

FINAL

**Arts District Los Angeles
Business Improvement District
Management District Plan**

**For
A Property Based
Business Improvement District Renewal
In the Arts District Los Angeles District of Los Angeles**

**November 2022
(11/14/22)**

**Prepared By
Urban Place Consulting Group, Inc.**

Table of Contents

For the Arts District Los Angeles Business Improvement District (District) Los Angeles, California

CONTENTS

Section Number	Page Number
1. Management District Plan Summary Governance	3-5
2. Business Improvement District Boundaries	6-9
3. District Improvement and Activity Plan	10-16
4. Assessment Methodology	17-22
5. District Rules	22
6. Implementation Timetable	23
7. Parcel Number Assessment Roll	24
 Attachment	
A. Engineer's Report	

Management District Plan Summary

The name of the renewed Property-based Business Improvement District is the “Arts District Los Angeles Business Improvement District” (the “District”). The District is being renewed pursuant to Section 36600 et seq. of the California Streets and Highways Code, The “Property and Business Improvement District Law of 1994 as amended”, hereinafter referred to as State Law.

Developed by the Arts District Los Angeles Board of Directors, the Arts District Los Angeles Business Improvement District Management Plan conveys special benefits to assessed parcels located within the Arts District Los Angeles Business Improvement District area. The District will provide continued activities in three program areas including: Clean & Safe, Communications and Management. Each of the programs is designed to meet the goals of the District which are to improve the safety and cleanliness of each individual assessed parcel within the District, to increase building occupancy and lease rates, to encourage new business development; and attract ancillary businesses and services for assessed parcels within the District.

The boundary of the Arts District Los Angeles was created to include the Arts District in Downtown Los Angeles. The Business Improvement District area is bounded roughly by the 101 Freeway, Alameda Street, Violet Street, and the Los Angeles River. The property uses within the general boundaries of the Arts District Los Angeles Business Improvement District are a mix of small industrial, retail, education, religious, parking, publicly owned, office, creative and live work. Services and improvements provided by the District are designed to provide special benefits in the form of improving economic and environmental vitality by increasing building occupancy and lease rates, encouraging new business development, encouraging a creative environment, attracting residential serving businesses and services that provide a special benefit to live-work, attracting office tenants, attracting retail customers and encouraging commerce to the small industrial, retail, education, religious, parking, publicly owned, office, creative, residential, and live-work parcels within the District. All of which specially benefit from the improvements and activities of the District.

Boundary: See Section 2, page 6 and map, page 7.

Budget: The total District budget for the 2024 year of operation is approximately \$1,870,100.

Improvements, Activities, Services:

CLEAN & SAFE	\$1,401,450	75%
-------------------------	--------------------	------------

Enhanced Safe Programs:

An Arts District Los Angeles Business Improvement District Safe Team to deter crime for parcels in the District will consist of the following:

- Bicycle Patrol
- Vehicle Patrol
- Foot Patrol

Enhanced Clean Programs will consist of the following:

- Sidewalk Sweeping
- Sidewalk Pressure Washing
- Graffiti & Handbill Removal
- Trash Removal
- Landscape Programs

COMMUNICATION **\$93,730** **5%**

- Media and Communication Programs
- District stakeholder communications
- Website

**MANAGEMENT/OFFICE EXPENSES/CITY FEES/
DELINQUENT ASSESSMENTS** **\$374,920** **20%**

Management staff expenses are allocated according to generally accepted accounting job costing procedures and are allocated to the specific areas in which staff works (see Section 3, for detail on allocation). The improvements and activities are managed by a professional staff that requires centralized administrative support. Management staff oversees the District's services which are delivered seven days a week. A well-managed District provides necessary BID program oversight and guidance that produces higher quality and more efficient programs.

2023 CARRYOVER FUNDS

The estimate for assessment funds carried over from the current Arts District Los Angeles Business Improvement District to the first year 2024 budget is \$50,000. The amount of actual prior year carryover funds, if any, from the 2023 budget will be applied to the 2024 District budget. The funds will be applied to the same budget line item in 2024 as the line item in 2023 that was the source of the carryover funds. Carryover funds from 2023, if any exist, are projected to be from the clean and safe line item. Therefore, the Clean and Safe budget line item of \$1,401,450 could increase to as much as \$1,451,450 if the total \$50,000 carryover becomes a reality and is totally from the Clean and Safe line item.

Method of Financing: A levy of special assessments upon real property that receives special benefits from the improvements and activities.

Benefit Zones: The State Law and State Constitution Article XIID require that special assessments be levied according to the special benefit each assessed parcel receives from the improvements. In order to match assessment rates to special benefits, all property within the Arts District Los Angeles Business Improvement District is assessed using the same assessment methodology. There is only one zone.

Cost: Annual assessments are based upon an allocation of program costs and a calculation of assessable footage. Two property assessment variables, parcel square footage and building square footage, will be used in the calculation. The 2024 year assessments per assessment variable will not exceed amounts listed in the following chart:

Building Square Foot Assessment Rate	\$0.07996
Parcel Square Foot Assessment Rate	\$0.07637

Increases: Annual assessment increases will not exceed 5% per year. Increases will be determined by the Business Improvement District Owners’ Association Board of Directors and will vary between 0% and 5% in any given year. Any annual budget surplus, including those created through cost saving measures, labor vacancies, unexpected reductions in expenses caused by one-time events or unanticipated increases to income, will be rolled into the following year’s budget. Including surpluses from the prior District 2023 budget. The budget will be set accordingly, within the constraints of the Management District Plan to adjust for surpluses that are carried forward to ensure that the District is spending these funds in a timely manner and is complying with applicable State laws and City policies. The estimated budget surplus amount will be included in the annual report each year.

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

Duration: The District will have a 7-year life beginning January 1, 2024 and ending December 31, 2030.

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

Section 2

Arts District Los Angeles Business Improvement District Boundaries

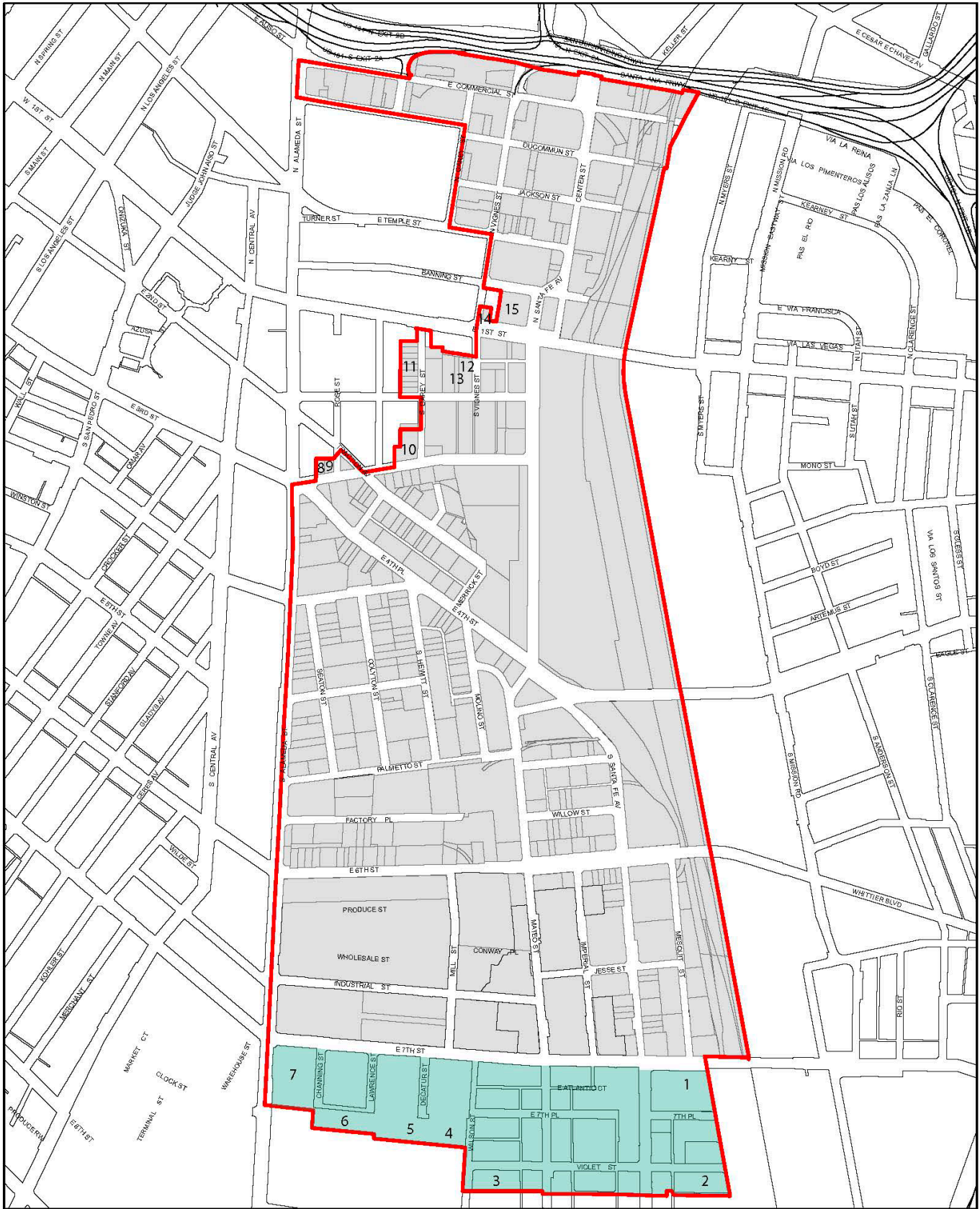
The Arts District Los Angeles Business Improvement District includes all property within a boundary formed by:

Summary – The proposed District is bounded roughly by the 101 Freeway, Alameda Street, Violet Street, and the Los Angeles River. The Arts District Los Angeles Business Improvement District includes all property within a boundary formed by:

The proposed Arts District Los Angeles Business Improvement District area contains all property within the following boundary description: Beginning on the southeast corner of Alameda Street and the 101 Freeway go east along the southern boundary of the 101 Freeway right of way to the Los Angeles River. At the Los Angeles River go south along the western boundary of the Los Angeles River to 7th Street. Turn west on 7th Street and then south along the eastern property line of parcel (1) 5166-002-046 to parcel (2) 5166-004-027. Turn west along the southern property line of parcel (2) 5166-004-027 to parcel (3) 5166-018-014. Turn north on Wilson Street along the western property line of parcel (3) 5166-018-014 to parcel (4) 5166-032-050. Turn west along the southern property line of parcels (4) 5166-032-050, (5) 5166-032-049, (6) 5166-032-011, and (7) 5166-034-009 to Alameda Street. Go north on Alameda Street to the intersection at 3rd Street. At 3rd Street turn eastbound, then north along the western boundary of parcel (8) 5163-009-904. Go west along the northern property line of parcels (8) 5163-009-904 and (9) 5163-009-903. Go north on Rose Street until the intersection of Traction Avenue. Go southeast on Traction Avenue, then turn east along 3rd Street until the western property line of parcel (10) 5163-007-010. Turn north at the western property line of parcel number (10) 5163-007-010, follow this to the northern property line of parcel (10) 5163-007-010. Turn east along the north property line of parcel (10) 5163-007-010 to Garey Street. Turn north on Garey Street to the intersection with 2nd Street. Turn west on 2nd Street until parcel (11) 5163-003-063. Turn north along the western property lines of parcel (11) 5163-003-063. Go east along the northern property line of parcel (11) 5163-003-063. Continue east across Garey Street along the northern property lines of parcels (12) 5163-004-007 and (13) 5163-004-011. Turn north on Vignes Street through the intersection at 1st Street. Continue north on Vignes Street to parcel (14) 5173-013-014 and turn east along the northern property line of this parcel, then south along the eastern line of this parcel. Turn east on 1st Street to the western property line of (15) 5173-013-020, then north along that parcels western property line to Banning Street. Turn west on Banning Street, then north on Vignes Street to Temple Street. Go west on Temple Street until Garey Street. Go north on Garey Street to Ducommun Street. Go west on Ducommun Street until Alameda Street. Turn north on Alameda Street until the beginning point at the intersection with the 101 Freeway.

District Expansion

The Arts District Los Angeles boundaries have expanded south to include parcels south of 7th Street to roughly the south side of Violet Street between Alameda Street and the Railroad tracks not previously in the District. The area is detailed on the map on page 7. Parcels within this area have similar uses to Arts District Los Angeles parcels such as small industrial, retail, office, creative, residential and live work.



- BID PROPERTIES
- B.I.D. BOUNDARY
- 2024 BID EXPANSION PROPERTIES

ARTS DISTRICT LOS ANGELES
 Business Improvement District
 2024 - 2030

District Boundary Rationale

The property uses within the general boundaries of the Arts District Los Angeles Business Improvement District are a mix of small industrial, retail, education, religious, parking, publicly owned, office, creative, residential and live work. Services and improvements provided by the District are designed to provide special benefits to parcels that contain small industrial, retail, education, religious, parking, publicly owned, office, creative, residential and live work within the District. Services and improvements provided by the District are designed to provide special benefits in the form of improving the economic and environmental vitality by increasing building occupancy and lease rates, encouraging new business development, encouraging a creative environment, attracting residential serving businesses and services that provide a special benefit to live work, attracting office tenants, attracting retail customers and encouraging commerce to the small industrial, retail, education, religious, parking, publicly owned, office, creative, residential and live-work parcels within the District. All of the services provided, such as the security 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: The northern boundary of the Arts District Los Angeles Business Improvement District is the 101 Freeway. The 101 Freeway acts as a barrier on the northern boundary and acts 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 to individual assessed parcels within the boundaries of the District. Specifically, security patrols, cleaning personnel, and similar service providers employed in connection with the District will only patrol and provide services to individual assessed parcels on the streets and sidewalks within the District and will not provide services outside of District boundaries.

Eastern Boundary: The eastern boundary of the Arts District Los Angeles Business Improvement District is the Los Angeles River. The Los Angeles River acts as a barrier 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 to individual assessed parcels within the boundaries of the District. Specifically, security patrols, cleaning personnel, and similar service providers employed in connection with the District will only patrol and provide services to individual assessed parcels on the streets and sidewalks within the District and will not provide services outside of District boundaries.

Southern Boundary: The southern boundary of the Business Improvement District is roughly Violet Street. The parcels south of the District boundaries are primarily large industrial uses, rather than the primarily office, creative, residential, live work, and small industrial uses within the District. Large industrial use parcels have limited access points, are entirely inward focused and generally do not interact with the community around them and do not generate business from the District. A cleaner and safer community around these large industrial uses will not provide special benefit in the form of increased commerce or lease rates. They will not benefit from the District programs that are designed to provide special benefits to retail, education, religious, parking, publicly owned, office, creative, residential, live work, and small industrial uses. Improvements and services will only be provided to

individual assessed parcels within the boundaries of the District. Specifically, security patrols, cleaning personnel, and similar service providers employed in connection with the District will only patrol and provide services to individual assessed parcels on the streets and sidewalks within the District and will not provide services outside of District boundaries.

Western Boundary: The western boundary of the Arts District Los Angeles Business Improvement District south of 3rd Street is Alameda Street which is a very high-volume truck route acting as a barrier between parcels on the west side and parcels on the east side of Alameda Street (within the District). South of 3rd Street the western boundary of the Arts District Los Angeles abuts the eastern boundary of the Downtown Industrial Business Improvement District (BID) which provides improvements and activities similar to those provided by the Arts District Los Angeles Business Improvement District. North of 3rd Street the western boundary of the Arts District Los Angeles abuts the eastern boundary of the Little Tokyo Business Improvement District (BID) which provides improvements and activities similar to those provided by the Arts District Los Angeles Business Improvement District. Additionally, State Law indicates that proposed districts, such as the Arts District Los Angeles BID, cannot expand into existing, established Property-Based BID district boundaries, such as the adjacent Downtown Industrial BID. Improvements and services will only be provided to individual assessed parcels within the boundaries of the District. Specifically, security patrols, cleaning personnel, and similar service providers employed in connection with the District will only patrol and provide services to individual assessed parcels on the streets and sidewalks within the District and will not provide services outside of District boundaries.

District Expansion

The Arts District Los Angeles boundaries have expanded south to include parcels south of 7th Street to roughly the south side of Violet Street between Alameda Street and the Railroad tracks not previously in the District. The area is detailed on the map on page 7. Parcels within this area have similar uses to Arts District Los Angeles parcels such as small industrial, retail, office, creative, residential and live work.

Section 3

District Improvement and Activity Plan

Process to Establish the Improvement and Activity Plan

Through a series of property owner meetings, the Arts District Los Angeles Business Improvement District Board of Directors collectively determined the priority for improvements and activities to be delivered by the District. The primary needs as determined by the parcel owners were safety, cleaning, communications and management. 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 and because of their unique nature focusing on the particular needs of each assessed parcel within the District provide particular and distinct benefits to each of the assessed parcels within the District. Each of the services provided by the District are designed to meet the needs of the small industrial, retail, education, religious, parking, publicly owned, office, creative and live work uses that make up the District and provide special benefit to each of the assessed parcels.

All of the improvements and activities detailed below are provided only to assessed parcels defined as being within the boundaries of the District and provide benefits which are particular and distinct to each of the assessed parcels within the proposed District. No improvements or activities are provided to parcels outside the District boundaries. All assessments outlined in this Management District Plan go only for services directly benefiting each of the assessed parcels paying the assessments in this District. All services will be provided to the assessed parcels, defined as being within the District boundaries and no services will be provided outside the District boundaries, and each of the services: Safe/Clean, Communication and Management are unique to the District and to each of the District's assessed parcels. All special benefits provided are particular and distinct to each assessed parcel.

Small industrial parcels benefit from District programs that work to enhance a sense of safety and cleanliness and provides greater pedestrian traffic and increased sales within the District. Retail parcels benefit from District programs that work to provide greater pedestrian traffic, increased sales, an enhanced business climate, new business attraction, business retention, and increased business investment within the District. Education parcels benefit from District programs that work to provide an enhanced sense of safety, cleanliness and positive user experience which, in turn, enhances 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 within the District. Parking parcels benefit from District programs which work to provide an enhanced 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. Publicly owned parcels benefit from District programs which work to provide greater pedestrian traffic and increased use which translates into fulfilling their public service mission. Office parcels benefit from the District programs which increase pedestrian foot traffic and provide an enhanced sense of safety, cleanliness, and a creative environment within the District. This all works to increase occupancy and enhance the business climate, new business attraction, business retention and business investment. Creative parcels benefit from District programs that provide an enhanced sense of safety and cleanliness and support a creative environment within the District. Residential parcels benefit from District programs that provide an enhanced sense of safety, cleanliness and a positive user experience which, in turn, enhances the business climate and improves the business offering and attracts new

residents within the District. Live work parcels benefit from District programs that provide an enhanced sense of safety, cleanliness and a creative environment within the District which in turn enhances the business climate and improves the business offering and attracts new residents, businesses and District investment.

All benefits derived from the assessments outlined in the Management District Plan are for services directly and specially benefiting the assessed parcels within this area and support increased commerce, business attraction and retention, increased property rental income, increased residential serving businesses such as restaurants and retail and enhanced overall safety and image within the Arts District Los Angeles. All services, Safety, Cleaning, Communication, and Management services are provided solely to assessed parcels within the district to enhance the image and viability of properties and businesses within the Arts District Los Angeles Business Improvement District boundaries and are designed only for the direct special benefit of the assessed parcels in the District. No services will be provided to non-assessed parcels outside the District boundaries. Special benefit means, for purposes of a property-based district, a particular and distinct benefit conferred on real property located in a district over and above any general benefits to the public at large. (For a further definition of special benefits see Engineer’s Report page 17 “Special Benefit”)

TOTAL ASSESSMENT

The total improvement and activity plan budget for 2024 is projected at \$1,870,100. Of the total budget, special benefit to parcels within the District totals \$1,832,698 and is funded by property assessments. General benefit from the District budget is calculated to be \$37,402 and is not funded by assessment revenue from District parcels. The costs of providing each of the budget components was developed from actual experience obtained in providing these same services over the last 10 years of operation of the Arts District Los Angeles Business Improvement District. Actual service hours and frequency will vary in order to match District needs over the 7-year life of the District. A detailed operation deployment for 2024 is available from the property owner’s association. The budget is made up of the following components.

2023 CARRYOVER FUNDS

The estimate for assessment funds carried over from the current Arts District Los Angeles Business Improvement District to the first year 2024 budget is \$50,000. The amount of actual prior year carryover funds, if any, from the 2023 budget will be applied to the 2024 District budget. Because there is no certainty that there will be any surplus funds, the surplus funds are not included in the 2024 budget. The funds will be applied to the same budget line item in 2024 as the line item in 2023 that was the source of the carryover funds. Carryover funds from 2023, if any exist, are projected to be from the Clean and Safe line item. Therefore, the Clean and Safe budget line item of \$1,401,450 could increase to as much as \$1,451,450 if the total \$50,000 carryover becomes a reality and is totally from the Clean and Safe line item.

	Budget	Possible Carryover
CLEAN AND SAFE PROGRAMS	\$1,401,450	\$50,000
Management staff expenses are allocated according to generally accepted accounting job costing procedures and are allocated to the specific areas in which staff works. 11% of the Clean and Safe budget is allocated to management staff expenses.		

Safe Team Program

The Safety Program will provide safety services for the individual parcels located within the District in the form of patrolling bicycle personnel, walking patrols, and vehicle patrols. The purpose of the Safe Team Program is to deter and report illegal activities taking place on the streets, sidewalks, storefronts, and parking lots. 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, illegal panhandling, and illegal dumping. 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 within the 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. A District that is perceived as unsafe deters pedestrian and commercial activity.

Small industrial parcels benefit from District programs that work to enhance a sense of safety and cleanliness and provides greater pedestrian traffic and increased sales within the District. Retail parcels benefit from District programs that work to provide greater pedestrian traffic, increased sales, an enhanced business climate, new business attraction, business retention, and increased business investment within the District. Education parcels benefit from District programs that work to provide an enhanced sense of safety, cleanliness and positive user experience which, in turn, enhances 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 within the District. Parking parcels benefit from District programs which work to provide an enhanced 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. Publicly owned parcels benefit from District programs which work to provide greater pedestrian traffic and increased use which translates into fulfilling their public service mission. Office parcels benefit from the District programs which increase pedestrian foot traffic and provide an enhanced sense of safety, cleanliness, and a creative environment within the District. This all works to increase occupancy and enhance the business climate, new business attraction, business retention and business investment. Creative parcels benefit from District programs that provide an enhanced sense of safety and cleanliness and support a creative environment within the District. Residential parcels benefit from District programs that provide an enhanced sense of safety, cleanliness and a positive user experience which, in turn, enhances the business climate and improves the business offering and attracts new residents within the District. Live work parcels benefit from District programs that provide an enhanced sense of safety, cleanliness and a creative environment within the District which in turn enhances the business climate and improves the business offering and attracts new residents, businesses and District investment.

Clean Team Program

In order to consistently deal with cleaning issues, a Clean Program will continue to be provided as it has for the last 10 years. The Clean Team will only provide service to properties within District boundaries. A multi-dimensional approach has been developed consisting of the following elements.

Uniformed, radio equipped personnel sweep litter, debris and refuse from sidewalks and gutters of the District. Paper signs and handbills that are taped or glued on property, utility boxes, and poles are removed. District personnel will pressure wash sidewalks when needed. Collector truck personnel collect trash from sidewalk trash receptacles. Painters remove graffiti by painting, using solvent and pressure washing. The District maintains a zero-tolerance graffiti policy. An effort is made to remove all tags within 24 hours on weekdays. Street tree trimming is important to keep the District looking attractive and will be considered when the budget allows. Clean sidewalks support an increase in commerce and provides a special benefit to each individually assessed parcel in the district.

Small industrial parcels benefit from District programs that work to enhance a sense of safety and cleanliness and provides greater pedestrian traffic and increased sales within the District. Retail parcels benefit from District programs that work to provide greater pedestrian traffic, increased sales, an enhanced business climate, new business attraction, business retention, and increased business investment within the District. Education parcels benefit from District programs that work to provide an enhanced sense of safety, cleanliness and positive user experience which, in turn, enhances 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 within the District. Parking parcels benefit from District programs which work to provide an enhanced 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. Publicly owned parcels benefit from District programs which work to provide greater pedestrian traffic and increased use which translates into fulfilling their public service mission. Office parcels benefit from the District programs which increase pedestrian foot traffic and provide an enhanced sense of safety, cleanliness, and a creative environment within the District. This all works to increase occupancy and enhance the business climate, new business attraction, business retention and business investment. Creative parcels benefit from District programs that provide an enhanced sense of safety and cleanliness and support a creative environment within the District. Residential parcels benefit from District programs that provide an enhanced sense of safety, cleanliness and a positive user experience which, in turn, enhances the business climate and improves the business offering and attracts new residents within the District. Live work parcels benefit from District programs that provide an enhanced sense of safety, cleanliness and a creative environment within the District which in turn enhances the business climate and improves the business offering and attracts new residents, businesses and District investment.

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.

COMMUNICATIONS

\$93,370

Management staff expenses are allocated according to generally accepted accounting job

11.14.22

13

costing procedures and are allocated to the specific areas in which staff works. 20% of the communications budget is allocated to management staff expenses.

In order to communicate the changes that are taking place in the Arts District Los Angeles Business Improvement District and to enhance the positive perception of the Arts District Los Angeles Business Improvement District parcels, a professionally developed communications program has been created. This is a special benefit because it works to improve the positive perception of the District. Decisions on where to shop, eat, work and live are largely based on a perception of the place. The special benefit to District assessed parcels from these services is increased commercial activity which directly relates to increases in lease rates and enhanced commerce.

This all works to increase occupancy and enhance the business climate, new business attraction, business retention and business investment. Small industrial parcels benefit from increased exposure and awareness of District programs that provide new business attraction and increased commercial activity. Retail parcels benefit from increased exposure and awareness of District programs that work to provide greater pedestrian traffic, increased sales, an enhanced business climate, new business attraction, business retention, and increased business investment. Education parcels benefit from District programs which increase exposure and awareness of District amenities which in turn work to provide greater pedestrian traffic and increased use which makes employees, students, and visitors feel safe. Religious parcels benefit from District programs which increase exposure and awareness of District amenities which provides an opportunity to increase attendance within the District. Parking parcels benefit from District programs which work to provide an increased exposure and awareness which in turn work to provide an enhanced business. Publicly owned parcels benefit from District programs which work to provide greater pedestrian traffic and increased use which makes employees and visitors feel safe. Office and creative parcels benefit from District programs that work to provide increased exposure and awareness which in turn work to provide an enhanced business climate, new business and tenant attraction, business/tenant retention, and increased business investment. Residential and live work parcels benefit from District programs that provide an increased awareness of District amenities such as retail and transit options which, in turn, enhances the business climate and improves the business offering and attracts new residents.

The following are the marketing and district identity programs:

- Media and Communication Programs
- District stakeholder communications
- Website

MANAGEMENT/OFFICE/CITY FEES

\$374,920

Management staff expenses are allocated according to generally accepted accounting job costing procedures and are allocated to the specific areas in which staff works. 47% of the Management budget is allocated to management staff expenses.

The improvements and activities are managed by a professional staff that requires centralized administrative support. Management staff oversees the District's services which are delivered

seven days a week. Management staff actively works and advocates on behalf of the District parcels to ensure that City and County services and policies support the District. 53% of Management are for administration items such as office expenses, professional services, organizational expenses such as insurance, the cost to conduct a yearly financial review, City fees to collect and process the assessments. Renewal of the District will be funded from this line item.

A well-managed District provides necessary BID program oversight and guidance that produces higher quality and more efficient programs. Management staff implement the programs and services of the District. Management staff expenses are allocated according to generally accepted accounting job costing procedures and are allocated to the specific areas in which staff works. The special benefit to assessed parcels from these services is increased commercial activity which directly relates to increases in lease rates and enhanced commerce.

SEVEN-YEAR OPERATING BUDGET

A projected seven-year operating budget for the Arts District Los Angeles Business Improvement District is provided below. The projections are based upon the following assumptions.

Assessments will be subject to annual increases not to exceed 5% per year. Increases will be determined by the Board of Directors of the District Owner's Association and will vary between 0% and 5% in any given year. The projections below illustrate a maximum 5% annual increase for all budget items.

The cost of providing programs and services may vary depending on the market cost for those programs and services. Expenditures may require adjustment up or down to continue the intended level of programs and services. The Board of Directors of 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 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. Any annual budget surplus, including those created through cost saving measures, labor vacancies, unexpected reductions in expenses caused by one-time events or unanticipated increases to income, will be rolled into the following year's budget. The carryover funds will be applied to the same budget line item as the line item that was the source of the carryover funds. The budget will be set accordingly, within the constraints of the Management District Plan, to adjust for surpluses that are carried forward to ensure that the District is spending these funds in a timely manner and is complying with applicable State laws and City policies. The estimated budget surplus amount will be included in the Annual Planning Report each year. District funds may be used for renewal. 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. The estimate for assessment funds carried over from the current Arts District Los Angeles Business Improvement District to the first year 2024 budget is \$50,000. The amount of actual prior year carryover funds, if any, from the 2023 budget will be applied to the 2024 District budget. The funds will be applied to the same budget line item in 2024 as the line item in 2023 that was the source of the carryover funds. Carryover funds from 2023, if any exist, are projected to be from the clean and safe line item. Therefore, the Clean and Safe budget line item of \$1,401,450

could increase to as much as \$1,451,450 if the total \$50,000 carryover becomes a reality and is totally from the Clean and Safe line item.

	2024	2025	2026	2027	2028	2029	2030
Clean & Safe	\$1,401,450.00	\$1,471,522.50	\$1,545,098.63	\$1,622,353.56	\$1,703,471.23	\$1,788,644.80	\$1,878,077.04
Communication	\$93,730.00	\$98,416.50	\$103,337.33	\$108,504.19	\$113,929.40	\$119,625.87	\$125,607.16
Management/Office/City Fees	\$374,920.00	\$393,666.00	\$413,349.30	\$434,016.77	\$455,717.60	\$478,503.48	\$502,428.66
Total Budget	\$1,870,100.00	\$1,963,605.00	\$2,061,785.25	\$2,164,874.51	\$2,273,118.24	\$2,386,774.15	\$2,506,112.86
Assessable Budget	\$1,832,698.00	\$1,924,332.90	\$2,020,549.55	\$2,121,577.02	\$2,227,655.87	\$2,339,038.67	\$2,455,990.60
Other Revenue**	\$37,402.00	\$39,272.10	\$41,235.71	\$43,297.49	\$45,462.36	\$47,735.48	\$50,122.26
Total Revenues	\$1,870,100.00	\$1,963,605.00	\$2,061,785.25	\$2,164,874.51	\$2,273,118.24	\$2,386,774.15	\$2,506,112.86

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

** Other non-assessment funding to cover the cost associated with general benefit.

Section 4 Assessment Methodology

In order to ascertain the correct assessment methodology to equitably apply special benefits to each assessed parcel for property related services as proposed to be provided by the Arts District Los Angeles Business Improvement District, benefit will be measured by parcel size and square feet of building size. Special circumstances, such as a parcel's location within the District area and need and/or frequency for services, are carefully reviewed relative to the specific and distinct type of programs and improvements to be provided by the District in order to determine the appropriate levels of assessment. Special benefit means, for purposes of a property-based district, a particular and distinct benefit conferred on real property located in a district over and above any general benefits to the public at large. For a definition of special benefits see the Engineer's Report page 17.

The methodology to levy assessments upon real property that receives special benefits from the improvements and activities of the Arts District Los Angeles Business Improvement District is Parcel Square Footage and Building Square Footage as the two assessment variables. 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 small industrial, retail, education, religious, parking, publicly owned, office, creative, residential and live work parcels. The use of each parcel's 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, residents, patrons, 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 Parcel Square Footage and Building Square Footage to every other parcel's Parcel Square Footage and Building Square Footage.

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.

Calculation of Assessments

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. Only special benefits are assessable, and these benefits must be separated from any general benefits. The Engineer's report has calculated that 2% of the programs provided by the District provide general benefit. Assessment revenue cannot be used to pay for general benefits. (See page 17 of the Engineer's Report for

discussion of general and special benefits) The preceding methodology is applied to a database that has been constructed by the District Owners' Association and its consultant team. The process for compiling the property database includes the following steps:

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

Assessable Footage

Building Square Footage	11,460,746
Parcel Square Footage	11,998,591

Benefit Zones

The State Law and State Constitution Article XIID require that special assessments be levied according to the special benefit each individual parcel receives from the improvements. In order to match assessment rates to benefits, the levels of appropriate service delivery were determined by analyzing historical data on the amount of clean and safe services delivered to parcels, current service delivery needs and projecting future needs over the term of the District in order to produce a common level of safety and cleanliness for each parcel throughout the District. It was determined that all parcels within the District will be assessed using the same assessment method and rate structure.

Assessments

Based on the special benefit factors and assessment methodology discussed in the Engineer's Report on page 17, Parcel Square Footage, Building Square Footage and the proposed budget, the following illustrates the first year's maximum annual assessment. Assessment rates are rounded off to the fifth decimal place and a parcel's assessment may vary slightly when calculated using the assessment rates below.

Building Square Foot Assessment Rate	\$0.07996
Parcel Square Foot Assessment Rate	\$0.07637

Assessment Rate Calculation

The assessment rate is determined by the following calculation:

Total Assessment Budget = \$1,832,698

Assessment Budget allocated to Building Square Footage @ 50% = \$916,349

Assessment Budget allocated to Parcel Square Footage @ 50% = \$916,349

Building Square Footage Assessment Rate-

Assessment Budget \$916,349 / 11,460,746 Building Sq Ft = \$0.07996

Parcel Square Footage Assessment Rate-

Assessment Budget \$916,349 / 11,998,591 Parcel Sq Ft = \$0.07637

Sample Parcel Assessment

To calculate the assessment for a parcel with 5,000 square feet of building and 5,000 square feet of

parcel, multiply the Building Square Footage (5,000) by the Assessment Rate (\$0.07996) = (\$399.80) + multiple the Parcel Square Footage (5,000) by the Assessment Rate (\$0.07637) = (\$381.85) = Initial Annual Parcel Assessment (\$781.65).

Maximum Annual Assessment Adjustments

The cost of providing programs and services may vary depending on the market cost for those programs and services. Expenditures may require adjustment up or down to continue the intended level of programs and services. Assessments may be subject to annual increases not to exceed the assessment rates in the table below for any given year. Increases will be determined by the Board of Directors of the District Owner’s Association and will vary between 0% and 5% in any given year. The maximum increase for any given year cannot exceed 5% in that year. Any change will be approved by the Owner’s Association Board of Directors and submitted to the City within its annual planning report, pursuant to Section 36650 of the California Streets and Highways Code.

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

Maximum Assessment Table

	2024	2025	2026	2027	2028	2029	2030
Building Sq Footage Rate	\$0.07996	\$0.08395	\$0.08815	\$0.09256	\$0.09719	\$0.10205	\$0.10715
Parcel Sq Footage Rate	\$0.07637	\$0.08019	\$0.08420	\$0.08841	\$0.09283	\$0.09747	\$0.10234

Budget Adjustments

Any annual budget surplus, including those created through cost saving measures, labor vacancies, unexpected reductions in expenses caused by one-time events or unanticipated increases to income, will be rolled into the following year’s budget. The budget will be set accordingly, within the constraints of the Management District Plan, to adjust for surpluses that are carried forward to ensure that the District is spending these funds in a timely manner and is complying with applicable State laws and City policies. District funds may be used for renewal. The estimated budget surplus amount will be included in the annual report each year. 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 an error is discovered on a parcel’s assessed parcel square footages or building square 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.

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 for parcel improvements within the District, which changes upwards or downwards the amount of total footage assessed for these parcels will, pursuant to Government Code 53750, be prorated to the date they receive the temporary and/or permanent certificate of occupancy and will be billed directly by the City for the prorated year. Any delinquent assessments owed for the modification of assessable footage that was billed directly by the City will be added to the property tax roll for the following year as

delinquent. Parcels that experience a loss of building square footage need to provide notice of the change to the District by April 1st of each year.

In future years of the BID term, 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 the assessments, then a ballot as defined in Article 13 Section D of the State Constitution 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.

Time and Manner for Collecting Assessments

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

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

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

Disestablishment

California State Law Section 36670 provides for the disestablishment of a District. Upon the termination of this District, any remaining revenues shall be transferred to the renewed District, if one is established, pursuant to Streets and Highways Code Section 36660 (b). Unexpended funds will be returned to property owners based upon each parcel's percentage contribution to the total year 2023 assessments if the District is not renewed.

Bond Issuance

The District will not issue Bonds.

Public Property Assessments

There are 44 publicly owned parcels in the District, all of which are identified as assessable and for which special benefit services will be provided. Of the 44 identified assessed parcels, 15 are owned by the City of Los Angeles, 7 by the Los Angeles Department of Water & Power, 16 by the Los Angeles County Metro Transit Agency, 2 by Los Angeles County, 3 by the Los Angeles Unified School District (LAUSD) and 1 by the State of California.

All publicly owned parcels will pay their proportional share of costs based on the special benefits conferred to those individual parcels. See Engineer's Report page 27 for publicly owned parcels special benefit designation. Article XIII D 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	Address #	Direction	Street Name	Owner Name	2024 Asmt	%
5163009903	721	E	3RD ST	L A CITY	\$909.82	0.05%
5163023905	524		COLYTON ST	L A CITY	\$15,522.84	0.85%
5164001904	0			L A CITY	\$2,930.37	0.16%
5164007901	0			L A CITY	\$661.15	0.04%
5164007902	1435	E	6TH ST	L A CITY	\$1,993.06	0.11%
5164007903	1425	E	6TH ST	L A CITY	\$1,938.45	0.11%
5164007904	1415	E	6TH ST	L A CITY	\$510.84	0.03%
5164007905	1407	E	6TH ST	L A CITY	\$1,162.40	0.06%
5164007906	592		MATEO ST	L A CITY	\$823.01	0.04%
5164015901	600	S	SANTA FE AVE	L A CITY	\$3,157.88	0.17%
5173001900	430	E	COMMERCIAL ST	L A CITY	\$2,972.33	0.16%
5173002903	548	N	Hewitt	L A CITY	\$10,885.37	0.59%
5173014900	700	E	TEMPLE ST	L A CITY	\$18,688.83	1.02%
5173017900				L A CITY PLAYGROUND	\$48.50	0.00%
5163009904	713	E	3RD ST	LA CITY FIRE AND POLICE PENSION	\$490.30	0.03%
					\$62,695.15	3.42%
5164001902	0			L A CITY DEPT OF WATER AND POWER	\$18,222.39	0.99%
5164002900	0			L A CITY DEPT OF WATER AND POWER	\$861.47	0.05%
5164009900	0			L A CITY DEPT OF WATER AND POWER	\$2,625.92	0.14%
5164015900	631		MESQUIT ST	L A CITY DEPT OF WATER AND POWER	\$5,987.52	0.33%
5164016900	0			L A CITY DEPT OF WATER AND POWER	\$1,099.75	0.06%
5173004902	0			L A CITY DEPT OF WATER AND POWER	\$2,089.52	0.11%
5173016900	717		JACKSON ST	L A CITY DEPT OF WATER AND POWER	\$562.63	0.03%
					\$31,449.19	1.72%
5164004904	0			L A CO METROPOLITAN	\$2,088.76	0.11%
5164005904	0			L A CO METROPOLITAN	\$8,449.88	0.46%
5173013900	120	N	SANTA FE AVE	L A CO METROPOLITAN	\$3,290.54	0.18%
5173022904	234		CENTER ST	L A CO METROPOLITAN	\$3,133.38	0.17%
5173022905	815	E	TEMPLE ST	L A CO METROPOLITAN	\$9,890.95	0.54%
5173022906	210		CENTER ST	L A CO METROPOLITAN	\$5,761.37	0.31%
5173022907	0			L A CO METROPOLITAN	\$2,248.45	0.12%
					\$34,863.33	1.90%
5163012900	321	S	HEWITT ST	L A COUNTY	\$6,109.25	0.33%

5163013900	813	E	4TH PL	L A COUNTY	\$5,386.12	0.29%
					\$11,495.37	0.63%
5173001901	0			L A COUNTY METROPOLITAN	\$1,740.50	0.09%
5173001902	0			L A COUNTY METROPOLITAN	\$243.62	0.01%
5173020913	500	N	CENTER ST	L A COUNTY METROPOLITAN	\$4,818.58	0.26%
					\$6,802.71	0.37%
					\$6,802.71	0.37%
5166033901	727		WILSON ST	L A UNIFIED SCHOOL DIST	\$6,952.85	0.38%
5173004900	0			L A UNIFIED SCHOOL DIST	\$7,734.56	0.42%
5173004903	0			L A UNIFIED SCHOOL DIST	\$2,316.99	0.13%
					\$17,004.39	0.93%
5163017900	214	S	SANTA FE AVE	LACMTA	\$137,909.07	7.52%
5173019901	628	E	ALISO STREET	LACMTA	\$694.98	0.04%
5173019902	622	E	ALISO STREET	LACMTA	\$313.12	0.02%
5173019903	0			LACMTA	\$526.20	0.03%
5173021902	0			LACMTA	\$3,360.04	0.18%
5173021903	0			LACMTA	\$1,278.46	0.07%
					\$144,081.86	7.86%
5173003900	0			STATE OF CA	\$7,052.67	0.38%

Section 5 District Rules and Regulations

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

- **Competitive Procurement Process**

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

- **Treatment of Residential Housing**

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

- **Renewal**

District funds may be used for renewing the District. District rollover funds may be spent on renewal.

Section 6
Implementation Timetable

The Arts District Los Angeles Business Improvement District is expected to be established and begin implementation of the Management District Plan on January 1, 2024. Consistent with State law, the Arts District Los Angeles Business Improvement District will have a seven-year life through December 31, 2030.

Section 7 Parcel Roll

APN	Address #	Direction	Street Name	Owner Name	2024 Asmt	%
5163009903	721	E	3RD ST	L A CITY	\$909.82	0.05%
5163023905	524		COLYTON ST	L A CITY	\$15,522.84	0.85%
5164001904	0			L A CITY	\$2,930.37	0.16%
5164007901	0			L A CITY	\$661.15	0.04%
5164007902	1435	E	6TH ST	L A CITY	\$1,993.06	0.11%
5164007903	1425	E	6TH ST	L A CITY	\$1,938.45	0.11%
5164007904	1415	E	6TH ST	L A CITY	\$510.84	0.03%
5164007905	1407	E	6TH ST	L A CITY	\$1,162.40	0.06%
5164007906	592		MATEO ST	L A CITY	\$823.01	0.04%
5164015901	600	S	SANTA FE AVE	L A CITY	\$3,157.88	0.17%
5173001900	430	E	COMMERCIAL ST	L A CITY	\$2,972.33	0.16%
5173002903	548	N	Hewitt	L A CITY	\$10,885.37	0.59%
5173014900	700	E	TEMPLE ST	L A CITY	\$18,688.83	1.02%
5173017900				L A CITY PLAYGROUND	\$48.50	0.00%
5163009904	713	E	3RD ST	LA CITY FIRE AND POLICE PENSION	\$490.30	0.03%
					\$62,695.15	3.42%
5164001902	0			L A CITY DEPT OF WATER AND POWER	\$18,222.39	0.99%
5164002900	0			L A CITY DEPT OF WATER AND POWER	\$861.47	0.05%
5164009900	0			L A CITY DEPT OF WATER AND POWER	\$2,625.92	0.14%
5164015900	631		MESQUIT ST	L A CITY DEPT OF WATER AND POWER	\$5,987.52	0.33%
5164016900	0			L A CITY DEPT OF WATER AND POWER	\$1,099.75	0.06%
5173004902	0			L A CITY DEPT OF WATER AND POWER	\$2,089.52	0.11%
5173016900	717		JACKSON ST	L A CITY DEPT OF WATER AND POWER	\$562.63	0.03%
					\$31,449.19	1.72%
5164004904	0			L A CO METROPOLITAN	\$2,088.76	0.11%
5164005904	0			L A CO METROPOLITAN	\$8,449.88	0.46%
5173013900	120	N	SANTA FE AVE	L A CO METROPOLITAN	\$3,290.54	0.18%
5173022904	234		CENTER ST	L A CO METROPOLITAN	\$3,133.38	0.17%
5173022905	815	E	TEMPLE ST	L A CO METROPOLITAN	\$9,890.95	0.54%
5173022906	210		CENTER ST	L A CO METROPOLITAN	\$5,761.37	0.31%
5173022907	0			L A CO METROPOLITAN	\$2,248.45	0.12%
					\$34,863.33	1.90%
5163012900	321	S	HEWITT ST	L A COUNTY	\$6,109.25	0.33%
5163013900	813	E	4TH PL	L A COUNTY	\$5,386.12	0.29%
					\$11,495.37	0.63%
5173001901	0			L A COUNTY METROPOLITAN	\$1,740.50	0.09%
5173001902	0			L A COUNTY METROPOLITAN	\$243.62	0.01%
5173020913	500	N	CENTER ST	L A COUNTY METROPOLITAN	\$4,818.58	0.26%
					\$6,802.71	0.37%
					\$6,802.71	0.37%
5166033901	727		WILSON ST	L A UNIFIED SCHOOL DIST	\$6,952.85	0.38%
5173004900	0			L A UNIFIED SCHOOL DIST	\$7,734.56	0.42%
5173004903	0			L A UNIFIED SCHOOL DIST	\$2,316.99	0.13%
					\$17,004.39	0.93%

5163017900	214	S	SANTA FE AVE	LACMTA	\$137,909.07	7.52%
5173019901	628	E	ALISO STREET	LACMTA	\$694.98	0.04%
5173019902	622	E	ALISO STREET	LACMTA	\$313.12	0.02%
5173019903	0			LACMTA	\$526.20	0.03%
5173021902	0			LACMTA	\$3,360.04	0.18%
5173021903	0			LACMTA	\$1,278.46	0.07%
					\$144,081.86	7.86%
5173003900	0			STATE OF CA	\$7,052.67	0.38%

APN	2024 Asmt	%	APN	2024 Asmt	%
5163003063	\$35,266.40	1.92%	5163028051	\$146.61	0.01%
5163003064	\$1,722.15	0.09%	5163028052	\$97.04	0.01%
5163004007	\$5,257.75	0.29%	5163028053	\$133.02	0.01%
5163004011	\$572.79	0.03%	5163028054	\$104.23	0.01%
5163005001	\$3,153.02	0.17%	5163028055	\$155.40	0.01%
5163005005	\$815.65	0.04%	5163028056	\$104.23	0.01%
5163005006	\$7,218.53	0.39%	5163028057	\$133.82	0.01%
5163005007	\$3,239.01	0.18%	5163028058	\$114.63	0.01%
5163005008	\$482.67	0.03%	5163028059	\$101.83	0.01%
5163005018	\$5,957.54	0.33%	5163028060	\$101.83	0.01%
5163006012	\$1,586.78	0.09%	5163028061	\$158.60	0.01%
5163006016	\$8,920.72	0.49%	5163028062	\$85.04	0.00%
5163006020	\$2,087.84	0.11%	5163028063	\$117.03	0.01%
5163006023	\$603.33	0.03%	5163028064	\$159.40	0.01%
5163006027	\$5,640.81	0.31%	5163028065	\$115.43	0.01%
5163006029	\$1,740.27	0.09%	5163028066	\$139.41	0.01%
5163006030	\$181.53	0.01%	5163028067	\$163.40	0.01%
5163006031	\$224.71	0.01%	5163028068	\$90.64	0.00%
5163006032	\$224.71	0.01%	5163028069	\$155.40	0.01%
5163006033	\$185.13	0.01%	5163028070	\$101.83	0.01%
5163006034	\$292.99	0.02%	5163028071	\$134.62	0.01%
5163006035	\$229.99	0.01%	5163028072	\$108.23	0.01%
5163006036	\$265.09	0.01%	5163028073	\$145.81	0.01%
5163006037	\$181.53	0.01%	5163028074	\$100.23	0.01%
5163006038	\$224.87	0.01%	5163028075	\$129.82	0.01%
5163006039	\$224.71	0.01%	5163028076	\$113.83	0.01%
5163006040	\$185.29	0.01%	5163028077	\$146.61	0.01%
5163006041	\$294.43	0.02%	5163028078	\$97.04	0.01%
5163006042	\$230.31	0.01%	5163028079	\$133.02	0.01%
5163006043	\$254.77	0.01%	5163028080	\$104.23	0.01%
5163006044	\$181.45	0.01%	5163028081	\$155.40	0.01%
5163006045	\$186.81	0.01%	5163028082	\$104.23	0.01%

5163006046	\$230.79	0.01%	5163028083	\$133.82	0.01%
5163006047	\$183.29	0.01%	5163028084	\$114.63	0.01%
5163006048	\$186.41	0.01%	5163028085	\$101.83	0.01%
5163006049	\$231.11	0.01%	5163028086	\$101.83	0.01%
5163006051	\$291.22	0.02%	5163028087	\$158.60	0.01%
5163006052	\$268.03	0.01%	5163028088	\$85.04	0.00%
5163006053	\$193.67	0.01%	5163028089	\$117.03	0.01%
5163006054	\$193.67	0.01%	5163028090	\$159.40	0.01%
5163006055	\$304.81	0.02%	5163028091	\$125.82	0.01%
5163006056	\$304.81	0.02%	5163028092	\$139.41	0.01%
5163006057	\$196.87	0.01%	5163028093	\$163.40	0.01%
5163006058	\$196.87	0.01%	5163028094	\$90.64	0.00%
5163006059	\$192.07	0.01%	5163028095	\$155.40	0.01%
5163006060	\$192.07	0.01%	5163028096	\$101.83	0.01%
5163006061	\$192.07	0.01%	5163028097	\$134.62	0.01%
5163006062	\$192.07	0.01%	5163028098	\$108.23	0.01%
5163006063	\$192.07	0.01%	5163028099	\$148.21	0.01%
5163006064	\$192.07	0.01%	5163028100	\$100.23	0.01%
5163006065	\$192.07	0.01%	5163028101	\$129.82	0.01%
5163006066	\$192.07	0.01%	5163028102	\$114.63	0.01%
5163006067	\$192.07	0.01%	5163028103	\$146.61	0.01%
5163006068	\$192.07	0.01%	5163028104	\$97.04	0.01%
5163006069	\$192.07	0.01%	5163028105	\$133.02	0.01%
5163006070	\$192.07	0.01%	5163028106	\$104.23	0.01%
5163006071	\$193.67	0.01%	5163028107	\$155.40	0.01%
5163006072	\$193.67	0.01%	5163028108	\$104.23	0.01%
5163006073	\$193.67	0.01%	5163028109	\$133.82	0.01%
5163006074	\$193.67	0.01%	5163028110	\$114.63	0.01%
5163006075	\$200.87	0.01%	5163028111	\$101.83	0.01%
5163006076	\$200.87	0.01%	5163028112	\$101.83	0.01%
5163006077	\$190.48	0.01%	5163028113	\$158.60	0.01%
5163006078	\$190.48	0.01%	5163028114	\$85.04	0.00%
5163006079	\$196.87	0.01%	5163028115	\$117.03	0.01%
5163006080	\$196.87	0.01%	5163028116	\$159.40	0.01%
5163006081	\$196.87	0.01%	5164001007	\$4,517.43	0.25%
5163006082	\$196.87	0.01%	5164001009	\$8,794.42	0.48%
5163006083	\$190.48	0.01%	5164002001	\$9,308.07	0.51%
5163006084	\$190.48	0.01%	5164002011	\$3,552.79	0.19%
5163006085	\$283.22	0.02%	5164002012	\$43,432.83	2.37%
5163006086	\$283.22	0.02%	5164002013	\$181.76	0.01%
5163006087	\$292.82	0.02%	5164003017	\$1,610.22	0.09%
5163006088	\$275.23	0.02%	5164003018	\$4,288.31	0.23%
5163006089	\$12,836.58	0.70%	5164003020	\$7,318.82	0.40%

5163006803	\$388.68	0.02%	5164003021	\$3,888.22	0.21%
5163006804	\$747.82	0.04%	5164004013	\$1,086.76	0.06%
5163007010	\$4,369.45	0.24%	5164004014	\$12,218.84	0.67%
5163008010	\$395.66	0.02%	5164004018	\$8,258.12	0.45%
5163010003	\$18.33	0.00%	5164005004	\$534.60	0.03%
5163010004	\$1,977.26	0.11%	5164005005	\$221.48	0.01%
5163010008	\$248.21	0.01%	5164005006	\$702.62	0.04%
5163010009	\$3,597.33	0.20%	5164006004	\$1,569.09	0.09%
5163010011	\$5,946.81	0.32%	5164006005	\$2,646.36	0.14%
5163011001	\$521.54	0.03%	5164006006	\$667.55	0.04%
5163011002	\$878.85	0.05%	5164006007	\$1,323.18	0.07%
5163011003	\$373.00	0.02%	5164006012	\$1,283.07	0.07%
5163011014	\$292.50	0.02%	5164006013	\$3,490.51	0.19%
5163011017	\$3,102.53	0.17%	5164006014	\$9,854.81	0.54%
5163011021	\$237.15	0.01%	5164006016	\$930.93	0.05%
5163011022	\$549.12	0.03%	5164006017	\$855.38	0.05%
5163011027	\$3,563.44	0.19%	5164006018	\$3,160.71	0.17%
5163011029	\$1,807.33	0.10%	5164007001	\$2,486.39	0.14%
5163011031	\$136.60	0.01%	5164007002	\$427.68	0.02%
5163011032	\$137.40	0.01%	5164007003	\$541.70	0.03%
5163011033	\$143.80	0.01%	5164007004	\$1,299.91	0.07%
5163011034	\$143.00	0.01%	5164007005	\$683.54	0.04%
5163011035	\$140.60	0.01%	5164007006	\$505.08	0.03%
5163011036	\$162.99	0.01%	5164007022	\$3,831.84	0.21%
5163011037	\$110.22	0.01%	5164007900	\$1,943.01	0.11%
5163011038	\$108.62	0.01%	5164008003	\$1,514.95	0.08%
5163011039	\$110.22	0.01%	5164008004	\$903.75	0.05%
5163011040	\$107.82	0.01%	5164008005	\$6,678.48	0.36%
5163011041	\$158.99	0.01%	5164008006	\$878.27	0.05%
5163011042	\$163.79	0.01%	5164008011	\$898.20	0.05%
5163011043	\$159.79	0.01%	5164008012	\$423.25	0.02%
5163011044	\$147.00	0.01%	5164008013	\$425.24	0.02%
5163011045	\$139.00	0.01%	5164008014	\$2,849.28	0.16%
5163011046	\$159.79	0.01%	5164008021	\$9,313.92	0.51%
5163011047	\$150.99	0.01%	5164008024	\$232.93	0.01%
5163011048	\$112.61	0.01%	5164008030	\$242.86	0.01%
5163011049	\$134.20	0.01%	5164008031	\$5,104.40	0.28%
5163011050	\$138.20	0.01%	5164008032	\$12,426.80	0.68%
5163011051	\$179.78	0.01%	5164009012	\$1,899.54	0.10%
5163011052	\$163.79	0.01%	5164009013	\$1,089.57	0.06%
5163011053	\$159.79	0.01%	5164009014	\$513.84	0.03%
5163011054	\$147.00	0.01%	5164009015	\$989.05	0.05%
5163011055	\$139.00	0.01%	5164009018	\$1,395.02	0.08%

5163011056	\$159.79	0.01%	5164009019	\$589.18	0.03%
5163011057	\$150.99	0.01%	5164009022	\$1,513.28	0.08%
5163011058	\$112.61	0.01%	5164009023	\$2,195.13	0.12%
5163011059	\$134.20	0.01%	5164009024	\$2,407.72	0.13%
5163011060	\$138.20	0.01%	5164009025	\$515.51	0.03%
5163011061	\$179.78	0.01%	5164009027	\$838.29	0.05%
5163011062	\$163.79	0.01%	5164009028	\$842.28	0.05%
5163011063	\$159.79	0.01%	5164009029	\$842.28	0.05%
5163011064	\$147.00	0.01%	5164009030	\$838.29	0.05%
5163011065	\$139.00	0.01%	5164009036	\$571.26	0.03%
5163011066	\$159.79	0.01%	5164009037	\$1,108.49	0.06%
5163011067	\$150.99	0.01%	5164009038	\$801.90	0.04%
5163011068	\$112.61	0.01%	5164009040	\$1,142.52	0.06%
5163011069	\$134.20	0.01%	5164009042	\$1,427.47	0.08%
5163011070	\$138.20	0.01%	5164010002	\$12,055.53	0.66%
5163011071	\$179.78	0.01%	5164010003	\$22,707.61	1.24%
5163011072	\$163.79	0.01%	5164010004	\$6,586.88	0.36%
5163011073	\$159.79	0.01%	5164010005	\$42,153.18	2.30%
5163011074	\$214.96	0.01%	5164010009	\$8,582.92	0.47%
5163011075	\$139.00	0.01%	5164011001	\$22,704.99	1.24%
5163011076	\$159.79	0.01%	5164011002	\$961.67	0.05%
5163011077	\$150.99	0.01%	5164011003	\$532.23	0.03%
5163011078	\$223.75	0.01%	5164011004	\$10,129.80	0.55%
5163011079	\$134.20	0.01%	5164011005	\$2,960.99	0.16%
5163011080	\$138.20	0.01%	5164011006	\$1,806.75	0.10%
5163011081	\$179.78	0.01%	5164011007	\$3,101.64	0.17%
5163011082	\$222.15	0.01%	5164011008	\$232.86	0.01%
5163011083	\$199.77	0.01%	5164011009	\$2,195.60	0.12%
5163012004	\$1,525.18	0.08%	5164011010	\$2,395.24	0.13%
5163012005	\$750.90	0.04%	5164012001	\$166.34	0.01%
5163012006	\$810.15	0.04%	5164012002	\$199.56	0.01%
5163012007	\$2,212.29	0.12%	5164012003	\$771.96	0.04%
5163012008	\$381.88	0.02%	5164012010	\$166.34	0.01%
5163012015	\$927.42	0.05%	5164012012	\$232.86	0.01%
5163013001	\$4,519.83	0.25%	5164012017	\$66.52	0.00%
5163013002	\$1,582.92	0.09%	5164012018	\$99.82	0.01%
5163013007	\$267.26	0.01%	5164012019	\$133.04	0.01%
5163013008	\$1,094.30	0.06%	5164012022	\$5,561.17	0.30%
5163013009	\$3,402.38	0.19%	5164012024	\$1,838.88	0.10%
5163013010	\$4,657.00	0.25%	5164012025	\$3,450.13	0.19%
5163014003	\$2,640.82	0.14%	5164012027	\$181.20	0.01%
5163014004	\$1,679.92	0.09%	5164012028	\$181.20	0.01%
5163014012	\$801.90	0.04%	5164012029	\$182.64	0.01%

5163014013	\$26,136.25	1.43%	5164012030	\$109.40	0.01%
5163015001	\$304.78	0.02%	5164012031	\$145.46	0.01%
5163015002	\$10,067.64	0.55%	5164012032	\$183.84	0.01%
5163015003	\$490.69	0.03%	5164012033	\$124.76	0.01%
5163015004	\$4,405.57	0.24%	5164012034	\$126.27	0.01%
5163015005	\$2,869.52	0.16%	5164012035	\$174.41	0.01%
5163015006	\$692.44	0.04%	5164012036	\$142.43	0.01%
5163015007	\$3,322.70	0.18%	5164012037	\$183.92	0.01%
5163015008	\$2,462.35	0.13%	5164012038	\$88.54	0.00%
5163015009	\$299.91	0.02%	5164012039	\$105.57	0.01%
5163015011	\$786.12	0.04%	5164012040	\$160.02	0.01%
5163015014	\$517.08	0.03%	5164012041	\$154.50	0.01%
5163015016	\$2,842.75	0.16%	5164012042	\$154.50	0.01%
5163015017	\$504.05	0.03%	5164012043	\$146.34	0.01%
5163015022	\$5,900.56	0.32%	5164012044	\$93.81	0.01%
5163015024	\$262.72	0.01%	5164012045	\$166.97	0.01%
5163015025	\$900.31	0.05%	5164012046	\$113.16	0.01%
5163015028	\$1,123.29	0.06%	5164012047	\$194.96	0.01%
5163015029	\$875.20	0.05%	5164012048	\$124.76	0.01%
5163015030	\$9.16	0.00%	5164012049	\$133.87	0.01%
5163015800	\$225.15	0.01%	5164012050	\$139.47	0.01%
5163016001	\$99.74	0.01%	5164012051	\$143.70	0.01%
5163016002	\$16.50	0.00%	5164012052	\$144.98	0.01%
5163016015	\$22,694.22	1.24%	5164012053	\$144.58	0.01%
5163016017	\$60,616.79	3.31%	5164012054	\$140.11	0.01%
5163017001	\$820.99	0.04%	5164012055	\$109.40	0.01%
5163018001	\$889.45	0.05%	5164012056	\$99.49	0.01%
5163018006	\$7,144.87	0.39%	5164012057	\$120.12	0.01%
5163018007	\$3,292.80	0.18%	5164012058	\$181.92	0.01%
5163018008	\$4,756.51	0.26%	5164012059	\$89.26	0.00%
5163019012	\$208.51	0.01%	5164012060	\$104.77	0.01%
5163019013	\$192.52	0.01%	5164012061	\$159.94	0.01%
5163019014	\$174.13	0.01%	5164012062	\$154.50	0.01%
5163019015	\$179.72	0.01%	5164012063	\$154.50	0.01%
5163019016	\$182.12	0.01%	5164012064	\$145.54	0.01%
5163019017	\$184.52	0.01%	5164012065	\$93.17	0.01%
5163019018	\$276.47	0.02%	5164012066	\$168.89	0.01%
5163019019	\$280.47	0.02%	5164012067	\$93.65	0.01%
5163019020	\$241.29	0.01%	5164012068	\$93.65	0.01%
5163019021	\$207.71	0.01%	5164012069	\$184.96	0.01%
5163019022	\$267.68	0.01%	5164012070	\$125.79	0.01%
5163019023	\$212.51	0.01%	5164012071	\$134.51	0.01%
5163019024	\$212.51	0.01%	5164012072	\$140.91	0.01%

5163019025	\$198.91	0.01%	5164012073	\$144.66	0.01%
5163019026	\$181.32	0.01%	5164012074	\$145.62	0.01%
5163019027	\$203.71	0.01%	5164012075	\$143.78	0.01%
5163019028	\$187.72	0.01%	5164012076	\$141.07	0.01%
5163019029	\$274.87	0.01%	5164012077	\$108.28	0.01%
5163019030	\$209.31	0.01%	5164012078	\$99.57	0.01%
5163019031	\$194.12	0.01%	5164012079	\$119.48	0.01%
5163019032	\$153.34	0.01%	5164012080	\$181.92	0.01%
5163019033	\$180.52	0.01%	5164012081	\$89.26	0.00%
5163019034	\$183.72	0.01%	5164012082	\$104.77	0.01%
5163019035	\$177.33	0.01%	5164012083	\$160.10	0.01%
5163019036	\$162.13	0.01%	5164012084	\$154.50	0.01%
5163019037	\$149.34	0.01%	5164012085	\$154.50	0.01%
5163019038	\$165.33	0.01%	5164012086	\$145.54	0.01%
5163019039	\$157.34	0.01%	5164012087	\$93.17	0.01%
5163019040	\$209.31	0.01%	5164012088	\$168.89	0.01%
5163019041	\$193.32	0.01%	5164012089	\$93.65	0.01%
5163019042	\$310.05	0.02%	5164012090	\$93.65	0.01%
5163019043	\$263.68	0.01%	5164012091	\$184.96	0.01%
5163019044	\$282.07	0.02%	5164012092	\$125.79	0.01%
5163019045	\$316.45	0.02%	5164012093	\$134.51	0.01%
5163019046	\$302.86	0.02%	5164012094	\$140.91	0.01%
5163019047	\$367.62	0.02%	5164012095	\$144.66	0.01%
5163019048	\$172.53	0.01%	5164012096	\$145.62	0.01%
5163019049	\$154.94	0.01%	5164012097	\$143.78	0.01%
5163019050	\$193.32	0.01%	5164012098	\$141.71	0.01%
5163019051	\$170.13	0.01%	5164012099	\$108.28	0.01%
5163019052	\$151.74	0.01%	5164012100	\$99.57	0.01%
5163019053	\$214.90	0.01%	5164012101	\$119.48	0.01%
5163019054	\$189.32	0.01%	5164012102	\$181.92	0.01%
5163019055	\$199.71	0.01%	5164012103	\$89.26	0.00%
5163019056	\$174.13	0.01%	5164012104	\$104.77	0.01%
5163019057	\$212.51	0.01%	5164012105	\$160.10	0.01%
5163019058	\$218.10	0.01%	5164012106	\$154.50	0.01%
5163019059	\$222.10	0.01%	5164012107	\$154.50	0.01%
5163019060	\$165.33	0.01%	5164012108	\$145.54	0.01%
5163019061	\$145.34	0.01%	5164012109	\$93.17	0.01%
5163019062	\$167.73	0.01%	5164012110	\$168.89	0.01%
5163019063	\$218.10	0.01%	5164012111	\$93.65	0.01%
5163019064	\$186.12	0.01%	5164012112	\$93.65	0.01%
5163019065	\$207.71	0.01%	5164012113	\$184.96	0.01%
5163019066	\$239.69	0.01%	5164012114	\$125.79	0.01%
5163019067	\$272.47	0.01%	5164012115	\$134.51	0.01%

5163019068	\$217.30	0.01%	5164012116	\$140.91	0.01%
5163019069	\$238.89	0.01%	5164012117	\$144.66	0.01%
5163019070	\$210.11	0.01%	5164012118	\$145.62	0.01%
5163019071	\$202.11	0.01%	5164012119	\$143.78	0.01%
5163019072	\$167.73	0.01%	5164012120	\$141.87	0.01%
5163019073	\$175.73	0.01%	5164012121	\$108.28	0.01%
5163019074	\$250.09	0.01%	5164012122	\$99.57	0.01%
5163019075	\$238.89	0.01%	5164012123	\$119.48	0.01%
5163019076	\$237.29	0.01%	5164012124	\$181.92	0.01%
5163019077	\$183.72	0.01%	5164012125	\$89.26	0.00%
5163019078	\$190.92	0.01%	5164012126	\$104.77	0.01%
5163019079	\$195.72	0.01%	5164012127	\$160.10	0.01%
5163019080	\$186.12	0.01%	5164012128	\$154.50	0.01%
5163019081	\$195.72	0.01%	5164012129	\$154.50	0.01%
5163019082	\$173.33	0.01%	5164012130	\$145.54	0.01%
5163019083	\$187.72	0.01%	5164012131	\$93.17	0.01%
5163019084	\$226.10	0.01%	5164012132	\$168.89	0.01%
5163019085	\$180.52	0.01%	5164012133	\$93.65	0.01%
5163019086	\$180.52	0.01%	5164012134	\$93.65	0.01%
5163019087	\$181.32	0.01%	5164012135	\$184.96	0.01%
5163019088	\$182.12	0.01%	5164012136	\$125.79	0.01%
5163019089	\$209.31	0.01%	5164012137	\$134.51	0.01%
5163019090	\$209.31	0.01%	5164012138	\$140.91	0.01%
5163019091	\$198.91	0.01%	5164012139	\$144.66	0.01%
5163019092	\$189.32	0.01%	5164012140	\$145.62	0.01%
5163019093	\$218.90	0.01%	5164012141	\$143.78	0.01%
5163019094	\$237.29	0.01%	5164012142	\$204.07	0.01%
5163019095	\$198.91	0.01%	5164012143	\$108.28	0.01%
5163019096	\$211.71	0.01%	5164012144	\$99.57	0.01%
5163019097	\$258.08	0.01%	5164012145	\$119.48	0.01%
5163019098	\$218.90	0.01%	5164012146	\$137.79	0.01%
5163019099	\$180.52	0.01%	5164012147	\$255.96	0.01%
5163019100	\$156.54	0.01%	5164012148	\$61.27	0.00%
5163019101	\$142.15	0.01%	5164013003	\$1,320.89	0.07%
5163019102	\$175.73	0.01%	5164013009	\$867.43	0.05%
5163019801	\$114.48	0.01%	5164013010	\$891.42	0.05%
5163021001	\$3,135.35	0.17%	5164013011	\$427.68	0.02%
5163021002	\$1,053.30	0.06%	5164013012	\$875.43	0.05%
5163021005	\$501.00	0.03%	5164013013	\$2,382.03	0.13%
5163021008	\$1,653.65	0.09%	5164013015	\$875.43	0.05%
5163021009	\$397.13	0.02%	5164013021	\$2,363.57	0.13%
5163021010	\$397.13	0.02%	5164013022	\$3,535.95	0.19%
5163021011	\$1,625.80	0.09%	5164013023	\$875.43	0.05%

5163021012	\$397.13	0.02%	5164013024	\$1,750.88	0.10%
5163021015	\$397.13	0.02%	5164013025	\$1,129.00	0.06%
5163021021	\$1,019.85	0.06%	5164013026	\$2,949.54	0.16%
5163021026	\$91.68	0.01%	5164013037	\$7,511.72	0.41%
5163021027	\$1,433.92	0.08%	5164014002	\$323.81	0.02%
5163021030	\$1,033.27	0.06%	5164014003	\$446.25	0.02%
5163021032	\$5,781.50	0.32%	5164014004	\$581.18	0.03%
5163021033	\$391.02	0.02%	5164014005	\$530.06	0.03%
5163021034	\$710.86	0.04%	5164014006	\$325.34	0.02%
5163021039	\$272.77	0.01%	5164014009	\$427.68	0.02%
5163021040	\$233.59	0.01%	5164014010	\$1,635.72	0.09%
5163021041	\$238.39	0.01%	5164014011	\$811.47	0.04%
5163021042	\$238.39	0.01%	5164014012	\$875.40	0.05%
5163021043	\$238.39	0.01%	5164014015	\$569.76	0.03%
5163021044	\$238.39	0.01%	5164014025	\$922.39	0.05%
5163021045	\$239.19	0.01%	5164014026	\$16,395.64	0.89%
5163021046	\$171.22	0.01%	5164014027	\$2,050.61	0.11%
5163021047	\$199.21	0.01%	5164015023	\$14,164.10	0.77%
5163021048	\$199.21	0.01%	5164017002	\$7,143.23	0.39%
5163021049	\$199.21	0.01%	5164017003	\$7,022.05	0.38%
5163021050	\$191.21	0.01%	5164017006	\$3,766.84	0.21%
5163021051	\$167.23	0.01%	5164017008	\$2,035.30	0.11%
5163021052	\$240.79	0.01%	5164018004	\$2,463.18	0.13%
5163021053	\$102.46	0.01%	5164018005	\$427.68	0.02%
5163021054	\$135.24	0.01%	5164018006	\$416.99	0.02%
5163021055	\$132.85	0.01%	5164018007	\$342.91	0.02%
5163021056	\$132.85	0.01%	5164018008	\$7,033.00	0.38%
5163021057	\$132.85	0.01%	5164018009	\$4,790.02	0.26%
5163021058	\$132.85	0.01%	5164018010	\$3,996.72	0.22%
5163021059	\$132.85	0.01%	5164018011	\$3,341.33	0.18%
5163021060	\$132.85	0.01%	5164019018	\$2,212.66	0.12%
5163021061	\$134.45	0.01%	5164019029	\$5,304.77	0.29%
5163021062	\$102.46	0.01%	5164019031	\$33,402.53	1.82%
5163021063	\$98.47	0.01%	5164020001	\$427.68	0.02%
5163021064	\$113.66	0.01%	5164020002	\$427.68	0.02%
5163021065	\$113.66	0.01%	5164020003	\$427.68	0.02%
5163021066	\$113.66	0.01%	5164020011	\$766.75	0.04%
5163021067	\$113.66	0.01%	5164020012	\$387.58	0.02%
5163021068	\$93.67	0.01%	5164020013	\$400.34	0.02%
5163021069	\$134.45	0.01%	5164020014	\$412.79	0.02%
5163021070	\$135.24	0.01%	5164020015	\$662.78	0.04%
5163021071	\$132.85	0.01%	5164020016	\$437.76	0.02%
5163021072	\$132.85	0.01%	5164020017	\$846.65	0.05%

5163021073	\$132.85	0.01%	5164020021	\$5,570.41	0.30%
5163021074	\$132.85	0.01%	5164020023	\$1,867.83	0.10%
5163021075	\$132.85	0.01%	5164020028	\$3,940.30	0.21%
5163021076	\$132.85	0.01%	5164021001	\$1,638.78	0.09%
5163021077	\$134.45	0.01%	5164021004	\$1,388.33	0.08%
5163021078	\$102.46	0.01%	5164021005	\$616.84	0.03%
5163021079	\$98.47	0.01%	5164021006	\$3,096.38	0.17%
5163021080	\$113.66	0.01%	5164021007	\$2,320.89	0.13%
5163021081	\$113.66	0.01%	5164021008	\$1,857.14	0.10%
5163021082	\$113.66	0.01%	5164021009	\$3,261.04	0.18%
5163021083	\$113.66	0.01%	5164021015	\$188.58	0.01%
5163021084	\$93.67	0.01%	5164021016	\$231.75	0.01%
5163021085	\$134.45	0.01%	5164021017	\$219.76	0.01%
5163021086	\$135.24	0.01%	5164021018	\$238.95	0.01%
5163021087	\$132.85	0.01%	5164021019	\$223.76	0.01%
5163021088	\$132.85	0.01%	5164021020	\$209.37	0.01%
5163021089	\$132.85	0.01%	5164021021	\$152.60	0.01%
5163021090	\$132.85	0.01%	5164021022	\$138.21	0.01%
5163021091	\$132.85	0.01%	5164021023	\$118.22	0.01%
5163021092	\$132.85	0.01%	5164021024	\$111.82	0.01%
5163021093	\$134.45	0.01%	5164021025	\$122.22	0.01%
5163021094	\$102.46	0.01%	5164021026	\$109.42	0.01%
5163021095	\$98.47	0.01%	5164021027	\$104.63	0.01%
5163021096	\$113.66	0.01%	5164021028	\$101.43	0.01%
5163021097	\$113.66	0.01%	5164021029	\$156.60	0.01%
5163021098	\$113.66	0.01%	5164021030	\$82.56	0.00%
5163021099	\$113.66	0.01%	5164021031	\$72.40	0.00%
5163021100	\$93.67	0.01%	5164021032	\$73.12	0.00%
5163021101	\$134.45	0.01%	5164021033	\$118.14	0.01%
5163021102	\$8,609.55	0.47%	5164021034	\$111.98	0.01%
5163021103	\$278.58	0.02%	5164021035	\$114.78	0.01%
5163021104	\$217.01	0.01%	5164021036	\$136.85	0.01%
5163021105	\$252.19	0.01%	5164021037	\$73.44	0.00%
5163021106	\$211.41	0.01%	5164021038	\$90.15	0.00%
5163021107	\$249.79	0.01%	5164021039	\$101.03	0.01%
5163021108	\$209.81	0.01%	5164021040	\$156.60	0.01%
5163021109	\$249.79	0.01%	5164021041	\$121.82	0.01%
5163021110	\$208.21	0.01%	5164021042	\$108.70	0.01%
5163021111	\$249.79	0.01%	5164021043	\$117.26	0.01%
5163021112	\$209.81	0.01%	5164021044	\$107.18	0.01%
5163021113	\$249.79	0.01%	5164021045	\$82.56	0.00%
5163021114	\$210.61	0.01%	5164021046	\$72.40	0.00%
5163021115	\$264.18	0.01%	5164021047	\$73.12	0.00%

5163021116	\$210.61	0.01%	5164021048	\$118.14	0.01%
5163021117	\$104.27	0.01%	5164021049	\$111.98	0.01%
5163021118	\$111.47	0.01%	5164021050	\$114.78	0.01%
5163021119	\$110.67	0.01%	5164021051	\$136.85	0.01%
5163021120	\$109.87	0.01%	5164021052	\$73.44	0.00%
5163021121	\$110.67	0.01%	5164021053	\$90.15	0.00%
5163021122	\$111.47	0.01%	5164021054	\$101.03	0.01%
5163021123	\$114.67	0.01%	5164021055	\$156.60	0.01%
5163021124	\$101.07	0.01%	5164021056	\$121.82	0.01%
5163021125	\$104.27	0.01%	5164021057	\$108.70	0.01%
5163021126	\$98.68	0.01%	5164021058	\$117.26	0.01%
5163021127	\$111.47	0.01%	5164021059	\$107.18	0.01%
5163021128	\$97.88	0.01%	5164021060	\$82.56	0.00%
5163021129	\$110.67	0.01%	5164021061	\$72.40	0.00%
5163021130	\$97.88	0.01%	5164021062	\$73.12	0.00%
5163021131	\$109.87	0.01%	5164021063	\$118.14	0.01%
5163021132	\$97.88	0.01%	5164021064	\$111.98	0.01%
5163021133	\$110.67	0.01%	5164021065	\$114.78	0.01%
5163021134	\$97.88	0.01%	5164021066	\$136.85	0.01%
5163021135	\$111.47	0.01%	5164021067	\$73.44	0.00%
5163021136	\$102.67	0.01%	5164021068	\$90.15	0.00%
5163021137	\$114.67	0.01%	5164021069	\$101.03	0.01%
5163021138	\$107.47	0.01%	5164021070	\$156.60	0.01%
5163021139	\$104.27	0.01%	5164021071	\$121.82	0.01%
5163021140	\$98.68	0.01%	5164021072	\$108.70	0.01%
5163021141	\$111.47	0.01%	5164021073	\$117.26	0.01%
5163021142	\$97.88	0.01%	5164021074	\$107.18	0.01%
5163021143	\$110.67	0.01%	5164021075	\$82.56	0.00%
5163021144	\$97.88	0.01%	5164021076	\$72.40	0.00%
5163021145	\$107.47	0.01%	5164021077	\$73.12	0.00%
5163021146	\$97.88	0.01%	5164021078	\$118.14	0.01%
5163021147	\$110.67	0.01%	5164021079	\$111.98	0.01%
5163021148	\$97.88	0.01%	5164021080	\$114.78	0.01%
5163021149	\$111.47	0.01%	5164021081	\$136.85	0.01%
5163021150	\$102.67	0.01%	5164021082	\$73.44	0.00%
5163021151	\$114.67	0.01%	5164021083	\$90.15	0.00%
5163021152	\$132.26	0.01%	5164021084	\$101.03	0.01%
5163021153	\$130.66	0.01%	5164021085	\$156.60	0.01%
5163021154	\$122.66	0.01%	5164021086	\$121.82	0.01%
5163021155	\$140.25	0.01%	5164021087	\$108.70	0.01%
5163021156	\$118.66	0.01%	5164021088	\$117.26	0.01%
5163021157	\$136.25	0.01%	5164021089	\$107.18	0.01%
5163021158	\$120.26	0.01%	5164021090	\$82.56	0.00%

5163021159	\$136.25	0.01%	5164021091	\$72.40	0.00%
5163021160	\$120.26	0.01%	5164021092	\$73.12	0.00%
5163021161	\$137.05	0.01%	5164021093	\$118.14	0.01%
5163021162	\$123.46	0.01%	5164021094	\$111.98	0.01%
5163021163	\$141.85	0.01%	5164021095	\$114.78	0.01%
5163021164	\$102.67	0.01%	5164021096	\$136.85	0.01%
5163021165	\$114.67	0.01%	5164021097	\$73.44	0.00%
5163021167	\$1,217.91	0.07%	5164021098	\$90.15	0.00%
5163021168	\$391.55	0.02%	5164021099	\$101.03	0.01%
5163021169	\$410.74	0.02%	5164021100	\$156.60	0.01%
5163021170	\$395.55	0.02%	5164021101	\$121.82	0.01%
5163021172	\$151.96	0.01%	5164021102	\$108.70	0.01%
5163021173	\$147.16	0.01%	5164021103	\$117.26	0.01%
5163021174	\$151.96	0.01%	5164021104	\$107.18	0.01%
5163021175	\$148.76	0.01%	5164021105	\$185.38	0.01%
5163021176	\$148.76	0.01%	5164021106	\$72.64	0.00%
5163021177	\$148.76	0.01%	5164021107	\$366.88	0.02%
5163021178	\$148.76	0.01%	5164021108	\$107.82	0.01%
5163021179	\$151.96	0.01%	5164021109	\$111.02	0.01%
5163021180	\$115.98	0.01%	5164021110	\$187.78	0.01%
5163021181	\$107.99	0.01%	5164021111	\$73.44	0.00%
5163021182	\$114.38	0.01%	5164021112	\$213.36	0.01%
5163021183	\$100.79	0.01%	5164021113	\$189.38	0.01%
5163021184	\$121.58	0.01%	5164021114	\$162.19	0.01%
5163021185	\$103.99	0.01%	5164021115	\$156.60	0.01%
5163021186	\$114.38	0.01%	5164021116	\$147.24	0.01%
5163021187	\$101.59	0.01%	5164021117	\$159.79	0.01%
5163021188	\$110.38	0.01%	5164021118	\$166.19	0.01%
5163021189	\$95.99	0.01%	5164021119	\$1,540.41	0.08%
5163021190	\$107.19	0.01%	5164021120	\$365.80	0.02%
5163021191	\$119.98	0.01%	5164021121	\$6,880.77	0.38%
5163021192	\$115.98	0.01%	5164022002	\$2,631.83	0.14%
5163021193	\$107.99	0.01%	5164022003	\$2,153.85	0.12%
5163021194	\$114.38	0.01%	5164022004	\$4,295.34	0.23%
5163021195	\$100.79	0.01%	5164022005	\$859.56	0.05%
5163021196	\$121.58	0.01%	5164022008	\$4,031.60	0.22%
5163021197	\$103.99	0.01%	5164022010	\$1,145.65	0.06%
5163021198	\$114.38	0.01%	5164022011	\$4,535.22	0.25%
5163021199	\$110.38	0.01%	5164022012	\$8,055.73	0.44%
5163021200	\$101.59	0.01%	5164023004	\$1,146.03	0.06%
5163021201	\$107.19	0.01%	5164023007	\$6,257.54	0.34%
5163021202	\$107.99	0.01%	5164023015	\$1,130.75	0.06%
5163021203	\$119.98	0.01%	5164023016	\$1,130.75	0.06%

5163021204	\$157.56	0.01%	5164023019	\$1,130.30	0.06%
5163021205	\$124.78	0.01%	5164023020	\$2,148.33	0.12%
5163021206	\$128.77	0.01%	5164023021	\$1,609.15	0.09%
5163021207	\$131.17	0.01%	5164023022	\$328.40	0.02%
5163021208	\$122.38	0.01%	5164023023	\$1,906.99	0.10%
5163021209	\$116.78	0.01%	5164023024	\$2,263.80	0.12%
5163021210	\$149.56	0.01%	5164023025	\$2,120.84	0.12%
5163021211	\$203.13	0.01%	5166002009	\$320.76	0.02%
5163021212	\$119.18	0.01%	5166002011	\$852.00	0.05%
5163021213	\$126.38	0.01%	5166002012	\$22.91	0.00%
5163021214	\$134.37	0.01%	5166002018	\$1,414.33	0.08%
5163021215	\$128.77	0.01%	5166002019	\$2,517.69	0.14%
5163021216	\$123.98	0.01%	5166002020	\$1,564.65	0.09%
5163021217	\$128.77	0.01%	5166002021	\$2,589.76	0.14%
5163021218	\$112.78	0.01%	5166002027	\$191.47	0.01%
5163021219	\$116.78	0.01%	5166002028	\$170.68	0.01%
5163021220	\$178.35	0.01%	5166002029	\$185.88	0.01%
5163021221	\$143.97	0.01%	5166002030	\$179.48	0.01%
5163021222	\$145.56	0.01%	5166002031	\$179.48	0.01%
5163021223	\$151.16	0.01%	5166002032	\$181.88	0.01%
5163021224	\$134.37	0.01%	5166002033	\$204.27	0.01%
5163021225	\$124.78	0.01%	5166002034	\$232.25	0.01%
5163021226	\$128.77	0.01%	5166002035	\$179.48	0.01%
5163021227	\$126.38	0.01%	5166002036	\$225.85	0.01%
5163021228	\$128.77	0.01%	5166002037	\$243.44	0.01%
5163021229	\$112.78	0.01%	5166002038	\$225.05	0.01%
5163021230	\$128.77	0.01%	5166002039	\$216.26	0.01%
5163021231	\$178.35	0.01%	5166002040	\$161.09	0.01%
5163021232	\$151.16	0.01%	5166002041	\$167.49	0.01%
5163021233	\$134.37	0.01%	5166002042	\$180.28	0.01%
5163021234	\$124.78	0.01%	5166002043	\$180.28	0.01%
5163021235	\$128.77	0.01%	5166002044	\$165.89	0.01%
5163021236	\$126.38	0.01%	5166002045	\$167.49	0.01%
5163021237	\$128.77	0.01%	5166002046	\$8,190.88	0.45%
5163021238	\$112.78	0.01%	5166003001	\$1,941.58	0.11%
5163021239	\$128.77	0.01%	5166003002	\$862.92	0.05%
5163021801	\$134.41	0.01%	5166003005	\$1,070.66	0.06%
5163022001	\$531.01	0.03%	5166003006	\$5,977.11	0.33%
5163022002	\$381.86	0.02%	5166003010	\$2,922.45	0.16%
5163022003	\$1,403.36	0.08%	5166003012	\$3,157.08	0.17%
5163022005	\$652.71	0.04%	5166003013	\$2,141.03	0.12%
5163022006	\$812.67	0.04%	5166004004	\$1,558.97	0.09%
5163022007	\$1,168.45	0.06%	5166004005	\$641.52	0.04%

5163022016	\$1,058.15	0.06%	5166004006	\$1,376.01	0.08%
5163022017	\$1,496.70	0.08%	5166004024	\$599.93	0.03%
5163022018	\$1,797.21	0.10%	5166004025	\$194.82	0.01%
5163022019	\$1,985.57	0.11%	5166004027	\$2,469.85	0.13%
5163022020	\$1,818.99	0.10%	5166012010	\$906.06	0.05%
5163022022	\$526.96	0.03%	5166012011	\$810.18	0.04%
5163022023	\$1,860.73	0.10%	5166012019	\$687.34	0.04%
5163022024	\$2,801.53	0.15%	5166012037	\$5,496.31	0.30%
5163022025	\$2,371.79	0.13%	5166012043	\$540.43	0.03%
5163023001	\$903.30	0.05%	5166012044	\$705.67	0.04%
5163023002	\$171.86	0.01%	5166013010	\$47,121.61	2.57%
5163024009	\$4,803.74	0.26%	5166014001	\$1,193.30	0.07%
5163024011	\$1,742.96	0.10%	5166014003	\$2,438.65	0.13%
5163024012	\$3,637.90	0.20%	5166014005	\$657.09	0.04%
5163024013	\$5,069.21	0.28%	5166014006	\$427.68	0.02%
5163024014	\$2,082.25	0.11%	5166014007	\$504.05	0.03%
5163025001	\$1,525.69	0.08%	5166014008	\$875.43	0.05%
5163025002	\$1,776.56	0.10%	5166014009	\$579.60	0.03%
5163025003	\$515.51	0.03%	5166014010	\$747.50	0.04%
5163025004	\$3,090.70	0.17%	5166014011	\$453.24	0.02%
5163025007	\$3,624.19	0.20%	5166014012	\$5,911.81	0.32%
5163025009	\$10,783.64	0.59%	5166015002	\$1,750.86	0.10%
5163025010	\$10,839.49	0.59%	5166015003	\$1,750.86	0.10%
5163026001	\$5,103.27	0.28%	5166015004	\$683.54	0.04%
5163026002	\$785.04	0.04%	5166015009	\$481.14	0.03%
5163026003	\$862.83	0.05%	5166015019	\$2,778.17	0.15%
5163026004	\$940.52	0.05%	5166015020	\$1,604.43	0.09%
5163026005	\$1,016.25	0.06%	5166016001	\$856.48	0.05%
5163026006	\$1,091.94	0.06%	5166016002	\$667.55	0.04%
5163026007	\$635.49	0.03%	5166016003	\$433.03	0.02%
5163026008	\$2,554.85	0.14%	5166016013	\$427.68	0.02%
5163027003	\$381.86	0.02%	5166016014	\$427.68	0.02%
5163027009	\$2,008.34	0.11%	5166016015	\$3,064.01	0.17%
5163027010	\$1,784.73	0.10%	5166016016	\$2,222.49	0.12%
5163027011	\$2,062.88	0.11%	5166016017	\$2,345.47	0.13%
5163027012	\$1,875.77	0.10%	5166016019	\$6,394.39	0.35%
5163027013	\$411.64	0.02%	5166016020	\$1,359.86	0.07%
5163027017	\$1,497.26	0.08%	5166017004	\$758.47	0.04%
5163027018	\$2,926.53	0.16%	5166017005	\$872.23	0.05%
5163028001	\$252.15	0.01%	5166017006	\$2,646.36	0.14%
5163028002	\$261.74	0.01%	5166017007	\$1,738.07	0.09%
5163028003	\$95.44	0.01%	5166017008	\$1,323.18	0.07%
5163028004	\$217.77	0.01%	5166017009	\$1,596.49	0.09%

5163028005	\$101.83	0.01%	5166017010	\$3,843.52	0.21%
5163028006	\$252.95	0.01%	5166017011	\$1,703.47	0.09%
5163028007	\$131.42	0.01%	5166017012	\$858.42	0.05%
5163028008	\$213.77	0.01%	5166017013	\$875.43	0.05%
5163028009	\$124.22	0.01%	5166017015	\$1,116.94	0.06%
5163028010	\$241.76	0.01%	5166017016	\$2,183.71	0.12%
5163028011	\$178.59	0.01%	5166018001	\$1,789.24	0.10%
5163028012	\$220.17	0.01%	5166018012	\$534.60	0.03%
5163028013	\$222.57	0.01%	5166018014	\$8,088.26	0.44%
5163028014	\$240.16	0.01%	5166032011	\$1,588.06	0.09%
5163028015	\$244.15	0.01%	5166032049	\$6,950.44	0.38%
5163028016	\$226.56	0.01%	5166032050	\$5,401.80	0.29%
5163028017	\$243.35	0.01%	5166033004	\$2,211.72	0.12%
5163028018	\$277.74	0.02%	5166034008	\$16,781.43	0.92%
5163028019	\$215.37	0.01%	5166034009	\$8,241.24	0.45%
5163028020	\$165.00	0.01%	5166034016	\$11,660.37	0.64%
5163028021	\$103.43	0.01%	5173001017	\$15,280.30	0.83%
5163028022	\$85.04	0.00%	5173003001	\$1,232.48	0.07%
5163028023	\$176.19	0.01%	5173003002	\$2,161.13	0.12%
5163028024	\$90.64	0.00%	5173003010	\$6,970.37	0.38%
5163028025	\$101.83	0.01%	5173003011	\$1,186.81	0.06%
5163028026	\$108.23	0.01%	5173003012	\$1,485.42	0.08%
5163028027	\$100.23	0.01%	5173004015	\$3,743.74	0.20%
5163028028	\$113.03	0.01%	5173013014	\$1,039.64	0.06%
5163028029	\$96.24	0.01%	5173013020	\$6,211.68	0.34%
5163028030	\$104.23	0.01%	5173014001	\$748.96	0.04%
5163028031	\$103.43	0.01%	5173014002	\$478.47	0.03%
5163028032	\$114.63	0.01%	5173014003	\$632.05	0.03%
5163028033	\$101.83	0.01%	5173015001	\$1,080.56	0.06%
5163028034	\$101.83	0.01%	5173015002	\$528.87	0.03%
5163028035	\$158.60	0.01%	5173015006	\$9,229.82	0.50%
5163028036	\$85.04	0.00%	5173015008	\$306.71	0.02%
5163028037	\$117.82	0.01%	5173015009	\$892.10	0.05%
5163028038	\$158.60	0.01%	5173015011	\$2,921.23	0.16%
5163028039	\$115.43	0.01%	5173015012	\$460.14	0.03%
5163028040	\$139.41	0.01%	5173015013	\$460.14	0.03%
5163028041	\$163.40	0.01%	5173015014	\$153.35	0.01%
5163028042	\$90.64	0.00%	5173015015	\$638.57	0.03%
5163028043	\$155.40	0.01%	5173015016	\$1,678.70	0.09%
5163028044	\$101.83	0.01%	5173016001	\$1,632.26	0.09%
5163028045	\$134.62	0.01%	5173016005	\$6,273.90	0.34%
5163028046	\$108.23	0.01%	5173016008	\$8,836.54	0.48%
5163028047	\$148.21	0.01%	5173017004	\$731.87	0.04%

5163028048	\$100.23	0.01%	5173017006	\$4,604.14	0.25%
5163028049	\$129.82	0.01%	5173017008	\$11,710.48	0.64%
5163028050	\$113.83	0.01%	5173018001	\$4,457.80	0.24%
			5173019006	\$12,920.34	0.70%
			5173019011	\$3,752.80	0.20%
			5173019802	\$265.01	0.01%
			5173020813	\$1,713.77	0.09%
			5173021905	\$3,958.79	0.22%
			5173021906	\$797.78	0.04%
			5173023903	\$9,442.84	0.52%
			Private Parcels	\$1,517,253.33	82.79%
			Publicly-Owned Parcels	\$315,444.67	17.21%
			Total All Parcels	\$1,832,698.00	100.00%