



Management District Plan

**For
The Renewal of a
Property-Based Business Improvement District
in Los Angeles**

April 2019

Prepared By

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I. Management District Plan Summary

The name of the Property-Based Business Improvement District is the Greater Leimert Park Village/Crenshaw Corridor Business Improvement District ("District"). 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. It would represent a 3rd renewal of the existing District.

The Greater Leimert Park Village/Crenshaw Corridor Business Improvement District Management Plan describes the improvements and special benefits conveyed to assessed properties located within the District area. The District will provide continued improvements and activities including clean and safe, marketing, and management. Each of the programs is designed to meet the goals of the District, to improve safety and cleanliness, increase building occupancy and lease rates, attract more customers to District businesses, encourage new business development, and attract ancillary businesses and services for parcels within the District. The parcel land uses within the boundaries of the District are a mix of retail, restaurant, art, office, parking, and mixed-use commercial uses. Services and improvements provided by the District are designed to provide special benefits to individually assessed parcels in the form of improving the economic and environmental vitality by increasing building occupancy and lease rates, encouraging new business development, and encouraging commerce.

Boundary: See Section 2, Business Improvement District Boundaries on Page 6 and map on Page 12.

Budget: The total District budget for the 2020 year of operation is approximately \$248,648.

Improvements, Activities, Services:

Clean and Safe This program will consist of clean streets programs including sidewalk cleaning, graffiti removal, trash collection and removal, tree trimming, and landscape maintenance and enhanced safety/Community Ambassador services.	\$180,668	72.7%
Marketing This program will tell the story of the District, its history, its cultural attractions, and its ongoing improvements, and will consist of developing a website, a newsletter and collateral material promoting the District. It will also include public and media relations and the development of District branding elements.	\$36,601	14.7%
Management, Reserve & City Fees Cost to oversee BID contracts, preparation of quarterly and annual reports, facilitation of community development and public policy efforts and promotion of the District. Also includes administration and office costs, financial statement and tax preparation contract cost and city / county fees.	\$31,379	12.6%

Assessment funds may be used as matching funds in order to apply for grants such as the Los Angeles County Metropolitan Transportation Authority's Call for Projects, the City of Los Angeles Department of Transportation's People Street Improvements, and foundation grants for marketing and business development. These grant funds may be used to enhance landscaping, wayfinding signage, and business development. These improvements and activities will be provided only to individual assessed parcels defined as being within the boundaries of the District and will provide special benefits which are particular and distinct to each of the individual assessed parcels within the proposed District. These improvements and activities will be used to support increased commerce, business attraction and retention, and enhanced overall safety and image for the individual assessed parcels within the district.

Method of Financing: A levy of assessments upon real property that receives special benefits from the improvements and activities. (See Section 4 for the management district assessment formula.)

Benefit Zones: The State Law and State Constitution Article XIID require that special assessments be levied according to the special benefit each parcel receives from the improvements. In order to match assessment rates to special benefits received, two service levels, or benefit zones, have been created within the Greater Leimert Park Village/Crenshaw Corridor Business Improvement District. See section 2 for a detailed description of benefit zones.

Cost: Annual assessments are based upon an allocation of program costs by Zone and a calculation of proportionate rates by lot square footage, building square footage, and frontage linear footage. Three property assessment variables - parcel square footage, building square footage, and linear street frontage footage - will be used in the calculation. The 2020 assessments per rate variable will not exceed the amounts listed in the following chart:

Assmt Rates	Lot Sq.Ft.	Bldg Sq.Ft.	Linear
Zone 1	\$0.0331	\$0.0967	\$4.3176
Zone 1 - Govt	\$0.0291	\$0.0862	\$3.8099
Zone 2	\$0.0083	\$0.0097	\$2.2942
Zone 2 - Govt	N/A	N/A	N/A

See Section 4 for a detailed budget of services provided by zone.

Cap: Annual assessment increases will not exceed 5% per year. Increases will be determined by the Community Build Board of Directors ("Board") with input from the Board Advisory Committee for the BID and will vary between 0% and 5% in any given year. Any annual

assessment increase must be approved by the Board and submitted to the City in the annual planning report.

District Formation: District formation requires submission of favorable petitions from property owners representing more than 50% of total assessments to be paid and the return of ballots evidencing a majority of ballots cast in favor of the assessment. Ballots are weighted by each property owner's assessment as proportionate to the total proposed District assessment amount.

Duration: The District will have a 5-year life, beginning January 1, 2020 and ending December 31, 2024.

Governance: The BID Manager will review District budgets and policies annually within the limitations of the Management District Plan. Annual and quarterly reports, financial statements and newsletters will be filed with the City of Los Angeles (City). The BID Manager will oversee the day-to-day implementation of services as defined in the Management District Plan.

II. Business Improvement District Boundaries

Overall Boundary (Also see Attachment A Boundary Map)

The Greater Leimert Park Village/Crenshaw Corridor Business Improvement District includes all property within a boundary formed by:

Beginning at the northwest corner of parcel 5033-004-901, then east along the north line of said parcel to east line of said parcel, then south along the east line of parcel 5033-004-901 and the east line of parcels abutting the east side of Crenshaw Boulevard to the south side of Martin Luther King, Jr. Boulevard, then east to the west side of McClung Drive, then south to the southeast corner of parcel 5024-009-015, then west to the east line of the parcels abutting the east side of Crenshaw Boulevard, then south along the east line of the parcels abutting the east side of Crenshaw Boulevard to the point closest to the north line of parcel 5024-017-001, then across and east along the north line of said parcel and the north line of the parcels abutting the north side of 43rd Street to the west side of Leimert Boulevard, then south along the west side of Leimert Boulevard to its intersection with the east side of Crenshaw Boulevard, then north along the east side of Crenshaw Boulevard to a point directly east of parcel 5013-013-013, then west along the south line of parcels 5013-013-013 and 5013-013-014 to the southwest corner of parcel 5013-013-014, then north along the west line of said parcel and the parcels abutting the west side of Crenshaw Boulevard to Stocker Street, then across Stocker Street to a point in the south line of parcel 5032-002-040 on the north side of Stocker Street, then southwesterly along the north side of Stocker Street to the southeasterly side of Santa Rosalia Drive, then northwesterly along the east side of Santa Rosalia Drive to the east side of Buckingham Drive, then north along the east side of Buckingham Drive to the southwesterly side of Martin Luther King, Jr. Boulevard, then south along the southwesterly side of Martin Luther King, Jr. Boulevard to the southeasterly side of Marlton Avenue, then northerly along the easterly side of Marlton Avenue to the northwest corner of parcel 5032-002-058, then east along the south side of 39th Street to the west side of Crenshaw Boulevard, then south along the west side of Crenshaw Boulevard to a point directly west of the northwest corner of parcel 5033-004-900, then east to the point of beginning.

Zone Boundary Description (Also see Attachment A Boundary Map)

Zone 1:

Commercial areas along Crenshaw Blvd (excluding the Baldwin Hills Mall), Marlton Square, the core Leimert Park Village area parcels, and the commercial area along Leimert Blvd. make up Zone 1. The area along Crenshaw Blvd. includes the east side of Crenshaw from parcel 5033-004-900 to the north side of Stocker St., and both sides of Crenshaw Blvd. from the south side of Stocker St. to parcel 5013-013-013 just south of W. Vernon Avenue on the west side and

parcel 5024-018-008 just north of the parcel at the northeast corner of Crenshaw Blvd. and 43rd Pl, on the east side of Crenshaw Blvd. Marlon Square is bounded by Martin Luther King, Jr. Blvd. to the north, Santa Rosalia Dr. to the south, Buckingham Rd. to the west and Marlon Ave. to the east. The Leimert Park Village area is bounded by the northern boundary of the parcels abutting the north side of W. 43rd St., the southern boundary of the parcels abutting the north side of W. 43rd Pl., and parcels facing Degnan Blvd. on both the east and west. The area along Leimert Blvd. includes parcels abutting the west side of Leimert Blvd. from 43rd St. to the intersection of Leimert Blvd. and Crenshaw Blvd., and will include one Metro station located at Crenshaw Blvd. and Vernon Ave. in Leimert Park Village.

Zone 2:

Crenshaw Mall parcels make up Zone 2. This zone is bounded by 39th St. to the north, Santa Rosalia Dr. and Stocker St. to the south, Marlon Ave. to the west and Crenshaw Blvd. to the east. It will also include a Metro station located at the Baldwin Hills Crenshaw Plaza shopping mall at the corner of Martin Luther King, Jr. Blvd. and Crenshaw Blvd.

District Boundary Rationale

The property land uses within the general boundaries of the District are a mix of commercial, government, and non-profit. Leimert Park is unique in that for over 50 years it has been an important center of African-American art and culture as well as a center of commerce in the African-American community. Crenshaw Plaza/Baldwin Hills Mall, which is within the District, was one of the first large shopping malls developed in the United States. The boundaries for the Leimert Park BID were established in 2003 in an effort to respect the historic nature of the commercial district and bring revitalization to the district.

In order to ensure that parcels outside of the District will not specially benefit from the improvements and services funded with the assessment, improvements and services will only be provided to individual assessed parcels within the boundaries of the District. All of the services provided, such as the cleaning work provided by the Clean Team, are services that are over and above the City's baseline of services and are not provided by the City. These services are not provided outside of the District. Improvements and services will only be provided to each individually assessed parcel within the boundaries of the District. Specifically, cleaning personnel, and similar service providers employed in connection with the District will only provide services to individual assessed parcels within the District and will not provide services outside of District boundaries. Nor will District promotional efforts promote activities outside of District boundaries.

Northern Boundary:

The northern boundary of the Greater Leimert Park Village/Crenshaw Corridor Business Improvement District is West Martin Luther King Jr. Boulevard, West 39th Street, and the north

parcel line of parcels facing on the north side of West 43rd Street. Parcels north of West Martin Luther King Jr. Boulevard, the east side of West 39th Street, and the north side West 43rd Street are zoned solely residential and will not specially benefit from the unique improvements and services which are designed to provide special benefits in the form of improving the economic and environmental vitality while preserving and strengthening the historical nature of the commercial uses within the District. These programs are not designed to provide special benefit to the residential uses outside of District boundaries because District programs are designed to provide special benefits to the retail, restaurant, art, office, parking and mixed-use commercial uses in the form of increasing commercial building occupancy and lease rates, encouraging new business development, enhancing pedestrian pathways and encouraging commerce. Programs funded with the assessment, will only be provided to individual assessed parcels within the boundaries of the District.

Parcels directly north of the west side of West 39th Street differ from District uses in that they do not depend on pedestrian traffic to support their businesses. An example of which is the funeral home just outside the District boundaries. Parcels north of the District also differ in commercial scale and use than the Crenshaw/Baldwin Hills Mall parcels in that they do not depend on walk up business and do not have the same historic nature of other commercial parcels within the District. Specifically, cleaning personnel, and similar service providers employed in connection with the District will only provide services to individual assessed parcels on the streets and sidewalks within the District, and will not provide services outside of District boundaries.

Eastern Boundary:

The eastern boundary of the Greater Leimert Park Village/Crenshaw Corridor Business Improvement District varies between the west side of Leimert Boulevard on the south and the eastern parcel line of parcels facing on the east side of Crenshaw Boulevard, except for the residentially zoned parcels on the east side of Crenshaw Boulevard between 39th Street and Martin Luther King, Jr. Blvd. This boundary was determined because properties within the district are commercial while properties outside the eastern district boundary are solely residential in use and will not specially benefit from the unique improvements and services which are designed to provide special benefits in the form of improving the economic and environmental vitality while preserving and strengthening the historical nature of the commercial uses within the District.

These programs are not designed to provide special benefit to the solely residential uses outside of District boundaries. District programs are designed to benefit commercial parcels because District programs are designed to provide special benefits to the retail, restaurant, art, office, parking and mixed-use commercial uses in the form of increasing commercial building occupancy and lease rates, encouraging new business development, and encouraging commerce. Specifically, sidewalk cleaning personnel, and similar service providers employed in connection with the District will only provide services to individual assessed parcels on the streets and sidewalks within the District, and will not provide services outside of District boundaries.

Southern Boundary:

The southern boundary is the southern parcel line of parcels 5013-013-013, 5013-013-014, and 5013-023-007. This boundary was determined because properties along Crenshaw Boulevard are of similar commercial use as the retail, restaurant, art, office, parking and mixed-use commercial uses as parcels 5013-013-013, 5013-013-014, and 5013-023-007. Parcels 5013-013-013 and 5013-013-014 are on the south west corner of Crenshaw Boulevard and Vernon Avenue, a multi-story bank building, are included in the District to provide District programs to all four corners of the intersection. The street on the south side of parcel 5013-013-013 is used as a street connecting S. Victoria Avenue and Crenshaw Boulevard and acts as a district boundary. Parcels south of the District boundary will not specially benefit from District programs. Parcels south of the District boundary are a mix of residential intermingled with an occasional small commercial use.

The parcels south of the District boundary represent the dividing boundary between Council Districts 8 and 10 and are identified in Council District 8's new Destination Crenshaw plan which is being created as a community planning area distinct from the adjacent historic Leimert Park Village located within the proposed District Boundary. Property-based business improvement districts cannot cross governmental jurisdiction lines without the approval of both jurisdictions. Therefore, parcels south of the District boundary will not specially benefit from the District marketing program which is designed to increase awareness of historic Leimert Park Village and increase commerce to the historic commercial businesses within the District boundary. The parcels are not part of the traditional Leimert Park Village area and don't further the goal of improving the economic and environmental vitality while preserving and strengthening the historical nature of the commercial uses within the District. Parcels south of Stocker Avenue and west of Crenshaw Boulevard are in an unincorporated area of Los Angeles County and are not included within the District boundaries. In order to ensure that parcels outside of the District will not specially benefit from the unique improvements and services funded with the assessment, improvements and services will only be provided within the boundaries of the District. Specifically, cleaning personnel, and similar service providers employed in connection with the District will only monitor and provide services to individual assessed parcels on the streets and sidewalks within the District, and will not provide services outside of District boundaries.

Western Boundary:

The western boundary of the Leimert Park Village/Crenshaw Business Improvement District is the western parcel line of parcels on the west side of Crenshaw Boulevard beginning with parcel 5013-013-013 and heading north to Stocker Street. At Stocker Street turn west along Stocker Street to Santa Rosalia Drive. At Santa Rosalia Drive turn northerly along Santa Rosalia Drive to Buckingham Road. At Buckingham Road turn northerly to Martin Luther King, Jr. Boulevard. At Martin Luther King, Jr. Boulevard turn easterly to Marlton Avenue. At Marlton Avenue turn northerly to 39th Street. At 39th Street continue northerly along the western parcel line of parcels on the west side of Crenshaw Boulevard to Rodeo Place, then continue northerly along the western border of parcels 5046023012, 5046023013, 5046023014,

5046023015, 5046023016, 5046023017, 5046023018, 5046023019, 5046023020, 5046023021, and 5046023023, then northerly along the western parcel line of parcels on the west side of Crenshaw Boulevard to Jefferson Boulevard.

This boundary was chosen for its unique commercial uses including regional medical center, and mall restaurant/retail. Parcels west of the District boundary are zoned solely residential which are excluded by State Law from being included within the District or are commercially zoned parcels that area not being used for commercial uses. The commercial zoned uses on the southwest side of Santa Rosalia Dr. are religious, recreational and residential and do not depend on pedestrian traffic to support commercial activity. These parcels outside the District will not specially benefit from the District programs, which are specifically designed to improve pedestrian traffic and provide special benefit to the parcels that have retail, restaurant, art, office, parking and commercial uses within the District. Services will only be provided to individual assessed parcels within the boundaries of the District. Specifically, cleaning personnel, and similar service providers employed in connection with the District will only patrol and provide services to individual assessed parcels on the streets and sidewalks within the District, and will not provide services outside of District boundaries.

Zone 1 Boundary:

Zone 1 includes the core of the Leimert Park Village, parcels on the west side of Leimert Boulevard, parcels along Crenshaw Boulevard (not including the Crenshaw Mall), and Marlton Square. This area has the highest pedestrian counts generated by the businesses and the highest demand for clean and beautiful services.

Zone 2 Boundary:

Zone 2 consists of the Crenshaw Mall parcels. This zone is bounded by 39th St. to the north, Santa Rosalia Dr. and Stocker St. to the south, Marlton Ave. to the west and Crenshaw Blvd. to the east. Zone 2 has a lower need for marketing and clean and safe services than Zone 1 due to the Mall service infrastructure.

See Attachment A – Boundary Map.

III. Proposed Management District Service Plan

Through a series of meetings the District Steering Committee collectively determined that the business improvement district should be property-based, and determined the priority for improvements and activities to be delivered by the business improvement district. The Steering Committee selected four priorities: clean streets, safety, marketing, and administration. All of the services will be over and above the City's baseline of services and are not provided by the City.

All of the improvements and activities detailed below will be provided only to individual assessed parcels defined as being within the boundaries of the District and will provide special benefits, which are particular and distinct to each of the individual assessed parcels within the District. No improvement or activities will be provided to properties outside the District boundaries. All assessments outlined in this Management District Plan will be used solely to provide services directly specially benefiting each of the individual assessed parcels in this District. All services will be provided to the individual assessed parcels defined as being within the District boundaries and no services will be provided outside the District boundaries. Each of the services are unique to the District and to each of the District's individual assessed parcels, therefore all special benefits provided are particular and distinct to each individual assessed parcel.

All programs and activities outlined in this Management District Plan will result in increased commerce, business attraction and retention, enhanced overall image, and increased property rental income within this District. All services, projects, promotions, cleaning and professional/management services are provided proportionately and solely to individual assessed parcels within the District to enhance the image and viability of individual assessed parcels within the District boundaries and are designed only for the direct special benefit of the individual assessed parcels in the District. No services will be provided to non-assessed parcels outside the District boundaries.

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. For the purposes of this analysis, a "general benefit" is hereby 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". "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.

The properties within the boundaries of the District that will receive special benefits from BID funded programs and services are currently a mix of commercial, government, and non-profit. Services, programs and improvements provided and funded by the District are primarily designed to provide special benefits as described below to identified assessed parcels within the boundaries of the District. The proposed District programs are Clean and Safe, Marketing, and Management. These are listed in Section 2 and described in further detail below.

Individually assessed commercial, industrial, government, and non-profit parcels within the boundaries of the District will especially benefit from the District's Streetscape Services program, which will create a cleaner and more welcoming environment and attract customers, patrons, tenants, visitors, and employees. This program will improve aesthetic appeal within the District by reducing litter and debris, which are detractors to commerce and commercial occupancy rates if not contained and properly managed. The LAUSD parcels will especially benefit from the District's Streetscape Services program through a cleaner and healthier environment around the LAUSD campus, which results in an increased likelihood of this campus being chosen by parents for their children's education. The Streetscape Services program will create a cleaner and more welcoming environment for government parcels. Individually assessed residential parcels within the boundaries of the District (all located on non-residentially zoned parcels) will especially benefit from the Streetscape Services program through an increase in the cleanliness and livability of the parcels.

The District Management (specific) Program will include an Executive Director to negotiate and monitor service contracts and program operations, facilitate community development, and manage public policy, planning and economic development initiatives to promote the district. Other management costs will include leasing office equipment, the purchase of office supplies, bookkeeping, insurance, and organizational management and business filings costs. Individually assessed commercial, industrial, government, and non-profit parcels within the boundaries of the District will especially benefit from the District Management program as this program will implement the programs for the operation of the Streetscape Services and Enhanced Safety programs which will create a cleaner and safer environment for these parcels.

The District's Branding program will include the maintenance of the website and social media site with information and videos promoting the District, a newsletter promoting the District and its businesses, wayfinding signage to help visitors to the District, flyers and brochures promoting the district, and multiple business development and cultural events per year. Individually assessed commercial and industrial parcels within the boundaries of the District will especially benefit from the Branding program through increased commercial activity and an

overall increase in District activity. Individually assessed government, non-profit, and residential parcels within the boundaries of the District will not receive special benefit from the Branding program and will not be assessed for it.

The aforementioned program special 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. The City of Los Angeles does not provide these supplemental programs, services or improvements. The very nature of the purpose of this District is to fund supplemental programs, improvements and services to assessed parcels within the BID boundaries above and beyond what is being currently funded either via normal tax supported methods or other funding sources. All special benefits derived from the assessments to be levied on assessed parcels within the District are for services, programs and improvements directly benefiting each individual assessed parcel within the District. No District funded services, activities or programs will be provided outside of the District boundaries. In order to ensure that parcels outside of the District will not specially benefit from the improvements and services funded with the assessment, improvements and services will only be provided to assessed parcels within the boundaries of the District. Specifically, Safety Ambassador patrols, Streetscape Services personnel, and similar service providers employed in connection with the District will only patrol and provide services on the streets and sidewalks within the District, and will not provide services outside of District boundaries. Nor will District promotional efforts promote activities outside of District boundaries.

While every attempt is made to provide District services and programs to confer special benefits only to those identified assessed parcels within the District, the California State Constitution was amended via Proposition 218 to stipulate that general benefits exist, either by design or unintentional, in all assessment districts and that a portion of the program costs must be considered attributable to general benefits and assigned a value. General benefits cannot be funded by assessment revenues. General benefits might be conferred on parcels within the District, or "spillover" onto parcels surrounding the District, or to the public at large who might be passing through the District with no intention of transacting business within the District or interest in the District itself.

The total improvement and activity plan budget for 2020 is \$248,647.87. Of the total budget, special benefit to parcels within the District totals \$234,547.56 and is funded by property assessments. General benefit from the District budget is calculated to be \$14,100.31 and is not funded by assessment revenue from District parcels. (Refer to ER for description of general benefits.)

The Proposed Management District Service Plan budget is made up of the following components:

CLEAN AND SAFE PROGRAM

\$180,668 (72.7%)

In order to consistently deal with cleaning issues, a District Cleaning Program will continue the work that is has for the past be eleven years. The Clean Team program budget for each zone can be found in the chart on page 23. Basic cleaning services, such as trash pickup and removal from the district, landscape service, equipment expense and administration are delivered. The clean team will only provide service to assessed parcels within the District boundaries. In order to consistently deal with cleaning issues, a multi-dimensional approach has been developed consisting of the following elements:

- **Sidewalk Cleaning:** Uniformed, radio equipped personnel will sweep litter, debris and refuse from sidewalks, along fence lines in the public right of way, and gutters of the assessed parcels in the District. District personnel may also pressure wash the sidewalks.
- **Trash Collection:** Personnel will collect trash from sidewalk trash canisters.
- **Graffiti Removal:** District personnel will remove graffiti from the assessed parcels in the District by painting, using solvent and pressure washing. The District maintains a zero tolerance graffiti policy. An effort is made to remove all tags within 24 hours on weekdays. Graffiti will also be removed.
- **Weed Abatement:** Weeds are removed as they become unsightly or as needed.
- **Special Collections:** District trucks are often called to dispose of illegal food vendors' inventory. They are also dispatched to collect shopping carts and large bulky items illegally dumped in the District.
- **Landscape Maintenance:** Landscape maintenance is an important program that works to attract increased customers to the district. Landscape maintenance includes maintaining tree wells and weed abatement.
- **Monitoring of under construction and/or vacant parcels:** Parcels that are under construction and/or vacant within the BID will be monitored for maintenance and security problems. For example, a broken security fence allowing access to the site would be reported to the property owner.

The special benefit to individual assessed parcels in the District from these services is increased commercial activity which directly relates to increases in customer usage.

Safe program elements would include community ambassador services designed to help create a welcoming environment throughout the district. There is also the possibility for hotspot

placement of security cameras. The four primary roles for the community ambassadors will be to:

1. **ENGAGE:** Be present throughout the District and engage patrons to share information and to connect them with District Businesses. Visit District properties and businesses to document their service needs and keep them informed about District matters.
2. **INFORM:** Distribute information about the district, its businesses and community events.
3. **REPORT:** Observe and report incidents to the Los Angeles Police Department.
4. **DOCUMENT:** Collection of information to facilitate business and economic development of the district and documenting matters that need to be reported to other agencies such as street repairs to 311, graffiti and street cleaning needs to the clean team and the location of homeless persons to the homeless outreach team.

MARKETING

\$36,601 (14.7%)

It is important to not only provide the services needed in the District, but to tell the story of improvement in the District. The web site will contain a section that lists each business within the District. The special benefit to District parcels from the web site is an increased awareness of the businesses within the district and their individual offerings which attracts new customers to the District businesses and provides an increase in commercial activity which directly relates to increases in lease rates and enhanced commerce. The quarterly newsletter provides a special benefit to District assessed parcels by an increasing the awareness of the success of District programs, providing updates on District issues such as crime statistics and communicating the continued improvement in the economic environment of the District to each of the individually assessed District parcels. The special benefit from the communication and media relation programs is an increase in lease rates, tenant occupancy, and commercial activity. Some of the communication/economic development programs being considered are:

- Image and Communication programs, newsletters, collateral materials, website development to support local businesses, and District programs.
- Public and Media Relations.
- Development of Greater Leimert Park Village/Crenshaw Corridor Business Improvement District branding elements.

MANAGEMENT/RESERVE/CITY FEES**\$31,379 (12.6%)**

The improvements and activities are managed by a professional staff that requires centralized administrative support. Management staff oversees the District's services which are delivered seven days a week. Management staff actively works on behalf of the District parcels to ensure that City and County services and policies support the District. Management staff expenses are allocated according to generally accepted accounting job costing procedures and are allocated to the specific areas in which staff works. Included in this item are management labor, office expense and organizational expenses such as insurance and the cost to conduct a yearly financial review. A well-managed District provides necessary BID program oversight and guidance that produces higher quality and more efficient programs. The special benefit to assessed parcels from these services is an increased likelihood of improved lease rates and tenant occupancy because of an increase in commercial activity, an increase in customers and an increase in residential serving businesses in part due to the work of the management staff as stated above. Also included in this budget item are City fees to collect and process the assessments. The management/reserve/city fees budget for each zone can be found in the chart on page 23.

IV. Proposed Multi-Year Budget 2020 through 2024

The total improvement and activity plan budget for 2020 is projected to be 248,647.87. Actual service hours and frequency of the budget components may vary over the 5-year life of the District based on feasibility and in order to match varying District needs. A detailed operation deployment plan for 2020 is available from the BID Manager.

A projected five-year operating budget for the District is provided below. The projections are based upon the following assumptions:

- Assessments will be subject to an annual increase of up to 5% per year to address changes in the cost of providing services. The actual amount of increase will be determined by the Board, with input from the Board Advisory Committee for the BID, and will vary between 0% and 5% in any given year. Any change will be approved by the Board and submitted to the City within its annual planning report. The projections below illustrate a maximum 5% annual increase for all budget items.
- The cost of providing programs and services may vary depending on the market cost for those programs and services. Expenditures may require adjustment up or down to continue the intended level of programs and services. The Board shall have the right to reallocate up to 10% by line item within the budgeted categories. Any change will be

approved by the Board, with input from the Board Advisory Committee for the BID, and submitted to the City of Los Angeles within its annual planning report. Pursuant to Section 36650 of the California Streets and Highways Code, the overall budget shall remain consistent with this Management District Plan.

- Any annual budget surplus will be included into the following year's District budget. The budget will be set accordingly, within the constraints of the management plan to adjust for surpluses that are carried forward. District funds may be used to fund the cost of renewing the District. Funds from an expired District shall be rolled over into the new District if one is established, or returned to the property owners if one is not established, in accordance with the Streets and Highways Code section 36671. If an error is discovered on a parcel's assessed footages, the District may investigate and correct the assessed footages after confirming the correction with the L.A. County Assessor Data and City Clerk's office. The correction may result in an increase or decrease to the parcels assessment.

5-Year Budget Projections

Budget Item	2020	2021	2022	2023	2024
Clean & Safe	\$180,667.83	\$189,701.22	\$199,186.28	\$209,145.60	\$219,602.88
Marketing	\$36,601.03	\$38,431.08	\$40,352.64	\$42,370.27	\$44,488.78
Management	\$31,379.01	\$32,947.96	\$34,595.36	\$36,325.13	\$38,141.38
Total Budget	\$248,647.87	\$261,080.26	\$274,134.28	\$287,840.99	\$302,233.04
Revenues					
Assessment Revenues	\$234,547.56	\$246,274.94	\$258,588.68	\$271,518.12	\$285,094.03
Other Revenues	\$14,100.31	\$14,805.33	\$15,545.59	\$16,322.87	\$17,139.01
Total Revenues	\$248,647.87	\$261,080.26	\$274,134.28	\$287,840.99	\$302,233.04

Budget Item	2019	2020	2021	2022	2023
Zone 1	\$198,928.02	\$208,874.42	\$219,318.14	\$230,284.05	\$241,798.25
Zone 2	\$49,719.85	\$52,205.84	\$54,816.14	\$57,556.94	\$60,434.79
Total Budget	\$248,647.87	\$261,080.26	\$274,134.28	\$287,840.99	\$302,233.04

* Assumes 5% yearly increase for all budget items.

V. Assessment Methodology

Individual assessable parcels shall be assessed according to each parcel's proportionate special benefit derived from the services provided to that parcel. Each parcel pays 100% of the special benefit derived by the individual parcel. Special circumstances such as a parcel's location within the District area and need and/or frequency for services are carefully reviewed relative to the specific and distinct type of programs and improvements to be provided by the District in order to determine the appropriate levels of assessment. For a further definition of special benefits see the Engineer's Report page 16.

The methodology to levy assessments upon real property that receives special benefits from the improvements and activities of the Greater Leimert Park Village/Crenshaw Corridor Business Improvement District uses Street Front Footage, Lot Square Footage, and Building Square Footage as the three assessment variables. In order to determine which elements will be a part of the assessment methodology it begins with an analysis of the building types and development types within a district. The building types within this district vary from one story commercial buildings to multi-story office and mixed-use commercial buildings. The use of building square footage as one of the assessment variables addresses the need to spread the assessments equitably in a district that has such a wide variable of density on a parcel.

To further determine which elements will be a part of the assessment methodology there must be an analysis of the parcel sizes and variations in parcel size within the district. This District does not have a consistent parcel size throughout the District. The parcels vary from small commercial parcels with one small building to large parcels with multi-tenant office and mixed-use commercial developments. The use of lot size as one of the assessment variables address the need to spread the assessments equitably in a district that has such a wide variable in lot size. Street front footage was also used as an assessment variable in this District. Street front footage is relevant to the need for services along streets, sidewalks and building fronts. The use of each parcel's assessable lot square footage, building square footage and street front footage is the best measure of benefit for the programs because the intent of the District activities is to improve the safety of each individual parcel, to increase building occupancy and lease rates, to encourage new business development and attract ancillary businesses and services for parcels within the District, in other words to attract more customers, clients and or employees.

Street Front Footage Defined: Street Front Footage is defined as the front footage of a parcel that fronts a public street. Properties are assessed for all street frontages. Properties with more than one street frontage such as corner lots or whole block parcels are assessed for the sum of all parcels' street frontage. Linear frontage footage was obtained from the County Assessor's

parcel maps.

Lot Square Footage Defined: Lot square footage is defined as the total amount of area within the borders of the parcel. The borders of a parcel are defined on the County Assessor parcel maps.

Building Square Footage Defined: Building square footage is defined as gross building square footage as determined by the outside measurements of a building.

Benefit Zones

The State Law and State Constitution Article XIII D require that special assessments be levied according to the special benefit each parcel receives from the improvements. In order to match assessment rates to benefits, two benefit zones have been created within the District. The levels of appropriate service delivery within each zone were determined by analyzing current service delivery needs, pedestrian activity, population density and projecting future needs over the term of the District in order to produce a common level of cleanliness throughout the District. Each zone's assessment rate was calculated by determining the expense for the services provided in that area and then spreading the expenses over the total assessable footage for that Zone.

Zone 1 parcels will receive a different level of special benefit from the Marketing Program than Zone 2. The Crenshaw/Baldwin Hills Mall parcels in Zone 2 have an existing marketing program, and therefore will receive a lower level of marketing services.

Calculation of Assessments

The proportionate special benefit derived by each identified assessed parcel shall be determined in relationship to the entirety of benefit provided by the services. The proposed services are narrowly defined to confer a particular and distinct benefit to the assessed parcels within the district. Each of the assessed parcels in the district participates in the special benefits from the parcel-specific Clean and Safe and Marketing programs. Due to the proportionate special benefits received by these parcels from the District services, these parcels will be assessed a rate which is proportionate to the amount of special benefits received. Only special benefits are assessed and these benefits must be separated from any general benefits. The Engineer's report has calculated that 4.37% of the programs provided by the District provide general benefit. Assessment revenue cannot be used to pay for general benefits. (See page 16 of the Engineer's Report, complete copies are available in the BID office for discussion of general and special benefits)

Government Parcels

Individually assessed parcels that are owned by a unit of government do not receive special

benefits from the District's Marketing programs, which consist of a quarterly newsletter and web site, and are designed to provide special benefit to the District's mix of retail, restaurant, art, office, parking and mixed-use commercial uses in the form of attracting commercial customers to these uses. The City of Los Angeles parcels are a public park, parking lots, senior housing, vacant land and an empty building. These parcels will not specially benefit from District marketing programs which are designed to increase awareness of the Historic Leimert Park District and increase commerce to the historic commercial businesses within the District boundary. The Los Angeles Department of Water and Power parcel is a billing paying office and will not specially benefit from District marketing programs which are designed to increase awareness of the Historic Leimert Park District and increase commerce to the historic commercial businesses within the District boundary. The Community Redevelopment Agency of the City of Los Angeles parcels are vacant land and a vacant building and will not specially benefit from District marketing programs which are designed to increase awareness of the Historic Leimert Park District and increase commerce to the historic commercial businesses within the District boundary. The Los Angeles County Metropolitan Transportation Authority parcels are rail lines and rail stations with parking lots building and will not specially benefit from District marketing programs which are designed to increase awareness of the Historic Leimert Park District and increase commerce to the historic commercial businesses within the District boundary. The Los Angeles Unified School District parcel is a career training center building and will not specially benefit from District marketing programs which are designed to increase awareness of the Historic Leimert Park District and increase commerce to the historic commercial businesses within the District boundary. The Los Angeles County parcel is a Probation Department building and will not specially benefit from District marketing programs which are designed to increase awareness of the Historic Leimert Park District and increase commerce to the historic commercial businesses within the District boundary.

Government parcels are not commercial in nature and do not benefit from increased commercial customers and will not be assessed for the cost of those programs. Individually assessed parcels that are owned by a unit of government will receive special benefits from the Clean and Safe and Management programs. These parcels will receive special benefit from these programs with increased use which directly relates to fulfilling their public service mission.

PROPERTY QUANTITIES FOR YR 1 – 2020

Benefit Zone/Land Use	Lot Sq.Ft.	Bldg Sq.Ft.	Linear
Zone 1:			
Government	641,859	122,111	4,786
All Other Land Uses	1,262,720	478,170	12,084
Total Zone 1:	1,904,579	600,281	16,870
Zone 2:			
Government	0	0	0
All Other Land Uses	1,867,509	1,594,749	6,944
Total Zone 2:	1,867,509	1,594,749	6,944

PROPOSED YEAR 1-2020 ANNUAL ASSESSMENT RATES

Assmt Rates	Lot Sq.Ft.	Bldg Sq.Ft.	Linear
Zone 1	\$0.0331	\$0.0967	\$4.3176
Zone 1 - Govt	\$0.0291	\$0.0862	\$3.8099
Zone 2	\$0.0083	\$0.0097	\$2.2942
Zone 2 - Govt	N/A	N/A	N/A

Calculation Formula:

- Total Building Square Footage x Appropriate Zone Rate = Parcel Building Square Footage Assessment
- Total Lot Square Footage x Appropriate Zone Rate = Parcel Lot Square Footage Assessment
- Total Street Front Footage x Appropriate Zone Rate = Parcel Street Front Footage Assessment

Sample Parcel Assessment (Non-Government) - Zone 1

The assessment calculation for a parcel with 5,000 square feet of lot square footage and 10,000 square feet of building plus 50 linear feet is;

Lot Square Footage	5,000	\$0.0331	\$165.50
Building Square Footage	10,000	\$0.0967	\$967.00
<u>Street Front Footage</u>	<u>100</u>	<u>\$4.3176</u>	\$431.76
Total Parcel Assessment			\$1,564.26

Sample Parcel Assessment (Government) - Zone 1

The assessment calculation for a government parcel with 5,000 square feet of lot square footage and 10,000 square feet of building plus 50 linear feet is;

Lot Square Footage	5,000	\$0.0291	\$145.50
Building Square Footage	10,000	\$0.0862	\$862.00
<u>Street Front Footage</u>	<u>50</u>	<u>\$3.8099</u>	\$190.50
Total Parcel Assessment			\$1,198.00

Maximum Assessment Rates:

YR 1-5 (2020 & 2024) Maximum Assessment Rates
(assumes 5% maximum annual increase)

Assessment Rates	2020	2021	2022	2023	2024
Zone 1					
Non Government					
Lot Square Footage	0.0331	0.0348	0.0365	0.0383	0.0402
Building Square Footage	0.0967	0.1015	0.1066	0.1119	0.1175
Street Frontage	4.3176	4.5335	4.7602	4.9982	5.2481
Government					
Lot Square Footage	0.0291	0.0306	0.0321	0.0337	0.0354

Building Square Footage	0.0862	0.0905	0.0950	0.0998	0.1048
Street Frontage	3.8099	4.0004	4.2004	4.4104	4.6310
Zone 2					
Non Government					
Lot Square Footage	0.0083	0.0087	0.0092	0.0096	0.0101
Building Square Footage	0.0097	0.0102	0.0107	0.0112	0.0118
Street Frontage	2.2942	2.4089	2.5294	2.6558	2.7886

Future Development

As a result of continued development, the District may experience the addition or subtraction of assessable footage for parcels included and assessed within the District boundaries. The modification of parcel improvements assessed within the District may then change upwards or downwards the amount of total footage assessment for these parcels, pursuant to Government Code 53750. The assessment will be prorated to the date they receive the temporary and/or permanent certificate of occupancy. Any change in assessment formula methodology or rates other than as stipulated in this Report would require a new State mandated ballot procedure in order to approve any such changes.

Time and Manner for Collecting Assessments

As provided by State law, the District assessment will appear as a separate line item on annual property tax bills prepared by the County of Los Angeles. The Los Angeles City Clerk's office may direct bill the first years assessment for all property owners and will direct bill any property owners whose special assessment does not appear on the tax rolls.

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

However, assessments may be billed directly by the City for any fiscal year of operation and then by the County for subsequent years. 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 "property owner" means any person shown as the owner on the last equalized assessment roll or otherwise known to be the owner by the City.

Disestablishment

California State Law Section 36670 provides for the disestablishment of a District. Upon the termination of this District any remaining revenues shall be transferred to the renewed District,

if one is established, pursuant to Streets and Highways Code Section 36660 (b). Unexpended funds will be returned to property owners based upon each parcels percentage contribution to the total year 2013 assessments if the District is not renewed.

Bond Issuance

The District will not issue Bonds.

VI. Publicly Owned Parcels

Publicly owned parcels and facilities within the District will be assessed based on the special benefits conferred to those individual parcels. In the case of individual assessed publicly owned parcels, District funded programs and services are designed to provide safer and enhanced facilities for their employees, students, visitors, vendors and users of these public facilities. The special benefit to government assessed parcels from these services is an increase in District customers that follow from having a cleaner and safer area. Publicly owned and occupied parcels will receive special benefit from the District's Clean Team Program, Enhanced Safety Program, and Administration. Publicly owned and occupied parcels will not receive special benefit from the District's Marketing programs, which are designed to provide special benefit to commercial and residential properties, and will not be assessed for these programs.

Public owned parcels will receive special benefit in the form of increased use of the public 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." Below is a list of the publicly owned parcels and their respective assessments.

Zone	APN	Owner	Frontage Footage	Lot Area	Bldg Sq Ft	2019 Total Assessment	%
1	5024018900	City of Los Angeles	859	44039	527	\$4,599.67	1.96%
1	5024018901	City of Los Angeles	102	9145	0	\$654.73	0.28%
1	5024018902	City of Los Angeles	0	60113	0	\$1,749.29	0.75%
1	5024018903	City of Los Angeles	7	810	0	\$50.24	0.02%
1	5024019906	City of Los Angeles	451	54886	21434	\$5,163.06	2.20%
1	5024019907	City of Los Angeles	291	49223	0	\$2,541.07	1.08%
1	5032004908	City of Los Angeles	327	47480	53275	\$7,219.81	3.08%
1	5032004909	City of Los Angeles	151	65340	0	\$2,476.69	1.06%
1	5032004910	City of Los Angeles	60	8400	0	\$473.03	0.20%
1	5032004911	City of Los Angeles	60	8400	0	\$473.03	0.20%
1	5032004912	City of Los Angeles	58	8120	0	\$457.27	0.19%
1	5032004913	City of Los Angeles	58	8120	0	\$457.27	0.19%
1	5032004914	City of Los Angeles	58	8120	0	\$457.27	0.19%
1	5032004915	City of Los Angeles	59	8560	0	\$473.88	0.20%
1	5032004916	City of Los Angeles	379	25490	16530	\$3,610.60	1.54%
1	5032005902	City of Los Angeles	40	55757	0	\$1,774.92	0.76%
		Total City of Los Angeles				\$32,631.83	13.90%
1	5032003900	CRA-LA	295	19286	0	\$1,685.14	0.72%
1	5032003901	CRA-LA	124	15600	0	\$926.39	0.39%
1	5032003902	CRA-LA	120	16800	0	\$946.07	0.40%
1	5032003903	CRA-LA	50	7000	0	\$394.20	0.17%
1	5032003904	CRA-LA	60	8400	0	\$473.03	0.20%
1	5032003905	CRA-LA	60	8400	0	\$473.03	0.20%
1	5032003906	CRA-LA	60	8400	0	\$473.03	0.20%
1	5032004900	CRA-LA	240	33600	0	\$1,892.14	0.81%
		Total CRA-LA				\$7,263.03	3.09%
1	5033004900	LA Dept of Water and Power	198	30100	20000	\$3,354.27	1.43%
		Total LA Dept of Water and Power				\$3,354.27	1.43%
1	5013023900	LACMTA	421	11600	1799	\$2,096.60	0.89%
1	5024018904	LACMTA	198	20670	8546	\$2,092.52	0.89%
		Total LACMTA				\$4,189.12	1.78%

VII. Proposed District Implementation Time Table

The District is expected to be established and begin implementation of the Management District Plan on January 1, 2020. The District will have a 5-year life, ending December 31, 2024.

VIII. District Governance

A non-profit organization BID Manager exists to administer the BID. The BID Manager is tax-exempt under section 501(c)(3) of the Internal Revenue Code, is organized and operated exclusively for exempt purposes set forth in section 501(c)(3), and none of its earnings will inure to any private shareholder or individual. In addition, the BID Manager is not an action organization, i.e., it may not attempt to influence legislation as a substantial part of its activities and it may not participate in any campaign activity for or against political candidates.

The BID Manager has created a governing Board of Directors. The Board of Directors will provide strategic leadership, including setting direction, making policy and strategy decisions, overseeing and monitoring organizational performance, and ensuring overall accountability.

IX. Parcel Number Assessment Roll

Zone	APN	Owner	Frontage Footage	Lot Area	Bldg Sq Ft	2019 Total Assessment	%
1	5024018900	City of Los Angeles	859	44039	527	\$4,599.67	1.96%
1	5024018901	City of Los Angeles	102	9145	0	\$654.73	0.28%
1	5024018902	City of Los Angeles	0	60113	0	\$1,749.29	0.75%
1	5024018903	City of Los Angeles	7	810	0	\$50.24	0.02%
1	5024019906	City of Los Angeles	451	54886	21434	\$5,163.06	2.20%
1	5024019907	City of Los Angeles	291	49223	0	\$2,541.07	1.08%
1	5032004908	City of Los Angeles	327	47480	53275	\$7,219.81	3.08%
1	5032004909	City of Los Angeles	151	65340	0	\$2,476.69	1.06%
1	5032004910	City of Los Angeles	60	8400	0	\$473.03	0.20%
1	5032004911	City of Los Angeles	60	8400	0	\$473.03	0.20%
1	5032004912	City of Los Angeles	58	8120	0	\$457.27	0.19%
1	5032004913	City of Los Angeles	58	8120	0	\$457.27	0.19%
1	5032004914	City of Los Angeles	58	8120	0	\$457.27	0.19%
1	5032004915	City of Los Angeles	59	8560	0	\$473.88	0.20%
1	5032004916	City of Los Angeles	379	25490	16530	\$3,610.60	1.54%
1	5032005902	City of Los Angeles	40	55757	0	\$1,774.92	0.76%
1	5032003900	CRA-LA	295	19286	0	\$1,685.14	0.72%
1	5032003901	CRA-LA	124	15600	0	\$926.39	0.39%
1	5032003902	CRA-LA	120	16800	0	\$946.07	0.40%
1	5032003903	CRA-LA	50	7000	0	\$394.20	0.17%
1	5032003904	CRA-LA	60	8400	0	\$473.03	0.20%
1	5032003905	CRA-LA	60	8400	0	\$473.03	0.20%
1	5032003906	CRA-LA	60	8400	0	\$473.03	0.20%
1	5032004900	CRA-LA	240	33600	0	\$1,892.14	0.81%
1	5033004900	LA Dept of Water and Power	198	30100	20000	\$3,354.27	1.43%
1	5013023900	LACMTA	421	11600	1799	\$2,096.60	0.89%
1	5024018904	LACMTA	198	20670	8546	\$2,092.52	0.89%
1	5024009015	3540 Martin Luther King LLC	153	6100	5107	\$1,356.35	0.58%
1	5024008008	4213 Crenshaw LLC	40	4557	3173	\$630.37	0.27%
1	5024007023	Arzoo 2012 Family Trust Arzoo, Karo Trustee	204	10952	3912	\$1,621.59	0.69%
1	5013013013	Bakewell Hawthorne LLC	240	14040	29497	\$4,353.31	1.86%
1	5013013014	Bakewell Hawthorne LLC	0	1760	5880	\$626.85	0.27%
1	5024017012	Best California Gas Ltd LP	202	10630	1428	\$1,362.10	0.58%
1	5024014001	Bland Stephen L & June G	405	21910	12673	\$3,699.33	1.58%
1	5024019013	Bordenave Hubert J	205	11380	5450	\$1,788.80	0.76%
1	5024018002	Botach Bar K & Iris	50	5580	5500	\$932.43	0.40%

GREATER LEIMERT PARK VILLAGE/CRENSHAW CORRIDOR BUSINESS IMPROVEMENT DISTRICT MANAGEMENT DISTRICT PLAN

1	5024018018	Botach Inc	138	17858	11708	\$2,319.09	0.99%
1	5024019003	Bradford, Mark S.	80	5830	4974	\$1,019.37	0.43%
1	5024019004	Caldwell Benny R	109	3280	2969	\$866.29	0.37%
1	5024007002	California American Water Co	56	6960	0	\$472.16	0.20%
1	5024024001	Calloway Fred & Eugenia	405	21910	16229	\$4,043.19	1.72%
1	5024009005	Capsuto Cappy S	40	3800	0	\$298.48	0.13%
1	5024018009	Chen Y C Tr	40	4420	2420	\$553.02	0.24%
1	5024009011	Chushim Kphir Botach 4064 Crenshaw LLC	40	3800	6578	\$934.58	0.40%
1	5024007009	Coleman Sam T	30	3245	3159	\$542.41	0.23%
1	5024018016	Community Build, Inc.	223	13084	15500	\$2,894.76	1.23%
1	5024018017	Community Build, Inc.	60	7800	0	\$517.24	0.22%
1	5024018019	Degnanproject LLC	54	5152	4320	\$821.43	0.35%
1	5024018020	Degnanproject LLC	51	5079	4600	\$833.13	0.36%
1	5024006011	Dr. Paul Guidry Crenshaw Avalon Properties LLC	90	10395	11782	\$1,871.98	0.80%
1	5024007004	Enayati Brothers	50	5500	3000	\$688.03	0.29%
1	5024017010	Enz Enterprise Inc	240	22050	8048	\$2,544.32	1.08%
1	5024006001	Espinoza Susan E	134	3299	0	\$687.76	0.29%
1	5024006002	Espinoza Susan E	30	3300	1400	\$374.14	0.16%
1	5024009004	Farzin Farhan Inc Dds	40	3800	1236	\$418.01	0.18%
1	5024008002	Fortson Victoria/Rayon Harvey	40	4560	0	\$323.64	0.14%
1	5024008003	Fortson Victoria/Rayon Harvey	50	5656	7800	\$1,157.35	0.49%
1	5024017001	Franchise Realty Interstate Corp	204	11510	0	\$1,261.77	0.54%
1	5024017005	Franchise Realty Interstate Corp	40	3800	216	\$319.37	0.14%
1	5024017035	Franchise Realty Interstate Corp	253	15620	4365	\$2,031.47	0.87%
1	5024006004	Gant Quincey/Hightower Stacy	30	3465	1860	\$424.08	0.18%
1	5013023012	Gav Pich Family Trust	456	19750	2521	\$2,866.33	1.22%
1	5024007007	Green Goltha B	25	2750	2407	\$431.72	0.18%
1	5013023005	Hardy John D & Beverlyn M	26	776	1293	\$262.98	0.11%
1	5013023008	Hardy John D & Beverlyn M	34	3480	1293	\$387.02	0.17%
1	5024018003	Hart Lydia A/Hart Trust	32	3620	3764	\$621.96	0.27%
1	5024017009	Hurtado Salvador & Elizabeth	160	14971	7656	\$1,926.69	0.82%
1	5024017007	Hutcherson Warren	40	3800	0	\$298.48	0.13%
1	5024017008	Hutcherson Warren	200	18800	6840	\$2,147.23	0.92%
1	5024017011	Jack In The Box	100	9188	3002	\$1,026.18	0.44%
1	5024019016	Jackson Terry/Frazier Thomas L	42	6930	4706	\$865.79	0.37%
1	5024007005	Johnson Janie & Janis	50	5500	3240	\$711.24	0.30%
1	5024006008	Jolaosoperry Kofoworola	30	3465	1598	\$398.75	0.17%
1	5024006009	Jolaosoperry Kofoworola	30	3465	1500	\$389.27	0.17%
1	5032005008	Kaiser Foundation Health Plan, Inc.	1583	376358	0	\$19,292.21	8.24%
1	5024006010	Kash & Kash Investments LLC	60	6930	3455	\$822.54	0.35%
1	5024008026	Kay Center Inc	187	20554	5108	\$1,981.67	0.84%
1	5024006013	Kim Eunice	235	15940	5244	\$2,049.34	0.87%
1	5024009030	Kim Sang K & Young O	292	19390	8708	\$2,744.61	1.17%

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1	5024015001	Knm Auto Sales, Inc.	387	20420	12963	\$3,600.34	1.54%
1	5024007008	Lee A W & S S Living Trust	21	2255	1600	\$320.03	0.14%
1	5024020001	Lee Bong Ik & Young L	412	22675	11709	\$3,661.65	1.56%
1	5024018022	Leimert Inv Co	178	8190	6994	\$1,715.94	0.73%
1	5024009014	Leroys Trust	71	7100	2516	\$784.86	0.33%
1	5024019017	Los Angeles Third Church of Religious Science	38	4180	4773	\$763.98	0.33%
1	5024018001	Lpvdg LLC	171	6638	6528	\$1,589.29	0.68%
1	5033004035	Magill Wendy/Leimert Judith Leimert	289	21877	3731	\$2,332.70	0.99%
1	5024007003	Mahdi Kijana & Marlene/Santiel Simone	100	11210	5400	\$1,324.99	0.56%
1	5024019008	Mba Mascot LLC	174	7800	7017	\$1,687.99	0.72%
1	5032003002	MLK Marlton LLC	65	13010	10143	\$1,692.10	0.72%
1	5032003003	MLK Marlton LLC	73	10854	7407	\$1,390.71	0.59%
1	5032003004	MLK Marlton LLC	64	8780	7480	\$1,290.26	0.55%
1	5032003005	MLK Marlton LLC	60	8400	0	\$537.10	0.23%
1	5032005011	MLK Marlton LLC	20	88427	0	\$3,013.29	1.28%
1	5024018010	New Millennium Beauty & Barber/Salon Inc	56	6090	3472	\$779.11	0.33%
1	5024018021	New Millennium Beauty & Barber/Salon Inc	36	4610	5475	\$837.46	0.36%
1	5024009009	Nibo John	40	3800	6800	\$956.04	0.41%
1	5024019014	Nickel Beata A	21	3080	3240	\$505.93	0.22%
1	5024008001	Noriega Jesus J R Living Trust	30	3660	2079	\$451.71	0.19%
1	5024009013	Ny Thong/Ny Thong & Ngo Pech /Tr	175	8843	1312	\$1,175.15	0.50%
1	5024009012	Odell Rosalie	45	4226	2551	\$580.85	0.25%
1	5024009007	Park Cynthia H	80	7600	5980	\$1,175.23	0.50%
1	5024009008	Park Cynthia H	120	11400	7200	\$1,591.69	0.68%
1	5024019015	Prevention Institute	39	6050	3592	\$715.99	0.31%
1	5024007006	Profit Properties LLC	25	2750	2077	\$399.81	0.17%
1	5024018008	Raysack Holding LLC	94	9410	4528	\$1,155.18	0.49%
1	5024009006	Rosemary Danon	40	3800	4385	\$722.51	0.31%
1	5024006003	Sampson Thomas & Asenath	30	3300	2190	\$450.53	0.19%
1	5013023006	Smiley Group Inc	120	5800	5981	\$1,288.45	0.55%
1	5024009010	Song Jerry Y & Young A	40	3800	3808	\$666.72	0.28%
1	5024006006	Syntel Network Inc	45	5198	2300	\$588.76	0.25%
1	5024006007	Syntel Network Inc	30	3465	1550	\$394.10	0.17%
1	5024017006	Tepper Nisan & Ester	40	3800	3400	\$627.26	0.27%
1	5024008009	Theung Ken	40	4557	4640	\$772.23	0.33%
1	5024008025	Theung Ken	230	9490	5488	\$1,837.86	0.78%
1	5024008004	Valley Economic Development Center, Inc.	40	4557	1930	\$510.17	0.22%
1	5024008005	Valley Economic Development Center, Inc.	40	4557	6400	\$942.42	0.40%
1	5024008024	Valley Economic Development Center, Inc.	80	9114	0	\$647.08	0.28%
1	5024006005	Venture Mtg	45	5198	2300	\$588.76	0.25%
1	5024019002	West 43rd Place LLC	25	2510	2027	\$387.03	0.17%
1	5024019006	West 43rd Place LLC	165	5990	5984	\$1,489.33	0.63%
1	5024019018	West 43rd Place LLC	50	5760	0	\$406.54	0.17%

GREATER LEIMERT PARK VILLAGE/CRENSHAW CORRIDOR BUSINESS IMPROVEMENT DISTRICT MANAGEMENT DISTRICT PLAN

1	5024018004	Williams John C	46	5450	4720	\$835.43	0.36%
1	5024018012	Wilson Charles Z Jr	146	12970	9021	\$1,932.01	0.82%
1	5024006012	Yoav Botach, Yb Real Estate Properties li LLC	156	15440	11882	\$2,333.60	0.99%
1	5024018006	Yoav Botach, Yb Real Estate Properties li LLC	40	5250	6800	\$1,004.04	0.43%
1	5024007001	Young Jo Ann & Anthony G	27	2990	1764	\$386.12	0.16%
1	5024018023	Zagorski Robert J & R & C /Tr	117	8640	7914	\$1,556.43	0.66%
2	5032002040	Capri Urban Baldwin LLC	242	14074	5431	\$724.69	0.31%
2	5032002041	Capri Urban Baldwin LLC	152	13769	5115	\$512.62	0.22%
2	5032002043	Capri Urban Baldwin LLC	128	14028	1210	\$421.83	0.18%
2	5032002045	Capri Urban Baldwin LLC	116	11882	4838	\$411.68	0.18%
2	5032002046	Capri Urban Baldwin LLC	117	12211	2335	\$392.42	0.17%
2	5032002047	Capri Urban Baldwin LLC	255	19370	8452	\$827.78	0.35%
2	5032002048	Capri Urban Baldwin LLC	151	14301	1661	\$481.23	0.21%
2	5032002049	Capri Urban Baldwin LLC	140	12378	2028	\$443.60	0.19%
2	5032002053	Capri Urban Baldwin LLC	244	185565	343879	\$5,435.60	2.32%
2	5032002057	Capri Urban Baldwin LLC	263	28070	11520	\$948.10	0.40%
2	5032002059	Capri Urban Baldwin LLC	448	247420	0	\$3,081.39	1.31%
2	5032002060	Capri Urban Baldwin LLC	80	8000	4560	\$294.17	0.13%
2	5032002061	Capri Urban Baldwin LLC	0	29000	24600	\$479.32	0.20%
2	5032002063	Capri Urban Baldwin LLC	20	59677	57818	\$1,102.04	0.47%
2	5032002064	Capri Urban Baldwin LLC	20	6160	0	\$97.01	0.04%
2	5032002065	Capri Urban Baldwin LLC	1375	455637	153886	\$8,429.01	3.59%
2	5032002066	Capri Urban Baldwin LLC	1281	390733	280624	\$8,904.01	3.80%
2	5032002058	Capri Urban Baldwin LLC Lessor and Abs Ca GI LLC Lessee	730	71438	43393	\$2,688.61	1.15%
2	5032002054	Capri Urban Crenshaw LLC	156	55321	213144	\$2,884.56	1.23%
2	5032002052	Capri Urban Santa Rosalia LLC	21	112820	153664	\$2,475.13	1.06%
2	5032002038	Island Properties LLC	88	11725	12965	\$424.97	0.18%
2	5032002055	Macys California Inc	743	85378	263626	\$4,970.40	2.12%
2	5032002056	Macys California Inc	174	8552	0	\$470.17	0.20%
	TOTAL	Total of all parcels	23,814	3,772,088	2,195,030	\$234,547.56	100.00%

Total Non-Government Parcels

\$187,109.31 79.8%

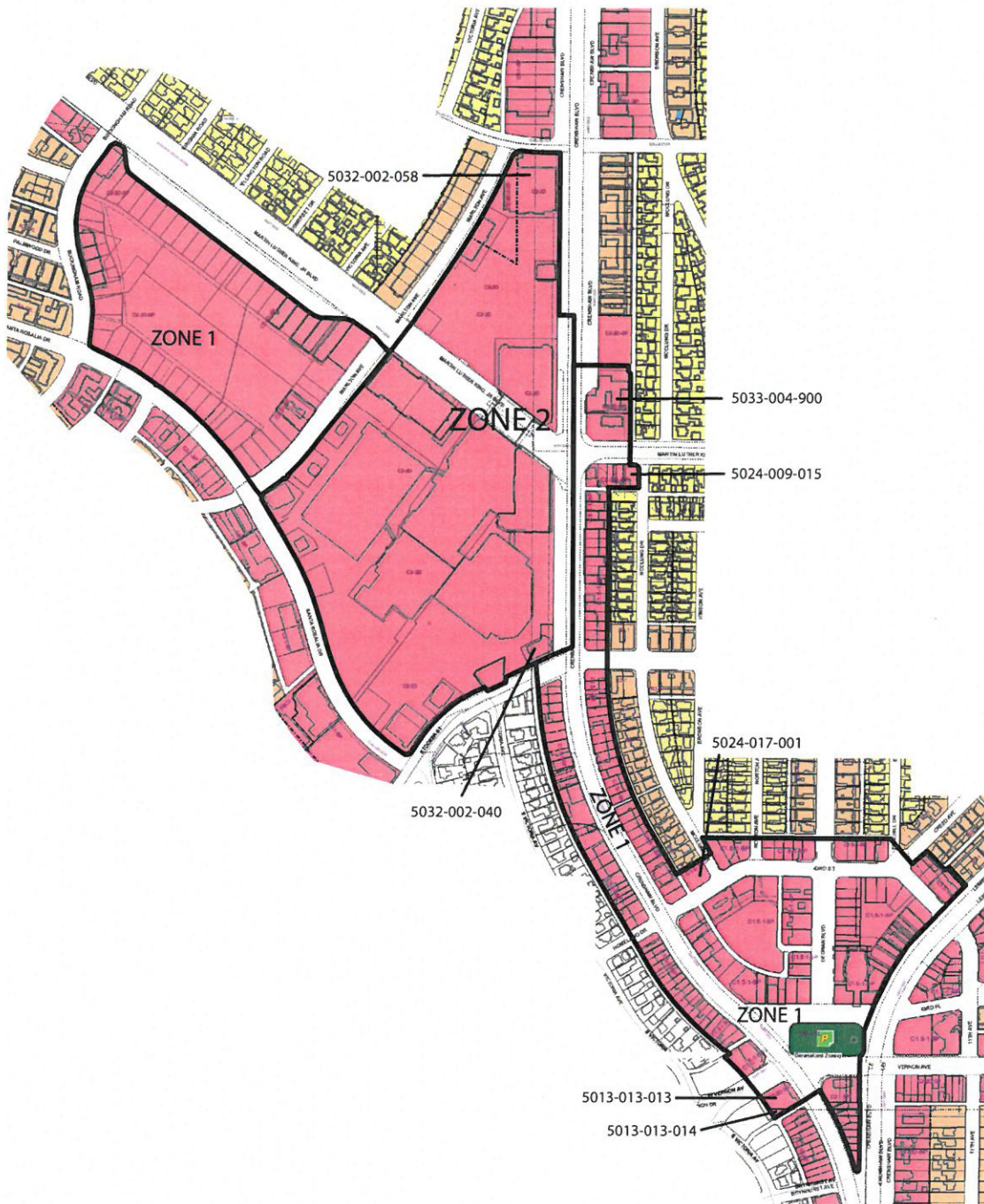
Total Government Parcels

\$47,438.25 20.2%

Total All Parcels

\$234,547.56 100.0%

GREATER LEIMERT PARK VILLAGE/CRENSHAW CORRIDOR BUSINESS IMPROVEMENT DISTRICT 2020-2024
MANAGEMENT DISTRICT PLAN - ATTACHMENT A - BOUNDARY MAP



GREATER LEIMERT PARK VILLAGE/CRENSHAW CORRIDOR
PROPERTY BASED BUSINESS IMPROVEMENT DISTRICT

2020-2024

NOT TO SCALE



— B.I.D. BOUNDARY