

FLOWER ST & WILSHIRE BLVD NO. 1

Miguel Sangalang, BSL
Interim Executive Director
Attn: Prop. 218 Section
1149 S. Broadway, 2nd Flr.
Los Angeles CA 90015

PROJ ID / Elect. No.: 5027
COUNCIL FILE No.: 21-0900-S3
Engineer: Mark Sibley / CE

Election Division
Attn: Yvonna Contreras
Piper Technical Center, 3rd FL
Mail Stop 168

Mailing Date: 02/17/21
P.W. Hearing Date: 03/26/21
Council Hearing Date: 04/06/21

Calendar Section
Attn: Melinda Novoa / Alan Alietti
Room 395, City Hall
Mail Stop 160

Councilmember Kevin De Leon
14th District
Room 465, City Hall
Stop 223

| City Assmt ID | APN | Owner name | Owner address | PROPOSED ASSESSMENT |
|---------------|--------------|-------------------------------------------------------------------------|----------------------------------------------------|---------------------|
| 1. 15389-001 | 5144-007-023 | 811 WILSHIRE LLC C/O PHILLIP LEE | 3470 WILSHIRE BLVD #700 LOS ANGELES, CA 90010 | \$1,034.24 |
| 2. 15389-002 | 5144-007-400 | PACIFIC FINANCIAL EQUITIES LLC C/O GREGORY RYAN | 800 W 6TH ST, STE 320 LOS ANGELES, CA 90017 | \$517.12 |
| 3. 15389-003 | 5151-018-019 | FSP SOUTH FLOWER STREET ASSOC LLC C/O COMMONWEALTH PARTNERS | PO BOX 847 CARLSBAD, CA 92018 | \$3,207.91 |
| 4. 15389-004 | 5151-018-017 | CVFI 444 S FLOWER LP C/O CORETRUST CAPITAL PARTNERS | 444 S FLOWER ST, STE 2500 LOS ANGELES, CA 90071 | \$1,673.69 |
| 5. 15389-005 | 5151-025-002 | BERINGIA CENTRAL LLC | 633 W 5TH ST, STE 801 LOS ANGELES, CA 90071 | \$1,838.42 |
| 6. 15389-006 | 5151-024-002 | CALIFORNIA CLUB | 538 S FLOWER ST LOS ANGELES, CA 90071 | \$1,673.69 |
| 7. 15389-007 | 5151-024-004 | FERRADO LA LLC C/O FERRADO INMUEBLES | 20411 SW BIRCH ST #360 NEWPORT BEACH, CA 92660 | \$1,115.80 |
| 8. 15389-008 | 5144-005-124 | EQR PAGASUS APARTMENTS LP C/O EQR R E TAX DEPT | PO BOX 87407 CHICAGO, IL 60680 | \$3,361.29 |
| 9. 15389-009 | 5144-006-900 | L.A. CITY COMMUNITY COLLEGE DIST | 300 S GRAND AVE 1500 LOS ANGELES, CA 90071 | \$411.25 |
| 10. 15389-010 | 5151-025-905 | LA CITY LIBRARY | 630 W 5TH ST LOS ANGELES, CA 90071 | \$5,171.21 |
| 11. 15390-001 | 5151-016-013 | ESSEX BUNKER HILL LP C/O GRANT THORNTON LLP | PO BOX 59365 SCHAUMBURG , IL 60159 | \$6,973.72 |
| 12. 15390-002 | 5151-027-256 | BUNKER HILL TOWERS CONDOMINIUM ASSN INC | 800 W 1ST ST, NO 201 LOS ANGELES, CA 90012 | \$560.79 |
| 13. 15390-003 | 5151-014-924 | L.A. METROPOLITAN TRANSIT AUTHORITY ATTN JOHN BECK, REAL ESTATE OFFICER | 1 GATEWAY PLAZA - 18TH FLOOR LOS ANGELES, CA 90014 | \$1,918.36 |
| | | | | |

Total: \$29,457.49

CERTIFICATION OF MAILING NOTICES OF
STREET LIGHTING MAINTENANCE

(Section 6.95 to 6.127 of the
Los Angeles Administrative Code)

I, Ruben Flamenco, hereby certify and declare that I am and was at all times herein mentioned a Deputy City Clerk of the City of Los Angeles; that, acting for and under the direction of the City Clerk and in accordance with the direction contained in Ordinance of Intention No(s). 186914 relating to the proposed maintenance of lighting posts and appliances and furnishing of electric current thereto in the above designated lighting district, under provisions of Sections 6.95 to 6.127 of the Los Angeles Administrative Code. I, on February 17, 2021 deposited in the United States mail at Los Angeles, California, a notice entitled "Notice of Public Hearings and Ballot for Operation of Streetlights," to each of the owners of real property within the Street Lighting maintenance assessment district:

FLOWER STREET AND WILSHIRE BOULEVARD NO. 1

whose names and addresses appear on the last equalized assessment roll of the County of Los Angeles, or on file in the office of, and known to the City Clerk of the City of Los Angeles and that a true copy of such notice is attached hereto and made a part hereof.

I certify (or declare) under penalty of perjury that the foregoing is true and correct. At Los Angeles, California
February 17, 2021.

Date

Ruben Flamenco
DEPUTY CITY CLERK

SAMPLE BALLOT

OFFICIAL PROPERTY OWNER ASSESSMENT BALLOT

STREET LIGHTING DISTRICT : "FLOWER ST & WILSHIRE BLVD NO. 1"

PROPERTY OWNER :

VOTE HERE

YES, I am IN FAVOR of the proposed Street Lighting Assessment District. I understand that I will be assessed \$1,034.24 annually for the operation and maintenance of the street light(s) adjacent to my property.

NO, I am OPPOSED to the proposed Street Lighting Assessment District. I understand that a majority NO vote will cause the streetlight(s) not to be installed; or if already installed, turned off and removed from service.

Election: 5027
City Parcel: 15389-001
County APN: 5144-007-023

I hereby declare, under penalty of perjury under the laws of the State of California, that I am the record owner, or the authorized representative of the record owner, of the parcel identified above.

(Both Name and Original Signature must be completed in order for your ballot to be counted.)

PRINT NAME

(Property Owner, Authorized Rep., etc.)

ORIGINAL SIGNATURE

DATE

INSTRUCTIONS

1. Vote by marking one of the boxes on the reverse side of this ballot - Mark only one box.
2. Mark your ballot with blue or black ink - Do not use pencil.
3. Print your name, sign and date the ballot - If more than one owner, only one owner needs to sign.
4. Return the ballot using the enclosed envelope.
5. Make sure the Los Angeles City Clerk address on the back of the ballot appears in the window of the return envelope.
6. Ballot must be received by Tuesday, April 6, 2021

LOS ANGELES CITY CLERK, ELECTION DIV.
ATTN: 218 BALLOT ST. LTG. MNT. # 5027
555 RAMIREZ STREET, SPACE 300
LOS ANGELES, CA 90099-9716

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and upon request will provide reasonable accommodation to ensure equal access to its programs, services and activities.



NOTICE TO PROPERTY OWNERS

FOR THE FORMATION OF THE CITY OF LOS ANGELES
STREET LIGHTING MAINTENANCE DISTRICT:

FLOWER ST & WILSHIRE BLVD NO. 1

NOTE: Ballots must be received by Tuesday, April 6, 2021



*This package contains a ballot to determine if streetlights adjacent to your property will be installed.
Este paquete contiene una boleta de votación si a luces adyacentes a su propiedad son instalada.*

In order to provide street lighting services near your property, an assessment district must be created to collect the annual cost for street lighting operation and maintenance from the adjacent property owners. This is your opportunity to vote (see instructions on back of ballot) on whether you want to have streetlights and accept the assessment added to your property taxes to pay for these costs.

NOTICE

This notice informs you, as record owner of property within the proposed assessment district, which on 2/2/2021 the Los Angeles City Council declared its intention to form a new Street Lighting Maintenance District, under Council File number 21-0900-S3. All interested persons are invited to attend the public hearings and express opinions on the proposed assessment.

Public Hearing: Friday, March 26, 2021, 10:00 AM
Board of Public Works – 3rd fl., Rm. 350, City Hall, 200 N. Spring Street.

Council Hearing: Tuesday, April 6, 2021, 10:00 AM
Los Angeles City Council – 3rd fl., Rm. 340, City Hall, 200 N. Spring Street.

Protest Procedure: Protests presented for consideration to the Council are not binding, regardless of the number. The Council may accept or deny the protest(s) at its discretion. Any person may file a written protest or appeal with the City Clerk at any time prior to, or on the day of, the final public hearing by the City Council on this matter. Written protests shall specify the ground(s) upon which the protest is based, the name and mailing address of the person protesting, a description sufficient to identify the property for which the protest is being filed, the Council File number, and be mailed or delivered to the City Clerk, Room 395, Los Angeles City Hall, 200 N. Spring St., Los Angeles, CA 90012.

ASSESSMENT INFORMATION

The proposed assessment described in this Notice is new and, if approved, will appear on your property tax bill. Proposition 218, the "Right to Vote on Taxes Act", was approved on the November 1996 statewide ballot, and added Article XIIIID to the California Constitution. It requires that a parcel's assessment may not exceed the reasonable cost for the proportional special benefit conferred on that parcel. Article XIIIID provides that only special benefits are assessable and the City must separate the general benefits from the special benefits. It also requires that publicly owned properties, which benefit from the improvements, be assessed.

1. **Proposed Annual Assessment (Your Property):** \$1,034.24 for FY 2020-21. *
2. **Proposed Annual Assessment (Entire District):** \$29,457.49 for FY 2020-21.
3. **Duration of the Proposed Assessment:** Annually on your Property Tax Bill.
4. **Reason for the Assessment:** To pay for the cost of operating, servicing and maintaining local street lighting. These costs include, but are not limited to electricity, lamps, fixtures, poles, wires, repair crews and vehicles and other items necessary to operate streetlights in the City of Los Angeles.
5. **Balloting Results:** The District will be formed and the assessment in the amount listed on the enclosed ballot will be imposed unless a majority of the ballots are returned opposing the assessment. Ballots are weighted proportionally by each parcel's assessment amount. (\$1 = 1 vote.)



Proposed Assessment Calculation

The process of determining maintenance assessments for each parcel is based on evaluating three areas relative to the amount of special benefit received. These include the size of the property, the land use, and the type of street lighting system(s) benefiting the property. These factors are evaluated for your property to determine your annual assessment. For more detailed information regarding assessment calculations, please visit us at: www.lacity.org/bsl

SEE ATTACHED MAP

Questions?

Call (213) 847-1500
or visit the Bureau of
Street Lighting website:
www.lacity.org/bsl

PROPERTY and ASSESSMENT DETAILS

- Location:
- County APN: 5144-007-023
- Fiscal Year: 2020-21
- Acreage: .5580
- Land Use: COM
- Dwell Units: 0
- Current Assessment: \$917.00
- Proposed Assessment: \$1,034.24 *
(this equates to about \$86.19 per month)



* Assessments may be increased annually without further notice or ballot, by no more than the annual Consumer Price Index (CPI) for the Los Angeles area, provided by the U.S. Dept. of Labor (Bureau of Labor Statistics). The annual Consumer Price Index (CPI) will be calculated from the calendar year (Jan 1-Dec 31) just prior to the assessment period affected (Jul 1-Jun 30). Current Assessment will be replaced by Proposed Assessment.

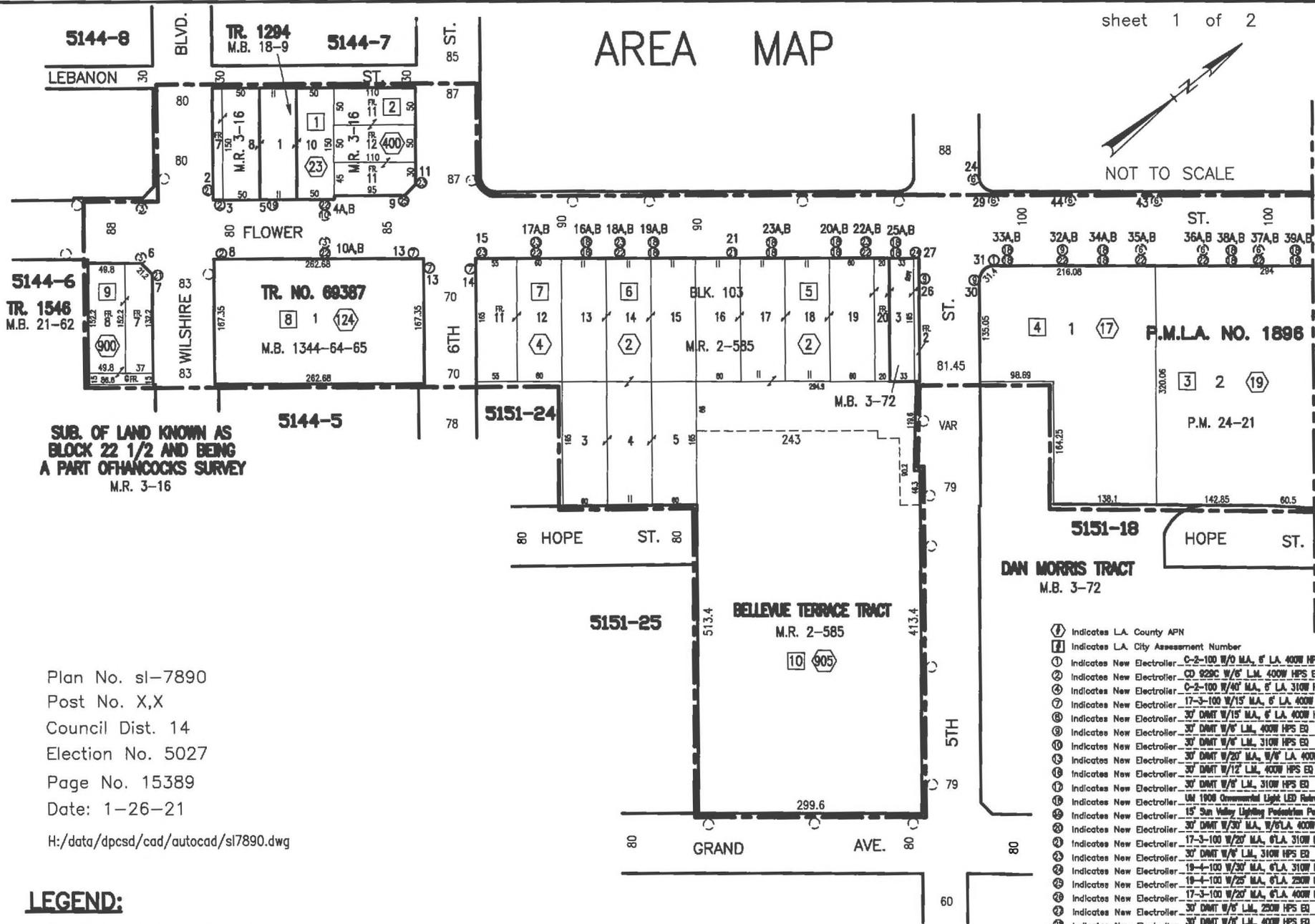
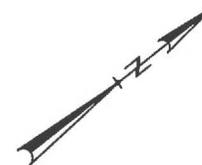
City of Los Angeles
Department of Public Works
Bureau of Street Lighting

bsl.lacity.org

SAMPLE NOTICE

AREA MAP

NOT TO SCALE



CONTINUED AT A-A1 SHEET NO.2

Plan No. sl-7890
 Post No. X,X
 Council Dist. 14
 Election No. 5027
 Page No. 15389
 Date: 1-26-21

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LEGEND:

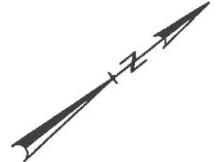
- MAINTENANCE DISTRICT BOUNDARY
- NEW STREETLIGHT
- EXISTING STREETLIGHT
- # CITY ASSESSMENT NUMBER
- Z LOT TIE

- ① Indicates L.A. County APN
- ② Indicates L.A. City Assessment Number
- ③ Indicates New Electroliner... C-2-100 W/O M.A., 6' L.A. 400W HPS ED ... B.Z. 3
- ④ Indicates New Electroliner... CD 929C W/6' L.M., 400W HPS ED ... B.Z. 3
- ⑤ Indicates New Electroliner... C-2-100 W/40' M.A., 6' L.A. 310W HPS ED ... B.Z. 3
- ⑥ Indicates New Electroliner... 17-3-100 W/15' M.A., 6' L.A. 400W HPS ED ... B.Z. 3
- ⑦ Indicates New Electroliner... 30' DMRT W/15' M.A., 6' L.A. 400W HPS ED ... B.Z. 3
- ⑧ Indicates New Electroliner... 30' DMRT W/6' L.M., 400W HPS ED ... B.Z. 3
- ⑨ Indicates New Electroliner... 30' DMRT W/6' L.M., 310W HPS ED ... B.Z. 3
- ⑩ Indicates New Electroliner... 30' DMRT W/20' M.A., W/6' L.A. 400W HPS ED ... B.Z. 3
- ⑪ Indicates New Electroliner... 30' DMRT W/12' L.M., 400W HPS ED ... B.Z. 3
- ⑫ Indicates New Electroliner... 30' DMRT W/6' L.M., 310W HPS ED ... B.Z. 3
- ⑬ Indicates New Electroliner... UM 1908 Ornamental Light LED Retrofit KR ... B.Z. 3
- ⑭ Indicates New Electroliner... 15' Sun Valley Lighting Protection Pole W/3' L.A. ... B.Z. 3
- ⑮ Indicates New Electroliner... 30' DMRT W/30' M.A., W/6' L.A. 400W HPS ED ... B.Z. 3
- ⑯ Indicates New Electroliner... 17-3-100 W/20' M.A., 6' L.A. 310W HPS ED ... B.Z. 3
- ⑰ Indicates New Electroliner... 30' DMRT W/6' L.M., 310W HPS ED ... B.Z. 3
- ⑱ Indicates New Electroliner... 19-4-100 W/30' M.A., 6' L.A. 310W HPS ED ... B.Z. 3
- ⑲ Indicates New Electroliner... 19-4-100 W/25' M.A., 6' L.A. 250W HPS ED ... B.Z. 3
- ⑳ Indicates New Electroliner... 17-3-100 W/20' M.A., 6' L.A. 400W HPS ED ... B.Z. 3
- ㉑ Indicates New Electroliner... 30' DMRT W/6' L.M., 250W HPS ED ... B.Z. 3
- ㉒ Indicates New Electroliner... 30' DMRT W/6' L.M., 400W HPS ED ... B.Z. 3
- ㉓ Indicates New Electroliner... 19-4-100 W/30' M.A., 6' L.A. 250W HPS ED ... B.Z. 3
- ㉔ Indicates New Equipment... 310W HPS ED ... B.Z. 3
- ㉕ Indicates New Equipment... 310W HPS ED ... B.Z. 3
- ㉖ Indicates New Equipment... 400W HPS ED ... B.Z. 3
- ㉗ Indicates New Equipment... 310W HPS ED ... B.Z. 3
- ㉘ Indicates New Equipment... Ornamental Light LED Retrofit KR ... B.Z. 3
- ㉙ Indicates New Equipment... 310W HPS ED ... B.Z. 3
- ㉚ Indicates New Equipment... 250W HPS ED ... B.Z. 3
- ㉛ Indicates New Equipment... Sun Valley Lighting LCR Mid Pole Mount ... B.Z. 3
- ㉜ Indicates Future Electroliner... B.Z. 3
- Indicates Adjacent System

FLOWER ST. & WILSHIRE BLVD. NO.1 L.D.

PREPARED BY BUREAU OF STREET LIGHTING

AREA MAP



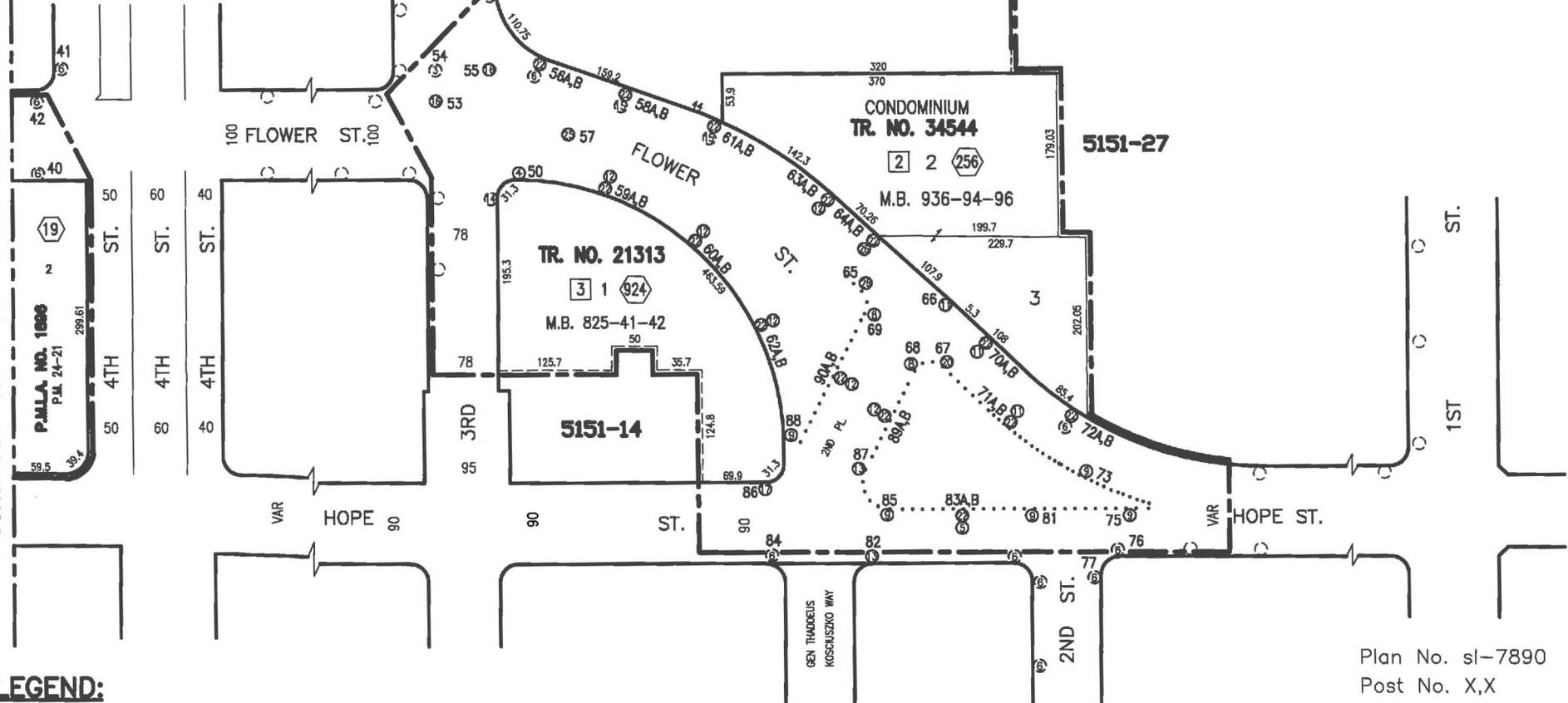
NOT TO SCALE

CONTINUED AT A-A1 SHEET NO.1 A1

A

LEGEND:

-  MAINTENANCE DISTRICT BOUNDARY
-  NEW STREETLIGHT
-  EXISTING STREETLIGHT
-  CITY ASSESSMENT NUMBER
-  LOT TIE



FLOWER ST. & WILSHIRE BLVD. NO.1 L.D.

PREPARED BY BUREAU OF STREET LIGHTING

Plan No. sl-7890
 Post No. X,X
 Group No. 5027
 Council Dist. 14
 Election No. 5027
 Page No. 15390
 Date: 1-26-21

Light not yet installed.

STREET LIGHTING BALLOT DON'T THROW AWAY

This package contains a ballot to determine if streetlights will be installed adjacent to your property.

In order to install streetlights near your property, an Assessment District must be created to collect the annual cost from adjacent property owners to operate and maintain the lights. This is your opportunity to vote on whether you want to have streetlights and accept the charge added to your property taxes to pay these costs.

In this packet you will find a blue Notice, a yellow Ballot, and an envelope for mailing the ballot.

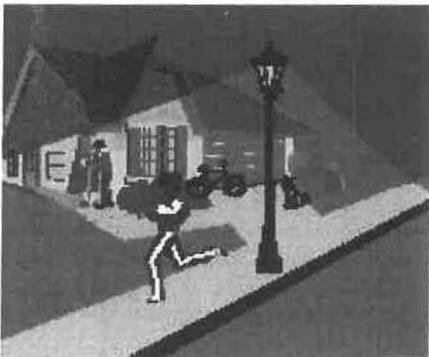
Street Lighting Operation and Maintenance Ballot

This ballot is the most important document in this material.
It shows the proposed assessment amount for your property
Ballots that are not returned, or that are returned late, cannot be counted.

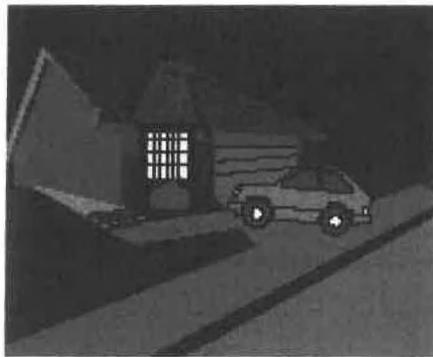
Please return your ballot!

Notice to Property Owners

This Notice provides you with legally required information about the balloting and the assessment. On the back, it explains how your assessment is calculated.



✓ A majority **YES** vote will permit the City to install streetlights near your property.



✓ A majority **NO** vote will not allow the City to install streetlights adjacent to your property.

City of Los Angeles
Dept. of Public Works
Bureau of Street Lighting



Questions? Problems paying?
Call 213 847-1500 or visit the
Bureau of Street Lighting website.
<http://www.lacity.org/BSL/index.htm>

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and upon request will provide reasonable accommodation to ensure equal access to its programs, services and activities.

BALOTA DE ALUMBRADO PUBLICO FAVOR DE NO TIRAR A LA BASURA

Este paquete contiene una balota para determinar si un sistema de alumbrado público será instalado adyacente a su propiedad.

Para instalar un sistema de alumbrado público cerca de su propiedad, un distrito de valoración debe ser creado para colectar anualmente de los propietarios la cantidad para la operación y mantenimiento del alumbrado. Esta es su oportunidad para votar si desea que el alumbrado se mantenga encendido y aceptar que los cargos se agregen a los impuestos de su propiedad.

En este paquete usted encontrará un aviso color azul, una balota amarilla, y un sobre para enviar la balota.

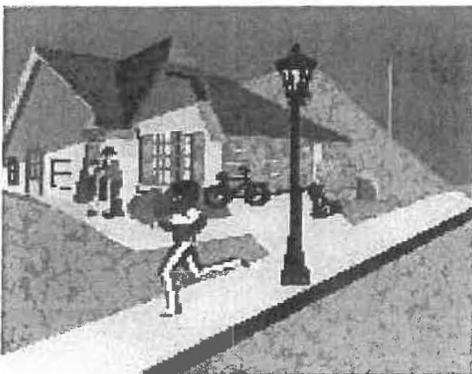
Balota para la Operación y Mantenimiento del Alumbrado Público

Esta balota es el documento más importante dentro de este material.
La balota muestra la propuesta cantidad de tasación sobre su propiedad.
Balotas no regresadas o regresadas tarde, no pueden ser contadas.

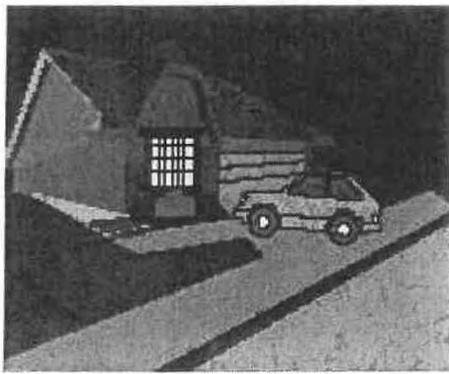
¡Favor de Regresar la Balota!

Aviso Para Propietarios

Este aviso suministra información sobre la votación y tasación requerida por la ley. Al reverso, le explica como su tasación es calculada.



✓ Una mayoría de votos "SI", permitirá a la Ciudad instalar alumbrado público cerca de su propiedad.



✓ Una mayoría de votos "NO", no requerirá a la Ciudad instalar alumbrado público adyacente a su propiedad.

Ciudad de los Angeles
Departamento de Obras Públicas
Buró de Alumbrado Público



¿Preguntas? ¿No puede pagar?
Llame al 213 847-1500 o visite
la página de internet del Buró de
Alumbrado publico:
<http://www.lacity.org/BSL/index.html>