

Century City

Property-Based Business Improvement District

Management District Plan



City of Los Angeles, California

December 2021

Prepared by:
Kristin Lowell, Inc.

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

CENTURY CITY
Property-Based Business Improvement District
Management District Plan

Table of Contents

<u>Section Number</u>	<u>Page Number</u>
1. Executive Summary	1
2. CCBID Boundary	5
3. CCBID Activity and Improvement Plan	9
4. CCBID Assessment Budget.....	14
5. Assessment Methodology	16
6. CCBID Governance	22
7. Assessment Roll.....	23

SECTION 1: EXECUTIVE SUMMARY

The Century City Property-Based Business Improvement District (“CCBID”) was first established in 2008, renewed in 2013, and is now being renewed for an additional 5-year term pursuant to Section 36600 et seq. of the California Streets and Highways Code, the “Property and Business Improvement District Law as amended” hereinafter referred to as “State Law”, and the State Constitution Article XIID. Upon receipt of petitions signed by property owners representing greater than 50% of the assessable CCBID budget, the City of Los Angeles will initiate an assessment ballot procedure to officially renew the CCBID.

Governed by an Owners’ Association, commonly referred to as the Board of Directors, the CCBID’s work program will deliver enhanced services to improve and convey special benefits to properties located within the CCBID boundary, above and beyond those provided by the City of Los Angeles. The CCBID will continue to provide and expand upon the existing improvements and activities, specifically, clean, safe, and beautiful, as well as CCBID management services. In late 2025 it is anticipated that the new Metro station will be open at the intersection of Constellation Boulevard and Avenue of the Stars in the heart of the CCBID. To account for the potential increase in pedestrian traffic to the area, each of the CCBID activities will be increased as well starting in 2025. Each of these activities is designed to meet the goals of the CCBID: to improve the appearance and safety of the area, to increase building occupancy and lease rates and to encourage new business development.

Location	The CCBID is approximately 13 block faces roughly bounded by Century Park West on the west, Santa Monica Boulevard medians to the north, Century Park East to Olympic Boulevard as well as Avenue of the Stars from Olympic Boulevard to Pico Boulevard to the east, and Pico Boulevard to the south. (See Section 3 for boundary description and map)
Benefit Zones	Both the State Law and the State Constitution Article XIID require that parcel assessments be levied in accordance with the special benefit each assessed parcel receives from the CCBID improvements and activities. To account for the varying needs of each assessed parcel, the CCBID is created with three benefit zones: the Premium Zone, the Standard Zone, and the Fox Zone. Every assessed parcel within each benefit zone pays an assessment that represents 100% of the special benefits received. (See Section 3 for Benefit Zone discussion)
Services & Activities	<p>The CCBID will finance services that will enhance the environment for property owners, businesses, residents, employees, and visitors, including:</p> <p>Clean, Safe, and Beautiful:</p> <ul style="list-style-type: none">• <u>Safe Team</u> that supports law enforcement, property owners and businesses in overall crime prevention efforts while providing concierge service to customers, residents, and employees.• <u>Clean Team services</u> that will sweep sidewalks and gutters, empty trash cans, remove litter, trash, and graffiti throughout the District.

	<ul style="list-style-type: none">• <u>Landscaping and Fountain Maintenance</u> such as landscaping medians and corridors, tree trimming on medians, maintaining fountains and pedestrian walkways.• <u>Beautification</u> such as, streetscape furniture, bike racks, tree lighting, information kiosks, holiday décor, art, and signage. <p>CCBID Management: 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.</p>																								
Method of Financing	Levy of assessments upon real property that receive special benefits from the CCBID improvements and activities.																								
Budget	<p>Total CCBID assessment budget for its first year of operations is \$1,424,192.43, as follows:</p> <table><tr><th>EXPENDITURES</th><th>TOTAL BUDGET</th><th>% of Budget</th></tr><tr><td>Clean, Safe and Beautiful</td><td>\$1,226,223.37</td><td>86.10%</td></tr><tr><td>Management</td><td>\$197,969.06</td><td>13.90%</td></tr><tr><td>Total Expenditures</td><td>\$1,424,192.43</td><td>100.00%</td></tr><tr><th>REVENUES</th><th></th><th></th></tr><tr><td>Assessment Revenues</td><td>\$1,383,065.23</td><td>97.11%</td></tr><tr><td>Other Revenues (1)</td><td>\$41,127.20</td><td>2.89%</td></tr><tr><td>Total Revenues</td><td>\$1,424,192.43</td><td>100.00%</td></tr></table> <p>(1) An allowance is made for general benefits that the CCBID may provide to either the parcels outside the CCBID boundary or to the public at large. Any CCBID services that are found to provide general benefit cannot be paid for with assessment revenue. A certified engineer has estimated that the general benefit from the CCBID services accounts for \$41,127.20 of the estimated budget, resulting in a total assessable budget of \$1,383,065.23.</p>	EXPENDITURES	TOTAL BUDGET	% of Budget	Clean, Safe and Beautiful	\$1,226,223.37	86.10%	Management	\$197,969.06	13.90%	Total Expenditures	\$1,424,192.43	100.00%	REVENUES			Assessment Revenues	\$1,383,065.23	97.11%	Other Revenues (1)	\$41,127.20	2.89%	Total Revenues	\$1,424,192.43	100.00%
EXPENDITURES	TOTAL BUDGET	% of Budget																							
Clean, Safe and Beautiful	\$1,226,223.37	86.10%																							
Management	\$197,969.06	13.90%																							
Total Expenditures	\$1,424,192.43	100.00%																							
REVENUES																									
Assessment Revenues	\$1,383,065.23	97.11%																							
Other Revenues (1)	\$41,127.20	2.89%																							
Total Revenues	\$1,424,192.43	100.00%																							
2022 Carryover Funds	The estimate for assessment funds carried over from the current Century City BID to the first year 2023 budget is \$120,000. This is the same as the amount of actual prior year carryover funds, if any, from the 2022 budget and will be applied to the 2023 budget. The funds will be applied to the same budget line item in 2023 as the line item in 2022 that was the source of the carryover funds. Carryover funds from 2022, if any exist, are projected to be from the Clean, Safe and Beautiful line item. Therefore, the Clean, Safe and Beautiful budget line item of \$1,226,223.37 could increase to as much as \$1,346,223.27 if the total \$120,000 carryover becomes a reality and is totally from the Clean, Safe and Beautiful line item.																								

Budget Surplus	Any annual budget surplus (maximum of 10%), including those created through cost saving measures, unexpected reductions in expenses or unanticipated increases to income, will be rolled into the following year's budget, including surpluses from the prior CCBID 2022 budget. The budget will be adjusted accordingly consistent with the Management District Plan to adjust for surpluses that are carried forward to ensure that the CCBID is spending these funds in a timely manner and is complying with applicable State laws and City policies. The estimated budget surplus amount will be included in the annual report each year.								
Assessments	<p>Annual assessments are calculated based upon each parcel's special benefit received from the identified CCBID improvements and activities and their relative cost. The assessment factors are based on the building square footage for developed parcels and lot square footage for undeveloped vacant parcels. The first year's assessment rates, including residential parcels, per building square foot for developed parcels and lot square foot for vacant parcels are:</p> <table data-bbox="623 861 1284 1005"> <tr> <th>Benefit Zone</th><th>Assmt Rate</th></tr> <tr> <td>Premium Zone</td><td>\$0.1445</td></tr> <tr> <td>Standard Zone</td><td>\$0.0415</td></tr> <tr> <td>Fox Studios Zone</td><td>\$0.1016</td></tr> </table>	Benefit Zone	Assmt Rate	Premium Zone	\$0.1445	Standard Zone	\$0.0415	Fox Studios Zone	\$0.1016
Benefit Zone	Assmt Rate								
Premium Zone	\$0.1445								
Standard Zone	\$0.0415								
Fox Studios Zone	\$0.1016								
Increases	During the 5-year term annual assessments may increase up to 16% to take into consideration the increase in program costs as well as the increased cost of activities once the Metro station opens in late 2025. In 2024, the assessments will increase 4%. With the Metro Station opening in late 2025 the assessments for 2025 will increase 10.85% to account for a partial year of increased activities. In 2026 the assessments will increase the full 16% to account for a full year of increased activities. In 2027 the assessments will increase 10.33%. Assessment budgets may also increase based on development in the CCBID. The determination of annual adjustments in assessment rates will be subject to the review and approval of the CCBID Owners' Association. The CCBID Owners' Association will develop annual budgets and service programs each year.								
City Services	The City of Los Angeles has established and documented the base level of pre-existing City services. The CCBID will not replace any pre-existing general City services.								
Collection	CCBID assessments appear as a separate line item on the annual Los Angeles County property tax bills.								

CCBID Governance	The CCBID will be managed by a nonprofit organization that will act as the CCBID Owners' Association. The CCBID Owners' Association will be governed by a board of directors comprised of a majority of CCBID property owners. The Board will determine CCBID annual services and budgets.
CCBID Formation	The State Law for district formation requires the submission of petitions signed by property owners in the proposed CCBID who will pay more than 50% of the total assessments (i.e., petitions must represent more than 50% of the \$1,383,065.23 to be assessed). Petitions are submitted to the City of Los Angeles, and they will mail ballots to all assessed property owners. The majority of ballots returned, as weighted by assessments to be paid, must be in favor of the CCBID in order for the City Council to consider approval.
Duration	The CCBID will have a 5-year life beginning January 1, 2023. Any subsequent renewal of the CCBID will require a new Management District Plan, petition, and ballot process.

SECTION 2: CCBID BOUNDARY

CCBID Boundary

The CCBID is approximately 13 block faces roughly bounded by Century Park West on the west, Santa Monica Boulevard medians to the north, Century Park East to Olympic Boulevard as well as Avenue of the Stars from Olympic Boulevard to Pico Boulevard to the east, and Pico Boulevard to the south.

Beginning at the northeast corner of parcel number 4319-003-902 (Santa Monica Boulevard median), thence south along the eastern boundary line said parcel and across Santa Monica Boulevard to the northeast corner of parcel number 4319-001-015; thence south along the eastern boundary line said parcel to its southeast corner; thence west along the southerly boundary line of said parcel to the northeast corner of parcel number 4319-001-904; thence south along the eastern property line of parcels facing on the east side of Century Park East to the centerline of W. Olympic Boulevard; thence west along the centerline of W. Olympic Boulevard to the eastern boundary line of the Avenue of the Stars median; thence south along the eastern boundary line of the Avenue of the Stars median to the north side of Pico Boulevard; thence west along the north side of Pico Boulevard to the southwest corner of parcel number 4315-019-013; thence north the western parcel line of said parcel to the centerline of Olympic Boulevard; thence east along the centerline of Olympic Boulevard to southerly prolongation of the western boundary line of the parcel on the northwesterly corner of Olympic Boulevard and Avenue of the Stars (the Century Condos); thence north along the western boundary line of said parcel to the southeasterly corner of parcel number 4319-004-160; thence west along the southern parcel line of said parcel to its southwest corner; thence north along the western parcel line of said parcel to the southerly boundary line of parcel number 4319-004-141; thence west along the southerly boundary of said parcel and across Century Park West to the western boundary line of the landscaped corridor on the west side of Century Park West; thence north along the western boundary line of said landscaped corridor and across Santa Monica Boulevard to the northwesterly corner of parcel number 4319-003-901; thence east along the northern boundary line of the Santa Monica Boulevard median to the point of beginning.

CCBID Boundary Rationale

The primary parcel uses within the CCBID boundaries are a mix of retail, office, parking and residential. The CCBID improvements and activities are designed to provide special benefits to each of the individual assessed parcels; to improve the appearance and safety of the area, to increase building occupancy and lease rates, to encourage new business development and attract wholesale serving businesses and customers. All the CCBID improvements and activities are over and above the City's baseline of services and are not provided by the City, and each of the services provide particular and distinct benefits to each of the individual assessed parcels within the CCBID. In order to ensure that parcels outside of the CCBID will not specially benefit from the improvements and services funded with the assessment, improvements and services will only be delivered to individual assessed parcels within the boundaries of the CCBID and will not extend beyond.

NORTHERN BOUNDARY: Santa Monica Blvd Median

Santa Monica Boulevard median between Moreno Drive and just west of Century Park West is the northern CCBID boundary. The median itself (APNs 4319-003-901, 902) due to its high pedestrian traffic and as the gateway to Century City needs the CCBID services and therefore

will be assessed for its proportional special benefit. Since Santa Monica Boulevard is a major arterial street with 3 lanes in either direction it poses safety issues for the day porter and safety teams to cross the entire width of the street. Most of the land uses on the northern side of Santa Monica Boulevard are a fenced in country club and uses not consistent with those in the CCBID. Therefore, no CCBID services will be provided north of the Santa Monica Boulevard median.

WESTERN BOUNDARY: Century Park West and Avenue of the Stars

The west side of Century Park West between Santa Monica Boulevard and Solar Way is a solid fence line and tree hedge row that separates Century Park West and the of the residential community to the west. These parcels do not have access off of Century Park West and will not receive any of the CCBID services or special benefits and therefore are not included in the boundary. APN 4319-004-142, the MTA layover zone, is in the CCBID boundary but will not receive any special benefit from the CCBID services as its use is not commerce driven and is not consistent with other uses in the CCBID. It is a public transit layover zone for buses only and is not a parcel that engages in commerce or has public access. The two parcels (APNs 4319-004-141, 160) behind the MGM Tower (APN 4319-004-140) are included in the boundary as they are the parking structures for the tenants and visitors to the area. Their primary access is from MGM Drive which is off of Constellation Boulevard not Century Park West, and therefore will receive the CCBID services. The fenced in residential condominium development just south of the parking structures are not included in the boundary since the CCBID services only extend as far south as Solar Way on Century Park West and do not continue any further. The CCBID will not provide any services to the fenced in gated condo development nor will the CCBID provide any services to the sidewalk or street immediately adjacent to these parcels. The western boundary then extends to the western property line of the Century Condos and 4315-019-005 on the southwest corner of Olympic Boulevard and Avenue of the Stars. The CCBID services will only be delivered on W Olympic Boulevard to the western property lines of these parcels and will not be delivered beyond. The western boundary then extends south on Avenue of the Stars to include the frontage of APN 4315-019-006 and the Fox Studios. CCBID services will not be delivered to any other frontage of Fox Studios other than their frontage on Avenue of the Stars.

SOUTHERN BOUNDARY: Olympic Boulevard and Pico Boulevard

The southern boundary begins at the centerline of W Olympic Boulevard to the Avenue of the Stars median and proceeds south along the eastern side of the median to Pico Boulevard. It then heads west to the eastern parcel line of parcel number 4315-019-013 (Fox Studios). The CCBID services are only delivered to Fox Studios for its frontage along Avenue of the Stars. No services will be delivered to any other frontage of the Fox Studios. Olympic Boulevard and Pico Boulevard serve to delineate the business corridor from the residential community of Century City. The residential condominium developments are fenced in and provide self-inclusive security and maintenance. These condominium projects do not have their primary access on Avenue of the Stars. The fenced-in condominium projects are excluded from the CCBID boundaries because CCBID services will not be provided to those fenced-in condo projects and therefore do not receive special benefit from said services.

EASTERN BOUNDARY: The City Limit line

The City Limit line is the boundary to the east between the Santa Monica Boulevard median and the centerline of Olympic Boulevard, which is the jurisdictional boundary separating the City of Los Angeles and the City of Beverly Hills. The eastern boundary continues down the eastern boundary of the Avenue of the Stars median until Pico Boulevard. The residential condominium developments east of Avenue of the Stars are fenced in and provide self-inclusive security and maintenance services. These condominium projects are excluded from the CCBID boundaries

because CCBID services will not be provided to those fenced in condo developments and therefore do not receive special benefit from the proposed services.

Benefit Zones

There are three benefit zones within the CCBID; the Premium Zone includes every parcel that has frontage along Avenue of the Stars, except for those parcels expressly exempted, as detailed herein. The Standard Zone includes every other parcel within the CCBID boundary except for Fox Studios. The Fox Studios Zone includes solely the Fox Studios parcel 4315-019-013. See the map on the following page for benefit zone designations.

Premium Zone

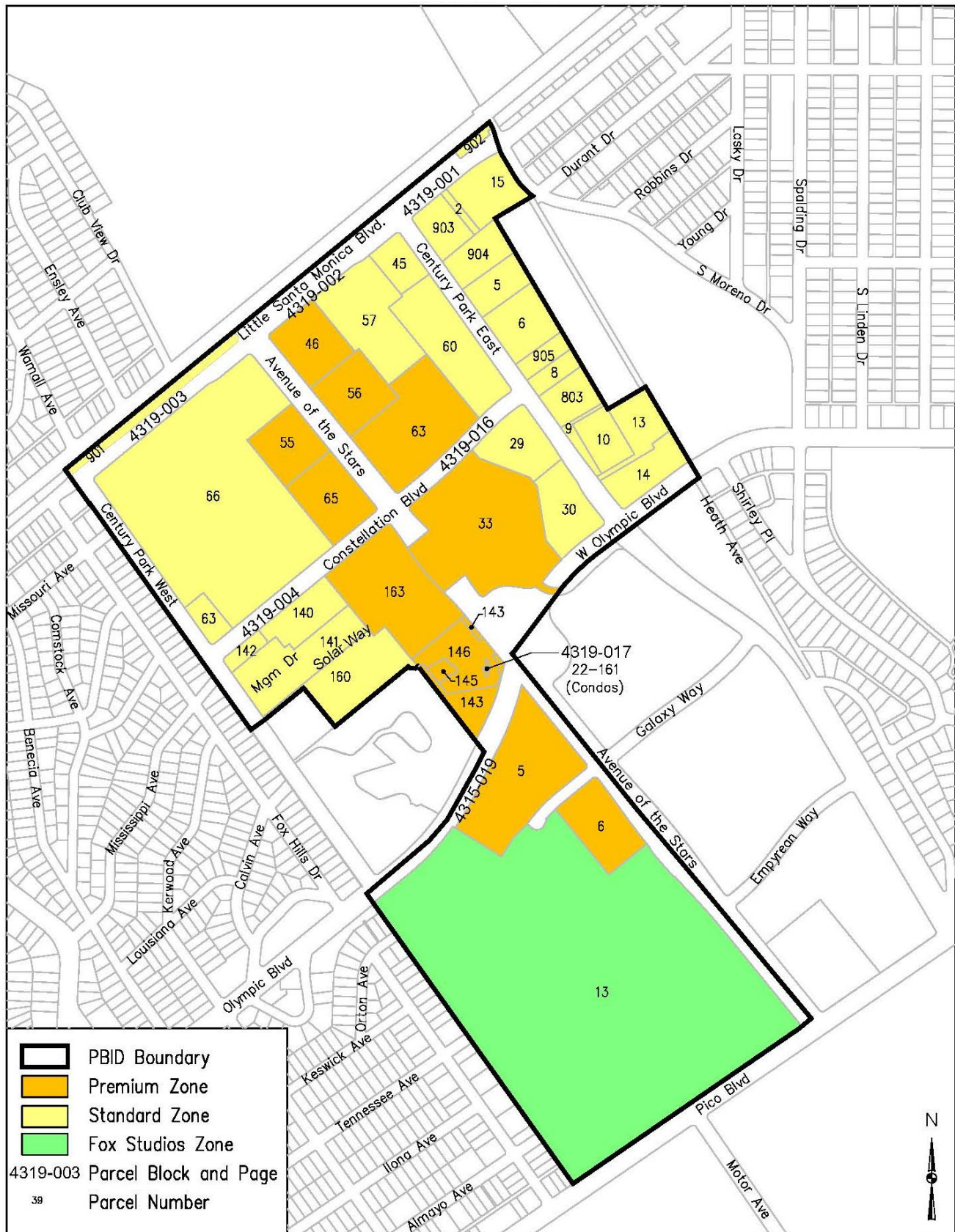
Due to the highest concentration of office use and pedestrian traffic, the individual assessed parcels in the Premium Zone will receive the highest level of CCBID services. They will benefit from all the district-wide services such as the Clean Team, Safe Team, Beautification, and Landscaping. In addition to these services, the individual assessed parcels in the Premium Zone will also receive a higher level of landscaping to maintain the Avenue of the Stars medians as well as maintain the median fountains. The Premium Zone individual assessed parcels will pay 100% of the special benefits it receives from the CCBID services.

Standard Zone

The individual assessed parcels in the Standard Zone will receive all the CCBID district-wide services including the Clean Team, Safe Team, Landscaping and Beautification. The pedestrian traffic in the Standard Zone is significantly less than in the Premium Zone, so their need and special benefit from the CCBID services is also significantly less than in the Premium Zone. The Standard Zone also includes the Santa Monica medians from parcel lines 4319-003-901 to 4319-003-902 which will receive services over and above the City's current level of service it provides to the medians. The Standard Zone individual assessed parcels will pay an assessment rate equal to 100% of the special benefits received.

Fox Studios Zone

The Fox Studios parcel will only receive services that pertain that are provided to parcels along Avenue of the Stars, such as the Clean Team, Safe Team, as well as the landscaped median and the fountains immediately adjacent to their parcel on Avenue of the Stars. The Fox Studios main entrance is on Pico Boulevard which does not receive any CCBID services. CCBID services are only provided on Avenue of the Stars to Pico Boulevard. Due to their unique nature and use and the fact that they provide their own heavily patrolled and maintenance teams to their fenced and gated parcel, the Fox Studios does not require or benefit from the CCBID services to the same degree as all other assessed parcels. The Fox Studios will have an assessment rate proportional to special benefits received. The Fox Studios parcel will pay 100% of the special benefits it receives from the CCBID services.



SECTION 3: CCBID ACTIVITY AND IMPROVEMENT PLAN

Background

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

Based upon these findings, the following narrative provides recommendations for the CCBID's first year of operation. CCBID activities may be amended in subsequent years within the following general categories. In late 2025 it is anticipated that the new Metro station will be open at the intersection of Constellation Boulevard and Avenue of the Stars in the heart of the CCBID. Within 10 years, the Purple Line is expected to have 114,000 riders with 8,600 people coming on at Century City. To account for the potential increase in pedestrian traffic to the area, each of the CCBID activities will be increased to address the increased demand for CCBID services and activities. Final activities and budgets will be subject to the review and approval of the CCBID Owners' Association prior to City Council approval.

Clean, Safe and Beautiful

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

Safe Team

The Safe Team will provide safe services for the individual parcels located within the CCBID in the form of bike patrols. The purpose of the Safe Team is to prevent, deter and report illegal activities taking place in the public rights-of-way including streets, sidewalks, storefronts, and public alleys. The presence of the Safe Team is intended to deter such illegal activities as vandalism, graffiti, narcotic use or sales, public urination, trespassing, drinking in public, prostitution, illegal panhandling, and illegal dumping. The Safe Team activities will supplement, not replace, other ongoing police, security and patrol efforts within the CCBID.

Currently the 2-person Safe Team is deployed with 16 hours of coverage between 7AM to 7PM on weekdays and 8 hours of coverage 11AM to 7PM on Saturdays. Once the Metro station opens it is anticipated that the Safe Team will increase to a 4-person team with 16 hours of continuous coverage 7 days a week. In addition, the bike patrol may include an Outreach Ambassador to assist those that are experiencing homelessness and connecting them to appropriate service organizations. The CCBID is also analyzing adding a car patrol with an off-duty police officer to respond to increased vandalism during the evening and weekends.



The Safe Team creates a safe and secure environment for each assessed parcel in the CCBID. An unsafe environment deters commerce and may fail to attract patrons and visitors and reduce commercial rents and commercial occupancies. This activity is designed to increase vehicular and pedestrian traffic, increase commerce and customer activity, attract and retain new business and patrons, and may increase lease rates and occupancies for the assessed parcels within the CCBID boundaries. The Safe Team only provides its services within the CCBID boundaries. The special benefit to parcels from these services is increased commercial activity which directly relates to increases in lease rates and customer usage. A district that is perceived as unsafe deters pedestrian and commercial activity.

Commercial parcels benefit from the Safe Team activities that work to provide greater pedestrian traffic, increased sales, enhanced business climate, new business attraction, business retention, and increased business investment which all works to increase occupancy and enhance the business climate, new business attraction, business retention and business investment. Retail parcels benefit from Safe Team activities that work to provide greater pedestrian traffic, increased sales and an enhanced business climate. Residential parcels benefit from Safe Team activities that provide an enhanced sense of safety and a positive user experience which in turn improves the business climate and business offering and attracts and retains residents. Office parcels benefit from Safe Team activities that work to provide greater pedestrian traffic, an enhanced business climate, new business and tenant attraction, business/tenant retention, and increased business investment. Publicly owned parcels benefit from Safe Team activities which work to provide greater pedestrian traffic and increased use which translates into fulfilling their public service mission.

Clean Team

To consistently deal with cleaning issues, the Day Porter will continue to provide services as it has since CCBID inception in 2008. The Day Porter will only provide services to individual assessed parcels within CCBID boundaries. These cleaning services are not to replace existing City cleaning services, but to complement and enhance what is currently provided. Therefore, no assessment funding will be used to provide baseline City services. In order to effectively deal with the cleaning issues in the CCBID, a multi-faceted approach has been developed that may consist of the following elements.

- Power washing
- Sweeping sidewalks and gutters



- Cleaning up litter
- Removing illegal signs/posters/stickers
- Removing graffiti
- Emptying trash cans
- Removing illegal dumping and/or untidy conditions

Currently the Day Porter activities are provided 8 hours per day, 5 days a week. Once the Metro station opens it is anticipated these activities will increase to 16 hours a day, 7 days a week.

Landscaping and Fountain Maintenance

In addition to the general cleaning and public safety services, landscaping the corridors will be provided for all the medians (including Santa Monica Boulevard median), and landscaped corridors throughout the CCBID. The landscape maintenance services may include, but not necessarily be limited to:

- Tree pruning on medians and Olympic Boulevard cloverleafs
- Median and corridor landscaping on Avenue of the Stars, the cloverleafs on the north and south side of the interchange at Olympic Boulevard, the Santa Monica Boulevard medians, and the landscaped corridors along Century Park West.
- Seasonal flowers
- Replacing irrigation equipment

Basic maintenance of the two iconic fountains in the medians on Avenue of the Stars will also be provided through the CCBID. The fountains were installed more than six decades ago as an integral part of the design of the “City of the Future.” They help to define Century City as a sophisticated and unique destination for both businesses and investors. The fountains are important and internationally recognized iconic symbols that have been as much a part of Century City as the elegant office buildings, unique hotels and residential towers that have been built around them. They anchor the landscaped medians and provide an aesthetic element of progressive urban attention that defines the center of Century City’s grand boulevard. The fountains are a key part of Century City’s history and identity now and in the future. The fountain maintenance services may include, but not necessarily be limited to:

- Replacing pumps, motors, expansion joints, horizontal manifold lines, equipment and drains
- Replacing lighting (various parts and/or main receptacle)
- New electrical
- Add wind speed controls



Beautification

In addition to the general cleaning and safety programs for the purposes of improving commerce to each individual assessed parcel, the CCBID may also provide highly visible improvements that will add to the attractiveness of public spaces, such as cosmetic improvements to the landscape and streetscape on the public rights-of-way throughout the CCBID. While Century City has been well maintained, the beautification needs continued refreshing and updating. These improvements may include but not necessarily be limited to:

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

The following table itemizes each of the CCBID services by benefit zone.

CCBID Services	Premium Zone	Standard Zone	Fox Studios
Sweeping sidewalks	X	X	X
Graffiti removal and illegal signs/posters/stickers	X	X	X
Safe Team	X	X	X
Tree pruning	X	X	X
Day Porter	X	X	X
Fountain maintenance	X		X
Landscaping	X	X	X
Replacing irrigation equipment	X	X	X
Tree lighting	X		X
Seasonal flowers	X		X
Street furniture	X	X	X
Signage	X	X	X
Seasonal holiday décor and banners	X	X	X

The Clean Team, Landscaping and Fountain Maintenance and Beautification will only be provided to assessed parcels within the CCBID boundary. The special benefit to assessed parcels from these services is increased commercial activity which directly relates to increases in lease rates and customer usage. Dirty and unclean sidewalks deter pedestrians and commercial activity.

Commercial parcels benefit from these activities that provide greater pedestrian traffic, increased sales, an enhanced business climate, new business attraction, business retention, and increased business investment. This all works to increase occupancy and enhance the business climate, new business attraction, business retention and business investment. Retail parcels benefit from these activities that work to provide greater pedestrian traffic, increased sales and an enhanced business climate. Residential parcels benefit from these activities that provide an enhanced sense of cleanliness and a positive user experience which in turn improves the business climate and business offering and attracts and retains residents. Office parcels benefit from these activities that that work to provide greater pedestrian traffic, an enhanced business climate, new

business and tenant attraction, business/tenant retention, and increased business investment. Publicly owned parcels benefit from these activities which work to provide greater pedestrian traffic and increased use which translates into fulfilling their public service mission.

Administration and Management

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

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

SECTION 4: CCBID ASSESSMENT BUDGET

2023 CCBID Assessment Budget

The following table outlines the CCBID maximum budget for 2023.

EXPENDITURES	Premium Zone	Standard Zone	Fox Zone	TOTAL BUDGET	% of Budget
Clean, Safe and Beautiful	\$739,249.65	\$347,913.68	\$139,060.04	\$1,226,223.37	86.10%
Management	\$108,882.98	\$69,289.17	\$19,796.91	\$197,969.06	13.90%
Total Expenditures	\$848,132.63	\$417,202.85	\$158,856.95	\$1,424,192.43	100.00%
REVENUES					
Assessment Revenues	\$823,640.63	\$405,155.05	\$154,269.55	\$1,383,065.23	97.11%
Other Revenues (1)	\$24,492.00	\$12,047.80	\$4,587.40	\$41,127.20	2.89%
Total Revenues	\$848,132.63	\$417,202.85	\$158,856.95	\$1,424,192.43	100.00%

(1) Other non-assessment funding to cover the cost associated with general benefit.

Budget Adjustments

During the 5-year term the budget and annual assessments may increase up to 16% to take into consideration the increase in program costs as well as the increased cost of activities once the Metro station opens in late 2025. In 2024, the assessments will increase 4%. With the Metro Station opening in late 2025 the assessments for 2025 will increase 10.85% to account for a partial year of increased activities. In 2026 the assessments will increase the full 16% to account for a full year of increased activities. In 2027 the assessments will increase 10.33%. Assessment budgets may also increase based on development in the CCBID. The determination of annual adjustments in assessment rates will be subject to the review and approval of the CCBID Owners' Association. The CCBID Owners' Association will develop annual budgets and service programs each year.

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

EXPENDITURES	2023	2024	2025	2026	2027
Clean, Safe and Beautiful	\$1,226,223.37	\$1,275,272.31	\$1,413,639.35	\$1,639,821.65	\$1,809,215.23
Management	\$197,969.06	\$205,887.82	\$228,226.65	\$264,742.91	\$292,090.85
Total Expenditures	\$1,424,192.43	\$1,481,160.13	\$1,641,866.00	\$1,904,564.56	\$2,101,306.08
REVENUES					
Assessment Revenues	\$1,383,065.23	\$1,438,387.83	\$1,594,452.85	\$1,849,565.30	\$2,040,624.67
Other Revenues (1)	\$41,127.20	\$42,772.29	\$47,413.15	\$54,999.26	\$60,681.41
Total Revenues	\$1,424,192.43	\$1,481,160.13	\$1,641,866.00	\$1,904,564.56	\$2,101,306.08
% Increase Year over Year		4.00%	10.85%	16.00%	10.33%

(1) Other non-assessment funding to cover the cost associated with general benefit.

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

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

CCBID Renewal

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

Bond Issuance

No bonds will be issued to finance improvements.

SECTION 5: ASSESSMENT METHODOLOGY

General

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

Land Use Considerations

Each assessed parcel within the CCBID specially benefits from the CCBID activities but not to the same degree. The proportional special benefit and assessment methodology provides the following land use considerations for the MTA Layover parcel and parking structures:

- **MTA Layover Zone:** The Metropolitan Transit Authority (MTA) owns and operates a public transit layover area within the CCBID boundaries at the corner of Constellation Avenue and Century Park West (APN 4319-004-142). This is a public transit layover zone for MTA buses. This area is for MTA vehicles only and it is not intended for public access and does not benefit from any business activity. Its use is not commerce driven and is not consistent with other uses in the CCBID. No services will be provided to this parcel as there is very little pedestrian traffic, only the bus drivers are allowed on the parcel. Therefore, it is deemed not to benefit from the CCBID services, and thus will not be assessed.
- **Parking Structures:** Depending on usage and ownership, parking structures vary in their demand for CCBID services. Parking structures will be assessed at a rate commensurate with the special benefit received and all parking structures will pay 100% of the special benefits it receives from the CCBID services. Parking structures will be subject to one of the following methodologies:
 - a. Integrated parking structures (i.e., those that are integrated within and/or dedicated to other buildings that have primary uses other than parking and are also under the same ownership as the other buildings) do not receive special benefits from the CCBID improvements and activities. These structures are not intended for commercial operation use and mostly do not contribute to an attraction of business or an increase in pedestrian traffic. Thus, the total building square footage allocated to a parcel that contains a building plus an integrated parking structure will be reduced by building square footage allocated to the integrated parking structure.
 - b. All other parking structures (i.e., stand-alone parking structures that are not ancillary to a building) will specially benefit from the CCBID improvements and activities as these structures generate pedestrian traffic that may distribute throughout the CCBID. Non-integrated structured parking, with separate ownership, because of its commercial nature and diversity of users requires the same level of CCBID services and receives the same special benefits as all other assessed parcels in the CCBID and will be assessed accordingly for its building square footage.

Change in Land Use: If at any time a parcel changes its land use that parcel then will be subject to the assessment methodology for the new land use. As a result, the CCBID may experience the addition or subtraction of assessable lot or building square footage for parcels included and assessed within the CCBID boundaries. The modification of land use of assessed parcels within the CCBID may then change upwards or downwards the amount of total lot and building square footage assessment for these parcels. In future years, the assessments for the special benefits bestowed upon individual assessed parcels may change in accordance with the assessment methodology formula listed in the Management District Plan and Engineer's Report, provided the assessment formula does not change.

Assessment Factors

The methodology to levy assessments upon real property that receives special benefits from the CCBID improvements and activities is building square footage for developed parcels and lot square footage for vacant parcels. These land use factors are an equitable way to identify the proportional special benefit that each of the assessed parcels receive. Building square footage for developed parcels is relevant to the current use of a property and is also closely correlated to the potential pedestrian traffic from each developed parcel and the demand developed parcels have for the CCBID activities, whereas a vacant parcel's lot square footage reflects the long-term value implications of the improvement district. Together, these land use factors serve as the basic unit of measure to calculate how much special benefit each parcel receives in relationship to the district as a whole. This is the basis then to proportionately allocate the cost of the special benefits to each assessed parcel.

The CCBID improvements and activities are designed to provide special benefits to the mix of land uses found within the district, i.e. commercial, office, retail, residential, and publicly owned. Each parcel's building square footage or lot square footage is the best unit of measure to convey the special benefits of the CCBID services, as the intent of these services is to improve the safety and cleanliness 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 CCBID. The most equitable way to determine each parcel's proportionate special benefit from the CCBID services is to relate each individual parcel's Building Square Footage or Lot Square Footage to the Building Square Footage or Lot Square Footage of all other parcels in the CCBID.

Building square footage is defined as the total building square footage as determined by the outside measurements of a building. The gross building square footage is taken from the County of Assessor's records.

Lot square footage is defined as the total amount of area within the boundaries of the parcel. The boundaries of a parcel are defined on the County Assessor parcel maps.

Each one of these land use factors represents the Benefit Units allocated to each specially benefitted parcel. The total number of assessable Benefit Units in the CCBID by Benefit Zone are:

Benefit Zone	Benefit Units
Premium Zone	5,700,596
Standard Zone	9,754,168
Fox Studios Zone	1,518,974

The number of Benefit Units for each assessed parcel within the CCBID was determined from data collected from the Los Angeles County Assessor's Office and verified by the City Clerk's office.

Assessment Methodology

The proportionate special benefit each assessed parcel receives shall be determined in relationship to the entirety of the capital cost of the CCBID improvements and activities as identified in Section 5. Due to the proportionate special benefits received by these individual parcels from the CCBID services, these parcels will be assessed a rate which is proportionate to the amount of special benefits received. Only special benefits are assessable, and these benefits must be separated from any general benefits. As required by the State Constitution Article XIID Section 4(a), the general benefits of an assessment district must be quantified and separated out so that the cost of the activities that are attributed to general benefit are deducted from the cost assessed against each specially benefitted parcel. General benefits are benefits from the CCBID activities and improvements that are not special in nature, are not "particular and distinct" and are not over and above the benefits that other parcels receive. The attached Engineer's Report has calculated that 2.89% of the CCBID activities may be general in nature and will be funded from sources other than special assessments, see page 15 of the Engineer's Report for discussion of general and special benefits.

Calculation of Assessments

Based on the assessment factors, benefit units for each variable plus the proposed budget for each benefit zone, all of which are discussed above, the following table illustrates the maximum annual assessment per assessable benefit unit for per each benefit zone. Note, assessment rates are rounded off to the fourth decimal place and a parcel's assessment may vary slightly when calculated using the assessment rates below.

Benefit Zone	Assmt Rate per Benefit Unit
Premium Zone:	\$0.1445
Standard Zone:	\$0.0415
Fox Studios Zone:	\$0.1016

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

Premium Zone

The Premium Zone assessable budget divided by the number of Benefit Units in the Premium Zone.

$$\text{Assessable Budget / Benefit Units} \\ (\$823,640.63 / 5,700,266) = \$0.1445 \text{ per Benefit Unit}$$

Sample Parcel Assessment

The assessment for a parcel with 100,000 building square feet or lot square feet (Benefit Units) is calculated as follows:

$$\begin{array}{rcl} \text{Bldg square footage x the assessment rate (100,000 x \$0.1445)} & = & \underline{\$14,450.00} \\ \text{Initial annual parcel assessment} & & \$14,450.00 \end{array}$$

Standard Zone

The Standard Zone assessable budget divided by the number of Benefit Units in the Standard Zone.

$$\begin{array}{rcl} \text{Assessable Budget / Benefit Units} & & \\ (\$405,155.05 / 9,496,671) & = & \$0.0415 \text{ per Benefit Unit} \end{array}$$

Sample Parcel Assessment

The assessment for a parcel with 100,000 building square feet or lot square feet (Benefit Units) is calculated as follows:

$$\begin{array}{rcl} \text{Bldg square footage x the assessment rate (100,000 x \$0.0415)} & = & \underline{\$4,150.00} \\ \text{Initial annual parcel assessment} & & \$4,150.00 \end{array}$$

Fox Studios Zone

The Fox Studios Zone assessable budget divided by the number of Benefit Units in the Fox Studios Zone.

$$\begin{array}{rcl} \text{Assessable Budget / Benefit Units} & & \\ (\$154,269.22 / 1,469,316) & = & \$0.1016 \text{ per Benefit Unit} \end{array}$$

Sample Parcel Assessment

The assessment for a parcel with 100,000 building square feet (Benefit Units) is calculated as follows:

$$\begin{array}{rcl} \text{Bldg square footage x the assessment rate (100,000 x \$0.1016)} & = & \underline{\$10,160.00} \\ \text{Initial annual parcel assessment} & & \$10,160.00 \end{array}$$

Public Parcel Assessments

There are 5 publicly owned parcels in the CCBID, all of which are identified as assessable and receive special benefit from the CCBID services. Of the 5 identified assessed parcels, 2 are owned by the City of Los Angeles, 1 by the Los Angeles County Metropolitan Transportation Authority, and 2 by the State of California Teachers Retirement.

All publicly owned parcels will pay their proportional share of costs based on the special benefits conferred to those individual parcels. Article XIID of the California Constitution was added in November 1996 and provides for these assessments. It specifically states in Section 4(a) that "Parcels within a district that are owned or used by any agency...shall not be exempt from assessment unless the agency can demonstrate by clear and convincing evidence that those publicly owned parcels in fact receive no special benefit." Below is a list of the publicly owned parcels and their respective assessments.

APN	OWNER NAME	SITE ADDRESS	BENEFIT ZONE	2023 Assmt	%
4319 003 901	L A City	Santa Monica median	Standard	\$2,806.84	0.20%
4319 003 902	L A City	Santa Monica median	Standard	\$490.55	0.04%
				\$3,297.38	0.24%
4319 001 905	LACTMA	1940 Century Park E	Standard	\$1,246.51	0.09%
4319 001 903	State Of Ca Teachers Retirement	1800 Century Park E	Standard	\$10,382.16	0.75%
4319 001 904	State Of Ca Teachers Retirement	1840 Century Park E	Standard	\$14,078.96	1.02%
				\$24,461.12	1.77%

Annual Assessment Adjustments

During the 5-year term the budget and annual assessments may increase up to 16% to take into consideration the increase in program costs as well as the increased cost of activities once the Metro station opens in late 2025. In 2024, the assessments will increase 4%. With the Metro Station opening in late 2025 the assessments for 2025 will increase 10.85% to account for a partial year of increased activities. In 2026 the assessments will increase the full 16% to account for a full year of increased activities. In 2027 the assessments will increase 10.33%. Assessment budgets may also increase based on development in the CCBID. The determination of annual adjustments in assessment rates will be subject to the review and approval of the CCBID Owners' Association. The CCBID Owners' Association will develop annual budgets and service programs each year.

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

Benefit Zone	Maximum Assessment Rate				
	2023	2024	2025	2026	2027
Premium Zone:	\$0.1445	\$0.1503	\$0.1666	\$0.1932	\$0.2132
Standard Zone:	\$0.0415	\$0.0432	\$0.0479	\$0.0555	\$0.0613
Fox Studios Zone:	\$0.1016	\$0.1056	\$0.1171	\$0.1358	\$0.1498

CCBID Guidelines

Time and Manner for Collecting Assessments

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

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

Disestablishment

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

Duration

The CCBID will have a 5-year term commencing January 1, 2023 through December 31, 2027. Any major modifications or new or increased assessments during the term of the CCBID that are not consistent with the provisions of original Management District Plan will require a new mail ballot process.

Future Development

As a result of continued development, the CCBID may experience the addition or subtraction of assessable footage for parcels included and assessed within the CCBID boundaries. The modification for parcel improvements within the CCBID, which changes upwards or downwards the amount of total assessable footage for these parcels will, pursuant to Government Code 53750, be prorated to the date they receive the temporary and/or permanent certificate of occupancy and will be billed directly by the City for the prorated year. Parcels that experience a loss of building square footage need to provide notice of the change to the District by April 1st of each year. Any delinquent assessments owed for the modification of assessable footage that was billed directly by the City will be added to the property tax roll for the following year as delinquent.

Implementation Timeline

The Century City BID is expected to be renewed by June 2022 for inclusion of parcel assessments on the County of Los Angeles 2023 tax roll with an implementation date of the Management District Plan on January 1, 2023. Consistent with State law, the CCBID will have a 5-year life through December 31, 2027.

SECTION 6: CCBID GOVERNANCE

City Council

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

CCBID Governance

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

Century City BID

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

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

SECTION 7: ASSESSMENT ROLL

The total assessment amount for FY 2022/23 is \$1,383,065.23 apportioned to each individual assessed parcel, as follows.

APN	OWNER NAME	SITE ADDRESS	BENEFIT ZONE	2023 Assmt	%
4315 019 005	2121 Avenue of the Stars	2121 Avenue Of The Stars	Premium	\$114,869.81	8.31%
4315 019 006	Sumitomo Realty & Development	2151 Avenue Of The Stars	Premium	\$48,739.40	3.52%
4315 019 013	Fox Studio Lot LLC	10201 W Pico Blvd #111	Fox	\$154,269.55	11.15%
4319 001 002	Sm 10000 Property LLC		Standard	\$444.28	0.03%
4319 001 005	Century Park	1880 Century Park E	Standard	\$14,276.63	1.03%
4319 001 006	Fsp 1888 Century Park East LLC	1888 Century Park E	Standard	\$21,971.04	1.59%
4319 001 008	Automobile Club Of So Calif	1950 Century Park E	Standard	\$1,028.99	0.07%
4319 001 009	Cc Site One LLC		Standard	\$741.84	0.05%
4319 001 010	Cc Site One LLC	2010 Century Park E	Standard	\$2,496.89	0.18%
4319 001 013	Cc Plant Fee LLC	2052 Century Park E	Standard	\$703.63	0.05%
4319 001 014	Century City Med Pz Lnd Co	2070 Century Park E	Standard	\$13,737.03	0.99%
4319 001 015	Sm 10000 Property LLC	10000 Santa Monica Blvd	Standard	\$24,803.92	1.79%
4319 001 803	Pacific Bell		Standard	\$2,876.91	0.21%
4319 001 903	State Of Ca Teachers Retirement	1800 Century Park E	Standard	\$10,382.16	0.75%
4319 001 904	State Of Ca Teachers Retirement	1840 Century Park E	Standard	\$14,078.96	1.02%
4319 001 905	LACTMA	1940 Century Park E	Standard	\$1,246.51	0.09%
4319 002 045	Douglas Emmett 1997 LLC	1801 Century Park E	Standard	\$15,805.30	1.14%
4319 002 046	Duesenberg Investment Co	1800 Avenue Of The Stars	Premium	\$43,713.41	3.16%
4319 002 056	Duesenberg Investment Company	1900 Avenue Of The Stars	Premium	\$90,393.20	6.54%
4319 002 057	10100 Santa Monica Inc	10100 Santa Monica Blvd	Standard	\$27,213.71	1.97%
4319 002 060	1875 1925 Century Park East Co	1875 Century Park E	Standard	\$38,545.68	2.79%
4319 002 063	Cc Site Two LLC		Premium	\$35,055.85	2.53%
4319 003 055	Douglas Emmett 20ii LLC	1901 Avenue Of The Stars	Premium	\$70,480.37	5.10%
4319 003 063	Century City Mall LLC	1930 Century Park W	Standard	\$7,652.29	0.55%
4319 003 065	1999 Stars LLC	1999 Avenue Of The Stars	Premium	\$121,383.84	8.78%
4319 003 066	Century City Mall LLC	10250 Santa Monica Blvd	Standard	\$60,450.22	4.37%
4319 003 901	L A City	Santa Monica median	Standard	\$2,806.84	0.20%
4319 003 902	L A City	Santa Monica median	Standard	\$490.55	0.04%
4319 004 140	Ap Properties Ltd	10250 Constellation Blvd	Standard	\$33,587.58	2.43%
4319 004 141	Ap Properties Ltd	10250 Constellation Blvd	Standard	\$2,879.25	0.21%
4319 004 142	Ap Properties Ltd		Standard	\$860.26	0.06%
4319 004 160	Century City Garage Partners LP		Standard	\$3,926.82	0.28%
4319 004 163	Next Century Partners LLC	2025 Avenue Of The Stars	Premium	\$116,162.94	8.40%
4319 016 029	One Hundred Towers LLC	2029 Century Park E	Standard	\$50,948.72	3.68%
4319 016 030	One Hundred Towers LLC	2049 Century Park E #260	Standard	\$51,199.06	3.70%
4319 016 033	Entertainment Center LLC	2040 Avenue Of The Stars	Premium	\$110,829.92	8.01%
4319 017 022	Hjc Investments I LLC	1 W Century Dr #THA	Premium	\$869.79	0.06%
4319 017 023	Edward J Debartolo Jr.	1 W Century Dr #THB	Premium	\$975.26	0.07%
4319 017 024	Kashanian	1 W Century Dr #3a	Premium	\$658.84	0.05%
4319 017 025	Jay Co Ringel	1 W Century Dr #3b	Premium	\$495.58	0.04%
4319 017 026	Richard A Barry	1 W Century Dr #3c	Premium	\$401.66	0.03%
4319 017 027	Richard A Barry	1 W Century Dr #3d	Premium	\$356.87	0.03%
4319 017 028	David Co Rosen	1 W Century Dr #4a	Premium	\$673.29	0.05%

APN	OWNER NAME	SITE ADDRESS	BENEFIT ZONE	2023 Assmt	%
4319 017 029	Eduardo J Co Subelman	1 W Century Dr #4b	Premium	\$497.02	0.04%
4319 017 030	Renee Logan	1 W Century Dr #4c	Premium	\$403.11	0.03%
4319 017 031	Century Drive Avenue Of Stars LLC	1 W Century Dr #4d	Premium	\$353.98	0.03%
4319 017 032	Ernest Co Del	1 W Century Dr #5a	Premium	\$658.84	0.05%
4319 017 033	Scott E Schwimer	1 W Century Dr #5b	Premium	\$495.58	0.04%
4319 017 034	Ricky Y Seung	1 W Century Dr #5c	Premium	\$401.66	0.03%
4319 017 035	Susanti Handajuwana	1 W Century Dr #5d	Premium	\$356.87	0.03%
4319 017 038	Irving H Picard	1 W Century Dr #6c	Premium	\$403.11	0.03%
4319 017 039	One Century Drive 6d LLC	1 W Century Dr #6d	Premium	\$353.98	0.03%
4319 017 040	Arzak Properties LLC	1 W Century Dr #7a	Premium	\$658.84	0.05%
4319 017 041	Phyllis Cole	1 W Century Dr #7b	Premium	\$495.58	0.04%
4319 017 042	Alpha Century LLC	1 W Century Dr #7c	Premium	\$401.66	0.03%
4319 017 043	Palanga Real Estate LLC	1 W Century Dr #7d	Premium	\$356.87	0.03%
4319 017 044	Sung W Min	1 W Century Dr #8a	Premium	\$673.29	0.05%
4319 017 045	Pamela J Rosenau	1 W Century Dr #8b	Premium	\$497.02	0.04%
4319 017 046	Harmony Fortune Holdings Limited	1 W Century Dr #8c	Premium	\$403.11	0.03%
4319 017 047	Charlie Lee LLC	1 W Century Dr #8d	Premium	\$353.98	0.03%
4319 017 048	S & V Braverman	1 W Century Dr #9a	Premium	\$658.84	0.05%
4319 017 049	C73 LLC	1 W Century Dr #9b	Premium	\$495.58	0.04%
4319 017 050	Andrew H Tan	1 W Century Dr #9c	Premium	\$401.66	0.03%
4319 017 051	Century Of The Star1 LLC	1 W Century Dr #9d	Premium	\$356.87	0.03%
4319 017 052	Fahad A Co Tamimi	1 W Century Dr #10a	Premium	\$673.29	0.05%
4319 017 053	Richard J & Susan Shemin	1 W Century Dr #10b	Premium	\$497.02	0.04%
4319 017 054	Malka Fingold	1 W Century Dr #10c	Premium	\$403.11	0.03%
4319 017 055	Charlie Lee LLC	1 W Century Dr #10d	Premium	\$353.98	0.03%
4319 017 056	Michael Hecht	1 W Century Dr #11a	Premium	\$507.14	0.04%
4319 017 057	Claudia Peltz	1 W Century Dr #11b	Premium	\$508.58	0.04%
4319 017 058	James & Debby Fogelman	1 W Century Dr #11c	Premium	\$473.91	0.03%
4319 017 059	Robert J & Gina L Laikin	1 W Century Dr #11d	Premium	\$361.21	0.03%
4319 017 060	Cyril & Risa Drabinsky	1 W Century Dr #12a	Premium	\$507.14	0.04%
4319 017 061	Jhb 1	1 W Century Dr #12b	Premium	\$508.58	0.04%
4319 017 062	Reseda Investments Limited	1 W Century Dr #12c	Premium	\$508.58	0.04%
4319 017 063	Michael A Mendelson	1 W Century Dr #12d	Premium	\$361.21	0.03%
4319 017 064	Wilshire Palm LLC	1 W Century Dr #14a	Premium	\$507.14	0.04%
4319 017 065	Teshinsky	1 W Century Dr #14b	Premium	\$508.58	0.04%
4319 017 066	Alan Co Fogelman	1 W Century Dr #14c	Premium	\$473.91	0.03%
4319 017 067	New Big Apple LLC	1 W Century Dr #14d	Premium	\$361.21	0.03%
4319 017 068	Sooha Nasouh Akkad	1 W Century Dr #15a	Premium	\$507.14	0.04%
4319 017 069	Sw Century Holdings LLC	1 W Century Dr #15b	Premium	\$508.58	0.04%
4319 017 070	Tjs Holdings LLC	1 W Century Dr #15c	Premium	\$473.91	0.03%
4319 017 071	Duta Holdings LLC	1 W Century Dr #15d	Premium	\$361.21	0.03%
4319 017 072	Patricia L F Rosenthale	1 W Century Dr #16a	Premium	\$507.14	0.04%
4319 017 073	Sixteenth The Century LLC	1 W Century Dr #16b	Premium	\$508.58	0.04%
4319 017 074	Ahad Y Aghaj	1 W Century Dr #16c	Premium	\$473.91	0.03%
4319 017 075	1 West Century	1 W Century Dr #16d	Premium	\$361.21	0.03%
4319 017 076	Carl K & Linda C Moy	1 W Century Dr #17a	Premium	\$507.14	0.04%
4319 017 077	Carole A Sasiela	1 W Century Dr #17b	Premium	\$508.58	0.04%
4319 017 078	Evelyn Furtak	1 W Century Dr #17c	Premium	\$473.91	0.03%
4319 017 079	Sarah Soewatdy	1 W Century Dr #17d	Premium	\$361.21	0.03%

APN	OWNER NAME	SITE ADDRESS	BENEFIT ZONE	2023 Assmt	%
4319 017 080	Peggy Schaefer	1 W Century Dr #18a	Premium	\$507.14	0.04%
4319 017 081	Century 18la LLC	1 W Century Dr #18b	Premium	\$508.58	0.04%
4319 017 082	Stanley N Caplan	1 W Century Dr #18c	Premium	\$473.91	0.03%
4319 017 083	Polyn C Hou	1 W Century Dr #18d	Premium	\$361.21	0.03%
4319 017 084	Lee	1 W Century Dr #19a	Premium	\$507.14	0.04%
4319 017 085	Maxine Lynn	1 W Century Dr #19b	Premium	\$508.58	0.04%
4319 017 086	Jonathan Tahir	1 W Century Dr #19c	Premium	\$473.91	0.03%
4319 017 087	Margaurita Management LLC	1 W Century Dr #19d	Premium	\$361.21	0.03%
4319 017 088	Harrmaxs LLC	1 W Century Dr #20a	Premium	\$508.58	0.04%
4319 017 089	Amir Ahdoot	1 W Century Dr #20b	Premium	\$514.36	0.04%
4319 017 090	Gary E & Tari N Weiss	1 W Century Dr #20c	Premium	\$469.57	0.03%
4319 017 091	Kenneth Siegel	1 W Century Dr #20d	Premium	\$364.10	0.03%
4319 017 092	Mark E Millet	1 W Century Dr #21a	Premium	\$508.58	0.04%
4319 017 093	Victor A Co Kaufman	1 W Century Dr #21b	Premium	\$514.36	0.04%
4319 017 094	Eytan R Co Ribner	1 W Century Dr #21c	Premium	\$469.57	0.03%
4319 017 095	Kenneth & Helen J Park	1 W Century Dr #21d	Premium	\$364.10	0.03%
4319 017 096	Daniel R Co Fellman	1 W Century Dr #22a	Premium	\$508.58	0.04%
4319 017 097	Carol H Goldsmith	1 W Century Dr #22b	Premium	\$514.36	0.04%
4319 017 098	Northcoast Place LLC	1 W Century Dr #22c	Premium	\$469.57	0.03%
4319 017 099	Hironobu Sakaguchi	1 W Century Dr #22d	Premium	\$364.10	0.03%
4319 017 100	Lee H Co Wagman	1 W Century Dr #23a	Premium	\$508.58	0.04%
4319 017 101	Century 23b LLC	1 W Century Dr #23b	Premium	\$514.36	0.04%
4319 017 102	Northern Company	1 W Century Dr #23c	Premium	\$469.57	0.03%
4319 017 103	Lee H Co Wagman	1 W Century Dr #23d	Premium	\$364.10	0.03%
4319 017 104	Lili Gai	1 W Century Dr #24a	Premium	\$508.58	0.04%
4319 017 105	Skyra Century LLC	1 W Century Dr #24b	Premium	\$514.36	0.04%
4319 017 106	One West Century LLC	1 W Century Dr #24c	Premium	\$469.57	0.03%
4319 017 107	Lili Gai	1 W Century Dr #24d	Premium	\$364.10	0.03%
4319 017 108	Stuart & Toni K Holden	1 W Century Dr #25a	Premium	\$508.58	0.04%
4319 017 109	Susan K Dickson	1 W Century Dr #25b	Premium	\$514.36	0.04%
4319 017 110	Rohit Mehta	1 W Century Dr #25c	Premium	\$469.57	0.03%
4319 017 111	Jaeyoul Choi	1 W Century Dr #25d	Premium	\$364.10	0.03%
4319 017 112	Kathleen M Harouche	1 W Century Dr #26a	Premium	\$508.58	0.04%
4319 017 113	Jed M Weisman	1 W Century Dr #26b	Premium	\$527.36	0.04%
4319 017 114	Kenneth N & Mindy B Berns	1 W Century Dr #26c	Premium	\$469.57	0.03%
4319 017 115	Century 26d LLC	1 W Century Dr #26d	Premium	\$364.10	0.03%
4319 017 116	Rachel Gindi	1 W Century Dr #27a	Premium	\$508.58	0.04%
4319 017 117	Drive Century	1 W Century Dr #27b	Premium	\$514.36	0.04%
4319 017 118	Michael L Fowler	1 W Century Dr #27c	Premium	\$469.57	0.03%
4319 017 119	Mimi M Goldfinger	1 W Century Dr #27d	Premium	\$364.10	0.03%
4319 017 120	G & C Marks	1 W Century Dr #28a	Premium	\$642.95	0.05%
4319 017 121	Julie Oun	1 W Century Dr #28b	Premium	\$495.58	0.04%
4319 017 122	Ketal LLC	1 W Century Dr #28c	Premium	\$394.44	0.03%
4319 017 123	Helen L Koo	1 W Century Dr #28d	Premium	\$325.09	0.02%
4319 017 124	Norman E Friedmann	1 W Century Dr #29a	Premium	\$642.95	0.05%
4319 017 125	Jimc Holdings LLC	1 W Century Dr #29b	Premium	\$495.58	0.04%
4319 017 126	Steven D Co Lockshin	1 W Century Dr #29c	Premium	\$394.44	0.03%
4319 017 127	Michael A Mendelson	1 W Century Dr #29d	Premium	\$325.09	0.02%
4319 017 128	William M Dorfman	1 W Century Dr #30a	Premium	\$642.95	0.05%

APN	OWNER NAME	SITE ADDRESS	BENEFIT ZONE	2023 Assmt	%
4319 017 129	Yoko Matsuhisa	1 W Century Dr #30b	Premium	\$495.58	0.04%
4319 017 130	Daniel S Lee	1 W Century Dr #30c	Premium	\$394.44	0.03%
4319 017 131	Yang	1 W Century Dr #30d	Premium	\$325.09	0.02%
4319 017 132	Howard Gleicher	1 W Century Dr #31a	Premium	\$642.95	0.05%
4319 017 133	Ars Holdings LLC	1 W Century Dr #31b	Premium	\$495.58	0.04%
4319 017 134	Michael Co Hundert	1 W Century Dr #31c	Premium	\$394.44	0.03%
4319 017 135	Hamad A Neama	1 W Century Dr #31d	Premium	\$325.09	0.02%
4319 017 136	Howard Gleicher	1 W Century Dr #32a	Premium	\$642.95	0.05%
4319 017 137	Century Dream LLC	1 W Century Dr #32b	Premium	\$495.58	0.04%
4319 017 138	Golden Incorpra Enterprise LLC	1 W Century Dr #32c	Premium	\$394.44	0.03%
4319 017 139	Dorothy S & Vivine H Wang	1 W Century Dr #32d	Premium	\$325.09	0.02%
4319 017 140	Bahram Alipour	1 W Century Dr #33a	Premium	\$642.95	0.05%
4319 017 141	Robert M Mirvis	1 W Century Dr #33b	Premium	\$495.58	0.04%
4319 017 142	Mark & Debra Goodman	1 W Century Dr #33c	Premium	\$394.44	0.03%
4319 017 143	Bronte	1 W Century Dr #33d	Premium	\$325.09	0.02%
4319 017 144	34a One Century LLC	1 W Century Dr #34a	Premium	\$642.95	0.05%
4319 017 145	Dayle Weiner	1 W Century Dr #34b	Premium	\$495.58	0.04%
4319 017 146	Rascoff	1 W Century Dr #34c	Premium	\$394.44	0.03%
4319 017 147	Leslie S Bullano	1 W Century Dr #34d	Premium	\$325.09	0.02%
4319 017 148	Nk Real Estate Investments LLC	1 W Century Dr #35a	Premium	\$642.95	0.05%
4319 017 149	Nk Real Estate Investments LLC	1 W Century Dr #35b	Premium	\$495.58	0.04%
4319 017 150	Cmash LLC	1 W Century Dr #35c	Premium	\$394.44	0.03%
4319 017 151	Schmidtengasse LLC	1 W Century Dr #35d	Premium	\$325.09	0.02%
4319 017 152	Geraldine Alden	1 W Century Dr #36PHA	Premium	\$878.46	0.06%
4319 017 153	Avenue Of The Stars Associates	1 W Century Dr #36PHB	Premium	\$892.91	0.06%
4319 017 154	Jonathan Woetzel	1 W Century Dr #37PHA	Premium	\$809.11	0.06%
4319 017 155	Brian Delamarter	1 W Century Dr #37PHB	Premium	\$832.22	0.06%
4319 017 156	Sg Century One LLC	1 W Century Dr #38PHA	Premium	\$754.20	0.05%
4319 017 157	Martin Meeks	1 W Century Dr #38PHB	Premium	\$768.65	0.06%
4319 017 158	Rv 702 LLC	1 W Century Dr #39PH	Premium	\$1,361.03	0.10%
4319 017 159	Wayne House Bruce	1 W Century Dr #40PH	Premium	\$1,342.25	0.10%
4319 017 160	Candy Spelling	1 W Century Dr #41PHA	Premium	\$1,280.12	0.09%
4319 017 161	Candy Spelling	1 W Century Dr #41PHB	Premium	\$1,314.80	0.10%
4319 017 227		1 W Century Dr #6b	Premium	\$1,170.31	0.08%
TOTAL:				\$1,383,065.23	100.00%