

**Attachment A**

**Hollywood Entertainment District  
Business Improvement District**

**Engineer's Report**

**Los Angeles, California  
February 2018  
Amended December 2021**

*Prepared by:*  
**Kristin Lowell Inc.**

*Prepared pursuant to the State of California  
Property and Business Improvement District Law of 1994  
And Article XIII D of the California Constitution  
to create a property-based business improvement district*

# TABLE OF CONTENTS

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<b>ENGINEER'S STATEMENT</b> .....	<b>1</b>
<b>ENGINEER'S REPORT:</b>	
<b>SECTION A: Legislative and Judicial Review</b> .....	<b>2</b>
<b>SECTION B: Improvements and Activities</b> .....	<b>4</b>
<b>SECTION C: Benefitting Parcels</b> .....	<b>10</b>
<b>SECTION D: Proportional Benefits</b> .....	<b>23</b>
<b>SECTION E: Special and General Benefits</b> .....	<b>25</b>
<b>SECTION F: Cost Estimate</b> .....	<b>31</b>
<b>SECTION G: Apportionment Method</b> .....	<b>32</b>
<b>SECTION H: Assessment Roll</b> .....	<b>42</b>

## ENGINEER'S STATEMENT

This Report is prepared pursuant to Article XIID of the California State Constitution (Proposition 218) and the State of California Property and Business Improvement District Law of 1994 as amended.

The Hollywood Entertainment District Property-Based Business Improvement District ("PBID") will provide activities either currently not provided or are above and beyond what the City of Los Angeles provides. These activities will specially benefit each individual assessable parcel in the PBID. Every individual assessed parcel within the PBID receives special benefit from the activities identified under Section B of this Report. Only those individual assessed parcels within the PBID receive the special benefit of these proposed activities; parcels contiguous to and outside the PBID and the public at large may receive a general benefit, as outlined in Section E. The cost to provide general benefits, if any, will be funded from sources other than special assessments.

The duration of the proposed PBID is ten (10) years, commencing January 1, 2019. An estimated budget for the PBID improvements and activities is set forth in Section D. Assessments will be subject to an annual increase of up to 3% per year as determined by the Owners' Association. Assessment increases must stay between 0% and 3% in any given year. Funding for the PBID improvements and activities shall be derived from a property-based assessment of each specially benefitted parcel in the PBID. A detailed description of the methodology for determining the proportional special benefit each individual assessable parcel receives from the service and the assessment for each parcel is set forth in Section E.

I hereby certify to the best of my professional knowledge that each of the identified assessable parcels located within the PBID will receive a special benefit over and above the benefits conferred to those parcels outside of the PBID boundary and to the public at large and that the amount of the proposed special assessment is proportional to, and no greater than the special benefits received.



Respectfully submitted,

A handwritten signature in blue ink that reads "Terrance E. Lowell".

Terrance E. Lowell, P.E.

## SECTION A: LEGISLATIVE AND JUDICIAL REVIEW

### **Property and Business Improvement District Law of 1994**

The Property and Business Improvement District Law of 1994 (the "State Law") is the legislation that authorizes the City to levy assessments upon real property for the purposes of providing improvements and activities that specially benefit each individual assessed parcel in the PBID. The purpose of the PBID is to encourage commerce, investment, and business activities. In order to meet these goals PBIDs typically fund activities and improvements, such as, enhanced safety and cleaning. Unlike other assessment districts which fund the construction of public capital improvements or maintenance thereof, PBIDs provide activities and improvements "to promote the economic revitalization and physical maintenance of the business districts of its cities in order to create jobs, attract new businesses, and prevent the erosion of the business districts." (Streets and Highways Code Section 36601(b)). The improvements and activities funded through the PBID are over and above those already provided by the City within the PBID's boundaries. Each of the PBID activities or improvements is intended to increase building occupancy and lease rates, to encourage new business development, attract businesses that benefit the parcels, and improve the economic vitality of parcels.

Specifically, the State Law defines "Improvements" and "Activities" as follows:

*"Improvement" means the acquisition, construction, installation, or maintenance of any tangible property with an estimated useful life of five years...<sup>1</sup>*

*"Activities" means, but is not limited to, all of the following:*

- (a) Promotion of public events which benefit businesses or real property in the district.*
- (b) Furnishing of music in any public place within the district.*
- (c) Promotion of tourism within the district.*
- (d) Marketing and economic development, including retail retention and recruitment.*
- (e) Providing safety, sanitation, graffiti removal, street and sidewalk cleaning, and other municipal services supplemental to those normally provided by the municipality.*
- (f) Activities which benefit businesses and real property located in the district.<sup>2</sup>*

### **Article XIID of the State Constitution**

In 1996, California voters approved Proposition 218, codified in part as Article XIID of the State Constitution. Among other requirements, Article XIID changes the way local agencies enact local taxes and levy assessments on real property. It states, in relevant part, that:

*(a) An agency which proposes to levy an assessment shall identify all parcels which will have a special benefit conferred upon them and upon which an assessment will be imposed. The proportionate special benefit derived by each identified parcel shall be determined in relationship to the entirety of the capital cost of a public improvement, the maintenance and operation expenses of a public improvement, or the cost of the property related service being provided. No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel. Only special benefits are assessable, and an agency shall separate the general benefits*

<sup>1</sup> California Streets and Highways Code, Section 36610.

<sup>2</sup> California Streets and Highways Code, Section 36613.

*from the special benefits conferred on a parcel. Parcels within a district that are owned or used by any agency, the State of California or the United States 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.*

*(b) All assessments shall be supported by a detailed engineer's report prepared by a registered professional engineer certified by the State of California.<sup>3</sup>*

*"Special benefit" means a particular and distinct benefit over and above general benefits conferred on real property located in the district or to the public at large. General enhancement of property value does not constitute "special benefit."<sup>4</sup>*

### **Judicial Guidance**

Since the enactment of Article XIID, the courts have rendered opinions regarding various aspects of Article XIID. The notable portions of cases that apply to assessment districts in general and this Hollywood Entertainment District PBID in particular are noted below.

*"The engineer's report describes the services to be provided by the PBID [i.e. the PBID]; (1) security, (2) streetscape maintenance (e.g., street sweeping, gutter cleaning, graffiti removal), and (3) marketing, promotion, and special events. They are all services over and above those already provided by the City within the boundaries of the PBID. And they are particular and distinct benefits to be provided only to the properties within the PBID, not to the public at large—they 'affect the assessed property in a way that is particular and distinct from [their] effect on other parcels and that real property in general and the public at large do not share."<sup>5</sup>*

*"...separating the general from the special benefits of a public improvement project and estimating the quantity of each in relation to the other is essential if an assessment is to be limited to the special benefits."<sup>6</sup>*

*"...the agency must determine or approximate the percentage of the total benefit conferred by the service or improvement that will be enjoyed by the general public and deduct that percentage of the total cost of the service or improvement from the special assessment levied against the specially benefitted property owners."<sup>7</sup>*

*"...even minimal general benefits must be separated from special benefits and quantified so that the percentage of the cost of services and improvements representing general benefits, however slight, can be deducted from the amount of the cost assessed against specially benefitting properties."<sup>8</sup>*

The contents of this Engineer's Report are prepared in compliance with the above noted authorizing legislation, the State Constitution and the judicial opinions.

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<sup>3</sup> Section 4, Article XIID of the State Constitution.

<sup>4</sup> Section 2 (i), Article XIID of the State Constitution.

<sup>5</sup> *Dahms v. Downtown Pomona Property and Business Improvement District* (2009) 174 Cal.App. 4th 708, 722.

<sup>6</sup> *Beutz v. County of Riverside* (2010) 184 Cal. App. 4th 1516, 1532.

<sup>7</sup> *Golden Hill Neighborhood Association, Inc. v. City of San Diego* (2011) 199 Cal.App. 4th 416, 438.

<sup>8</sup> *Golden Hill Neighborhood Association, Inc. v. City of San Diego* (2011) 199 Cal.App. 4th 416, 439.

## **SECTION B: IMPROVEMENTS AND ACTIVITIES**

The Hollywood Entertainment District PBID Steering Committee collectively determined the priority for improvements and activities that the PBID will deliver. The primary needs as determined by the property owners are Safe and Clean programs. Specifically, the Hollywood Entertainment District PBID shall provide the following activities.

### ***SAFE, CLEAN and BEAUTIFICATION***

#### **Safe Team Program**

The Safety Program will provide safety services for the individual assessed parcels located within the District in the form of safety personnel, which may be in the form of walking patrols, bicycle patrols, equestrian patrols and/or vehicle patrols. The Safe team may be armed, unarmed, or both depending on the needs of the District. The program may support a private-security vendor, hiring off-duty LAPD officers, or both depending on the needs of the District. The purpose of the Safe Team Program is to prevent, deter and report illegal activities taking place on the streets, sidewalks, storefronts, parking lots and public alleys. The presence of the Safe Team Program is intended to deter such illegal activities as vandalism, graffiti, narcotic use or sales, public urination, trespassing, drinking in public, prostitution, aggressive panhandling, unpermitted vending, illegal dumping, and other behaviors that detract from the quality of life and sense of safety of the assessed parcels in the District. Investments may be made in public safety amenities such as video surveillance cameras (acquisition and maintenance) and public safety kiosks. The Program will supplement, not replace, other ongoing police, security and patrol efforts within the District. The Safe Team Program will only provide its services for assessed parcels within the District boundaries. Homeless services programs such as homeless outreach, storage and/or support to non-profit homeless service providers may be considered. 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.

Retail parcels benefit from District programs that work to provide greater pedestrian traffic, increased sales, an improved business climate, new business attraction, business retention, and increased business investment. Office parcels benefit from the District programs which increase pedestrian foot traffic and provide an enhanced sense of safety and cleanliness. These programs all work in efforts to increase occupancy and improve the business climate, new business attraction, business retention and business investment. Cultural parcels benefit from District programs that work to provide an enhanced sense of safety and cleanliness that provide a better pedestrian experience which provides an opportunity to increase attendance. Education parcels benefit from District programs that work to provide an enhanced sense of safety, cleanliness and positive user experience which in turn provides an opportunity to increase student enrollment, attracts students, and District investment. Religious parcels benefit from District programs that work to provide a better pedestrian experience and an enhanced sense of safety which provides an opportunity to increase attendance and participation. Parking parcels benefit from District programs which work to provide an improved business climate, new business attraction, business retention, District investment, and increased sales, all of which work to draw more users and cars to the District. This all works to increase occupancy and improve the business climate, new business attraction, business retention and business investment. Hotel parcels benefit from District programs which increase pedestrian foot traffic, a positive user experience and provide an enhanced sense of safety and cleanliness. These programs and services work together to

increase occupancy and attract customers. Production Studio parcels benefit from the District programs that work to provide an enhanced sense of safety and cleanliness. These programs and services work together to attract clients and improved the business climate. Residential and Mixed-use parcels benefit from District programs that in an effort to provide an enhanced sense of safety, cleanliness and a positive user experience which in turn improves the business climate and business offering, and attracts and retains new residents, businesses and District investment. Utility parcels benefit from District programs which work to provide an enhanced sense of safety and cleanliness. Publicly-owned parcels benefit from District programs which provide an enhanced sense of safety and cleanliness which makes employees and visitors feel safe and leads to increased use which translates into fulfilling their public service mission.

### **Clean and Beautification Program**

In order to consistently deal with cleaning issues, a Clean Program will continue to be provided as it has for the last several years. A multi-dimensional approach has been developed consisting of the following elements. The Clean Team will only provide service to assessed properties within District boundaries. The special benefit to parcels from these services is increased commercial activity which directly relates to increases in lease rates and customer usage. In order to consistently deal with clean and beautification 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 and gutters of the assessed parcels in the District. District personnel 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 as needed.

**Graffiti Removal:** District personnel 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.

**Beautification:** District beautification is an important program that works to attract and improve commerce by increasing customers to properties in the District. Beautification programs may include weed abatement, landscape services, tree trimming, Walk of Fame star polishing, curb line painting, street furniture painting and gutter and storm drain cleaning for parcels within the District. Beautification programs may also include projects that support placemaking (planning and design strategies to improve a public space) and the management of public space, including purchasing and maintaining street furniture, lighting, decorations, and public art. Well-maintained properties in the District supports an increase in commerce and provides a special benefit to each individually assessed parcel in the District.

Retail parcels benefit from District programs that work to provide greater pedestrian traffic, increased sales, an improved business climate, new business attraction, business retention, and increased business investment. Office parcels benefit from the District programs which increase pedestrian foot traffic and provide an enhanced sense of safety and cleanliness. These programs all work in an effort to increase occupancy and improve the business climate, new business attraction, business retention and business investment. Cultural parcels benefit from District programs that work to provide an enhanced sense of safety and cleanliness that provide a better

pedestrian experience which provides an opportunity to increase attendance and participation. Education parcels benefit from District programs that work to provide an enhanced sense of safety, cleanliness and positive user experience, which in turn provides an opportunity to increase student enrollment, attract students and District investment. Religious parcels benefit from District programs that work to provide a better pedestrian experience and an enhanced sense of safety which provides an opportunity to increase attendance. Parking parcels benefit from District programs which work to provide an improved business climate, new business attraction, business retention, District investment, and increased sales, all of which work to draw more users and cars to the District. Hotel parcels benefit from District programs which increase pedestrian foot traffic, a positive user experience and provide an enhanced sense of safety and cleanliness. These programs and services work together to increase occupancy and attract customers. Production Studio parcels benefit from the District programs that work to provide an enhanced sense of safety and cleanliness. These programs and services work together to attract clients and improve the business climate. Residential and Mixed-use parcels benefit from District programs that in an effort to provide an enhanced sense of safety, cleanliness and a positive user experience which in turn improves the business climate and business offering, and attracts and retains new residents, businesses and District investment. Utility parcels benefit from District programs which work to provide an enhanced sense of safety and cleanliness. Publicly-owned parcels benefit from District programs which provide an enhanced sense of safety and cleanliness which makes employees and visitors feel safe and leads to increased use which translates into fulfilling their public service mission.

The Clean Team will only provide service to assessed parcels within District boundaries. 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.

### **OPERATIONS/COMMUNICATIONS/CITYFEES/DELINQUENT ASSESSMENTS**

The improvements and activities are managed by a professional staff that requires centralized administrative support. Operations staff oversees and implements the District's services which are delivered seven days a week. Operations staff actively works on behalf of the District parcels to ensure that City and County services and policies support the District, for example reporting street light outages.

Operations staff provide Board and Committee management and administration. Operations staff ensure compliance with all City of Los Angeles contractual obligations including quarterly and annual reports. Included in this item are office expenses, legal expenses, accounting services, professional services, organizational expenses such as insurance, the cost to conduct a yearly financial review, City fees to collect and process the assessments, and a reserve for uncollectible assessments. Communications, marketing, promotion, and events are also included in this budget item.

A well-managed District provides necessary BID program oversight and guidance that produces higher quality and more efficient programs. Operations staff implement the programs and services of the District. The special benefit to assessed parcels from these services is increased commercial activity which directly relates to increases in lease rates and enhanced commerce.

## **ALLEY OVERLAY**

In addition to the clean, safe, beautification and management services provided to each individually assessed parcel, alley adjacent property owners, defined as the Alley Overlay, are provided additional clean, safe, and operations services to Alley front footage. In the Hollywood Entertainment District, there are 11,261 assessable linear feet of alleys. There are three types of access to alleys: (a) private alleys; (b) public alleys; and (c) easements. The intent is to provide services to those properties adjacent to the alleys in order to facilitate maintenance, improve public safety, and promote pedestrian access and improved functionality to properties in the District. Properties which front an alley will be assessed provided they are accessible to District services. For a property to be considered inaccessible, the parcel owner must provide a verifiable legal city permit (e.g., revocable permit or similar legal instrument) that authorizes a barrier, gate or private use. Such permit will cause that parcel's inaccessible frontage to be removed from the assessment during such time as the permit is in place.

This specially permitted alley frontage will not be assessed because the city's permit process delineates specific conditions and maintenance by the permit holder/property owner that would prevent this footage from specially benefiting from the District's planned services. For example, property owners who hold revocable permits from the City of Los Angeles which allow the temporary privatization of an alley may request exemption from alley services by providing a letter, by certified mail, requesting removal of the assessment, accompanied by a copy of the permit. The letter must be received by the Owners Association by April 1 each year. In the event a certified letter request is not received by the April 1 deadline, the alley assessment will be levied against the adjacent property owners. The budget for the Alley Overlay is \$89,240. Parcels that are within the Alley Overlay pay the overall BID assessment for the zone they are located in, in addition to the Alley Overlay assessment. The special benefit to assessed Alley Overlay parcels from these services is increased commercial activity which directly relates to increases in lease rates and customer usage. Dirty and unclean alleys deter pedestrians and commercial activity.

Programs within the Alley Overlay will consist of some of the following for the special benefit of alley-adjacent properties:

- **Safe Team Program:** The Safe Team will patrol through the alleys throughout the course of their daily shifts, and will be available to respond to calls for service when incidents arise in an alley requiring the presence of safety officers.
- **Clean Program:** The Clean Team will provide graffiti abatement, trash and debris pickup (not to be confused with commercial trash hauling); and pressure washing. In situations where an alley may be gated or difficult to access, the property owner can make arrangements with the District to access the alley for the services to be performed. This service is available to serve all properties adjacent to an alley, provided they are assessed in the Alley Overlay zone.
- **Service Coordination:** Management staff will be available to assist alley-adjacent parcels with projects to enhance the aesthetic environment of the District. Projects may consist of:
  - Assisting with unification of trash removal with a single commercial hauler, to obviate need for multiple redundant dumpsters in an alley
  - Exploring opportunities for property owners to coordinate on trash compactors in order to free alley space for pedestrian access and business use;

- Creation of special design strategies to improve lighting, landscaping, paving, furnishings, video surveillance and other public amenities to improve alley experience for properties in the District
- Marketing and communicating to general public about accessible alleyways to promote walkability in alleys
- Assisting with community problem solving to mitigate nuisances and other issues that arise in the District's alley system

### **EaCa ALLEY OVERLAY** (effective January 2023)

In addition to the clean, safe, beautification and management services provided to each individually assessed parcel and the general Alley Overlay assessment. EaCa alley adjacent property owners, defined as the EaCa Alley Overlay, are provided enhanced services paid through an additional assessment on EaCa Alley front footage. In the Hollywood Entertainment District, there are 1,230 assessable linear feet of EaCa alleys.

The budget for the EaCa Alley Overlay is \$40,410. Parcels that are within the EaCa Alley Overlay pay the overall BID assessment for the zone they are located in and the general Alley Overlay assessment, in addition to the EaCa Alley Overlay assessment. EaCa Alley Overlay parcels specially benefit from District programs which increase pedestrian foot traffic and create a positive user experience. These programs and services work to attract and retain new businesses and attract customers.

A committee of EaCa Alley Overlay owners will be established, under the umbrella of the Owner's Association of the District, to make recommendations on types of service, levels of service and vendor arrangements to meet their needs. EaCa Alley Overlay assessments will be set by action of the Owner's Association Board of Directors to meet the varying needs of the EaCa Alley Overlay. Assessments may be reduced based on the reduced need for additional services in a given year.

Programs within the EaCa Alley Overlay will consist of some of the following for the special benefit of alley-adjacent properties:

- Alley Vacation permits
- Enhanced Special Events and Promotional Activities
- Capital Projects (for example signage or lighting projects)

### **TOURISM OVERLAY**

In addition to the clean, safe, beautification and management services provided to each individually assessed parcel, Tourism Overlay assessed parcels are provided enhanced services paid through an additional assessment on street front footage in the Tourism Overlay. The Tourism Overlay area within the Hollywood Entertainment District experiences the most significant impacts from tourists, visitors, tour buses, movie premieres, street concerts, televised awards shows, first amendment gatherings, athletic events, protests and other activities unique to Hollywood. Services related to additional enhanced security, maintenance, streetscape, beautification, lighting, marketing planning, which further the Tourism Overlay's vision for a safe, accessible and well-maintained visitor destination. Tourism Overlay parcels specially benefit from District Overlay programs which increase pedestrian foot traffic, create a positive user experience, and provide an enhanced sense of safety and cleanliness. These programs and services work to attract and retain new businesses and attract customers.

The budget for the Tourism Overlay is \$250,000. Tourism Overlay funds may be accumulated over multiple years to pay for capital improvements within the Tourism Overlay. Parcels that are within the Tourism Overlay pay the overall BID assessment in addition to the Tourism Overlay assessment. A committee of Tourism Overlay owners will be established, under the umbrella of the Owner's Association of the District, to make recommendations on types of service, levels of service and vendor arrangements to meet their needs. Tourism Overlay assessments will be set by action of the Owner's Association Board of Directors to meet the varying needs of the Tourism Overlay. Assessments may vary from zero to the maximum allowed assessment for that year as defined in the chart on page 37.

Programs within the Tourism Overlay will consist of some of the following:

- Enhanced Safety
- Enhanced Maintenance, Beautification and Streetscape
- Enhanced Marketing, Special Events and Promotional Activities
- Tour Bus Management and Related Facilities
- Special Signage and Wayfinding
- Enhanced Decorations and Lighting
- Regulation Related Activities
- Capital Projects (for example signage or lighting projects)

## SECTION C: BENEFITTING PARCELS

### ***Overall Boundary***

The Hollywood Entertainment District Business Improvement District includes all property within a boundary formed by:

Starting at the intersection of La Brea Avenue and the centerline of the alley directly behind parcel 5548-007-014 proceed east to the western boundary of parcel 5548-007-008. Proceed south along the western boundary of parcel 5548-007-008 to the centerline of Hawthorn Avenue. Proceed east along the centerline of Hawthorn Avenue to the centerline of Highland Avenue. Proceed south along the centerline of Highland Avenue to the centerline of Selma Avenue. Proceed east along the centerline of Selma Avenue to the western boundary of parcel 5547-018-029. Proceed south along the western boundary of 5547-018-029 to the northern boundary of parcel 5547-018-011. Proceed west along the northern boundary of 5547-018-011, then south along the western boundary of parcels 5547-018-011 and 5547-018-012 to the centerline of Sunset Boulevard. Continue east along the centerline of Sunset Boulevard to the centerline of Seward Street. Proceed south along the western boundary of parcel 5547-026-023. Proceed east along the southern boundary of parcel 5547-026-023 to the southern boundary of parcel 5547-026-002. Proceed south along the center line of Hudson Avenue to the centerline of De Longpre Avenue. Continue east along the centerline of De Longpre Avenue to the centerline of Cahuenga Boulevard. Proceed south along Cahuenga Boulevard to the southern boundary of parcel 5533-005-056. Proceed east along the southern boundary of parcel 5533-005-056 to the western boundary of parcel 5533-005-001. Proceed south along the western property lines of each parcel fronting Vine Street starting with parcel 5533-005-001 across La Mirada Avenue, Lexington Avenue to parcel 5533-007-025. Continue along the southern boundary of parcel 5533-007-025 to the centerline of Santa Monica Boulevard. Proceed east to the eastern boundary of parcel 5534-005-001. Proceed north along the eastern property lines of each parcel fronting Vine Street starting with parcel 5534-005-001 across Banner Avenue, Lexington Avenue, La Mirada Avenue, and Fountain Avenue to parcel 5546-020-012. Continue across Afton Place to the southern boundary of parcel 5546-022-030. Continue east along the centerline of Afton Place to the eastern boundary line of parcel 5546-022-030. Proceed north along the eastern boundary of parcel 5546-022-030 and parcels fronting Vine Street to the centerline of Leland Way. Proceed east along the centerline of Leland Way to the center line of El Centro Avenue. Proceed south along the centerline of El Centro Avenue to the centerline of De Longpre Avenue. Continue east along the centerline of De Longpre Avenue to centerline of Gower Street. Proceed south along the centerline of Gower Street to the centerline of Fountain Avenue. Proceed east along the centerline of Fountain Avenue to the centerline of Gordon Street. Proceed north along the centerline of Gordon Street to the southern boundary of parcel 5545-014-007. Proceed east along the southern boundary of 5545-014-007 to the centerline of Tamarind Avenue. Proceed north along the centerline of Tamarind Avenue to the southern boundary of parcel 5545-015-048. Continue east along the southern boundary of parcel 5545-015-048 to the western boundary of parcel 5545-015-003. Proceed along the south along the western boundary of parcel 5545-015-003 then east along the southern boundary of 5545-015-003 to the centerline of Bronson Avenue. Continue south along the centerline of Bronson Avenue to the centerline of Fernwood Avenue. Proceed east along the centerline of Fernwood Avenue to the centerline of Van Ness Avenue. Proceed south on Van Ness Avenue to the southern boundary of parcel 5545-019-914. Proceed east along the centerline of Fountain Avenue to the centerline of Wilton Place. Proceed north along the centerline of Wilton Place to the 101 Freeway. Proceed north, following the western natural boundary of the 101 Freeway to the Harold Way. Continue south along the centerline of

Van Ness Avenue to the northern boundary of parcel 5545-011-029. Continue west along the northern boundary of parcel 5545-011-029 to the centerline of Bronson Avenue. Continue north on the centerline of Bronson Avenue to the northern boundary of parcel 5545-009-029. Proceed west to the centerline of Gordon Street and then south on the centerline of Gordon Street to the northern boundary of parcel 5545-007-026. Proceed south along the western border of parcel 5545-007-026 to the northern boundary of parcel 5545-007-030. Proceed west to the centerline of La Baig Avenue. Continue north on the centerline of La Baig Avenue to the centerline of Harold Way. Proceed west along the centerline of Harold Way to Gower Street excluding the following parcels: 5545-008-011, 5545-008-012. Proceed north along the centerline of Gower Street to the southern boundary of parcel 5545-006-030. Continue east along the southern boundary of parcel 5545-006-030 across Bronson Avenue to the east property line of parcel 5545-004-016, which border the embankment of the 101 Freeway. Proceed north to the northern property line of parcel 5545-004-002. Proceed west along the northern property lines from parcel 5545-004-002, across Bronson Avenue and Gower Street, to the eastern property line of parcel 5546-032-041. Proceed north along the eastern property line of parcel 5546-032-041 to its northern border. Proceed west along the northern boundary of parcel 5546-032-041 to the eastern boundary of parcel 5546-031-005. Proceed north along the eastern property lines of the parcels 5546-031-005 and 5546-031-031 to the centerline of Yucca Street. Proceed west about 100 ft. along the centerline of Yucca Street to the eastern property line of parcel 5546-033-015. Proceed north along the eastern boundary of 5546-033-015. Proceed west across Argyle Avenue to the northern property line of parcel 5546-033-900 and continue west along the north sides of first parcels along the north side of Yucca Street ending at the northern property lines of parcel 5546-001-016. Proceed south along the western property line of parcel 5546-001-016 to the centerline of Yucca Street. Proceed west along the centerline of Yucca Street to the eastern property lines of parcel 5547-002-020. Proceed north to the northern boundary of parcel 5547-002-029. Proceed west along the centerline of Franklin Ave. to the western boundary of parcel 5548-004-069. Proceed south along the western property line of parcel 5548-004-069 to the northern property line of parcel 5548-004-042. Continue west along the northern property line of the Hollywood and Highland Center and parcel 5548-004-039, including parcel 5548-004-923, to the centerline of Orange Drive. Proceed south along the centerline of Orange Drive to the northern property line of parcel 5548-003-001. Proceed west along the northern property lines of parcel 5548-003-001 across North Sycamore Avenue and El Cerrito Place to the centerline of La Brea Avenue. Proceed south along the centerline of La Brea Avenue to the centerline of the alley behind parcel 5548-007-014.

### ***District Expansion***

The Hollywood Entertainment District boundaries have expanded south to include all parcels in the soon expiring Sunset and Vine Business Improvement District. The area is detailed on the map on page 16 and 17. Parcels within this area have similar uses to the Hollywood Entertainment District parcels such as retail, office, cultural, education, religious, parking, hotel, production studio, residential, mixed-use, utility and publicly-owned parcels.

### ***Benefit Zones***

#### **Zone 1 includes all property fronting the following streets:**

- Hollywood Boulevard from La Brea to Gower Street
- Sunset Boulevard from Cahuenga Boulevard to Gower Street
- Highland Avenue from Selma Avenue to Franklin Place
- Cahuenga Boulevard from Sunset Boulevard to Yucca Street
- Vine Street from De Longpre Avenue to Yucca Street
- Argyle Avenue from Sunset Boulevard to Yucca Street

**Zone 2 includes all property fronting the following streets:**

- Yucca Street from West of Wilcox Avenue to Argyle Avenue
- Hollywood Boulevard from Gower Street to 101 Freeway
- Selma Avenue from Highland Avenue to Gower Street
- Sunset Boulevard from Cassil Place to Cahuenga Boulevard
- Sunset Boulevard from Gower Street to 101 Freeway
- Vine Street from De Longpre Avenue to Santa Monica Boulevard
- Wilcox Avenue from De Longpre Avenue to Yucca Street
- Cahuenga Avenue from Homewood Avenue to Sunset Boulevard

**Zone 3 includes all property fronting the following streets:**

- Fountain Avenue from Ivar Avenue to Vine Street
- Homewood Avenue from Ivar Avenue to Vine Street
- De Longpre Avenue from Hudson Avenue to east of Vine Street
- De Longpre Avenue from El Centro Avenue to Gower Street
- Leland Way from Vine Street to El Centro Avenue
- Hawthorn Avenue from West of Orange Drive to McCadden Place
- Gower Street from Fountain Avenue to Hollywood Boulevard
- El Centro Avenue from De Longpre Avenue to Hollywood Boulevard
- Bronson Avenue north and south of Hollywood Boulevard
- Ivar Avenue from Fountain Avenue to Yucca Street
- Morningside Court from Sunset Boulevard to Selma Avenue
- Cole Avenue from De Longpre Avenue to Sunset Boulevard
- Schrader Boulevard from Sunset Boulevard to Hollywood Boulevard
- Hudson Avenue from Hollywood Boulevard to Yucca Street
- Whitley Avenue from Hollywood Boulevard to Yucca Street
- Cherokee Avenue from Selma Avenue to Yucca Street
- Las Palmas Avenue from Selma Avenue to Yucca Street
- McCadden Place from Selma Avenue to Yucca Street
- Orange Drive from Hawthorn Avenue to North of Hollywood Boulevard
- Sycamore Avenue north and south of Hollywood Boulevard
- El Cerrito Place north of Hollywood Boulevard
- La Brea Avenue north and south of Hollywood Boulevard
- Seward Street south of Sunset Boulevard
- Cassil Place north of Sunset Boulevard

**Zone 4 includes all property fronting the following streets:**

- Yucca Street from Highland Avenue to Hudson Avenue
- Vista Del Mar Avenue from Selma Avenue to El Centro Avenue
- Harold Way from Gower Street to La Baig Avenue
- La Baig Avenue from Harold Way to Sunset Boulevard
- Gordon Street north and south of Sunset Boulevard
- Tamarind Street south of Sunset Boulevard
- Bronson Avenue north and south of Sunset Boulevard
- Van Ness Avenue from Fountain Avenue to 101 Freeway
- Wilton Place from Fountain Avenue to 101 Freeway
- Alton Place east of Vine Street
- Fountain Avenue east of Vine Street
- La Mirada Avenue east and west of Vine Street

- Lexington Avenue east and west of Vine Street
- Banner Avenue east of Vine Street
- Santa Monica Boulevard east of Vine Street
- Hudson Avenue from De Longpre Avenue to Sunset Boulevard
- South side of Franklin Place from one parcel east and west of Highland Avenue

### ***Alley Overlay***

Includes the 11,261 assessable linear feet of alleys in the District. Properties which front an alley will be assessed, provided they are accessible to District services as further described on page 18. Parcels that are within the Alley Overlay and/or Tourism Overlay pay the overall BID assessment in the zone or zones that they are in, in addition to the overlay assessment.

### ***EaCa Alley Overlay (effective January 2023)***

Includes the 1,230 assessable linear feet of alleys in EaCa alley. EaCa Alley properties will pay an EaCa Alley assessment in addition to the general Alley Overlay assessment. Properties which front on EaCa alley will be assessed for the unique programs and services provided only to EaCa Alley beginning in January 2023. Parcels that are within the, EaCa Alley Overlay pay the overall BID assessment in the zone or zones that they are in, plus the general Alley Overlay assessment in addition to the EaCa Alley overlay assessment.

### ***Tourism Overlay***

Includes all parcels having linear street front footage on both sides of Hollywood Boulevard between one parcel west of Orange Drive and McCadden Place (Area A) and both sides Highland Avenue between Hawthorn Avenue and Yucca Street (Area B). Tourism Overlay parcels are detailed on the map on page 19. Parcels that are within the Alley Overlay and/or Tourism Overlay pay the overall BID assessment in the zone or zones that they are in, in addition to the overlay assessment

### ***District Boundary Rationale***

The property uses within the general boundaries of the Hollywood Entertainment District Business Improvement District are a mix of retail, office, cultural, education, religious, parking, hotel, production studio, residential, mixed-use, utility, and publicly-owned parcels. Services and improvements provided by the District are designed to provide special benefits to parcels that contain retail, office, cultural, education, religious, parking, hotel, production studio, residential, mixed-use, utility and publicly-owned uses. Services and improvements provided by the District are designed to provide special benefits in the form of improving the economic vitality for parcels in the District by increasing building occupancy and lease rates, encouraging new business development, attracting residential/hotel serving businesses and services, attracting office tenants, attracting retail customers and encouraging commerce that provide a special benefit to retail, office, cultural, education, religious, parking, hotel, production studio, residential, mixed-use, utility and publicly-owned parcels. All of the services provided such as the safety work provided by the Safe Team and 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 because of the unique nature of these services focusing on the particular needs of each individually assessed property within the District. These services provide particular and distinct benefits to each of the individually assessed parcels within the District.

**Northern Boundary:** Moving east from La Brea Avenue along Hollywood Boulevard, the boundaries incorporate one parcel north until Orange Drive, where the boundary line extends further north to include the parcels that encompass the Hollywood and Highland center – a self-contained assembly of parcels that are primarily accessible from Hollywood Boulevard and Highland Avenue. Along Highland Avenue, north, the District includes the parcel at the southeast corner of Franklin Place and Highland Avenue due to the nature of the terrain, existing traffic barriers and median, and the limited pedestrian access to the parcel at the northeast corner of Franklin Place and Highland Avenue. The commercial properties at this intersection serve as a natural gateway to the District and are distinguishable from the residentially-zoned properties immediately east of Highland Avenue, north of Yucca Street. Along Yucca Street, heading east from Highland Avenue, the centerline serves as the barrier until the northeast corner of Yucca Street and Wilcox Avenue, owing to the residential neighborhood that characterizes the area north of Yucca Street. Starting at the northeast corner of Yucca and Wilcox, heading east, the boundary incorporates parcels fronting Yucca Street on the north side to the northeast corner of Argyle Avenue and Yucca Street. This area north of Yucca represents a commercial strip. At the northeast corner of Yucca Street and Argyle Avenue, heading south, the boundary incorporates commercial and multi-family residential parcels leading to Hollywood Boulevard. Heading east, from the northeast corner of Argyle Avenue and Hollywood Boulevard, the northern boundary of the District incorporates commercial parcels and excludes the single family residential neighborhood surrounding Carlos Avenue, just west of Gower Street. From Gower Street to the Hollywood Freeway, the District spans the first commercial parcel on the north side of the freeway. 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, safety patrols, maintenance personnel, and similar service providers employed in connection with the District will only patrol and provide services on the streets and sidewalks within the District, and will not provide services outside of District boundaries.

**Eastern Boundary:** The eastern boundary of the Hollywood Entertainment District is the 101 Freeway. The 101 Freeway forms a physical division and is generally recognized as a neighborhood boundary. As the freeway cuts toward the southeast, Wilton Place, as a key north-south vehicular thoroughfare in Hollywood continues to reinforce this neighborhood boundary as the properties to the east are non-pedestrian serving parcels. 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, safety patrols, maintenance personnel, and similar service providers employed in connection with the District will only patrol and provide services on the streets and sidewalks within the District, and will not provide services outside of District boundaries.

**Southern Boundary:** Along Sunset Boulevard, the southern boundary of the Hollywood Entertainment District includes commercial uses which, to keep boundary lines contiguous, extend one block south of Sunset Boulevard with the following exceptions: Sunset Boulevard, from Seward Street to Hudson Avenue, is one parcel deep, along this southern stretch of the Boulevard. Parcels south of the boundary line are residential and excluded from the District. Sunset Boulevard, from Gordon Street to Bronson Avenue, the boundary was chosen because parcels inside the boundary front Sunset Boulevard and are of a commercial land use, or serve as parking for those frontage parcels, while parcels to the south are in residential use and a part of the cluster of residential uses to the south.

The southernmost boundary is located at the intersection of Vine Street and Santa Monica Boulevard, with the exception of the parcel at the northwest corner of Santa Monica and Vine (5533-007-032) which is currently included within the Hollywood Media Business Improvement District. Extending north along Vine Street, parcels along Vine extend one commercial parcel deep with the following exceptions: Parcels west of Vine Street, fronting Fountain Avenue (block 5533-005) are commercial uses while parcels to the southwest have no direct Vine Street access and are zoned residential use. These residential uses range from small one-story residential units to small apartments. The boundary along the west side of Vine between Fountain Avenue and De Longpre Avenue (blocks 5546-019 and 5546-016 and triangle 5546-017-006 and 027) will incorporate all commercial parcels located within the block extending to the center line of Cahuenga on the west. No services will be provided to the west of the boundary as that area transitions into a hub for civic-center type functions that are not part of the commercial business district. East of Vine Street (between Afton Place and De Longpre Avenue) the boundary in block 5546-022 was chosen because parcels inside the boundary front Vine Street or are commercial in use while parcels to the east have no direct Vine Street access, are residential in use and are part of the cluster of residential uses to the east. No services will be provided east of the District's Boundaries, and, as explained above, residential parcels outside of the District will not benefit from the District's programs. East of Vine, the boundary in block 5546-023 was chosen because parcels inside the boundary front Vine Street and are in commercial use while parcels to the east have no direct Vine Street access and are medical use related or have no direct Vine Street access and are in residential use and are part of the cluster of residential uses to the east. 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, safety patrols, maintenance personnel, and similar service providers employed in connection with the District will only patrol and provide services on the streets and sidewalks within the District, and will not provide services outside of District boundaries.

**Western Boundary:** The western boundary of the District was selected to end at the center line of the three north/south streets; La Brea Avenue, Cassil Place and Seward Street. The center line of La Brea Avenue serves as the western boundary, along Hollywood Boulevard. The width of La Brea Avenue creates a natural barrier from the historic gateway to Hollywood. Cassil Place and Seward Street represent a natural demarcation between the pedestrian-oriented, commercial nature of Sunset Boulevard to the east and the nature of the parcel uses to the west that do not rely upon pedestrian traffic nor open their business to the public entering from the sidewalks. 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, safety patrols, maintenance personnel, and similar service providers employed in connection with the District will only patrol and provide services on the streets and sidewalks within the District, and will not provide services outside of District boundaries.

### ***Benefit Zone Rationale***

#### **Zone 1.**

Parcels within Zone 1 are on major corridors of the District, contain the highest concentration of retail uses in the District, the highest pedestrian traffic and the highest demand for clean, safe, and beautification services. Zone 1 will receive a differing level of special benefit in the form of a higher frequency of cleaning and pressure washing services than Zone 2, 3, and 4. Therefore, property owners in Zone 1 will pay a different assessment rate that is in line with the level of

service and represents 100% of the special benefit received.

Zone 2.

Parcels within Zone 2 are on major corridors of the District, contain the second highest of pedestrian traffic and the second highest demand for clean, safe, and beautification services in the District. Zone 2 will receive a differing level of special benefit in the form of a higher frequency of cleaning and pressure washing services than Zone 3 and 4. Therefore, property owners in Zone 2 will pay a different assessment rate that is in line with the level of service and represents 100% of the special benefit received.

Zone 3.

Parcels within Zone 3 are on the secondary streets in District, contain the third highest level of pedestrian traffic and third highest demand for clean, safe, and beautification services. Zone 3 will receive a differing level of special benefit in the form of a higher frequency of cleaning and pressure washing services than Zone 4. Therefore, property owners in Zone 3 will pay a different assessment rate that is in line with the level of service and represents 100% of the special benefit received.

Zone 4.

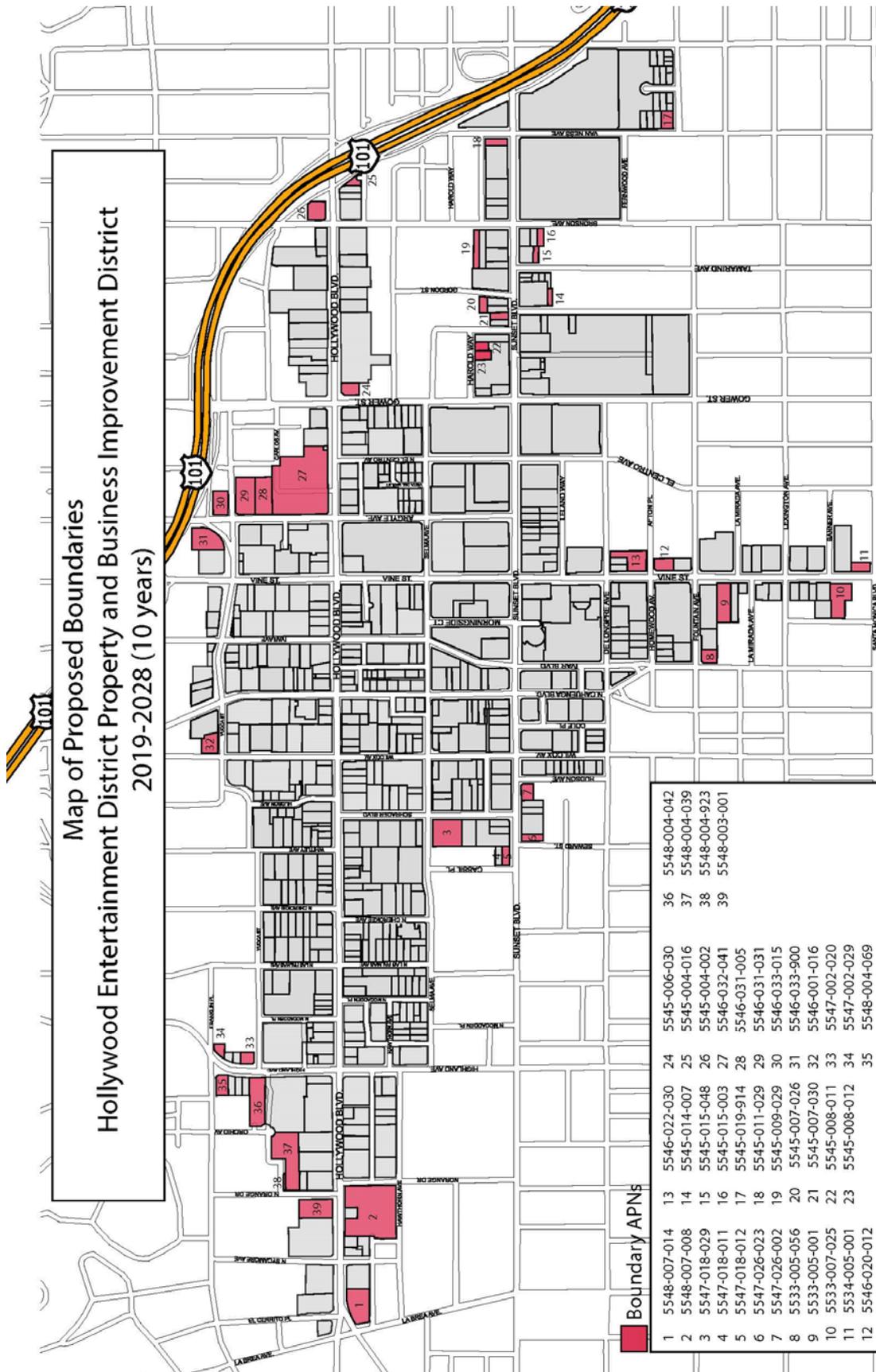
Parcels within Zone 4 are on the periphery of the District and contain the lowest pedestrian traffic and the lowest demand for clean, safe, and beautification services. Zone 4 will receive a differing level of special benefit in the form of the lowest frequency of cleaning and pressure washing services than Zone 1, 2, and 3. Therefore, property owners in Zone 4 will pay a different assessment rate that is in line with the level of service and represents 100% of the special benefit received.

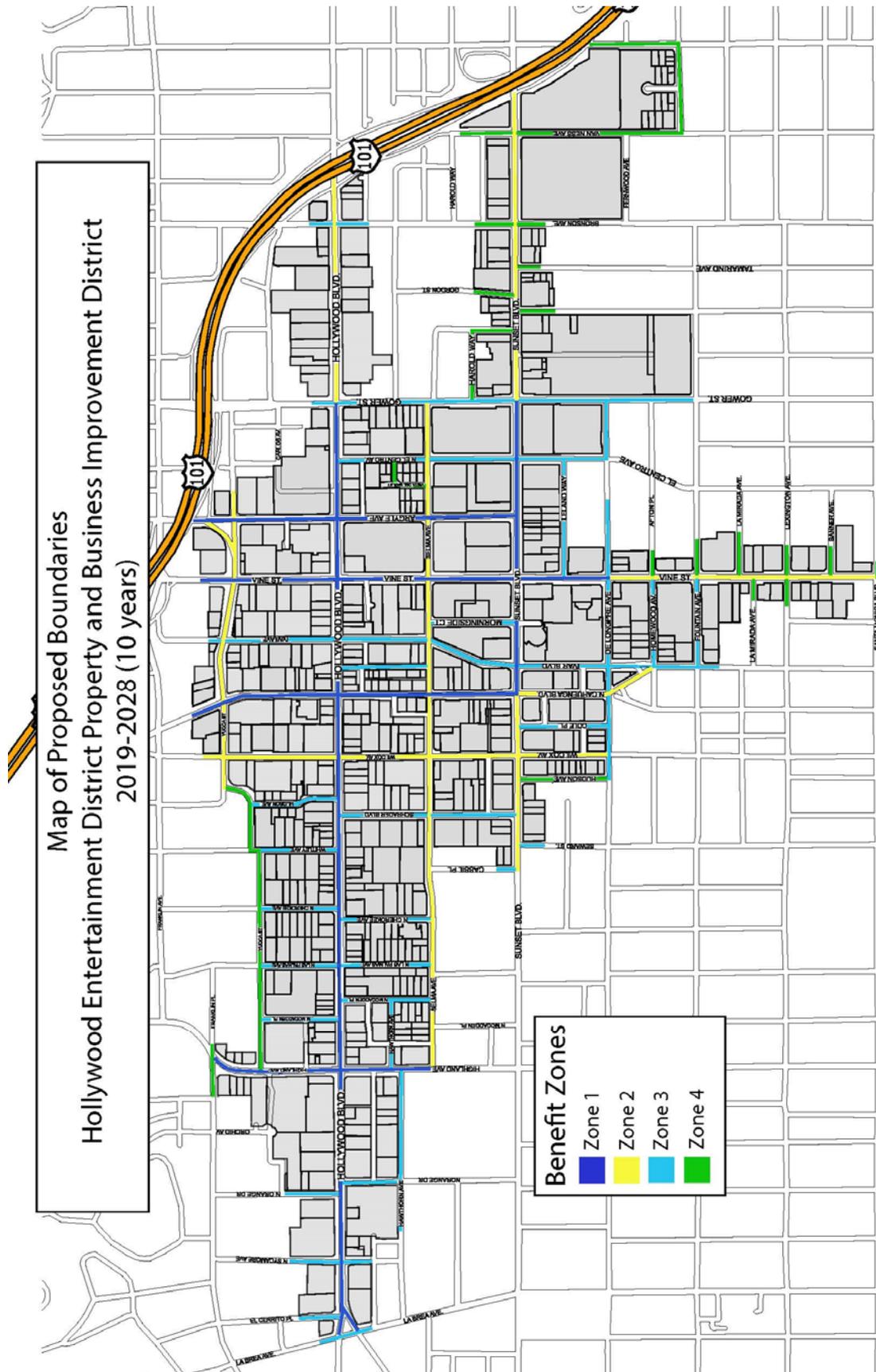
Alley Overlay. Properties with frontage on Alleys will be assessed an additional assessment on a per front foot basis for all footage fronting an Alley. Services include clean, safe, beautification and management services to Alley adjacent parcels. This assessment is over and above all other assessments for Zone 1-4 street front footage, parcel square footage and building square footage as defined above. Parcels that are within the Alley Overlay and/or Tourism Overlay pay the overall BID assessment in the zone or zones that they are in, in addition to the overlay assessment.

EaCa Alley Overlay. Properties with frontage in EaCa Alley will be assessed an additional assessment on a per front foot basis for all footage fronting the Alley. The unique services provided solely to EaCa Alley include alley vacation permits, enhanced special events and promotional activities, capital projects (for example signage or lighting projects) to EaCa Alley adjacent parcels. This assessment is over and above all other assessments for Zone 1-4 street front footage, parcel square footage and building square footage as defined above. Parcels that are within the Alley Overlay, EaCa Alley Overlay and/or Tourism Overlay pay the overall BID assessment in the zone or zones that they are in, in addition to the overlay assessment.

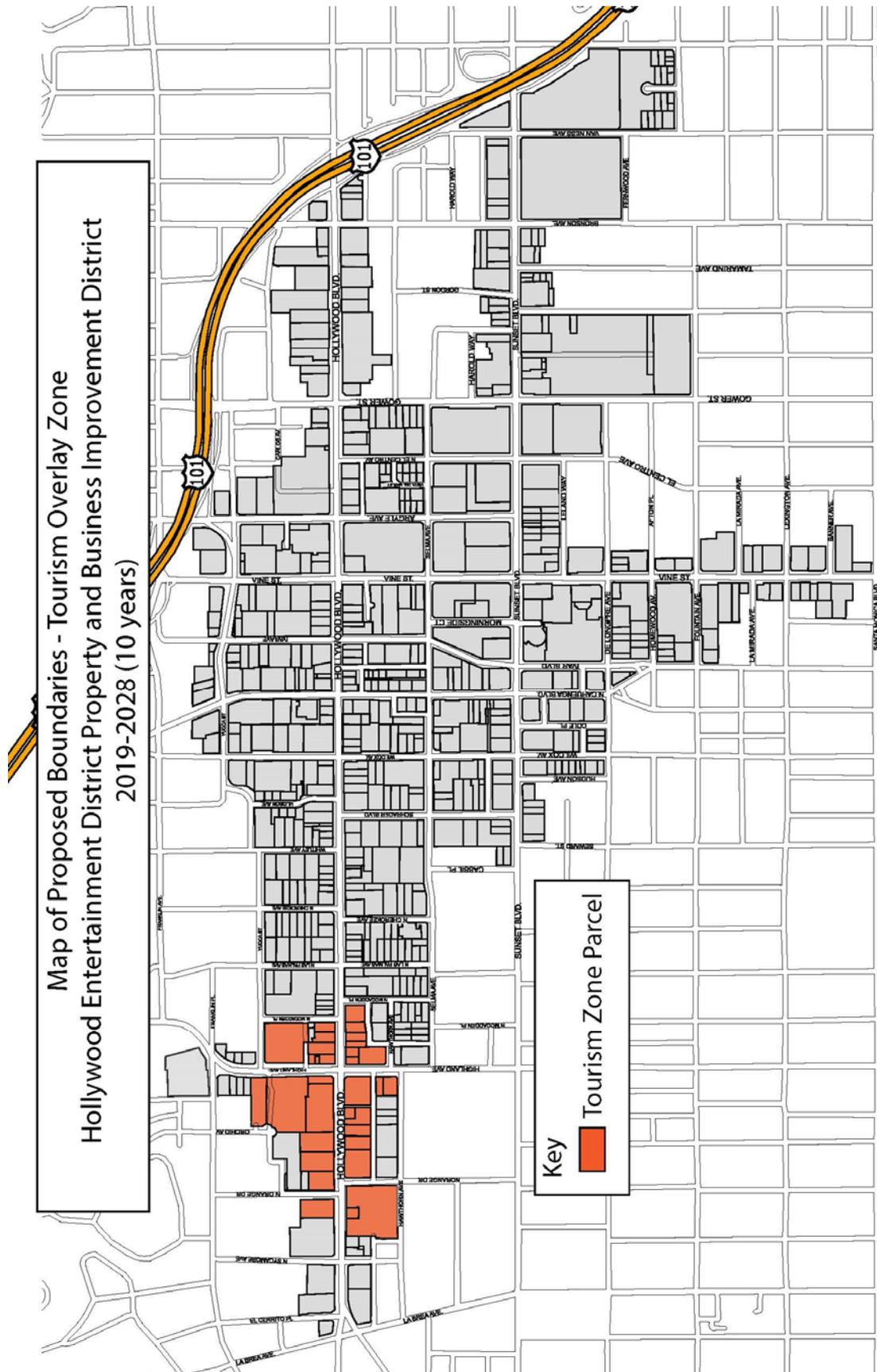
Tourism Overlay. Properties with linear street front footage within the Tourism Overlay will be assessed an additional assessment per linear street front footage in the Tourism Overlay. Services include enhanced clean, safe, beautification, operations, marketing and planning services. This assessment is over and above all other assessments for Zone 1-4 street front footage, parcel square footage and building square footage as defined above. Parcels that are

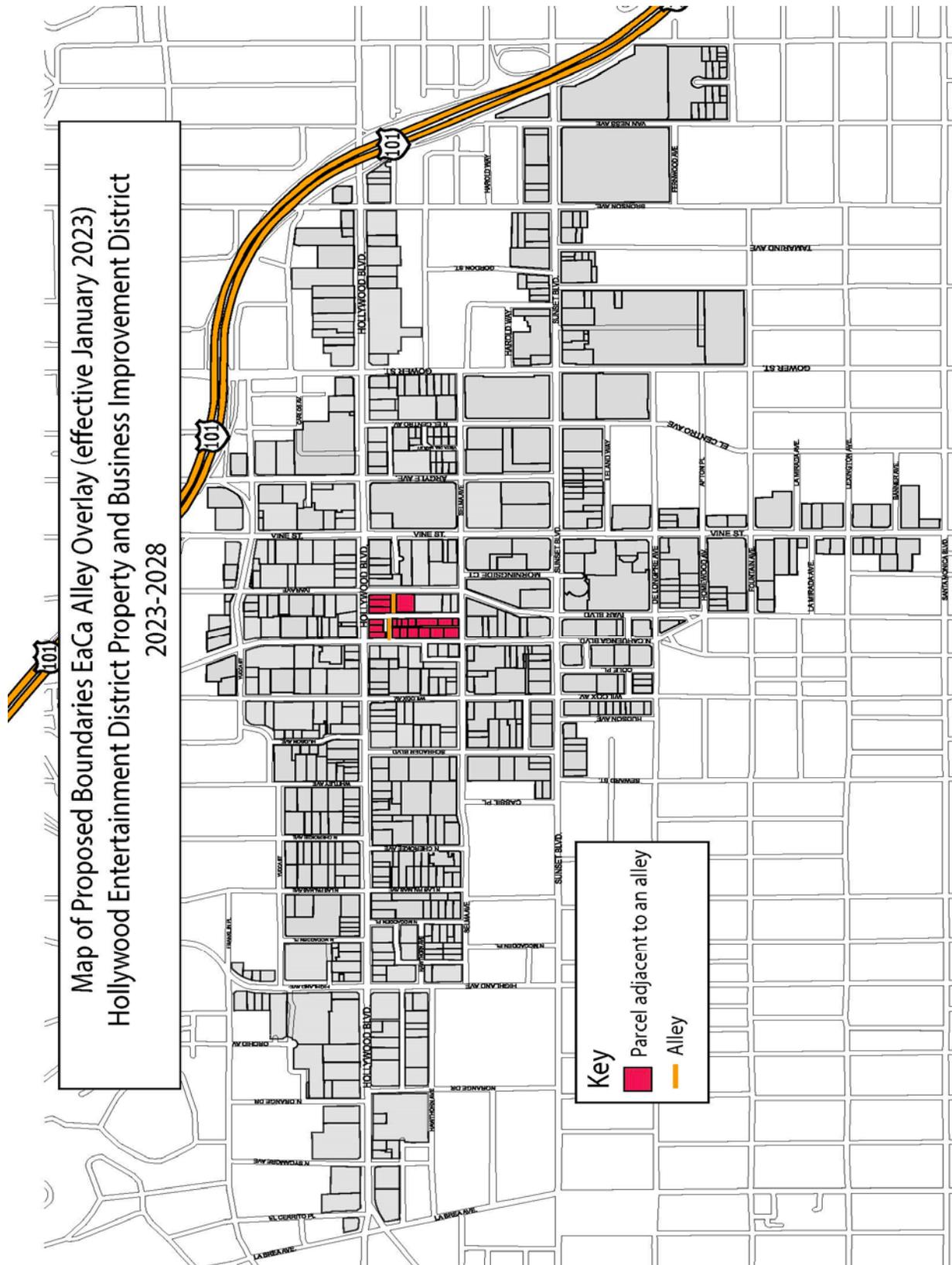
within the Alley Overlay and/or Tourism Overlay pay the overall BID assessment in the zone or zones that they are in, in addition to the overlay assessment.











## SECTION D: PROPORTIONAL BENEFITS

### ***Methodology***

Article XIID Section 4(a) of the State Constitution states that "The proportionate special benefit derived by each identified parcel shall be determined in relationship to the entirety of the capital cost of the public improvement, the maintenance and operation expenses of a public improvement, or the cost of the property related service being provided."

Determining the proportionate special benefit among the parcels of real property within the proposed assessment district which benefit from the proposed improvements, services, and activities is the result of a four-step process:

1. Defining the proposed activities,
2. Determining which parcels specially benefit from the proposed activities,
3. Determining the amount of special benefit each parcel receives,
4. Determining the proportional special benefit a parcel receives in relation to the amount of special benefit all other parcels in the PBID receive.

Each identified parcel within the Hollywood Entertainment District PBID will be assessed based upon each parcel's unique characteristics in relationship to all other specially benefitted parcels' characteristics. Due to the proportionate special benefits received by each parcel from the PBID services, each parcel will be assessed a rate which is commensurate with the amount of special benefits received.

### ***Special Benefit Factor***

The methodology to levy assessments upon real property that receives special benefits from the improvements and activities of the Hollywood Entertainment District Business Improvement District is Street Front Footage, Parcel Square Footage and Building Square Footage as the three assessment variables. Street Front Footage is relevant to the street level usage of a parcel. Parcel Square Footage is relevant to the highest and best use of a property and will reflect the long-term value implications of the improvement district. Building Square Footage is relevant to the interim use of a property and is utilized to measure short and mid-term special benefit.

Services and improvements provided by the District are designed to provide special benefits to the mix of retail, office, cultural, education, religious, parking, hotel, production studio, residential, mixed-use, utility and publicly-owned parcels. The use of each parcel's Street Front Footage, Parcel Square Footage and Building Square Footage is the best measure of benefit for the programs because the intent of the District programs 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, tenants, clients and or employees. The best way to determine each parcel's proportionate special benefit from the District programs is to relate each parcel's Street front footage, Parcel Square Footage and Building Square Footage to every other parcel's Street Front Footage, Parcel Square Footage and Building Square Footage.

Street Front Footage Defined. 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.

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

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

Alley Overlay. Parcels with frontage on Alleys will be assessed an additional assessment per front foot basis for all footage fronting an Alley. This assessment is over and above all other assessments for street front footage, parcel square footage and building square footage as defined above. Parcels that are within the Alley Overlay and/or Tourism Overlay pay the overall BID assessment in the zone or zones that they are in, in addition to the overlay assessment.

EaCa Alley Overlay. Parcels with frontage in EaCa Alley will be assessed an additional assessment per front foot basis for all footage fronting an Alley. This assessment is over and above all other assessments for street front footage, parcel square footage and building square footage, including the general Alley Overlay assessment, as defined above. Parcels that are within the Alley Overlay, EaCa Alley and/or Tourism Overlay pay the overall BID assessment in the zone or zones that they are in, in addition to the overlay assessment.

Tourism Overlay. Parcels with linear street front footage on both sides of Hollywood Boulevard between one parcel west of Orange Drive and McCadden Place (Area A), and both sides of Highland Avenue between Hawthorn Avenue and Yucca Street (Area B) will be assessed an additional assessment per street front footage. This assessment is over and above all other assessments for street front footage, parcel square footage and building square footage as defined above. Parcels that are within the Alley Overlay and/or Tourism Overlay pay the overall BID assessment in the zone or zones that they are in, in addition to the overlay assessment.

## **SECTION E: SPECIAL and GENERAL BENEFITS**

State Law, Proposition 218, and judicial opinions require that assessments be levied according to the estimated special benefit each assessed parcel receives from the activities and improvements. Article XIID Section 4(a) of the California Constitution in part states that “only special benefits are assessable,” which requires that we separate the general benefits, if any, from the special benefits provided by the proposed activities and improvements.

As of January 1, 2015, the State Legislature amended the State Law to clarify and define both special benefit and general benefit as they relate to the improvements and activities these districts provide. Specifically, the amendment (Section 36615.5 of the Streets and Highways Code) defines special benefit as follows: “‘Special benefit’ means, for purposes of a property-based district, a particular and distinct benefit over and above general benefits conferred on real property located in a district or to the public at large. Special benefit includes incidental or collateral effects that arise from the improvements, maintenance, or activities of property-based districts even if those incidental or collateral effects benefit property or persons not assessed.”

In addition, the amendment (Section 36609.5 of the Streets and Highways Code) defines general benefit as follows: “‘General benefit’ means, for purposes of a property-based district, any benefit that is not a ‘special benefit’ as defined in Section 36615.5.”

Furthermore, the amendment (Section 36601(h)(2)) states: “Activities undertaken for the purpose of conferring special benefits upon property to be assessed inherently produce incidental or collateral effects that benefit property or persons not assessed. Therefore, for special benefits to exist as a separate and distinct category from general benefits, the incidental or collateral effects of those special benefits are inherently part of those special benefits. The mere fact that special benefits produce incidental or collateral effects that benefit property or persons not assessed does not convert any portion of those special benefits or their incidental or collateral effects into general benefits.”

### ***Special Benefit Analysis***

All special benefits derived from the assessments outlined in this Report are for property-related activities that are specifically intended for and directly benefiting each individual assessed parcel in the PBID. The special benefit must affect the individual assessable parcel in a way that is particular and distinct from its effect on other parcels and that real property in general and the public at large do not share. No parcel’s assessment shall be greater than the special benefits received.

Streets and Highways Code Section 36601(e) states that “Property and business improvement districts formed throughout this state have conferred special benefits upon properties and businesses within their districts and have made those properties and businesses more useful by providing the following benefits: (1) Crime reduction. A study by the Rand Corporation has confirmed a 12-percent reduction in the incidence of robbery and an 8-percent reduction in the total incidence of violent crimes within the 30 districts studied. (2) Job creation. (3) Business attraction. (4) Business retention. (5) Economic growth. (6) New investments.”

The Hollywood Entertainment District PBID’s goal is to fund activities and improvements to provide a cleaner and safer environment as outlined in Section B. The goal of improving the

economic vitality is to improve the safety and cleanliness of each individual specially benefitted parcel in an effort to increase commerce, to increase building occupancy and lease rates and to attract more customers, employees, tenants and investors.

Each parcel will specially benefit from:

- Cleaner sidewalks, streets and common areas
- Real and perceived public safety improvements
- Greater pedestrian traffic
- Enhanced rental incomes
- Improved business climate
- New business and investment
- Well managed BID programs and services

Specifically, each parcel benefits from each of the PBID activities as defined below.

### **Safe**

The enhanced safety activities make the area more attractive for businesses, customers, and residents, and ultimately private investment. When business location decisions are made, "lower levels of public safety lead to increased uncertainty in decision making and can be perceived as a signal of a socio-institutional environment unfavorable for investment." Uncertainty affects the investment environment in general. But in particular, it increases the fear of physical damage to investment assets (or to people) or their returns...Almost universally, places with lower crime rates are perceived as more desirable."<sup>9</sup> Once economic investment occurs within the district, pedestrian traffic and commercial activity will increase. The special benefit to assessed parcels from these services is the likelihood of increased lease rates and tenant occupancy due to the increase of commercial activity and an increase in customers that follow from having a safer environment.

### **Clean**

The cleaning activities benefit each assessed parcel within the Hollywood Entertainment District PBID by providing a clean and aesthetically appealing environment. This is achieved through sidewalk sweeping and power washing, removing litter and graffiti, and trash removal. These activities create the environment needed to achieve the PBID goals. Sidewalks that are dirty and unclean deter pedestrians and commercial activity.

### **Special Benefit Conclusion**

Based on the special benefits each assessed parcel receives from the PBID activities we conclude that each of the proposed activities provides special benefits to the real property within the district and that each parcel's assessment is in direct relationship to and no greater than the special benefits received.

The special benefit to parcels from the proposed PBID activities and improvements described in this Report are equal to or exceeds the total amount of the proposed assessment. Each individual assessed parcel's assessment is no greater than the special benefit it receives from the PBID activities

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<sup>9</sup> "Accelerating economic growth and vitality through smarter public safety management" IBM Global Business Services Executive Report, September 2012, pg. 2

## **General Benefit Analysis**

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 PBID 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. This analysis will evaluate and determine the level of general benefits that (1) parcels inside of the Hollywood Entertainment District PBID, (2) parcels outside of the PBID, and (3) the public at large may receive.

### **General Benefit to Parcels Inside of the Hollywood Entertainment District PBID**

The Hollywood Entertainment District PBID provides funds for activities and improvements that are designed and created to provide special benefits to each individually assessed parcel within the District. Each individual assessed parcel will specially benefit from the safer, cleaner and aesthetically appealing public rights-of-way, thus 100% of the benefits conferred on these parcels are distinct and special in nature and that 0% of the PBID activities provide a general benefit to parcels inside the District boundary.

### **General Benefit to Parcels Outside of the Hollywood Entertainment District PBID**

All the PBID activities and improvements are provided solely for each of the individual assessed parcels in the PBID boundary. None of the surrounding parcels will directly receive any of the PBID activities. However, it is conceivable to conclude that some parcels outside of the PBID boundary may receive some spillover benefit from the Safe, Clean and Beautification activities.

In the case of the PBID, the parcels considered outside of the PBID's boundary that may receive a general benefit are those parcels that are immediately adjacent to, or immediately across the street from the PBID boundary.

In order to calculate the general benefit parcels adjacent to the Hollywood Entertainment District PBID may receive, the percentage of each PBID activity budget attributed to these parcels must be determined. The table below shows the budgets for each of the PBID activities that may have spillover benefit and their respective percentage of the total PBID budget. We then need to apply a Relative Benefit factor to each of the activities accounting for the potential benefit parcels outside of the district may receive. The relative benefit factor is a basic unit of measure that compares the benefit that parcels within the District receive compared to parcels outside of the District. Since the parcels in the District boundary receive 100% of the special benefit they are assigned a relative benefit factor of 1.0 for each PBID activity. Since the parcels outside of the district boundary do not directly receive any PBID activity they are assigned a benefit factor less than 1.0 for each PBID activity.

In the case of the Hollywood Entertainment District PBID, the Safe, Clean and Beautification district-wide activities may have a spillover benefit in that parcels immediately adjacent to the PBID boundary may visually receive the effects of the PBID services, e.g. cleaner sidewalks, safety patrols, and buildings without graffiti. A visitor can clearly see the difference between parcels in the District and those outside. Based upon our experience the relative benefit factor for Safe, Clean and Beautification is 0.25. The relative benefit factor is then multiplied by the PBID activity's budget percentage to determine the overall benefit factor. The following table illustrates this calculation.

<b>PBID Activities Budget:</b>	<b>Budget</b>	<b>Percent of Total</b>	<b>x</b>	<b>Relative Benefit *</b>	<b>=</b>	<b>Benefit Factor</b>
Budget for Clean, Safe and Beautification:	\$5,247,295.00	74.05%		0.25		0.19
Total PBID Budget (excluding Overlays):	\$7,086,416.00					

There are 158 parcels that are immediately adjacent to the Hollywood Entertainment District PBID. These parcels are assigned a total benefit factor of 0.19 to account for the fact that they may benefit from the Safe, Clean and Beautification activities that may encourage commerce not only within the PBID boundary but immediately adjacent to it.

In comparison, there are 1,034 parcels within the PBID boundary, all of which receive a benefit factor of 1.0 acknowledging that they receive 100% special benefit from the PBID activities. To calculate the general benefit percentage, the respective benefit factors must be applied to the number of parcels both within the PBID boundary and those that are outside of the PBID boundary. The table below shows the calculation for the general benefit percentage.

	<b>No. of Parcels</b>	<b>Benefit Factor</b>	<b>Total Benefit Units</b>
No. of parcels in District:	1034	1.00	1034.00
No. of parcels adjacent to PBID boundary	158	0.19	29.25
Total number of parcels	1192		1063.25

**General Benefit to parcels outside of district boundary**

<b>2.75%</b>
29.25/1063.25

This analysis indicates that \$144,346.60 or 2.75% of the budget allocated to district-wide Safe, Clean and Beautification may be attributed to general benefit to parcels outside of the PBID boundary, and must be raised from sources other than special assessments.

**General Benefit to the Public At Large**

In addition to general benefit analysis to the parcels outside of the Hollywood Entertainment District PBID boundary, there may be general benefits to the public at large, i.e., those people that are either in the PBID boundary and not specially benefitted from the activities, or people outside of the PBID boundary that may benefit from the PBID activities. In the case of the Hollywood Entertainment District PBID, the public at large are those people that are within the PBID boundary that do not pay an assessment and do not specially benefit from the PBID activities.

To calculate the general benefit the public at large may receive we determine the percentage of each PBID activity budget that may benefit the general public. In this case, the Safe, Clean and Beautification activities both district-wide and the Alley Overlay may generally benefit the public as the general public may appreciate the enhanced level of maintenance, security and beautification as it passes through the Hollywood Entertainment District PBID.

We then apply a Relative Benefit factor to this activity accounting for the potential benefit the general public may receive. The relative benefit factor is a basic unit of measure that compares the benefit the general public receives compared to the special benefit the parcels receive from

increased commerce generated by increased use from consumers that results from District programs and services that are designed to improve commerce for each specially benefitting parcel. Since the specially benefitted parcels and the related consumers receive 100% of the activities and special benefit it is assigned a relative benefit factor of 1.0 (100%) for this activity. The general public does not directly receive any District activity and thus, is assigned a relative benefit factor less than 1.0. There is no scientific method to determine the relative benefit factors, however in our professional experience of over 50 years as a Registered Civil Engineer and the results of previous studies conducted to determine a relative benefit factor for the general public in Los Angeles and other jurisdictions the general public receives a relative benefit factor of 0.025 (2.50%) for the Safe, Clean and Beautification activities. Based on our professional experience and the results of previous studies, it is reasonable to conclude that this relative benefit factor properly accounts for the general public that is not specially benefitted.

The relative benefit factor is then multiplied by the District activity's budget percentage to determine the overall benefit factor. The following table illustrates this calculation.

	A	B	C	D	E
ACTIVITY	Budget Amount	% of Budget *	General Benefit Factor	General Benefit Percent (B x C)	General Benefit Allocation (A x D)
Safe, Clean & Beautification - District Wide	\$5,247,295	74.05%	2.50%	1.8512%	\$97,136.92
Safe, Clean & Beautification – Alley Overlay	\$89,240	100.00%	2.50%	2.5000%	\$2,231.00
TOTAL:					\$99,367.92

*\* Note: The % of Budget for District Wide is the sum of Safe, Clean and Beautification plus Management. The % of Budget for Alley Overlay is 100% due to the fact that there is only activity in the Alley Overlay zone.*

This analysis indicates that \$99,367.92 of the Safe, Clean and Beautification activities may be attributed to general benefit to the public at large, and must be raised from sources other than special assessments.

**General Benefit Conclusion**

Using the sum of the three measures of general benefit described above we find that \$243,714.52 (\$144,346.60 + \$99,367.92) or 3.28% of the total budget may be general in nature and will be funded from sources other than special assessments.

The total general benefit from the Hollywood Entertainment District PBID activities as quantified above is summarized in the table below.

<b>General Benefit</b>	<b>General Benefit, \$</b>
Parcels Inside the District	\$0.00
Parcels Outside the District	\$144,346.60
Public At Large	\$99,367.92
<b>TOTAL</b>	<b>\$243,714.52</b>

## SECTION F: COST ESTIMATE

### 2019 Operating Budget

The Hollywood Entertainment District PBID's operating budget takes into consideration:

1. The improvements and activities needed to provide special benefits to each individual parcel within the Hollywood Entertainment District PBID boundary (Section B),
2. The parcels that specially benefit from said improvements and activities (Section C), and
3. The costs associated with the special and general benefits conferred (Section E).

<b>EXPENDITURES</b>	<b>Zone 1</b>	<b>Zone 2</b>	<b>Zone 3</b>	<b>Zone 4</b>	<b>Overlays</b>	<b>% of Budget</b>
Clean, Safe & Beautification	\$2,666,572.86	\$1,424,491.86	\$1,051,910.23	\$104,320.05		70.66%
Operations/Communications/City Fee/Delinquent Assessments	\$958,351.71	\$467,362.67	\$375,824.20	\$37,582.42		24.77%
Alley Overlay					\$89,240.00	1.20%
EaCa Alley Overlay					\$40,410.00	
Tourism Overlay					\$250,000.00	3.37%
<b>Total Expenditures</b>	<b>\$3,624,924.57</b>	<b>\$1,891,854.53</b>	<b>\$1,427,734.43</b>	<b>\$141,902.47</b>	<b>\$339,240.00</b>	<b>100.00%</b>
<b>REVENUES</b>						
Assessment Revenues	\$3,502,207.36	\$1,826,298.60	\$1,379,324.92	\$137,101.60	\$337,009.00	96.72%
Other Revenues (1)	\$122,717.21	\$65,555.93	\$48,409.51	\$4,800.87	\$2,231.00	3.28%
<b>Total Revenues</b>	<b>\$3,624,924.57</b>	<b>\$1,891,854.53</b>	<b>\$1,427,734.43</b>	<b>\$141,902.47</b>	<b>\$339,240.00</b>	<b>100.00%</b>

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

### Budget Notations

1. 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 will be subject to an annual increase of up to 3% per year to address changes in the cost of providing services. The actual amount of increase will be determined by the Owners Association and will vary between 0% and 3% 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.

## SECTION G: APPORTIONMENT METHOD

### Assessment Methodology

The proportionate special benefit derived by each identified parcel shall be determined in relationship to the entirety of the capital cost of an improvement or the cleaning and operation expenses of an improvement or the cost of the property service being provided. Due to the proportionate special benefits received by these individual parcels from the District services, these parcels will be assessed a rate which is proportionate to the amount of special benefits received.

As previously discussed in Section B, the PBID is segregated into four benefit zones plus two overlay zones based upon each zone's demand for services and improvements and the benefits received. The table below summarizes the assessable footage within each benefit zone:

DISTRICT-WIDE			
Benefit Zone	Front Footage	Parcel Sq.Ft.	Building Sq.Ft.
Zone 1	31,290	5,186,048	12,492,151
Zone 2	28,276	4,796,072	5,152,758
Zone 3	38,757	2,166,788	3,026,876
Zone 4	12,471	420,427	243,708

ALLEY OVERLAY	
Alley Front Footage	11,261

EaCa ALLEY OVERLAY	
EaCa Alley Front Footage	1,230

TOURISM OVERLAY	
Street Front Frontage – Area A	2,937
Street Front Frontage – Area B	1,594

### Calculation of Assessments

Based on the special benefit factors, assessable square footage and the proposed budget, all of which are discussed above, the following table illustrates the first year's maximum annual assessment per parcel assessable square foot.

### Assessment Rate Calculation

The assessment rate is determined by the following calculations:

#### Zone 1:

Zone 1 Assessment Budget = \$3,502,207.36

Assessment Budget allocated to Street Front Footage @ 50% = \$1,751,103.68

Assessment Budget allocated to Parcel Square Footage @ 20% = \$700,441.47

Assessment Budget allocated to Building Square Footage @ 30% = \$1,050,662.21

Zone 1 Street Front Footage Assessment Rate-

Assessment Budget \$1,751,103.68 / 31,290 Street Front Ft = \$55.96

Zone 1 Parcel Square Footage Assessment Rate-  
Assessment Budget \$700,441.47 / 5,186,048 Parcel Sq Ft = \$0.14  
Zone 1 Building Square Footage Assessment Rate-  
Assessment Budget \$1,050,662.21 / 12,492,151 Building Sq Ft = \$0.08

### **Zone 1 Sample Parcel Assessment**

To calculate the assessment for a parcel with 100 linear feet of street front footage, 10,000 square feet of parcel footage and 10,000 square feet of building, multiply the street front footage (100) by the assessment rate (\$55.96) = (\$5,596) + multiply the parcel square footage (10,000) by the assessment rate (\$0.14) = (\$1,400) + multiple the building square footage (10,000) by the assessment rate (\$0.08) = (\$800) = initial annual parcel assessment (\$7,796).

Street Front Footage (100) x Zone 1 Assessment Rate (\$55.96) = \$5,596 + Parcel Square Footage (10,000) x Zone 1 Assessment Rate (\$0.14) = \$1,400 + Building Square Footage (10,000) x Zone 1 Assessment Rate (\$0.08) = \$800, initial annual parcel assessment= \$7,796.

### **Zone 2:**

Zone 2 Assessment Budget = \$1,826,298.60  
Assessment Budget allocated to Street Front Footage @ 50% = \$931,412.29  
Assessment Budget allocated to Parcel Square Footage @ 20% = \$370,738.62  
Assessment Budget allocated to Building Square Footage @ 30% = \$524,147.70

Zone 2 Street Front Footage Assessment Rate-  
Assessment Budget \$931,412.29 / 28,276 Street Front Ft = \$32.94  
Zone 2 Parcel Square Footage Assessment Rate-  
Assessment Budget \$370,738.62 / 4,796,072 Parcel Sq Ft = \$0.08  
Zone 2 Building Square Footage Assessment Rate-  
Assessment Budget \$524,147.70 / 5,152,758 Building Sq Ft = \$0.10

### **Zone 2 Sample Parcel Assessment**

To calculate the assessment for a parcel with 100 linear feet of street front footage, 10,000 square feet of parcel footage and 10,000 square feet of building, multiply the street front footage (100) by the assessment rate (\$32.94) = (\$3,294) + multiply the parcel square footage (10,000) by the assessment rate (\$0.08) = (\$800) + multiple the building square footage (10,000) by the assessment rate (\$0.10) = (\$1,000) = initial annual parcel assessment (\$5,094).

Street Front Footage (100) x Zone 2 Assessment Rate (\$32.94) = \$3,294 + Parcel Square Footage (10,000) x Zone 2 Assessment Rate (\$0.08) = \$800 + Building Square Footage (10,000) x Zone 2 Assessment Rate (\$0.10) = \$1,000, initial annual parcel assessment= \$5,094.

### **Zone 3:**

Zone 3 Assessment Budget = \$1,379,324.92  
Assessment Budget allocated to Street Front Footage @ 50% = \$689,622.46  
Assessment Budget allocated to Parcel Square Footage @ 20% = \$275,864.98  
Assessment Budget allocated to Building Square Footage @ 30% = \$413,797.48

Zone 3 Street Front Footage Assessment Rate-  
Assessment Budget \$689,622.46 / 38,757 Street Front Ft = \$17.79  
Zone 3 Parcel Square Footage Assessment Rate-

Assessment Budget \$275,864.98 / 2,166,788 Parcel Sq Ft = \$0.13  
Zone 3 Building Square Footage Assessment Rate-  
Assessment Budget \$413,797.48 / 3,026,876 Building Sq Ft = \$0.14

#### Zone 3 Sample Parcel Assessment

To calculate the assessment for a parcel with 100 linear feet of street front footage, 10,000 square feet of parcel footage and 10,000 square feet of building, multiply the street front footage (100) by the assessment rate (\$17.79) = (\$1,779) + multiply the parcel square footage (10,000) by the assessment rate (\$0.13) = (\$1,300) + multiple the building square footage (10,000) by the assessment rate (\$0.14) = (\$1,400) = initial annual parcel assessment (\$4,479).

Street Front Footage (100) x Zone 3 Assessment Rate (\$17.79) = \$1,779 + Parcel Square Footage (10,000) x Zone 3 Assessment Rate (\$0.13) = \$1,300 + Building Square Footage (10,000) x Zone 3 Assessment Rate (\$0.14) = \$1,400, initial annual parcel assessment= \$4,479

#### Zone 4:

Zone 4 Assessment Budget = \$137,128.11  
Assessment Budget allocated to Street Front Footage @ 50% = \$68,550.80  
Assessment Budget allocated to Parcel Square Footage @ 20% = \$27,420.32  
Assessment Budget allocated to Building Square Footage @ 30% = \$41,130.48

Zone 4 Street Front Footage Assessment Rate-  
Assessment Budget \$68,550.80 / 12,471 Street Front Ft = \$5.50  
Zone 4 Parcel Square Footage Assessment Rate-  
Assessment Budget \$27,420.32 / 420,427 Parcel Sq Ft = \$0.07  
Zone 4 Building Square Footage Assessment Rate-  
Assessment Budget \$41,130.48 / 243,708 Building Sq Ft = \$0.17

#### Zone 4 Sample Parcel Assessment

To calculate the assessment for a parcel with 100 linear feet of street front footage, 10,000 square feet of parcel footage and 10,000 square feet of building, multiply the street front footage (100) by the assessment rate (\$5.50) = (\$550) + multiply the parcel square footage (10,000) by the assessment rate (\$0.07) = (\$700) + multiple the building square footage (10,000) by the assessment rate (\$0.17) = (\$1,700) = initial annual parcel assessment (\$2,950).

Street Front Footage (100) x Zone 4 Assessment Rate (\$5.50) = \$550 + Parcel Square Footage (10,000) x Zone 4 Assessment Rate (\$0.07) = \$700 + Building Square Footage (10,000) x Zone 4 Assessment Rate (\$0.17) = \$1,700, Initial annual parcel assessment= \$2,950.

#### Alley Overlay Assessment

The assessment rate is determined by the following calculation:

Total Overlay Assessment Budget = \$87,009  
Overlay Alley Front Footage Assessment Rate- \$7.73  
Alley Overlay Assessment Budget \$87,009 / 11,261 Alley Front Ft = \$7.73

#### Sample Alley Overlay Assessment

To calculate the assessment for a parcel with 50 linear feet of alley front footage, multiply the alley front footage (50) by the Alley overlay assessment rate (\$7.73) = (\$386.50) initial Alley

overlay annual assessment.

The Alley Overlay is assessed an additional front foot assessment for the front footage in District alleys. For Alley Overlay parcels, the total parcel assessment is the total of the Street Front Footage Assessment (not on an Alley) + Parcel Square Footage Assessment + Building Square Footage Assessment + Alley front foot assessment.

### **EaCa Alley Overlay Assessment**

The assessment rate is determined by the following calculation:

Total Overlay Assessment Budget = \$40,410

Overlay EaCa Alley Front Footage Assessment Rate- \$32.85

EaCa Alley Overlay Assessment Budget \$40,410 / 1,230 Alley Front Ft = \$32.85

### **Sample EaCa Alley Overlay Assessment**

To calculate the assessment for a parcel with 50 linear feet of alley front footage, multiply the alley front footage (50) by the Alley overlay assessment rate (\$32.85) = (\$1,642.50) initial EaCa Alley overlay annual assessment.

The EaCa Alley Overlay is assessed an additional front foot assessment for the front footage in EaCa alley. For EaCa Alley Overlay parcels, the total parcel assessment is the total of the Street Front Footage Assessment (not on an Alley) + Parcel Square Footage Assessment + Building Square Footage Assessment + General Alley Overlay Assessment + EaCa Alley Overlay Assessment.

### **Tourism Overlay Assessment-Area A**

The assessment rate is determined by the following calculation:

Total Overlay Assessment Budget-Area A = \$191,827.25

Overlay Alley Front Footage Assessment Rate- \$65.31

Overlay Assessment Budget \$191,827.25 / 2,937 Front Ft = \$65.31

### **Sample Tourism Overlay Assessment-Area A**

To calculate the assessment for a parcel with 50 linear feet of front footage, multiply the front footage (50) by the Tourism Overlay assessment rate (\$65.31) = (\$3,265.50) initial Tourism Overlay annual assessment.

The Tourism Overlay is assessed an additional front foot assessment for the front footage located in the Tourism Overlay area. For Tourism Overlay parcels, the total parcel assessment is the total of the Street Front Footage Assessment + Parcel Square Footage Assessment + Building Square Footage Assessment + Tourism Overlay front foot assessment.

### **Tourism Overlay Assessment-Area B**

The assessment rate is determined by the following calculation:

Total Overlay Assessment Budget-Area B = \$58,172.75

Overlay Alley Front Footage Assessment Rate- \$36.49

Overlay Assessment Budget \$58,172.75 / 1,594 Front Ft = \$36.49

### **Sample Tourism Overlay Assessment-Area B**

To calculate the assessment for a parcel with 50 linear feet of front footage, multiply the front footage (50) by the Tourism Overlay assessment rate (\$36.49) = (\$1,824.50) initial Tourism Overlay annual assessment.

The Tourism Overlay is assessed an additional front foot assessment for the front footage located in the Tourism Overlay area. For Tourism Overlay parcels, the total parcel assessment is the total of the Street Front Footage Assessment + Parcel Square Footage Assessment + Building Square Footage Assessment + Tourism Overlay front foot assessment.

**Non-profit housing properties**

Permanent low-income housing parcels, restricted by covenants to serve low and moderate income households, are unlike other residential properties that are highly impacted by the appearance and amenities in their immediate area as well as the marketability of such property. There is a high demand for low and moderate income housing throughout Los Angeles County and the demand for such properties is not based on or strengthened by most of the commerce-related activity provided by the District. However, similar to other properties within the District, safety and security in the area is important. Therefore, it has been determined that the assessments for these properties should be based on their proportional special benefit from the safety and security services provided by the District, and their assessments shall reflect the proportional amount of the District's security costs in relation to the overall District budget. These parcels will not specially benefit from the clean and beautification programs provided by the District and will only benefit from the safety activities of the District. To assess the special benefit from safety activities these parcels will only be assessed on their front footage. These include APN's 5546-009-043, 5546-005-001, 5547-004-042, 5547-007-015, 5547-007-017, 5547-014-907, and 5547-014-908.

**Public Property Assessments**

The District will provide all the improvements and activities to the City of Los Angeles or any other government-owned parcels within the District boundary. 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	Property Owner	Zone	2019 Asmt	%
5546014900	L A CITY (parking lot)	2	\$6,701.43	0.09%
5547004901	L A CITY (LAPD Service Center)	3	\$2,480.86	0.03%
5547004902	L A CITY (LAPD Service Center)	3	\$2,356.82	0.03%
5547004903	L A CITY (LAPD Service Center)	3	\$2,067.38	0.03%
5547004904	L A CITY (LAPD Service Center)	3	\$22,237.50	0.31%
5547009900	L A CITY (Las Palmas playground/soccer field)	3	\$5,656.04	0.08%
5547016906	L A CITY (parking lot)	1	\$6,314.98	0.09%
5547016907	L A CITY (parking lot)	2	\$4,224.90	0.06%
5547016908	L A CITY (parking lot)	2	\$2,818.67	0.04%
5547016909	L A CITY (parking lot)	3	\$5,190.88	0.07%
5547018901	L A CITY (parking lot)	3	\$4,581.01	0.06%

5547026900	L A CITY	2	\$4,197.46	0.06%
5547026901	L A CITY	2	\$1,593.79	0.02%
5547026902	L A CITY	2	\$4,218.35	0.06%
5548004904	L A CITY (Hollywood/Highland Development)	1	\$13,216.85	0.18%
5548004905	L A CITY (Hollywood/Highland Development)	1	\$14,804.89	0.21%
5548004906	L A CITY (Hollywood/Highland Development)	1	\$17,183.82	0.24%
5548004911	L A CITY (Hollywood/Highland Development)	1	\$8,255.05	0.11%
5548004912	L A CITY (Hollywood/Highland Development)	1	\$1,439.80	0.02%
5548004913	L A CITY (Hollywood/Highland Development)	1	\$743.36	0.01%
5548004914	L A CITY (Hollywood/Highland Development)	1	\$1,234.19	0.02%
5548004916	L A CITY (Hollywood/Highland Development)	1	\$2,229.34	0.03%
5548004917	L A CITY (Hollywood/Highland Development)	1	\$1,677.51	0.02%
5548004918	L A CITY (Hollywood/Highland Development)	1	\$950.77	0.01%
5548004920	L A CITY (Hollywood/Highland Development)	1	\$294.68	0.00%
5548004921	L A CITY (Hollywood/Highland Development)	1	\$3,856.99	0.05%
5548004922	L A CITY (Hollywood/Highland Development)	1	\$910.49	0.01%
5548004923	L A CITY (Hollywood/Highland Development)	1	\$558.89	0.01%
5548004924	L A CITY (Hollywood/Highland Development)	1	\$3,651.63	0.05%
5546009904	L A CITY	1	\$24,465.32	0.34%
5546008900	L A City Library	3	\$13,526.60	0.19%
5547015909	L A CITY PARKS PARKS (Selma Park)	2	\$8,646.21	0.12%
			<b>\$192,286.46</b>	<b>2.68%</b>
5545016900	L A UNIFIED SCHOOL DISTRICT	2	\$72,937.56	1.02%
5545019900	L A UNIFIED SCHOOL DISTRICT	4	\$4,184.36	0.06%
5545019901	L A UNIFIED SCHOOL DISTRICT	4	\$2,765.43	0.04%
5545019902	L A UNIFIED SCHOOL DISTRICT	4	\$2,008.55	0.03%
5545019903	L A UNIFIED SCHOOL DISTRICT	4	\$789.77	0.01%
5545019904	L A UNIFIED SCHOOL DISTRICT	4	\$663.31	0.01%
5545019905	L A UNIFIED SCHOOL DISTRICT	4	\$885.26	0.01%
5545019907	L A UNIFIED SCHOOL DISTRICT	4	\$816.54	0.01%
5545019908	L A UNIFIED SCHOOL DISTRICT	4	\$816.15	0.01%
5545019909	L A UNIFIED SCHOOL DISTRICT	4	\$422.63	0.01%
5545019910	L A UNIFIED SCHOOL DISTRICT	4	\$422.63	0.01%
5545019911	L A UNIFIED SCHOOL DISTRICT	4	\$684.19	0.01%
5545019912	L A UNIFIED SCHOOL DISTRICT	4	\$684.13	0.01%
5545019913	L A UNIFIED SCHOOL DISTRICT	4	\$798.60	0.01%
5545019914	L A UNIFIED SCHOOL DISTRICT	4	\$2,534.98	0.04%
5545019915	L A UNIFIED SCHOOL DISTRICT	4	\$24,025.59	0.33%
5545019916	L A UNIFIED SCHOOL DISTRICT	4	\$751.42	0.01%
5545019917	L A UNIFIED SCHOOL DISTRICT	4	\$1,199.12	0.02%
5545019918	L A UNIFIED SCHOOL DISTRICT	4	\$1,858.74	0.03%
5547014907	L A UNIFIED SCHOOL DISTRICT	3	\$0.00	0.00%
5547014908	L A UNIFIED SCHOOL DISTRICT	2	\$7,847.11	0.11%
5547015900	L A UNIFIED SCHOOL DISTRICT	2	\$4,254.93	0.06%
5547015901	L A UNIFIED SCHOOL DISTRICT	2	\$4,867.46	0.07%
5547015902	L A UNIFIED SCHOOL DISTRICT	2	\$2,670.78	0.04%
5547015903	L A UNIFIED SCHOOL DISTRICT	2	\$2,009.57	0.03%
5547015904	L A UNIFIED SCHOOL DISTRICT	2	\$2,009.57	0.03%
5547015905	L A UNIFIED SCHOOL DISTRICT	2	\$7,308.07	0.10%

5547015908	L A UNIFIED SCHOOL DISTRICT	2	\$10,729.36	0.15%
			<b>\$160,945.81</b>	<b>2.24%</b>
5546007900	L.A. DWP	1	\$5,112.52	0.07%
5546033900	L.A. DWP	1	\$18,313.83	0.25%
5547013900	L.A. DWP	3	\$3,992.36	0.06%
			<b>\$27,418.72</b>	<b>0.38%</b>
5546029941	LACMTA	1	\$51,684.22	0.72%
5546029942	LACMTA	1	\$50,713.48	0.71%
5546029943	LACMTA	1	\$10,935.44	0.15%
5546029944	LACMTA	1	\$10,054.98	0.14%
5546029945	LACMTA	1	\$888.54	0.01%
5546029946	LACMTA	1	\$10,981.71	0.15%
5546029947	LACMTA	1	\$10,981.71	0.15%
5546029948	LACMTA	1	\$6,301.79	0.09%
5546029949	LACMTA	1	\$5,977.35	0.08%
5546029950	LACMTA	1	\$9,684.27	0.13%
5546029951	LACMTA	1	\$9,359.93	0.13%
5546029952	LACMTA	1	\$2,764.34	0.04%
5546029953	LACMTA	1	\$2,281.82	0.03%
5547011900	LACMTA	3	\$1,453.41	0.02%
5548004901	LACMTA	1	\$41,270.29	0.57%
5548004902	LACMTA	1	\$2,440.36	0.03%
5548004903	LACMTA	1	\$4,344.32	0.06%
5548004907	LACMTA	1	\$49.38	0.00%
5548004908	LACMTA	1	\$6,322.90	0.09%
5548004909	LACMTA	1	\$369.18	0.01%
5548004910	LACMTA	1	\$60.17	0.00%
5548004915	LACMTA	1	\$6,410.82	0.09%
5548004919	LACMTA	1	\$6,806.02	0.09%
			<b>\$252,136.43</b>	<b>3.51%</b>
5545003900	STATE OF CA	2	\$9,501.21	0.13%
5545003901	STATE OF CA	2	\$2,740.15	0.04%
			<b>\$12,241.36</b>	<b>0.17%</b>
5547016904	US Government	2	\$24,309.65	0.34%
5547016905	US Government	2	\$1,657.72	0.02%
			<b>\$25,967.37</b>	<b>0.36%</b>
			<b>\$670,996.15</b>	<b>9.34%</b>

### 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 maybe subject to annual increases not to exceed the assessment rates in the following table below for any given year. Increases will be determined by the District Owner's Association and will vary between 0% and 3% 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 3% annual increase for all assessment rates.**  
**Maximum Assessment Table**

	2019	2020	2021	2022	2023
Zone 1- Front Ft Rate	\$55.96	\$57.64	\$59.37	\$61.15	\$62.98
Zone 1- Parcel Sq Ft Rate	\$0.14	\$0.14	\$0.15	\$0.15	\$0.16
Zone 1- Building Sq Ft Rate	\$0.08	\$0.08	\$0.08	\$0.09	\$0.09
Zone 2- Front Ft Rate	\$32.94	\$33.93	\$34.95	\$35.99	\$37.07
Zone 2- Parcel Sq Ft Rate	\$0.08	\$0.08	\$0.08	\$0.09	\$0.09
Zone 2- Building Sq Ft Rate	\$0.10	\$0.10	\$0.11	\$0.11	\$0.11
Zone 3- Front Ft Rate	\$17.79	\$18.32	\$18.87	\$19.44	\$20.02
Zone 3- Parcel Sq Ft Rate	\$0.13	\$0.13	\$0.14	\$0.14	\$0.15
Zone 3- Building Sq Ft Rate	\$0.14	\$0.14	\$0.15	\$0.15	\$0.16
Zone 4- Front Ft Rate	\$5.50	\$5.67	\$5.83	\$6.01	\$6.19
Zone 4- Parcel Sq Ft Rate	\$0.07	\$0.07	\$0.07	\$0.08	\$0.08
Zone 4- Building Sq Ft Rate	\$0.17	\$0.18	\$0.18	\$0.19	\$0.19
Alley Overlay- Alley Front Ft Rate	\$7.73	\$7.96	\$8.20	\$8.45	\$8.70
EaCa Alley Overlay- Alley Front Ft Rate					\$32.85
Tourism Overlay- Area A Front Ft Rate	\$65.31	\$67.27	\$69.29	\$71.37	\$73.51
Tourism Overlay- Area B Front Ft Rate	\$36.49	\$37.58	\$38.71	\$39.87	\$41.07
	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>
Zone 1- Front Ft Rate	\$64.87	\$66.82	\$68.82	\$70.89	\$73.02
Zone 1- Parcel Sq Ft Rate	\$0.16	\$0.17	\$0.17	\$0.18	\$0.18
Zone 1- Building Sq Ft Rate	\$0.09	\$0.10	\$0.10	\$0.10	\$0.10
Zone 2- Front Ft Rate	\$38.19	\$39.33	\$40.51	\$41.73	\$42.98
Zone 2- Parcel Sq Ft Rate	\$0.09	\$0.10	\$0.10	\$0.10	\$0.10
Zone 2- Building Sq Ft Rate	\$0.12	\$0.12	\$0.12	\$0.13	\$0.13
Zone 3- Front Ft Rate	\$20.62	\$21.24	\$21.88	\$22.54	\$23.21
Zone 3- Parcel Sq Ft Rate	\$0.15	\$0.16	\$0.16	\$0.16	\$0.17
Zone 3- Building Sq Ft Rate	\$0.16	\$0.17	\$0.17	\$0.18	\$0.18
Zone 4- Front Ft Rate	\$6.38	\$6.57	\$6.76	\$6.97	\$7.18
Zone 4- Parcel Sq Ft Rate	\$0.08	\$0.08	\$0.09	\$0.09	\$0.09
Zone 4- Building Sq Ft Rate	\$0.20	\$0.20	\$0.21	\$0.22	\$0.22
Alley Overlay- Alley Front Ft Rate	\$8.96	\$9.23	\$9.51	\$9.79	\$10.09
EaCa Alley Overlay- Alley Front Ft Rate	\$33.84	\$34.85	\$35.90	\$36.98	\$38.09
Tourism Overlay- Area A Front Ft Rate	\$75.71	\$77.98	\$80.32	\$82.73	\$85.21
Tourism Overlay- Area B Front Ft Rate	\$42.30	\$43.57	\$44.88	\$46.22	\$47.61

### **Budget Adjustment**

The operations of the District require entering into long term implementation contracts for a portion of the programs and services. The annual expense of these programs and services varies from year to year within a total overall multi-year commitment. It may be necessary in any given year to roll over annual budget surpluses into the following year's District budget in order to fulfill the long term commitment. Any Alley Overlay annual surplus funds will be rolled into the following year's Alley Overlay budget for use within that specific Overlay. Any EaCa Alley Overlay annual surplus funds will be rolled into the following year's EaCa Alley Overlay budget for use within that specific Overlay. Any Tourism Overlay annual surplus funds will be rolled into the following year's Tourism Overlay budget for use within that specific Overlay. Tourism Overlay funds may be rolled over multiple years to pay for capital improvements. Capital improvements, by their very nature, are multi-year projects. Capital improvements will consist of some of the following projects including signage, lighting, kiosks or structures to improve the visitor experience and/or public safety. The budget will be set accordingly, within the constraints of the Management Plan, to adjust for surpluses that are carried forward. District funds may be used 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. If a new District is established, funds from an expired District will be placed in a Capital Projects/Operations account. The Owners Association could utilize this account for example to pay for one-time capital improvements, infrastructure repairs, and special events within the boundaries of the 2019-2028 District. The types of projects that are appropriate for this account include: trees and landscaping, lights and repairs to lights, street furniture, and street festivals.

If an error is discovered on a parcel's assessed footages, the District may investigate and correct the assessed footages after confirming the correction with the L.A. County Assessor Data and City Clerk's office. The correction will be made in accordance with the assessment methodology and may result in an increase or decrease to the parcel's assessment.

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 owner's association shall have the right to reallocate up to 10% by line item of the budget allocation within the budgeted categories. Any change will be approved by the owners' 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.

### **Future Development**

As a result of continued development, the District may experience the addition or subtraction of assessable footage for parcels included and assessed within the District boundaries. The modification of parcel improvements assessed within the District may then change upwards or downwards the amount of total footage assessment for these parcels, pursuant to Government Code 53750, will be prorated to the date they receive the temporary and/or permanent certificate of occupancy. Parcels that experience a loss of building square footage need to notice the District of changes.

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 and increases assessments then a Proposition 218 ballot will be required for approval of the formula changes.

***Assessment Appeal Procedure***

Property owners may appeal assessments that they believe are inaccurate. Appeals must be in writing, stating the grounds for appeal and filed with the Owners Association prior to April 1 of each year. Appeals shall be limited to the current assessment year. Any appeal not filed by April 1 shall not be valid. In any case appeals will only be considered for the current year and will not be considered for prior years.

***Bond Issuance***

The District will not issue bonds.

## SECTION H: ASSESSMENT ROLL

The total assessment amount for FY 2018/2019 is \$7,181,941.48, apportioned to each individual assessed parcel, as follows:

APN	Property Owner	Zone	2019 Asmt	%
5546014900	L A CITY (parking lot)	2	\$6,701.43	0.09%
5547004901	L A CITY (LAPD Service Center)	3	\$2,480.86	0.03%
5547004902	L A CITY (LAPD Service Center)	3	\$2,356.82	0.03%
5547004903	L A CITY (LAPD Service Center)	3	\$2,067.38	0.03%
5547004904	L A CITY (LAPD Service Center)	3	\$22,237.50	0.31%
5547009900	L A CITY (Las Palmas playground/soccer field)	3	\$5,656.04	0.08%
5547016906	L A CITY (parking lot)	1	\$6,314.98	0.09%
5547016907	L A CITY (parking lot)	2	\$4,224.90	0.06%
5547016908	L A CITY (parking lot)	2	\$2,818.67	0.04%
5547016909	L A CITY (parking lot)	3	\$5,190.88	0.07%
5547018901	L A CITY (parking lot)	3	\$4,581.01	0.06%
5547026900	L A CITY	2	\$4,197.46	0.06%
5547026901	L A CITY	2	\$1,593.79	0.02%
5547026902	L A CITY	2	\$4,218.35	0.06%
5548004904	L A CITY (Hollywood/Highland Development)	1	\$13,216.85	0.18%
5548004905	L A CITY (Hollywood/Highland Development)	1	\$14,804.89	0.21%
5548004906	L A CITY (Hollywood/Highland Development)	1	\$17,183.82	0.24%
5548004911	L A CITY (Hollywood/Highland Development)	1	\$8,255.05	0.11%
5548004912	L A CITY (Hollywood/Highland Development)	1	\$1,439.80	0.02%
5548004913	L A CITY (Hollywood/Highland Development)	1	\$743.36	0.01%
5548004914	L A CITY (Hollywood/Highland Development)	1	\$1,234.19	0.02%
5548004916	L A CITY (Hollywood/Highland Development)	1	\$2,229.34	0.03%
5548004917	L A CITY (Hollywood/Highland Development)	1	\$1,677.51	0.02%
5548004918	L A CITY (Hollywood/Highland Development)	1	\$950.77	0.01%
5548004920	L A CITY (Hollywood/Highland Development)	1	\$294.68	0.00%
5548004921	L A CITY (Hollywood/Highland Development)	1	\$3,856.99	0.05%
5548004922	L A CITY (Hollywood/Highland Development)	1	\$910.49	0.01%
5548004923	L A CITY (Hollywood/Highland Development)	1	\$558.89	0.01%
5548004924	L A CITY (Hollywood/Highland Development)	1	\$3,651.63	0.05%
5546009904	L A CITY	1	\$24,465.32	0.34%
5546008900	L A City Library	3	\$13,526.60	0.19%
5547015909	L A CITY PARKS PARKS (Selma Park)	2	\$8,646.21	0.12%
			<b>\$192,286.46</b>	<b>2.68%</b>
5545016900	L A UNIFIED SCHOOL DISTRICT	2	\$72,937.56	1.02%
5545019900	L A UNIFIED SCHOOL DISTRICT	4	\$4,184.36	0.06%
5545019901	L A UNIFIED SCHOOL DISTRICT	4	\$2,765.43	0.04%
5545019902	L A UNIFIED SCHOOL DISTRICT	4	\$2,008.55	0.03%
5545019903	L A UNIFIED SCHOOL DISTRICT	4	\$789.77	0.01%
5545019904	L A UNIFIED SCHOOL DISTRICT	4	\$663.31	0.01%
5545019905	L A UNIFIED SCHOOL DISTRICT	4	\$885.26	0.01%

5545019907	L A UNIFIED SCHOOL DISTRICT	4	\$816.54	0.01%
5545019908	L A UNIFIED SCHOOL DISTRICT	4	\$816.15	0.01%
5545019909	L A UNIFIED SCHOOL DISTRICT	4	\$422.63	0.01%
5545019910	L A UNIFIED SCHOOL DISTRICT	4	\$422.63	0.01%
5545019911	L A UNIFIED SCHOOL DISTRICT	4	\$684.19	0.01%
5545019912	L A UNIFIED SCHOOL DISTRICT	4	\$684.13	0.01%
5545019913	L A UNIFIED SCHOOL DISTRICT	4	\$798.60	0.01%
5545019914	L A UNIFIED SCHOOL DISTRICT	4	\$2,534.98	0.04%
5545019915	L A UNIFIED SCHOOL DISTRICT	4	\$24,025.59	0.33%
5545019916	L A UNIFIED SCHOOL DISTRICT	4	\$751.42	0.01%
5545019917	L A UNIFIED SCHOOL DISTRICT	4	\$1,199.12	0.02%
5545019918	L A UNIFIED SCHOOL DISTRICT	4	\$1,858.74	0.03%
5547014907	L A UNIFIED SCHOOL DISTRICT	3	\$0.00	0.00%
5547014908	L A UNIFIED SCHOOL DISTRICT	2	\$7,847.11	0.11%
5547015900	L A UNIFIED SCHOOL DISTRICT	2	\$4,254.93	0.06%
5547015901	L A UNIFIED SCHOOL DISTRICT	2	\$4,867.46	0.07%
5547015902	L A UNIFIED SCHOOL DISTRICT	2	\$2,670.78	0.04%
5547015903	L A UNIFIED SCHOOL DISTRICT	2	\$2,009.57	0.03%
5547015904	L A UNIFIED SCHOOL DISTRICT	2	\$2,009.57	0.03%
5547015905	L A UNIFIED SCHOOL DISTRICT	2	\$7,308.07	0.10%
5547015908	L A UNIFIED SCHOOL DISTRICT	2	\$10,729.36	0.15%
			<b>\$160,945.81</b>	<b>2.24%</b>
5546007900	L.A. DWP	1	\$5,112.52	0.07%
5546033900	L.A. DWP	1	\$18,313.83	0.25%
5547013900	L.A. DWP	3	\$3,992.36	0.06%
			<b>\$27,418.72</b>	<b>0.38%</b>
5546029941	LACMTA	1	\$51,684.22	0.72%
5546029942	LACMTA	1	\$50,713.48	0.71%
5546029943	LACMTA	1	\$10,935.44	0.15%
5546029944	LACMTA	1	\$10,054.98	0.14%
5546029945	LACMTA	1	\$888.54	0.01%
5546029946	LACMTA	1	\$10,981.71	0.15%
5546029947	LACMTA	1	\$10,981.71	0.15%
5546029948	LACMTA	1	\$6,301.79	0.09%
5546029949	LACMTA	1	\$5,977.35	0.08%
5546029950	LACMTA	1	\$9,684.27	0.13%
5546029951	LACMTA	1	\$9,359.93	0.13%
5546029952	LACMTA	1	\$2,764.34	0.04%
5546029953	LACMTA	1	\$2,281.82	0.03%
5547011900	LACMTA	3	\$1,453.41	0.02%
5548004901	LACMTA	1	\$41,270.29	0.57%
5548004902	LACMTA	1	\$2,440.36	0.03%
5548004903	LACMTA	1	\$4,344.32	0.06%
5548004907	LACMTA	1	\$49.38	0.00%
5548004908	LACMTA	1	\$6,322.90	0.09%
5548004909	LACMTA	1	\$369.18	0.01%
5548004910	LACMTA	1	\$60.17	0.00%
5548004915	LACMTA	1	\$6,410.82	0.09%

5548004919	LACMTA	1	\$6,806.02	0.09%
			<b>\$252,136.43</b>	<b>3.51%</b>
5545003900	STATE OF CA	2	\$9,501.21	0.13%
5545003901	STATE OF CA	2	\$2,740.15	0.04%
			<b>\$12,241.36</b>	<b>0.17%</b>
5547016904	US Government	2	\$24,309.65	0.34%
5547016905	US Government	2	\$1,657.72	0.02%
			<b>\$25,967.37</b>	<b>0.36%</b>
			<b>\$670,996.15</b>	<b>9.34%</b>

APN	Zone	2019 Asmt	%	APN	Zone	2019 Asmt	%
5533005001	2	\$13,192.93	0.18%	5546029088	1	\$151.05	0.00%
5533005002	2	\$4,803.35	0.07%	5546029089	1	\$130.84	0.00%
5533005003	2	\$3,484.60	0.05%	5546029090	1	\$135.09	0.00%
5533005051	2	\$17,734.05	0.25%	5546029091	1	\$157.43	0.00%
5533005056	3	\$11,371.63	0.16%	5546029092	1	\$97.86	0.00%
5533005057	3	\$5,997.65	0.08%	5546029093	1	\$105.31	0.00%
5533006003	2	\$7,296.91	0.10%	5546029094	1	\$169.13	0.00%
5533006029	2	\$6,789.33	0.09%	5546029095	1	\$163.82	0.00%
5533007001	2	\$4,390.96	0.06%	5546029096	1	\$198.92	0.00%
5533007002	2	\$4,029.87	0.06%	5546029097	1	\$140.41	0.00%
5533007023	2	\$4,337.71	0.06%	5546029098	1	\$135.09	0.00%
5533007025	2	\$9,814.68	0.14%	5546029099	1	\$151.05	0.00%
5533007028	4	\$1,056.57	0.01%	5546029100	1	\$203.17	0.00%
5533007033	2	\$3,395.02	0.05%	5546029101	1	\$149.99	0.00%
5534001400	2	\$18,702.75	0.26%	5546029102	1	\$182.96	0.00%
5534002001	2	\$6,743.69	0.09%	5546029103	1	\$129.78	0.00%
5534002018	2	\$4,851.59	0.07%	5546029104	1	\$170.20	0.00%
5534002023	2	\$9,000.33	0.13%	5546029105	1	\$135.09	0.00%
5534005001	2	\$8,553.52	0.12%	5546029106	1	\$157.43	0.00%
5534005024	2	\$11,322.38	0.16%	5546029107	1	\$97.86	0.00%
5534006024	2	\$8,434.20	0.12%	5546029108	1	\$105.31	0.00%
5534006025	2	\$7,377.82	0.10%	5546029109	1	\$169.13	0.00%
5545002006	2	\$3,884.20	0.05%	5546029110	1	\$163.82	0.00%
5545002011	2	\$4,945.77	0.07%	5546029111	1	\$198.92	0.00%
5545002012	2	\$6,596.48	0.09%	5546029112	1	\$140.41	0.00%

5545002013	2	\$6,215.02	0.09%	5546029113	1	\$135.09	0.00%
5545002026	2	\$2,669.23	0.04%	5546029114	1	\$151.05	0.00%
5545002028	2	\$5,283.33	0.07%	5546029115	1	\$203.17	0.00%
5545002033	2	\$11,969.61	0.17%	5546029116	1	\$149.99	0.00%
5545003006	2	\$12,453.86	0.17%	5546029117	1	\$182.96	0.00%
5545003016	2	\$7,946.26	0.11%	5546029118	1	\$129.78	0.00%
5545003028	2	\$13,249.23	0.18%	5546029119	1	\$170.20	0.00%
5545004002	2	\$8,194.46	0.11%	5546029120	1	\$135.09	0.00%
5545004005	2	\$4,637.50	0.06%	5546029121	1	\$157.43	0.00%
5545004006	2	\$2,403.78	0.03%	5546029122	1	\$97.86	0.00%
5545004016	2	\$1,164.14	0.02%	5546029123	1	\$105.31	0.00%
5545004022	2	\$9,606.50	0.13%	5546029124	1	\$169.13	0.00%
5545005005	2	\$4,355.24	0.06%	5546029125	1	\$163.82	0.00%
5545005006	2	\$7,964.59	0.11%	5546029126	1	\$198.92	0.00%
5545005010	2	\$5,793.75	0.08%	5546029127	1	\$140.41	0.00%
5545005011	2	\$25,968.65	0.36%	5546029128	1	\$135.09	0.00%
5545005022	2	\$4,861.72	0.07%	5546029129	1	\$151.05	0.00%
5545006029	2	\$29,961.72	0.42%	5546029130	1	\$203.17	0.00%
5545006030	2	\$6,815.10	0.09%	5546029131	1	\$149.99	0.00%
5545007026	4	\$788.57	0.01%	5546029132	1	\$182.96	0.00%
5545007027	2	\$3,008.27	0.04%	5546029133	1	\$129.78	0.00%
5545007028	2	\$3,749.65	0.05%	5546029134	1	\$170.20	0.00%
5545007029	2	\$3,447.56	0.05%	5546029135	1	\$135.09	0.00%
5545007030	2	\$3,289.78	0.05%	5546029136	1	\$157.43	0.00%
5545008040	2	\$5,736.37	0.08%	5546029137	1	\$147.86	0.00%
5545008041	3	\$6,923.08	0.10%	5546029138	1	\$219.13	0.00%
5545008044	2	\$25,181.58	0.35%	5546029139	1	\$173.39	0.00%
5545008400	2	\$7,158.00	0.10%	5546029140	1	\$198.92	0.00%
5545009031	2	\$2,284.50	0.03%	5546029141	1	\$140.41	0.00%
5545009035	2	\$10,372.76	0.14%	5546029142	1	\$135.09	0.00%
5545009037	4	\$25,265.42	0.35%	5546029143	1	\$151.05	0.00%
5545011025	2	\$4,554.90	0.06%	5546029144	1	\$203.17	0.00%
5545011026	2	\$5,447.24	0.08%	5546029145	1	\$149.99	0.00%
5545011028	2	\$12,200.01	0.17%	5546029146	1	\$182.96	0.00%
5545011029	2	\$3,764.47	0.05%	5546029147	1	\$129.78	0.00%
5545011031	2	\$20,220.94	0.28%	5546029148	1	\$170.20	0.00%
5545011053	2	\$14,173.81	0.20%	5546029149	1	\$135.09	0.00%
5545013001	2	\$9,069.86	0.13%	5546029150	1	\$157.43	0.00%
5545013002	4	\$1,006.14	0.01%	5546029151	1	\$147.86	0.00%
5545013043	2	\$4,722.64	0.07%	5546029152	1	\$219.13	0.00%

5545013051	2	\$6,977.35	0.10%	5546029153	1	\$173.39	0.00%
5545013055	1	\$121.56	0.00%	5546029154	1	\$198.92	0.00%
5545013056	2	\$625.57	0.01%	5546029155	1	\$140.41	0.00%
5545013057	4	\$1,579.63	0.02%	5546029156	1	\$135.09	0.00%
5545013058	4	\$1,360.17	0.02%	5546029157	1	\$151.05	0.00%
5545013059	3	\$44,394.27	0.62%	5546029158	1	\$203.17	0.00%
5545013401	2	\$11,405.08	0.16%	5546029159	1	\$145.73	0.00%
5545013403	2	\$19,491.65	0.27%	5546029160	1	\$182.96	0.00%
5545013404	2	\$87,452.31	1.22%	5546029161	1	\$129.78	0.00%
5545014001	2	\$21,349.94	0.30%	5546029162	1	\$170.20	0.00%
5545014002	2	\$1,345.40	0.02%	5546029163	1	\$135.09	0.00%
5545014003	2	\$2,928.15	0.04%	5546029164	1	\$157.43	0.00%
5545014004	4	\$514.36	0.01%	5546029165	1	\$147.86	0.00%
5545014005	4	\$828.87	0.01%	5546029166	1	\$219.13	0.00%
5545014006	4	\$860.28	0.01%	5546029167	1	\$173.39	0.00%
5545014007	4	\$842.53	0.01%	5546029168	1	\$198.92	0.00%
5545015001	2	\$6,552.49	0.09%	5546029169	1	\$140.41	0.00%
5545015002	4	\$705.49	0.01%	5546029170	1	\$135.09	0.00%
5545015003	4	\$705.62	0.01%	5546029171	1	\$151.05	0.00%
5545015047	4	\$559.02	0.01%	5546029172	1	\$203.17	0.00%
5545015048	4	\$3,300.88	0.05%	5546029173	1	\$149.99	0.00%
5545015049	2	\$5,833.12	0.08%	5546029174	1	\$182.96	0.00%
5545016007	2	\$128,324.47	1.79%	5546029175	1	\$129.78	0.00%
5546001016	2	\$11,490.50	0.16%	5546029176	1	\$170.20	0.00%
5546001400	1	\$23,286.38	0.32%	5546029177	1	\$135.09	0.00%
5546002001	2	\$3,073.38	0.04%	5546029178	1	\$157.43	0.00%
5546002002	2	\$4,508.70	0.06%	5546029179	1	\$147.86	0.00%
5546002016	1	\$15,351.75	0.21%	5546029180	1	\$219.13	0.00%
5546002017	2	\$3,828.55	0.05%	5546029181	1	\$173.39	0.00%
5546002018	2	\$5,840.07	0.08%	5546029182	1	\$347.84	0.00%
5546003016	1	\$13,627.31	0.19%	5546029183	1	\$194.66	0.00%
5546003019	2	\$3,812.04	0.05%	5546029184	1	\$201.05	0.00%
5546003020	2	\$4,893.43	0.07%	5546029185	1	\$276.57	0.00%
5546004006	3	\$7,698.88	0.11%	5546029186	1	\$232.96	0.00%
5546004011	1	\$17,700.51	0.25%	5546029187	1	\$237.21	0.00%
5546004012	1	\$5,652.08	0.08%	5546029188	1	\$139.35	0.00%
5546004013	1	\$4,305.70	0.06%	5546029189	1	\$197.86	0.00%
5546004014	1	\$5,698.42	0.08%	5546029190	1	\$160.62	0.00%
5546004015	1	\$17,676.48	0.25%	5546029191	1	\$347.84	0.00%
5546004020	1	\$11,603.21	0.16%	5546029192	1	\$194.66	0.00%

5546004021	1	\$3,468.16	0.05%	5546029193	1	\$201.05	0.00%
5546004026	1	\$4,079.21	0.06%	5546029194	1	\$276.57	0.00%
5546004027	1	\$14,825.14	0.21%	5546029195	1	\$253.17	0.00%
5546004029	2	\$1,793.72	0.02%	5546029196	1	\$237.21	0.00%
5546004030	3	\$2,045.10	0.03%	5546029197	1	\$139.35	0.00%
5546004031	3	\$40,393.36	0.56%	5546029198	1	\$197.86	0.00%
5546004032	2	\$4,284.22	0.06%	5546029199	1	\$160.62	0.00%
5546004403	1	\$10,941.13	0.15%	5546029200	1	\$347.84	0.00%
5546004404	1	\$17,637.17	0.25%	5546029201	1	\$194.66	0.00%
5546005001	1	\$12,154.28	0.17%	5546029202	1	\$201.05	0.00%
5546005002	1	\$10,579.02	0.15%	5546029203	1	\$276.57	0.00%
5546005006	1	\$5,934.59	0.08%	5546029204	1	\$253.17	0.00%
5546005007	1	\$2,987.51	0.04%	5546029205	1	\$237.21	0.00%
5546005011	1	\$2,687.37	0.04%	5546029206	1	\$139.35	0.00%
5546005012	1	\$83.74	0.00%	5546029207	1	\$197.86	0.00%
5546005013	1	\$7,462.35	0.10%	5546029208	1	\$160.62	0.00%
5546005014	1	\$16,187.39	0.23%	5546030001	1	\$39,940.02	0.56%
5546005015	3	\$4,524.71	0.06%	5546030002	1	\$10,050.11	0.14%
5546005016	3	\$4,151.06	0.06%	5546030011	1	\$4,330.27	0.06%
5546005019	3	\$10,426.25	0.15%	5546030027	1	\$6,285.15	0.09%
5546005022	3	\$2,398.61	0.03%	5546030028	1	\$32,061.30	0.45%
5546005023	2	\$4,398.72	0.06%	5546030029	1	\$17,705.56	0.25%
5546005024	2	\$4,229.14	0.06%	5546030031	2	\$1,781.12	0.02%
5546005025	2	\$2,564.88	0.04%	5546030032	1	\$5,446.85	0.08%
5546005026	3	\$2,494.07	0.03%	5546030033	1	\$14,608.67	0.20%
5546005027	3	\$3,258.06	0.05%	5546030034	1	\$14,891.40	0.21%
5546005028	1	\$14,256.49	0.20%	5546030036	1	\$11,439.28	0.16%
5546005029	1	\$30,405.50	0.42%	5546030037	1	\$3,244.13	0.05%
5546006001	1	\$5,017.77	0.07%	5546030038	1	\$72.21	0.00%
5546006002	1	\$6,088.53	0.08%	5546030039	1	\$76.39	0.00%
5546006003	1	\$10,392.39	0.14%	5546030040	1	\$121.47	0.00%
5546006007	1	\$11,471.37	0.16%	5546030041	1	\$150.69	0.00%
5546006012	2	\$4,385.97	0.06%	5546030042	1	\$119.38	0.00%
5546006013	2	\$10,883.57	0.15%	5546030043	1	\$90.02	0.00%
5546006014	2	\$8,100.17	0.11%	5546030044	1	\$119.38	0.00%
5546006018	2	\$5,387.50	0.08%	5546030045	1	\$75.41	0.00%
5546006019	1	\$35,739.14	0.50%	5546030046	1	\$142.34	0.00%
5546006025	1	\$31,103.17	0.43%	5546030047	1	\$107.83	0.00%
5546006026	1	\$6,421.03	0.09%	5546030048	1	\$127.73	0.00%
5546006027	1	\$12,029.35	0.17%	5546030049	1	\$120.36	0.00%

5546006400	2	\$13,947.75	0.19%	5546030050	1	\$181.16	0.00%
5546006401	2	\$6,463.09	0.09%	5546030051	1	\$89.05	0.00%
5546007001	1	\$8,775.88	0.12%	5546030052	1	\$89.05	0.00%
5546007002	1	\$4,221.02	0.06%	5546030053	1	\$119.38	0.00%
5546007003	1	\$10,048.49	0.14%	5546030054	1	\$75.41	0.00%
5546007006	2	\$4,952.82	0.07%	5546030055	1	\$91.14	0.00%
5546007007	1	\$1,171.90	0.02%	5546030056	1	\$119.38	0.00%
5546007008	1	\$8,308.19	0.12%	5546030057	1	\$75.41	0.00%
5546007010	1	\$14,756.95	0.21%	5546030058	1	\$148.60	0.00%
5546007016	2	\$2,844.54	0.04%	5546030059	1	\$106.72	0.00%
5546007017	2	\$2,187.87	0.03%	5546030060	1	\$128.71	0.00%
5546007018	2	\$6,628.14	0.09%	5546030061	1	\$120.36	0.00%
5546007023	2	\$3,100.02	0.04%	5546030062	1	\$182.14	0.00%
5546007024	2	\$1,381.10	0.02%	5546030063	1	\$90.02	0.00%
5546007027	1	\$11,325.57	0.16%	5546030064	1	\$91.14	0.00%
5546007028	1	\$10,831.80	0.15%	5546030065	1	\$115.21	0.00%
5546007029	2	\$5,880.74	0.08%	5546030066	1	\$75.41	0.00%
5546007030	2	\$4,306.35	0.06%	5546030067	1	\$94.20	0.00%
5546007035	1	\$7,925.28	0.11%	5546030068	1	\$118.27	0.00%
5546007036	1	\$6,448.83	0.09%	5546030069	1	\$76.39	0.00%
5546007037	1	\$10,189.26	0.14%	5546030070	1	\$149.71	0.00%
5546007038	2	\$13,433.87	0.19%	5546030071	1	\$108.94	0.00%
5546008001	1	\$11,857.00	0.17%	5546030072	1	\$130.93	0.00%
5546008002	1	\$4,847.17	0.07%	5546030073	1	\$121.47	0.00%
5546008003	1	\$6,622.29	0.09%	5546030074	1	\$181.16	0.00%
5546008004	1	\$5,141.90	0.07%	5546030075	1	\$90.02	0.00%
5546008005	1	\$4,397.61	0.06%	5546030076	1	\$93.22	0.00%
5546008006	1	\$6,497.90	0.09%	5546030077	1	\$116.18	0.00%
5546008007	1	\$6,047.18	0.08%	5546030078	1	\$76.39	0.00%
5546008008	1	\$7,310.14	0.10%	5546030079	1	\$91.14	0.00%
5546008009	1	\$12,233.07	0.17%	5546030080	1	\$119.38	0.00%
5546008010	2	\$3,998.97	0.06%	5546030081	1	\$76.39	0.00%
5546008011	3	\$3,379.64	0.05%	5546030082	1	\$146.52	0.00%
5546008012	3	\$10,900.46	0.15%	5546030083	1	\$108.94	0.00%
5546008013	3	\$2,134.12	0.03%	5546030084	1	\$129.82	0.00%
5546008014	3	\$1,689.82	0.02%	5546030085	1	\$120.36	0.00%
5546008015	3	\$1,420.73	0.02%	5546030086	1	\$180.05	0.00%
5546008016	3	\$1,685.10	0.02%	5546030087	1	\$90.02	0.00%
5546008017	2	\$7,683.43	0.11%	5546030088	1	\$92.11	0.00%
5546008018	3	\$3,829.50	0.05%	5546030089	1	\$119.38	0.00%

5546008019	1	\$9,273.24	0.13%	5546030090	1	\$75.41	0.00%
5546008020	1	\$5,786.44	0.08%	5546030091	1	\$90.02	0.00%
5546008021	1	\$6,189.07	0.09%	5546030092	1	\$117.29	0.00%
5546008022	3	\$10,007.40	0.14%	5546030093	1	\$75.41	0.00%
5546009003	1	\$3,211.89	0.04%	5546030094	1	\$148.60	0.00%
5546009004	1	\$7,329.20	0.10%	5546030095	1	\$107.83	0.00%
5546009005	1	\$5,374.81	0.07%	5546030096	1	\$130.93	0.00%
5546009026	1	\$10,384.95	0.14%	5546030097	1	\$119.38	0.00%
5546009038	1	\$21,203.73	0.30%	5546030098	1	\$179.07	0.00%
5546009043	2	\$7,774.52	0.11%	5546030099	1	\$89.05	0.00%
5546009050	1	\$19,945.41	0.28%	5546030100	1	\$91.14	0.00%
5546009058	1	\$92.17	0.00%	5546030101	1	\$118.27	0.00%
5546009059	1	\$176.13	0.00%	5546030102	1	\$73.33	0.00%
5546009060	1	\$94.26	0.00%	5546030103	1	\$136.08	0.00%
5546009061	1	\$97.32	0.00%	5546031005	1	\$11,637.43	0.16%
5546009062	1	\$101.36	0.00%	5546031031	2	\$22,879.45	0.32%
5546009063	1	\$216.09	0.00%	5546032033	1	\$0.00	0.00%
5546009064	1	\$109.58	0.00%	5546032036	1	\$0.00	0.00%
5546009065	1	\$120.85	0.00%	5546032037	1	\$0.00	0.00%
5546009066	1	\$221.24	0.00%	5546032038	1	\$0.00	0.00%
5546009067	1	\$92.17	0.00%	5546032039	1	\$0.00	0.00%
5546009068	1	\$176.13	0.00%	5546032040	1	\$0.00	0.00%
5546009069	1	\$141.32	0.00%	5546032041	1	\$73,998.52	1.03%
5546009070	1	\$154.69	0.00%	5546032042	1	\$41,207.80	0.57%
5546009071	1	\$101.36	0.00%	5546032043	1	\$6,224.59	0.09%
5546009072	1	\$219.15	0.00%	5546032400	1	\$12,339.04	0.17%
5546009073	1	\$129.07	0.00%	5546032401	1	\$10,659.36	0.15%
5546009074	1	\$142.30	0.00%	5546033015	1	\$14,679.94	0.20%
5546009075	1	\$160.81	0.00%	5546033022	1	\$24,288.52	0.34%
5546009076	1	\$102.34	0.00%	5547002020	1	\$7,404.63	0.10%
5546009077	1	\$184.35	0.00%	5547002022	1	\$4,566.59	0.06%
5546009078	1	\$195.62	0.00%	5547002029	1	\$7,627.25	0.11%
5546009079	1	\$173.07	0.00%	5547002036	1	\$4,068.57	0.06%
5546009080	1	\$92.17	0.00%	5547004001	1	\$10,634.98	0.15%
5546009081	1	\$176.13	0.00%	5547004002	1	\$4,570.75	0.06%
5546009082	1	\$141.32	0.00%	5547004003	1	\$3,024.43	0.04%
5546009083	1	\$154.69	0.00%	5547004004	1	\$3,583.82	0.05%
5546009084	1	\$101.36	0.00%	5547004005	1	\$3,593.49	0.05%
5546009085	1	\$219.15	0.00%	5547004006	1	\$9,716.53	0.14%
5546009086	1	\$129.07	0.00%	5547004012	3	\$16,443.99	0.23%

5546009087	1	\$142.30	0.00%	5547004034	3	\$9,646.24	0.13%
5546009088	1	\$160.81	0.00%	5547004035	3	\$11,806.53	0.16%
5546009089	1	\$102.34	0.00%	5547004036	3	\$6,782.20	0.09%
5546009090	1	\$184.35	0.00%	5547004042	3	\$1,868.40	0.03%
5546009091	1	\$195.62	0.00%	5547007001	2	\$20,230.74	0.28%
5546009092	1	\$173.07	0.00%	5547007002	2	\$3,268.58	0.05%
5546009093	1	\$92.17	0.00%	5547007006	2	\$6,087.12	0.08%
5546009094	1	\$176.13	0.00%	5547007009	2	\$5,098.53	0.07%
5546009095	1	\$141.32	0.00%	5547007010	1	\$7,421.25	0.10%
5546009096	1	\$154.69	0.00%	5547007011	1	\$12,056.82	0.17%
5546009097	1	\$101.36	0.00%	5547007012	1	\$11,542.66	0.16%
5546009098	1	\$219.15	0.00%	5547007013	3	\$475.50	0.01%
5546009099	1	\$129.07	0.00%	5547007015	3	\$1,067.66	0.01%
5546009100	1	\$142.30	0.00%	5547007016	3	\$1,827.36	0.03%
5546009101	1	\$160.81	0.00%	5547007017	3	\$1,067.66	0.01%
5546009102	1	\$102.34	0.00%	5547007018	3	\$2,486.93	0.03%
5546009103	1	\$184.35	0.00%	5547007022	2	\$28,450.73	0.40%
5546009104	1	\$195.62	0.00%	5547007401	3	\$1,832.88	0.03%
5546009105	1	\$173.07	0.00%	5547008001	1	\$15,548.99	0.22%
5546009106	1	\$92.17	0.00%	5547008002	1	\$8,795.60	0.12%
5546009107	1	\$176.13	0.00%	5547008003	3	\$366.03	0.01%
5546009108	1	\$141.32	0.00%	5547008008	1	\$6,483.97	0.09%
5546009109	1	\$154.69	0.00%	5547008009	3	\$1,633.30	0.02%
5546009110	1	\$101.36	0.00%	5547008010	3	\$2,398.85	0.03%
5546009111	1	\$219.15	0.00%	5547008012	3	\$4,500.34	0.06%
5546009112	1	\$129.07	0.00%	5547008013	3	\$5,292.82	0.07%
5546009113	1	\$142.30	0.00%	5547008014	3	\$10,012.93	0.14%
5546009114	1	\$160.81	0.00%	5547008022	3	\$1,795.02	0.02%
5546009115	1	\$102.34	0.00%	5547008023	3	\$1,783.50	0.02%
5546009116	1	\$184.35	0.00%	5547008025	3	\$1,955.17	0.03%
5546009117	1	\$195.62	0.00%	5547008027	3	\$1,843.20	0.03%
5546009118	1	\$173.07	0.00%	5547008400	1	\$1,925.99	0.03%
5546009119	1	\$92.17	0.00%	5547008401	1	\$3,851.97	0.05%
5546009120	1	\$176.13	0.00%	5547008407	1	\$5,958.10	0.08%
5546009121	1	\$141.32	0.00%	5547008408	3	\$24,830.87	0.35%
5546009122	1	\$154.69	0.00%	5547009003	1	\$7,297.78	0.10%
5546009123	1	\$101.36	0.00%	5547009004	3	\$2,035.55	0.03%
5546009124	1	\$219.15	0.00%	5547009005	3	\$2,035.55	0.03%
5546009125	1	\$129.07	0.00%	5547009006	1	\$8,408.09	0.12%
5546009126	1	\$142.30	0.00%	5547009009	3	\$2,035.55	0.03%

5546009127	1	\$152.60	0.00%	5547009011	3	\$6,706.83	0.09%
5546009128	1	\$102.34	0.00%	5547009013	3	\$6,078.74	0.08%
5546009129	1	\$184.35	0.00%	5547009014	3	\$2,753.82	0.04%
5546009130	1	\$195.62	0.00%	5547009015	3	\$2,239.11	0.03%
5546009131	1	\$257.03	0.00%	5547009016	3	\$5,156.37	0.07%
5546009132	1	\$202.73	0.00%	5547009017	3	\$2,390.49	0.03%
5546009133	1	\$92.17	0.00%	5547009019	3	\$4,763.19	0.07%
5546009134	1	\$176.13	0.00%	5547009020	3	\$2,223.79	0.03%
5546009135	1	\$137.28	0.00%	5547009021	1	\$9,444.60	0.13%
5546009136	1	\$149.54	0.00%	5547009023	1	\$8,558.80	0.12%
5546009137	1	\$96.21	0.00%	5547010001	1	\$18,038.89	0.25%
5546009138	1	\$213.03	0.00%	5547010004	3	\$5,196.15	0.07%
5546009139	1	\$177.11	0.00%	5547010005	3	\$5,484.66	0.08%
5546009140	1	\$166.94	0.00%	5547010012	1	\$6,360.80	0.09%
5546009141	1	\$241.71	0.00%	5547010013	1	\$2,515.24	0.04%
5546009142	1	\$199.66	0.00%	5547010014	1	\$3,196.75	0.04%
5546009143	1	\$190.47	0.00%	5547010015	1	\$3,870.30	0.05%
5546009144	1	\$92.17	0.00%	5547010019	3	\$56,318.33	0.78%
5546009145	1	\$202.73	0.00%	5547011001	1	\$16,465.49	0.23%
5546009146	1	\$133.11	0.00%	5547011002	1	\$24,672.95	0.34%
5546009147	1	\$189.50	0.00%	5547011003	1	\$3,436.87	0.05%
5546009148	1	\$146.47	0.00%	5547011004	1	\$5,886.49	0.08%
5546009149	1	\$240.60	0.00%	5547011015	1	\$19,051.40	0.27%
5546009150	1	\$159.70	0.00%	5547011016	1	\$13,345.20	0.19%
5546009151	1	\$269.28	0.00%	5547011026	3	\$1,547.73	0.02%
5546009152	1	\$198.69	0.00%	5547011035	1	\$74,785.23	1.04%
5546009153	1	\$188.39	0.00%	5547012001	1	\$17,180.51	0.24%
5546009154	1	\$11,226.19	0.16%	5547012002	1	\$9,893.08	0.14%
5546009155	1	\$2,816.78	0.04%	5547012005	1	\$9,723.36	0.14%
5546009400	1	\$9,723.75	0.14%	5547012009	1	\$27,439.40	0.38%
5546010017	3	\$4,505.17	0.06%	5547012014	3	\$16,948.22	0.24%
5546010018	1	\$30,741.12	0.43%	5547012018	1	\$25,002.79	0.35%
5546010019	3	\$4,218.96	0.06%	5547012019	3	\$8,750.37	0.12%
5546010020	3	\$4,218.96	0.06%	5547012020	1	\$8,389.36	0.12%
5546010021	1	\$7,725.85	0.11%	5547012021	1	\$13,898.77	0.19%
5546010022	1	\$14,940.80	0.21%	5547013001	2	\$6,408.43	0.09%
5546010023	1	\$83.33	0.00%	5547013002	3	\$426.13	0.01%
5546010401	3	\$12,701.85	0.18%	5547013003	3	\$4,713.45	0.07%
5546010402	1	\$33,299.66	0.46%	5547013004	3	\$1,832.49	0.03%
5546010403	3	\$10,850.22	0.15%	5547013005	3	\$1,832.49	0.03%

5546010404	3	\$10,850.22	0.15%	5547013006	3	\$3,775.25	0.05%
5546010405	1	\$6,266.71	0.09%	5547013007	3	\$1,505.58	0.02%
5546010406	1	\$15,448.53	0.22%	5547013008	1	\$7,153.92	0.10%
5546011017	1	\$24,103.76	0.34%	5547013012	3	\$2,639.66	0.04%
5546011400	2	\$41,789.46	0.58%	5547013013	3	\$1,685.44	0.02%
5546012002	1	\$11,732.31	0.16%	5547013014	2	\$2,670.68	0.04%
5546012004	1	\$3,518.19	0.05%	5547013015	2	\$2,130.13	0.03%
5546012005	1	\$4,234.04	0.06%	5547013016	2	\$3,095.95	0.04%
5546012006	1	\$6,267.52	0.09%	5547013017	1	\$20,277.33	0.28%
5546012007	1	\$5,940.00	0.08%	5547014005	3	\$1,666.85	0.02%
5546012009	2	\$11,323.95	0.16%	5547014006	3	\$1,666.85	0.02%
5546012011	1	\$22,558.03	0.31%	5547014009	3	\$2,759.71	0.04%
5546012400	1	\$13,580.31	0.19%	5547014010	1	\$12,061.90	0.17%
5546013002	2	\$9,167.86	0.13%	5547014011	1	\$3,601.10	0.05%
5546013003	2	\$2,719.83	0.04%	5547014012	1	\$7,005.98	0.10%
5546013009	2	\$1,162.41	0.02%	5547014014	1	\$4,009.65	0.06%
5546013010	2	\$11,388.26	0.16%	5547014015	1	\$6,049.93	0.08%
5546013011	2	\$5,878.93	0.08%	5547014016	3	\$383.05	0.01%
5546013012	2	\$3,922.99	0.05%	5547014018	3	\$4,231.99	0.06%
5546013013	2	\$2,988.35	0.04%	5547014021	3	\$1,914.48	0.03%
5546013014	1	\$11,992.92	0.17%	5547014022	3	\$1,922.97	0.03%
5546013015	1	\$1,779.71	0.02%	5547014023	3	\$1,914.09	0.03%
5546013016	1	\$1,640.88	0.02%	5547014024	3	\$2,710.57	0.04%
5546013017	1	\$33.63	0.00%	5547014025	3	\$2,166.64	0.03%
5546013018	1	\$40.11	0.00%	5547014026	2	\$2,084.75	0.03%
5546013019	1	\$4,247.55	0.06%	5547014027	3	\$2,042.44	0.03%
5546013020	1	\$4,150.86	0.06%	5547014028	2	\$5,132.48	0.07%
5546013028	1	\$8,057.53	0.11%	5547014029	2	\$4,012.86	0.06%
5546013030	2	\$12,245.56	0.17%	5547014032	1	\$7,655.08	0.11%
5546013031	1	\$3,017.17	0.04%	5547014033	1	\$9,488.66	0.13%
5546013037	1	\$22,584.87	0.31%	5547014035	3	\$1,833.63	0.03%
5546013038	2	\$6,382.11	0.09%	5547014036	3	\$1,833.63	0.03%
5546014013	2	\$9,850.39	0.14%	5547014037	3	\$1,833.63	0.03%
5546014014	2	\$3,138.97	0.04%	5547014038	3	\$1,833.63	0.03%
5546014016	3	\$2,396.96	0.03%	5547014039	2	\$6,337.95	0.09%
5546014017	3	\$5,102.71	0.07%	5547014040	3	\$3,054.79	0.04%
5546014029	2	\$3,071.02	0.04%	5547014042	3	\$5,667.91	0.08%
5546014044	2	\$10,563.96	0.15%	5547014043	1	\$14,841.69	0.21%
5546014047	2	\$36,238.36	0.50%	5547014044	3	\$5,985.56	0.08%
5546014048	2	\$22,138.84	0.31%	5547015001	1	\$4,822.26	0.07%

5546014052	2	\$12,516.37	0.17%	5547015004	1	\$1,419.80	0.02%
5546014053	2	\$13,777.80	0.19%	5547015011	1	\$7,937.17	0.11%
5546014054	2	\$7,120.89	0.10%	5547015012	1	\$7,117.48	0.10%
5546014056	2	\$20,263.57	0.28%	5547015013	1	\$1,847.13	0.03%
5546014058	2	\$26,359.17	0.37%	5547015014	1	\$5,740.81	0.08%
5546015026	1	\$25,065.27	0.35%	5547015017	1	\$10,209.57	0.14%
5546015029	1	\$12,826.19	0.18%	5547015018	1	\$11,655.91	0.16%
5546015037	3	\$13,483.44	0.19%	5547015024	2	\$7,234.10	0.10%
5546015038	1	\$27,417.44	0.38%	5547015026	1	\$14,293.37	0.20%
5546015039	1	\$2,499.28	0.03%	5547015027	1	\$3,079.82	0.04%
5546015040	3	\$3,517.04	0.05%	5547015028	1	\$5,448.66	0.08%
5546015041	3	\$876.93	0.01%	5547015029	3	\$13,322.29	0.19%
5546015042	1	\$17,927.58	0.25%	5547015030	3	\$7,580.98	0.11%
5546015043	1	\$15,298.93	0.21%	5547015031	1	\$13,936.63	0.19%
5546015046	1	\$124.26	0.00%	5547016001	1	\$12,206.95	0.17%
5546015047	1	\$11,918.09	0.17%	5547016002	1	\$5,282.16	0.07%
5546015048	3	\$103,675.94	1.44%	5547016003	1	\$5,721.42	0.08%
5546015049	3	\$0.00	0.00%	5547016005	1	\$16,350.80	0.23%
5546015050	3	\$876.93	0.01%	5547016009	3	\$3,846.40	0.05%
5546016001	3	\$3,826.97	0.05%	5547016010	3	\$4,283.12	0.06%
5546016002	3	\$4,120.61	0.06%	5547016011	3	\$4,040.96	0.06%
5546016003	3	\$1,780.92	0.02%	5547016017	2	\$7,344.98	0.10%
5546016004	3	\$1,780.92	0.02%	5547017001	2	\$10,063.50	0.14%
5546016008	3	\$1,781.05	0.02%	5547017003	2	\$7,918.50	0.11%
5546016009	3	\$1,780.92	0.02%	5547017005	3	\$3,432.53	0.05%
5546016022	2	\$19,751.79	0.28%	5547017006	3	\$5,061.44	0.07%
5546016023	3	\$3,384.77	0.05%	5547017008	2	\$2,115.42	0.03%
5546016024	3	\$13,689.47	0.19%	5547017012	2	\$3,854.53	0.05%
5546016025	3	\$7,563.65	0.11%	5547017028	3	\$2,741.88	0.04%
5546016026	2	\$4,907.61	0.07%	5547017029	2	\$9,779.77	0.14%
5546017006	2	\$2,638.49	0.04%	5547017037	2	\$5,245.89	0.07%
5546017027	2	\$10,244.64	0.14%	5547017038	2	\$19,518.78	0.27%
5546019002	3	\$3,863.33	0.05%	5547017039	3	\$2,503.16	0.03%
5546019003	3	\$1,780.54	0.02%	5547017040	3	\$296.52	0.00%
5546019004	3	\$1,780.67	0.02%	5547017041	2	\$14,413.94	0.20%
5546019005	3	\$2,420.04	0.03%	5547017042	2	\$4,230.84	0.06%
5546019013	2	\$45,152.83	0.63%	5547017043	2	\$11,659.38	0.16%
5546019014	3	\$16,297.42	0.23%	5547018011	3	\$1,800.78	0.03%
5546020012	2	\$6,191.25	0.09%	5547018012	2	\$7,426.72	0.10%
5546020013	2	\$5,824.44	0.08%	5547018023	2	\$2,916.23	0.04%

5546022015	3	\$2,121.95	0.03%	5547018024	2	\$5,191.62	0.07%
5546022016	2	\$6,482.95	0.09%	5547018028	2	\$15,516.29	0.22%
5546022030	2	\$10,854.73	0.15%	5547018029	2	\$20,786.06	0.29%
5546023051	1	\$30,109.57	0.42%	5547026001	2	\$26,482.60	0.37%
5546024019	1	\$42,798.82	0.60%	5547026002	2	\$11,921.92	0.17%
5546024804	3	\$62,047.30	0.86%	5547026014	2	\$2,788.10	0.04%
5546025001	1	\$29,134.40	0.41%	5547026015	2	\$2,331.30	0.03%
5546025002	1	\$19,233.73	0.27%	5547026016	2	\$2,331.46	0.03%
5546025003	1	\$3,570.24	0.05%	5547026017	2	\$2,631.61	0.04%
5546025004	1	\$3,718.91	0.05%	5547026018	2	\$1,844.13	0.03%
5546025005	1	\$1,487.59	0.02%	5547026023	2	\$5,826.08	0.08%
5546025006	1	\$2,231.32	0.03%	5547026024	2	\$9,257.25	0.13%
5546025007	1	\$3,718.77	0.05%	5547026025	2	\$3,211.34	0.04%
5546025008	3	\$1,757.62	0.02%	5547026026	2	\$3,009.17	0.04%
5546025009	3	\$1,757.50	0.02%	5548002046	1	\$26,355.01	0.37%
5546025010	3	\$1,757.62	0.02%	5548002047	1	\$13,535.34	0.19%
5546025011	3	\$1,687.41	0.02%	5548002405	1	\$14,222.18	0.20%
5546025017	1	\$4,195.68	0.06%	5548002406	1	\$1,152.84	0.02%
5546025020	3	\$2,018.66	0.03%	5548002407	1	\$838.50	0.01%
5546025029	1	\$30,670.56	0.43%	5548002408	1	\$1,002.44	0.01%
5546025030	1	\$7,701.78	0.11%	5548002409	1	\$3,497.48	0.05%
5546025031	1	\$11,760.73	0.16%	5548002410	1	\$567.79	0.01%
5546026022	1	\$31,779.94	0.44%	5548002411	1	\$391.66	0.01%
5546026031	1	\$61,752.65	0.86%	5548002412	1	\$980.65	0.01%
5546026034	1	\$38,971.15	0.54%	5548002413	1	\$893.89	0.01%
5546026035	1	\$75,149.49	1.05%	5548002414	1	\$980.65	0.01%
5546026037	1	\$39,313.25	0.55%	5548003001	1	\$31,618.16	0.44%
5546026038	1	\$41,314.39	0.58%	5548003020	1	\$66,834.59	0.93%
5546026040	1	\$0.00	0.00%	5548004003	1	\$27,989.23	0.39%
5546026041	1	\$0.00	0.00%	5548004022	1	\$24,667.77	0.34%
5546026042	1	\$195,743.60	2.73%	5548004032	1	\$3,767.93	0.05%
5546026043	1	\$0.00	0.00%	5548004033	1	\$3,782.03	0.05%
5546027001	1	\$10,839.36	0.15%	5548004034	1	\$6,887.79	0.10%
5546027002	1	\$9,038.86	0.13%	5548004037	1	\$23,617.50	0.33%
5546027003	3	\$229.17	0.00%	5548004038	1	\$21,326.83	0.30%
5546027004	1	\$8,182.14	0.11%	5548004039	1	\$3,420.27	0.05%
5546027010	2	\$8,025.38	0.11%	5548004040	1	\$1,105.51	0.02%
5546027011	3	\$1,946.43	0.03%	5548004041	1	\$30,650.82	0.43%
5546027013	3	\$2,124.15	0.03%	5548004042	1	\$15,229.18	0.21%
5546027014	3	\$2,243.45	0.03%	5548004044	1	\$636.61	0.01%

5546027016	3	\$1,946.43	0.03%	5548004045	1	\$6,849.99	0.10%
5546027017	3	\$1,793.36	0.02%	5548004046	1	\$768.20	0.01%
5546027018	1	\$8,251.92	0.11%	5548004047	1	\$5,313.12	0.07%
5546027020	3	\$4,640.07	0.06%	5548004048	1	\$2,817.70	0.04%
5546027400	3	\$17,830.64	0.25%	5548004049	1	\$4,288.24	0.06%
5546027402	3	\$1,946.43	0.03%	5548004050	1	\$4,873.95	0.07%
5546027403	2	\$20,452.35	0.28%	5548004051	1	\$4,742.28	0.07%
5546028012	1	\$3,182.31	0.04%	5548004052	1	\$1,499.37	0.02%
5546028013	1	\$3,701.21	0.05%	5548004053	1	\$4,925.46	0.07%
5546028014	1	\$7,168.88	0.10%	5548004054	1	\$11,943.37	0.17%
5546028017	4	\$471.69	0.01%	5548004055	1	\$3,943.85	0.05%
5546028020	4	\$855.86	0.01%	5548004056	1	\$3,943.85	0.05%
5546028025	3	\$2,772.31	0.04%	5548004057	1	\$4,345.13	0.06%
5546028026	3	\$1,861.80	0.03%	5548004058	1	\$13,524.20	0.19%
5546028027	3	\$2,287.51	0.03%	5548004059	1	\$12,646.01	0.18%
5546028028	3	\$2,555.82	0.04%	5548004060	1	\$6,806.02	0.09%
5546028029	3	\$3,301.39	0.05%	5548004061	1	\$4,434.92	0.06%
5546028030	4	\$829.72	0.01%	5548004062	1	\$13,348.57	0.19%
5546028031	4	\$524.83	0.01%	5548004063	1	\$6,103.38	0.08%
5546028032	4	\$1,495.79	0.02%	5548004064	1	\$4,434.92	0.06%
5546028033	2	\$4,428.00	0.06%	5548004065	1	\$13,963.23	0.19%
5546028038	1	\$71,752.95	1.00%	5548004066	1	\$6,806.02	0.09%
5546029001	1	\$27,641.84	0.38%	5548004067	1	\$4,566.51	0.06%
5546029063	1	\$191.79	0.00%	5548004068	1	\$3,454.82	0.05%
5546029064	1	\$369.33	0.01%	5548004069	1	\$8,590.27	0.12%
5546029065	1	\$552.51	0.01%	5548006001	3	\$4,656.87	0.06%
5546029066	1	\$198.92	0.00%	5548006002	3	\$2,328.43	0.03%
5546029067	1	\$140.41	0.00%	5548006004	3	\$2,794.09	0.04%
5546029068	1	\$135.09	0.00%	5548006006	1	\$15,906.80	0.22%
5546029069	1	\$151.05	0.00%	5548006008	1	\$19,497.21	0.27%
5546029070	1	\$203.17	0.00%	5548006010	3	\$23,328.38	0.32%
5546029071	1	\$149.99	0.00%	5548006011	1	\$50,680.74	0.71%
5546029072	1	\$208.49	0.00%	5548006012	1	\$7,824.32	0.11%
5546029073	1	\$115.95	0.00%	5548006013	1	\$14,187.39	0.20%
5546029074	1	\$130.84	0.00%	5548006015	1	\$13,848.47	0.19%
5546029075	1	\$135.09	0.00%	5548006016	1	\$11,525.69	0.16%
5546029076	1	\$157.43	0.00%	5548006017	1	\$51,941.23	0.72%
5546029077	1	\$97.86	0.00%	5548006018	3	\$11,176.50	0.16%
5546029078	1	\$105.31	0.00%	5548007007	1	\$11,627.25	0.16%
5546029079	1	\$169.13	0.00%	5548007008	1	\$88,984.81	1.24%

5546029080	1	\$163.82	0.00%	5548007009	1	\$6,111.49	0.09%
5546029081	1	\$198.92	0.00%	5548007010	1	\$10,646.66	0.15%
5546029082	1	\$140.41	0.00%	5548007011	3	\$10,402.86	0.14%
5546029083	1	\$135.09	0.00%	5548007012	3	\$245.57	0.00%
5546029084	1	\$151.05	0.00%	5548007014	1	\$38,901.17	0.54%
5546029085	1	\$203.17	0.00%	5548007016	1	\$33,573.89	0.47%
5546029086	1	\$149.99	0.00%	Privately Owned		\$6,510,945.33	90.66%
5546029087	1	\$182.96	0.00%	Publicly Owned		\$670,996.15	9.34%
				<b>All Parcels</b>		<b>\$7,181,941.48</b>	<b>100.00%</b>

EaCa Alley Overlay Assessments effective January 2023:

APN	2023 EaCa Asmt	EaCa %
5546-008-001	\$1,806.95	4.47%
5546-008-002	\$1,806.95	4.47%
5546-008-003	\$1,642.68	4.07%
5546-008-004	\$4,270.98	10.57%
5546-008-005	\$1,642.68	4.07%
5546-008-006	\$2,628.29	6.50%
5546-008-007	\$2,628.29	6.50%
5546-008-008	\$2,956.83	7.32%
5546-008-009	\$3,613.90	8.94%
5546-008-010	\$1,642.68	4.07%
5546-008-011	\$3,285.37	8.13%
5546-008-012	\$4,928.05	12.20%
5546-008-013	\$1,642.68	4.07%
5546-008-014	\$1,642.68	4.07%
5546-008-015	\$985.61	2.44%
5546-008-016	\$3,285.37	8.13%
	<b>\$40,410.00</b>	<b>100.00%</b>