

**Greater Leimert Park Village/Crenshaw Corridor  
Business Improvement District  
Management District Plan**

**For  
A Property Based  
Business Improvement District  
Los Angeles**

**May 2014**

**Prepared By  
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**For the**  
**Greater Leimert Park Village/Crenshaw Corridor**  
**Business Improvement District (District)**  
**Los Angeles, California**

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## Section 1 Management District Plan Summary

The name of the proposed Property-based Business Improvement District is the Greater Leimert Park Village/Crenshaw Corridor Business Improvement District (the "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.

Developed by the Greater Leimert Park Village/Crenshaw Corridor Board of Directors, the Greater Leimert Park Village/Crenshaw Corridor Business Improvement District Management Plan is proposed to improve and convey special benefits to individual assessed parcels located within the Greater Leimert Park Village/Crenshaw Corridor Business Improvement District area. The District will provide activities, including clean & beautification, marketing, and administration. Each of the programs is designed to meet the goals of the District, to increase building occupancy and lease rates, to encourage new business development; and attract ancillary businesses and services for assessed 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, page 6 and map page 10.

**Budget:** The total District budget for the 2014 year of operation is approximately \$224,245.11

### **Improvements, Activities, Services:**

|   |                     |            |
|---|---------------------|------------|
| <b>CLEAN, SAFE &amp; BEAUTIFUL PROGRAMS</b> | <b>\$147,079.84</b> | <b>66%</b> |
|---|---------------------|------------|

Management staff expenses are allocated according to generally accepted accounting job costing procedures and are allocated to the specific areas in which staff works.

- Sidewalk Cleaning
- Graffiti Removal
- Trash Removal
- Tree trimming
- Landscape maintenance

|                  |                    |            |
|------------------|--------------------|------------|
| <b>MARKETING</b> | <b>\$39,516.27</b> | <b>18%</b> |
|------------------|--------------------|------------|

Management staff expenses are allocated according to generally accepted accounting job costing procedures and are allocated to the specific areas in which staff works.

|   |                    |            |
|---|--------------------|------------|
| <b>ADMINISTRATION/RESERVE/CITY FEES</b> | <b>\$37,649.00</b> | <b>16%</b> |
|---|--------------------|------------|

Management staff expenses are allocated according to generally accepted accounting job costing procedures and are allocated to the specific areas in which staff works.

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

**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, three service levels, or benefit zones, have been created within the Greater Leimert Park Village/Crenshaw Corridor Business Improvement District. See section 2 for detailed description of benefit zones.

**Cost:** Annual assessments are based upon a special benefit allocation of program costs by Zone and a calculation of assessed square footage and front footage. Two property assessment variables, street front footage and assessable square footage will be used in the calculation. 2014 year assessments will not exceed:

|                       | Zone 1    | Zone 2   | Zone 3   |
|-----------------------|-----------|----------|----------|
| <b>Non Government</b> |           |          |          |
| Assessable Sq Ft      | \$0.0714  | \$0.0328 | \$0.0053 |
| Frontage              | \$13.3770 | \$7.2787 | \$2.0537 |
| <b>Government</b>     |           |          |          |
| Assessable Sq Ft      | \$0.0351  | \$0.0277 |          |
| Frontage              | \$6.5540  | \$6.1221 |          |

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

**Cap:** Assessment annual increases cannot exceed 5% per year. Increases will be determined by the business improvement district Owners' Association Board of Directors and will vary between 0 and 5% in any given year. Any change will be approved by the owner's association board of directors and submitted to the City within its annual planning report.

The cost of providing programs and services may vary depending on the market cost for those programs and services. Expenditures may require adjustment up or down to continue the intended level of programs and services. The owners association shall have the right to reallocate up to 10% of the budget allocation by line item within the budgeted categories. The management/administration line item may only be increased by the annual increase subject to the 5% cap and cannot be increased through the 10% budget reallocation. Any change will be approved by the owner's association board of directors and submitted to the City of Los Angeles within its annual planning report. Pursuant to Section 36650 of the California Streets and Highways Code. The overall budget shall remain consistent with this Management District Plan.

**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 mail 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, 2014 and ending December 31, 2018.

**Governance:** The Owners' Association 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 Owners' Association will oversee the day-to-day implementation of services as defined in the Management District Plan.

**Section 2**  
**Greater Leimert Park Village/Crenshaw Corridor**  
**Business Improvement District Boundaries**

**Boundary Description (Also see map, page 10)**

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

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 5033-004-900, then east along the north line of said parcel to east line of said parcel, then south along the east line of parcel 5033-004-900 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 Mc Clung Drive, then south to the southeast corner of parcel 5013-009-014, 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 north line of parcel 5024-017-001, then east along the north line of said parcel and the north line of the parcels abutting the north side of 43<sup>rd</sup> 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 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 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 northeasterly side of Santa Rosalia Drive, then northwesterly along the northeasterly 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 southeasterly along the southwesterly side of Martin Luther King, Jr. Boulevard to the easterly side of Marlton Avenue, then northerly along the easterly side of Marlton Avenue to the south side of 39<sup>th</sup> Street, then east along the south side of 39<sup>th</sup> 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 map, page 10)**

**Zone 1:**

The core Leimert Park Village area parcels make up Zone 1. This zone is bounded by the northern boundary of the parcels abutting the north side of 43<sup>rd</sup> St. to 43<sup>rd</sup> Pl. to the south, and parcels facing Degnan Blvd. on both the east and west.

**Zone 2:**

Commercial areas along Crenshaw Blvd (not including the Baldwin Hills Mall), Leimert Blvd., and Marlton Square make up Zone 2. The area along Crenshaw Blvd. includes the east side of Crenshaw from parcel 5033-004-901 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 on the west side and parcel 5013-023-007 on the east side of Crenshaw Blvd. The area along Leimert Blvd. includes parcels abutting the west side of Leimert Blvd. from 43<sup>rd</sup> St. to the intersection of Leimert Blvd. and Crenshaw Blvd. Marlton Square is bounded by Martin Luther King, Jr. Blvd. to the north, Santa Rosalia Dr. to the south, Buckingham Rd. to the

west and Marlton Ave. to the east.

**Zone 3:**

Crenshaw Mall parcels make up Zone 3. This zone is bounded by 39<sup>th</sup> St. to the north Santa Rosalia Dr. and Stocker St. to the south, Marlton Ave. to the west and Crenshaw Blvd. to the east.

**District Boundary Rationale**

The property land uses within the general boundaries of the Greater Leimert Park Village/Crenshaw Corridor Business Improvement District are a mix of retail, restaurant, art, office, parking and mixed use commercial uses. 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.

Services and improvements provided by the District 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 District. District programs provide special benefits to retail parcels, mixed use commercial parcels, parking parcels, restaurant parcels, art parcels and office parcels each benefit specifically from the District's clean programs which create a clean and safe environment for their customers, patrons, and office tenants. The District's communication programs, such as the web site and newsletter, list each of the retail, restaurant, art, office, parking and mixed use commercial uses. The special benefit to the retail, mixed use commercial, parking, restaurant, office and art assessed parcels from these services is an increased likelihood of improved lease rates, parking revenue, and tenant occupancy because of an increase in commercial activity, and an overall increase in District activity

The District was developed to provide special benefits to the assessed parcels facing on the corridors within 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. These activities are intended to improve the economic vitality for each individually assessed parcel by making each individual assessed parcel cleaner, safer and more attractive which will encourage investment dollars and generate additional pedestrian traffic. Each of these activities specially benefits each individual assessed parcel, including commercial, and government. The special benefit to each individually assessed parcel from these activities is that cleaner and more attractive sidewalks create an increased sense of safety and lead to increased commercial activity which directly relates to increases in lease rates and customers.

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 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 each individually assessed parcel within the District, and will not provide services outside of District boundaries. Nor will District promotional efforts, which are designed to increase economic activity for businesses within the District, promote activities outside of District boundaries.

**Northern Boundary:** The northern boundary of the Greater Leimert Park Village/Crenshaw Corridor Business Improvement District is Martin Luther King Boulevard, 39<sup>th</sup> Street and the north parcel line of parcels facing on the north side of 43<sup>rd</sup> Street. Parcels north of Martin Luther King Boulevard, the east side of 39<sup>th</sup> Street and the north side of 43<sup>rd</sup> 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, 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 west side of 39<sup>th</sup> 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. 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 multistory 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. These parcels do not rely on pedestrian traffic to support commercial activity and will not specially benefit from the District clean and beautiful programs which are designed to enhance pedestrian traffic and increase walk in business for parcels in the District. The parcels south of the District boundary will not specially benefit from the District marketing program which is designed to increase awareness of the Historic Leimert Park District and increase commerce to the historic commercial businesses within the District boundary. The parcels south of the District boundary are not in the historic area of Leimert Park which ends at the District boundary and the Crenshaw District begins. The parcels are not part of the traditional Leimert Park African-American art and culture district 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. Property based business improvement districts cannot cross governmental jurisdiction lines without the approval of both jurisdictions. 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 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.

**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 St. At Stocker St. turn west along Stocker St. to Santa Rosalia Dr. At Santa Rosalia Dr. turn northerly along Santa Rosalia Dr. to Buckingham Dr. At Buckingham Dr. turn northerly to Martin Luther King Jr. Blvd. 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. 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 benefit from the District programs which are specifically designed to improve pedestrian traffic and provide special benefit to the 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 is the core of Leimert Park Village area and contains a concentration of non-mall retail uses, and a large District serving parking lot. This area has the highest pedestrian counts generated by the businesses and the parking lot and the highest demand for clean and beautiful services. This zone is bounded by 43<sup>rd</sup> St. to the north and 43<sup>rd</sup> Pl. to the south, and parcels facing Degnan Blvd. on both the east and west.

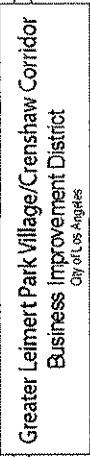
**Zone 2 Boundary:**

Zone 2 is made up of parcels along Crenshaw Boulevard (not including the Crenshaw Mall), Leimert

Boulevard and Marlton Square. Zone 2 whose businesses for the most part face on high volume high speed streets which are less pedestrian friendly. These businesses have limited on street parking and provide most of their parking off street either in front or behind their businesses. Zone 2 has lower pedestrian traffic than zone 1 and less need for clean and beautiful services.

**Zone 3 Boundary:**

Zone 3 consists of the Crenshaw Mall parcels. This zone is bounded by 39<sup>th</sup> 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 3 has the lowest need for clean and beautiful services due to existing Crenshaw mall maintenance.



### **Section 3**

#### **District Improvement and Activity Plan**

##### **Process to Establish the Improvement and Activity Plan**

Through a series of property owner meetings the Greater Leimert Park Village/Crenshaw Corridor District Business Improvement District Steering Committee collectively determined the priority for improvements and activities to be delivered by the business improvement district. The primary needs as determined by the parcel owners were: cleaning, marketing and administration. 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 and because of their unique nature focusing on the particular needs of each assessed parcel within the District provide particular and distinct benefits to each of the assessed parcels within the District.

All of the improvements and activities detailed below are provided only to individually assessed parcels defined as being within the boundaries of the District and provide benefits which are particular and distinct to each of the individually assessed parcels within the proposed District. No improvement or activities are provided to parcels outside the District boundaries. All assessments outlined in this Management District Plan go only for services directly benefiting each of the individually assessed parcels paying the assessments in this specialized zone which for over 50 years has been an important center of African-American art and culture as well as a center of commerce in the African-American community. Inasmuch as all services will be provided to the assessed parcels defined as being within the District boundaries and no services will be provided outside the District boundaries and each of the services: clean & beautiful, marketing and administration are unique to the Greater Leimert Park Village/Crenshaw Corridor BID, and to each of the Districts individually assessed parcels all benefits provided are particular and distinct to each individually assessed parcel.

All benefits derived from the assessments outlined in the Management District Plan are for services directly benefiting the individually assessed parcels within this area and support increased commerce, business attraction and retention, increased property rental income. All services, projects, promotions, cleaning and professional/administration services are provided solely to individual assessed parcels within the district to enhance the image and viability of properties and businesses within the Greater Leimert Park Village/Crenshaw Corridor Business Improvement District boundaries and are designed only for the direct special benefit of the assessed commercially zoned parcels in the District. No services will be provided to non-assessed parcels outside the District boundaries. (For a further definition of special benefits see Engineer's Report, available from the BID office, page 12 "Special Benefit")

The total improvement and activity plan budget for 2014 is \$224,245.11. Of the total the amount which is funded by property assessments is projected at \$214,176.50. The amount of the budget attributable to general benefit and funded by non-assessment income is \$10,068.61. The costs of providing each of the budget components was developed from actual experience obtained in providing these same services over the last 7 years. Actual service hours and frequency may vary in order to match varying District needs over the 5 year life of the District. A detailed operation deployment for 2014 is available from the property owners association. The budget is made up of the following components.

## CLEAN, SAFE & BEAUTIFUL PROGRAMS

\$147,079.84

66%

### Clean Team Program

These activities are intended to improve the economic vitality for each individually assessed parcel by making each individual assessed parcel cleaner, safer and more attractive which will encourage investment dollars and generate additional pedestrian traffic. Each of these activities specially benefits each individual assessed parcel, including commercial, and government. The special benefit to each individually assessed parcel from these activities is that cleaner and more attractive sidewalks create an increased sense of safety and lead to increased commercial activity which directly relates to increase in lease rates and customers, and a cleaner, safer atmosphere for its residents.

In order to consistently deal with cleaning issues, the Greater Leimert Park Village/Crenshaw Corridor Business Improvement District Cleaning Program will continue the work that it has for the past eight years. **The clean, safe & beautiful program budget for each zone can be found in the chart on page 18.** 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 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 sweep litter, debris and refuse from sidewalks, along fence lines in the public right of way, and gutters of the District. District personnel may pressure wash the sidewalks. Clean sidewalks support an increase in commerce and provides a special benefit to each individually assessed parcel in the district.
- **Trash Collection:** Collector truck personnel collect trash from sidewalk trash receptacles.
- **Graffiti Removal:** Painters remove graffiti 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. A well landscaped district supports an increase in commerce and provides a special benefit to each individually assessed parcel in the district.
- **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.

### Safe Team Program

District property owners faced with a limited District budget have chosen to use the District Clean, Safe

and Beautiful budget solely for Clean and Beautiful programs the first two years of the District. In years three through five the District reserves the right to add safety services which would be funded within the existing clean, safe & beautiful budget. If this occurs, the clean and/or beautiful portion of the clean, beautiful and safe program budget may be reduced in order to fund a safe program. In no case will the total clean, safe and beautiful budget exceed the budget for this line item.

## **MARKETING**

**\$39,516.27**

**18%**

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, website development to support local businesses, and District programs.
- Public and Media Relations.
- Development of Greater Leimert Park Village/Crenshaw Corridor Business Improvement District image pieces.

## **ADMINISTRATION/RESERVE/CITY FEES**

**\$37,649.00**

**16%**

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 insure 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 administration/reserve/city fees budget for each zone can be found in the chart on page 18.**

## **FIVE YEAR OPERATING BUDGET**

A projected five-year operating budget for the Greater Leimert Park Village/Crenshaw Corridor Business Improvement District is provided below. The projections are based upon the following

assumptions.

Assessments will be subject to annual increases not to exceed 5% per year. 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. Increases will be determined by the District Owners Association and will vary between 0 and 5% in any given year. 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 owners association shall have the right to reallocate up to 10% of the budget allocation by line item within the budgeted categories. The management/administration line item may only be increased by the annual increase subject to the 5% cap and cannot be increased through the 10% budget reallocation. Any change will be approved by the owner's association board of directors and submitted to the City of Los Angeles within its annual planning report. Pursuant to Section 36650 of the California Streets and Highways Code. The overall budget shall remain consistent with this Management District Plan. Each assessed parcel pays for 100% of the special benefit received based on the level of benefit received.

| Budget Item                      | 2014         | 2015         | 2016         | 2017         | 2018         |
|----------------------------------|--------------|--------------|--------------|--------------|--------------|
| Clean & Beautiful                | \$147,079.84 | \$154,433.83 | \$162,155.52 | \$170,263.30 | \$178,776.46 |
| Marketing                        | \$39,516.27  | \$41,492.08  | \$43,566.69  | \$45,745.02  | \$48,032.27  |
| Administration/Reserve/City Fees | \$37,649.00  | \$39,531.45  | \$41,508.02  | \$43,583.42  | \$45,762.59  |
| Total Budget                     | \$224,245.11 | \$235,457.37 | \$247,230.23 | \$259,591.75 | \$272,571.33 |
| Assessment Revenues              | 214,176.50   | \$224,885.33 | \$236,129.59 | \$247,936.07 | \$260,332.87 |
| Other Revenue                    | 10,068.61    | \$10,572.04  | \$11,100.64  | \$11,655.67  | \$12,238.46  |
| Total Revenues                   | 224,245.11   | \$235,457.37 | \$247,230.23 | \$259,591.75 | \$272,571.33 |

|              | 2014         | 2015         | 2016         | 2017         | 2018         |
|--------------|--------------|--------------|--------------|--------------|--------------|
| Zone 1       | \$58,775.75  | \$61,714.54  | \$64,800.26  | \$68,040.28  | \$71,442.29  |
| Zone 2       | \$144,460.59 | \$151,683.62 | \$159,267.80 | \$167,231.19 | \$175,592.75 |
| Zone 3       | \$21,008.77  | \$22,059.21  | \$23,162.17  | \$24,320.28  | \$25,536.29  |
| Total Budget | \$224,245.11 | \$235,457.36 | \$247,230.23 | \$259,591.74 | \$272,571.32 |

**\*Assumes 5% yearly increase on all budget items.** Note: Any accrued interest or delinquent payments will be expended in the above categories.

## **Section 4**

### **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 12.

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 are Street Front Footage and Assessable Square Footage (lot square footage + building square footage) as the two 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 multitenant 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 the parcels' street frontage. Linear frontage footage was obtained from the County Assessor's parcel maps.

Assessable Square Footage Defined (zone 1 & zone 2): Assessable Square Footage is defined as the lot square footage + the building square footage of a parcel. 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 is defined as gross building square footage as determined by the outside measurements of a building. In zone 1 and zone 2, assessable square footage is defined as lot square footage + building square footage.



Assessable Square Footage Defined (zone 3): In zone 3, assessable square footage is defined as just lot square footage. Lot square footage is defined as the total amount of area within the borders of the parcel.

### **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 benefits, three 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 zones 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 streets are streets within Leimert Park Village with high concentrations of pedestrian activity and will receive a different level of special benefit in the form of increased frequency of sidewalk sweeping and cleaning. Zone 1 service includes sidewalk sweeping, trash collection, graffiti removal, and pressure washing. Zone 2 streets are also major streets and have different pedestrian use patterns than the Zone 1, with less pedestrian activity. Zone 2 streets require a different frequency of sidewalk services to match the different use patterns. Zone 2 service includes sidewalk sweeping, trash collection, graffiti removal, and pressure washing. Zone 1 and 2 are assessed on street front footage and assessable square footage (made up of building square footage + lot square footage). Zone 3 streets are around the perimeter of the Crenshaw/Baldwin Hills Mall and have the lowest frequency of pedestrian use in the District because business activity occurs inside the mall, rather than at street level. The level of cleaning on these streets is less due to existing Crenshaw/Baldwin Hills Mall maintenance. Zone 3 streets require a different frequency of cleaning services to match the different use pattern. Zone 3 service includes only trash collection and graffiti removal. Zone 3 parcels are assessed on street front footage and assessable square footage (made up of lot square footage only). All zones receive trash collection and graffiti removal six days a week. Zone 1 streets receive sidewalk sweeping 6 days a week, Zone 2 streets receive sidewalk sweeping 3 days a week, and Zone 3 streets receive no sidewalk sweeping.

### **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, safe, and beautiful 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 4.49% of the programs provided by the District provide general benefit. Assessment revenue cannot be used to pay for general benefits. (See page 11 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 benefit 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 DWP 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 CRA 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. 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 specially benefit from the Clean, and Beautiful and Administration programs. These parcels will receive special benefit from these programs with increased use which directly relates to fulfilling their public service mission.

The preceding methodology is applied to a database that has been constructed by District Property Owners and its consultant team. The process for compiling the property database includes the following steps:

- Property data was first obtained from the County of Los Angeles Assessor's Office.
- A database was submitted to the City Clerk's office for verification.
- A list of properties to be included within the District is provided in Section 7.

### Benefit Zone Assessable Footage:

|                                       | Zone 1  | Zone 2    | Zone 3    |
|---------------------------------------|---------|-----------|-----------|
| Non Gov Building Sq Ft                | 138,210 | 381,627   | 0         |
| Non Gov Lot Sq Ft                     | 189,824 | 1,242,715 | 1,868,890 |
| Non Gov Assessable Sq Ft (lot + bldg) | 328,034 | 1,624,342 | 1,868,890 |
| Non Gov Frontage                      | 1,763   | 8,017     | 4,911     |
| Gov Building                          | 17,258  | 84,557    | 0         |
| Gov Lot                               | 111,728 | 357,992   | 0         |
| Gov Assessable Sq Ft (lot + bldg)     | 128,986 | 442,549   | 0         |
| Gov Frontage                          | 685     | 2,296     | 0         |

The following chart identifies each program budget that is allocated to each zone:

| PBID Expenditures |                         |           |                                  |              |
|-------------------|-------------------------|-----------|----------------------------------|--------------|
| Benefit Zone      | Clean, Safe & Beautiful | Marketing | Administration/Reserve/City Fees | Total Budget |

|   |                     |                    |                    |                     |
|---|---------------------|--------------------|--------------------|---------------------|
| Zone 1  | \$24,599.33         | \$26,991.27        | \$7185.15          | \$58,775.75         |
| Zone 2  | \$105,824.40        | \$12,417.00        | \$26,219.19        | \$144,460.59        |
| Zone 3  | \$16,656.11         | \$108              | \$4244.66          | \$21,008.77         |
| <b>Total Expenditures</b>   | <b>\$147,079.84</b> | <b>\$39,516.27</b> | <b>\$37,649.00</b> | <b>\$224,245.11</b> |
| <b>REVENUES</b>   |                     |                    |                    |                     |
| Assessment Revenues   |                     |                    |                    | \$214,176.50        |
| Other Revenue, 4.49%<br>(1)   |                     |                    |                    | \$10,068.61         |
| <b>TOTAL REVENUES</b>   |                     |                    |                    | <b>\$224,245.11</b> |
| (1) Other non-assessment funding to cover the cost associated with general benefit. |                     |                    |                    |                     |

Based upon the methodology as set forth above, first year assessments are established as follows:

|                       | Zone 1    | Zone 2   | Zone 3   |
|-----------------------|-----------|----------|----------|
| <b>Non Government</b> |           |          |          |
| Assessable Sq Ft      | \$0.0714  | \$0.0328 | \$0.0053 |
| Frontage              | \$13.3770 | \$7.2787 | \$2.0537 |
| <b>Government</b>     |           |          |          |
| Assessable Sq Ft      | \$0.0351  | \$0.0277 |          |
| Frontage              | \$6.5540  | \$6.1221 |          |

Calculation Formula:

Total Street Front Footage X Appropriate Zone Rate = Parcel Street Front Footage Assessment  
Total Assessable Square Footage X Appropriate Zone Rate = Parcel Assessable Square Footage Assessment

Calculation Example:

Non Government Parcel is a corner lot with 50 feet of front footage on a Zone 1 street and 10,000 feet of assessable square footage on a Zone 1 street.

Street Front Footage                      50 feet X \$13.3770    = \$668.85  
Assessable Sq Footage                    10,000 feet x \$0.0714 = \$714.00  
Total Parcel Assessment = \$1,382.85

### Maximum Annual Assessment Adjustments

The cost of providing programs and services may vary depending on the market cost for those programs and services. Expenditures may require adjustment up or down to continue the intended level of programs and services. Assessments may be subject to annual increases not to exceed the assessment rates in the table below for any given year. Increases will be determined by the District Owners Association and will vary between 0 and 5% in any given year. Any change will be approved by the owner's association board of directors and submitted to the City within its annual planning report. Pursuant to Section 36650 of the California Streets and Highways Code.

The projections below illustrate a maximum 5% annual increase for all assessment rates.

### Maximum Assessment Table

| Assessment Rates      | 2014      | 2015      | 2016      | 2017      | 2018      |
|-----------------------|-----------|-----------|-----------|-----------|-----------|
| <b>Zone 1</b>         |           |           |           |           |           |
| <b>Non Government</b> |           |           |           |           |           |
| Assessable Sq Footage | \$0.0714  | \$0.0750  | \$0.0787  | \$0.0827  | \$0.0868  |
| Front Footage         | \$13.3770 | \$14.0459 | \$14.7481 | \$15.4855 | \$16.2598 |
| <b>Government</b>     |           |           |           |           |           |
| Assessable Sq Footage | \$0.0351  | \$0.0369  | \$0.0387  | \$0.0406  | \$0.0427  |
| Front Footage         | \$6.5540  | \$6.8817  | \$7.2258  | \$7.5871  | \$7.9664  |
| <b>Zone 2</b>         |           |           |           |           |           |
| <b>Non Government</b> |           |           |           |           |           |
| Assessable Sq Footage | \$0.0328  | \$0.0344  | \$0.0362  | \$0.0380  | \$0.0399  |
| Front Footage         | \$7.2787  | \$7.6426  | \$8.0248  | \$8.4260  | \$8.8473  |
| <b>Government</b>     |           |           |           |           |           |
| Assessable Sq Footage | \$0.0277  | \$0.0291  | \$0.0305  | \$0.0321  | \$0.0337  |
| Front Footage         | \$6.5540  | \$6.8817  | \$7.2258  | \$7.5871  | \$7.9664  |
| <b>Zone 3</b>         |           |           |           |           |           |
| <b>Non Government</b> |           |           |           |           |           |
| Assessable Sq Footage | \$0.0053  | \$0.0056  | \$0.0058  | \$0.0061  | \$0.0064  |
| Front Footage         | \$2.0537  | \$2.1564  | \$2.2642  | \$2.3774  | \$2.4963  |

### Maximum Assessment Rates

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 maximum assessment rate for each year is defined in the chart above. Any change will be approved by the owner's association board of directors and submitted to the City within its annual planning report. Pursuant to Section 36650 of the California Streets and Highways Code.

The cost of providing programs and services may vary depending on the market cost for those programs and services. Expenditures may require adjustment up or down to continue the intended level of programs and services. The owners association shall have the right to reallocate up to 10% of the budget allocation by line item within the budgeted categories. The management/administration line item may only be increased by the annual increase subject to the 5% cap and cannot be increased through the 10% budget reallocation. Any change will be approved by the owner's association board of directors and submitted to the City of Los Angeles within its annual planning report. Pursuant to Section 36650 of the California Streets and Highways Code. The overall budget shall remain consistent with this

Management District Plan.

### **Budget Adjustments**

Any annual budget surplus will be rolled into the following year's District budget. The budget will be set accordingly, within the constraints of the management plan to adjust for surpluses that are carried forward. Assessment funds may be used for renewal of 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 Streets and Highways Code section 36671.

### **Future Development**

As a result of continued development, the District may experience the addition or subtraction of assessable commercial 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. In future years, the assessments for the special benefits bestowed upon the included BID parcels may change in accordance with the assessment methodology formula listed in the Management District Plan and Engineer's Report provided the assessment rate does not change. If the assessment formula changes, then a Proposition 218 ballot will be required for approval of the formula changes. Pursuant to Government Code section 53750.

### **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/taxpayer on the last equalized assessment roll or otherwise known to be the owner/taxpayer 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.

### **Public Property Assessments**

Individually assessed parcels that are owned by a unit of government do not receive special benefit from the District's Marketing programs which are designed to provide special benefit to commercial and residential properties. Government parcels will not be assessed for the cost of those programs.

Individually assessed parcels that are owned by a unit of government will specially benefit from the Clean, Safe and Beautiful and Administration programs. These parcels will receive special benefit from these programs with increased use 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 Names   | Situs Address                      | F. Footage | Lot Area | Bldg Sq Ft | asmt               | %             |
|------|--------------|---|------------------------------------|------------|----------|------------|--------------------|---------------|
| 2    | 5024-018-900 | City Of Los Angeles (Leimert Plaza)                     | no site address                    | 642        | 44039    | 500        | \$5,162.53         | 2.41%         |
| 1    | 5024-018-901 | City Of Los Angeles (parking lot)                       | no site address                    | 102        | 9145     | 0          | \$989.71           | 0.46%         |
| 2    | 5024-018-902 | City Of Los Angeles (parking lot)                       | no site address                    | 0          | 60110    | 0          | \$1,662.92         | 0.78%         |
| 1    | 5024-018-903 | City Of Los Angeles (alley)                             | no site address                    | 7          | 810      | 0          | \$74.33            | 0.03%         |
| 1    | 5024-019-900 | City Of Los Angeles (parking lot)                       | no site address                    | 272        | 49360    | 0          | \$3,516.37         | 1.64%         |
| 2    | 5024-019-901 | City Of Los Angeles (parking lot)                       | no site address                    | 10         | 1760     | 0          | \$109.91           | 0.05%         |
| 1    | 5024-019-902 | City Of Los Angeles (vision theater)                    | no site address                    | 38         | 21600    | 17258      | \$1,613.87         | 0.75%         |
| 1    | 5024-019-903 | City Of Los Angeles (parking lot)                       | no site address                    | 69         | 7590     | 0          | \$718.81           | 0.34%         |
| 1    | 5024-019-904 | City Of Los Angeles (parking lot)                       | no site address                    | 197        | 23223    | 0          | \$2,106.80         | 0.98%         |
| 2    | 5032-004-908 | City Of Los Angeles (Buckingham Place)                  | 4020 Buckingham Rd,                | 327        | 47480    | 52,457     | \$4,766.64         | 2.23%         |
| 2    | 5032-004-909 | City Of Los Angeles (vacant land)                       | no site address                    | 151        | 65340    | 0          | \$2,732.04         | 1.28%         |
|      | (11)         | <b>Total City Of Los Angeles</b>                        |                                    |            |          |            | <b>\$23,453.93</b> | <b>10.95%</b> |
| 2    | 5032-003-900 | Community Redevelopment/agency Of L A City              | 3700 W Martin Luther King Jr Blvd, | 295        | 19286    | 0          | \$2,339.56         | 1.09%         |
| 2    | 5032-003-901 | Community Redevelopment/agency Of L A City              | 4013 Marlon Ave,                   | 124        | 15600    | 0          | \$1,190.70         | 0.56%         |
| 2    | 5032-003-902 | Community Redevelopment/agency Of L A City              | 3750 W Martin Luther King Jr Blvd, | 120        | 16801    | 21600      | \$1,797.00         | 0.84%         |
| 2    | 5032-003-903 | Community Redevelopment/agency Of L A City              | 4023 Marlon Ave,                   | 50         | 7000     | 0          | \$499.76           | 0.23%         |
| 2    | 5032-003-904 | Community Redevelopment/agency Of L A City              | 3760 W Martin Luther King Jr Blvd, | 60         | 8464     | 0          | \$601.49           | 0.28%         |
| 2    | 5032-003-905 | Community Redevelopment/agency Of L A City              | 3772 W Martin Luther King Jr Blvd, | 60         | 8407     | 0          | \$599.91           | 0.28%         |
| 2    | 5032-004-900 | Community Redevelopment/agency Of L A City              | 3800 W Martin Luther King Jr Blvd, | 240        | 33604    | 0          | \$2,398.94         | 1.12%         |
|      | (1)          | <b>Total Community Redevelopment/agency Of L A City</b> |                                    |            |          |            | <b>\$9,427.35</b>  | <b>4.40%</b>  |
| 2    | 5033-004-900 | LA DWP  | no site address                    | 217        | 30100    | 10000      | \$2,437.84         | 1.14%         |
|      |              | <b>Total LA DWP</b>                                     |                                    |            |          |            | <b>\$2,437.84</b>  | <b>1.14%</b>  |
|      |              | <b>Total Government Assessments</b>                     |                                    |            |          |            | <b>\$35,319.12</b> | <b>16.49%</b> |

## Section 5 District Rules and Regulations

Pursuant to the Property and Business Improvement law of 1994, as amended, a business improvement district may establish rules and regulations that uniquely apply to the District. The District has adopted the following rules:

- **Competitive Procurement Process**

The Owner's Association shall develop a policy for competitive bidding when purchasing substantial amounts of services, products and/or equipment. The policy will aim to maximize

service, quality, efficiency and cost effectiveness.

- **Treatment of Residential Housing**

In accordance with Section 36632 (c) of the California Streets and Highways Code, properties zoned solely for residential or agricultural use are conclusively presumed not to receive special benefit from the improvements and service funded through the assessments of the District and are not subject to any assessment pursuant to Section 36632 (c). Therefore, properties zoned solely for residential or agricultural use within the boundaries of the District, if any, will not be assessed. The District does contain parcels that are zoned solely for residential use.

- **Renewal**

District funds may be used for renewing the District.

- **Bonds**

The Owners' Association will not issue bonds to finance any services or improvements in the District.

## **Section 6 Implementation Timetable**

The Greater Leimert Park Village/Crenshaw Corridor Business Improvement District is expected to be established and begin implementation of the Management District Plan on January 1, 2014. Consistent with State law the Greater Leimert Park Village/Crenshaw Corridor Business Improvement District will have a five-year life through December 31, 2018.

## Section 7 Parcel Roll

| Zone | APN          | Owner Names   | Situs Address                      | F. Footage | Lot Area | Bldg Sq Ft | asmt               | %             |
|------|--------------|---|------------------------------------|------------|----------|------------|--------------------|---------------|
| 2    | 5024-018-900 | City Of Los Angeles                                     | no site address                    | 642        | 44039    | 500        | \$5,162.53         | 2.41%         |
| 1    | 5024-018-901 | City Of Los Angeles                                     | no site address                    | 102        | 9145     | 0          | \$989.71           | 0.46%         |
| 2    | 5024-018-902 | City Of Los Angeles                                     | no site address                    | 0          | 60110    | 0          | \$1,662.92         | 0.78%         |
| 1    | 5024-018-903 | City Of Los Angeles                                     | no site address                    | 7          | 810      | 0          | \$74.33            | 0.03%         |
| 1    | 5024-019-900 | City Of Los Angeles                                     | no site address                    | 272        | 49360    | 0          | \$3,516.37         | 1.64%         |
| 2    | 5024-019-901 | City Of Los Angeles                                     | no site address                    | 10         | 1760     | 0          | \$109.91           | 0.05%         |
| 1    | 5024-019-902 | City Of Los Angeles                                     | no site address                    | 38         | 21600    | 17258      | \$1,613.87         | 0.75%         |
| 1    | 5024-019-903 | City Of Los Angeles                                     | no site address                    | 69         | 7590     | 0          | \$718.81           | 0.34%         |
| 1    | 5024-019-904 | City Of Los Angeles                                     | no site address                    | 197        | 23223    | 0          | \$2,106.80         | 0.98%         |
| 2    | 5032-004-908 | City Of Los Angeles                                     | 4020 Buckingham Rd,                | 327        | 47480    | 52,457     | \$4,766.64         | 2.23%         |
| 2    | 5032-004-909 | City Of Los Angeles                                     | no site address                    | 151        | 65340    | 0          | \$2,732.04         | 1.28%         |
|      |              | <b>Total City Of Los Angeles</b>                        |                                    |            |          |            | <b>\$23,453.93</b> | <b>10.95%</b> |
| 2    | 5032-003-900 | Community Redevelopment/agency Of L A City              | 3700 W Martin Luther King Jr Blvd, | 295        | 19286    | 0          | \$2,339.56         | 1.09%         |
| 2    | 5032-003-901 | Community Redevelopment/agency Of L A City              | 4013 Marlon Ave,                   | 124        | 15600    | 0          | \$1,190.70         | 0.56%         |
| 2    | 5032-003-902 | Community Redevelopment/agency Of L A City              | 3750 W Martin Luther King Jr Blvd, | 120        | 16801    | 21600      | \$1,797.00         | 0.84%         |
| 2    | 5032-003-903 | Community Redevelopment/agency Of L A City              | 4023 Marlon Ave,                   | 50         | 7000     | 0          | \$499.76           | 0.23%         |
| 2    | 5032-003-904 | Community Redevelopment/agency Of L A City              | 3760 W Martin Luther King Jr Blvd, | 60         | 8464     | 0          | \$601.49           | 0.28%         |
| 2    | 5032-003-905 | Community Redevelopment/agency Of L A City              | 3772 W Martin Luther King Jr Blvd, | 60         | 8407     | 0          | \$599.91           | 0.28%         |
| 2    | 5032-004-900 | Community Redevelopment/agency Of L A City              | 3800 W Martin Luther King Jr Blvd, | 240        | 33604    | 0          | \$2,398.94         | 1.12%         |
|      |              | <b>Total Community Redevelopment/agency Of L A City</b> |                                    |            |          |            | <b>\$9,427.35</b>  | <b>4.40%</b>  |
| 2    | 5033-004-900 | LA DWP  | no site address                    | 217        | 30100    | 10000      | \$2,437.84         | 1.14%         |
|      |              | <b>Total LA DWP</b>                                     |                                    |            |          |            | <b>\$2,437.84</b>  | <b>1.14%</b>  |
|      |              | <b>Total Government Assessments</b>                     |                                    |            |          |            | <b>\$35,319.12</b> | <b>16.49%</b> |

| Zone | APN          | Situs Address       | F. Footage | Lot Area | Bldg Sq Ft | asmt       | %     |
|------|--------------|---------------------|------------|----------|------------|------------|-------|
| 2    | 5013-013-013 | 4401 Crenshaw Blvd, | 92         | 14040    | 29497      | \$2,098.82 | 0.98% |
| 2    | 5013-013-014 | 4401 Crenshaw Blvd, | 0          | 1760     | 5880       | \$250.80   | 0.12% |
| 2    | 5013-023-005 | 4414 Crenshaw Blvd, | 25         | 776      | 1293       | \$249.89   | 0.12% |
| 2    | 5013-023-006 | 4434 Crenshaw Blvd, | 60         | 5800     | 5981       | \$823.45   | 0.38% |
| 2    | 5013-023-007 | 4444 Crenshaw Blvd, | 200        | 11600    | 1799       | \$1,895.58 | 0.89% |
| 2    | 5013-023-008 | 4414 Crenshaw Blvd, | 4          | 3480     | 1293       | \$185.80   | 0.09% |
| 2    | 5013-023-012 | 3350 W Vernon Ave,  | 182        | 19750    | 2521       | \$2,055.80 | 0.96% |
| 2    | 5024-006-001 |                     | 15         | 3299     |            | \$217.48   | 0.10% |
| 2    | 5024-006-002 | 4301 Crenshaw Blvd, | 30         | 3300     | 1400       | \$372.65   | 0.17% |
| 2    | 5024-006-003 | 4307 Crenshaw Blvd, | 30         | 3300     | 2190       | \$398.58   | 0.19% |
| 2    | 5024-006-004 | 4309 Crenshaw Blvd, | 30         | 3465     | 1860       | \$393.16   | 0.18% |



|   |              |                                    |     |       |       |            |       |
|---|--------------|------------------------------------|-----|-------|-------|------------|-------|
| 2 | 5024-006-005 | 4313 Crenshaw Blvd,                | 45  | 5198  | 2300  | \$573.68   | 0.27% |
| 2 | 5024-006-006 | 4317 Crenshaw Blvd,                | 45  | 5198  | 2300  | \$573.68   | 0.27% |
| 2 | 5024-006-007 | 4321 Crenshaw Blvd,                | 30  | 3465  | 1550  | \$382.99   | 0.18% |
| 2 | 5024-006-008 | 4325 Crenshaw Blvd,                | 30  | 3465  | 1598  | \$384.56   | 0.18% |
| 2 | 5024-006-009 | 4327 Crenshaw Blvd,                | 30  | 3465  | 1500  | \$381.35   | 0.18% |
| 2 | 5024-006-010 | 4331 Crenshaw Blvd,                | 60  | 6930  | 3455  | \$777.63   | 0.36% |
| 2 | 5024-006-011 | 4343 Crenshaw Blvd 305,            | 90  | 10395 | 11782 | \$1,383.08 | 0.65% |
| 2 | 5024-006-012 | 4345 Crenshaw Blvd,                | 154 | 15440 | 11882 | \$2,017.81 | 0.94% |
| 2 | 5024-006-013 | 4371 Crenshaw Blvd,                | 86  | 15940 | 5244  | \$1,321.37 | 0.62% |
| 2 | 5024-007-001 | 4257 Crenshaw Blvd,                | 27  | 2990  | 1764  | \$352.58   | 0.16% |
| 2 | 5024-007-002 | 4263 Crenshaw Blvd,                | 55  | 6960  | 0     | \$628.80   | 0.29% |
| 2 | 5024-007-003 | 4267 Crenshaw Blvd,                | 100 | 11210 | 5400  | \$1,273.12 | 0.59% |
| 2 | 5024-007-004 | 4275 Crenshaw Blvd,                | 50  | 5500  | 3000  | \$642.96   | 0.30% |
| 2 | 5024-007-005 | 4279 Crenshaw Blvd,                | 50  | 5500  | 3240  | \$650.84   | 0.30% |
| 2 | 5024-007-006 | 4283 Crenshaw Blvd,                | 25  | 2750  | 2077  | \$340.42   | 0.16% |
| 2 | 5024-007-007 | 4285 Crenshaw Blvd,                | 25  | 2750  | 2407  | \$351.25   | 0.16% |
| 2 | 5024-007-008 | 4287 Crenshaw Blvd,                | 20  | 2200  | 1600  | \$270.32   | 0.13% |
| 2 | 5024-007-009 | 4289 Crenshaw Blvd,                | 29  | 3190  | 3159  | \$419.50   | 0.20% |
| 2 | 5024-007-023 | 4299 Crenshaw Blvd,                | 85  | 10250 | 3912  | \$1,083.58 | 0.51% |
| 2 | 5024-008-001 | 4241 Crenshaw Blvd,                | 30  | 3660  | 2079  | \$406.75   | 0.19% |
| 2 | 5024-008-002 |                                    | 40  | 4560  |       | \$440.84   | 0.21% |
| 2 | 5024-008-003 | 4233 Crenshaw Blvd,                | 40  | 4560  | 7800  | \$696.89   | 0.33% |
| 2 | 5024-008-004 | 4229 Crenshaw Blvd,                | 40  | 4557  | 1930  | \$504.09   | 0.24% |
| 2 | 5024-008-005 | 4225 Crenshaw Blvd,                | 40  | 4557  | 6500  | \$654.11   | 0.31% |
| 2 | 5024-008-008 | 4213 Crenshaw Blvd,                | 40  | 4557  | 3173  | \$544.90   | 0.25% |
| 2 | 5024-008-009 | 4209 Crenshaw Blvd,                | 40  | 4557  | 4640  | \$593.06   | 0.28% |
| 2 | 5024-008-024 | 4219 Crenshaw Blvd                 | 80  | 9114  | 0     | \$881.48   | 0.41% |
| 2 | 5024-008-025 | 3610 Stocker St,                   | 110 | 9490  | 5488  | \$1,292.33 | 0.60% |
| 2 | 5024-008-026 | 4249 Crenshaw Blvd,                | 187 | 20554 | 5108  | \$2,203.50 | 1.03% |
| 2 | 5024-009-004 | 4124 Crenshaw Blvd,                | 40  | 3800  | 1236  | \$456.46   | 0.21% |
| 2 | 5024-009-005 | 4120 Crenshaw Blvd,                | 40  | 3800  | 0     | \$415.89   | 0.19% |
| 2 | 5024-009-006 | 4116 Crenshaw Blvd,                | 40  | 3800  | 4385  | \$559.83   | 0.26% |
| 2 | 5024-009-007 | 4108 Crenshaw Blvd,                | 80  | 7600  | 5980  | \$1,028.08 | 0.48% |
| 2 | 5024-009-008 | 4080 Crenshaw Blvd,                | 120 | 11400 | 7200  | \$1,484.02 | 0.69% |
| 2 | 5024-009-009 | 4074 Crenshaw Blvd,                | 40  | 3800  | 6800  | \$639.11   | 0.30% |
| 2 | 5024-009-010 | 4070 Crenshaw Blvd,                | 40  | 3800  | 3808  | \$540.89   | 0.25% |
| 2 | 5024-009-011 | 4064 Crenshaw Blvd,                | 40  | 3800  | 6578  | \$631.82   | 0.30% |
| 2 | 5024-009-012 | 4058 Crenshaw Blvd,                | 45  | 4226  | 2551  | \$550.01   | 0.26% |
| 2 | 5024-009-013 | 4050 Crenshaw Blvd,                | 70  | 8843  | 1312  | \$842.86   | 0.39% |
| 2 | 5024-009-014 | 3552 W Martin Luther King Jr Blvd, | 71  | 7100  | 2516  | \$832.45   | 0.39% |
| 2 | 5024-009-015 | 3540 W Martin Luther King Jr Blvd, | 41  | 6100  | 5107  | \$666.32   | 0.31% |
| 2 | 5024-009-030 | 4140 Crenshaw Blvd,                | 185 | 19390 | 8708  | \$2,268.92 | 1.06% |
| 1 | 5024-014-001 | 3405 W 43rd St,                    | 203 | 21910 | 12673 | \$5,196.52 | 2.43% |
| 1 | 5024-015-001 | 3443 W 43rd St,                    | 100 | 20420 | 12963 | \$3,732.60 | 1.74% |
| 1 | 5024-017-001 |                                    | 96  | 11510 | 0     | \$2,109.92 | 0.99% |
| 2 | 5024-017-005 | 4278 Crenshaw Blvd,                | 40  | 3800  | 216   | \$422.98   | 0.20% |
| 2 | 5024-017-006 | 4276 Crenshaw Blvd,                | 40  | 3800  | 3400  | \$527.50   | 0.25% |
| 2 | 5024-017-007 | 4270 Crenshaw Blvd,                | 40  | 3800  |       | \$415.89   | 0.19% |
| 2 | 5024-017-008 | 4252 Crenshaw Blvd,                | 200 | 18800 | 6840  | \$2,297.41 | 1.07% |
| 2 | 5024-017-009 |                                    | 120 | 14971 | 7656  | \$1,616.21 | 0.75% |
| 2 | 5024-017-010 | 4230 Crenshaw Blvd,                | 240 | 22050 | 8048  | \$2,734.90 | 1.28% |

|   |              |                                    |     |        |        |            |       |
|---|--------------|------------------------------------|-----|--------|--------|------------|-------|
| 2 | 5024-017-011 | 4210 Crenshaw Blvd,                | 100 | 9500   | 3002   | \$1,138.27 | 0.53% |
| 2 | 5024-017-012 | 4200 Crenshaw Blvd,                | 95  | 10630  | 1428   | \$1,087.30 | 0.51% |
| 2 | 5024-017-035 | 4294 Crenshaw Blvd,                | 152 | 15620  | 4365   | \$1,762.40 | 0.82% |
| 1 | 5024-018-001 | 3401 W 43rd Pl,                    | 60  | 6600   | 6528   | \$1,744.42 | 0.81% |
| 1 | 5024-018-002 | 3411 W 43rd Pl,                    | 50  | 5580   | 5500   | \$1,463.73 | 0.68% |
| 1 | 5024-018-003 | 3411 1/2 W 43rd Pl,                | 32  | 3620   | 3764   | \$957.79   | 0.45% |
| 1 | 5024-018-004 | 3417 W 43rd Pl,                    | 46  | 5450   | 4720   | \$1,344.94 | 0.63% |
| 1 | 5024-018-006 | 3423 W 43rd Pl,                    | 40  | 5250   | 6800   | \$1,399.55 | 0.65% |
| 2 | 5024-018-007 | 4330 Crenshaw Blvd,                | 212 | 20670  | 8546   | \$2,502.15 | 1.17% |
| 2 | 5024-018-008 | 4320 Crenshaw Blvd,                | 93  | 9410   | 4528   | \$1,134.46 | 0.53% |
| 2 | 5024-018-009 | 4314 Crenshaw Blvd,                | 40  | 4420   | 2420   | \$515.68   | 0.24% |
| 2 | 5024-018-010 | 4308 Crenshaw Blvd,                | 56  | 6090   | 3472   | \$721.50   | 0.34% |
| 1 | 5024-018-012 | 3440 W 43rd St,                    | 146 | 12970  | 9021   | \$3,530.68 | 1.65% |
| 1 | 5024-018-016 | 4305 Degnan Blvd 105,              | 86  | 13084  | 15500  | \$3,201.04 | 1.49% |
| 1 | 5024-018-017 | 4311 Degnan Blvd,                  | 60  | 7800   |        | \$1,362.19 | 0.64% |
| 1 | 5024-018-018 | 4317 Degnan Blvd,                  | 137 | 17858  | 11708  | \$3,953.72 | 1.85% |
| 1 | 5024-018-019 | 4333 Degnan Blvd,                  | 54  | 5152   | 4320   | \$1,401.88 | 0.65% |
| 1 | 5024-018-020 | 4337 Degnan Blvd,                  | 50  | 5000   | 4600   | \$1,357.55 | 0.63% |
| 2 | 5024-018-021 | 4306 Crenshaw Blvd,                | 45  | 4610   | 5475   | \$658.60   | 0.31% |
| 2 | 5024-018-022 | 4300 Crenshaw Blvd,                | 61  | 8190   | 6994   | \$942.44   | 0.44% |
| 1 | 5024-018-023 | 3426 W 43rd St,                    | 117 | 8640   | 7914   | \$2,752.69 | 1.29% |
| 2 | 5024-019-002 | 4331 Leimert Blvd,                 | 25  | 2510   | 2027   | \$330.90   | 0.15% |
| 2 | 5024-019-003 | 4339 Leimert Blvd,                 | 80  | 5830   | 4974   | \$936.95   | 0.44% |
| 1 | 5024-019-004 | 3331 W 43rd Pl,                    | 47  | 3280   | 2969   | \$1,077.02 | 0.50% |
| 1 | 5024-019-006 | 3343 W 43rd Pl,                    | 82  | 5990   | 5984   | \$1,955.93 | 0.91% |
| 1 | 5024-019-008 | 4330 Degnan Blvd,                  | 154 | 7800   | 7017   | \$3,123.03 | 1.46% |
| 2 | 5024-019-013 | 4307 Leimert Blvd,                 | 87  | 11380  | 5450   | \$1,185.72 | 0.55% |
| 2 | 5024-019-014 | 4309 Leimert Blvd,                 | 25  | 3080   | 3240   | \$389.43   | 0.18% |
| 2 | 5024-019-015 | 4315 Leimert Blvd,                 | 49  | 6050   | 3592   | \$673.17   | 0.31% |
| 2 | 5024-019-016 | 4319 Leimert Blvd,                 | 42  | 6930   | 4706   | \$687.68   | 0.32% |
| 2 | 5024-019-017 | 4323 Leimert Blvd,                 | 38  | 4180   | 4773   | \$570.49   | 0.27% |
| 2 | 5024-019-018 |                                    | 50  | 5760   | 0      | \$553.02   | 0.26% |
| 2 | 5024-020-001 | 4299 Leimert Blvd,                 | 95  | 22675  | 11709  | \$1,820.19 | 0.85% |
| 1 | 5024-024-001 | 3339 W 43rd St,                    | 203 | 21910  | 16229  | \$5,451.63 | 2.55% |
| 3 | 5032-002-038 | 3625 Stocker St,                   | 88  | 14659  | 12965  | \$259.00   | 0.12% |
| 3 | 5032-002-040 |                                    | 123 | 14074  | 5431   | \$327.76   | 0.15% |
| 3 | 5032-002-041 | 3649 Stocker St,                   | 152 | 13769  | 5115   | \$385.68   | 0.18% |
| 3 | 5032-002-043 | 3715 Santa Rosalia Dr,             | 128 | 14028  | 1210   | \$337.78   | 0.16% |
| 3 | 5032-002-045 | 3755 Santa Rosalia Dr,             | 116 | 11882  | 5608   | \$301.68   | 0.14% |
| 3 | 5032-002-046 | 3767 Santa Rosalia Dr,             | 117 | 12211  | 2335   | \$305.49   | 0.14% |
| 3 | 5032-002-047 | 3791 Santa Rosalia Dr,             | 110 | 19370  | 8452   | \$329.34   | 0.15% |
| 3 | 5032-002-048 | 4070 Marlton Ave,                  | 150 | 14301  | 1661   | \$384.42   | 0.18% |
| 3 | 5032-002-049 | 4634 Marlton Ave,                  | 110 | 12378  | 2028   | \$292.00   | 0.14% |
| 3 | 5032-002-052 | 3755 Santa Rosalia Dr,             | 21  | 112820 | 153664 | \$645.59   | 0.30% |
| 3 | 5032-002-053 | 3650 W Martin Luther King Jr Blvd, | 244 | 185565 | 343879 | \$1,492.02 | 0.70% |
| 3 | 5032-002-054 | 4101 Crenshaw Blvd,                | 156 | 55321  | 213144 | \$615.79   | 0.29% |
| 3 | 5032-002-055 | 4005 Crenshaw Blvd,                | 405 | 85377  | 263626 | \$1,287.65 | 0.60% |
| 3 | 5032-002-056 |                                    | 70  | 7000   |        | \$181.14   | 0.08% |
| 3 | 5032-002-057 | 3939 Crenshaw Blvd,                | 263 | 28070  | 11520  | \$690.01   | 0.32% |
| 3 | 5032-002-058 | 3901 Crenshaw Blvd,                | 277 | 71438  | 43393  | \$950.35   | 0.44% |
| 3 | 5032-002-059 |                                    | 447 | 247420 |        | \$2,239.22 | 1.05% |

|   |              |   |      |        |        |              |         |
|---|--------------|---|------|--------|--------|--------------|---------|
| 3 | 5032-002-060 | 3945 Crenshaw Blvd,                       | 80   | 8000   | 4560   | \$207.01     | 0.10%   |
| 3 | 5032-002-061 | 3650 W Martin Luther King Jr Blvd Bridge, | 0    | 29000  | 24600  | \$154.86     | 0.07%   |
| 3 | 5032-002-063 | 4020 Marlton Ave,                         | 108  | 59677  | 57818  | \$540.47     | 0.25%   |
| 3 | 5032-002-064 |   | 20   | 6160   |        | \$73.97      | 0.03%   |
| 3 | 5032-002-065 | 3650 W Martin Luther King Jr Blvd,        | 445  | 455637 | 153886 | \$3,347.00   | 1.56%   |
| 3 | 5032-002-066 | 4101 Crenshaw Blvd,                       | 1281 | 390733 | 269052 | \$4,717.27   | 2.20%   |
| 2 | 5032-003-002 | 3710 W Martin Luther King Jr Blvd,        | 66   | 13014  | 10143  | \$1,240.56   | 0.58%   |
| 2 | 5032-003-003 | 3718 W Martin Luther King Jr Blvd,        | 73   | 10853  | 7407   | \$1,130.77   | 0.53%   |
| 2 | 5032-003-004 | 3724 W Martin Luther King Jr Blvd,        | 60   | 8784   | 7480   | \$970.60     | 0.45%   |
| 2 | 5032-003-005 | 3732 W Martin Luther King Jr Blvd,        | 60   | 8400   |        | \$712.45     | 0.33%   |
| 2 | 5032-003-006 | 3742 W Martin Luther King Jr Blvd,        | 60   | 8400   | 14692  | \$1,194.77   | 0.56%   |
| 2 | 5032-004-003 | 3840 W Martin Luther King Jr Blvd,        | 60   | 8402   | 0      | \$712.53     | 0.33%   |
| 2 | 5032-004-004 | 3850 W Martin Luther King Jr Blvd,        | 58   | 8121   | 0      | \$688.77     | 0.32%   |
| 2 | 5032-004-005 | 3856 W Martin Luther King Jr Blvd,        | 58   | 8122   | 0      | \$688.79     | 0.32%   |
| 2 | 5032-004-006 | 3860 W Martin Luther King Jr Blvd,        | 58   | 8122   | 0      | \$688.78     | 0.32%   |
| 2 | 5032-004-007 | 3900 W Martin Luther King Jr Blvd,        | 59   | 8549   | 0      | \$710.07     | 0.33%   |
| 2 | 5032-004-018 | 3910 W Santa Barbara Ave,                 | 388  | 25382  | 16530  | \$4,199.96   | 1.96%   |
| 2 | 5032-004-019 | 3838 W Martin Luther King Jr Blvd,        | 60   | 8401   | 0      | \$712.50     | 0.33%   |
| 2 | 5032-005-004 |   | 0    | 57935  | 0      | \$1,901.82   | 0.89%   |
| 2 | 5032-005-006 |   | 60   | 86249  | 0      | \$3,268.00   | 1.53%   |
| 2 | 5032-005-008 | 4055 Marlton Ave,                         | 1579 | 376358 | 0      | \$23,847.66  | 11.13%  |
| 2 | 5033-004-035 | 4034 Crenshaw Blvd,                       | 90   | 21877  | 3731   | \$1,495.71   | 0.70%   |
|   |              | Total Non-Government Parcels              |      |        |        | \$178,857.38 | 83.51%  |
|   |              | Total Government Parcels                  |      |        |        | \$35,319.12  | 16.49%  |
|   |              | Total all Parcels                         |      |        |        | \$214,176.50 | 100.00% |

