

ATTACHMENT A

**HISTORIC CORE
PROPERTY & BUSINESS IMPROVEMENT DISTRICT
RENEWAL**

**ASSESSMENT ENGINEER'S
REPORT**

*Established in 1998 - Being Renewed for 5 Years Pursuant to California Streets and Highways
Code Section 36600 et seq.
Property Business Improvement District Act of 1994, as amended*

*Prepared by
Edward V. Henning
California Registered Professional Engineer # 26549
Edward Henning & Associates*

April 19, 2023

FINAL

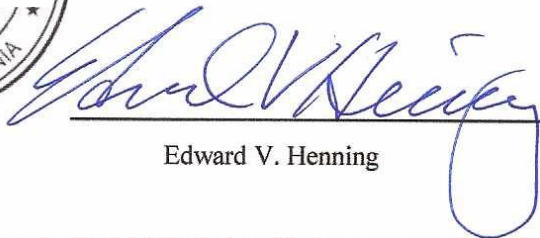
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To Whom It May Concern:

I hereby certify to the best of my professional knowledge and experience that each of the identified benefiting properties located within the proposed Historic Core Property & Business Improvement District ("HCBID") being renewed for a five (5) year term will receive a special benefit over and above the benefits conferred on the public at large and that the amount of the proposed assessment is proportional to, and no greater than the benefits conferred on each respective property.

Prepared by Edward V. Henning, California Registered Professional Engineer # 26549



 RPE #26549 April 19, 2023
Edward V. Henning Date

(NOT VALID WITHOUT SIGNATURE AND CERTIFICATION SEAL HERE)

Introduction

This report serves as the “detailed engineer’s report” required by Section 4(b) of Article XIIIID of the California Constitution (Proposition 218) to support the benefit property assessments to be levied within the proposed HCBID in the City of Los Angeles, California being renewed for a five (5) year term. The discussion and analysis contained within this Report constitutes the required “nexus” of rationale between assessment amounts levied and special benefits derived by real properties within the proposed renewed HCBID.

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Background

The HCBID is a property-based benefit assessment type district being renewed for a five (5) year term pursuant to Section 36600 et seq. of the California Streets and Highways Code (as amended), also known as the Property and Business Improvement District Law of 1994 (the “Act”). Due to the benefit assessment nature of assessments levied within a property and business improvement district (“PBID”), district program costs are to be distributed amongst all identified benefiting properties based on the proportional amount of special program benefit each property is expected to derive from the assessments levied. Within the Act, frequent references are made to the concept of relative “benefit” received from PBID programs and activities versus amount of assessment paid. Only those properties expected to derive special benefits from PBID funded programs and activities may be assessed and only in an amount proportional to the relative special benefits expected to be received.

Supplemental Article XIID Section 4(b) California Constitution Proposition 218 Procedures and Requirements

Proposition 218, approved by the voters of California in November of 1996, adds a supplemental array of procedures and requirements to be carried out prior to levying a property-based assessment like the HCBID. These requirements are in addition to requirements imposed by State and local assessment enabling laws. These requirements were “chaptered” into law as Article XIID Section 4(b) of the California Constitution.

Since Article XIID provisions will affect all subsequent calculations to be made in the final assessment formula for the HCBID, these supplemental requirements will be taken into account. The key provisions of Article XIID along with a description of how the HCBID complies with each of these provisions are delineated below.

(Note: All section references below pertain to Article XIII D of the California Constitution):

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Finding 1. From Section 4(a): “Identify all parcels which will have a special benefit conferred upon them and upon which an assessment will be imposed”

Setting

The HCBID generally conforms with the original, pre-WWII center of the City of Los Angeles, and was home to many of its earliest commercial businesses and financial institutions. The HCBID (and the greater Downtown LA area that had developed outward from it) experienced a general decline post-WWII, from which it did not fully recover until the next century. Today, the majority of its beautiful historic structures are fully revitalized. Many originally commercial buildings have been redeveloped as housing; others remain office space. The HCBID is home to the Broadway Historic Theater HCBID, the largest collection of historic theaters on a single street in the U.S. Many of the historic theaters, long dormant, now have regular programming and a few have been repurposed. New infill construction has complemented this redevelopment and helped to create one of the densest and most diverse neighborhoods in modern Los Angeles. The HCBID is also home to more protests, marches, special events and filming than most neighborhoods in Los Angeles. The HCBID both neighbors and includes part of Downtown Los Angeles’ Skid Row, which impacts HCBID needs and services.

Boundary Rationale

The Historic Core is centrally located within Downtown Los Angeles, and is bounded by three other existing Business Improvement Districts (BIDs): the Downtown Center BID, the Greater South Park BID and the Los Angeles Fashion District BID. The proposed renewed District generally includes all properties between 4th Street on the north, Olympic Boulevard on the south, an irregular western boundary formed principally by the Downtown Center BID and an irregular eastern boundary formed principally by the western boundary of the Los Angeles Fashion District BID. Some of these BIDs were established prior to, or at the same time as, the establishment of the HCBID. State PBID Law (Streets and Highways Code Section 36622) declares that: “The boundaries of a proposed property assessment district shall not overlap with the boundaries of another existing property assessment district created pursuant to this part.” As a result, a large portion of the HCBID boundaries were determined by existing adjacent BID(s.)

Boundary Description

The HCBID includes portions of the north-south corridors along Hill Street, Broadway, Spring Street, Main Street, Los Angeles Street, Maple Avenue and Wall Street, and portions of the east-west corridors along 4th Street, 5th Street, 6th Street, 7th Street, 8th Street, 9th Street, and Olympic Boulevard.

The proposed renewed HCBID is bounded by three other existing Business Improvement HCBIDs (BIDs): the Downtown Center BID, the Greater South Park BID and the Los Angeles Fashion HCBID BID. To the north, the proposed renewed HCBID is bounded by the Downtown Center BID. To the south, the HCBID is bounded by the the Greater South Park BID. To the east, the proposed renewed HCBID is primarily bounded by the Los Angeles Fashion HCBID BID. The boundary of the proposed renewed HCBID and parcels within it are shown on the map of the HCBID in Appendix 2 of this Report. The HCBID includes all parcels within the detailed boundaries described below.

True Point of Beginning: Beginning at the northwest corner of the HCBID, at the intersection of 4th Street and the northerly prolongation of the west property line of APN 5149025901, and continuing east along

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the centerline of 4th Street to the centerline of the most westerly of the two unnamed alleys that run parallel to and between Los Angeles and Wall Streets; thence south along said centerline of the most westerly of the two unnamed alleys that run parallel to and between Los Angeles and Wall Streets to the northerly prolongation of the east property line of APN 5148010027; thence south along said east property line of said APN 5148010027 and continuing along the east property line of APN 5148010028 to the intersection of the southerly prolongation of said APN 5148010028 with the centerline of 5th Street; thence east along said centerline of 5th Street to its intersection with the centerline of Wall Street; thence south along said centerline of Wall Street to its intersection with the centerline of 6th Street; thence west along said centerline of 6th Street to its intersection with the centerline of Los Angeles Street; thence south along said centerline of Los Angeles Street to its intersection with the easterly prolongation of the south property line of APN 5148021015; thence west along said south property line of APN 5148021015 to its intersection with the east property line of APN 5148021021; thence south along said east property line of said APN 5148021021 to its intersection with the centerline of Werdin Place; thence south along said centerline of Werdin Place to its intersection with the easterly prolongation of the south property line of APN 5148021011; thence west along said south property line of said APN 5148021011 to its intersection with the centerline of Main Street; thence south along said centerline of Main Street to its intersection with the centerline of 7th Street; thence west along said centerline of 7th Street to its intersection with the centerline of Frank Court; thence south along said centerline of Frank Court and continuing south along the east property line of APN 5144016067 to its intersection with the south property line of said APN 5144016067; thence west along said south property line of said APN 5144016067 to the centerline of Broadway; thence south along said centerline of Broadway to its intersection with the centerline of 9th Street; thence west along said centerline of 9th Street to its intersection with the centerline of Blackstone Court; thence south along said centerline of Blackstone Court to its intersection with the centerline of Olympic Boulevard; thence west along said centerline of Olympic Boulevard to its intersection with the centerline of Hill Street; thence north along said centerline of Hill Street to its intersection with the centerline of 8th Street; thence east along said centerline of 8th Street to its intersection with the southerly prolongation of the east property line of APN 5144014026; thence north along said east property line of said APN 5144014026 to the north property line of said APN 5144014026, thence west along said north property line of said APN 5144014026 to the west property line of said APN 5144014026; thence north along the west property lines of APN 5144014029, APN 5144014030, APN 5144014031 and APN 5144014032 to the intersection of said APN 5144014032 with the centerline of St Vincent Court; thence north along said centerline of St Vincent Court to its intersection with the north property line of APN 5144003014; thence east along said north property line of said APN 5144003014 to its intersection with the centerline of Broadway; thence north along said centerline of Broadway to its intersection with the easterly prolongation of the south property line of APN 5144003016; thence west along said south property line of said APN 5144003016 to its intersection with the centerline of St Vincent Court; thence north along said centerline of St Vincent Court (which becomes Lindley Place); thence north along said centerline of Lindley Place to its intersection with the south property line of APN 5149026001; thence north along the west property line of said APN 5149026001 and continuing along the west property lines of APN 5149026002, APN 5149026008, APN 5149026003, APN 5149025001, APN 5149025900 and said APN 5149025901 to the intersection of the northerly prolongation of said west property line of said APN 5149025901 and the centerline of 4th Street (also known as the True Point of Beginning.)

There is one benefit zone within the HCBID; its boundaries are identical to the HCBID boundaries.

A list of all parcels included in the proposed renewed HCBID is shown as Appendix 1, attached to this Report with their respective Los Angeles County assessor parcel number. The boundary of the proposed

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renewed HCBID is shown on the map of the proposed renewed HCBID attached as Appendix 2 to this Report.

All identified assessed parcels within the above-described boundaries shall be assessed to fund supplemental special benefit programs, services and improvements as outlined in this Report and in the Management District Plan. All HCBID funded services, programs and improvements provided within the above-described boundaries shall confer special benefit to identified assessed parcels inside the HCBID boundaries and none will be provided outside of the HCBID. Each assessed parcel within the HCBID will proportionately specially benefit from the HCBID funded programs and services such as supplemental Clean & Safe, Administration & Corporate Operations, Communications & Development and Contingency Reserve & Delinquencies. These services, programs and improvements are intended to improve commerce, employment, rents and occupancy rates of individually identified assessed parcels and businesses on them within the HCBID. The HCBID confers special benefits on each and every individually assessed parcel by deterring crime, reducing litter and debris, improving aesthetics and professionally marketing goods and services available from individually identified assessed parcels and the businesses on them within the HCBID, all considered necessary in a competitive properly managed mixed-use business HCBID. All HCBID funded services programs and improvements are considered supplemental, above normal base level services provided by the City of Los Angeles and are only provided for the special benefit of identified assessed parcels within the boundaries of the proposed renewed HCBID.

The HCBID includes 2,486 parcels, all of which are identified as assessable within one benefit zone and which are listed in the Assessment Roll included as Appendix 1. For further information, a Boundary Map is included as Appendix 2.

Finding 2. From Section 4(a): “Separate general benefits (if any) from the special benefits conferred on parcel(s). Only special benefits are assessable. “

QUANTITATIVE BENEFIT ANALYSIS

As stipulated in Article XIID Section 4(b) of the California Constitution, assessment district programs and activities confer a combination of general and special benefits, but the only program benefits that can be assessed are those that provide special benefit to the assessed properties. For the purposes of this analysis, a “general benefit” is hereby defined as: “A benefit to properties in the area and in the surrounding community or benefit to the public in general resulting from the improvement, activity, or service to be provided by the assessment levied”. “Special benefit” as defined by the California State Constitution means a distinct benefit over and above general benefits conferred on real property located in the HCBID.

The property uses within the boundaries of the HCBID that will receive special benefits from HCBID funded programs and services are a mix of general commercial, retail, office, commercial parking, government/public uses, residential apartments and mixed-use buildings comprised of residential condominiums over commercial condominiums and/or parking. Services, programs and improvements provided and funded by the HCBID (i.e. Clean & Safe, Administration & Corporate Operations, Communications & Development and Contingency Reserve & Delinquencies) are primarily designed to provide special benefits as described below to identified assessed parcels and the array of land uses within

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the boundaries of the HCBID.

The proposed HCBID programs, improvements and services and Year 1 – 2024 budget allocation are as follows:

Year 1 – 2024 Special Benefit Cost Allocations (Assessment Revenue Only)

CLEAN & SAFE	ADMINISTRATION & OPERATIONS	COMMUNICATIONS & DEVELOPMENT	CONTINGENCY RESERVE & DELINQUENCY	TOTAL
71%	15%	7%	7%	100%
\$2,376,874	\$502,156	\$234,339	\$234,339	\$3,347,708

The purpose of the HCBID is to fund supplemental programs, services and improvements to assessed parcels within the HCBID boundaries above and beyond what is being currently funded either via normal tax supported methods or other funding sources. All benefits derived from the assessments to be levied on assessed parcels within the HCBID are for services, programs and improvements directly and specially benefiting each individual assessed parcel within the HCBID. No HCBID funded services, activities or programs will be provided outside of the HCBID boundaries.

While every attempt is made to provide HCBID services and programs to confer special benefits only to those identified assessed parcels within the HCBID, the California State Constitution was amended via Proposition 218 to stipulate that general benefits exist, either by design or unintentional, in all assessment districts and that a portion of the program costs must be considered attributable to general benefits and assigned a value. General benefits cannot be funded by assessment revenues. General benefits might be conferred on parcels within the district, or “spillover” onto parcels surrounding the district, or to the public at large who might be passing through the district with no intention of transacting business within the district or interest in the district itself.

Empirical assessment engineering analysis throughout California has found that general benefits within a given business improvement district tend to range from 2-6% of the total costs. There are three methods that have been used by this Engineer for determining general and special benefit values within an assessment district:

- (1) The parcel-by-parcel allocation method
- (2) The program/activity line-item allocation method, and
- (3) The composite district overlay determinant method.

A majority of PBIDs in California for which this Assessment Engineer has provided assessment engineering services since the enactment of Proposition 218, (Article XIIIID Section 4(b) of the California Constitution) have used Method #3, the composite district overlay determinant method which will be used for the HCBID. This method of computing the value of general benefit involves a composite of three distinct types of general benefit – general benefit to assessed parcels within the district, general benefit to the public at large within the district and general benefit to parcels outside the district.

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General Benefit – Assessed Parcels within the HCBID

Proposed HCBID funded programs are narrowly designed and carefully implemented to specially benefit the assessed HCBID parcels and are only provided for the special benefit to each and every assessed parcel within the HCBID. It is the opinion of this Engineer, based on over 30 years of professional assessment engineering experience, that nearly 100% of benefits conferred on assessed parcels within the HCBID are distinct and special but in the case of the HCBID, it is projected that there are 0.25% general benefits conferred on these assessed parcels. This high ratio of special benefits to general benefits is because the HCBID funded programs and services are specially geared to the unique needs of each assessed parcel within the HCBID and are directed specially only to these assessed parcels within the HCBID. This concept is further reinforced by the proportionality of special benefits conferred on each assessed parcel within the HCBID as determined by the special benefit assessment formula as it is applied to the unique and varying property characteristics of each assessed parcel. The computed 0.25% general benefit value on assessed parcels within the HCBID equates to \$8,369 or (0.25% x \$3,347,708).

General Benefits – Spillover to Outside Parcels

While HCBID programs and services will not be provided directly to parcels outside the HCBID boundaries, it is reasonable to conclude that HCBID services may confer an indirect general benefit on parcels immediately adjacent to the HCBID boundaries. An inventory of the HCBID boundaries finds that the HCBID is surrounded by 98 parcels, of which 75 are adjacent to or across a street or alley from the proposed HCBID within other existing BIDs and 23 are not within other BIDs. It is noted that for this segment of the benefit analysis, condominium complexes within and outside of the HCBID are counted as a single parcel rather than the multitude of individually subdivided real property units.

The 98 parcels outside the HCBID boundaries can reasonably be assumed to receive some indirect general benefit as a result of HCBID funded programs, services and improvements. Based on over 30 years of assessment engineering experience, it is the opinion of this Engineer that a benefit factor of 1.0 be attributed to the 206 identified assessed parcels within the HCBID; a benefit factor of 0.01 be attributed to general benefits conferred on the 75 outside parcels within other BIDs and a benefit factor of 0.05 be attributed to general benefits conferred on the 23 outside parcels not within other BIDs. The cumulative dollar value of this general benefit type equates to \$19,664 (\$12,188 + \$7,476) as delineated in the Table below.

Parcel Type	Quantity	Benefit Factor	Benefit Units	Benefit Percent	Benefit Value
Assessed Parcels Within BID	206	1.000	206.000	99.41605%	\$3,347,708
Parcels outside in other BIDs	75	0.010	0.750	0.36195%	\$12,188
Parcels outside not in other BIDs	23	0.020	0.460	<u>0.22200%</u>	<u>\$7,476</u>
TOTAL			207.210	100.000%	\$3,367,372

General Benefit - Public At Large

While the HCBID funded programs are narrowly designed and carefully implemented to specially benefit the assessed HCBID parcels and are only provided for the special benefit to each and every assessed parcel within the HCBID, these programs also provide general benefits to the public at large within the HCBID. For the proposed HCBID funded activities, assessment Engineering experience in California has found that generally over 95% of people moving about within PBID boundaries are engaged in business related to assessed parcels and businesses contained on them within a PBID, while the public at large “just passing through” is typically 5% or less.

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Based on experience and the nature of the proposed HCBID funded programs and over 30 years of assessment engineering experience, it is the opinion of this Engineer that general benefit factors for each of the HCBID funded special benefit program element costs that most likely provide a general benefit to the public at large are as shown in the Table below. These factors are applied to each program element costs in order to compute the dollar and percent value of general benefits to the public at large. The total dollar value of this general benefit type, public at large, equates to \$38,080 as delineated in the following Table:

	A	B	C	E
Program Element	Dollar Allocation	General Benefit Percent	General Benefit Factor	General Benefit Value (A x C)
CLEAN & SAFE	\$2,376,874	1.50%	0.0150	\$35,653
ADMINISTRATION & OPERATIONS	\$502,156	0.25%	0.0025	\$1,255
COMMUNICATIONS & DEVELOPMENT	\$234,339	0.25%	0.0025	\$586
CONTINGENCY RESERVE & DELINQUENCY	<u>\$234,339</u>	0.25%	0.0025	<u>\$586</u>
Total	\$3,347,708			\$38,080

Composite General Benefit

Based on the general benefit values delineated in the three sections above, the total value of general benefits conferred on assessed parcels within the HCBID, on parcels outside the HCBID, and on the public at large, equates to \$66,113 (\$8,369 + \$38,080 + \$19,664) or 1.94%. For the purposes of this analysis, the general benefit factor of 1.94% will be rounded up to 2% or \$68,321. This leaves a value of 98% assigned to special benefit related costs. The general benefit value of \$68,321 when added to the special benefit value of \$3,347,708 (Year 1 – 2024 assessments) equates to a total Year 1 – 2024 program cost of \$3,416,029. Remaining costs that are attributed to general benefits will need to be derived from other non-assessment sources such as outside grants, event proceeds, sponsorships and volunteer credits.

The program special benefit related cost allocations of the HCBID assessment revenues for Year 1 (2024) are shown in the Table on page 15 of this Report. The projected program special benefit related cost allocations of the HCBID assessment revenues for the 5-year HCBID term, assuming an 8% maximum annual assessment rate increase, are shown in the Table also on page 15 of this Report.

A breakdown of projected special and general benefits for each year of the 5-year renewal term, assuming an 8% maximum annual assessment rate increase is shown in the following Table:

5-year Special + General Benefits
(Assumes 8% max rate increase per year)

YEAR	PROGRAM CATEGORY	SPECIAL BENEFIT ASSESSMENT COSTS	GENERAL BENEFIT NON-ASSESSMENT COSTS	TOTAL ADJUSTED COSTS	% OF TOTAL
1	Clean & Safe	\$2,376,874	\$48,509	\$2,425,383	71%
2024	Administration & Operations	\$502,156	\$10,248	\$512,404	15%
	Communications & Development	\$234,339	\$4,782	\$239,121	7%

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	Contingency Reserve & Delinquencies	<u>\$234,339</u>	<u>\$4,782</u>	<u>\$239,121</u>	<u>7%</u>
	Total	\$3,347,708	\$68,321	\$3,416,029	100%
2	Clean & Safe	\$2,567,024	\$52,390	\$2,619,414	71%
2025	Administration & Operations	\$542,328	\$11,068	\$553,396	15%
	Communications & Development	\$253,086	\$5,165	\$258,251	7%
	Contingency Reserve & Delinquencies	<u>\$253,086</u>	<u>\$5,165</u>	<u>\$258,251</u>	<u>7%</u>
	Total	\$3,615,524	\$73,788	\$3,689,312	100%
3	Clean & Safe	\$2,772,386	\$56,581	\$2,828,967	71%
2026	Administration & Operations	\$585,714	\$11,953	\$597,667	15%
	Communications & Development	\$273,333	\$5,578	\$278,911	7%
	Contingency Reserve & Delinquencies	<u>\$273,333</u>	<u>\$5,578</u>	<u>\$278,911</u>	<u>7%</u>
	Total	\$3,904,766	\$79,690	\$3,984,456	100%
4	Clean & Safe	\$2,994,177	\$61,107	\$3,055,284	71%
2027	Administration & Operations	\$632,571	\$12,909	\$645,480	15%
	Communications & Development	\$295,200	\$6,024	\$301,224	7%
	Contingency Reserve & Delinquencies	<u>\$295,200</u>	<u>\$6,024</u>	<u>\$301,224</u>	<u>7%</u>
	Total	\$4,217,148	\$86,064	\$4,303,212	100%
5	Clean & Safe	\$3,233,711	\$65,996	\$3,299,707	71%
2028	Administration & Operations	\$683,177	\$13,942	\$697,119	15%
	Communications & Development	\$318,816	\$6,506	\$325,322	7%
	Contingency Reserve & Delinquencies	<u>\$318,816</u>	<u>\$6,506</u>	<u>\$325,322</u>	<u>7%</u>
	Total	\$4,554,520	\$92,950	\$4,647,470	100%

WORK PLAN

Overview

The Programs and activities to be funded by the HCBID include Clean & Safe, Administration & Corporate Operations, Communications & Development and Contingency Reserve & Delinquencies. The parcels in the District are mostly commercially zoned, with a small number of high-density residentially (mixed-use) zoned parcels on the southern and eastern edges, and a small number of public facilities (PF) zoned parcels on the northern and eastern edges. The property uses within the boundaries of the HCBID that will receive special benefits from HCBID funded programs, services and improvements are currently a mix of general commercial, retail, office, commercial parking, government/public uses, residential apartments and mixed-use buildings comprised of residential condominiums over commercial condominiums and/or parking. HCBID funded activities are primarily designed to provide special benefits as described below to identified assessed parcels and array of land uses within the boundaries of the HCBID.

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These benefits are particular and distinct to each and every identified assessed parcel within the HCBID and are not provided to non-assessed parcels outside of the HCBID. These programs, services and improvements will only be provided to each individual assessed parcel within the HCBID boundaries and, in turn, confer proportionate "special benefits" to each assessed parcel.

In the case of the HCBID, the very nature of the purpose of this HCBID is to fund supplemental programs, services and improvements to identified assessed parcels within the HCBID boundaries above and beyond what is being currently funded either via normal tax supported methods or other funding sources. The City of Los Angeles does not provide these programs and services. All benefits derived from the assessments to be levied on identified assessed parcels within the HCBID are for services, programs and improvements directly benefiting each individual assessed parcel within the HCBID. No HCBID funded services, activities or programs will be provided outside of the HCBID boundaries.

The projected program special benefit cost allocation of the HCBID assessment revenues for the 5-year HCBID term assuming an 8% maximum annual assessment rate increase, commensurate to special benefits received by identified assessed parcels, is shown in the Table on page 15 of this Report.

WORK PLAN DETAILS

The services to be provided by the HCBID (i.e. Clean & Safe, Administration & Corporate Operations, Communications & Development and Contingency Reserve & Delinquencies) are all designed to contribute to the cohesive commercial, industrial and mixed-use fabric of the Historic Core and to improve the economic success and vitality of each assessed parcel within the HCBID. The assessed parcels in the HCBID will specially benefit from the HCBID programs in the form of increasing commerce and improving economic success and vitality through meeting the HCBID Goals: to improve safety, beautification, livability and to attract and retain businesses and services, generate more pedestrian and visitor traffic.

Assessed commercial parcels are conferred proportionate special benefits from all HCBID funded programs, services and improvements which are intended to attract more customers, users, visitors, employees, tenants and investors. For these parcels, HCBID programs, services and improvements are designed to increase business volumes, sales transactions, commercial/residential occupancies and rental income. These programs, services and improvements are designed to improve commerce, security and aesthetic appeal for patrons, visitors and employees of these parcels within the HCBID by deterring crime, enhancing the physical image and professionally marketing the array of goods and services available within the HCBID, all considered necessary in a competitive properly managed business HCBID.

For publicly owned and occupied parcels and facilities within the HCBID, it is the opinion of this Assessment Engineer that each of these parcels specially benefit from HCBID funded programs and services, except as noted herein, from cleaner and safer facility entrances and an improved physical image for their employees, visitors, vendors and other users of these non-profit/government locations and facilities.

For assessed residential parcels within the HCBID it is the opinion of this Assessment Engineer that each of these parcels and uses proportionately specially benefit from HCBID funded programs and services from security and image enhancement improvements and programs designed to improve the safety, image, marketability and livability of these parcels and residential units on them. For residential rental parcels, HCBID programs, services and improvements are designed to increase residential rental occupancies and

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rental income. These programs, services and improvements are designed to improve security and aesthetic appeal for tenants, visitors and landlords of these parcels within the HCBID by deterring crime, improving the physical image of the areas adjacent to each residential parcel and professionally marketing the availability of residential rental units within the HCBID and the nearby array of goods, services and activities, all considered necessary in a competitive properly managed contemporary mixed-use business district.

In summary, the conferred special benefits delineated above are particular and distinct to each and every identified and assessed parcel within the HCBID and are not provided to non-assessed parcels within or outside of the proposed renewed HCBID. These programs, services and improvements will only be provided to each individual assessed parcel within the proposed renewed HCBID boundaries and, in turn, confer proportionate "special benefits" to each assessed parcel.

The following programs, services and improvements are proposed by the HCBID to specially benefit each and every individually assessed parcel within the HCBID boundaries. HCBID services, programs and improvements will not be provided to parcels outside the HCBID boundary. Assessment funds generated in each benefit zone shall only be used to provide services which specially benefit individual assessed parcels within that benefit zone.

1) Clean & Safe Programs \$2,425,383 – 71% (Year 1- 2024 Special + General Benefit Costs)

Clean encompasses all sidewalk, curb and other right-of-way services for each assessed parcel in the HCBID and includes: sweeping, litter removal, enhanced emptying of trash cans, pressure washing/steam cleaning, graffiti/flyer/sticker/gum removal, tree trimming and weeding. Clean also includes the cost of equipment necessary to provide these services. Clean may also include property owner notification of conditions on private property that are unsafe or unfavorable to creating and preserving a clean and safe environment in the HCBID (e.g. broken window/gate, vandalism, accumulated debris/garbage, etc.) Clean may also include notification to the City or other entities as appropriate (e.g. utilities) of any damage to public infrastructure or utilities or chronic issues with illegal dumping. Clean also includes the associated cost of facilities, utilities, equipment, training, etc. that are necessary to provide these clean services.

Safe encompasses all patrol/ambassadorial services for each assessed parcel in the HCBID and includes: personnel on foot, bike, or other vehicles, ambassadors (specially trained personnel able to provide directions, transit information, business information, event information, social service referrals, etc.), on-call assistance, crowd control, crime prevention activities (e.g. Neighborhood Watch), safety escorts and distribution of special bulletins (e.g. street closures, emergency alerts.) Safe also includes the cost of equipment necessary to provide these services. Safe also includes the associated cost of facilities, utilities, equipment, training, etc. that are necessary to provide these safe services.

The goal of the clean and safe programs is to ensure that all identified assessed parcels are clean, safe, and beautiful, thereby creating a safe and attractive HCBID, which specially benefits identified assessed parcels. Refer to pages 13-14 of this Report for an explanation of unique clean and safe services provided to residential condominium parcels. Various levels of clean and safe activities will be required over time to maintain the HCBID.

To assist the Owners’ Association in budgeting and the deployment of resources, an incident-tracking software/database has been developed to track calls for clean and safe services. The ongoing maintenance

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of this database and expansion as deemed necessary is also an important component of the clean and safe programs. This data will help ensure that negative public safety trends are identified quickly and can be addressed effectively with the right deployment of resources. Implementation of new technology to enhance the efficiency and efficacy of clean and safe services is also part of maintaining robust clean and safe programs.

Clean and safe programs will assist in creating a safe and secure environment for each assessed parcel in the HCBID. A dirty or unsafe environment deters commerce and may fail to attract patrons and visitors, and reduce commercial rents and commercial occupancies.

For parcels with commercial uses, this activity is designed to increase vehicular and pedestrian traffic, increase commerce and customer activity, attract and retain new business and patrons, and may increase commercial rents and commercial occupancies for the identified assessed parcels within the HCBID boundaries.

In the case of assessed publicly owned parcels, HCBID funded clean and safe programs and services provide these parcels with safer and enhanced facility entrances and perimeters and better public facilities in turn for their employees, visitors, vendors and users of these public facilities.

Further, in the case of assessed residential use parcels, HCBID funded clean and safe programs and services are designed to improve the security of entrances and perimeters for the special benefit of each assessed residential parcel and in turn, their tenants, visitors and owners, which, in turn, may increase occupancies and rental income. Each assessed parcel will specially benefit from the clean and safe programs and services which will only be provided to, and for the direct benefit of, each identified assessed parcel within the HCBID boundaries.

2) Administration/Corporate Operations \$512,404 - 15% (Year 1-2024 Special + General Benefit Costs)

Administration & Corporate Operations includes activities such as: personnel, operations, overhead costs such as office equipment and supplies, professional services (e.g. legal, accounting, insurance), production of the Annual Planning Report and Budget and quarterly reports, facilitation of meetings of the Owners’ Association, Brown Act compliance, outreach to HCBID property and business owners, and participation in professional peer/best practice forums such as the LA BID Consortium, the California Downtown Association or the International Downtown Association. It also covers the costs associated with HCBID renewal, as well as City and/or County fees associated with their oversight and implementation of the HCBID, the Owners’ Association’s compliance with the terms of its contract with the City, and the implementation of the Management HCBID Plan and this Engineer’s Report..

This component is key to the proper expenditure of HCBID assessment funds and the administration of HCBID programs and activities for the special benefit of all parcels and land uses within the the HCBID. The HCBID Administration and Corporate Operations program exists only for the purposes of the HCBID and directly relates to the implementation of clean, safe, communications and development programs, which specially benefit each identified assessed parcel within the HCBID boundaries as described in #1 above and #3 below.

3) Communications & Development \$239,121 – 7% (Year 1-2024 Special + General Benefit Costs)

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Communications & Development includes activities designed to enhance the attractiveness and marketability of these identified assessed parcels through the following activities: production of a quarterly (minimum frequency) newsletter that shall be distributed to property owners in the HCBID, efforts to cultivate and recognize the satisfaction, retention and attraction of businesses, employees and customers/visitors, advertising, response to media inquiries, cultivation of media exposure, and promotion of the HCBID as a great place to live, work or visit through a website and/or social media. To the extent that funds are available, it could also include additional efforts such as a HCBID marketing strategy, holiday lighting or decorations, street banners, wayfinding activities, art installation or development of special events (e.g. festival) or other community identity and branding efforts that promote the identified assessed parcels in the HCBID.

For parcels with commercial uses, Communications & Development programs and services are specifically designed to attract more customers, employees, tenants and investors for the special benefit of identified assessed parcels as a result of marketing identified assessed parcels and the goods and services and spaces available on these identified assessed parcels. This in turn, is intended to increase business volumes, sales transactions, commercial occupancies, commercial rental income and investment return.

In the case of publicly owned parcels with commercial space that are assessed for these programs, HCBID funded marketing and district identity creates better public facilities and services on these identified assessed parcels by fostering better informed public employees, visitors, vendors and users of these public facilities. It is noted that publicly owned parcels that are completely occupied and used by the owner agency are not assessed for Communications and Development programs and services. This is discussed in more detail in Finding 5 beginning on page 18 of this Report.

Further, in the case of residential use parcels, HCBID funded marketing and district identity specially benefits each assessed residential parcel and creates better informed tenants, visitors and owners, which, in turn, enhance livability and may increase residential occupancies and rental income. The Communications & Development programs and services will only be provided to, and for the direct and special benefit of, each identified assessed parcel within the HCBID.

4) Contingency Reserve & Delinquencies \$239,121 – 7% (Year 1-2024 Special + General Benefit Costs)

Contingency Reserve & Delinquencies includes reserve funds to cover any reserves/contingencies and/or slow pay/late pay of assessments. This component is key to the proper expenditure of HCBID contingency and reserve assessment funds for the special benefit of all parcels and land uses within the the HCBID. The Contingency Reserve & Delinquencies component exists only for the purposes of the HCBID and directly relates to the implementation of clean, safe, communications and development programs, which specially benefit each identified assessed parcel within the HCBID boundaries.

Unique services for residential condominiums: Residential condominiums in the HCBID require a higher level of service than other parcels in the HCBID. Residential condominiums shall receive enhanced services in addition to those received by commercial, industrial and commercial condominium parcels in the HCBID. These services correspond directly to the special assessments tied to these parcels, and to the assessment methodology outlined for residential condominium parcels on page 22 of this Report. These enhanced services provided to residential condominium parcels include:

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- 1) More frequent sidewalk, curb and gutter cleaning on the frontages adjacent to the residential condominium identified assessed parcels;
- 2) More frequent pressure washing/steam cleaning on the frontages adjacent to the residential condominium identified assessed parcels;
- 3) Enhanced patrols in the evening hours, weekends or holidays on the frontages adjacent to the residential condominium identified assessed parcels;
- 4) Other services requested by the condominium owners that confer special benefit on the frontages adjacent to the residential condominium identified assessed parcels. Examples may include installing or beautifying planters, creating wayfinding signage, or supporting events that most benefit condominium owners (e.g. a Sunday morning Farmer’s Market), etc.

Service Schedule: Service demands may vary year-to-year. The decision to prioritize one special benefit within a particular budget category over another will be reviewed and decided by the Owners’ Association year-by-year. For example, clean services may be the greater priority in year one; safe services may be the greater priority in year two. The goal of a clean and safe HCBID is constant; the type and frequency of specific services necessary to achieve this goal may vary based on special benefit needs. Similarly, actual service hours and deployment schedules may vary during the year in order to best meet the needs of the HCBID. Maintaining a strong baseline of cleanliness and safety is viewed by the HCBID Steering Committee as an essential foundation for all other HCBID activities. The Owners’ Association Board of Directors will develop and refine a detailed operation deployment schedule; upon establishment of the HCBID and commencement of services, property owners may request copies of the annual planning report, quarterly reports and a current deployment schedule from the Owners’ Association to fully understand the current type and schedule of services and improvements in the HCBID.

In summary, all HCBID funded services, programs and improvements described above confer special benefits to identified assessed parcels inside the HCBID boundaries and none will be provided outside of the HCBID. Each assessed parcel within the HCBID will proportionately specially benefit from Clean & Safe, Administration & Corporate Operations, Communications & Development and Contingency Reserve & Delinquencies, except as noted herein. These services, programs and improvements are intended to improve commerce, employment, livability, rents and occupancy rates of assessed parcels within the HCBID by deterring crime, reducing litter, installing physical improvements and professionally marketing goods, services and spaces available within the HCBID, all necessary in a competitive properly managed contemporary business district. All HCBID funded services programs and improvements are considered supplemental, above normal base level services provided by the City of Los Angeles and are only provided for the special benefit of each and every assessed parcel within the boundaries of the HCBID.

WORK PLAN BUDGET

Each identified assessed parcel within the HCBID will be assessed the full amount of the proportionate special benefit conferred upon it based on the level of HCBID funded services provided within each benefit zone. In order to carry out the HCBID programs outlined in the previous section, a Year 1-2024 assessment budget of \$3,347,708 is projected. Additional Year 1 revenues from grants, sponsorships, event proceeds, volunteer credits are estimated to be a minimum of \$75,000. These non-assessment revenues shall be used to offset the computed general benefit cost of \$68,321.

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The projected HCBID program special benefit (assessments) allocation budget for Year 1 (2024) is shown in the following Table:

HCBID Year 1 (2024) Special Benefit Assessment Budget

CLEAN & SAFE	ADMINISTRATION & OPERATIONS	COMMUNICATIONS & DEVELOPMENT	CONTINGENCY RESERVE & DELINQUENCY	TOTAL
71%	15%	7%	7%	100%
\$2,376,874	\$502,156	\$234,339	\$234,339	\$3,347,708

Since the HCBID is planned for a 5-year term, projected program costs for future years (Years 2-5) are set at the inception of the HCBID. While future inflationary and other program cost increases are unknown at this point, a maximum increase of 8% per year, commensurate to special benefits conferred on each assessed parcel, is incorporated into the projected program costs and assessment rates for the 5-year HCBID term.

A 5-year projected HCBID special benefit budget is shown in the following Table:

YEAR 1-5 PROJECTED HCBID ASSESSMENT BUDGET SUMMARY (Special Benefits)

(Assumes 8% max rate increase per year)

YEAR	CLEAN & SAFE	ADMINISTRATION & OPERATIONS	COMMUNICATIONS & DEVELOPMENT	CONTINGENCY RESERVE & DELINQUENCY	TOTAL
	71%	15%	7%	7%	100%
YR 1-2024	\$2,376,874	\$502,156	\$234,339	\$234,339	\$3,347,708
YR 2-2025	\$2,567,024	\$542,328	\$253,086	\$253,086	\$3,615,524
YR 3-2026	\$2,772,386	\$585,714	\$273,333	\$273,333	\$3,904,766
YR 4-2027	\$2,994,177	\$632,571	\$295,200	\$295,200	\$4,217,148
YR 5-2028	\$3,233,711	\$683,177	\$318,816	\$318,816	\$4,554,520

Other Budget Provisions

The Owners’ Association shall have the right to reallocate up to 10% of the budget allocation within the budgeted categories. Changes will be discussed and approved at public meetings held by the Owners’ Association Board of Directors. Any accrued interest or delinquent payments will be expended in accordance with this Report and the Management District Plan within any budget category. The overall budget shall remain consistent with this Report and the Management District Plan.

The HCBID assessments may increase for each individual parcel each year during the 5-year effective operating period, but not to exceed 8% per year, commensurate to special benefits received by each assessed parcel, and must be approved by the Owners’ Association Board of Directors, included in the

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Annual Report and adopted by the City of Los Angeles City Council. Please see page 23 of this Report for rationale for additional parcel assessment changes or adjustments. Available rollover funds shall also be considered when determining the annual rate of increase (if any), and remain commensurate with special benefits to identified assessed parcels.

It is recognized that market conditions may cause the cost of providing goods and services to fluctuate from year to year during the 5-year term of the proposed renewed HCBID. Accordingly, the Owners’ Association shall have the ability to reallocate up to 10% of any budget line item within the budget categories, based on such cost fluctuations subject to the review and approval by the Owners’ Association Board. Such reallocation will be included in the Annual Planning Report for the approval by the City of Los Angeles City Council pursuant to the Streets and Highways Code Section 36650. Any accrued interest or delinquent payments may be expended in any budget category in accordance with this Report and the Management District Plan.

Further, annual budget surpluses can occur due to circumstances outside the HCBID’s direct control, or deliberately to accrue funds for certain projects. Situations such as the following (and others not enumerated here) can and do occur:

- 1) The vendor has a smaller labor pool due to the current job market challenges and therefore cannot staff the HCBID to the budgeted hours in each category or project;
- 2) The HCBID/vendor are waiting for required training, required equipment, required City clearances, or other circumstances over which they exercise partial/limited control;
- 3) The HCBID experiences unforecasted rises in costs, e.g. minimum wage increases, a change in vendor-offered benefits, supply cost increases, or new legislation that alters costs or the timing of costs;
- 4) The HCBID is deliberately accruing funds over multiple years to undertake complex project (e.g. a streetscape improvement, designing and installing a security camera system, or support for a new promotional event in the HCBID, etc.)

If such surplus funds exist, they shall be identified in the Annual Planning Report that the HCBID submits to the City for review and approval. The HCBID shall explain the source of the surplus funds, as well as how and when the HCBID plans to expend them. Surplus funds will be expended only on activities and projects specified within the budget categories discussed in Work Plan Details beginning on page 10 of this Report. Other surplus funds rolled over from year to year shall not exceed 10% and shall be expended within the budget categories in which they accrued. Prior year expenses (invoices) paid in the following year, shall not be deemed part of a surplus/rollover. Available rollover funds shall also be considered when determining the annual rate of increase (if any), and remain commensurate with special benefits to identified assessed parcels.

Pursuant to Section 36671 of the Streets and Highways Code, any funds remaining after the 5th year of operation will be rolled over into the renewal budget or returned to stakeholders in accordance with State Law. HCBID assessment funds may be used to pay for costs related to the following HCBID renewal term. If the HCBID is not renewed or terminated for any reason, unencumbered/unexpended funds will be returned to the property owners in accordance with State Law.

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As of this writing (February 2023) the District anticipates a rollover of approximately \$320,000 to the new District term (2024-2028) to be able to cover all service plan costs until funds are disbursed for the new District term. This will ensure continuous service coverage and the ability to timely pay its vendors.

No bonds are to be issued in conjunction with the proposed renewed HCBID.

Finding 3. From Section 4(a): “(Determine) the proportionate special benefit derived by each parcel in relationship to the entirety of the.....cost of public improvement(s) or the maintenance and operation expenses.....or the cost of the property related service being provided.

Each identified assessed parcel within the HCBID will be assessed based on property characteristics unique only to that parcel. Based on the specific needs and corresponding nature of the program activities to be funded by the proposed renewed HCBID (i.e. Clean & Safe, Administration & Corporate Operations, Communications & Development and Contingency Reserve & Delinquencies), it is the opinion of this Assessment Engineer that the assessment factors on which to base assessment rates relate directly to the proportionate amount of building area, land area and street frontage of each parcel within one benefit zone, except as noted herein.

The calculated assessment rates are applied to the actual measured parameters of each parcel and thereby are proportional to each and every other identified assessed parcel within the HCBID as a whole. Larger parcels and those with larger buildings and/or street frontages are projected to impact the demand for services and programs to a greater extent than smaller parcels or smaller buildings and/or street frontages and, thus, are assigned a greater proportionate degree of assessment program and service costs. The proportionality is further achieved by setting targeted formula component weights for the respective parcel by parcel identified property attributes.

The proportionate special benefit cost for each parcel has been calculated based on proportionate formula components and is listed as an attachment to the Management District Plan and this Report. The individual percentages (i.e. proportionate relationship to the total special benefit related program and activity costs) is computed by dividing the individual parcel assessment by the total special benefit program related costs.

Finding 4. From Section 4(a): “No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel.”

Not only are the proposed program costs reasonable due to the benefit of group purchasing and contracting which would be possible through the proposed renewed HCBID, they are also considerably less than other options considered by the HCBID Renewal Advisory Committee. The actual assessment rates for each parcel within the HCBID directly relate to the level of service and, in turn, special benefit to be conferred on each parcel based on the respective building area, land area and street frontage of each parcel within one benefit zone, except as noted herein.

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Finding 5. From Section 4(a): “Parcels.....that are owned or used by any (public) agency shall not be exempt from assessment.....”

The State Constitution - Article 13D (Proposition 218) states that publicly owned properties are not exempt from benefit assessments, unless there is clear and convincing evidence showing that they receive no special benefit from the programs and services to be funded by the proposed benefit assessments.

There are thirteen (13) publicly owned parcels within the HCBID, all of which are identified as assessable and for which special benefit services will be provided. Of the thirteen (13) identified assessed parcels, eight (8) are owned by the City of Los Angeles, two (2) are owned by the State of California, two (2) are owned by Los Angeles County and one (1) is owned by the Los Angeles Department of Water & Power (LADWP.)

The following special circumstances are noted:

1. Spring Street Park (6 parcels owned by the City of Los Angeles) – this park has commercial space rented to private commercial businesses and activities with public access. It is the opinion of this Engineer that these parcels will specially benefit from all HCBID funded programs, services and improvements, including Communications & Development and will be assessed at the same rates and methodology as commercial parcels in the HCBID.
2. Los Angeles Theater Center (1 parcel located at 514 S. Spring St) – this parcel houses a theater complex that is leased to a performing arts operator. It is the opinion of this Engineer that this parcel will specially benefit from all HCBID funded programs, services and improvements, including Communications & Development and will be assessed at the same rates and methodology as commercial parcels in the HCBID.
3. It is the opinion of this Engineer that all other publicly owned parcels in the HCBID will NOT specially benefit from the HCBID funded Communications & Development programs and services (7% of Special Benefit Budget) but will specially benefit from Clean and Safe programs, Administration and Corporate Operations and Contingency Reserves & Delinquencies. As such, the assessment rates imposed on these publicly owned parcels are reduced by 7% so as to not be assessed for Communications and Development programs and services. The assessments levied on these publicly owned parcels coincide with the proportionate share of all other HCBID funded programs and services from which these parcels will specially benefit.

Each identified assessed publicly owned parcel and facility within the HCBID will proportionately benefit from the HCBID funded Clean & Safe, Administration & Corporate Operations, Communications & Development and Contingency Reserve & Delinquencies programs and services, except as noted herein. For publicly owned parcels and facilities, each of these parcels specially benefit from HCBID funded programs and services from cleaner and safer facility entrances and perimeters. In addition, the HCBID funded Communications and Development programs benefit publicly owned parcels, except as noted herein, by announcing public events and activities held at these public facilities and apprise employees of important HCBID news, security issues and alerts and crime statistics. These services improve the safety and cleanliness and usability of each publicly owned assessed parcel and facility within the HCBID by deterring crime, reducing litter and debris, all considered detractions to employment, visitation and use of public facilities if not contained and properly managed.

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In the opinion of this Assessment Engineer, there is no clear and convincing evidence that these 13 publicly owned parcels will not proportionately specially benefit from HCBID services, programs and improvements; therefore, each publicly owned parcel will be assessed at the full rate with assessments to be based on the building area, land area and street frontage of each parcel, except as noted above. The Table below lists all publicly owned parcels within the proposed renewed HCBID and their Year 1 -2024 assessment amounts:

Publicly Owned Parcels

APN	Owner	Site Address	Use	Bldg SF	Land SF	Frontage LF	Year 1-2024 Assessment	%
5149023900	L A CITY		Spring St Park	0	2,105	26	\$1,535.39	0.046%
5149023901	L A CITY		Spring St Park	0	2,480	31	\$1,823.91	0.054%
5149023902	L A CITY		Spring St Park	0	3,197	40	\$2,352.76	0.070%
5149023903	L A CITY		Spring St Park	0	7,116	60	\$4,054.50	0.121%
5149023904	L A CITY	426 S SPRING ST	Spring St Park	0	9,600	60	\$4,616.87	0.138%
5149023905	L A CITY		Spring St Park	0	6,393	40	\$3,076.33	0.092%
5149036907	L A CITY	514 S SPRING ST	Spring St Park	21,480	18,810	120	\$10,917.55	0.326%
5148016914	L A CITY	550 MAPLE ST	LAPD Central *	60,000	152,022	1702	<u>\$101,092.32</u>	<u>3.020%</u>
	L A CITY Total						\$129,469.63	3.867%
5148008900	LA CITY DWP	120 E 4TH ST	Utility *	31,504	15,810	110	<u>\$9,912.92</u>	<u>0.296%</u>
	LA CITY DWP Total						\$9,912.92	0.296%
5148018900	LA COUNTY	529 MAPLE ST	Mental Health Ctr *	14,391	14,890	90	\$7,648.97	0.229%
5148018901	LA COUNTY	525 MAPLE ST	Parking Lot *	0	7,900	50	<u>\$3,557.82</u>	<u>0.106%</u>
	LA COUNTY Total						\$11,206.79	0.335%
5149025900	STATE OF CA	421 S BROADWAY	State Offices *	0	9,960	55	\$4,181.06	0.125%
5149025901	STATE OF CA	320 W 4TH ST	State Offices *	420,261	39,270	427	<u>\$56,679.72</u>	<u>1.693%</u>
	STATE OF CA Total						\$60,860.78	1.818%
	GRAND TOTAL						\$211,450.12	6.316%

* These publicly owned parcels have no commercial uses on them and are not assessed for Communications & Development programs. All other publicly owned parcels shown have commercial uses on them and are fully assessed for ALL HCBID programs and services.

Finding 6. From Section 4(b): “All assessments must be supported by a detailed engineer’s report prepared by a registered professional engineer certified by the State of California”.

This report serves as the “detailed engineer’s report” to support the benefit property assessments proposed to be levied within the proposed renewed HCBID.

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Finding 7. From Section 4(c): “The amount of the proposed assessment for each parcel shall be calculated (along with) the total amount thereof chargeable to the entire district, the duration of such payments, the reason for such assessment and the basis upon which the amount of the proposed assessment was calculated.”

The individual and total parcel assessments attributable to special property benefits are shown in Appendix 1 to the Management District Plan and this Report. The proposed renewed HCBID and resultant assessment levies will continue for 5-years and may be renewed again at that time. The reasons for the proposed assessments are outlined in Finding 2 above as well as in the Management District Plan. The calculation basis of the proposed assessment is attributed to building area, land area and street frontage, except as noted herein, of each HCBID assessed parcel within one benefit zone.

Assessment Formula Methodology

Step 1. Select “Basic Benefit Unit(s)”

Background - Assessment Formula Development

The method used to determine special benefits derived by each identified assessed property within a PBID begins with the selection of a suitable and tangible basic benefit unit. For property related services, such as those proposed in the HCBID, the benefit unit may be measured in linear feet of street frontage or parcel size in square feet or building size in square feet or any combination of these factors. Factor quantities for each parcel are then measured or otherwise ascertained. From these figures, the amount of benefit units to be assigned to each property can be calculated. Special circumstances such as unique geography, land uses, development constraints etc. are carefully reviewed relative to specific programs and improvements to be funded by the PBID in order to determine any levels of different benefit that may apply on a parcel-by-parcel or categorical basis.

Based on the factors described above such as geography and nature of programs and activities proposed, an assessment formula is developed which is derived from a singular or composite basic benefit unit factor or factors. Within the assessment formula, different factors may be assigned different “weights” or percentage of values based on their relationship to programs/services to be funded.

Next, all program and activity costs, including incidental costs, administration and ancillary program costs, are estimated. It is noted, as stipulated in Article XIID Section 4(b) of the California Constitution, and now required of all property-based assessment districts, indirect or general benefit related costs may not be incorporated into the assessment formula and levied on the district properties; only direct or “special” benefits related costs may be used. Indirect or general benefits, if any, must be identified and, if quantifiable, calculated and factored out of the assessment cost basis to produce a “net” cost figure. In addition, Article XIID Section 4(b) of the California Constitution also no longer automatically exempts publicly owned property from being assessed unless the respective public agency can provide clear and convincing evidence that their property does not specially benefit from the programs and services to be funded by the proposed special assessments. If special benefit is determined to be conferred upon such properties, they must be assessed in proportion to special benefits conferred in a manner similar to privately owned property assessments. (See page 18 of this Report for discussion regarding publicly owned parcels within the HCBID).

From the estimated net program costs, the value of a basic benefit unit or “basic net unit cost” can be

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computed by dividing the total amount of estimated net program costs by the total number of benefit units. The amount of assessment for each parcel can be computed at this time by multiplying the Net Unit Cost times the number of Basic Benefit Units per parcel. This is known as “spreading the assessment” or the “assessment spread” in that all costs are allocated proportionally or “spread” amongst all benefitting properties within a PBID.

The method and basis of spreading program costs varies from one PBID to another based on local geographic conditions, types of programs and activities proposed, and size and development complexity of the district. PBIDs may require secondary benefit zones to be identified to allow for a tiered assessment formula for variable or “stepped-down” benefits derived.

HC BID Assessment Formula

Based on the specific needs and corresponding nature of the program activities to be funded by the proposed renewed HC BID (i.e. Clean & Safe, Administration & Corporate Operations, Communications & Development and Contingency Reserve & Delinquencies) it is the opinion of this Assessment Engineer that the assessment factors on which to base assessment rates relate directly to the proportionate amount of building area, land area and street frontage of each parcel within one benefit zone, except as noted herein.

The “Basic Benefit Units” will be expressed as a combined function of gross building square footage (Benefit Unit “A”); gross building square footage for residential condo parcels (Benefit Unit “B”); land square footage (Benefit Unit “C”); and, street frontage (Benefit Unit “D”). Based on the shape of the proposed renewed HC BID, as well as the nature of the proposed program elements, it is determined that all identified properties will gain a direct and proportionate degree of special benefit based on the respective amount of building area, land area and street frontage, except as noted herein, within one benefit zone.

Assessment Factors: For the array of land uses within the HC BID, the interactive application of building and land areas and street frontage quantities are a common method of fairly and equitably spreading special benefit costs to these beneficiaries of HC BID funded services, programs and improvements. Each of these factors directly relates to the degree of proportionate special benefit conferred on each assessed parcel from HC BID funded activities.

Building Area (Unit A and B) is a direct measure of the static utilization of each parcel and its corresponding impact or draw on HC BID funded activities. In the opinion of this Assessment Engineer, the targeted weight of this factor, building area, should generate approximately 50% of the total HC BID revenue (50.7749% when adjusted for current precise building area measurements and program costs and service levels). It is noted that this includes building areas for residential condo parcels.

Land Area (Unit C) is a direct measure of the current and future development capacity of each parcel and its corresponding impact or draw on PBID funded activities. In the opinion of this Assessment Engineer, the targeted weight of this factor, land area, should generate approximately 15% of the total HC BID revenue (16.8376% when adjusted for precise parcel measurements and program costs and service levels).

Street Frontage (Unit D) is a direct measure of the current and future development capacity of each parcel and its corresponding impact or draw on HC BID funded activities. Street frontage includes all public street frontages of a parcel. In the opinion of this Assessment Engineer, the targeted weight of this factor, street

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frontage, should generate approximately 35% of the total PBID revenue (32.38748% when adjusted for precise parcel measurements and program costs and service levels).

Special Assessment Circumstances

Publicly Owned Parcels

It is the opinion of this Engineer that publicly owned parcels fully occupied/used by the owner agency, will NOT specially benefit from the HCBID funded Communications & Development programs and services (7% of Special Benefit Budget) but will specially benefit from Clean and Safe programs, Administration and Corporate Operations and Contingency Reserve & Delinquencies. As such, the assessment rates for these publicly owned parcels are reduced by 7% so as to not be assessed for Communications and Development programs and services. The assessments levied on these publicly owned parcels coincide with the proportionate share of all other HCBID funded programs and services from which these parcels will specially benefit.

Parking Garages

Parking garages that serve exclusively as employee and/or customer parking with no other public parking allowed, shall be assessed only for land and street frontage. Their parking garage building areas shall not be assessed. All other parking garages shall be fully assessed for building area, land area and street frontage at the respective assessment rates.

Residential Condominiums

It is the opinion of this Assessment Engineer that residential condominium parcels will proportionately specially benefit from HCBID funded programs and activities, but differently than commercial parcels. The building area assessments for residential condominium parcels shall be assessed at \$0.4292 per square foot of condominium unit building area for Year 1-2024. This assessment rate structure is commensurate with the types of special benefit services and programs provided by the District for the special benefit of residential condominium parcels and complexes. In the future, if residential rental units or other spaces are converted to residential condominiums, they will be assessed in accordance with the residential condominium methodology described herein.

Mixed-Use Parcels

Mixed-use parcels will be assessed in accordance with the following special criteria:

Mixed-Use Rental With Ground Floor Commercial and Upper Floor Residential

- a. Commercial and residential building areas assessed at full building area rate
- b. Land area assessed at full land area rate for entire parcel
- c. Street frontage assessed at full street frontage rate for entire parcel

Mixed-Use Ground Floor Commercial Condos and Upper Floor Residential Condos

- a. Commercial and residential condo building area assessed at building area rates
- b. Land area assessed at full land area rate on land area covered by each commercial unit
- c. Street frontage assessed at full frontage rate on frontage of each commercial unit

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Multi-Floor Commercial Condos

- a. Building area assessed at full building area rate
- b. Land area assessed at land area rate on land area covered by any ground floor commercial unit
- c. Street frontage assessed at frontage rate on frontage of any ground floor commercial unit

Changes to Building or Parcel Size

If the building size on a parcel changes during the term of the HCBID, the assessment calculation may be modified accordingly. Parcels with new construction shall have their assessment adjusted upon issuance of a certificate of occupancy for the new building area. In addition, any changes in parcel size as a result of land adjustments including but not limited to lot splits, consolidations, subdivisions, street dedications, right of way setbacks shall have their assessment adjusted upon final City approval of such parcel adjustments

Future Development

Other than future maximum rates and the assessment methodology delineated in this Report, per State Law (Government Code Section 53750), future assessments may change for any given parcel if such a change is attributable to events other than an increased rate or revised methodology, such as a change in the density, intensity, or nature of the use of land or a subdivision, lot split, reversion to acreage etc. Any change in assessment formula methodology or assessment rates higher than as stipulated in this Report would require a new ballot procedure (Section 4(b) of Article XIID of the California Constitution) in order to approve any such changes.

Step 2. Quantify Total Basic Benefit Units

Considering all identified specially benefiting parcels within the HCBID and their respective assessable benefit units, the cumulative quantities by factor and parcel type are shown in the Table below. It is noted that there are two parcel types:

- 1) All Other Parcels – which includes residential condominium parcels and all parcels other than residential condominiums including publicly owned parcels with commercial uses on them that are fully assessed for ALL HCBID programs and services.
- 2) Publicly Owned Parcels – which includes only publicly owned parcels with no commercial uses on them and that are not assessed for Communications & Development which corresponds to 7% lower assessment rates.

Year 1 – 2024 - Assessable Benefit Units

PARCEL TYPE	ASSESSABLE BLDG AREA (SF)	ASSESSABLE R-CONDO BLDG AREA (SF)	ASSESSABLE LAND AREA (SF)	ASSESSABLE STREET FRONTAGE (LF)	# OF PARCELS	# OF R- CONDOS
ALL OTHER PARCELS	10,220,027	1,624,871	2,290,911	24,417	193	1903
PUBLICLY OWNED PARCELS*	<u>526,156</u>	<u>0</u>	<u>239,852</u>	<u>2,434</u>	<u>6</u>	<u>0</u>
TOTAL	10,746,183	1,624,871	2,530,763	26,851	199	1,903

* Publicly owned parcels not assessed for Communications & Development and with 7% lower assessment rates.

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Step 3. Calculate Benefit Units for Each Property.

The number of Benefit Units for each identified benefiting parcel within the proposed renewed HCBID was computed from data extracted from County Assessor records and maps. These data sources delineate current land uses, property areas and dimensions of record for each tax parcel. While it is understood that this data does not represent legal field survey measurements or detailed title search of recorded land subdivision maps or building records, it does provide an acceptable basis for the purpose of calculating property-based assessments. All respective property data being used for assessment computations will be provided to each property owner in the HCBID for their review. If a property owner believes there is an error on a parcel’s assessed footages, the HCBID may confirm the data with the Los Angeles County Assessor’s office. If HCBID data matches Assessor’s data, the property owner may opt to work with the Assessor’s office to correct the data so that the HCBID assessment may be corrected.

Step 4. Determine Assessment Formula

In the opinion of this Engineer, the assessment formula for the proposed HCBID is as follows:

$$\text{Assessment} = \text{Building Area (Unit A) Sq Ft} \times \text{Unit A Zone Rate, plus} \\ \text{Land Area (Unit C) Sq Ft} \times \text{Unit C Zone Rate, plus} \\ \text{Street Frontage (Unit D) Lin Ft} \times \text{Unit D Zone Rate}$$

$$\text{Assessment for residential condo parcels} = \text{Building Area (Unit B) Sq Ft} \times \text{Unit B Zone Rate}$$

Assessment Formula Unit Rates

Based on figures from the Assessable Benefit Units Table on page 23, the assessment rates for each factor and parcel type are shown as calculated below:

All Other Parcels

Building Area Rate (Unit A-1)

$$(\$3,347,707.52 \times 24.2674\% / 9,847,276 \text{ assessable building units}) = \$0.0825/\text{sq ft building area}$$

R-Condo Building Area Rate (Unit B-1)

$$(\$3,347,707.52 \times 25.3021\% / 1,973,531 \text{ assessable building units}) = \$0.4292/\text{sq ft building area}$$

Land Area Rate (Unit C-1)

$$(\$3,347,707.52 \times 15.3287\% / 2,266,611 \text{ assessable land units}) = \$0.2264/\text{sq ft land area}$$

Street Frontage Rate (Unit D-1)

$$(\$3,347,707.52 \times 29.63324\% / 24,360 \text{ assessable frontage units}) = \$40.7239 / \text{LF street frontage}$$

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Publicly Owned Parcels (with no commercial uses and not assessed for Communications/Development)

Building Area Rate (Unit A-2)

$(\$3,347,707.52 \times 1.2055\% / 526,156 \text{ assessable building units}) = \$0.0767/\text{sq ft building area}$

Land Area Rate (Unit C-2)

$(\$3,347,707.52 \times 1.5089\%) / 239,852 \text{ assessable land units} = \$0.2264/\text{sq ft land area}$

Street Frontage Rate (Unit D-2)

$(\$3,347,707.52 \times 2.75424\%) / 2,434 \text{ assessable frontage units} = \$37.8816/\text{LF street frontage}$

YEAR 1 –2024 Assessment Rates

YEAR & PARCEL TYPE	BLDG AREA ASSMT RATE (\$/SQ FT)	R-CONDO BLDG AREA ASSMT RATE (\$/SQ FT)	LAND AREA ASSMT RATE (\$/SQ FT)	STREET FRONTAGE ASSMT RATE (\$/LF)
ALL OTHER PARCELS	\$0.0825	\$0.4292	\$0.2264	\$40.7239
PUBLICLY OWNED PARCELS*	\$0.0767	\$0.0000	\$0.2106	\$37.8816

* Publicly owned parcels not assessed for Communications & Development and with 7% lower assessment rates.

SAMPLE CALCULATIONS:

All Other Parcels

18,960 sq ft parcel with a 106,140 sq ft building and 120 lin ft of street frontage
 $= 18,960 \text{ sf land} \times \$0.2264/\text{sf} + 106,140 \text{ sf bldg} \times \$0.0825/\text{sf} + 120 \text{ lin ft frontage} \times \$40.7239 / \text{lin ft}$
 $= \$4,292.54 + \$8,756.55 + \$4,886.87 = \$17,935.96 \text{ Year-1 (2024) assessment}$

Publicly Owned Parcels (with no commercial uses and not assessed for Communications/Development)

15,810 sq ft parcel with a 31,504 sq ft building and 110 lin ft of street frontage
 $= 15,810 \text{ sf land} \times \$0.2264/\text{sf} + 31,504 \text{ sf bldg} \times \$0.0767/\text{sf} + 110 \text{ lin ft frontage} \times \$37.8816 / \text{lin ft}$
 $= \$3,579.38 + \$2,416.36 + \$4,166.98 = \$10,162.72 \text{ Year-1 (2024) assessment}$

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Residential Condo Parcel with 1,200 SF building

= 1,200 SF bldg x \$0.4292/SF = \$515.04 Year-1 (2024) assessment

The complete Year 1 – 2024 assessment roll of all parcels to be assessed by the HCBID is included in this Report as Appendix I.

Step 5. Estimate Total HCBID Costs

The total projected 5-year special benefit costs for 2024 – 2028 of the HCBID are shown in the Table on page 15 of this Report assuming a maximum 8% increase per year.

Step 6. Separate General Benefits from Special Benefits and Related Costs (Article XIID Section 4(b) of the California Constitution – Proposition 218)

Total Year 1 special and general benefit related costs are estimated at \$3,416,029. General benefits are factored at 2% of the total benefit value (see Finding 2 of this Report) with special benefits set at 98%. Article XIID Section 4(b) of the California Constitution limits the levy of property assessments to costs attributed to special benefits only. The 2% general benefit value is computed to be \$68,321 with a resultant 98% special benefit limit computed at \$3,347,708. *Based on current property data and land uses, this is the maximum amount of Year 1 (2024) revenue that can be derived from property assessments from the proposed HCBID.*

All program costs associated with general benefits will be derived from sources other than HCBID assessments.

Step 7. Calculate “Basic Unit Cost”

With a YR 1 - 2024 assessment revenue portion of the budget set at \$3,347,708 (special benefit only), the Basic Unit Costs (rates) are shown earlier in Step 4. Since the HCBID is proposed to be renewed for a 5-year term, maximum assessments for future years (2024-2028) must be set at the inception of the proposed renewed HCBID. Annual inflationary assessment rate increases of up to 8%, commensurate to special benefits conferred on each assessed parcel, may be imposed for future year assessments, on approval by the HCBID Property Owner’s Association. The maximum assessment rates for the 5-year proposed renewed HCBID term of 2024-2028 are shown in the Table below. The assessment rates listed constitute the maximum assessment rates that may be imposed for each year of the proposed renewed HCBID term (2024-2028). It is noted that assessments may be reduced by the District Owners’ Association in any given year. Assessments so reduced may increase in the following year more than the 8% cap up to the maximum rate defined for that year in the table shown below, commensurate with special benefits received by identified assessed parcels.

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**HC BID – 5-year Maximum Assessment Rates
(Includes an 8%/Yr. Max Increase)**

YEAR & PARCEL TYPE	BLDG AREA ASSMT RATE (\$/SQ FT)	R-CONDO BLDG AREA ASSMT RATE (\$/SQ FT)	LAND AREA ASSMT RATE (\$/SQ FT)	STREET FRONTAGE ASSMT RATE (\$/LF)
<u>YEAR 1 -2024</u>				
ALL OTHER PARCELS	\$0.0825	\$0.4292	\$0.2264	\$40.7239
PUBLICLY OWNED PARCELS*	\$0.0767	\$0.0000	\$0.2106	\$37.8816
<u>YEAR 2-2025</u>				
ALL OTHER PARCELS	\$0.0891	\$0.4635	\$0.2445	\$43.9818
PUBLICLY OWNED PARCELS*	\$0.0828	\$0.0000	\$0.2274	\$40.9121
<u>YEAR 3-2026</u>				
ALL OTHER PARCELS	\$0.0962	\$0.5006	\$0.2641	\$47.5003
PUBLICLY OWNED PARCELS*	\$0.0894	\$0.0000	\$0.2456	\$44.1851
<u>YEAR 4-2027</u>				
ALL OTHER PARCELS	\$0.1039	\$0.5406	\$0.2852	\$51.3003
PUBLICLY OWNED PARCELS*	\$0.0966	\$0.0000	\$0.2652	\$47.7199
<u>YEAR 5-2028</u>				
ALL OTHER PARCELS	\$0.1122	\$0.5838	\$0.3080	\$55.4043
PUBLICLY OWNED PARCELS*	\$0.1043	\$0.0000	\$0.2864	\$51.5375

* Publicly owned parcels not assessed for Communications & Development and with 7% lower assessment rates.

Step 8. Spread the Assessments

The resultant assessment spread calculation results for each parcel within the HCBID are shown in the Management District Plan and this Report and were determined by applying the HCBID assessment formula to each identified benefiting property.

Miscellaneous HCBID Provisions

Time and Manner of Collecting Assessments:

Assessments shall be collected at the same time and in the same manner as ad valorem taxes paid to Los Angeles County (Operation Years 2024-2028). The HCBID assessments shall appear as a separate line item on the property tax bills issued by the Los Angeles County Assessor. 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 the Management District Plan.

Bonds:

No bonds are to be issued in conjunction with this proposed renewed HCBID.

Duration

As allowed by State PBID Law, the HCBID will have a five (5) year operational term from January 1, 2024 to December 31, 2028. The proposed renewed HCBID operation is expected to begin services on January 1, 2024. If the HCBID is not renewed again at the end of the proposed 5-year renewal term, services will end on December 31, 2028.

APPENDIX 1

HC BID YR 1 – 2024 ASSESSMENT ROLL

APN	YR 1 - 2024 ASSMT	% OF TOTAL
5139003001	\$33,236.31	0.993%
5139003012	\$7,536.31	0.225%
5139003013	\$3,768.16	0.113%
5139003014	\$6,210.16	0.186%
5139003017	\$25,187.81	0.752%
5144001010	\$19,015.26	0.568%
5144001011	\$46,602.48	1.392%
5144001012	\$4,310.13	0.129%
5144001013	\$4,422.62	0.132%
5144001014	\$34,462.65	1.029%
5144001015	\$4,100.68	0.122%
5144001016	\$11,277.61	0.337%
5144001018	\$11,591.95	0.346%
5144001020	\$40,066.50	1.197%
5144001021	\$8,083.09	0.241%
5144002010	\$3,722.68	0.111%
5144002012	\$4,578.08	0.137%
5144002015	\$3,390.35	0.101%
5144002016	\$10,324.27	0.308%
5144002017	\$17,084.07	0.510%
5144002018	\$30,946.00	0.924%
5144002019	\$10,430.67	0.312%
5144002020	\$6,203.56	0.185%
5144002021	\$10,709.51	0.320%
5144002022	\$9,259.13	0.277%
5144002023	\$6,637.67	0.198%
5144002025	\$17,679.13	0.528%
5144002026	\$13,572.69	0.405%
5144002152	\$15,312.22	0.457%
5144003012	\$3,480.68	0.104%
5144003013	\$9,873.68	0.295%
5144003014	\$9,793.66	0.293%
5144003016	\$18,859.42	0.563%
5144003040	\$46,635.53	1.393%
5144014027	\$13,345.28	0.399%
5144014028	\$5,668.29	0.169%
5144014029	\$10,228.79	0.306%
5144014030	\$10,307.99	0.308%
5144014031	\$4,140.73	0.124%

5144014032	\$4,250.59	0.127%
5144014036	\$7,807.48	0.233%
5144014037	\$7,755.17	0.232%
5144014038	\$33,881.62	1.012%
5144015023	\$12,983.82	0.388%
5144015024	\$12,529.11	0.374%
5144015034	\$9,703.20	0.290%
5144015035	\$11,048.78	0.330%
5144015036	\$7,442.48	0.222%
5144015053	\$22,720.14	0.679%
5144015056	\$802.73	0.024%
5144015057	\$11,614.42	0.347%
5144015058	\$283.27	0.008%
5144015059	\$287.56	0.009%
5144015060	\$240.35	0.007%
5144015061	\$214.60	0.006%
5144015062	\$261.81	0.008%
5144015063	\$437.78	0.013%
5144015064	\$206.02	0.006%
5144015065	\$270.40	0.008%
5144015066	\$459.24	0.014%
5144015067	\$287.56	0.009%
5144015068	\$223.18	0.007%
5144015069	\$223.18	0.007%
5144015070	\$253.23	0.008%
5144015071	\$330.48	0.010%
5144015072	\$283.27	0.008%
5144015073	\$287.56	0.009%
5144015074	\$240.35	0.007%
5144015075	\$218.89	0.007%
5144015076	\$330.48	0.010%
5144015077	\$278.98	0.008%
5144015078	\$274.69	0.008%
5144015079	\$244.64	0.007%
5144015080	\$291.86	0.009%
5144015081	\$309.02	0.009%
5144015082	\$248.94	0.007%
5144015083	\$248.94	0.007%
5144015084	\$253.23	0.008%
5144015085	\$304.73	0.009%
5144015086	\$283.27	0.008%

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5144015087	\$287.56	0.009%
5144015088	\$240.35	0.007%
5144015089	\$218.89	0.007%
5144015090	\$330.48	0.010%
5144015091	\$278.98	0.008%
5144015092	\$274.69	0.008%
5144015093	\$244.64	0.007%
5144015094	\$291.86	0.009%
5144015095	\$309.02	0.009%
5144015096	\$248.94	0.007%
5144015097	\$248.94	0.007%
5144015098	\$253.23	0.008%
5144015099	\$304.73	0.009%
5144015100	\$283.27	0.008%
5144015101	\$287.56	0.009%
5144015102	\$240.35	0.007%
5144015103	\$218.89	0.007%
5144015104	\$330.48	0.010%
5144015105	\$278.98	0.008%
5144015106	\$274.69	0.008%
5144015107	\$244.64	0.007%
5144015108	\$291.86	0.009%
5144015109	\$309.02	0.009%
5144015110	\$248.94	0.007%
5144015111	\$248.94	0.007%
5144015112	\$253.23	0.008%
5144015113	\$304.73	0.009%
5144015114	\$283.27	0.008%
5144015115	\$287.56	0.009%
5144015116	\$240.35	0.007%
5144015117	\$218.89	0.007%
5144015118	\$330.48	0.010%
5144015119	\$278.98	0.008%
5144015120	\$274.69	0.008%
5144015121	\$244.64	0.007%
5144015122	\$291.86	0.009%
5144015123	\$309.02	0.009%
5144015124	\$248.94	0.007%
5144015125	\$248.94	0.007%
5144015126	\$253.23	0.008%

5144015127	\$304.73	0.009%
5144015128	\$283.27	0.008%
5144015129	\$287.56	0.009%
5144015130	\$240.35	0.007%
5144015131	\$218.89	0.007%
5144015132	\$330.48	0.010%
5144015133	\$278.98	0.008%
5144015134	\$274.69	0.008%
5144015135	\$244.64	0.007%
5144015136	\$291.86	0.009%
5144015137	\$309.02	0.009%
5144015138	\$248.94	0.007%
5144015139	\$248.94	0.007%
5144015140	\$253.23	0.008%
5144015141	\$304.73	0.009%
5144015142	\$283.27	0.008%
5144015143	\$287.56	0.009%
5144015144	\$240.35	0.007%
5144015145	\$218.89	0.007%
5144015146	\$330.48	0.010%
5144015147	\$278.98	0.008%
5144015148	\$274.69	0.008%
5144015149	\$244.64	0.007%
5144015150	\$291.86	0.009%
5144015151	\$309.02	0.009%
5144015152	\$248.94	0.007%
5144015153	\$248.94	0.007%
5144015154	\$253.23	0.008%
5144015155	\$304.73	0.009%
5144015156	\$283.27	0.008%
5144015157	\$287.56	0.009%
5144015158	\$240.35	0.007%
5144015159	\$218.89	0.007%
5144015160	\$330.48	0.010%
5144015161	\$278.98	0.008%
5144015162	\$274.69	0.008%
5144015163	\$244.64	0.007%
5144015164	\$291.86	0.009%
5144015165	\$309.02	0.009%
5144015166	\$248.94	0.007%

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5144015167	\$248.94	0.007%
5144015168	\$253.23	0.008%
5144015169	\$304.73	0.009%
5144015170	\$283.27	0.008%
5144015171	\$287.56	0.009%
5144015172	\$240.35	0.007%
5144015173	\$218.89	0.007%
5144015174	\$330.48	0.010%
5144015175	\$278.98	0.008%
5144015176	\$274.69	0.008%
5144015177	\$244.64	0.007%
5144015178	\$291.86	0.009%
5144015179	\$309.02	0.009%
5144015180	\$248.94	0.007%
5144015181	\$248.94	0.007%
5144015182	\$253.23	0.008%
5144015183	\$304.73	0.009%
5144015184	\$283.27	0.008%
5144015185	\$287.56	0.009%
5144015186	\$240.35	0.007%
5144015187	\$218.89	0.007%
5144015188	\$330.48	0.010%
5144015189	\$278.98	0.008%
5144015190	\$274.69	0.008%
5144015191	\$244.64	0.007%
5144015192	\$291.86	0.009%
5144015193	\$309.02	0.009%
5144015194	\$248.94	0.007%
5144015195	\$248.94	0.007%
5144015196	\$253.23	0.008%
5144015197	\$304.73	0.009%
5144015198	\$321.90	0.010%
5144015199	\$291.86	0.009%
5144015200	\$240.35	0.007%
5144015201	\$231.77	0.007%
5144015202	\$330.48	0.010%
5144015203	\$278.98	0.008%
5144015204	\$248.94	0.007%
5144015205	\$244.64	0.007%
5144015206	\$291.86	0.009%

5144015207	\$309.02	0.009%
5144015208	\$248.94	0.007%
5144015209	\$248.94	0.007%
5144015210	\$253.23	0.008%
5144015211	\$304.73	0.009%
5144015212	\$321.90	0.010%
5144015213	\$489.29	0.015%
5144015214	\$240.35	0.007%
5144015215	\$231.77	0.007%
5144015216	\$330.48	0.010%
5144015217	\$278.98	0.008%
5144015218	\$248.94	0.007%
5144015219	\$244.64	0.007%
5144015220	\$291.86	0.009%
5144015221	\$309.02	0.009%
5144015222	\$248.94	0.007%
5144015223	\$248.94	0.007%
5144015224	\$253.23	0.008%
5144015225	\$304.73	0.009%
5144016067	\$10,738.68	0.321%
5144017028	\$23,764.18	0.710%
5144017029	\$23,840.97	0.712%
5144017030	\$88,171.65	2.634%
5144017037	\$21,011.69	0.628%
5144017038	\$15,733.05	0.470%
5144017040	\$2,257.72	0.067%
5144017041	\$7,943.20	0.237%
5144017042	\$1,355.37	0.040%
5144017043	\$1,412.40	0.042%
5144017044	\$274.92	0.008%
5144017045	\$494.24	0.015%
5144017046	\$639.51	0.019%
5144017047	\$399.16	0.012%
5144017048	\$386.28	0.012%
5144017049	\$643.80	0.019%
5144017050	\$420.62	0.013%
5144017051	\$502.16	0.015%
5144017052	\$480.70	0.014%
5144017053	\$686.72	0.021%
5144017054	\$424.91	0.013%

HISTORIC CORE BID – ASSESSMENT ENGINEER’S REPORT

5144017055	\$467.83	0.014%
5144017056	\$785.44	0.023%
5144017057	\$536.50	0.016%
5144017058	\$493.58	0.015%
5144017059	\$403.45	0.012%
5144017060	\$626.63	0.019%
5144017061	\$390.57	0.012%
5144017062	\$480.70	0.014%
5144017063	\$485.00	0.014%
5144017064	\$673.84	0.020%
5144017065	\$437.78	0.013%
5144017066	\$467.83	0.014%
5144017067	\$785.44	0.023%
5144017068	\$532.21	0.016%
5144017069	\$540.79	0.016%
5144017070	\$519.33	0.016%
5144017071	\$639.51	0.019%
5144017072	\$381.99	0.011%
5144017073	\$480.70	0.014%
5144017074	\$476.41	0.014%
5144017075	\$660.97	0.020%
5144017076	\$450.66	0.013%
5144017077	\$510.75	0.015%
5144017078	\$746.81	0.022%
5144017079	\$751.10	0.022%
5144017080	\$596.59	0.018%
5144017081	\$549.38	0.016%
5144017082	\$403.45	0.012%
5144017083	\$691.01	0.021%
5144017084	\$381.99	0.011%
5144017085	\$480.70	0.014%
5144017086	\$485.00	0.014%
5144017087	\$660.97	0.020%
5144017088	\$433.49	0.013%
5144017089	\$515.04	0.015%
5144017090	\$746.81	0.022%
5144017091	\$759.68	0.023%
5144017092	\$596.59	0.018%
5144017093	\$549.38	0.016%
5144017094	\$403.45	0.012%

5144017095	\$691.01	0.021%
5144017096	\$381.99	0.011%
5144017097	\$480.70	0.014%
5144017098	\$485.00	0.014%
5144017099	\$660.97	0.020%
5144017100	\$433.49	0.013%
5144017101	\$515.04	0.015%
5144017102	\$746.81	0.022%
5144017103	\$742.52	0.022%
5144017104	\$596.59	0.018%
5144017105	\$549.38	0.016%
5144017106	\$403.45	0.012%
5144017107	\$691.01	0.021%
5144017108	\$381.99	0.011%
5144017109	\$480.70	0.014%
5144017110	\$485.00	0.014%
5144017111	\$660.97	0.020%
5144017112	\$433.49	0.013%
5144017113	\$515.04	0.015%
5144017114	\$746.81	0.022%
5144017115	\$759.68	0.023%
5144017116	\$596.59	0.018%
5144017117	\$549.38	0.016%
5144017118	\$403.45	0.012%
5144017119	\$691.01	0.021%
5144017120	\$381.99	0.011%
5144017121	\$480.70	0.014%
5144017122	\$485.00	0.014%
5144017123	\$660.97	0.020%
5144017124	\$433.49	0.013%
5144017125	\$515.04	0.015%
5144017126	\$746.81	0.022%
5144017127	\$759.68	0.023%
5144017128	\$596.59	0.018%
5144017129	\$549.38	0.016%
5144017130	\$403.45	0.012%
5144017131	\$691.01	0.021%
5144017132	\$381.99	0.011%
5144017133	\$480.70	0.014%
5144017134	\$485.00	0.014%

HISTORIC CORE BID – ASSESSMENT ENGINEER’S REPORT

5144017135	\$660.97	0.020%
5144017136	\$433.49	0.013%
5144017137	\$515.04	0.015%
5144017138	\$746.81	0.022%
5144017139	\$742.52	0.022%
5144017140	\$596.59	0.018%
5144017141	\$549.38	0.016%
5144017142	\$403.45	0.012%
5144017143	\$691.01	0.021%
5144017144	\$381.99	0.011%
5144017145	\$480.70	0.014%
5144017146	\$485.00	0.014%
5144017147	\$660.97	0.020%
5144017148	\$433.49	0.013%
5144017149	\$515.04	0.015%
5144017150	\$746.81	0.022%
5144017151	\$759.68	0.023%
5144017152	\$570.84	0.017%
5144017153	\$635.22	0.019%
5144017154	\$789.73	0.024%
5144017155	\$377.70	0.011%
5144017156	\$480.70	0.014%
5144017157	\$485.00	0.014%
5144017158	\$519.33	0.016%
5144017159	\$442.08	0.013%
5144017160	\$510.75	0.015%
5144017161	\$746.81	0.022%
5144017162	\$759.68	0.023%
5144017163	\$570.84	0.017%
5144017164	\$635.22	0.019%
5144017165	\$789.73	0.024%
5144017166	\$377.70	0.011%
5144017167	\$480.70	0.014%
5144017168	\$485.00	0.014%
5144017169	\$519.33	0.016%
5144017170	\$442.08	0.013%
5144017171	\$510.75	0.015%
5144017172	\$746.81	0.022%
5144017173	\$742.52	0.022%
5144017174	\$579.42	0.017%

5144017175	\$639.51	0.019%
5144017176	\$789.73	0.024%
5144017177	\$377.70	0.011%
5144017178	\$480.70	0.014%
5144017179	\$485.00	0.014%
5144017180	\$515.04	0.015%
5144017181	\$446.37	0.013%
5144017182	\$553.67	0.017%
5144017183	\$1,424.94	0.043%
5144017184	\$866.98	0.026%
5144017185	\$862.69	0.026%
5144017186	\$1,068.71	0.032%
5144017187	\$969.99	0.029%
5144017188	\$1,030.08	0.031%
5144017189	\$763.98	0.023%
5144017190	\$1,090.17	0.033%
5144024001	\$152.79	0.005%
5144024002	\$1,558.17	0.047%
5144024005	\$416.32	0.012%
5144024018	\$428.77	0.013%
5144024019	\$1,061.03	0.032%
5144024020	\$770.80	0.023%
5144024021	\$475.12	0.014%
5144024022	\$254.94	0.008%
5144024023	\$385.85	0.012%
5144024024	\$390.14	0.012%
5144024025	\$305.59	0.009%
5144024026	\$300.44	0.009%
5144024027	\$400.87	0.012%
5144024028	\$453.24	0.014%
5144024029	\$468.69	0.014%
5144024030	\$475.12	0.014%
5144024031	\$254.94	0.008%
5144024032	\$385.85	0.012%
5144024033	\$390.14	0.012%
5144024034	\$305.59	0.009%
5144024035	\$300.44	0.009%
5144024036	\$400.87	0.012%
5144024037	\$424.91	0.013%
5144024038	\$428.77	0.013%

HISTORIC CORE BID – ASSESSMENT ENGINEER’S REPORT

5144024039	\$453.24	0.014%
5144024040	\$468.69	0.014%
5144024041	\$475.12	0.014%
5144024042	\$254.94	0.008%
5144024043	\$385.85	0.012%
5144024044	\$390.14	0.012%
5144024045	\$305.59	0.009%
5144024046	\$300.44	0.009%
5144024047	\$400.87	0.012%
5144024048	\$424.91	0.013%
5144024049	\$428.77	0.013%
5144024050	\$453.24	0.014%
5144024051	\$468.69	0.014%
5144024052	\$475.12	0.014%
5144024053	\$254.94	0.008%
5144024054	\$385.85	0.012%
5144024055	\$390.14	0.012%
5144024056	\$305.59	0.009%
5144024057	\$300.44	0.009%
5144024058	\$400.87	0.012%
5144024059	\$424.91	0.013%
5144024060	\$428.77	0.013%
5144024061	\$453.24	0.014%
5144024062	\$468.69	0.014%
5144024063	\$475.12	0.014%
5144024064	\$254.94	0.008%
5144024065	\$385.85	0.012%
5144024066	\$390.14	0.012%
5144024067	\$305.59	0.009%
5144024068	\$300.44	0.009%
5144024069	\$400.87	0.012%
5144024070	\$424.91	0.013%
5144024071	\$453.24	0.014%
5144024072	\$468.69	0.014%
5144024073	\$475.12	0.014%
5144024074	\$254.94	0.008%
5144024075	\$385.85	0.012%
5144024076	\$390.14	0.012%
5144024077	\$305.59	0.009%
5144024078	\$300.44	0.009%

5144024079	\$400.87	0.012%
5144024080	\$424.91	0.013%
5144024081	\$428.77	0.013%
5144024082	\$453.24	0.014%
5144024083	\$468.69	0.014%
5144024084	\$475.12	0.014%
5144024085	\$254.94	0.008%
5144024086	\$385.85	0.012%
5144024087	\$390.14	0.012%
5144024088	\$305.59	0.009%
5144024089	\$300.44	0.009%
5144024090	\$400.87	0.012%
5144024091	\$424.91	0.013%
5144024092	\$428.77	0.013%
5144024093	\$453.24	0.014%
5144024094	\$468.69	0.014%
5144025001	\$475.12	0.014%
5144025002	\$254.94	0.008%
5144025003	\$385.85	0.012%
5144025004	\$390.14	0.012%
5144025005	\$305.59	0.009%
5144025006	\$300.44	0.009%
5144025007	\$400.87	0.012%
5144025008	\$424.91	0.013%
5144025009	\$428.77	0.013%
5144025010	\$453.24	0.014%
5144025011	\$468.69	0.014%
5144025012	\$475.12	0.014%
5144025013	\$254.94	0.008%
5144025014	\$385.85	0.012%
5144025015	\$390.14	0.012%
5144025016	\$305.59	0.009%
5144025017	\$300.44	0.009%
5144025018	\$400.87	0.012%
5144025019	\$424.91	0.013%
5144025020	\$428.77	0.013%
5144025021	\$453.24	0.014%
5144025022	\$468.69	0.014%
5144025023	\$475.12	0.014%
5144025024	\$254.94	0.008%

HISTORIC CORE BID – ASSESSMENT ENGINEER’S REPORT

5144025025	\$385.85	0.012%
5144025026	\$390.14	0.012%
5144025027	\$305.59	0.009%
5144025028	\$300.44	0.009%
5144025029	\$400.87	0.012%
5144025030	\$424.91	0.013%
5144025031	\$428.77	0.013%
5144025032	\$453.24	0.014%
5144025033	\$468.69	0.014%
5144025034	\$475.12	0.014%
5144025035	\$254.94	0.008%
5144025036	\$385.85	0.012%
5144025037	\$390.14	0.012%
5144025038	\$305.59	0.009%
5144025039	\$300.44	0.009%
5144025040	\$400.87	0.012%
5144025041	\$424.91	0.013%
5144025042	\$428.77	0.013%
5144025043	\$453.24	0.014%
5144025044	\$468.69	0.014%
5144026023	\$15,614.80	0.466%
5144026024	\$278.98	0.008%
5144026025	\$334.78	0.010%
5144026026	\$278.98	0.008%
5144026027	\$326.19	0.010%
5144026028	\$381.99	0.011%
5144026029	\$317.61	0.009%
5144026030	\$321.90	0.010%
5144026031	\$377.70	0.011%
5144026032	\$197.43	0.006%
5144026033	\$184.56	0.006%
5144026034	\$287.56	0.009%
5144026035	\$296.15	0.009%
5144026036	\$283.27	0.008%
5144026037	\$334.78	0.010%
5144026038	\$248.94	0.007%
5144026039	\$334.78	0.010%
5144026040	\$373.40	0.011%
5144026041	\$313.32	0.009%
5144026042	\$321.90	0.010%

5144026043	\$369.11	0.011%
5144026044	\$197.43	0.006%
5144026045	\$278.98	0.008%
5144026046	\$291.86	0.009%
5144026047	\$296.15	0.009%
5144026048	\$280.27	0.008%
5144026049	\$333.92	0.010%
5144026050	\$285.85	0.009%
5144026051	\$334.78	0.010%
5144026052	\$371.26	0.011%
5144026053	\$321.90	0.010%
5144026054	\$318.04	0.010%
5144026055	\$370.83	0.011%
5144026056	\$199.15	0.006%
5144026057	\$275.55	0.008%
5144026058	\$280.70	0.008%
5144026059	\$296.58	0.009%
5144026060	\$278.98	0.008%
5144026061	\$334.78	0.010%
5144026062	\$287.56	0.009%
5144026063	\$334.78	0.010%
5144026064	\$381.99	0.011%
5144026065	\$313.32	0.009%
5144026066	\$317.61	0.009%
5144026067	\$369.11	0.011%
5144026068	\$197.43	0.006%
5144026069	\$278.98	0.008%
5144026070	\$296.15	0.009%
5144026071	\$296.15	0.009%
5144026072	\$278.98	0.008%
5144026073	\$334.78	0.010%
5144026074	\$244.64	0.007%
5144026075	\$334.78	0.010%
5144026076	\$369.11	0.011%
5144026077	\$321.90	0.010%
5144026078	\$317.61	0.009%
5144026079	\$369.11	0.011%
5144026080	\$197.43	0.006%
5144026081	\$274.69	0.008%
5144026082	\$278.98	0.008%

HISTORIC CORE BID – ASSESSMENT ENGINEER’S REPORT

5144026083	\$296.15	0.009%
5144026084	\$278.98	0.008%
5144026085	\$334.78	0.010%
5144026086	\$283.27	0.008%
5144026087	\$334.78	0.010%
5144026088	\$373.40	0.011%
5144026089	\$321.90	0.010%
5144026090	\$317.61	0.009%
5144026091	\$369.11	0.011%
5144026092	\$197.43	0.006%
5144026093	\$274.69	0.008%
5144026094	\$278.98	0.008%
5144026095	\$296.15	0.009%
5144026096	\$278.98	0.008%
5144026097	\$334.78	0.010%
5144026098	\$283.27	0.008%
5144026099	\$334.78	0.010%
5144026100	\$381.99	0.011%
5144026101	\$313.32	0.009%
5144026102	\$317.61	0.009%
5144026103	\$369.11	0.011%
5144026104	\$197.43	0.006%
5144026105	\$274.69	0.008%
5144026106	\$278.98	0.008%
5144026107	\$296.15	0.009%
5144026108	\$278.98	0.008%
5144026109	\$334.78	0.010%
5144026110	\$244.64	0.007%
5144026111	\$334.78	0.010%
5144026112	\$369.11	0.011%
5144026113	\$321.90	0.010%
5144026114	\$317.61	0.009%
5144026115	\$369.11	0.011%
5144026116	\$197.43	0.006%
5144026117	\$274.69	0.008%
5144026118	\$278.98	0.008%
5144026119	\$296.15	0.009%
5144026120	\$278.98	0.008%
5144026121	\$334.78	0.010%
5144026122	\$283.27	0.008%

5144026123	\$334.78	0.010%
5144026124	\$364.82	0.011%
5144026125	\$330.48	0.010%
5144026126	\$313.32	0.009%
5144026127	\$369.11	0.011%
5144026128	\$197.43	0.006%
5144026129	\$278.98	0.008%
5144026130	\$296.15	0.009%
5144026131	\$300.44	0.009%
5144026132	\$278.98	0.008%
5144026133	\$334.78	0.010%
5144026134	\$283.27	0.008%
5144026135	\$334.78	0.010%
5144026136	\$369.11	0.011%
5144026137	\$309.02	0.009%
5144026138	\$321.90	0.010%
5144026139	\$356.24	0.011%
5144026140	\$197.43	0.006%
5144026141	\$278.98	0.008%
5144026142	\$296.15	0.009%
5144026143	\$300.44	0.009%
5144026144	\$244.64	0.007%
5144026145	\$343.36	0.010%
5144026146	\$270.40	0.008%
5144026147	\$334.78	0.010%
5144026148	\$244.64	0.007%
5144026149	\$201.72	0.006%
5144026150	\$218.89	0.007%
5144026151	\$218.89	0.007%
5144026152	\$291.86	0.009%
5144026153	\$193.14	0.006%
5144026154	\$442.08	0.013%
5144026155	\$326.19	0.010%
5144026156	\$433.49	0.013%
5144026157	\$261.81	0.008%
5144026158	\$296.15	0.009%
5144026159	\$278.98	0.008%
5144026160	\$424.91	0.013%
5144026161	\$304.73	0.009%
5144026162	\$553.67	0.017%

HISTORIC CORE BID – ASSESSMENT ENGINEER’S REPORT

5148007001	\$8,894.49	0.266%
5148007002	\$5,144.09	0.154%
5148007003	\$5,713.34	0.171%
5148007004	\$2,143.37	0.064%
5148007005	\$11,891.90	0.355%
5148008001	\$24,946.33	0.745%
5148008002	\$14,224.26	0.425%
5148008007	\$4,247.68	0.127%
5148008008	\$8,489.19	0.254%
5148008010	\$8,867.77	0.265%
5148008012	\$9,660.60	0.289%
5148008900	\$9,912.92	0.296%
5148009001	\$5,580.87	0.167%
5148009004	\$2,606.37	0.078%
5148009005	\$4,301.97	0.129%
5148009006	\$4,253.10	0.127%
5148009007	\$3,976.70	0.119%
5148009008	\$14,805.00	0.442%
5148009009	\$9,060.14	0.271%
5148009012	\$5,038.19	0.150%
5148009013	\$17,363.48	0.519%
5148009014	\$4,592.25	0.137%
5148009015	\$13,515.24	0.404%
5148010027	\$13,173.45	0.394%
5148010028	\$9,484.22	0.283%
5148016914	\$101,092.32	3.020%
5148017003	\$5,649.89	0.169%
5148017005	\$5,258.50	0.157%
5148017009	\$49,622.67	1.482%
5148018005	\$3,797.59	0.113%
5148018006	\$3,675.33	0.110%
5148018007	\$5,105.16	0.152%
5148018014	\$63.39	0.002%
5148018026	\$47,854.15	1.429%
5148018027	\$4,893.26	0.146%
5148018900	\$7,648.97	0.228%
5148018901	\$3,557.82	0.106%
5148019001	\$5,937.74	0.177%
5148019002	\$3,009.36	0.090%
5148019007	\$3,342.30	0.100%

5148019008	\$6,684.59	0.200%
5148019009	\$7,619.93	0.228%
5148019012	\$16,813.99	0.502%
5148019013	\$4,530.38	0.135%
5148019017	\$2,414.05	0.072%
5148019018	\$3,193.55	0.095%
5148019020	\$17,140.72	0.512%
5148020001	\$11,705.10	0.350%
5148020003	\$4,678.80	0.140%
5148020012	\$44,356.36	1.325%
5148020018	\$34,003.87	1.016%
5148021002	\$3,616.07	0.108%
5148021010	\$19,992.18	0.597%
5148021011	\$5,233.26	0.156%
5148021015	\$75,364.78	2.251%
5148021021	\$248.94	0.007%
5148021022	\$699.60	0.021%
5148021023	\$630.92	0.019%
5148021024	\$635.22	0.019%
5148021025	\$622.34	0.019%
5148021026	\$562.25	0.017%
5148021027	\$733.93	0.022%
5148021028	\$248.94	0.007%
5148021029	\$682.43	0.020%
5148021030	\$630.92	0.019%
5148021031	\$635.22	0.019%
5148021032	\$669.55	0.020%
5148021033	\$510.75	0.015%
5148021034	\$733.93	0.022%
5148021035	\$248.94	0.007%
5148021036	\$682.43	0.020%
5148021037	\$630.92	0.019%
5148021038	\$635.22	0.019%
5148021039	\$669.55	0.020%
5148021040	\$510.75	0.015%
5148021041	\$733.93	0.022%
5148021042	\$248.94	0.007%
5148021043	\$699.60	0.021%
5148021044	\$630.92	0.019%
5148021045	\$635.22	0.019%

HISTORIC CORE BID – ASSESSMENT ENGINEER’S REPORT

5148021046	\$622.34	0.019%
5148021047	\$562.25	0.017%
5148021048	\$742.52	0.022%
5148021049	\$317.61	0.009%
5148021050	\$699.60	0.021%
5148021051	\$630.92	0.019%
5148021052	\$635.22	0.019%
5148021053	\$609.46	0.018%
5148021054	\$566.54	0.017%
5148021055	\$751.10	0.022%
5148021056	\$6,223.67	0.186%
5149002011	\$412.03	0.012%
5149002012	\$381.99	0.011%
5149002013	\$356.24	0.011%
5149002014	\$317.61	0.009%
5149002015	\$287.56	0.009%
5149002016	\$343.36	0.010%
5149002017	\$369.11	0.011%
5149002018	\$261.81	0.008%
5149002019	\$278.98	0.008%
5149002020	\$403.45	0.012%
5149002021	\$351.94	0.011%
5149002022	\$381.99	0.011%
5149002023	\$283.27	0.008%
5149002024	\$381.99	0.011%
5149002025	\$424.91	0.013%
5149002026	\$287.56	0.009%
5149002027	\$330.48	0.010%
5149002028	\$489.29	0.015%
5149002029	\$278.98	0.008%
5149002030	\$253.23	0.008%
5149002031	\$214.60	0.006%
5149002032	\$287.56	0.009%
5149002033	\$420.62	0.013%
5149002034	\$201.72	0.006%
5149002035	\$304.73	0.009%
5149002036	\$223.18	0.007%
5149002037	\$412.03	0.012%
5149002038	\$381.99	0.011%
5149002039	\$356.24	0.011%

5149002040	\$317.61	0.009%
5149002041	\$287.56	0.009%
5149002042	\$343.36	0.010%
5149002043	\$369.11	0.011%
5149002044	\$261.81	0.008%
5149002045	\$278.98	0.008%
5149002046	\$403.45	0.012%
5149002047	\$351.94	0.011%
5149002048	\$381.99	0.011%
5149002049	\$283.27	0.008%
5149002050	\$381.99	0.011%
5149002051	\$424.91	0.013%
5149002052	\$287.56	0.009%
5149002053	\$330.48	0.010%
5149002054	\$489.29	0.015%
5149002055	\$278.98	0.008%
5149002056	\$253.23	0.008%
5149002057	\$214.60	0.006%
5149002058	\$287.56	0.009%
5149002059	\$420.62	0.013%
5149002060	\$201.72	0.006%
5149002061	\$304.73	0.009%
5149002062	\$223.18	0.007%
5149002063	\$412.03	0.012%
5149002064	\$381.99	0.011%
5149002065	\$356.24	0.011%
5149002066	\$317.61	0.009%
5149002067	\$287.56	0.009%
5149002068	\$343.36	0.010%
5149002069	\$369.11	0.011%
5149002070	\$261.81	0.008%
5149002071	\$278.98	0.008%
5149002072	\$403.45	0.012%
5149002073	\$351.94	0.011%
5149002074	\$381.99	0.011%
5149002075	\$283.27	0.008%
5149002076	\$381.99	0.011%
5149002077	\$424.91	0.013%
5149002078	\$287.56	0.009%
5149002079	\$330.48	0.010%

HISTORIC CORE BID – ASSESSMENT ENGINEER’S REPORT

5149002080	\$489.29	0.015%
5149002081	\$278.98	0.008%
5149002082	\$253.23	0.008%
5149002083	\$214.60	0.006%
5149002084	\$287.56	0.009%
5149002085	\$420.62	0.013%
5149002086	\$201.72	0.006%
5149002087	\$304.73	0.009%
5149002088	\$223.18	0.007%
5149002089	\$412.03	0.012%
5149002090	\$381.99	0.011%
5149002091	\$356.24	0.011%
5149002092	\$317.61	0.009%
5149002093	\$287.56	0.009%
5149002094	\$343.36	0.010%
5149002095	\$369.11	0.011%
5149002096	\$261.81	0.008%
5149002097	\$278.98	0.008%
5149002098	\$403.45	0.012%
5149002099	\$351.94	0.011%
5149002100	\$381.99	0.011%
5149002101	\$283.27	0.008%
5149002102	\$381.99	0.011%
5149002103	\$424.91	0.013%
5149002104	\$287.56	0.009%
5149002105	\$330.48	0.010%
5149002106	\$489.29	0.015%
5149002107	\$278.98	0.008%
5149002108	\$253.23	0.008%
5149002109	\$214.60	0.006%
5149002110	\$287.56	0.009%
5149002111	\$420.62	0.013%
5149002112	\$201.72	0.006%
5149002113	\$304.73	0.009%
5149002114	\$223.18	0.007%
5149002115	\$412.03	0.012%
5149002116	\$381.99	0.011%
5149002117	\$356.24	0.011%
5149002118	\$317.61	0.009%
5149002119	\$287.56	0.009%

5149002120	\$343.36	0.010%
5149002121	\$369.11	0.011%
5149002122	\$261.81	0.008%
5149002123	\$278.98	0.008%
5149002124	\$403.45	0.012%
5149002125	\$351.94	0.011%
5149002126	\$381.99	0.011%
5149002127	\$283.27	0.008%
5149002128	\$381.99	0.011%
5149002129	\$424.91	0.013%
5149002130	\$287.56	0.009%
5149002131	\$330.48	0.010%
5149002132	\$489.29	0.015%
5149002133	\$278.98	0.008%
5149002134	\$253.23	0.008%
5149002135	\$214.60	0.006%
5149002136	\$287.56	0.009%
5149002137	\$420.62	0.013%
5149002138	\$201.72	0.006%
5149002139	\$304.73	0.009%
5149002140	\$223.18	0.007%
5149002141	\$412.03	0.012%
5149002142	\$381.99	0.011%
5149002143	\$356.24	0.011%
5149002144	\$317.61	0.009%
5149002145	\$287.56	0.009%
5149002146	\$343.36	0.010%
5149002147	\$369.11	0.011%
5149002148	\$261.81	0.008%
5149002149	\$278.98	0.008%
5149002150	\$403.45	0.012%
5149002151	\$351.94	0.011%
5149002152	\$381.99	0.011%
5149002153	\$283.27	0.008%
5149002154	\$381.99	0.011%
5149002155	\$424.91	0.013%
5149002156	\$287.56	0.009%
5149002157	\$330.48	0.010%
5149002158	\$489.29	0.015%
5149002159	\$278.98	0.008%

HISTORIC CORE BID – ASSESSMENT ENGINEER’S REPORT

5149002160	\$253.23	0.008%
5149002161	\$214.60	0.006%
5149002162	\$287.56	0.009%
5149002163	\$420.62	0.013%
5149002164	\$201.72	0.006%
5149002165	\$304.73	0.009%
5149002166	\$223.18	0.007%
5149002167	\$412.03	0.012%
5149002168	\$381.99	0.011%
5149002169	\$356.24	0.011%
5149002170	\$317.61	0.009%
5149002171	\$287.56	0.009%
5149002172	\$343.36	0.010%
5149002173	\$369.11	0.011%
5149002174	\$261.81	0.008%
5149002175	\$278.98	0.008%
5149002176	\$403.45	0.012%
5149002177	\$351.94	0.011%
5149002178	\$347.65	0.010%
5149002179	\$283.27	0.008%
5149002180	\$381.99	0.011%
5149002181	\$424.91	0.013%
5149002182	\$287.56	0.009%
5149002183	\$330.48	0.010%
5149002184	\$489.29	0.015%
5149002185	\$278.98	0.008%
5149002186	\$253.23	0.008%
5149002187	\$214.60	0.006%
5149002188	\$287.56	0.009%
5149002189	\$420.62	0.013%
5149002190	\$201.72	0.006%
5149002191	\$304.73	0.009%
5149002192	\$223.18	0.007%
5149002193	\$776.85	0.023%
5149002194	\$579.42	0.017%
5149002195	\$562.25	0.017%
5149002196	\$1,167.42	0.035%
5149002197	\$832.65	0.025%
5149002198	\$1,459.28	0.044%
5149002199	\$613.76	0.018%

5149002200	\$1,154.55	0.034%
5149002201	\$858.40	0.026%
5149003008	\$11,085.86	0.331%
5149003009	\$198.83	0.006%
5149003010	\$223.18	0.007%
5149003011	\$223.18	0.007%
5149003012	\$223.18	0.007%
5149003013	\$459.24	0.014%
5149003014	\$236.06	0.007%
5149003015	\$218.89	0.007%
5149003016	\$223.18	0.007%
5149003017	\$223.18	0.007%
5149003018	\$223.18	0.007%
5149003019	\$304.73	0.009%
5149003020	\$223.18	0.007%
5149003021	\$223.18	0.007%
5149003022	\$223.18	0.007%
5149003023	\$459.24	0.014%
5149003024	\$236.06	0.007%
5149003025	\$218.89	0.007%
5149003026	\$223.18	0.007%
5149003027	\$223.18	0.007%
5149003028	\$223.18	0.007%
5149003029	\$304.73	0.009%
5149003030	\$412.03	0.012%
5149003031	\$253.23	0.008%
5149003032	\$253.23	0.008%
5149003033	\$253.23	0.008%
5149003034	\$253.23	0.008%
5149003035	\$257.52	0.008%
5149003036	\$257.52	0.008%
5149003037	\$257.52	0.008%
5149003038	\$437.78	0.013%
5149003039	\$201.72	0.006%
5149003040	\$330.48	0.010%
5149003041	\$403.45	0.012%
5149003042	\$399.16	0.012%
5149003043	\$399.16	0.012%
5149003044	\$399.16	0.012%
5149003045	\$240.35	0.007%

HISTORIC CORE BID – ASSESSMENT ENGINEER’S REPORT

5149003046	\$266.10	0.008%
5149003047	\$399.16	0.012%
5149003048	\$257.52	0.008%
5149003049	\$278.98	0.008%
5149003050	\$463.54	0.014%
5149003051	\$394.86	0.012%
5149003052	\$201.72	0.006%
5149003053	\$326.19	0.010%
5149003054	\$326.19	0.010%
5149003055	\$201.72	0.006%
5149003056	\$351.94	0.011%
5149003057	\$412.03	0.012%
5149003058	\$253.23	0.008%
5149003059	\$253.23	0.008%
5149003060	\$253.23	0.008%
5149003061	\$253.23	0.008%
5149003062	\$257.52	0.008%
5149003063	\$257.52	0.008%
5149003064	\$257.52	0.008%
5149003065	\$437.78	0.013%
5149003066	\$201.72	0.006%
5149003067	\$330.48	0.010%
5149003068	\$403.45	0.012%
5149003069	\$399.16	0.012%
5149003070	\$399.16	0.012%
5149003071	\$399.16	0.012%
5149003072	\$240.35	0.007%
5149003073	\$266.10	0.008%
5149003074	\$240.35	0.007%
5149003075	\$214.60	0.006%
5149003076	\$287.56	0.009%
5149003077	\$278.98	0.008%
5149003078	\$416.32	0.012%
5149003079	\$467.83	0.014%
5149003080	\$201.72	0.006%
5149003081	\$326.19	0.010%
5149003082	\$326.19	0.010%
5149003083	\$326.19	0.010%
5149003084	\$446.37	0.013%
5149003085	\$412.03	0.012%

5149003086	\$253.23	0.008%
5149003087	\$253.23	0.008%
5149003088	\$253.23	0.008%
5149003089	\$253.23	0.008%
5149003090	\$257.52	0.008%
5149003091	\$257.52	0.008%
5149003092	\$257.52	0.008%
5149003093	\$437.78	0.013%
5149003094	\$201.72	0.006%
5149003095	\$330.48	0.010%
5149003096	\$403.45	0.012%
5149003097	\$399.16	0.012%
5149003098	\$399.16	0.012%
5149003099	\$399.16	0.012%
5149003100	\$240.35	0.007%
5149003101	\$266.10	0.008%
5149003102	\$240.35	0.007%
5149003103	\$214.60	0.006%
5149003104	\$287.56	0.009%
5149003105	\$278.98	0.008%
5149003106	\$407.74	0.012%
5149003107	\$472.12	0.014%
5149003108	\$201.72	0.006%
5149003109	\$326.19	0.010%
5149003110	\$326.19	0.010%
5149003111	\$206.02	0.006%
5149003112	\$446.37	0.013%
5149003113	\$412.03	0.012%
5149003114	\$253.23	0.008%
5149003115	\$253.23	0.008%
5149003116	\$253.23	0.008%
5149003117	\$253.23	0.008%
5149003118	\$257.52	0.008%
5149003119	\$257.52	0.008%
5149003120	\$257.52	0.008%
5149003121	\$437.78	0.013%
5149003122	\$201.72	0.006%
5149003123	\$330.48	0.010%
5149003124	\$403.45	0.012%
5149003125	\$399.16	0.012%

HISTORIC CORE BID – ASSESSMENT ENGINEER’S REPORT

5149003126	\$356.24	0.011%
5149003127	\$248.94	0.007%
5149003128	\$248.94	0.007%
5149003129	\$416.32	0.012%
5149003130	\$467.83	0.014%
5149003131	\$201.72	0.006%
5149003132	\$326.19	0.010%
5149003133	\$321.90	0.010%
5149003134	\$206.02	0.006%
5149003135	\$446.37	0.013%
5149003136	\$270.40	0.008%
5149003137	\$248.94	0.007%
5149003138	\$369.11	0.011%
5149003139	\$433.49	0.013%
5149003140	\$321.90	0.010%
5149003141	\$326.19	0.010%
5149003142	\$326.19	0.010%
5149003143	\$201.72	0.006%
5149003144	\$386.28	0.012%
5149003145	\$210.31	0.006%
5149003146	\$433.49	0.013%
5149003147	\$309.02	0.009%
5149003148	\$433.49	0.013%
5149003149	\$210.31	0.006%
5149003150	\$330.48	0.010%
5149003151	\$326.19	0.010%
5149003152	\$210.31	0.006%
5149003153	\$433.49	0.013%
5149003154	\$364.82	0.011%
5149003155	\$437.78	0.013%
5149003156	\$206.02	0.006%
5149003157	\$386.28	0.012%
5149004013	\$386.28	0.012%
5149004014	\$210.31	0.006%
5149004015	\$433.49	0.013%
5149004016	\$309.02	0.009%
5149004017	\$433.49	0.013%
5149004018	\$210.31	0.006%
5149004019	\$326.19	0.010%
5149004020	\$326.19	0.010%

5149004021	\$210.31	0.006%
5149004022	\$433.49	0.013%
5149004023	\$480.70	0.014%
5149004024	\$433.49	0.013%
5149004025	\$210.31	0.006%
5149004026	\$386.28	0.012%
5149004027	\$386.28	0.012%
5149004028	\$210.31	0.006%
5149004029	\$433.49	0.013%
5149004030	\$309.02	0.009%
5149004031	\$433.49	0.013%
5149004032	\$210.31	0.006%
5149004033	\$326.19	0.010%
5149004034	\$326.19	0.010%
5149004035	\$210.31	0.006%
5149004036	\$433.49	0.013%
5149004037	\$480.70	0.014%
5149004038	\$433.49	0.013%
5149004039	\$210.31	0.006%
5149004040	\$386.28	0.012%
5149004041	\$386.28	0.012%
5149004042	\$210.31	0.006%
5149004043	\$433.49	0.013%
5149004044	\$309.02	0.009%
5149004045	\$433.49	0.013%
5149004046	\$210.31	0.006%
5149004047	\$326.19	0.010%
5149004048	\$326.19	0.010%
5149004049	\$210.31	0.006%
5149004050	\$433.49	0.013%
5149004051	\$480.70	0.014%
5149004052	\$433.49	0.013%
5149004053	\$210.31	0.006%
5149004054	\$386.28	0.012%
5149004055	\$386.28	0.012%
5149004056	\$210.31	0.006%
5149004057	\$433.49	0.013%
5149004058	\$309.02	0.009%
5149004059	\$433.49	0.013%
5149004060	\$210.31	0.006%

HISTORIC CORE BID – ASSESSMENT ENGINEER’S REPORT

5149004061	\$326.19	0.010%
5149004062	\$326.19	0.010%
5149004063	\$210.31	0.006%
5149004064	\$433.49	0.013%
5149004065	\$480.70	0.014%
5149004066	\$433.49	0.013%
5149004067	\$210.31	0.006%
5149004068	\$386.28	0.012%
5149004069	\$386.28	0.012%
5149004070	\$210.31	0.006%
5149004071	\$433.49	0.013%
5149004072	\$309.02	0.009%
5149004073	\$433.49	0.013%
5149004074	\$210.31	0.006%
5149004075	\$326.19	0.010%
5149004076	\$326.19	0.010%
5149004077	\$210.31	0.006%
5149004078	\$433.49	0.013%
5149004079	\$480.70	0.014%
5149004080	\$433.49	0.013%
5149004081	\$210.31	0.006%
5149004082	\$386.28	0.012%
5149004083	\$386.28	0.012%
5149004084	\$210.31	0.006%
5149004085	\$433.49	0.013%
5149004086	\$309.02	0.009%
5149004087	\$433.49	0.013%
5149004088	\$210.31	0.006%
5149004089	\$326.19	0.010%
5149004090	\$326.19	0.010%
5149004091	\$210.31	0.006%
5149004092	\$433.49	0.013%
5149004093	\$480.70	0.014%
5149004094	\$433.49	0.013%
5149004095	\$210.31	0.006%
5149004096	\$386.28	0.012%
5149004097	\$386.28	0.012%
5149004098	\$210.31	0.006%
5149004099	\$433.49	0.013%
5149004100	\$309.02	0.009%

5149004101	\$433.49	0.013%
5149004102	\$210.31	0.006%
5149004103	\$326.19	0.010%
5149004104	\$326.19	0.010%
5149004105	\$210.31	0.006%
5149004106	\$433.49	0.013%
5149004107	\$480.70	0.014%
5149004108	\$433.49	0.013%
5149004109	\$210.31	0.006%
5149004110	\$386.28	0.012%
5149004111	\$386.28	0.012%
5149004112	\$210.31	0.006%
5149004113	\$433.49	0.013%
5149004114	\$309.02	0.009%
5149004115	\$433.49	0.013%
5149004116	\$210.31	0.006%
5149004117	\$326.19	0.010%
5149004118	\$326.19	0.010%
5149004119	\$210.31	0.006%
5149004120	\$433.49	0.013%
5149004121	\$480.70	0.014%
5149004122	\$433.49	0.013%
5149004123	\$210.31	0.006%
5149004124	\$386.28	0.012%
5149004125	\$386.28	0.012%
5149004126	\$210.31	0.006%
5149004127	\$433.49	0.013%
5149004128	\$309.02	0.009%
5149004129	\$433.49	0.013%
5149004130	\$210.31	0.006%
5149004131	\$326.19	0.010%
5149004132	\$326.19	0.010%
5149004133	\$210.31	0.006%
5149004134	\$433.49	0.013%
5149004135	\$480.70	0.014%
5149004136	\$433.49	0.013%
5149004137	\$210.31	0.006%
5149004138	\$386.28	0.012%
5149004139	\$386.28	0.012%
5149004140	\$210.31	0.006%

HISTORIC CORE BID – ASSESSMENT ENGINEER’S REPORT

5149004141	\$433.49	0.013%
5149004142	\$309.02	0.009%
5149004143	\$433.49	0.013%
5149004144	\$210.31	0.006%
5149004145	\$326.19	0.010%
5149004146	\$326.19	0.010%
5149004147	\$210.31	0.006%
5149004148	\$433.49	0.013%
5149004149	\$480.70	0.014%
5149004150	\$433.49	0.013%
5149004151	\$210.31	0.006%
5149004152	\$386.28	0.012%
5149004153	\$386.28	0.012%
5149004154	\$210.31	0.006%
5149004155	\$433.49	0.013%
5149004156	\$309.02	0.009%
5149004157	\$433.49	0.013%
5149004158	\$210.31	0.006%
5149004159	\$326.19	0.010%
5149004160	\$326.19	0.010%
5149004161	\$210.31	0.006%
5149004162	\$433.49	0.013%
5149004163	\$480.70	0.014%
5149004164	\$433.49	0.013%
5149004165	\$210.31	0.006%
5149004166	\$386.28	0.012%
5149004167	\$386.28	0.012%
5149004168	\$210.31	0.006%
5149004169	\$433.49	0.013%
5149004170	\$309.02	0.009%
5149004171	\$433.49	0.013%
5149004172	\$210.31	0.006%
5149004173	\$326.19	0.010%
5149004174	\$326.19	0.010%
5149004175	\$210.31	0.006%
5149004176	\$433.49	0.013%
5149004177	\$480.70	0.014%
5149004178	\$433.49	0.013%
5149004179	\$210.31	0.006%
5149004180	\$386.28	0.012%

5149004181	\$386.28	0.012%
5149004182	\$210.31	0.006%
5149004183	\$433.49	0.013%
5149004184	\$309.02	0.009%
5149004185	\$433.49	0.013%
5149004186	\$210.31	0.006%
5149004187	\$326.19	0.010%
5149004188	\$326.19	0.010%
5149004189	\$210.31	0.006%
5149004190	\$433.49	0.013%
5149004191	\$480.70	0.014%
5149004192	\$433.49	0.013%
5149004193	\$210.31	0.006%
5149004194	\$386.28	0.012%
5149004195	\$386.28	0.012%
5149004196	\$210.31	0.006%
5149004197	\$433.49	0.013%
5149004198	\$309.02	0.009%
5149004199	\$433.49	0.013%
5149004200	\$210.31	0.006%
5149004201	\$326.19	0.010%
5149004202	\$326.19	0.010%
5149004203	\$210.31	0.006%
5149004204	\$433.49	0.013%
5149004205	\$480.70	0.014%
5149004206	\$433.49	0.013%
5149004207	\$210.31	0.006%
5149004208	\$386.28	0.012%
5149004209	\$386.28	0.012%
5149004210	\$210.31	0.006%
5149004211	\$433.49	0.013%
5149004212	\$309.02	0.009%
5149004213	\$433.49	0.013%
5149004214	\$210.31	0.006%
5149004215	\$326.19	0.010%
5149004216	\$326.19	0.010%
5149004217	\$210.31	0.006%
5149004218	\$433.49	0.013%
5149004219	\$480.70	0.014%
5149004220	\$433.49	0.013%

HISTORIC CORE BID – ASSESSMENT ENGINEER’S REPORT

5149004221	\$210.31	0.006%
5149004222	\$386.28	0.012%
5149004223	\$386.28	0.012%
5149004224	\$210.31	0.006%
5149004225	\$433.49	0.013%
5149004226	\$309.02	0.009%
5149004227	\$433.49	0.013%
5149004228	\$210.31	0.006%
5149004229	\$326.19	0.010%
5149004230	\$326.19	0.010%
5149004231	\$210.31	0.006%
5149004232	\$433.49	0.013%
5149004233	\$480.70	0.014%
5149004234	\$433.49	0.013%
5149004235	\$210.31	0.006%
5149004236	\$386.28	0.012%
5149004237	\$386.28	0.012%
5149004238	\$210.31	0.006%
5149004239	\$433.49	0.013%
5149004240	\$309.02	0.009%
5149004241	\$433.49	0.013%
5149004242	\$210.31	0.006%
5149004243	\$326.19	0.010%
5149004244	\$326.19	0.010%
5149004245	\$210.31	0.006%
5149004246	\$433.49	0.013%
5149004247	\$480.70	0.014%
5149004248	\$433.49	0.013%
5149004249	\$210.31	0.006%
5149004250	\$386.28	0.012%
5149004251	\$386.28	0.012%
5149004252	\$210.31	0.006%
5149004253	\$433.49	0.013%
5149004254	\$309.02	0.009%
5149004255	\$433.49	0.013%
5149004256	\$210.31	0.006%
5149004257	\$326.19	0.010%
5149004258	\$326.19	0.010%
5149004259	\$210.31	0.006%
5149004260	\$433.49	0.013%

5149004261	\$480.70	0.014%
5149004262	\$433.49	0.013%
5149004263	\$210.31	0.006%
5149004264	\$386.28	0.012%
5149005004	\$399.16	0.012%
5149005005	\$600.88	0.018%
5149005006	\$575.13	0.017%
5149005007	\$347.65	0.010%
5149005008	\$347.65	0.010%
5149005009	\$356.24	0.011%
5149005010	\$673.84	0.020%
5149005011	\$600.88	0.018%
5149005012	\$351.94	0.011%
5149005013	\$433.49	0.013%
5149005014	\$399.16	0.012%
5149005015	\$600.88	0.018%
5149005016	\$575.13	0.017%
5149005017	\$347.65	0.010%
5149005018	\$347.65	0.010%
5149005019	\$356.24	0.011%
5149005020	\$673.84	0.020%
5149005021	\$600.88	0.018%
5149005022	\$351.94	0.011%
5149005023	\$433.49	0.013%
5149005024	\$399.16	0.012%
5149005025	\$600.88	0.018%
5149005026	\$575.13	0.017%
5149005027	\$347.65	0.010%
5149005028	\$347.65	0.010%
5149005029	\$356.24	0.011%
5149005030	\$673.84	0.020%
5149005031	\$600.88	0.018%
5149005032	\$351.94	0.011%
5149005033	\$433.49	0.013%
5149005034	\$399.16	0.012%
5149005035	\$600.88	0.018%
5149005036	\$575.13	0.017%
5149005037	\$347.65	0.010%
5149005038	\$347.65	0.010%
5149005039	\$356.24	0.011%

HISTORIC CORE BID – ASSESSMENT ENGINEER’S REPORT

5149005040	\$673.84	0.020%
5149005041	\$600.88	0.018%
5149005042	\$351.94	0.011%
5149005043	\$433.49	0.013%
5149005044	\$399.16	0.012%
5149005045	\$600.88	0.018%
5149005046	\$575.13	0.017%
5149005047	\$347.65	0.010%
5149005048	\$347.65	0.010%
5149005049	\$356.24	0.011%
5149005050	\$673.84	0.020%
5149005051	\$600.88	0.018%
5149005052	\$351.94	0.011%
5149005053	\$433.49	0.013%
5149022006	\$9,190.28	0.275%
5149022008	\$21,645.59	0.647%
5149022010	\$7,155.91	0.214%
5149022012	\$10,661.87	0.318%
5149022013	\$16,465.83	0.492%
5149022014	\$9,774.10	0.292%
5149022015	\$16,742.69	0.500%
5149022016	\$1,756.76	0.052%
5149022017	\$2,661.70	0.080%
5149022018	\$8,369.13	0.250%
5149022019	\$3,586.77	0.107%
5149023011	\$14,794.23	0.442%
5149023013	\$13,455.06	0.402%
5149023020	\$678.14	0.020%
5149023021	\$476.41	0.014%
5149023022	\$527.92	0.016%
5149023023	\$489.29	0.015%
5149023024	\$485.00	0.014%
5149023025	\$437.78	0.013%
5149023026	\$309.02	0.009%
5149023027	\$313.32	0.009%
5149023028	\$304.73	0.009%
5149023029	\$197.43	0.006%
5149023030	\$193.14	0.006%
5149023031	\$197.43	0.006%
5149023032	\$334.78	0.010%

5149023033	\$197.43	0.006%
5149023034	\$218.89	0.007%
5149023035	\$510.75	0.015%
5149023036	\$420.62	0.013%
5149023037	\$549.38	0.016%
5149023038	\$553.67	0.017%
5149023039	\$549.38	0.016%
5149023040	\$472.12	0.014%
5149023041	\$381.99	0.011%
5149023042	\$377.70	0.011%
5149023043	\$356.24	0.011%
5149023044	\$309.02	0.009%
5149023045	\$309.02	0.009%
5149023046	\$304.73	0.009%
5149023047	\$201.72	0.006%
5149023048	\$197.43	0.006%
5149023049	\$201.72	0.006%
5149023050	\$334.78	0.010%
5149023051	\$201.72	0.006%
5149023052	\$218.89	0.007%
5149023053	\$343.36	0.010%
5149023054	\$351.94	0.011%
5149023055	\$343.36	0.010%
5149023056	\$369.11	0.011%
5149023057	\$369.11	0.011%
5149023058	\$351.94	0.011%
5149023059	\$351.94	0.011%
5149023060	\$356.24	0.011%
5149023061	\$296.15	0.009%
5149023062	\$309.02	0.009%
5149023063	\$309.02	0.009%
5149023064	\$304.73	0.009%
5149023065	\$201.72	0.006%
5149023066	\$197.43	0.006%
5149023067	\$201.72	0.006%
5149023068	\$334.78	0.010%
5149023069	\$201.72	0.006%
5149023070	\$218.89	0.007%
5149023071	\$343.36	0.010%
5149023072	\$351.94	0.011%

HISTORIC CORE BID – ASSESSMENT ENGINEER’S REPORT

5149023073	\$343.36	0.010%
5149023074	\$369.11	0.011%
5149023075	\$369.11	0.011%
5149023076	\$351.94	0.011%
5149023077	\$351.94	0.011%
5149023078	\$356.24	0.011%
5149023079	\$296.15	0.009%
5149023080	\$309.02	0.009%
5149023081	\$309.02	0.009%
5149023082	\$304.73	0.009%
5149023083	\$201.72	0.006%
5149023084	\$197.43	0.006%
5149023085	\$201.72	0.006%
5149023086	\$334.78	0.010%
5149023087	\$201.72	0.006%
5149023088	\$218.89	0.007%
5149023089	\$343.36	0.010%
5149023090	\$351.94	0.011%
5149023091	\$343.36	0.010%
5149023092	\$369.11	0.011%
5149023093	\$369.11	0.011%
5149023094	\$351.94	0.011%
5149023095	\$351.94	0.011%
5149023096	\$356.24	0.011%
5149023097	\$296.15	0.009%
5149023098	\$309.02	0.009%
5149023099	\$309.02	0.009%
5149023100	\$304.73	0.009%
5149023101	\$201.72	0.006%
5149023102	\$197.43	0.006%
5149023103	\$201.72	0.006%
5149023104	\$334.78	0.010%
5149023105	\$201.72	0.006%
5149023106	\$218.89	0.007%
5149023107	\$343.36	0.010%
5149023108	\$351.94	0.011%
5149023109	\$343.36	0.010%
5149023110	\$369.11	0.011%
5149023111	\$369.11	0.011%
5149023112	\$351.94	0.011%

5149023113	\$351.94	0.011%
5149023114	\$356.24	0.011%
5149023115	\$296.15	0.009%
5149023116	\$309.02	0.009%
5149023117	\$309.02	0.009%
5149023118	\$304.73	0.009%
5149023119	\$201.72	0.006%
5149023120	\$540.79	0.016%
5149023121	\$201.72	0.006%
5149023122	\$201.72	0.006%
5149023123	\$218.89	0.007%
5149023124	\$343.36	0.010%
5149023125	\$347.65	0.010%
5149023126	\$347.65	0.010%
5149023127	\$369.11	0.011%
5149023128	\$369.11	0.011%
5149023129	\$351.94	0.011%
5149023130	\$351.94	0.011%
5149023131	\$296.15	0.009%
5149023132	\$356.24	0.011%
5149023133	\$309.02	0.009%
5149023134	\$309.02	0.009%
5149023135	\$304.73	0.009%
5149023136	\$201.72	0.006%
5149023137	\$540.79	0.016%
5149023138	\$201.72	0.006%
5149023139	\$201.72	0.006%
5149023140	\$218.89	0.007%
5149023141	\$343.36	0.010%
5149023142	\$347.65	0.010%
5149023143	\$347.65	0.010%
5149023144	\$369.11	0.011%
5149023145	\$369.11	0.011%
5149023146	\$351.94	0.011%
5149023147	\$351.94	0.011%
5149023148	\$296.15	0.009%
5149023149	\$356.24	0.011%
5149023150	\$309.02	0.009%
5149023151	\$309.02	0.009%
5149023152	\$304.73	0.009%

HISTORIC CORE BID – ASSESSMENT ENGINEER’S REPORT

5149023153	\$201.72	0.006%
5149023154	\$540.79	0.016%
5149023155	\$201.72	0.006%
5149023156	\$201.72	0.006%
5149023157	\$218.89	0.007%
5149023158	\$343.36	0.010%
5149023159	\$347.65	0.010%
5149023160	\$347.65	0.010%
5149023161	\$369.11	0.011%
5149023162	\$369.11	0.011%
5149023163	\$351.94	0.011%
5149023164	\$351.94	0.011%
5149023165	\$296.15	0.009%
5149023166	\$356.24	0.011%
5149023167	\$309.02	0.009%
5149023168	\$309.02	0.009%
5149023169	\$304.73	0.009%
5149023170	\$201.72	0.006%
5149023171	\$540.79	0.016%
5149023172	\$201.72	0.006%
5149023173	\$201.72	0.006%
5149023174	\$218.89	0.007%
5149023175	\$343.36	0.010%
5149023176	\$347.65	0.010%
5149023177	\$347.65	0.010%
5149023178	\$369.11	0.011%
5149023179	\$369.11	0.011%
5149023180	\$351.94	0.011%
5149023181	\$351.94	0.011%
5149023182	\$296.15	0.009%
5149023183	\$356.24	0.011%
5149023184	\$309.02	0.009%
5149023185	\$309.02	0.009%
5149023186	\$304.73	0.009%
5149023187	\$201.72	0.006%
5149023188	\$540.79	0.016%
5149023189	\$201.72	0.006%
5149023190	\$201.72	0.006%
5149023191	\$218.89	0.007%
5149023192	\$343.36	0.010%

5149023193	\$347.65	0.010%
5149023194	\$347.65	0.010%
5149023195	\$369.11	0.011%
5149023196	\$369.11	0.011%
5149023197	\$351.94	0.011%
5149023198	\$351.94	0.011%
5149023199	\$296.15	0.009%
5149023200	\$356.24	0.011%
5149023201	\$309.02	0.009%
5149023202	\$309.02	0.009%
5149023203	\$304.73	0.009%
5149023204	\$201.72	0.006%
5149023205	\$540.79	0.016%
5149023206	\$201.72	0.006%
5149023207	\$201.72	0.006%
5149023208	\$218.89	0.007%
5149023209	\$343.36	0.010%
5149023210	\$347.65	0.010%
5149023211	\$347.65	0.010%
5149023212	\$369.11	0.011%
5149023213	\$369.11	0.011%
5149023214	\$351.94	0.011%
5149023215	\$351.94	0.011%
5149023216	\$296.15	0.009%
5149023217	\$356.24	0.011%
5149023218	\$309.02	0.009%
5149023219	\$309.02	0.009%
5149023220	\$304.73	0.009%
5149023221	\$407.74	0.012%
5149023222	\$540.79	0.016%
5149023223	\$433.49	0.013%
5149023224	\$407.74	0.012%
5149023225	\$433.49	0.013%
5149023226	\$14,088.58	0.421%
5149023231	\$140.37	0.004%
5149023232	\$181.12	0.005%
5149023233	\$1,151.73	0.034%
5149023900	\$1,535.39	0.046%
5149023901	\$1,823.91	0.054%
5149023902	\$2,352.76	0.070%

HISTORIC CORE BID – ASSESSMENT ENGINEER’S REPORT

5149023903	\$4,054.50	0.121%
5149023904	\$4,616.87	0.138%
5149023905	\$3,076.33	0.092%
5149024001	\$30,980.13	0.925%
5149024004	\$15,375.02	0.459%
5149024006	\$2,210.43	0.066%
5149024008	\$9,056.43	0.271%
5149024009	\$10,553.80	0.315%
5149024018	\$3,112.75	0.093%
5149024024	\$12,712.34	0.380%
5149024026	\$41,892.45	1.251%
5149024027	\$15,986.73	0.478%
5149024028	\$8,724.34	0.261%
5149024029	\$442.08	0.013%
5149024030	\$369.11	0.011%
5149024031	\$480.70	0.014%
5149024032	\$364.82	0.011%
5149024033	\$244.64	0.007%
5149024034	\$454.95	0.014%
5149024035	\$334.78	0.010%
5149024036	\$446.37	0.013%
5149024037	\$450.66	0.013%
5149024038	\$364.82	0.011%
5149024039	\$472.12	0.014%
5149024040	\$313.32	0.009%
5149024041	\$287.56	0.009%
5149024042	\$437.78	0.013%
5149024043	\$429.20	0.013%
5149024044	\$446.37	0.013%
5149024045	\$450.66	0.013%
5149024046	\$364.82	0.011%
5149024047	\$472.12	0.014%
5149024048	\$313.32	0.009%
5149024049	\$287.56	0.009%
5149024050	\$437.78	0.013%
5149024051	\$429.20	0.013%
5149024052	\$446.37	0.013%
5149024053	\$450.66	0.013%
5149024054	\$364.82	0.011%
5149024055	\$472.12	0.014%

5149024056	\$313.32	0.009%
5149024057	\$287.56	0.009%
5149024058	\$437.78	0.013%
5149024059	\$429.20	0.013%
5149024060	\$446.37	0.013%
5149024061	\$450.66	0.013%
5149024062	\$364.82	0.011%
5149024063	\$472.12	0.014%
5149024064	\$313.32	0.009%
5149024065	\$287.56	0.009%
5149024066	\$437.78	0.013%
5149024067	\$429.20	0.013%
5149024068	\$446.37	0.013%
5149024069	\$450.66	0.013%
5149024070	\$364.82	0.011%
5149024071	\$472.12	0.014%
5149024072	\$313.32	0.009%
5149024073	\$287.56	0.009%
5149024074	\$437.78	0.013%
5149024075	\$429.20	0.013%
5149024076	\$446.37	0.013%
5149024077	\$450.66	0.013%
5149024078	\$364.82	0.011%
5149024079	\$472.12	0.014%
5149024080	\$313.32	0.009%
5149024081	\$287.56	0.009%
5149024082	\$437.78	0.013%
5149024083	\$429.20	0.013%
5149024084	\$446.37	0.013%
5149024085	\$450.66	0.013%
5149024086	\$364.82	0.011%
5149024087	\$472.12	0.014%
5149024088	\$313.32	0.009%
5149024089	\$287.56	0.009%
5149024090	\$437.78	0.013%
5149024091	\$437.78	0.013%
5149024092	\$446.37	0.013%
5149024093	\$450.66	0.013%
5149024094	\$364.82	0.011%
5149024095	\$472.12	0.014%

HISTORIC CORE BID – ASSESSMENT ENGINEER’S REPORT

5149024096	\$313.32	0.009%
5149024097	\$287.56	0.009%
5149024098	\$437.78	0.013%
5149024099	\$429.20	0.013%
5149024100	\$446.37	0.013%
5149024101	\$450.66	0.013%
5149024102	\$364.82	0.011%
5149024103	\$472.12	0.014%
5149024104	\$313.32	0.009%
5149024105	\$287.56	0.009%
5149024106	\$437.78	0.013%
5149024107	\$429.20	0.013%
5149024108	\$446.37	0.013%
5149024109	\$450.66	0.013%
5149024110	\$364.82	0.011%
5149024111	\$472.12	0.014%
5149024112	\$313.32	0.009%
5149024113	\$287.56	0.009%
5149024114	\$437.78	0.013%
5149024115	\$429.20	0.013%
5149024116	\$446.37	0.013%
5149025001	\$7,103.03	0.212%
5149025900	\$4,181.06	0.125%
5149025901	\$56,679.72	1.693%
5149026001	\$29,472.15	0.880%
5149026002	\$8,504.13	0.254%
5149026003	\$6,904.92	0.206%
5149026008	\$11,780.85	0.352%
5149033001	\$4,015.13	0.120%
5149033002	\$7,292.63	0.218%
5149033003	\$7,648.81	0.228%
5149033004	\$2,199.07	0.066%
5149033007	\$6,356.53	0.190%
5149033008	\$2,004.36	0.060%
5149033009	\$6,969.40	0.208%
5149033011	\$2,220.22	0.066%
5149033012	\$5,218.97	0.156%
5149033013	\$12,017.09	0.359%
5149033014	\$2,859.07	0.085%
5149033016	\$5,538.20	0.165%

5149033017	\$339.07	0.010%
5149033018	\$420.62	0.013%
5149033019	\$339.07	0.010%
5149033020	\$416.32	0.012%
5149033021	\$287.56	0.009%
5149033022	\$330.48	0.010%
5149033023	\$467.83	0.014%
5149033024	\$515.04	0.015%
5149033025	\$287.56	0.009%
5149033026	\$394.86	0.012%
5149033027	\$497.87	0.015%
5149033028	\$412.03	0.012%
5149033029	\$381.99	0.011%
5149033030	\$356.24	0.011%
5149033031	\$317.61	0.009%
5149033032	\$287.56	0.009%
5149033033	\$339.07	0.010%
5149033034	\$369.11	0.011%
5149033035	\$291.86	0.009%
5149033036	\$339.07	0.010%
5149033037	\$356.24	0.011%
5149033038	\$412.03	0.012%
5149033039	\$446.37	0.013%
5149033040	\$283.27	0.008%
5149033041	\$381.99	0.011%
5149033042	\$424.91	0.013%
5149033043	\$287.56	0.009%
5149033044	\$330.48	0.010%
5149033045	\$489.29	0.015%
5149033046	\$278.98	0.008%
5149033047	\$313.32	0.009%
5149033048	\$261.81	0.008%
5149033049	\$287.56	0.009%
5149033050	\$420.62	0.013%
5149033051	\$231.77	0.007%
5149033052	\$304.73	0.009%
5149033053	\$223.18	0.007%
5149033054	\$412.03	0.012%
5149033055	\$381.99	0.011%
5149033056	\$356.24	0.011%

HISTORIC CORE BID – ASSESSMENT ENGINEER’S REPORT

5149033057	\$317.61	0.009%
5149033058	\$287.56	0.009%
5149033059	\$343.36	0.010%
5149033060	\$369.11	0.011%
5149033061	\$261.81	0.008%
5149033062	\$278.98	0.008%
5149033063	\$403.45	0.012%
5149033064	\$351.94	0.011%
5149033065	\$381.99	0.011%
5149033066	\$283.27	0.008%
5149033067	\$381.99	0.011%
5149033068	\$424.91	0.013%
5149033069	\$287.56	0.009%
5149033070	\$330.48	0.010%
5149033071	\$489.29	0.015%
5149033072	\$278.98	0.008%
5149033073	\$253.23	0.008%
5149033074	\$214.60	0.006%
5149033075	\$287.56	0.009%
5149033076	\$420.62	0.013%
5149033077	\$201.72	0.006%
5149033078	\$304.73	0.009%
5149033079	\$223.18	0.007%
5149033080	\$412.03	0.012%
5149033081	\$381.99	0.011%
5149033082	\$356.24	0.011%
5149033083	\$317.61	0.009%
5149033084	\$287.56	0.009%
5149033085	\$343.36	0.010%
5149033086	\$369.11	0.011%
5149033087	\$261.81	0.008%
5149033088	\$278.98	0.008%
5149033089	\$403.45	0.012%
5149033090	\$351.94	0.011%
5149033091	\$381.99	0.011%
5149033092	\$283.27	0.008%
5149033093	\$381.99	0.011%
5149033094	\$424.91	0.013%
5149033095	\$287.56	0.009%
5149033096	\$330.48	0.010%

5149033097	\$489.29	0.015%
5149033098	\$278.98	0.008%
5149033099	\$253.23	0.008%
5149033100	\$214.60	0.006%
5149033101	\$287.56	0.009%
5149033102	\$420.62	0.013%
5149033103	\$201.72	0.006%
5149033104	\$304.73	0.009%
5149033105	\$223.18	0.007%
5149033106	\$15,312.21	0.457%
5149034002	\$6,986.98	0.209%
5149034003	\$7,794.86	0.233%
5149034005	\$22,282.94	0.666%
5149034006	\$29,780.61	0.890%
5149034011	\$4,706.97	0.141%
5149034013	\$9,801.44	0.293%
5149034014	\$278.98	0.008%
5149034015	\$489.29	0.015%
5149034016	\$506.46	0.015%
5149034017	\$540.79	0.016%
5149034018	\$429.20	0.013%
5149034019	\$472.12	0.014%
5149034020	\$673.84	0.020%
5149034021	\$489.29	0.015%
5149034022	\$253.23	0.008%
5149034023	\$278.98	0.008%
5149034024	\$463.54	0.014%
5149034025	\$497.87	0.015%
5149034026	\$540.79	0.016%
5149034027	\$381.99	0.011%
5149034028	\$429.20	0.013%
5149034029	\$493.58	0.015%
5149034030	\$227.48	0.007%
5149034031	\$278.98	0.008%
5149034032	\$463.54	0.014%
5149034033	\$497.87	0.015%
5149034034	\$540.79	0.016%
5149034035	\$381.99	0.011%
5149034036	\$429.20	0.013%
5149034037	\$493.58	0.015%

HISTORIC CORE BID – ASSESSMENT ENGINEER’S REPORT

5149034038	\$227.48	0.007%
5149034039	\$278.98	0.008%
5149034040	\$463.54	0.014%
5149034041	\$497.87	0.015%
5149034042	\$540.79	0.016%
5149034043	\$381.99	0.011%
5149034044	\$429.20	0.013%
5149034045	\$493.58	0.015%
5149034046	\$227.48	0.007%
5149034047	\$278.98	0.008%
5149034048	\$463.54	0.014%
5149034049	\$497.87	0.015%
5149034050	\$540.79	0.016%
5149034051	\$381.99	0.011%
5149034052	\$429.20	0.013%
5149034053	\$493.58	0.015%
5149034054	\$227.48	0.007%
5149034055	\$278.98	0.008%
5149034056	\$463.54	0.014%
5149034057	\$497.87	0.015%
5149034058	\$540.79	0.016%
5149034059	\$381.99	0.011%
5149034060	\$429.20	0.013%
5149034061	\$493.58	0.015%
5149034062	\$227.48	0.007%
5149034063	\$278.98	0.008%
5149034064	\$463.54	0.014%
5149034065	\$497.87	0.015%
5149034066	\$540.79	0.016%
5149034067	\$381.99	0.011%
5149034068	\$429.20	0.013%
5149034069	\$493.58	0.015%
5149034070	\$227.48	0.007%
5149034071	\$446.37	0.013%
5149034072	\$489.29	0.015%
5149034073	\$467.83	0.014%
5149034074	\$317.61	0.009%
5149034075	\$420.62	0.013%
5149035004	\$6,322.42	0.189%
5149035005	\$5,565.89	0.166%

5149035007	\$3,768.30	0.113%
5149035010	\$4,285.40	0.128%
5149035011	\$14,126.91	0.422%
5149035012	\$6,558.71	0.196%
5149035016	\$15,832.98	0.473%
5149035017	\$381.99	0.011%
5149035018	\$600.88	0.018%
5149035019	\$553.67	0.017%
5149035020	\$665.26	0.020%
5149035021	\$377.70	0.011%
5149035022	\$416.32	0.012%
5149035023	\$339.07	0.010%
5149035024	\$351.94	0.011%
5149035025	\$450.66	0.013%
5149035026	\$317.61	0.009%
5149035027	\$390.57	0.012%
5149035028	\$609.46	0.018%
5149035029	\$570.84	0.017%
5149035030	\$665.26	0.020%
5149035031	\$369.11	0.011%
5149035032	\$416.32	0.012%
5149035033	\$343.36	0.010%
5149035034	\$343.36	0.010%
5149035035	\$416.32	0.012%
5149035036	\$266.10	0.008%
5149035037	\$377.70	0.011%
5149035038	\$613.76	0.018%
5149035039	\$562.25	0.017%
5149035040	\$678.14	0.020%
5149035041	\$364.82	0.011%
5149035042	\$412.03	0.012%
5149035043	\$326.19	0.010%
5149035044	\$339.07	0.010%
5149035045	\$424.91	0.013%
5149035046	\$313.32	0.009%
5149035047	\$373.40	0.011%
5149035048	\$600.88	0.018%
5149035049	\$562.25	0.017%
5149035050	\$673.84	0.020%
5149035051	\$373.40	0.011%

HISTORIC CORE BID – ASSESSMENT ENGINEER’S REPORT

5149035052	\$420.62	0.013%
5149035053	\$339.07	0.010%
5149035054	\$343.36	0.010%
5149035055	\$545.08	0.016%
5149035056	\$283.27	0.008%
5149035057	\$253.23	0.008%
5149035058	\$261.81	0.008%
5149035059	\$424.91	0.013%
5149035060	\$261.81	0.008%
5149035061	\$278.98	0.008%
5149035062	\$287.56	0.009%
5149035063	\$257.52	0.008%
5149035064	\$261.81	0.008%
5149035065	\$429.20	0.013%
5149035066	\$261.81	0.008%
5149035067	\$274.69	0.008%
5149035068	\$283.27	0.008%
5149035069	\$253.23	0.008%
5149035070	\$261.81	0.008%
5149035071	\$416.32	0.012%
5149035072	\$261.81	0.008%
5149035073	\$291.86	0.009%
5149035074	\$287.56	0.009%
5149035075	\$257.52	0.008%
5149035076	\$261.81	0.008%
5149035077	\$433.49	0.013%
5149035078	\$261.81	0.008%
5149035079	\$287.56	0.009%
5149035080	\$283.27	0.008%
5149035081	\$253.23	0.008%
5149035082	\$261.81	0.008%
5149035083	\$416.32	0.012%
5149035084	\$261.81	0.008%
5149035085	\$291.86	0.009%
5149035086	\$287.56	0.009%
5149035087	\$257.52	0.008%
5149035088	\$261.81	0.008%
5149035089	\$433.49	0.013%
5149035090	\$261.81	0.008%
5149035091	\$287.56	0.009%

5149035092	\$283.27	0.008%
5149035093	\$253.23	0.008%
5149035094	\$261.81	0.008%
5149035095	\$416.32	0.012%
5149035096	\$261.81	0.008%
5149035097	\$291.86	0.009%
5149035098	\$287.56	0.009%
5149035099	\$257.52	0.008%
5149035100	\$261.81	0.008%
5149035101	\$433.49	0.013%
5149035102	\$261.81	0.008%
5149035103	\$287.56	0.009%
5149035104	\$283.27	0.008%
5149035105	\$253.23	0.008%
5149035106	\$261.81	0.008%
5149035107	\$416.32	0.012%
5149035108	\$261.81	0.008%
5149035109	\$291.86	0.009%
5149035110	\$287.56	0.009%
5149035111	\$257.52	0.008%
5149035112	\$261.81	0.008%
5149035113	\$433.49	0.013%
5149035114	\$261.81	0.008%
5149035115	\$287.56	0.009%
5149035116	\$283.27	0.008%
5149035117	\$253.23	0.008%
5149035118	\$261.81	0.008%
5149035119	\$416.32	0.012%
5149035120	\$261.81	0.008%
5149035121	\$291.86	0.009%
5149035122	\$287.56	0.009%
5149035123	\$257.52	0.008%
5149035124	\$261.81	0.008%
5149035125	\$433.49	0.013%
5149035126	\$261.81	0.008%
5149035127	\$287.56	0.009%
5149035128	\$283.27	0.008%
5149035129	\$253.23	0.008%
5149035130	\$261.81	0.008%
5149035131	\$416.32	0.012%

HISTORIC CORE BID – ASSESSMENT ENGINEER’S REPORT

5149035132	\$261.81	0.008%
5149035133	\$291.86	0.009%
5149035134	\$287.56	0.009%
5149035135	\$257.52	0.008%
5149035136	\$261.81	0.008%
5149035137	\$433.49	0.013%
5149035138	\$261.81	0.008%
5149035139	\$287.56	0.009%
5149035140	\$283.27	0.008%
5149035141	\$253.23	0.008%
5149035142	\$261.81	0.008%
5149035143	\$416.32	0.012%
5149035144	\$261.81	0.008%
5149035145	\$291.86	0.009%
5149035146	\$287.56	0.009%
5149035147	\$257.52	0.008%
5149035148	\$261.81	0.008%
5149035149	\$433.49	0.013%
5149035150	\$261.81	0.008%
5149035151	\$287.56	0.009%
5149035152	\$360.53	0.011%
5149035153	\$394.86	0.012%
5149035154	\$588.00	0.018%
5149035155	\$386.28	0.012%
5149035156	\$360.53	0.011%
5149035157	\$403.45	0.012%
5149035158	\$575.13	0.017%
5149035159	\$386.28	0.012%
5149036004	\$33,381.04	0.997%
5149036010	\$17,935.96	0.536%
5149036016	\$9,111.49	0.272%
5149036018	\$12,159.07	0.363%
5149036019	\$825.70	0.025%
5149036020	\$579.42	0.017%
5149036021	\$703.89	0.021%
5149036022	\$407.74	0.012%
5149036023	\$532.21	0.016%
5149036024	\$639.51	0.019%
5149036025	\$703.89	0.021%
5149036026	\$884.15	0.026%

5149036027	\$317.61	0.009%
5149036028	\$424.91	0.013%
5149036029	\$442.08	0.013%
5149036030	\$691.01	0.021%
5149036031	\$579.42	0.017%
5149036032	\$416.32	0.012%
5149036033	\$394.86	0.012%
5149036034	\$545.08	0.016%
5149036035	\$317.61	0.009%
5149036036	\$386.28	0.012%
5149036037	\$489.29	0.015%
5149036038	\$326.19	0.010%
5149036039	\$472.12	0.014%
5149036040	\$386.28	0.012%
5149036041	\$442.08	0.013%
5149036042	\$369.11	0.011%
5149036043	\$377.70	0.011%
5149036044	\$317.61	0.009%
5149036045	\$407.74	0.012%
5149036046	\$236.06	0.007%
5149036047	\$240.35	0.007%
5149036048	\$454.95	0.014%
5149036049	\$300.44	0.009%
5149036050	\$433.49	0.013%
5149036051	\$373.40	0.011%
5149036052	\$304.73	0.009%
5149036053	\$407.74	0.012%
5149036054	\$386.28	0.012%
5149036055	\$296.15	0.009%
5149036056	\$369.11	0.011%
5149036057	\$377.70	0.011%
5149036058	\$317.61	0.009%
5149036059	\$407.74	0.012%
5149036060	\$236.06	0.007%
5149036061	\$240.35	0.007%
5149036062	\$360.53	0.011%
5149036063	\$300.44	0.009%
5149036064	\$433.49	0.013%
5149036065	\$373.40	0.011%
5149036066	\$326.19	0.010%

HISTORIC CORE BID – ASSESSMENT ENGINEER’S REPORT

5149036067	\$407.74	0.012%
5149036068	\$386.28	0.012%
5149036069	\$296.15	0.009%
5149036070	\$369.11	0.011%
5149036071	\$377.70	0.011%
5149036072	\$317.61	0.009%
5149036073	\$407.74	0.012%
5149036074	\$236.06	0.007%
5149036075	\$240.35	0.007%
5149036076	\$360.53	0.011%
5149036077	\$343.36	0.010%
5149036078	\$433.49	0.013%
5149036079	\$373.40	0.011%
5149036080	\$326.19	0.010%
5149036081	\$407.74	0.012%
5149036082	\$386.28	0.012%
5149036083	\$296.15	0.009%
5149036084	\$369.11	0.011%
5149036085	\$377.70	0.011%
5149036086	\$317.61	0.009%
5149036087	\$407.74	0.012%
5149036088	\$236.06	0.007%
5149036089	\$240.35	0.007%
5149036090	\$360.53	0.011%
5149036091	\$343.36	0.010%
5149036092	\$433.49	0.013%
5149036093	\$373.40	0.011%
5149036094	\$304.73	0.009%
5149036095	\$407.74	0.012%
5149036096	\$386.28	0.012%
5149036097	\$296.15	0.009%
5149036098	\$369.11	0.011%
5149036099	\$377.70	0.011%
5149036100	\$317.61	0.009%
5149036101	\$407.74	0.012%
5149036102	\$236.06	0.007%
5149036103	\$240.35	0.007%
5149036104	\$360.53	0.011%
5149036105	\$343.36	0.010%
5149036106	\$433.49	0.013%

5149036107	\$373.40	0.011%
5149036108	\$326.19	0.010%
5149036109	\$407.74	0.012%
5149036110	\$386.28	0.012%
5149036111	\$296.15	0.009%
5149036112	\$369.11	0.011%
5149036113	\$377.70	0.011%
5149036114	\$317.61	0.009%
5149036115	\$407.74	0.012%
5149036116	\$236.06	0.007%
5149036117	\$240.35	0.007%
5149036118	\$360.53	0.011%
5149036119	\$343.36	0.010%
5149036120	\$433.49	0.013%
5149036121	\$373.40	0.011%
5149036122	\$326.19	0.010%
5149036123	\$407.74	0.012%
5149036124	\$386.28	0.012%
5149036125	\$296.15	0.009%
5149036126	\$369.11	0.011%
5149036127	\$377.70	0.011%
5149036128	\$317.61	0.009%
5149036129	\$407.74	0.012%
5149036130	\$236.06	0.007%
5149036131	\$240.35	0.007%
5149036132	\$360.53	0.011%
5149036133	\$343.36	0.010%
5149036134	\$433.49	0.013%
5149036135	\$373.40	0.011%
5149036136	\$304.73	0.009%
5149036137	\$407.74	0.012%
5149036138	\$386.28	0.012%
5149036139	\$296.15	0.009%
5149036140	\$369.11	0.011%
5149036141	\$377.70	0.011%
5149036142	\$317.61	0.009%
5149036143	\$407.74	0.012%
5149036144	\$236.06	0.007%
5149036145	\$240.35	0.007%
5149036146	\$360.53	0.011%

HISTORIC CORE BID – ASSESSMENT ENGINEER’S REPORT

5149036147	\$343.36	0.010%
5149036148	\$433.49	0.013%
5149036149	\$373.40	0.011%
5149036150	\$326.19	0.010%
5149036151	\$407.74	0.012%
5149036152	\$386.28	0.012%
5149036153	\$296.15	0.009%
5149036154	\$369.11	0.011%
5149036155	\$377.70	0.011%
5149036156	\$317.61	0.009%
5149036157	\$407.74	0.012%
5149036158	\$236.06	0.007%
5149036159	\$240.35	0.007%
5149036160	\$360.53	0.011%
5149036161	\$343.36	0.010%
5149036162	\$433.49	0.013%
5149036163	\$373.40	0.011%
5149036164	\$326.19	0.010%
5149036165	\$407.74	0.012%
5149036166	\$386.28	0.012%
5149036167	\$296.15	0.009%
5149036168	\$369.11	0.011%
5149036169	\$377.70	0.011%
5149036170	\$317.61	0.009%
5149036171	\$407.74	0.012%
5149036172	\$236.06	0.007%
5149036173	\$240.35	0.007%
5149036174	\$360.53	0.011%
5149036175	\$343.36	0.010%
5149036176	\$433.49	0.013%
5149036177	\$373.40	0.011%
5149036178	\$304.73	0.009%
5149036179	\$407.74	0.012%
5149036180	\$386.28	0.012%
51490361811	\$296.15	0.009%
5149036182	\$369.11	0.011%
5149036183	\$377.70	0.011%
5149036184	\$317.61	0.009%
5149036185	\$407.74	0.012%
5149036186	\$236.06	0.007%

5149036187	\$240.35	0.007%
5149036188	\$360.53	0.011%
5149036189	\$343.36	0.010%
5149036190	\$622.34	0.019%
5149036191	\$613.76	0.018%
5149036192	\$407.74	0.012%
5149036193	\$442.08	0.013%
5149036194	\$656.68	0.020%
5149036195	\$515.04	0.015%
5149036196	\$450.66	0.013%
5149036197	\$459.24	0.014%
5149036198	\$450.66	0.013%
5149036199	\$549.38	0.016%
5149036200	\$416.32	0.012%
5149036201	\$420.62	0.013%
5149036202	\$545.08	0.016%
5149036203	\$665.26	0.020%
5149036907	\$10,917.55	0.326%
5149037010	\$21,527.61	0.643%
5149037026	\$58,195.01	1.738%
5149038001	\$3,685.04	0.110%
5149038002	\$450.66	0.013%
5149038003	\$442.08	0.013%
5149038004	\$317.61	0.009%
5149038005	\$317.61	0.009%
5149038006	\$557.96	0.017%
5149038007	\$330.48	0.010%
5149038008	\$467.83	0.014%
5149038009	\$442.08	0.013%
5149038010	\$317.61	0.009%
5149038011	\$313.32	0.009%
5149038012	\$557.96	0.017%
5149038013	\$330.48	0.010%
5149038014	\$467.83	0.014%
5149038015	\$437.78	0.013%
5149038016	\$317.61	0.009%
5149038017	\$313.32	0.009%
5149038018	\$540.79	0.016%
5149038019	\$330.48	0.010%
5149038020	\$463.54	0.014%

HISTORIC CORE BID – ASSESSMENT ENGINEER’S REPORT

5149038021	\$433.49	0.013%
5149038022	\$317.61	0.009%
5149038023	\$313.32	0.009%
5149038024	\$557.96	0.017%
5149038025	\$330.48	0.010%
5149038026	\$476.41	0.014%
5149038027	\$437.78	0.013%
5149038028	\$317.61	0.009%
5149038029	\$313.32	0.009%
5149038030	\$557.96	0.017%
5149038031	\$334.78	0.010%
5149038032	\$472.12	0.014%
5149038033	\$437.78	0.013%
5149038034	\$317.61	0.009%
5149038035	\$313.32	0.009%
5149038036	\$557.96	0.017%
5149038037	\$334.78	0.010%
5149038038	\$472.12	0.014%
5149038039	\$437.78	0.013%
5149038040	\$317.61	0.009%
5149038041	\$313.32	0.009%
5149038042	\$557.96	0.017%
5149038043	\$334.78	0.010%
5149038044	\$472.12	0.014%
5149038045	\$437.78	0.013%
5149038046	\$317.61	0.009%
5149038047	\$313.32	0.009%
5149038048	\$557.96	0.017%
5149038049	\$334.78	0.010%
5149038050	\$472.12	0.014%
5149038051	\$437.78	0.013%
5149038052	\$317.61	0.009%
5149038053	\$313.32	0.009%
5149038054	\$557.96	0.017%
5149038055	\$334.78	0.010%
5149038056	\$472.12	0.014%
5149038057	\$437.78	0.013%
5149038058	\$317.61	0.009%
5149038059	\$313.32	0.009%
5149038060	\$562.25	0.017%

5149038061	\$334.78	0.010%
5149038062	\$472.12	0.014%
5149038063	\$442.08	0.013%
5149038064	\$678.14	0.020%
5149038065	\$570.84	0.017%
5149038066	\$334.78	0.010%
5149039001	\$10,674.42	0.319%
5149039002	\$2,274.92	0.068%
5149039003	\$356.24	0.011%
5149039004	\$506.46	0.015%
5149039005	\$377.70	0.011%
5149039006	\$330.48	0.010%
5149039007	\$248.94	0.007%
5149039008	\$407.74	0.012%
5149039009	\$785.44	0.023%
5149039010	\$463.54	0.014%
5149039011	\$540.79	0.016%
5149039012	\$545.08	0.016%
5149039013	\$231.77	0.007%
5149039014	\$463.54	0.014%
5149039015	\$811.19	0.024%
5149039016	\$343.36	0.010%
5149039017	\$244.64	0.007%
5149039018	\$454.95	0.014%
5149039019	\$330.48	0.010%
5149039020	\$313.32	0.009%
5149039021	\$313.32	0.009%
5149039022	\$313.32	0.009%
5149039023	\$313.32	0.009%
5149039024	\$330.48	0.010%
5149039025	\$394.86	0.012%
5149039026	\$240.35	0.007%
5149039027	\$287.56	0.009%
5149039028	\$214.60	0.006%
5149039029	\$330.48	0.010%
5149039030	\$253.23	0.008%
5149039031	\$291.86	0.009%
5149039032	\$373.40	0.011%
5149039033	\$892.74	0.027%
5149039034	\$343.36	0.010%

HISTORIC CORE BID – ASSESSMENT ENGINEER’S REPORT

5149039035	\$244.64	0.007%
5149039036	\$635.22	0.019%
5149039037	\$339.07	0.010%
5149039038	\$510.75	0.015%
5149039039	\$519.33	0.016%
5149039040	\$515.04	0.015%
5149039041	\$510.75	0.015%
5149039042	\$532.21	0.016%
5149039043	\$502.16	0.015%
5149039044	\$231.77	0.007%
5149039045	\$287.56	0.009%
5149039046	\$201.72	0.006%
5149039047	\$330.48	0.010%
5149039048	\$244.64	0.007%
5149039049	\$291.86	0.009%
5149039050	\$377.70	0.011%
5149039051	\$892.74	0.027%
5149039052	\$343.36	0.010%
5149039053	\$257.52	0.008%
5149039054	\$300.44	0.009%
5149039055	\$193.14	0.006%
5149039056	\$184.56	0.006%
5149039057	\$227.48	0.007%
5149039058	\$317.61	0.009%
5149039059	\$313.32	0.009%
5149039060	\$283.27	0.008%
5149039061	\$373.40	0.011%
5149039062	\$862.69	0.026%
5149039063	\$343.36	0.010%
5149039064	\$244.64	0.007%
5149039065	\$454.95	0.014%
5149039066	\$343.36	0.010%
5149039067	\$313.32	0.009%
5149039068	\$313.32	0.009%
5149039069	\$313.32	0.009%
5149039070	\$313.32	0.009%
5149039071	\$330.48	0.010%
5149039072	\$394.86	0.012%
5149039073	\$240.35	0.007%
5149039074	\$287.56	0.009%

5149039075	\$214.60	0.006%
5149039076	\$360.53	0.011%
5149039077	\$253.23	0.008%
5149039078	\$291.86	0.009%
5149039079	\$377.70	0.011%
5149039080	\$836.94	0.025%
5149039081	\$339.07	0.010%
5149039082	\$236.06	0.007%
5149039083	\$450.66	0.013%
5149039084	\$270.40	0.008%
5149039085	\$317.61	0.009%
5149039086	\$317.61	0.009%
5149039087	\$317.61	0.009%
5149039088	\$317.61	0.009%
5149039089	\$339.07	0.010%
5149039090	\$403.45	0.012%
5149039091	\$283.27	0.008%
5149039092	\$356.24	0.011%
5149039093	\$317.61	0.009%
5149039094	\$403.45	0.012%
5149039095	\$884.15	0.026%
5149039096	\$339.07	0.010%
5149039097	\$236.06	0.007%
5149039098	\$450.66	0.013%
5149039099	\$270.40	0.008%
5149039100	\$317.61	0.009%
5149039101	\$317.61	0.009%
5149039102	\$317.61	0.009%
5149039103	\$317.61	0.009%
5149039104	\$339.07	0.010%
5149039105	\$403.45	0.012%
5149039106	\$283.27	0.008%
5149039107	\$270.40	0.008%
5149039108	\$317.61	0.009%
5149039109	\$403.45	0.012%
5149039110	\$884.15	0.026%
5149039111	\$339.07	0.010%
5149039112	\$236.06	0.007%
5149039113	\$450.66	0.013%
5149039114	\$270.40	0.008%

HISTORIC CORE BID – ASSESSMENT ENGINEER’S REPORT

5149039115	\$317.61	0.009%
5149039116	\$317.61	0.009%
5149039117	\$317.61	0.009%
5149039118	\$317.61	0.009%
5149039119	\$339.07	0.010%
5149039120	\$403.45	0.012%
5149039121	\$283.27	0.008%
5149039122	\$270.40	0.008%
5149039123	\$317.61	0.009%
5149039124	\$403.45	0.012%
5149039125	\$836.94	0.025%
5149039126	\$339.07	0.010%
5149039127	\$236.06	0.007%
5149039128	\$450.66	0.013%
5149039129	\$270.40	0.008%
5149039130	\$317.61	0.009%
5149039131	\$317.61	0.009%
5149039132	\$317.61	0.009%
5149039133	\$317.61	0.009%
5149039134	\$339.07	0.010%
5149039135	\$403.45	0.012%
5149039136	\$283.27	0.008%
5149039137	\$270.40	0.008%
5149039138	\$317.61	0.009%
5149039139	\$403.45	0.012%
5149039140	\$884.15	0.026%
5149039141	\$339.07	0.010%
5149039142	\$236.06	0.007%
5149039143	\$450.66	0.013%
5149039144	\$270.40	0.008%
5149039145	\$317.61	0.009%
5149039146	\$317.61	0.009%
5149039147	\$317.61	0.009%
5149039148	\$317.61	0.009%
5149039149	\$339.07	0.010%
5149039150	\$403.45	0.012%
5149039151	\$283.27	0.008%
5149039152	\$270.40	0.008%
5149039153	\$317.61	0.009%
5149039154	\$403.45	0.012%

5149039155	\$884.15	0.026%
5149039156	\$339.07	0.010%
5149039157	\$236.06	0.007%
5149039158	\$450.66	0.013%
5149039159	\$270.40	0.008%
5149039160	\$317.61	0.009%
5149039161	\$317.61	0.009%
5149039162	\$317.61	0.009%
5149039163	\$317.61	0.009%
5149039164	\$339.07	0.010%
5149039165	\$403.45	0.012%
5149039166	\$283.27	0.008%
5149039167	\$270.40	0.008%
5149039168	\$317.61	0.009%
5149039169	\$403.45	0.012%
5149039170	\$836.94	0.025%
5149039171	\$339.07	0.010%
5149039172	\$236.06	0.007%
5149039173	\$450.66	0.013%
5149039174	\$270.40	0.008%
5149039175	\$317.61	0.009%
5149039176	\$317.61	0.009%
5149039177	\$317.61	0.009%
5149039178	\$317.61	0.009%
5149039179	\$339.07	0.010%
5149039180	\$403.45	0.012%
5149039181	\$283.27	0.008%
5149039182	\$270.40	0.008%
5149039183	\$317.61	0.009%
5149039184	\$403.45	0.012%
5149039185	\$935.66	0.028%
5149039186	\$351.94	0.011%
5149039187	\$248.94	0.007%
5149039188	\$849.82	0.025%
5149039189	\$420.62	0.013%
5149039190	\$957.12	0.029%
5149039191	\$909.90	0.027%
5149039192	\$909.90	0.027%
5149039193	\$931.36	0.028%
5149039194	\$909.90	0.027%

HISTORIC CORE BID – ASSESSMENT ENGINEER’S REPORT

5149039195	\$1,081.58	0.032%
5149039196	\$729.64	0.022%
5149039197	\$266.10	0.008%
5149039198	\$549.38	0.016%

5149039199	\$802.60	0.024%
5149039200	\$2,077.33	0.062%
	\$3,347,707.52	100.000%

APPENDIX 2

HC BID BOUNDARY MAP

