

CONTRACT SUMMARY SHEET

TO: THE OFFICE OF THE CITY CLERK,
COUNCIL/PUBLIC SERVICES DIVISION
ROOM 395, CITY HALL

DATE: 5/28/14

(PLEASE DO NOT STAPLE THE CONTRACT FOR THE CLERK'S FILE)

FORM MUST BE TYPEWRITTEN

FROM (DEPARTMENT): City Clerk

CONTACT PERSON: Rick Scott

PHONE: 213-978-1121

CONTRACT NO.: C-123971

COUNCIL FILE NO.: 13-1525

ADOPTED BY COUNCIL: 2/26/14

DATE

APPROVED BY BPW: 5/15/14

DATE

NEW CONTRACT X

AMENDMENT NO.

ADDENDUM NO.

SUPPLEMENTAL NO.

CHANGE ORDER NO.

CONTRACTOR NAME: Arts District Los Angeles, Inc.

TERM OF CONTRACT: 1/1/2014

THROUGH: 12/31/2018

TOTAL AMOUNT: n/a

PURPOSE OF CONTRACT:

Administration of the 2014-2018 Arts District Los Angeles Business Improvement District

NOTE: CONTRACTS ARE PUBLIC RECORDS - SCANNED AND UPLOADED TO THE INTERNET

PRINT

AGREEMENT TO ADMINISTER THE PROPERTY-BASED
BUSINESS IMPROVEMENT DISTRICT

AGREEMENT NO. C-123971

This Agreement ("Agreement") is entered into by and between the CITY OF LOS ANGELES, a municipal corporation ("City"), and the ARTS DISTRICT LOS ANGELES, INCORPORATED., a California nonprofit corporation ("Corporation"), acting as the Owners Association pursuant to Section 36651 of the California Streets and Highways Code, for the administration of the Arts District Los Angeles Business Improvement District, for the purpose of conveying special benefits to parcels assessed as part of the Arts District Los Angeles Business Improvement District, with reference to the following facts:

RECITALS

- A. On February 26, 2014, the Los Angeles City Council ("City Council"), acting pursuant to the Property and Business Improvement Act of 1994, Sections 36600, et seq., of the California Streets and Highways Code ("Act"), adopted City Ordinance No. 182910 ("Ordinance"), which established the Arts District Los Angeles Business Improvement District ("District") and levied assessments on the parcels of real property within the District. (Council File No. 13-1525)
- B. The Assessments levied and collected by City shall be used only for the purposes set forth in said Ordinance, which incorporates by reference the Management District Plan, except for any City costs or expenses, which are charged to the District by City for administration of the District program.
- C. The services and activities to be performed by Corporation are of a supplemental nature, such that were it not for the establishment of the District, the supplemental services could not or would not be performed by City or by City employees, and such that the interests of City are better served by an agreement with the Corporation than by the performance or attempted performance of such supplemental services and activities by City.
- D. City currently intends that the level of services presently being provided by City in the area within the District ("baseline service level") will not be affected by the establishment of the District or the levying of assessments.
- E. The City Council has authorized the Los Angeles City Clerk ("City Clerk"), as Business Improvement District Program Coordinator, and subject to approval by the Los Angeles City Attorney, to execute and administer this Agreement for administration of the District program.
- F. Subsequent to adoption of said Ordinance by the Los Angeles City Council, and prior to the execution of this Agreement, Corporation has commenced tasks associated with this Agreement including, but not limited to, the purchase of insurance as required in Section 8.1, herein.

NOW, THEREFORE, City and Corporation in consideration of the recitals, mutual promises, covenants, agreements and representations set forth below, hereby promise, covenant, agree and represent as follows:

SECTION 1. PERIOD OF PERFORMANCE

The period of performance under this Agreement shall be from January 1, 2014 to and including December 31, 2018, unless amended by mutual agreement of both parties through a written amendment to this Agreement.

SECTION 2. CORPORATION RESPONSIBILITIES

- 2.1. **PROGRAM IMPLEMENTATION AND OPERATION.** Corporation shall be fully responsible for developing, implementing, directing, and operating the District programs, improvements or activities as described in the Management District Plan set forth in Attachment 1, attached hereto and incorporated fully by reference. Corporation understands and expressly agrees that it will comply with all applicable laws and regulations and maintain its non-profit status for the duration of this agreement.
- 2.2. **PROGRAM AND BUDGET REPORTS.** Corporation shall prepare and submit to the City Clerk quarterly activity reports and a planning report for each year for which Assessments are to be levied and collected by City. Corporation shall submit to the City Clerk various District program plans and reports, including the following:
 - A. **Planning Reports.** Corporation shall prepare and submit to the City Clerk a Planning Report for each fiscal year for which Assessments are to be levied and collected. The Planning Report shall be prepared in accordance with Section 36650 of the Act and shall contain all items required by said Section. The first Planning Report shall be submitted by December 1, 2014 and by December 1 of each subsequent fiscal year of District operations for which assessments are to be levied and collected. The District's "fiscal year" shall be from January 1 to and including December 31. These reports are subject to review, approval and or modification by the City Council.
 - B. **Quarterly Activity Reports.** Corporation shall submit quarterly activity reports. The report for January, February and March of each District operating year shall be submitted by April 30 of the subject year; the report for April, May and June by July 31 of the subject year; the report for July, August and September by October 31 of the subject year; and the report for October, November and December by January 31 of the subsequent year. The Quarterly Activity reports shall describe the status and progress of the various District programs, improvements and activities as described and referenced in the Management District Plan and subsequent Planning Reports. The Quarterly Activity Report shall be written in narrative summary form and include summary statistical and financial data.
- 2.3. **FINANCIAL STATEMENTS.** For each fiscal year, Corporation shall submit to the City Clerk a full disclosure financial statement covering the fiscal year with a Certified Public Accountant's review report. Corporation shall include with its financial statement a report of Corporation's activities, including but not limited to those activities listed in the Planning Report for that fiscal year. The first financial statement shall be submitted to the City Clerk by May 1, 2015, and by May 1 of each subsequent fiscal year.
- 2.4. **PROGRAM COORDINATION.** Corporation shall render services in accordance with the Management District Plan and the terms of this Agreement, and shall cooperate with the City Clerk in the execution of the Management District Plan and this Agreement.
- 2.5. **SUPPORT SERVICES.** Corporation assumes responsibility for the contracting for support services as required, and paying for all such direct and indirect expenses as may be necessary for the timely completion of work. Any obligations or expenditures for items not budgeted shall not be paid through assessments collected for the District. In administering subcontracts as necessary for providing District programs, improvements or activities, Corporation shall comply with all applicable State, County and City laws and regulations.
- 2.6. **LIAISON WITH COMMUNITY.** Corporation shall maintain an ongoing liaison relationship with the community. Corporation's responsibilities encompass the following areas:

- A. Public Meetings. Corporation shall organize and conduct, at a minimum, one annual public meeting to be noticed in writing by Corporation to all assessed property owners in the District. This meeting will be conducted at a location within the District, in order to allow the property owners to meet other District members as well as to familiarize themselves with Corporation, its functions and its officers. At these meetings District members shall have the opportunity to express to Corporation their desires and concerns relating to the District.
- B. Newsletters. Corporation shall prepare a District newsletter to be produced on a quarterly basis, at a minimum, and shall distribute this newsletter to all assessed property owners in the District. Corporation may, at Corporation's option, provide the newsletter by standard mail or electronic transmission. The newsletter will be designed to facilitate and maximize the exchange of information between Corporation, City, and the members of the District. Each issue of the newsletter shall be submitted in duplicate to the City Clerk for reference.
- C. Other Events. Corporation shall organize at their discretion other events and activities that involve District members and further the goals and objectives described in the Management District Plan.

- 2.7. BUDGET. Each program, improvement or activity specified in the Management District Plan, and as described in section 36622 of the Act, or the Planning Report, shall be implemented by Corporation. Corporation and City agree that amounts shown in the Management District Plan or the Planning Reports were the best estimates of the cost of those programs, improvements or activities at the time those estimates were made. Deviations from those estimates may be anticipated. City and Corporation also agree that the programs, improvements and activities may not be completed within the year budgeted, given normal delays that can be expected in these types of programs. Corporation will use its best efforts to implement and complete all programs, improvements and activities specified in the Management District Plan. If Corporation decides to make any changes to the Management District Plan, Corporation will request City Council authorization to make said modifications pursuant to Sections 36635 and 36636 of the Act. In no event may Corporation spend more than the total amount budgeted in the Management District Plan for any given year, including delinquent payments, interest income, and rollover funds, without City Clerk or City Council approval.
- 2.8. ADVANCED FUNDS. The City will make an advance against the District's 2014 operating year assessment revenue in an amount not to exceed \$208,000. Corporation shall use the advanced funds to begin implementing and operating the District's programs.
- 2.9. ASSESSMENT RECORDS. Corporation shall maintain a complete database or other comprehensive listing, current to the most recent property tax year available, containing the following information: the Assessor Parcel Number and situs address of all parcels in the District; the name and address of the legal owner of each parcel; the amount of Assessment levied upon each parcel; the proportionate financial obligation of the Assessment levied upon each parcel, in relation to the entire District Assessment; and, the Assessment calculations for each parcel, including all variables used in the calculation of the Assessment. Said database shall be updated at least once each year during District operations to reflect changed conditions such as parcel consolidation and to accurately reflect the status of the assessed individual parcels as provided in the Management District Plan. The City Clerk may, at the City Clerk's discretion, provide assistance in compiling or correcting assessment data or information relative to properties in the District; however, the City Clerk shall in no way be obligated to prepare, produce or correct such data or information. Corporation agrees to make such District data available at the Corporation's office for inspection by property owners in the District during regular business hours.
- 2.10. ANNUAL ASSESSMENT PREPARATION. Beginning June 1, 2014, and by June 1 of each subsequent fiscal year, Corporation shall supply the City Clerk with Assessment data for

placement on the Los Angeles County Assessor tax roll for the subsequent tax year, in a format to be prescribed by the City Clerk. The Assessment data shall include the following: Assessor Parcel Numbers of all parcels in the District; the amount of Assessment to be levied upon each parcel; exemption documentation acceptable to the City Clerk, the Assessment calculations for each parcel, including all variables used in the determination of the Assessment, and other information which the City Clerk may require. Any corrections or adjustments to the annual assessment transmittal, as well as the accuracy of any such corrections or adjustments, shall be the responsibility of Corporation. Upon request of the City Clerk, Corporation hereby agrees to promptly complete a written request for an investigation of discrepancies and make all reasonable efforts to obtain additional related documentation. If City agrees, any errors caused by City in transmitting or calculating Corporation supplied data will result in an immediate correction and re-transmission by City.

SECTION 3. CITY RESPONSIBILITIES

The City Clerk may assist with the resolution of any discrepancies in individual Assessment amounts, calculations or benefits. The City Clerk reserves the right to:

- A. Make reasonable efforts to effect the timely collection of the annual assessment, including City assessments and direct billed assessments;
- B. Make reasonable efforts to pursue delinquent assessments and remit such assessments to Corporation, including interest and penalties subject to City's right to recover costs for pursuing such assessments;
- C. Maintain a continual liaison with Corporation, including assisting with the coordination of services from various other City departments, bureaus, and agencies;
- D. Conduct reviews of existing primary data; verify Assessment data as compiled by any consultant or subcontractor hired by Corporation; perform field or site inspections to verify the accuracy of existing or secondary data, or to substantiate a claim made by a property owner subject to assessment in the District, with the cooperation of Corporation; maintain confidentiality of certain City records as City deems appropriate;
- E. Direct the Corporation to recalculate the Assessment amount due and direct the Los Angeles County Auditor-Controller to respond appropriately, or make such other arrangements with Corporation and the property owner to resolve the incorrect assessment;
- F. Recalculate the Assessment amount due and direct the Los Angeles County Auditor-Controller to respond appropriately, or make such other arrangements with Corporation and the property owner to resolve the incorrect assessment;
- G. Any of the actions by the City Clerk mentioned in this Section may require a written request from Corporation to conduct the investigation; additional related documentation, such as a written request from the affected property owner, may also be required. All City Clerk costs associated with such supplemental investigations may be recovered from the District Assessments collected, subject to existing or future City policies and procedures regarding recoverable costs and expenses. Such costs will be in addition to those costs set forth in Sections 6.1 through 6.4 of this Agreement.

SECTION 4. AVAILABILITY OF DOCUMENTS

The designs, plans, reports, files, invoices, investigations, materials, and documents prepared or acquired by or for Corporation pursuant to this Agreement (including any duplicate copies) shall be made fully available to City by Corporation. Corporation agrees to exercise reasonable and due diligence in providing for the secure storage of all such materials and to provide copies for official City records upon request from the City Clerk.

SECTION 5. DISBURSEMENTS

- 5.1. Based upon the annual assessments as listed in the Management District Plan or Planning Reports, and with the exception of recoverable City costs and net of any County charges or supplemental City service fees, loans or advances, City shall disburse to Corporation the actual revenues received from District assessments. Assessment revenues shall be disbursed to the Corporation by City periodically throughout each year as close to the time City receives such revenues from the County.
- 5.2. The City Clerk will notify Corporation of the amount of funds available within twenty (20) business days of the date of receipt of a transmittal of funds to City from the County of Los Angeles, or the receipt of funds through the direct billing by City of public agencies or other entities. Corporation will deliver an invoice to the City Clerk requesting such funds. The City Clerk agrees to pay Corporation the amount due Corporation within twenty (20) business days of receiving said invoice, subject to Corporation's compliance with Section 2 of this Agreement and except in the case of circumstances beyond the control of the City Clerk. City shall not be responsible for delays in disbursements to Corporation due to delays in funds transmittals by County or payment delays by other public entities, organizations or agencies.
- 5.3. The City Clerk will notify Corporation of the amount of delinquent assessments and penalties, if any, that have been collected and are available to Corporation for the improvements and activities. Corporation will invoice City for the amount of delinquent assessments. The City Clerk agrees to pay Corporation the amount due to Corporation within ten (10) business days of receiving the invoice for the delinquent assessments that have been recovered, subject to Corporation's compliance with its responsibilities under provisions of this Agreement and except in the case of circumstances beyond the control of the City Clerk. The City Clerk will so notify Corporation of these assessments when the amounts collected exceed five hundred dollars (\$500).
- 5.4. The City Clerk may withhold either all or some portion of the actual revenues received from assessments, if the City Clerk finds that Corporation is not properly administering the budget in accordance with the Ordinance, Planning Report, and Subsections 2.2, 2.3, 2.6 (A) & (B), 2.8 (insofar as it requires Corporation to create a budget and expend funds pursuant to this Agreement, the Management District Plan, and the Planning Report, and in compliance with the Act). The City Clerk will notify Corporation and set forth the specific problems and issues relative to the Corporation's failure to properly implement the improvements and activities stated in Section 2 of this Agreement, the Ordinance, Management District Plan, and Planning Report. The City Clerk and Corporation will immediately attempt to cure the problems if, at the City Clerk's discretion, a cure is appropriate. Funds will be released upon the implementation of an acceptable cure, subject to the approval of the City Clerk and possible modification of the disbursement schedule. This does not alter or diminish in any way City's right to proceed in a manner consistent with California Streets and Highways Code, Section 36670 or other applicable law, or to invoke other appropriate remedies, including termination of this agreement.
- 5.5. If the Corporation is dissolved, dissolves itself, or no longer has non-profit status, prior to or upon the expiration of this Agreement, any unexpended monies will be immediately transmitted to City

for distribution as described in Section 10 of this Agreement. Corporation will immediately notify the City Clerk of any such change in corporation status.

SECTION 6. COSTS AND EXPENSES

- 6.1. **RECOVERABLE COSTS.** The recoverable City costs associated with the District's billing, account maintenance, program and report reviews as well as liaison activities, assistance and advances to the Corporation and general administration, will be reimbursed to City. City shall deduct recoverable City costs from the District's special fund. Such costs may be withheld by the City Clerk prior to making any distribution of funds to Corporation.
- A. The recoverable City costs are reimbursable from the assessment revenues each year of the District's operation. The reimbursable direct costs and expenses include salaries, general expenses and the District's share of required program equipment costs. The recoverable City costs are two percent (2)% of the total annual assessments, plus an additional one percent (1%) for departmental costs associated with the direct billing of BID stakeholders, if applicable. For the first fiscal year estimated recoverable costs will be \$33,251.76.
 - B. The City will make an advance against the District's 2014 operating year assessment revenue in an amount not to exceed \$208,000. The advance of funds shall be used by Corporation to begin implementing and operating the District's programs. The advance of City funds is reimbursable from the assessment revenue of the first quarter of the District's operation. The City shall deduct the advance of funds from the District's special fund prior to making any distribution of funds to the Corporation in 2014.
 - C. The amounts and categories of allowable recoverable or reimbursable City costs are subject to existing or future City policies and procedures regarding recoverable costs and expenses, and remain subject to review and action by the City Council. In no event will a change in policies or procedures be imposed on the Corporation during a current fiscal year, such that the charge would require additional funds to be paid to City. Any such change shall be made through a written amendment to this Agreement, consistent with Section 22 ("Amendment") below.
- 6.2. **STANDARD CITY FEES.** All standard City fees, including but not limited to, fees or service charges for reproduction or transmittal requests or for the generation of real property or business ownership lists, reports or specific documents; may be applied to requests by Corporation. Such fees are in addition to the estimated costs and fees in Sections 6.1, 6.3 and 6.4 of this Agreement.
- 6.3. **SUPPLEMENTAL CITY FEES.** Supplemental fees may be charged to Corporation by City to cover the additional costs incurred for specialized services, including but not limited to: researching and compiling data; preparing specialized types of reports specific to the needs of the Corporation; and performing site inspections as described in Section 3.2. of this Agreement. Corporation may request the performance of all such specialized services in writing. If City determines to proceed with said request, City shall notify the Corporation of any applicable fees prior to performing the specialized service requested. City may initiate such special services to resolve discrepancies or assessment benefit problems. City will notify Corporation thirty (30) days prior to initiating such services in order to allow the Corporation to resolve the need for such specialized services. If notice is not given but City does conduct specialized services, the cost of those specialized services will be borne by the City. Such fees shall be deducted from the Assessments collected or shall be paid in advance by the Corporation, at the City Clerk's discretion and are in addition to costs and fees set forth in Sections 6.1, 6.2 and 6.4 of this Agreement.

- 6.4. LOS ANGELES COUNTY FEES. All fees and costs charged to City by the County of Los Angeles for processing or adjusting Assessments or Assessment data, including, but not limited to District report preparation fees, supplemental billing fees and technical, research or systems expenses, shall be deducted from Assessments collected. Such fees are in addition to the costs and fees shown in Sections 6.1 through 6.3 of this Agreement.

SECTION 7. RETENTION OF RECORDS, AUDIT AND REPORTS

- 7.1. In accordance with generally accepted accounting principles, Corporation shall maintain full and complete records of activities and services performed under this Agreement, in their original form. Such records shall be open to the inspection of City and City may audit such records. Corporation agrees to keep all such records on file in a secure location for a minimum of three (3) years subsequent to the expiration of this Agreement.
- 7.2. The records maintained by Corporation shall include, but shall not be limited to, all invoices and receipts for District related expenditures incurred and must include supporting documentation for the activities or programs described in the District budget or Management District Plan. City reserves the right to perform a contract compliance audit at least once annually. Corporation shall provide any records or reports requested by the City regarding performance of this Agreement. Corporation agrees to keep all receipts and other supporting documents available for inspection and as specified in Section 7.1 of this Agreement.

SECTION 8. INSURANCE

8.1. General Conditions

- A. During the term of this Agreement and without limiting Corporation's indemnification of the City, Corporation shall provide and maintain at its own expense a program of insurance having the coverages and limits customarily carried and actually arranged by Corporation but not less than the amounts and types listed on Form General 146 (Rev. 03/09) (attached hereto as Exhibit 1). Such insurance shall conform to City requirements established by Charter, ordinance or policy, shall comply with the instructions set forth on Form General 133 (Rev. 03/09) (included in Exhibit 1) and with the conditions set forth on the applicable City Special Endorsement form(s), copies of which are included in Exhibit 1, and shall otherwise be in a form acceptable to the City Attorney. Specifically, such insurance shall: 1) protect City as an Insured or an Additional Interest Party, or a Loss Payee As Its Interests May Appear, respectively, when such status is appropriate and available depending on the nature of the applicable coverages; 2) provide City at least thirty (30) days advance written notice of cancellation, material reduction in coverage or reduction in limits when such change is made at the option of the insurer; and 3) be primary with respect to City's insurance program. Except when City is a named insured, Contractor's insurance is not expected to respond to claims, which may arise from the acts or omissions of the City.

8.2. Modification of Coverage

- A. City reserves the right at any time during the term of this Agreement to change the amounts and types of insurance required hereunder by giving Corporation ninety (90) days advance written notice of such change. If such change should result in substantial additional cost to the Corporation due to market-wide unavailability of coverage, City agrees to negotiate additional compensation proportional to the increased benefit to City.

8.3. Failure to Procure Insurance

- A. All required insurance must be submitted and approved by the City Attorney prior to the inception of any operations or tenancy by Corporation. The required coverages and limits are subject to availability on the open market at reasonable cost as determined by City. Non-availability or non-affordability must be documented by a letter from Corporation's insurance broker or agent indicating a good faith effort to place the required insurance and showing as a minimum the names of the insurance carriers and the declinations or quotations received from each.
- B. Within the foregoing constraints, Corporation's failure to procure or maintain required insurance or a self-insurance program during the entire term of this Agreement shall constitute a material breach of this Agreement under which City may immediately suspend or terminate this Agreement or, at its discretion, procure or renew such insurance to protect City's interests and pay any and all premiums in connection therewith and recover all monies so paid from Contractor.

8.4. Workers' Compensation

- A. By signing this Agreement, Corporation hereby certifies that it is aware of the provisions of Section 3700 et seq., of the Labor Code which require every employer to be insured against liability for Workers' Compensation or to undertake self-insurance in accordance with the provisions of that Code, and that it will comply with such provisions at all such times as they may apply during the performance of the work pursuant to this Agreement.
- B. A Waiver of Subrogation in favor of City will be required when work is performed on City premises under hazardous conditions.

SECTION 9. NOTICES

9.1. Notice to the parties shall, unless otherwise requested in writing, be sent in duplicate to:

City: Miranda Paster, Acting Chief
Neighborhood and Business Improvement District Division
Office of the City Clerk
200 North Spring Street, Room 224
Los Angeles, California 90012

Attn: Special Assessments Section
Phone (213) 978-1099 / Fax (213) 978-1130

Corporation: Dilip Bhavnani, Chairman
Arts District Los Angeles, Inc.
6315 Bandini Boulevard
Commerce, California 90040

Phone (323) 588-0408 / Fax (323) 720-1988

9.2. Any notice, report, newsletter or other communication required or prepared pursuant to this Agreement shall be deemed to be properly transmitted when delivered via messenger or deposited in the United States mail for delivery to the parties listed above. Changes to the address of any of the parties may be accomplished for purposes of this Agreement by providing written notice of such change via the United States mail.

SECTION 10. REVENUES AND ASSETS OF THE DISTRICT

In the event the District is disestablished, expires, or otherwise terminates, or the Corporation ceases to be a non-profit corporation, all remaining revenue, after all outstanding debts are paid, derived from the levy of assessments, or derived from the sale of assets acquired with the revenues, shall be refunded in the manner described in Section 36671 of the Act.

SECTION 11. CONFLICT OF INTEREST

- 11.1. For the duration of this Agreement, Corporation and its employees or agents will not act in a manner which may create District-related conflict of interest. In particular, Corporation's Board of Directors and the District's Executive Director must disclose any material financial interest they have in any matter coming before them for decision. Any Board member, Executive Director or employee shall refrain from participating in the decision-making process relating to any matter in which they may have a material financial interest or conflict of interest.
- 11.2. Nothing in this Section prohibits or precludes Corporation's officers, members, directors, agents, or employees from providing or presenting to other interested parties or entities, information or assistance related to the District's establishment or operations, or to the establishment or operation of other proposed or existing districts throughout the City, where such information or assistance does not create a conflict of interest or disclose confidential information. However, Corporation may not provide those services discussed in Section 2 of this Agreement to any other BID unless the bylaws of both Corporations are amended to permit the provision of such services.
- 11.3. Corporation, in carrying out the improvements and activities as set forth in the Management District Plan or the Planning Reports, should encourage local businesses within the boundaries of the District and within the City of Los Angeles to submit proposals for those services needed by Corporation to implement the improvements and activities. Board Members of Corporation and the Executive Director of the District shall not be precluded from submitting proposals for these services.

SECTION 12. ASSIGNMENT

- 12.1. Corporation covenants and agrees that it will not assign or transfer its rights, including the right to payment, under this Agreement, either in whole or in part, without first obtaining the written consent of City, which consent may be granted or denied at the sole and absolute discretion of City.
- 12.2. Any attempt by Corporation to assign or transfer its rights or obligations without such prior written consent shall be null and void and may, at the option of City, automatically terminate this Agreement.

SECTION 13. GENERAL FUND NOT LIABLE

- 13.1. Neither the General Fund of City, nor any other fund, revenue source or monies whatsoever of City, except for the actual collected District Assessment net revenue, shall be liable for payment of any obligations arising from this Agreement. Said obligations are not a debt of City, nor a legal or equitable pledge, charge, lien, or encumbrance upon any of its property or upon its income, receipts or revenues.
- 13.2. This Agreement embodies all of Corporation's reimbursement rights and no further note or other document shall be required to be executed by City.

SECTION 14. CORPORATION NOT AGENT OF CITY

Neither Corporation or any of Corporation's employees, agents, representatives, or subcontractors are or shall be considered to be agents of City, nor shall Corporation be considered a legislative body, relative to the performance of Corporation's obligations under this Agreement or for any other purpose.

SECTION 15. TERMINATION

- 15.1. City may terminate this Agreement for City's convenience at any time by giving Corporation thirty (30) days written notice thereof. Upon receipt of said notice, Corporation shall immediately take action not to incur any additional obligations, cost or expenses, except as may be reasonably necessary to terminate its activities. City shall pay Corporation its reasonable and allowable costs through the effective date of termination and those reasonable and necessary costs incurred by Corporation to effect such termination. Thereafter, Corporation shall have no further claims against City under this Agreement.
- 15.2. City shall also have the right to suspend this Agreement immediately with written notice to the Corporation in the event City determines that misappropriation of funds, malfeasance, or other violations of law have occurred in connection with the management of the District. City retains the right to immediately commence disestablishment proceedings in accordance with Streets and Highways Code Section 36670, which states in pertinent part that "[a]ny district established or extended pursuant to the provisions of this part, where there is no indebtedness, outstanding and unpaid, incurred to accomplish any of the purposes of the district, may be disestablished by resolution by the city council... [i]f the city council finds there has been misappropriation of funds, malfeasance, or a violation of law in connection with the management of the district, it shall notice a hearing on disestablishment." Cal Sts & Hy Code § 36670(a)(1). In addition, City may seek all other available appropriate remedies pursuant to law. Corporation will have 10 days to respond in writing to City's notice of suspension and begin a dispute resolution process.
- 15.3. Further notwithstanding the foregoing, if Corporation ceases to be a non-profit or if a federal or state proceeding for relief of debtors is undertaken by or against Corporation, or if Corporation makes an assignment for the benefit of creditors, then City may immediately terminate this Agreement.
- 15.4. In the event City terminates this Agreement as provided in this section, City may procure upon such terms and in such manner as City may deem appropriate, services similar in scope and level of effort to those terminated, and Corporation shall be liable to City for all its costs and damages, including, but not limited to, any excess costs for such services.
- 15.5. All documents and materials produced or procured by Corporation pursuant to its performance under this Agreement, including the Management District Plan, the Ordinance, or the Act shall become City property upon date of such termination.
- 15.6. The rights and remedies of this Agreement are not exclusive and are in addition to any other rights or remedies provided by law or under this Agreement.

SECTION 16. BROWN ACT AND PUBLIC RECORDS ACT

- 16.1. The Board of Directors of Corporation is a private entity and may not be considered a public entity for any purpose, nor may its board members or staff be considered to be public officials for any purpose.
- 16.2. Notwithstanding Section 16.1 above, the Board of Directors of Corporation, when hearing,

discussing, deliberating, and taking actions on matters within the subject matter of the District or that are covered under this Agreement, will comply with the provisions of the Ralph M. Brown Act (Chapter 9, commencing with Section 54950 of Part 1 of Division 2 of Title 5 of the Government Code).

- 16.3. Notwithstanding Section 16.1 above, Corporation and the Board of Directors are also subject to and must comply with the California Public Records Act (Chapter 3.5, commencing with Section 6250 of Division 7 of Title 1 of the Government Code).

SECTION 17. SEVERABILITY

If any part, term or provision of this Agreement shall be held void, illegal, unenforceable, or in conflict with any law of a federal, state or local government having jurisdiction over this Agreement, the validity of the remaining parts, terms or provisions of the Agreement shall not be affected thereby.

SECTION 18. CONSTRUCTION OF PROVISIONS AND TITLES HEREIN

All titles or subtitles appearing herein have been inserted for convenience and shall not be deemed to affect the meaning or construction of any of the terms or provisions hereof. The language of this Agreement shall be construed according to its fair meaning and not strictly for or against the City or the Corporation. Use of the feminine, masculine, or neuter genders shall be deemed to include the genders not used.

SECTION 19. APPLICABLE LAW, INTERPRETATION AND ENFORCEMENT

Each party's performance hereunder shall comply with all applicable laws of the United States of America, the State of California, and the City including but not limited to laws regarding health and safety, labor and employment, wage and hours and licensing laws which affect employees. This Agreement shall be enforced and interpreted under the laws of the State of California. Corporation shall comply with new, amended, or revised laws, regulations, and/or procedures that apply to the performance of this Agreement.

SECTION 20. TIME OF EFFECTIVENESS

Unless otherwise provided, this Agreement shall take effect when all of the following events have occurred:

- A. This Agreement has been signed on behalf of the Corporation by the person or persons authorized to bind the Corporation hereto;
- B. This Agreement has been approved by the City's Council or by the board, officer or employee authorized to give such approval;
- C. The Office of the City Attorney has indicated in writing its approval of this Agreement as to form;
- D. This Agreement has been signed on behalf of the City by the person designated to so sign by the City's Council or by the board, officer or employee authorized to enter into this Agreement.

SECTION 21. INTEGRATED CONTRACT

This Agreement sets forth all of the rights and duties of the parties with respect to the subject matter hereof, and replaces any and all previous Agreements or understandings, whether written or oral, relating thereto. This Agreement may be amended only as provided for in Section 22 hereof.

SECTION 22. AMENDMENT

All amendments hereto shall be in writing and signed by the persons authorized to bind the parties thereto.

SECTION 23. EXCUSABLE DELAYS

In the event that performance on the part of any party hereto shall be delayed or suspended as a result of circumstances beyond the reasonable control and without the fault and negligence of said party, none of the parties shall incur any liability to the other parties as a result of such delay or suspension. Circumstances deemed to be beyond the control of the parties hereunder shall include, but not be limited to, acts of God or of the public enemy; insurrection; acts of the Federal Government or any unit of State or Local Government in either sovereign or contractual capacity; fires, floods; epidemics; quarantine restrictions; strikes, freight embargoes or delays in transportation, to the extent that they are not caused by the party's willful or negligent acts or omissions, and to the extent that they are beyond the party's reasonable control.

SECTION 24. WAIVER

A waiver of a default of any part, term or provision of this Agreement shall not be construed as a waiver of any succeeding default or as a waiver of the part, term or provision itself. A party's performance after the other party's default shall not be construed as a waiver of that default.

SECTION 25. INDEPENDENT CONTRACTOR

The Corporation is acting hereunder as an independent contractor and not as an agent or employee of the City. The Corporation shall not represent or otherwise hold out itself or any of its directors, officers, partners, employees, or agents to be an agent or employee of the City.

SECTION 26. PERMITS

The Corporation and its officers, agents and employees shall obtain and maintain all licenses, permits, certifications and other documents necessary for the Corporation's performance hereunder and shall pay any fees required therefore. Corporation certifies to immediately notify the City of any suspension, termination, lapses, non-renewals, or restrictions of licenses, permits, certificates, or other documents.

SECTION 27. NONDISCRIMINATION AND AFFIRMATIVE ACTION

The Corporation shall comply with the applicable nondiscrimination and affirmative action provisions of the laws of the United States of America, the State of California, and the City. In performing this Agreement, the Corporation shall not discriminate in its employment practices against any employee or applicant for employment because of such person's race, religion, national origin, ancestry, sex, sexual orientation, age, disability, domestic partner status, marital status or medical condition. The Corporation shall comply with the provisions of the Los Angeles Administrative Code Sections 10.8 through 10.13, to the extent applicable hereto. The

Corporation shall also comply with all rules, regulations, and policies of the City's Board of Public Works, Office of Contract Compliance relating to nondiscrimination and affirmative action, including the filing of all forms required by said Office. Any subcontract entered into by the Corporation relating to this Agreement, to the extent allowed hereunder, shall be subject to the provisions of this paragraph. Failure of the Corporation to comply with this requirement or to obtain the compliance of its subcontractors with such obligations shall subject the Corporation to the imposition of any and all sanctions allowed by law, including but not limited to termination of the Corporation's Agreement with the City.

SECTION 28. CURRENT LOS ANGELES CITY BUSINESS TAX REGISTRATION CERTIFICATE REQUIRED

The Corporation represents that it has obtained and presently holds the Business Tax Registration Certificate(s) required by the City's Business Tax Ordinance (Article 1, Chapter 2, sections 21.00 and following, of the Los Angeles Municipal Code). For the term covered by this Agreement, the Corporation shall maintain, or obtain as necessary, all such Certificates required of it under said ordinance and shall not allow any such Certificate to be revoked or suspended.

SECTION 29. BONDS

Duplicate copies of all bonds which may be required hereunder shall conform to City requirements established by Charter, ordinance or policy and shall be filed with the Office of the City Attorney for its review in accordance with Los Angeles Administrative Code Sections 11.47 through 11.5.

SECTION 30. INDEMNIFICATION

30.1 INDEMNIFICATION OF CORPORATION BY CITY. City undertakes and agrees to defend, indemnify, and hold harmless Corporation and any of its Boards, Officers, Agents, Employees, Assigns, and Successors in Interest from and against all suits and causes of action, claims, losses, demands and expenses, including, but not limited to, attorney's fees and cost of litigation, damage or liability of any nature whatsoever, for death or injury to any person, including Corporation's employees and agents, or damage or destruction of any property of either party hereto or of third parties, arising from the active negligence or willful misconduct incident to the performance of this Agreement by the City or its subcontractors of any tier. The provisions of this paragraph survive expiration or termination of this Agreement.

30.2 INDEMNIFICATION OF CITY BY CORPORATION. Corporation undertakes and agrees to defend, indemnify, and hold harmless City and any of its Boards, Officers, Agents, Employees, Assigns, and Successors in Interest from and against all suits and causes of action, claims, losses, demands and expenses, including, but not limited to, attorney's fees and cost of litigation, damage or liability of any nature whatsoever, for death or injury to any person, including Corporation's employees and agents, or damage or destruction of any property of either party hereto or of third parties, arising in any manner incident to the performance of this Agreement by the Corporation or its subcontractors of any tier. The provisions of this paragraph survive expiration or termination of this Agreement.

SECTION 31. AMERICANS WITH DISABILITIES ACT

Corporation hereby certifies that it will comply with the Americans with Disabilities Act 42, U.S.C. Section 12101 et seq., and its implementing regulations. The Corporation will provide reasonable accommodations to allow qualified individuals with disabilities to have access to and to participate in its programs, services and activities in accordance with the provisions of the Americans with Disabilities Act. Corporation will not discriminate against persons with disabilities nor against

persons due to their relationship to or association with a person with a disability. Any subcontract entered into by Corporation, relating to this Agreement, to the extent allowed hereunder, shall be subject to the provisions of this paragraph.

SECTION 32. CONTRACTOR RESPONSIBILITY ORDINANCE

Unless otherwise exempt in accordance with the provisions of this Ordinance, this Agreement is subject to the provisions of the Contractor Responsibility Ordinance, Section 10.40 et seq., of the Los Angeles Administrative Code, which requires Corporation to update its responses to the responsibility questionnaire within thirty calendar days after any change to the responses previously provided if such change would affect Corporation's fitness and ability to continue performing the Agreement. In accordance with the provisions of this Ordinance, by signing this Agreement, Corporation pledges, under penalty of perjury, to comply with all applicable federal, state and local laws in the performance of this Agreement, including but not limited to, laws regarding health and safety, labor and employment, wages and hours, and licensing laws which affect employees. The Corporation further agrees to: 1) notify the awarding authority within thirty calendar days after receiving notification that any government agency has initiated an investigation which may result in a finding that the Corporation is not in compliance with all applicable federal, state and local laws in performance of this Agreement; 2) notify the awarding authority within thirty calendar days of all findings by a government agency or court of competent jurisdiction that the Corporation has violated the provisions of Section 10.40.3(a) of the Ordinance; 3) ensure that its subcontractor(s), as defined in the Ordinance, submit a Pledge of Compliance to awarding authorities; and 4) ensure that its subcontractor(s), as defined in the Ordinance, comply with the requirements of the Pledge of Compliance and the requirement to notify Awarding Authorities within thirty calendar days after any government agency or court of competent jurisdiction has initiated an investigation or has found that the subcontractor has violated Section 10.40.3(a) of the Ordinance in performance of the subcontract.

SECTION 33. SLAVERY DISCLOSURE ORDINANCE

Unless otherwise exempt in accordance with the provisions of this Ordinance, this Contract is subject to the Slavery Disclosure Ordinance, Section 10.41 of the Los Angeles Administrative Code, as may be amended from time to time. Corporation certifies that it has complied with the applicable provisions of this Ordinance. Failure to fully and accurately complete the affidavit may result in termination of this Contract.

SECTION 34. WARRANTY AND RESPONSIBILITY OF CORPORATION

Corporation warrants that the work performed hereunder shall be completed in a manner consistent with professional standards practiced among those firms within Corporation's profession, doing the same or similar work under the same or similar circumstances.

SECTION 35. SIGNATURE AUTHORITY

The City Clerk of the City of Los Angeles and the Chairman of the Board, President, or Vice President and Secretary, Assistant Secretary, Chief Financial Officer, or Assistant Treasurer of Corporation declare that they are authorized to execute this Agreement on behalf of City and Corporation.

SECTION 36. STANDARD PROVISIONS FOR CITY CONTRACTS

Contractor agrees to comply with the Standard Provisions for City Contracts (Rev. 03/09), attached hereto as Appendix A and made a part hereof. In the event of any inconsistency between the

provisions in the body of this Agreement and the attachments, the provisions in the body of this Agreement take precedence, followed by the Standard Provisions for City Contracts (Appendix A).

(Signature page follows)

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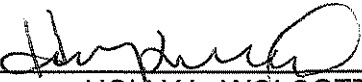
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IN WITNESS WHEREOF, this Agreement is duly executed by THE CITY OF LOS ANGELES and ARTS DISTRICT LOS ANGELES, INCORPORATED for administration of the Arts District Los Angeles Business Improvement District on behalf of the parties to this Agreement.

CITY:

CITY OF LOS ANGELES, a municipal corporation acting by and through its Office of the City Clerk

By: 
HOLLY L. WOLCOTT
Interim City Clerk

Date: 5/28/2014

CORPORATION:

ARTS DISTRICT LOS ANGELES, INCORPORATED, a California non-profit corporation

By: 
DILIP K. BHAVNANI
Chairman


Date: 4/25/14

By: 
MATT KLEIN
Vice-Chairman

Date: 04/25/14

APPROVED AS TO FORM:

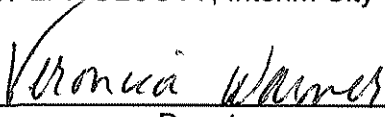
MICHAEL N. FEUER, City Attorney

By: 
Deputy City Attorney

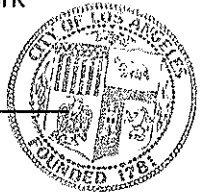
Date: 5-6-14

ATTESTATION:

HOLLY L. WOLCOTT, Interim City Clerk

By: 
Deputy

Date: 5/28/14



Council File No. 13-1525

C-123971

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

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

September 2013

Prepared By
Urban Place Consulting Group, Inc.

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

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**Section 1
Management District Plan Summary**

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

Developed by the Arts District Los Angeles Business Improvement District Steering Committee, the Arts District Los Angeles Business Improvement District Management Plan is proposed to improve and convey special benefits to properties located within the Arts District Los Angeles Business Improvement District area. The District will provide new and continued improvements and activities, including Clean/Safe, and Management. Each of the programs is designed to meet the goals of the District; to improve the safety of each individual parcel within the District, to increase building occupancy and lease rates, to encourage new business development, and attract ancillary businesses and services for parcels within the District.

Boundary: See Section 2, Page 6.

Budget: The total District budget for the 2014 year of operation is approximately \$1,122,536.

Improvements, Activities, Services:

CLEAN & SAFE,

\$835,580 75%

Enhanced Safe Programs:

An Arts District Los Angeles Business Improvement District Safe Team to address crime prevention for parcels in the District may consist of:

- Bicycle Patrol
- Night Vehicle Patrol
- Foot Patrol

Enhanced Clean Programs may consist of:

- Sidewalk Sweeping
- Sidewalk Pressure Washing
- Graffiti & Handbill Removal
- Trash Removal
- Landscape programs
- Tree Trimming

MANAGEMENT/ADMINISTRATION OFFICE EXPENSE \$214,828 19%

CONTINGENCY & CITY FEES \$72,128 6%

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Method of Financing: A levy of special assessments upon real property that receives special benefits from the improvements and activities. (See Section 4, for assessment methodology)

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

Cost: Annual assessments are based upon an allocation of program costs and a calculation of assessable footage. Two property assessment variables, parcel square footage, building square footage, will be used in the calculation. The 2014 year assessments per assessment variable will not exceed amounts listed in the following chart:

Parcel Square Foot Assessment Rate	\$0.06844
Building Square Foot Assessment Rate	\$0.08755

Cap: Assessment annual increases cannot exceed 5% per year. Increases will be determined by the business improvement district Owners' Association Board of Directors and will vary between 0 and 5% in any given year. Any change will be approved by the owners association board of directors and submitted to the City within its annual planning report.

Assessments may be reduced by action of the owners association in any given year. Assessments so reduced may increase in the following year more than the 5% up to the maximum rate defined for that year in the charts on page 12 and 16.

The cost of providing programs and services may vary depending on the market cost for those programs and services. Expenditures may require adjustment up or down to continue the intended level of programs and services. The owners association shall have the right to reallocate up to 10% of the budget allocation by line item within the budgeted categories. The management/administration line item may only be increased by the annual increase subject to the 5% cap and cannot be increased through the 10% budget reallocation. Any change will be approved by the owner's association board of directors and submitted to the City of Los Angeles within its annual planning report. Pursuant to Section 36650 of the California Streets and Highways Code. The overall budget shall remain consistent with this Management District Plan.

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

Duration: The District will have a 5-year life beginning January 1, 2014 and ending December 31, 2018.

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

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Section 2

Arts District Los Angeles Business Improvement District Boundaries

The Arts District Los Angeles Business Improvement District includes all property within a boundary formed by: (Also see map on page 7)

The proposed Arts District Los Angeles Business Improvement District area contains all property within the following boundary description: Beginning on the southeast corner of Alameda Street and the 101 Freeway go east along the southern boundary of the 101 Freeway right of way to the Los Angeles River. At the Los Angeles River go south along the western boundary of the Los Angeles River to 7th Street. Turn west on 7th along the south property line of parcels on the north side of 7th Street to the intersection with the west property line of parcel 5164-019-018. Turn north along the west parcel line of parcels facing on the west side of Santa Fe Avenue to the intersection with the south parcel line of parcels facing on the south side of 6th Street. Turn west along the south parcel line of parcels facing on the south side of 6th Street to the intersection with Alameda Street. Go north on Alameda St to the intersection at 3rd Street. At 3rd St. turn eastbound, then north along the western boundary of parcel 5163-009-006. Go west along the northern property line of parcels 5163-009-006 and 004. Go north on Rose St until the intersection of Traction Avenue. Go southeast on Traction, then turn east along 3rd Street until the western property line of parcel 5163-007-010. Turn north at the western property line of parcel number 5163-007-010, follow this to the northern property line of parcel 5163-007-010. Turn east along the north property line of parcel 5163-007-010 to Garey Street. Turn north on Garey St to the intersection with 2nd Street. Turn west on 2nd Street until parcel 5163-003-019. Turn north along the western property lines of parcels 5163-003-019, 016, 014, 013, 011, 010, 009, 008, 006. Go east along the northern property line of parcel 5163-003-006. Continue east across Garey St. along the northern property lines of parcels 5163-004-004, 006, 011, and 007. Turn north on Vignes Street through the intersection at 1st Street. Continue north on Vignes St. to parcel 5173-013-014 and turn east along the northern property line of this parcel, then south along the eastern line of this parcel. Turn east on 1st Street to the western property line of 5173-013-020, then north along that parcels western property line to Banning Street. Turn west on Banning St., then north on Vignes St. to Temple Street. Go west on Temple until Garey St. Go north on Garey St. to Ducommun Street. Go west on Ducommun St. until Alameda St. Turn north on Alameda Street until the beginning point at the intersection with the 101 Freeway.

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District Boundary Rationale

The property uses within the general boundaries of the Arts District Los Angeles Business Improvement District are a mix of small industrial, retail, education, religious, parking, office and live-work. Services and improvements provided by the District are designed to provide special benefits to the individually assessed primarily small industrial, retail, education, religious, parking, office and live-work in the form of improving the economic and environmental vitality by increasing building occupancy and lease rates, encouraging new business development, attracting residential serving businesses and services that provide a special benefit to live-work, attracting office tenants, attracting retail customers and encouraging commerce. All of the services provided such as the safety work provided by the Safe Team and the cleaning work provided by the Clean Team are services that are over and above the City's baseline of services and are not provided by the City. These services are not provided outside of the District because of the unique nature of these services focusing on the particular needs of each assessed parcel within the District. These services provide particular and distinct benefits to each of the assessed parcels within the District.

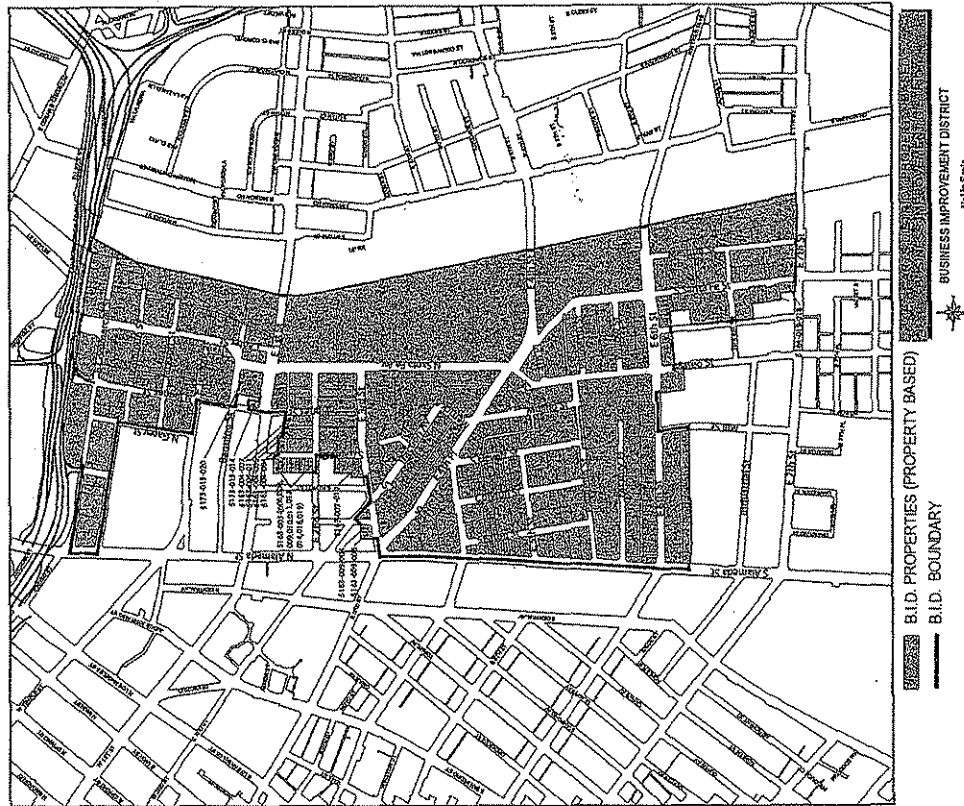
In order to ensure that parcels outside of the District will not specially benefit from the improvements and services funded with the assessment, improvements and services will only be provided to individual assessed parcels within the boundaries of the District. Specifically, safety patrols, cleaning / sanitation personnel, and similar service providers employed in connection with the District will only patrol and provide services to individual assessed parcels within the District.

Northern Boundary: The northern boundary of the Arts District Los Angeles Business Improvement District is the 101 Freeway. The 101 Freeway acts as a barrier on the northern boundary and acts to insure that parcels outside of the District will not specially benefit from the unique improvements and services funded with the assessment. Improvements and services will only be provided to individual assessed parcels within the boundaries of the District.

Eastern Boundary: The eastern boundary of the Arts District Los Angeles Business Improvement District is the Los Angeles River. The Los Angeles River acts as a barrier in order to ensure that parcels outside of the District will not specially benefit from the unique improvements and services funded with the assessment. Improvements and services will only be provided within the boundaries of the District. Specifically, security patrols, maintenance personnel, and similar service providers employed in connection with the District will only patrol and provide services to individual assessed parcels on the streets and sidewalks within the District, and will not provide services outside of District boundaries.

Southern Boundary: The southern boundary of the Business Improvement District was determined by the mix of uses of the parcels south of the District boundaries. The parcels south of the District boundaries are primarily large industrial uses, rather than retail, live-work, and small industrial uses within the district to the north. Large industrial use parcels have limited access points, are entirely inward focused and generally do not interact with the community around them and do not generate business from the District. A cleaner and safer community around these large industrial uses will not provide special benefit in the form of increased commerce or lease rates. They will not benefit from the District programs that are designed to provide special benefits to retail, education, religious, parking, office and small industrial uses. Small industrial use parcels tend to have several tenants on one parcel and several access points. Small industrial use parcels generally interact with the community around them and generally generate a portion of their business from the District. A

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cleaner and safer community around these small industrial uses will provide special benefit in the form of increased likelihood of increased commerce and lease rates. In order to ensure that parcels outside of the District will not specially benefit from the unique improvements and services funded with the assessment, improvements and services will only be provided within the boundaries of the District. Specifically, security patrols, maintenance personnel, and similar service providers employed in connection with the District will only patrol and provide services to individual parcels on the streets and sidewalks within the District, and will not provide services outside of District boundaries.

Western Boundary: The western boundary of the Arts District Los Angeles Business Improvement District south of 3rd Street is Alameda Street which is a very high volume truck route acting as a barrier between parcels on the west side and parcels on the east side of Alameda Street (within the District). South of 3rd Street the western boundary of the Arts District Los Angeles abuts the eastern boundary of the Downtown Industrial Business Improvement District (BID) which provides improvements and activities similar to those proposed to be provided by the Arts District Los Angeles Business Improvement District. North of 3rd Street the western boundary of the Arts District Los Angeles abuts the eastern boundary of the Little Tokyo Business Improvement District (BID) which provides improvements and activities similar to those proposed to be provided by the Arts District Los Angeles Business Improvement District. Additionally, State law indicates that proposed districts, such as the Arts District Los Angeles BID, cannot expand into existing, established PBID district boundaries, such as the adjacent Downtown Industrial BID.

In order to ensure that parcels outside of the District will not specially benefit from the unique improvements and services funded with the assessment, improvements and services will only be provided within the boundaries of the District. Specifically, security patrols, maintenance personnel, and similar service providers employed in connection with the District will only patrol and provide services to individual parcels on the streets and sidewalks within the District, and will not provide services outside of District boundaries.

Section 3 District Improvement and Activity Plan

Process to Establish the Improvement and Activity Plan

Through a series of property owner meetings the Arts District Los Angeles Business Improvement District Steering Committee collectively determined the priority for improvements and activities to be delivered by the business improvement district. The primary needs as determined by the property owners were: safety and cleaning. All of the services provided such as the safety work provided by the Safe Team and the cleaning work provided by the Clean Team are services that are over and above the City's baseline of services and are not provided by the City. These services are not provided outside of the District and because of their unique nature focusing on the particular needs of each assessed parcel within the District provide particular and distinct benefits to each of the individually assessed parcels within the District.

All of the improvements and activities detailed below are provided only to individually assessed parcels defined as being within the boundaries of the District and provide benefits which are particular and distinct to each of the individually assessed properties within the proposed District. No improvement or activities are provided to parcels outside the District boundaries. All assessments outlined in this Management District Plan pay only for services directly benefiting each of the individually assessed parcels in this specialized District. All services will be provided to the individually assessed parcels defined as being within the District boundaries and no services will be provided outside the District boundaries. Each of the services: clean, safe, and management are unique to the District and to each of the District's individually assessed parcels therefore all benefits provided are particular and distinct to each individually assessed parcel.

All benefits derived from the assessments outlined in the Management District Plan are for services directly benefiting the individually assessed parcels within this area and support increased commerce, business attraction and retention, increased property rental income, increased residential serving businesses such as restaurants and retail. All services, safety, cleaning and professional/management services are provided solely to individually assessed parcels within the district to enhance the image and viability of assessed parcels and businesses within the Arts District Los Angeles Business Improvement District boundaries and are designed only for the direct special benefit of the individually assessed parcels in the District. No services will be provided to parcels outside the District boundaries.

The total improvement and activity plan budget for 2014 is \$1,122,536. Of the total the amount which is funded by property assessments is projected at \$1,108,392. The amount of the budget attributable to general benefit and funded by non assessment income is \$14,144. The costs of providing each of the budget components was developed from actual experience obtained in providing these same services over the last 7 years. Actual service hours and frequency may vary in order to match varying District needs over the 5 year life of the District. A detailed operation deployment for 2014 is available from the property owners association. The budget is made up of the following components.

CLEAN AND SAFE PROGRAMS

Safe Team Program

The Safety Program will provide safety services for the individual assessed parcels located

\$635,580

within the District in the form of patrolling bicycle personnel, and nighttime vehicle patrol. The purpose of the Safe Team Program is to prevent, deter and report illegal activities taking place on the streets, sidewalks, storefronts, parking parcels and alleys. The presence of the Safe Team Program is intended to deter such illegal activities as public urination, indecent exposure, trespassing, drinking in public, prostitution, illegal panhandling, illegal vending, and illegal dumping. The Program will supplement, not replace, other ongoing police, safety and patrol efforts within the District. The Safe Team Program will maintain communication with the Los Angeles Police Department (LAPD) area patrols and intends to report illegal activities to the LAPD. The Safe Team Program will only provide its services to assessed properties within the District boundaries. These services are a special benefit to individually assessed parcels because illegal activities deter customers from visiting the district and residents from living in the district. The special benefit to assessed parcels from these services is an increased likelihood of improved lease rates and tenant occupancy because of an increase in commercial activity, an increase in customers and an increase in residential serving businesses. These services are a special benefit to individually assessed parcels because dirty sidewalks, trash, graffiti, and illegal activities deter customers from visiting the district and residents from living in the district.

Clean Program

In order to consistently deal with cleaning issues, the Arts District Los Angeles Business Improvement District Cleaning Program will continue the work that began in 2007. The clean team will only provide service to assessed parcels within District boundaries. The special benefit to assessed parcels from these services is an increased likelihood of improved lease rates and tenant occupancy because of an increase in commercial activity, an increase in customers and an increase in residential serving businesses. In order to consistently deal with cleaning issues, a multi-dimensional approach has been developed consisting of the following elements.

Sidewalk Cleaning: Uniformed, radio equipped personnel sweep litter, debris and refuse from sidewalks and gutters of the District. District personnel may pressure wash the sidewalks.

Trash Collection: Collector truck personnel collect trash from sidewalk trash receptacles as needed. District trucks are often called to dispose of illegal food vendors' inventory. They are also dispatched to collect large bulky items illegally dumped in the District.

Graffiti Removal: District personnel remove graffiti by painting, using solvent and pressure washing. The District maintains a zero tolerance graffiti policy. An effort is made to remove all tags within 24 hours on weekdays.

MANAGEMENT AND ADMINISTRATION OFFICE EXPENSE \$214,828

The improvements and activities are managed by a professional staff that requires centralized management support. Management staff oversees the District's services which are delivered seven days a week. Management staff actively works on behalf of the District parcels to insure that City and County services and policies support the District. Included in this item are management labor, office expense and organizational expenses such as insurance, the cost to conduct a yearly financial review, a quarterly newsletter and Arts District Los Angeles web site maintenance. The special benefit to assessed parcels from these services is an effective and efficient delivery of District

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services because of management staff oversight, an increased transparency of District programs and financial transactions which will be available to parcel owners in the newsletter and on the web site, an increased likelihood of improved lease rates and tenant occupancy because of an increase in commercial activity, an increase in customers and an increase in residential serving businesses in part due to the work of the management staff as stated above.

CONTINGENCY AND CITY FEES

\$72,123

Included in this budget item are City fees to collect and process the assessments, a reserve for uncollectible assessments, depreciation and funding to repay, over the five year life of the District, loans of \$75,000 that were incurred to finance District establishment costs.

FIVE YEAR OPERATING BUDGET

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

Assessments will be subject to annual increases not to exceed 5% per year. The cost of providing programs and services may vary depending on the market cost for those programs and services. Expenditures may require adjustment up or down to continue the intended level of programs and services. Increases will be determined by the District Owners Association and will vary between 0 and 5% in any given year. The projections below illustrate a maximum 5% annual increase for all budget items. Assessments may be reduced by action of the owners association in any given year. Assessments so reduced may, with approval of the District Owners Association Board, increase in the following year more than the 5% cap up to the maximum rate defined for that year in the chart on page 15, pursuant to Section 36650 of the California Streets and Highways Code.

The cost of providing programs and services may vary depending on the market cost for those programs and services. Expenditures may require adjustment up or down to continue the intended level of programs and services. The owners association shall have the right to reallocate up to 10% of the budget allocation by line item within the budgeted categories. The management/administration line item may only be increased by the annual increase subject to the 5% cap and cannot be increased through the 10% budget reallocation. Any change will be approved by the owner's association board of directors and submitted to the City of Los Angeles within its annual planning report. Pursuant to Section 36650 of the California Streets and Highways Code. The overall budget shall remain consistent with this Management District Plan. Each assessed parcel pays for 100% of the special benefit received based on the level of benefit received.

Five Year Budget Projections *

	2014	2015	2016	2017	2018
Clean & Safe	\$835,580	\$877,359	\$921,227	\$967,288	\$1,015,653
Management	\$214,828	\$225,569	\$236,848	\$248,690	\$261,125
Administration					
Contingency	\$72,128	\$75,734	\$79,521	\$83,497	\$87,672
City Fees					
Total Budget	\$1,122,536	\$1,178,662	\$1,237,596	\$1,299,475	\$1,364,450

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

Section 4 Assessment Methodology

Individual assessable parcels shall be assessed by square feet of parcel size and square feet of building size according to each parcel's proportionate special benefit derived from the services provided to that parcel. Each parcel pays 100% of the special benefit derived by the individual parcel. Special circumstances such as a parcel's location within the District area and need and/or frequency for services are carefully reviewed relative to the specific and distinct type of programs and improvements to be provided by the District in order to determine the appropriate levels of assessment. For a further definition of special benefits the Engineer's Report is available on the Arts District Los Angeles website at www.artsdistrictla.org.

The methodology to levy assessments upon real property that benefit from the improvements and activities of the Arts District Los Angeles Business Improvement District are Parcel Square Footage and Building Square Footage as the two assessment variables. Parcel square footage is relevant to the highest and best use of a property and will reflect the long term value implications of the improvement district. Building square footage is relevant to the interim use of a property and is utilized to measure short and mid-term value impacts.

Services and improvements provided by the District are designed to provide special benefits to the mix of small industrial, retail, education, religious, parking, office and live-work parcels. The use of each parcel's assessable Parcel square footage and building square footage is the best measure of benefit for the programs because the intent of the District programs is to improve the safety of each individual parcel, to increase building occupancy and lease rates, to encourage new business development and attract ancillary businesses and services for parcels within the District, in other words to attract more customers, clients and or employees. The best way to determine each parcel's proportionate special benefit from the District programs is to relate each parcel's Parcel square footage and building square footage to every other parcel's Parcel square footage and building square footage.

Parcel square footage is relevant to the best use of a property and will reflect the long term special benefit implications of the improvement district. Building square footage is relevant to the interim use of a property and is utilized to measure short and mid-term impacts.

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

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

Benefit Zones:

The State Law and State Constitution Article XIIIID require that special assessments be levied according to the special benefit each individual parcel receives from the improvements. In order to match assessment rates to benefits the levels of appropriate service delivery were determined by

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analyzing historical data on the amount of clean and safe services delivered to parcels, current service delivery needs and projecting future needs over the term of the District in order to produce a common level of safety and cleanliness for each parcel throughout the District. It was determined that all parcels within the District will be assessed using the same assessment method and rate structure.

Calculation of Assessments

The proportionate special benefit derived by each identified parcel shall be determined in relationship to the entirety of benefit provided by the services. The proposed services are narrowly defined to confer a particular and distinct benefit to the parcels within the district. The services do not confer general benefits on the community as a whole, like general City services. Each of the parcels in the district participates in the tangible benefits from the parcel-specific safety, cleaning and administration programs. Due to the proportionate special benefits received by these individual parcels from the District services, these parcels will be assessed a rate which is proportionate to the amount of special benefits received. Only special benefits are assessable and these benefits must be separated from any general benefits. The Engineer's report has calculated that 1.26% of the programs provided by the District provide general benefit. Assessment revenue cannot be used to pay for general benefits. (See page 12 of the Engineer's Report for discussion of general and special benefits.)

A number of factors enter into the determination of how much weight is to be given to each assessment variable, parcel and building. Historical data from the last 7 years detailing the type and level of clean and safe service delivery to each individual assessed parcel was reviewed in relationship to both the parcel size and the building square footage. The relationship between the current assessable footage and historical assessable footage of each of the two assessment variables to each other and the total of all assessment variables was reviewed. The result of this process was to confirm the validity of the weighting that was determined with the original 2007 establishment of the District. Equal weighting is placed on gross parcel square footage which reflects the more substantial long term value impacts on highest and best use and building square footage which reflects the interim use of a property and is utilized to measure short and mid-term value impacts

The preceding methodology is applied to a database that has been constructed by District Property Owners and its consultant team. The process for compiling the property database includes the following steps:

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

Assessable Footage

Parcel Square Footage	8,341,425
Building Square Footage	6,330,150

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The following chart identifies each program budget that is allocated to each assessment variable.

Assessment Variable	Clean & Safe	Management & Administration	Contingency, City Fees	Total
Parcel Square Footage	\$417,790	\$107,414	\$36,064	\$561,268
Building Square Footage	\$417,790	\$107,414	\$36,064	\$561,268
Total Budget	\$835,580	\$214,828	\$72,128	\$1,122,536
Assessment Variable	Total District Budget	Less General Benefit @ 1.26%	Total Budget Funded by Assessments	Property
Parcel Square Footage	\$561,268	\$7072	\$554,196	
Building Square Footage	\$561,268	\$7072	\$554,196	
Totals	\$1,122,536	\$14,144	\$1,108,392	

Based upon the methodology as set forth above, first year assessments are established as follows.

Parcel Square Foot Assessment Rate	\$0.06644
Building Square Foot Assessment Rate	\$0.08755

Calculation Formula:

Parcel Square Footage X Appropriate Rate = Parcel Parcel Footage Assessment
Building Square Foot X Appropriate Rate = Parcel Building Footage Assessment

The total of Parcel footage assessment plus Building footage assessment for each parcel constitutes the total assessment for that parcel.

As a result of construction, the District anticipates some commercial and residential developments that may change the total assessment and individual increases/decreases in assessment. Any changes will be made in accordance with policies and procedures consistent with State law.

See the Engineer's Report, which is available from the Arts District Los Angeles office, for a complete analysis of assessment methodology.

Maximum Annual Assessment Adjustments

The cost of providing programs and services may vary depending on the market cost for those programs and services. Expenditures may require adjustment up or down to continue the intended level of programs and services. Assessments may be subject to annual increases not to exceed the

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assessment rates in the table below for any given year. Increases will be determined by the District Owners Association and will vary between 0 and 5% in any given year. Any change will be approved by the owners association board of directors and submitted to the City within its annual planning report, pursuant to Section 36650 of the California Streets and Highways Code.

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

Maximum Assessment Table

	2014	2015	2016	2017	2018
Parcel Rate	\$0.06644	\$0.06976	\$0.07325	\$0.07691	\$0.08076
Building Rate	\$0.08755	\$0.09193	\$0.09652	\$0.10135	\$0.10641

Maximum Assessment Rates

The cost of providing programs and services may vary depending on the market cost for those programs and services. Expenditures may require adjustment up or down to continue the intended level of programs and services. The maximum assessment rate for each year is defined in the chart above. Assessments may be reduced by action of the owners association in any given year. Assessments so reduced may increase in the following year more than the 5% cap up to the maximum rate defined for that year in the chart above. Any change will be approved by the owners association board of directors and submitted to the City within its annual planning report. Pursuant to Section 36650 of the California Streets and Highways Code.

The cost of providing programs and services may vary depending on the market cost for those programs and services. Expenditures may require adjustment up or down to continue the intended level of programs and services. The owners association shall have the right to reallocate up to 10% of the budget allocation by line item within the budgeted categories. The management/administration line item may only be increased by the annual increase subject to the 5% cap and cannot be increased through the 10% budget reallocation. Any change will be approved by the owners association board of directors and submitted to the City of Los Angeles within its annual planning report. Pursuant to Section 36650 of the California Streets and Highways Code. The overall budget shall remain consistent with this Management District Plan.

Budget Adjustments

Any annual budget surplus will be rolled into the following year's District budget. The budget will be set accordingly, within the constraints of the management plan to adjust for surpluses that are carried forward. Funds from an expired District shall be rolled over into the new District if one is established, or returned to the property owners if one is not established, in accordance with the Streets and Highways Code section 36671

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

Future Development

As a result of continued development, the District may experience the addition or subtraction of

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assessable commercial footage for parcels included and assessed within the District boundaries. The modification of parcel improvements assessed within the District may then change upwards or downwards the amount of total footage assessment for these parcels. New structure assessments will be prorated to the date they receive the temporary and/or permanent certificate of occupancy.

In future years, the assessments for the special benefits bestowed upon the included BID parcels may change in accordance with the assessment methodology formula listed in the Management District Plan and Engineer's Report provided the assessment rate does not change. If the assessment formula changes and increases assessments then a Proposition 218 ballot will be required for approval of the formula changes.

Time and Manner for Collecting Assessments

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

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

However, assessments may be billed directly by the City for any fiscal year of operation and then by the County for subsequent years. Any delinquent assessments owed for a year for which the City billed will be added to the County property tax roll for the following year. The "property owner" means any person shown as the owner/taxpayer on the last equalized assessment roll or otherwise known to be the owner/taxpayer by the City.

Disestablishment

California State Law Section 36670 provides for the disestablishment of a District. Upon the termination of this District any remaining revenues shall be transferred to the renewed District, if one is established, pursuant to Streets and Highways Code Section 36660 (b). Unexpended funds will be returned to property owners based upon each parcels percentage contribution to the total year 2014 assessments if the District is not renewed.

Bond Issuance

The District will not issue Bonds.

Public Property Assessments

The Arts District Los Angeles PBID will provide the same level of improvements and activities, to the City of Los Angeles or any other government-owned parcels within the PBID boundary as are provided to non government-owned parcels. All publicly-owned parcels will pay their proportional share of costs based on the special benefits conferred to those individual parcels. The special benefit to government assessed parcels from these services is an increase in District customers, and an increased likelihood of attracting and retaining employees that follow from having a cleaner and safer area. Public owned parcels will receive special benefit in the form of increased use of the public facilities, increased attraction and retention of employees, which directly relates to fulfilling their public service mission. See Engineers Report page 13 for publicly owned parcels special benefit

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designation. Article XIII D of the California Constitution was added in November of 1996 to provide for these assessments. It specifically states in Section 4(a) that "Parcels within a district that are owned or used by any agency...shall not be exempt from assessment unless the agency can demonstrate by clear and convincing evidence that those publicly owned parcels in fact receive no special benefit." Below is a list of the publicly-owned parcels and their respective assessments.

APN	Ownership	Site Address	FINAL LOT	FINAL BLDG	2014 Total Asmt	%
5173-001-900	LA City		27,417	19,789	\$3,554.06	0.32%
5173-001-903	LA City		1,873	0	\$124.44	0.01%
5173-001-904	LA City		14,810	0	\$983.96	0.09%
5173-001-905	LA City	462 E Commercial St	15,050	12,295	\$2,141.43	0.19%
5173-002-901	LA City		66,211	0	\$4,998.99	0.40%
5173-014-900	LA City	700 E Temple	99,752	128,790	\$17,992.81	1.62%
5173-017-900	LA City		653	0	\$43.38	0.00%
5173-023-903	LA City	1001 E 1st St	30,228	77,000	\$8,795.07	0.79%
	Total LA City				\$57,945.15	3.42%
5163-012-900	LA County	321 S Hewitt St	39,082	39,179	\$6,026.64	0.54%
5163-013-900	LA County	813 E 4th Pl	28,600	39,855	\$5,102.69	0.39%
	Total LA County				\$11,429.33	1.03%
5163-023-900	LA Dwp	524 Colyton St	60,984	61,000	\$9,392.18	0.85%
5163-023-901	LA Dwp	542 Colyton St	23,697	0	\$1,574.41	0.14%
5163-023-902	LA Dwp	537 S Hewitt St	24,050	4,040	\$1,991.55	0.18%
5163-023-903	LA Dwp	516 Colyton St	8,233	0	\$446.99	0.05%
5163-023-904	LA Dwp	501 S Hewitt St	22,390	8,550	\$2,236.11	0.20%
5164-001-902	LA Dwp		112,820	120,009	\$18,003.27	1.62%
5164-001-904	LA Dwp		38,370	0	\$2,946.26	0.25%
5164-009-900	LA Dwp		20,247	13,500	\$2,527.10	0.23%
5164-015-900	LA Dwp	631 Mesquite St	78,395	0	\$5,208.49	0.47%
5164-016-900	LA Dwp		15,000	0	\$996.59	0.09%
5173-004-902	LA Dwp		27,360	0	\$1,811.77	0.16%
5173-016-900	LA Dwp	717 Jackson St	7,192	0	\$477.83	0.04%
	Total LA Dwp				\$47,266.55	4.27%
5163-017-900	Lacmta	214 S Santa Fe Ave.	1,002,751	219,650	\$85,851.84	7.75%
5173-001-901	Lacmta		22,970	0	\$1,526.10	0.14%
5173-001-902	Lacmta		3,190	0	\$211.94	0.02%
5173-019-901	Lacmta		9,082	6,300	\$1,154.96	0.10%
5173-019-902	Lacmta		4,100	4,100	\$631.35	0.06%
5173-019-903	Lacmta		6,890	0	\$457.76	0.04%
5173-021-902	Lacmta	410 Center St	44,431	0	\$2,951.95	0.27%
5173-021-903	Lacmta	410 Center St	16,740	0	\$1,112.19	0.10%
5173-021-905	Lacmta	410 Center St	51,930	5,148	\$3,900.88	0.35%
5173-021-906	Lacmta	410 Center St	9,500	0	\$631.17	0.06%
	Total Lacmta				\$98,430.15	8.88%
5173-004-900	LAUSD		89,250	30,590	\$7,279.01	0.66%
5173-004-903	LAUSD		14,800	0	\$983.30	0.09%
	Total LAUSD				\$8,262.31	0.75%

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5173-003-900	State Of California	531 E Commercial St	92,347	0	\$6,135.44	0.55%
	Total State Of California				\$6,135.44	0.55%
	Total Govt Assessments				\$209,482.94	18.00%

Section 5 District Rules and Regulations

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

- Competitive Procurement Process**
 The Owner's Association shall develop a policy for competitive bidding when purchasing substantial amounts of services, products and/or equipment. The policy will aim to maximize service, quality, efficiency and cost effectiveness.
- Treatment of Residential Housing**
 In accordance with Section 36632 (c) of the California Streets and Highways Code, properties zoned solely for residential or agricultural use are conclusively presumed not to receive special benefit from the improvements and service funded through the assessments of the District and are not subject to any assessment pursuant to Section 36632 (c). Therefore, properties zoned solely for residential or agricultural use within the boundaries of the District, if any, will not be assessed. The District does not contain parcels that are zoned solely for residential or agricultural use.
- Renewal/Establishment**
 District funds may be used for establishing and renewing the District.

Section 6 Implementation Timetable

The Arts District Los Angeles Business Improvement District is expected to be established January 1, 2014 and begin implementation of the Management District Plan in the first quarter of 2014. Consistent with State law the Arts District Los Angeles Business Improvement District will have a five-year life ending December 31, 2018.

Section 7 Parcel Roll

APN	Ownership	Site Address	FINAL LOT	FINAL BLDG	2014 Total Asmt	%
5173-003-900	LA City		27,417	19,789	\$3,554.06	0.32%
5173-003-903	LA City		1,873	0	\$124.44	0.01%
5173-003-904	LA City		14,810	0	\$983.96	0.09%
5173-003-905	LA City	482 E Commercial St	15,030	12,295	\$2,441.43	0.19%
5173-002-901	LA City		66,211	0	\$4,398.59	0.40%
5173-014-900	LA City	700 E Temple	99,752	128,790	\$17,902.81	1.62%
5173-017-900	LA City		653	0	\$43.38	0.00%
5173-023-903	LA City	1001 E 1st St	30,928	77,000	\$8,795.07	0.79%
	Total LA City				\$37,945.15	3.42%
5163-012-900	LA County	331 S Hewitt St	39,082	39,179	\$6,026.64	0.54%
5163-012-900	LA County	813 E 4th Pl	28,800	39,855	\$5,402.69	0.49%
	Total LA County				\$11,429.33	1.03%
5163-023-900	LA Dwp	524 Colton St	60,984	61,000	\$9,392.18	0.85%
5163-023-901	LA Dwp	542 Colton St	23,897	0	\$1,574.41	0.14%
5163-023-902	LA Dwp	537 S Hewitt St	24,050	4,040	\$1,951.55	0.18%
5163-023-903	LA Dwp	516 Colton St	8,233	0	\$546.99	0.05%
5163-023-904	LA Dwp	501 S Hewitt St	22,950	8,550	\$2,236.11	0.20%
5164-001-902	LA Dwp		112,820	120,009	\$18,002.27	1.62%
5164-001-904	LA Dwp		38,370	0	\$2,540.26	0.23%
5164-003-900	LA Dwp		20,247	13,500	\$2,527.10	0.23%
5164-015-900	LA Dwp	651 Marquet St	78,395	0	\$5,208.49	0.47%
5164-016-900	LA Dwp		15,000	0	\$996.59	0.09%
5173-004-902	LA Dwp		27,360	0	\$1,817.77	0.16%
5173-016-900	LA Dwp	717 Jackson St	7,152	0	\$477.83	0.04%
	Total LA Dwp				\$47,280.55	4.27%
5163-017-900	Lacmta	214 S Santa Fe Ave	1,002,751	219,650	\$65,851.84	7.75%
5173-003-901	Lacmta		22,970	0	\$1,526.10	0.14%
5173-003-902	Lacmta		3,190	0	\$211.94	0.02%
5173-019-901	Lacmta		9,082	6,300	\$1,154.96	0.10%
5173-019-902	Lacmta		4,100	4,100	\$691.35	0.06%
5173-019-903	Lacmta		6,890	0	\$457.76	0.04%
5173-021-902	Lacmta	410 Center St	44,431	0	\$2,951.95	0.27%
5173-021-903	Lacmta	410 Center St	16,740	0	\$1,112.19	0.10%
5173-021-905	Lacmta	410 Center St	51,890	5,148	\$3,900.88	0.35%
5173-021-906	Lacmta	410 Center St	9,500	0	\$631.17	0.06%
	Total Lacmta				\$98,430.15	8.88%
5173-004-900	LAUSD		69,250	30,590	\$7,279.01	0.66%
5173-004-903	LAUSD		14,800	0	\$983.30	0.09%
	Total LAUSD				\$8,262.31	0.75%
5173-003-900	State Of California	531 E Commercial St	92,347	0	\$6,135.44	0.55%
	Total State Of California				\$6,135.44	0.55%
	Total Govt Assessments				\$209,482.94	18.00%

APN	Site Address	FINAL LOT	FINAL BLDG	2014 Total Asmt	%
5163-003-006		4,792	0	\$318.38	0.03%
5163-003-008	115 S. Garey St.	4,792	0	\$318.38	0.03%
5163-003-009		4,792	0	\$318.38	0.03%
5163-003-010		4,792	0	\$318.38	0.03%
5163-003-011		4,792	0	\$318.38	0.03%
5163-003-012		4,792	0	\$318.38	0.03%
5163-003-013		4,792	0	\$318.38	0.03%
5163-003-014		4,792	0	\$318.38	0.03%
5163-003-016	723 E. 2nd St.	4,792	0	\$318.38	0.03%
5163-003-019		4,792	0	\$318.38	0.03%
5163-004-004		9,583	0	\$636.69	0.06%
5163-004-005	122 S. Garey St.	28,183	41,777	\$5,529.97	0.50%
5163-004-006		20,996	20,587	\$3,197.32	0.29%
5163-004-007	929 E. 2nd St., Ste. 201	22,207	44,547	\$5,375.44	0.48%
5163-004-011		7,475	0	\$496.63	0.04%
5163-005-001	941 E. 2nd St.	15,725	24,300	\$3,172.19	0.29%
5163-005-005	111 S. Santa Fe Ave.	10,716	0	\$711.95	0.06%
5163-005-006	900 E. 1st St.	25,613	55,925	\$7,473.35	0.67%
5163-005-007	120 S. Vignes St.	8,364	32,504	\$3,401.38	0.31%
5163-005-008		3,620	0	\$240.51	0.02%
5163-005-018	949 E. 2nd St.	38,890	36,695	\$5,796.41	0.52%
5163-006-012	948 E. 2nd St.	11,151	9,160	\$1,542.81	0.14%
5163-006-013	900 E. 2nd St.	73,007	83,148	\$12,130.01	1.09%
5163-006-014	901 E. 2nd St.	8,304	9,980	\$1,425.44	0.13%
5163-006-016	924 E. 2nd St.	35,981	76,960	\$9,128.29	0.82%
5163-006-020	953 E. 3rd St.	9,580	16,962	\$2,121.49	0.19%
5163-006-023		4,909	0	\$326.15	0.03%
5163-006-027	201 S. Santa Fe Ave.	24,794	46,863	\$5,750.08	0.52%
5163-006-029	215 S. Santa Fe Ave.	1,150	20,667	\$1,885.77	0.17%
5163-006-030	215 S. Santa Fe Ave., Apt. 1	1,150	1,172	\$179.01	0.02%
5163-006-031	215 S. Santa Fe Ave., Apt. 2	1,150	1,172	\$226.29	0.02%
5163-006-032	215 S. Santa Fe Ave., Apt. 3	1,150	1,172	\$226.29	0.02%
5163-006-033	215 S. Santa Fe Ave., Apt. 4	1,150	1,172	\$182.95	0.02%
5163-006-034	215 S. Santa Fe Ave., Apt. 5	1,150	2,240	\$272.51	0.02%
5163-006-035	215 S. Santa Fe Ave., Apt. 6	1,150	1,778	\$232.07	0.02%
5163-006-036	215 S. Santa Fe Ave., Apt. 7	1,150	2,214	\$270.24	0.02%
5163-006-037	215 S. Santa Fe Ave., Apt. 8	1,150	1,172	\$179.01	0.02%
5163-006-038	215 S. Santa Fe Ave., Apt. 9	1,150	1,174	\$226.46	0.02%
5163-006-039	215 S. Santa Fe Ave., Apt. 10	1,150	1,172	\$226.29	0.02%
5163-006-040	215 S. Santa Fe Ave., Apt. 11	1,150	1,210	\$182.34	0.02%
5163-006-041	215 S. Santa Fe Ave., Apt. 12	1,150	2,584	\$302.63	0.03%
5163-006-042	215 S. Santa Fe Ave., Apt. 13	1,150	1,782	\$232.42	0.02%
5163-006-043	215 S. Santa Fe Ave., Apt. 14	1,150	2,087	\$259.12	0.02%
5163-006-044	215 S. Santa Fe Ave., Apt. 15	1,150	1,171	\$178.92	0.02%
5163-006-045	215 S. Santa Fe Ave., Apt. 16	1,150	1,298	\$184.79	0.02%
5163-006-046	215 S. Santa Fe Ave., Apt. 17	1,150	1,788	\$232.94	0.02%
5163-006-047	215 S. Santa Fe Ave., Apt. 18	1,150	1,194	\$180.94	0.02%
5163-006-048	215 S. Santa Fe Ave., Apt. 19	1,150	1,233	\$184.35	0.02%

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APN	Site Address	FINAL LOT	FINAL BLDG	2014 Total Asmt	%
5163-006-049	215 S. Santa Fe Ave., Apt. 20	1,150	1,792	\$233.29	0.02%
5163-006-051	940 E. 2nd St. 1	1,236.76	2,540	\$304.54	0.03%
5163-006-052	940 E. 2nd St. 2	1,236.76	2,250	\$279.15	0.03%
5163-006-053	940 E. 2nd St. 3	1,236.76	1,320	\$197.73	0.02%
5163-006-054	940 E. 2nd St. 4	1,236.76	1,320	\$197.73	0.02%
5163-006-055	940 E. 2nd St. 5	1,236.76	2,710	\$319.43	0.03%
5163-006-056	940 E. 2nd St. 6	1,236.76	2,710	\$319.43	0.03%
5163-006-057	940 E. 2nd St. 7	1,236.76	1,360	\$201.24	0.02%
5163-006-058	940 E. 2nd St. 8	1,236.76	1,360	\$201.24	0.02%
5163-006-059	940 E. 2nd St. 9	1,236.76	1,300	\$195.98	0.02%
5163-006-060	940 E. 2nd St. 10	1,236.76	1,300	\$195.98	0.02%
5163-006-061	940 E. 2nd St. 11	1,236.76	1,300	\$195.98	0.02%
5163-006-062	940 E. 2nd St. 12	1,236.76	1,300	\$195.98	0.02%
5163-006-063	940 E. 2nd St. 13	1,236.76	1,300	\$195.98	0.02%
5163-006-064	940 E. 2nd St. 14	1,236.76	1,300	\$195.98	0.02%
5163-006-065	940 E. 2nd St. 15	1,236.76	1,300	\$195.98	0.02%
5163-006-066	940 E. 2nd St. 16	1,236.76	1,300	\$195.98	0.02%
5163-006-067	940 E. 2nd St. 17	1,236.76	1,300	\$195.98	0.02%
5163-006-068	940 E. 2nd St. 18	1,236.76	1,300	\$195.98	0.02%
5163-006-069	940 E. 2nd St. 19	1,236.76	1,300	\$195.98	0.02%
5163-006-070	940 E. 2nd St. 20	1,236.76	1,300	\$195.98	0.02%
5163-006-071	940 E. 2nd St. 21	1,236.76	1,320	\$197.73	0.02%
5163-006-072	940 E. 2nd St. 22	1,236.76	1,320	\$197.73	0.02%
5163-006-073	940 E. 2nd St. 23	1,236.76	1,320	\$197.73	0.02%
5163-006-074	940 E. 2nd St. 24	1,236.76	1,320	\$197.73	0.02%
5163-006-075	940 E. 2nd St. 25	1,236.76	1,410	\$205.61	0.02%
5163-006-076	940 E. 2nd St. 26	1,236.76	1,410	\$205.61	0.02%
5163-006-077	940 E. 2nd St. 27	1,236.76	1,280	\$194.23	0.02%
5163-006-078	940 E. 2nd St. 28	1,236.76	1,280	\$194.23	0.02%
5163-006-079	940 E. 2nd St. 29	1,236.76	1,360	\$201.24	0.02%
5163-006-080	940 E. 2nd St. 30	1,236.76	1,360	\$201.24	0.02%
5163-006-081	940 E. 2nd St. 31	1,236.76	1,360	\$201.24	0.02%
5163-006-082	940 E. 2nd St. 32	1,236.76	1,360	\$201.24	0.02%
5163-006-083	940 E. 2nd St. 33	1,236.76	1,280	\$194.23	0.02%
5163-006-084	940 E. 2nd St. 34	1,236.76	1,280	\$194.23	0.02%
5163-006-085	940 E. 2nd St. 35	1,236.76	2,440	\$295.79	0.03%
5163-006-086	940 E. 2nd St. 36	1,236.76	2,440	\$295.79	0.03%
5163-006-087	940 E. 2nd St. 37	1,236.76	2,560	\$306.29	0.03%
5163-006-088	940 E. 2nd St. 38	1,236.76	2,340	\$287.03	0.03%
5163-006-093		5,053	0	\$335.72	0.03%
5163-006-904		9,714	0	\$645.39	0.06%
5163-007-010	833 E. 3rd St.	28,967	26,980	\$4,286.60	0.39%
5163-008-010	735 E. 3rd St.	4,879	144	\$336.76	0.03%
5163-009-006	721 E. 3rd St.	5,837	0	\$387.80	0.04%
5163-010-001	300 S. Alameda St.	6,403	0	\$425.41	0.04%
5163-010-002	312 S. Alameda St.	25,483	16,512	\$207.95	0.02%
5163-010-003		218	0	\$14.48	0.00%
5163-010-004		25,831	0	\$1,716.19	0.15%

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5163-010-007	350 S. Alameda St.	45,215	27,360	\$5,398.37	0.49%
5163-010-008		3,528	0	\$234.40	0.02%
5163-011-001		6,795	0	\$451.45	0.04%
5163-011-002	800 E 4th Pl	6,332	4,000	\$770.89	0.07%
5163-011-003	806 E 4th Pl	4,884	0	\$324.49	0.03%
5163-011-014	919 E 4th St	3,964	0	\$263.36	0.02%
5163-011-017	915 E 4th St	20,943	20,120	\$5,113.05	0.28%
5163-011-019	350 S. Alameda St.	4,312	0	\$286.49	0.03%
5163-011-021		1,520	0	\$100.99	0.01%
5163-011-022	816 E 4th Pl	5,052	2,110	\$520.38	0.05%
5163-011-027	808 E 4th Pl	28,919	19,158	\$2,598.61	0.32%
5163-011-028	350 S Alameda St	66,647	67,000	\$10,293.72	0.53%
5163-012-004	738 E 3rd St	10,967	9,090	\$1,484.59	0.13%
5163-012-005	704 Traction Ave.	4,792	4,813	\$739.75	0.07%
5163-012-006	708 Traction Ave.	5,140	5,180	\$795.00	0.07%
5163-012-007	303 S Hewitt St	6,011	21,938	\$2,320.01	0.21%
5163-012-008		5,009	0	\$332.79	0.03%
5163-012-015	707 E 4th Pl	7,200	3,981	\$826.89	0.07%
5163-013-001	800 Traction Ave.	10,500	46,500	\$4,768.62	0.43%
5163-013-002	804 Traction Ave.	10,498	9,400	\$1,520.43	0.14%
5163-013-003	816 Traction Ave.	7,013	0	\$465.94	0.04%
5163-013-004	820 Traction Ave.	7,013	0	\$465.94	0.04%
5163-013-005	826 Traction Ave.	3,485	0	\$231.54	0.02%
5163-013-006	828 Traction Ave.	10,498	31,500	\$3,455.26	0.31%
5163-013-007	830 Traction Ave.	3,485	0	\$231.54	0.02%
5163-013-008	836 Traction Ave.	7,000	7,000	\$1,077.91	0.10%
5163-014-003	801 E 4th Pl	14,418	28,800	\$3,479.32	0.31%
5163-014-004	850 Traction Ave.	21,000	12,970	\$2,530.73	0.23%
5163-014-004	860 Traction Ave.	20,995	952	\$1,478.23	0.13%
5163-014-012	842 Traction Ave	10,498	0	\$697.48	0.06%
5163-014-013	939 E 4th St	52,800	99,600	\$12,227.82	1.10%
5163-015-001		3,964	0	\$263.36	0.02%
5163-015-002	300 Avery St.	21,213	104,982	\$10,500.40	0.96%
5163-015-003	857 Traction Ave	5,850	0	\$388.67	0.04%
5163-015-004	843 Traction Ave	18,860	43,600	\$5,070.16	0.46%
5163-015-005	837 Traction Ave	8,102	27,792	\$2,371.44	0.27%
5163-015-006	315 Avery St	4,312	4,232	\$656.99	0.06%
5163-015-007	821 Traction Ave.	21,954	20,389	\$3,243.53	0.29%
5163-015-008	811 Traction Ave.	9,000	22,200	\$2,541.53	0.23%
5163-015-011	805 Traction Ave.	5,111	5,163	\$791.58	0.07%
5163-015-014	800 E 3rd St.	3,354	3,252	\$507.54	0.05%
5163-015-016	810 E 3rd St.	6,621	22,320	\$2,992.98	0.22%
5163-015-017	822 E 3rd St.	6,621	0	\$439.89	0.04%
5163-015-022	906 E 3rd St	14,375	48,380	\$5,190.66	0.47%
5163-015-024		3,006	0	\$199.72	0.02%
5163-015-025	826 E 3rd St.	6,621	4,956	\$873.78	0.08%
5163-015-028	20098 E 3rd St.	6,438	6,438	\$991.37	0.09%
5163-015-029	900 E 3rd St.	11,500	0	\$764.05	0.07%

5163-015-030		120	0	\$7.97	0.00%
5163-015-800		3,223	0	\$214.13	0.02%
5163-016-001		1,307	0	\$86.84	0.01%
5163-016-002		163	0	\$10.83	0.00%
5163-016-011	960 E 3rd St.	111,078	58,920	\$12,538.28	1.13%
5163-016-012		112,820	0	\$7,495.65	0.68%
5163-016-013		131,115	0	\$8,711.15	0.79%
5163-016-014		84,506	0	\$5,614.50	0.51%
5163-017-001		10,750	0	\$714.22	0.06%
5163-018-001	418 Molino St.	7,275	4,100	\$842.29	0.08%
5163-018-002	1042 E 4th St	23,697	18,568	\$3,200.01	0.29%
5163-018-005	500 Mateo St	30,492	12,948	\$3,159.44	0.29%
5163-018-006	1046 E 4th St	25,240	64,717	\$7,342.81	0.66%
5163-019-012	500 Molino St, 101	919	1,744	\$213.74	0.02%
5163-019-013	500 Molino St, 102	919	1,586	\$199.91	0.02%
5163-019-014	500 Molino St, 103	919	1,300	\$174.87	0.02%
5163-019-015	500 Molino St, 104	919	1,366	\$180.65	0.02%
5163-019-016	500 Molino St, 105	919	1,402	\$183.80	0.02%
5163-019-017	500 Molino St, 106	919	1,426	\$185.90	0.02%
5163-019-018	500 Molino St, 107	919	2,580	\$286.93	0.03%
5163-019-019	500 Molino St, 108	919	2,630	\$291.31	0.03%
5163-019-020	500 Molino St, 109	919	2,140	\$248.41	0.02%
5163-019-021	500 Molino St, 110	919	1,720	\$211.64	0.02%
5163-019-022	500 Molino St, 111	919	2,470	\$277.30	0.03%
5163-019-023	500 Molino St, 112	919	1,780	\$216.89	0.02%
5163-019-024	500 Molino St, 113	919	1,780	\$216.89	0.02%
5163-019-025	500 Molino St, 114	919	1,613	\$202.27	0.02%
5163-019-026	500 Molino St, 115	919	1,390	\$182.75	0.02%
5163-019-027	500 Molino St, 116	919	1,667	\$207.00	0.02%
5163-019-028	500 Molino St, 117	919	1,483	\$190.89	0.02%
5163-019-029	500 Molino St, 118	919	2,557	\$284.92	0.03%
5163-019-030	500 Molino St, 201	919	1,736	\$213.04	0.02%
5163-019-031	500 Molino St, 202	919	1,566	\$198.16	0.02%
5163-019-032	500 Molino St, 203	919	1,041	\$152.20	0.01%
5163-019-033	500 Molino St, 204	919	1,376	\$181.52	0.02%
5163-019-034	500 Molino St, 205	919	1,416	\$185.03	0.02%
5163-019-035	500 Molino St, 206	919	1,341	\$178.46	0.02%
5163-019-036	500 Molino St, 207	919	1,153	\$162.00	0.01%
5163-019-037	500 Molino St, 208	919	991	\$147.82	0.01%
5163-019-038	500 Molino St, 209	919	1,187	\$164.98	0.01%
5163-019-039	500 Molino St, 210	919	1,086	\$156.14	0.01%
5163-019-040	500 Molino St, 211	919	1,740	\$213.39	0.02%
5163-019-041	500 Molino St, 212	919	1,540	\$195.88	0.02%
5163-019-042	500 Molino St, 213	919	2,999	\$323.62	0.03%
5163-019-043	500 Molino St, 214	919	2,417	\$272.66	0.02%
5163-019-044	500 Molino St, 215	919	2,657	\$293.67	0.03%
5163-019-045	500 Molino St, 216	919	3,077	\$330.44	0.03%
5163-019-046	500 Molino St, 217	919	2,901	\$315.04	0.03%
5163-019-047	500 Molino St, 218	919	3,716	\$386.39	0.03%

5163-019-048	500 Molino St. 301	919	1,280	\$175.12	0.02%
5163-019-049	500 Molino St. 302	919	1,060	\$153.86	0.01%
5163-019-050	500 Molino St. 303	919	1,540	\$195.88	0.02%
5163-019-051	500 Molino St. 304	919	1,250	\$170.49	0.02%
5163-019-052	500 Molino St. 305	919	1,020	\$150.36	0.01%
5163-019-053	500 Molino St. 306	919	1,810	\$219.52	0.02%
5163-019-054	500 Molino St. 307	919	1,490	\$191.50	0.02%
5163-019-055	500 Molino St. 308	919	1,620	\$202.89	0.02%
5163-019-056	500 Molino St. 309	919	1,300	\$174.87	0.02%
5163-019-057	500 Molino St. 310	919	1,780	\$216.89	0.02%
5163-019-058	500 Molino St. 311	919	1,848	\$222.85	0.02%
5163-019-059	500 Molino St. 312	919	1,896	\$227.05	0.02%
5163-019-060	500 Molino St. 313	919	1,194	\$165.59	0.01%
5163-019-061	500 Molino St. 314	919	942	\$143.53	0.01%
5163-019-062	500 Molino St. 315	919	1,207	\$166.73	0.02%
5163-019-063	500 Molino St. 101	919	1,850	\$223.02	0.02%
5163-019-064	500 Molino St. 102	919	1,450	\$188.00	0.02%
5163-019-065	500 Molino St. 103	919	1,720	\$211.64	0.02%
5163-019-066	500 Molino St. 104	919	2,120	\$246.66	0.02%
5163-019-067	500 Molino St. 105	919	2,530	\$282.56	0.03%
5163-019-068	500 Molino St. 106	919	1,840	\$222.15	0.02%
5163-019-069	500 Molino St. 107	919	2,075	\$242.72	0.02%
5163-019-070	500 Molino St. 108	919	1,750	\$214.27	0.02%
5163-019-071	500 Molino St. 109	919	1,656	\$206.04	0.02%
5163-019-072	500 Molino St. 110	919	1,220	\$167.87	0.02%
5163-019-073	500 Molino St. 111	919	1,320	\$176.62	0.02%
5163-019-074	500 Molino St. 112	919	2,250	\$258.04	0.02%
5163-019-075	500 Molino St. 113	919	2,112	\$245.96	0.02%
5163-019-076	500 Molino St. 114	919	2,090	\$244.03	0.02%
5163-019-077	500 Molino St. 115	919	1,420	\$185.38	0.02%
5163-019-078	500 Molino St. 116	919	1,510	\$193.26	0.02%
5163-019-079	500 Molino St. 117	919	1,570	\$198.51	0.02%
5163-019-080	500 Molino St. 118	919	1,450	\$188.00	0.02%
5163-019-081	500 Molino St. 201	919	1,570	\$198.51	0.02%
5163-019-082	500 Molino St. 202	919	1,333	\$177.76	0.02%
5163-019-083	500 Molino St. 203	919	1,513	\$192.52	0.02%
5163-019-084	500 Molino St. 204	919	1,950	\$231.78	0.02%
5163-019-085	500 Molino St. 205	919	1,374	\$181.35	0.02%
5163-019-086	500 Molino St. 206	919	1,380	\$181.87	0.02%
5163-019-087	500 Molino St. # 207	919	1,380	\$181.87	0.02%
5163-019-088	500 Molino St. 208	919	1,396	\$183.28	0.02%
5163-019-089	500 Molino St. 209	919	1,741	\$213.48	0.02%
5163-019-090	500 Molino St. 210	919	1,743	\$213.65	0.02%
5163-019-091	500 Molino St. 211	919	1,620	\$202.89	0.02%
5163-019-092	500 Molino St. 212	919	1,486	\$191.15	0.02%
5163-019-093	500 Molino St. 213	919	1,864	\$224.25	0.02%
5163-019-094	500 Molino St. 214	919	2,090	\$244.03	0.02%
5163-019-095	500 Molino St. 215	919	1,601	\$201.22	0.02%
5163-019-096	500 Molino St. 216	919	1,771	\$216.11	0.02%

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5163-019-097	500 Molino St. 217	919	2,353	\$267.06	0.02%
5163-019-098	500 Molino St. 218	919	1,860	\$223.90	0.02%
5163-019-099	500 Molino St. 219	919	1,376	\$181.52	0.02%
5163-019-100	500 Molino St. 220	919	1,078	\$155.43	0.01%
5163-019-101	500 Molino St. 221	919	896	\$139.50	0.01%
5163-019-102	500 Molino St. 222	919	1,320	\$176.62	0.02%
5163-019-801		1,490	0	\$98.99	0.01%
5163-021-001	940 E 4th St.	23,261	16,705	\$3,007.94	0.27%
5163-021-002	962 E 4th St.	6,170	7,280	\$1,047.28	0.09%
5163-021-005	1004 E 4th St.	6,708	0	\$445.67	0.04%
5163-021-008	407 Molino St.	9,104	11,990	\$1,654.57	0.15%
5163-021-009		5,184	0	\$344.42	0.03%
5163-021-010	440 S Hewitt St.	5,184	0	\$344.42	0.03%
5163-021-011	413 Molino St.	10,411	10,400	\$1,602.20	0.14%
5163-021-012		5,148	0	\$342.03	0.03%
5163-021-015		5,184	0	\$344.42	0.03%
5163-021-021	423 Molino St.	5,184	7,788	\$1,026.25	0.09%
5163-021-026		1,220	0	\$81.06	0.01%
5163-021-027	485 Molino St.	10,411	8,000	\$1,392.09	0.13%
5163-021-030	428 S Hewitt St.	7,650	5,300	\$972.27	0.09%
5163-021-032	437 Molino St.	10,241	2,160	\$899.51	0.08%
5163-021-033	501 Molino St.	5,118	2,714	\$577.64	0.05%
5163-021-034	5118 S13 Molino St.	5,118	5,637	\$781.02	0.07%
5163-021-038	500 S Hewitt St.	45738	103,621	\$12,110.67	1.09%
5163-021-039	510 S HEWITT ST 103	362.22	3060	\$291.96	0.03%
5163-021-040	510 S HEWITT ST 105	362.22	2570	\$249.07	0.02%
5163-021-041	510 S HEWITT ST 107	362.22	2610	\$252.57	0.02%
5163-021-042	510 S HEWITT ST 109	362.22	2630	\$254.32	0.02%
5163-021-043	510 S HEWITT ST 111	362.22	2630	\$254.32	0.02%
5163-021-044	510 S HEWITT ST 113	362.22	2630	\$254.32	0.02%
5163-021-045	510 S HEWITT ST 115	362.22	2640	\$255.19	0.02%
5163-021-046	510 S HEWITT ST 114	362.22	1790	\$180.78	0.02%
5163-021-047	510 S HEWITT ST 112	362.22	2140	\$211.42	0.02%
5163-021-048	510 S HEWITT ST 110	362.22	2140	\$211.42	0.02%
5163-021-049	510 S HEWITT ST 108	362.22	2140	\$211.42	0.02%
5163-021-050	510 S HEWITT ST 106	362.22	2040	\$202.66	0.02%
5163-021-051	510 S HEWITT ST 104	362.22	1740	\$176.40	0.02%
5163-021-052	510 S HEWITT ST 102	362.22	2660	\$256.94	0.02%
5163-021-053	510 S HEWITT ST 216	362.22	930	\$105.49	0.01%
5163-021-054	510 S HEWITT ST 301	362.22	1340	\$141.38	0.01%
5163-021-055	510 S HEWITT ST 303	362.22	1310	\$138.75	0.01%
5163-021-056	510 S HEWITT ST 305	362.22	1310	\$138.75	0.01%
5163-021-057	510 S HEWITT ST 307	362.22	1310	\$138.75	0.01%
5163-021-058	510 S HEWITT ST 309	362.22	1310	\$138.75	0.01%
5163-021-059	510 S HEWITT ST 311	362.22	1310	\$138.75	0.01%
5163-021-060	510 S HEWITT ST 313	362.22	1310	\$138.75	0.01%
5163-021-061	510 S HEWITT ST 315	362.22	1330	\$140.51	0.01%
5163-021-062	510 S HEWITT ST 316	362.22	930	\$105.49	0.01%
5163-021-063	510 S HEWITT ST 314	362.22	880	\$101.11	0.01%

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5163-021-064	510 S HEWITT ST 312	362.22	1070	\$117.74	0.01%
5163-021-065	510 S HEWITT ST 310	362.22	1070	\$117.74	0.01%
5163-021-066	510 S HEWITT ST 308	362.22	1070	\$117.74	0.01%
5163-021-067	510 S HEWITT ST 306	362.22	1070	\$117.74	0.01%
5163-021-068	510 S HEWITT ST 304	362.22	820	\$95.86	0.01%
5163-021-069	510 S HEWITT ST 302	362.22	1330	\$140.51	0.01%
5163-021-070	510 S HEWITT ST 401	362.22	1340	\$141.38	0.01%
5163-021-071	510 S HEWITT ST 403	362.22	1310	\$138.75	0.01%
5163-021-072	510 S HEWITT ST 405	362.22	1310	\$138.75	0.01%
5163-021-073	510 S HEWITT ST 407	362.22	1310	\$138.75	0.01%
5163-021-074	510 S HEWITT ST 409	362.22	1310	\$138.75	0.01%
5163-021-075	510 S HEWITT ST 411	362.22	1310	\$138.75	0.01%
5163-021-076	510 S HEWITT ST 413	362.22	1310	\$138.75	0.01%
5163-021-077	510 S HEWITT ST 415	362.22	1330	\$140.51	0.01%
5163-021-078	510 S HEWITT ST 416	362.22	990	\$105.49	0.01%
5163-021-079	510 S HEWITT ST 414	362.22	880	\$101.11	0.01%
5163-021-080	510 S HEWITT ST 412	362.22	1070	\$117.74	0.01%
5163-021-081	510 S HEWITT ST 410	362.22	1070	\$117.74	0.01%
5163-021-082	510 S HEWITT ST 408	362.22	1070	\$117.74	0.01%
5163-021-083	510 S HEWITT ST 406	362.22	1070	\$117.74	0.01%
5163-021-084	510 S HEWITT ST 404	362.22	820	\$95.86	0.01%
5163-021-085	510 S HEWITT ST 402	362.22	1330	\$140.51	0.01%
5163-021-086	510 S HEWITT ST 501	362.22	1340	\$141.38	0.01%
5163-021-087	510 S HEWITT ST 503	362.22	1310	\$138.75	0.01%
5163-021-088	510 S HEWITT ST 505	362.22	1310	\$138.75	0.01%
5163-021-089	510 S HEWITT ST 507	362.22	1310	\$138.75	0.01%
5163-021-090	510 S HEWITT ST 509	362.22	1310	\$138.75	0.01%
5163-021-091	510 S HEWITT ST 511	362.22	1310	\$138.75	0.01%
5163-021-092	510 S HEWITT ST 513	362.22	1310	\$138.75	0.01%
5163-021-093	510 S HEWITT ST 515	362.22	1330	\$140.51	0.01%
5163-021-094	510 S HEWITT ST 516	362.22	990	\$105.49	0.01%
5163-021-095	510 S HEWITT ST 514	362.22	880	\$101.11	0.01%
5163-021-096	510 S HEWITT ST 512	362.22	1070	\$117.74	0.01%
5163-021-097	510 S HEWITT ST 510	362.22	1070	\$117.74	0.01%
5163-021-098	510 S HEWITT ST 508	362.22	1070	\$117.74	0.01%
5163-021-099	510 S HEWITT ST 506	362.22	1070	\$117.74	0.01%
5163-021-100	510 S HEWITT ST 504	362.22	820	\$95.86	0.01%
5163-021-101	510 S HEWITT ST 502	362.22	1330	\$140.51	0.01%
5163-021-102	510 S HEWITT ST G1	181.10	90385	\$9,116.29	0.82%
5163-021-103	530 S HEWITT ST 117	275.58	3,210	\$289.34	0.03%
5163-021-104	530 S HEWITT ST 118	275.58	2,440	\$251.93	0.02%
5163-021-105	530 S HEWITT ST 119	275.58	2,880	\$270.45	0.02%
5163-021-106	530 S HEWITT ST 120	275.58	2,370	\$225.80	0.02%
5163-021-107	530 S HEWITT ST 121	275.58	2,850	\$267.82	0.02%
5163-021-108	530 S HEWITT ST 122	275.58	2,350	\$224.05	0.02%
5163-021-109	530 S HEWITT ST 123	275.58	2,850	\$267.82	0.02%
5163-021-110	530 S HEWITT ST 124	275.58	2,330	\$222.30	0.02%
5163-021-111	530 S HEWITT ST 125	275.58	2,850	\$267.82	0.02%
5163-021-112	530 S HEWITT ST 126	275.58	2,480	\$235.43	0.02%

5163-021-113	530 S HEWITT ST 127	275.58	2,850	\$267.82	0.02%
5163-021-114	530 S HEWITT ST 128	275.58	2,500	\$237.18	0.02%
5163-021-115	530 S HEWITT ST 129	275.58	3,090	\$283.58	0.03%
5163-021-116	530 S HEWITT ST 130	275.58	2,500	\$237.18	0.02%
5163-021-117	530 S HEWITT ST 218	275.58	1,030	\$108.48	0.01%
5163-021-118	530 S HEWITT ST 220	275.58	1,120	\$116.36	0.01%
5163-021-119	530 S HEWITT ST 222	275.58	1,110	\$115.49	0.01%
5163-021-120	530 S HEWITT ST 224	275.58	1,100	\$114.61	0.01%
5163-021-121	530 S HEWITT ST 226	275.58	1,110	\$115.49	0.01%
5163-021-122	530 S HEWITT ST 228	275.58	1,120	\$116.36	0.01%
5163-021-123	530 S HEWITT ST 230	275.58	1,160	\$119.87	0.01%
5163-021-124	530 S HEWITT ST 317	275.58	990	\$104.98	0.01%
5163-021-125	530 S HEWITT ST 318	275.58	1,030	\$108.48	0.01%
5163-021-126	530 S HEWITT ST 319	275.58	960	\$102.36	0.01%
5163-021-127	530 S HEWITT ST 320	275.58	1,120	\$116.36	0.01%
5163-021-128	530 S HEWITT ST 321	275.58	950	\$101.48	0.01%
5163-021-129	530 S HEWITT ST 322	275.58	1,110	\$115.49	0.01%
5163-021-130	530 S HEWITT ST 323	275.58	950	\$101.48	0.01%
5163-021-131	530 S HEWITT ST 324	275.58	1,100	\$114.61	0.01%
5163-021-132	530 S HEWITT ST 325	275.58	950	\$101.48	0.01%
5163-021-133	530 S HEWITT ST 326	275.58	1,110	\$115.49	0.01%
5163-021-134	530 S HEWITT ST 327	275.58	950	\$101.48	0.01%
5163-021-135	530 S HEWITT ST 328	275.58	1,120	\$116.36	0.01%
5163-021-136	530 S HEWITT ST 329	275.58	1,010	\$106.73	0.01%
5163-021-137	530 S HEWITT ST 330	275.58	1,060	\$111.11	0.01%
5163-021-138	530 S HEWITT ST 417	275.58	1,070	\$111.99	0.01%
5163-021-139	530 S HEWITT ST 418	275.58	1,030	\$108.48	0.01%
5163-021-140	530 S HEWITT ST 419	275.58	960	\$102.36	0.01%
5163-021-141	530 S HEWITT ST 420	275.58	1,120	\$116.36	0.01%
5163-021-142	530 S HEWITT ST 421	275.58	950	\$101.48	0.01%
5163-021-143	530 S HEWITT ST 422	275.58	1,110	\$115.49	0.01%
5163-021-144	530 S HEWITT ST 423	275.58	950	\$101.48	0.01%
5163-021-145	530 S HEWITT ST 424	275.58	1,070	\$111.99	0.01%
5163-021-146	530 S HEWITT ST 425	275.58	950	\$101.48	0.01%
5163-021-147	530 S HEWITT ST 426	275.58	1,110	\$115.49	0.01%
5163-021-148	530 S HEWITT ST 427	275.58	950	\$101.48	0.01%
5163-021-149	530 S HEWITT ST 428	275.58	1,120	\$116.36	0.01%
5163-021-150	530 S HEWITT ST 429	275.58	1,010	\$106.73	0.01%
5163-021-151	530 S HEWITT ST 430	275.58	1,150	\$118.99	0.01%
5163-021-152	530 S HEWITT ST 517	275.58	1,380	\$139.13	0.01%
5163-021-153	530 S HEWITT ST 518	275.58	1,360	\$137.38	0.01%
5163-021-154	530 S HEWITT ST 519	275.58	1,260	\$128.62	0.01%
5163-021-155	530 S HEWITT ST 520	275.58	1,480	\$147.88	0.01%
5163-021-156	530 S HEWITT ST 521	275.58	1,210	\$124.24	0.01%
5163-021-157	530 S HEWITT ST 522	275.58	1,430	\$143.50	0.01%
5163-021-158	530 S HEWITT ST 523	275.58	1,230	\$125.99	0.01%
5163-021-159	530 S HEWITT ST 524	275.58	1,430	\$143.50	0.01%
5163-021-160	530 S HEWITT ST 525	275.58	1,230	\$125.99	0.01%
5163-021-161	530 S HEWITT ST 526	275.58	1,440	\$144.38	0.01%

5163-021-162	530 S HEWITT ST 527	275.58	1,270	\$129.50	0.01%
5163-021-163	530 S HEWITT ST 528	275.58	1,450	\$145.25	0.01%
5163-021-164	530 S HEWITT ST 529	275.58	1,010	\$106.73	0.01%
5163-021-165	530 S HEWITT ST 530	275.58	1,160	\$119.87	0.01%
5163-021-167		10420	5,280	\$1,154.55	0.10%
5163-021-801		1,742	0	\$115.74	0.01%
5163-021-801	926 E 4th St	6,926	2,036	\$638.41	0.06%
5163-021-802	910 E 4th St	5,089	4,600	\$735.52	0.07%
5163-021-803	900 E 4th St	10,018	8,000	\$1,365.98	0.12%
5163-021-805	412 Colyton St	7,492	1,000	\$585.31	0.05%
5163-021-806	418 Colyton St	7,492	3,000	\$760.41	0.07%
5163-021-807	420 Colyton St	7,492	7,450	\$1,150.00	0.10%
5163-021-809	423 Hewitt St	7,013	7,000	\$1,078.78	0.10%
5163-021-810	428 Colyton St	14,985	15,000	\$2,308.82	0.21%
5163-021-812	436 Colyton St	7,492	7,500	\$1,154.38	0.10%
5163-021-816	442 Colyton St	7,797	7,028	\$1,133.32	0.10%
5163-021-817	447 S. Hewitt St	7,275	7,822	\$1,168.15	0.11%
5163-021-818	1201 E 5th St	14,984	8,150	\$1,709.04	0.15%
5163-021-819	451 S Hewitt St	13,983	13,750	\$2,132.81	0.19%
5163-021-820	440 Colyton St	14,505	8,900	\$1,742.88	0.16%
5163-021-821	431 S Hewitt St	13,983	7,980	\$1,627.65	0.15%
5163-021-822		6,900	0	\$458.43	0.04%
5163-021-823	411 S. Hewitt St	20,700	5,900	\$1,891.82	0.17%
5163-021-801	1200 E 5th St	10,498	1,268	\$808.49	0.07%
5163-021-802	506 Colyton St	2,265	0	\$150.48	0.01%
5163-021-809	1100 E 5th St	38,999	45,044	\$6,594.60	0.59%
5163-021-811		27,799	0	\$1,514.74	0.14%
5163-021-812	527 Colyton St	37,305	10,012	\$3,355.04	0.30%
5163-021-813	1168 E 5th St	40,050	25,289	\$4,874.90	0.44%
5163-021-814		14,998	3,010	\$1,259.97	0.11%
5163-021-801	800 E 4th St	10,296	9,199	\$1,489.42	0.13%
5163-021-802	412 Seaton St	10,498	12,190	\$1,764.69	0.16%
5163-021-803		6,752	0	\$448.60	0.04%
5163-021-804	824 E 4th St	30,013	10,000	\$2,869.52	0.26%
5163-021-805	422 Seaton St	7,492	0	\$497.76	0.04%
5163-021-806		7,492	0	\$497.76	0.04%
5163-021-807	421 Colyton St	15,000	31,000	\$3,710.59	0.35%
5163-021-808	426 Seaton St	44,997	78,252	\$9,840.41	0.89%
5163-021-809	459 Colyton St	45,607	91,200	\$11,014.52	0.99%
5163-021-801	400 S Alameda St	15,987	48,276	\$5,288.66	0.48%
5163-021-802	422 S Alameda St	5,269	4,750	\$765.92	0.07%
5163-021-803	426 S Alameda St	5,730	5,250	\$841.65	0.08%
5163-021-804	430 S Alameda St	6,229	5,750	\$917.25	0.08%
5163-021-805	436 S Alameda St	6,752	6,225	\$993.59	0.09%
5163-021-806	440 S Alameda St	7,231	6,700	\$1,067.00	0.10%
5163-021-807	448 S Alameda St	8,059	0	\$535.43	0.05%
5163-021-808	455 Seaton St	16,988	15,634	\$2,497.40	0.23%
5163-021-809		5,009	0	\$332.79	0.03%
5163-021-809	540 S Alameda St	26,297	0	\$1,747.15	0.16%

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5163-021-010	547 Seaton St	13,721	9,100	\$1,708.30	0.15%
5163-021-011	542 S Alameda St	14,244	12,672	\$2,055.77	0.19%
5163-021-012	500 S Alameda St	21,170	4,750	\$1,822.37	0.16%
5163-021-013		5,350	0	\$358.11	0.03%
5163-021-017	526 S Alameda St	11,909	7,350	\$1,434.70	0.13%
5163-021-018	516 S Hewitt St 131	23,330	15,273	\$2,897.15	0.26%
5163-021-001	530 S Hewitt St 133	338.50	2,830	\$270.25	0.02%
5163-021-002	530 S Hewitt St 133	338.50	2,950	\$280.76	0.03%
5163-021-003	530 S Hewitt St 135	338.50	870	\$98.66	0.01%
5163-021-004	530 S Hewitt St 135	338.50	2400	\$232.61	0.02%
5163-021-005	530 S Hewitt St 136	338.50	950	\$105.66	0.01%
5163-021-006	530 S Hewitt St 137	338.50	2,840	\$271.13	0.02%
5163-021-007	530 S Hewitt St 138	338.50	1320	\$138.05	0.01%
5163-021-008	530 S Hewitt St 139	338.50	2350	\$228.23	0.02%
5163-021-009	530 S Hewitt St 140	338.50	1230	\$130.17	0.01%
5163-021-010	530 S Hewitt St 141	338.50	2700	\$258.87	0.02%
5163-021-011	530 S Hewitt St 142	338.50	1910	\$189.71	0.02%
5163-021-012	530 S Hewitt St 143	338.50	2490	\$235.23	0.02%
5163-021-013	530 S Hewitt St 144	338.50	2460	\$237.86	0.02%
5163-021-014	530 S Hewitt St 145	338.50	2680	\$257.12	0.02%
5163-021-015	530 S Hewitt St 146	338.50	2730	\$261.50	0.02%
5163-021-016	530 S Hewitt St 147	338.50	2510	\$247.24	0.02%
5163-021-017	530 S Hewitt St 148	338.50	2720	\$260.62	0.02%
5163-021-018	530 S Hewitt St 150	338.50	3150	\$298.27	0.03%
5163-021-019	530 S Hewitt St 152	338.50	2370	\$229.98	0.02%
5163-021-020	530 S Hewitt St 153	338.50	1740	\$174.82	0.02%
5163-021-021	530 S Hewitt St 154	338.50	970	\$107.41	0.01%
5163-021-022	530 S Hewitt St 155	338.50	740	\$87.28	0.01%
5163-021-023	530 S Hewitt St 156	338.50	1880	\$187.08	0.02%
5163-021-024	530 S Hewitt St 234	338.50	810	\$93.40	0.01%
5163-021-025	530 S Hewitt St 236	338.50	950	\$105.66	0.01%
5163-021-026	530 S Hewitt St 238	338.50	1030	\$112.66	0.01%
5163-021-027	530 S Hewitt St 240	338.50	930	\$103.91	0.01%
5163-021-028	530 S Hewitt St 242	338.50	1090	\$117.92	0.01%
5163-021-029	530 S Hewitt St 244	338.50	880	\$99.53	0.01%
5163-021-030	530 S Hewitt St 246	338.50	980	\$108.29	0.01%
5163-021-031	530 S Hewitt St 248	338.50	970	\$107.41	0.01%
5163-021-032	530 S Hewitt St 250	338.50	1110	\$119.67	0.01%
5163-021-033	530 S Hewitt St 251	338.50	950	\$105.66	0.01%
5163-021-034	530 S Hewitt St 252	338.50	950	\$105.66	0.01%
5163-021-035	530 S Hewitt St 253	338.50	1660	\$167.82	0.02%
5163-021-036	530 S Hewitt St 254	338.50	740	\$87.28	0.01%
5163-021-037	530 S Hewitt St 255	338.50	1150	\$123.17	0.01%
5163-021-038	530 S Hewitt St 256	338.50	1660	\$167.82	0.02%
5163-021-039	530 S Hewitt St 331	338.50	1120	\$120.54	0.01%
5163-021-040	530 S Hewitt St 332	338.50	1420	\$146.81	0.01%
5163-021-041	530 S Hewitt St 333	338.50	1720	\$173.07	0.02%
5163-021-042	530 S Hewitt St 334	338.50	810	\$93.40	0.01%
5163-021-043	530 S Hewitt St 335	338.50	1620	\$164.32	0.01%

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5163-028-044	530 S Hewitt St 336	338.50	950	\$105.66	0.01%
5163-028-045	530 S Hewitt St 337	338.50	1360	\$141.56	0.01%
5163-028-046	530 S Hewitt St 338	338.50	1030	\$112.66	0.01%
5163-028-047	530 S Hewitt St 339	338.50	1530	\$156.44	0.01%
5163-028-048	530 S Hewitt St 340	338.50	980	\$109.61	0.01%
5163-028-049	530 S Hewitt St 341	338.50	1300	\$136.30	0.01%
5163-028-050	530 S Hewitt St 342	338.50	1100	\$118.79	0.01%
5163-028-051	530 S Hewitt St 343	338.50	1510	\$154.69	0.01%
5163-028-052	530 S Hewitt St 344	338.50	890	\$100.41	0.01%
5163-028-053	530 S Hewitt St 345	338.50	1340	\$139.80	0.01%
5163-028-054	530 S Hewitt St 346	338.50	980	\$108.29	0.01%
5163-028-055	530 S Hewitt St 347	338.50	1620	\$164.32	0.01%
5163-028-056	530 S Hewitt St 348	338.50	980	\$108.29	0.01%
5163-028-057	530 S Hewitt St 349	338.50	1350	\$140.68	0.01%
5163-028-058	530 S Hewitt St 350	338.50	1110	\$119.67	0.01%
5163-028-059	530 S Hewitt St 351	338.50	950	\$105.66	0.01%
5163-028-060	530 S Hewitt St 352	338.50	950	\$105.66	0.01%
5163-028-061	530 S Hewitt St 353	338.50	1660	\$167.82	0.02%
5163-028-062	530 S Hewitt St 354	338.50	740	\$87.28	0.01%
5163-028-063	530 S Hewitt St 355	338.50	1140	\$122.30	0.01%
5163-028-064	530 S Hewitt St 356	338.50	1670	\$168.70	0.02%
5163-028-065	530 S Hewitt St 357	338.50	1120	\$120.54	0.01%
5163-028-066	530 S Hewitt St 358	338.50	1420	\$146.81	0.01%
5163-028-067	530 S Hewitt St 359	338.50	1720	\$173.07	0.02%
5163-028-068	530 S Hewitt St 360	338.50	810	\$93.40	0.01%
5163-028-069	530 S Hewitt St 361	338.50	1620	\$164.32	0.01%
5163-028-070	530 S Hewitt St 362	338.50	950	\$105.66	0.01%
5163-028-071	530 S Hewitt St 363	338.50	1360	\$141.56	0.01%
5163-028-072	530 S Hewitt St 364	338.50	1090	\$112.66	0.01%
5163-028-073	530 S Hewitt St 365	338.50	1500	\$153.81	0.01%
5163-028-074	530 S Hewitt St 366	338.50	930	\$103.91	0.01%
5163-028-075	530 S Hewitt St 367	338.50	1300	\$136.30	0.01%
5163-028-076	530 S Hewitt St 368	338.50	1100	\$118.79	0.01%
5163-028-077	530 S Hewitt St 369	338.50	1510	\$154.69	0.01%
5163-028-078	530 S Hewitt St 370	338.50	890	\$100.41	0.01%
5163-028-079	530 S Hewitt St 371	338.50	1340	\$139.80	0.01%
5163-028-080	530 S Hewitt St 372	338.50	980	\$108.29	0.01%
5163-028-081	530 S Hewitt St 373	338.50	1620	\$164.32	0.01%
5163-028-082	530 S Hewitt St 374	338.50	980	\$108.29	0.01%
5163-028-083	530 S Hewitt St 375	338.50	1350	\$140.68	0.01%
5163-028-084	530 S Hewitt St 376	338.50	1110	\$119.67	0.01%
5163-028-085	530 S Hewitt St 377	338.50	950	\$105.66	0.01%
5163-028-086	530 S Hewitt St 378	338.50	950	\$105.66	0.01%
5163-028-087	530 S Hewitt St 379	338.50	1660	\$167.82	0.02%
5163-028-088	530 S Hewitt St 380	338.50	740	\$87.28	0.01%
5163-028-089	530 S Hewitt St 381	338.50	1140	\$122.30	0.01%
5163-028-090	530 S Hewitt St 382	338.50	1670	\$168.70	0.02%
5163-028-091	530 S Hewitt St 383	338.50	1250	\$131.93	0.01%
5163-028-092	530 S Hewitt St 384	338.50	1420	\$146.81	0.01%

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5163-028-093	530 S Hewitt St 385	338.50	1720	\$173.07	0.02%
5163-028-094	530 S Hewitt St 386	338.50	810	\$93.40	0.01%
5163-028-095	530 S Hewitt St 387	338.50	1620	\$164.32	0.01%
5163-028-096	530 S Hewitt St 388	338.50	950	\$105.66	0.01%
5163-028-097	530 S Hewitt St 389	338.50	1360	\$141.56	0.01%
5163-028-098	530 S Hewitt St 390	338.50	1030	\$112.66	0.01%
5163-028-099	530 S Hewitt St 391	338.50	1530	\$156.44	0.01%
5163-028-100	530 S Hewitt St 392	338.50	930	\$103.91	0.01%
5163-028-101	530 S Hewitt St 393	338.50	1300	\$136.30	0.01%
5163-028-102	530 S Hewitt St 394	338.50	1110	\$119.67	0.01%
5163-028-103	530 S Hewitt St 395	338.50	1510	\$154.69	0.01%
5163-028-104	530 S Hewitt St 396	338.50	890	\$100.41	0.01%
5163-028-105	530 S Hewitt St 397	338.50	1340	\$139.80	0.01%
5163-028-106	530 S Hewitt St 398	338.50	980	\$108.29	0.01%
5163-028-107	530 S Hewitt St 399	338.50	1620	\$164.32	0.01%
5163-028-108	530 S Hewitt St 400	338.50	980	\$108.29	0.01%
5163-028-109	530 S Hewitt St 401	338.50	1350	\$140.68	0.01%
5163-028-110	530 S Hewitt St 402	338.50	1110	\$119.67	0.01%
5163-028-111	530 S Hewitt St 403	338.50	950	\$105.66	0.01%
5163-028-112	530 S Hewitt St 404	338.50	950	\$105.66	0.01%
5163-028-113	530 S Hewitt St 405	338.50	1660	\$167.82	0.02%
5163-028-114	530 S Hewitt St 406	338.50	740	\$87.28	0.01%
5163-028-115	530 S Hewitt St 407	338.50	1140	\$122.30	0.01%
5163-028-116	530 S Hewitt St 408	338.50	1670	\$168.70	0.02%
5163-028-117	530 S Hewitt St 409	338.50	1120	\$120.54	0.01%
5163-028-118	530 S Hewitt St 410	338.50	1420	\$146.81	0.01%
5163-028-119	530 S Hewitt St 411	338.50	1720	\$173.07	0.02%
5163-028-120	530 S Hewitt St 412	338.50	810	\$93.40	0.01%
5163-028-121	530 S Hewitt St 413	338.50	1620	\$164.32	0.01%
5163-028-122	530 S Hewitt St 414	338.50	950	\$105.66	0.01%
5163-028-123	530 S Hewitt St 415	338.50	1360	\$141.56	0.01%
5163-028-124	530 S Hewitt St 416	338.50	1090	\$112.66	0.01%
5163-028-125	530 S Hewitt St 417	338.50	1500	\$153.81	0.01%
5163-028-126	530 S Hewitt St 418	338.50	930	\$103.91	0.01%
5163-028-127	530 S Hewitt St 419	338.50	1300	\$136.30	0.01%
5163-028-128	530 S Hewitt St 420	338.50	1100	\$118.79	0.01%
5163-028-129	530 S Hewitt St 421	338.50	1510	\$154.69	0.01%
5163-028-130	530 S Hewitt St 422	338.50	890	\$100.41	0.01%
5163-028-131	530 S Hewitt St 423	338.50	1340	\$139.80	0.01%
5163-028-132	530 S Hewitt St 424	338.50	980	\$108.29	0.01%
5163-028-133	530 S Hewitt St 425	338.50	1620	\$164.32	0.01%
5163-028-134	530 S Hewitt St 426	338.50	980	\$108.29	0.01%
5163-028-135	530 S Hewitt St 427	338.50	1350	\$140.68	0.01%
5163-028-136	530 S Hewitt St 428	338.50	1110	\$119.67	0.01%
5163-028-137	530 S Hewitt St 429	338.50	950	\$105.66	0.01%
5163-028-138	530 S Hewitt St 430	338.50	950	\$105.66	0.01%
5163-028-139	530 S Hewitt St 431	338.50	1660	\$167.82	0.02%
5163-028-140	530 S Hewitt St 432	338.50	740	\$87.28	0.01%
5163-028-141	530 S Hewitt St 433	338.50	1140	\$122.30	0.01%
5163-028-142	530 S Hewitt St 434	338.50	1670	\$168.70	0.02%
5163-028-143	530 S Hewitt St 435	338.50	1250	\$131.93	0.01%
5163-028-144	530 S Hewitt St 436	338.50	1420	\$146.81	0.01%

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9.10.13

5164-006-007	1327 Willow St.	5,619	11,200	\$1,353.87	0.12%
5164-006-012		16,814	0	\$1,117.11	0.10%
5164-006-013	1316 Palmetto St	22,390	22,260	\$3,436.40	0.31%
5164-006-014	1345 Willow St.	39,204	65,320	\$8,323.35	0.75%
5164-006-015	564 Mateo St	29,538	14,085	\$3,195.60	0.29%
5164-006-016	1356 Palmetto	11,130	1,160	\$841.02	0.08%
5164-006-017	1350 Palmetto	11,200	0	\$744.12	0.07%
5164-007-001	582 Mateo St	18,208	13,713	\$2,410.28	0.22%
5164-007-002		5,619	0	\$373.32	0.03%
5164-007-003	1318 Willow St	5,619	1,426	\$498.17	0.04%
5164-007-004	1328 Willow St	11,200	5,560	\$1,230.89	0.11%
5164-007-005	1330 Willow St	5,619	3,200	\$653.48	0.06%
5164-007-006	1332 Willow St	5,619	968	\$458.07	0.04%
5164-007-015		4,225	0	\$280.70	0.03%
5164-007-016	1435 E 6th St	12,720	12,720	\$1,958.72	0.18%
5164-007-017	1425 E 6th St.	12,720	12,037	\$1,898.93	0.17%
5164-007-018	1415 E 6th St.	4,225	2,320	\$483.82	0.04%
5164-007-019	1407 E 6th St.	8,494	6,400	\$1,124.64	0.10%
5164-007-020	592 Mateo St	5,271	5,250	\$809.83	0.07%
5164-007-022	589 S Santa Fe Ave.	30,971	18,343	\$3,663.59	0.33%
5164-008-003	1291 E 6th St.	15,011	9,964	\$1,869.65	0.17%
5164-008-004	1301 E 6th St	6,751	12,500	\$1,542.89	0.14%
5164-008-005	1309 E 6th St	10,106	2,884	\$923.92	0.08%
5164-008-006	1337 E 6th St	11,500	43,550	\$6,770.48	0.61%
5164-008-011		11,761	0	\$781.39	0.07%
5164-008-012		5,552	0	\$367.54	0.03%
5164-008-013		5,576	0	\$370.46	0.03%
5164-008-014	1381 E 6th St	22,647	14,004	\$2,730.68	0.25%
5164-008-021		77,101	48,807	\$9,595.50	0.85%
5164-008-024		3,049	0	\$202.57	0.02%
5164-008-030		3,180	0	\$211.28	0.02%
5164-008-031	1300 Factory Pl	24,746	40,200	\$5,165.56	0.47%
5164-008-032	1308 Factory Pl	57,499	121,500	\$14,457.34	1.30%
5164-009-001	580 S Alameda St	7,405	4,500	\$885.95	0.08%
5164-009-012	1205 E 6th St.	6,752	17,310	\$1,964.06	0.18%
5164-009-013	1217 E 6th St.	6,752	7,200	\$1,078.95	0.10%
5164-009-014	1225 E 6th St	6,752	0	\$448.60	0.04%
5164-009-015	1235 E 6th St	6,882	5,750	\$960.64	0.09%
5164-009-018	1261 E 6th St	6,751	11,000	\$1,411.56	0.13%
5164-009-019	1269 E 6th St.	4,051	3,510	\$576.44	0.05%
5164-009-022	1275 E 6th St	6,752	12,500	\$1,542.95	0.14%
5164-009-023	1281 E 6th St	13,500	14,600	\$2,175.14	0.20%
5164-009-024	1239 E 6th St	13,365	14,875	\$2,190.24	0.20%
5164-009-025	1271 E 6th St.	6,752	0	\$448.60	0.04%
5164-009-027	1236 Factory Pl	6,747	4,058	\$803.54	0.07%
5164-009-028	1234 Factory Pl	6,747	4,108	\$807.91	0.07%
5164-009-029	1228 Factory Pl	6,747	4,108	\$807.91	0.07%
5164-009-030	1222 Factory Pl	6,747	4,058	\$803.54	0.07%

5164-009-036	1282 Factory Pl	7,500	0	\$498.29	0.04%
5164-009-037		7,500	6,885	\$1,101.06	0.10%
5164-009-038		10,498	0	\$697.48	0.08%
5164-009-040	1246 Factory Pl	15,000	0	\$996.59	0.09%
5164-009-041	1201 E 6th St.	6,617	0	\$499.63	0.04%
5164-010-003	1338 E 6th St	187,744	104,676	\$21,637.77	1.95%
5164-011-005	601 Mateo St	25,265	14,338	\$2,933.85	0.26%
5164-013-003	1422 E 6th St	8,450	8,430	\$1,299.44	0.12%
5164-013-026	600 Mateo St.	21,170	16,592	\$2,859.12	0.26%
5164-014-002	1442 E. 6th St.	4,255	0	\$282.70	0.03%
5164-014-003	1448 E. 6th St.	4,225	1,512	\$413.08	0.04%
5164-014-004	1450 E. 6th St.	4,225	3,200	\$560.86	0.05%
5164-014-005	600 Imperial St.	4,225	2,560	\$504.83	0.05%
5164-014-006	601 S. Santa Fe Ave.	4,225	0	\$280.70	0.03%
5164-014-009	615 S. Santa Fe Ave.	5,619	0	\$373.32	0.03%
5164-014-010	609 S. Santa Fe Ave.	11,195	11,200	\$1,724.33	0.16%
5164-014-011	605 S. Santa Fe Ave.	5,619	4,800	\$793.55	0.07%
5164-014-025	1432 E. 6th St.	7,658	4,340	\$888.75	0.08%
5164-014-026	623 S. Santa Fe Ave.	106,286	103,538	\$16,126.15	1.45%
5164-015-001	600 S Santa Fe Ave.	29,621	11,060	\$2,996.28	0.26%
5164-015-021	640 S Santa Fe Ave.	74,488	37,084	\$8,195.56	0.74%
5164-017-002	670 Mesquit St	26,092	64,284	\$7,361.50	0.66%
5164-017-003	670 Mesquit St	40,858	49,140	\$7,016.71	0.63%
5164-017-006	688 Mesquit St	11,859	34,620	\$3,818.83	0.34%
5164-017-008		26,646	0	\$1,770.33	0.16%
5164-018-001	650 S Santa Fe Ave.	5,619	0	\$373.32	0.03%
5164-018-002	650 S Santa Fe Ave.	5,619	0	\$373.32	0.03%
5164-018-003	664 S Santa Fe Ave.	16,814	14,760	\$2,409.32	0.22%
5164-018-004	680 S Santa Fe Ave.	16,814	14,760	\$2,409.32	0.22%
5164-018-005		5,619	0	\$373.32	0.03%
5164-018-006		5,619	0	\$373.32	0.03%
5164-018-007		5,619	0	\$373.32	0.03%
5164-018-008	2101 E 7th St.	25,265	63,786	\$7,282.96	0.66%
5164-018-009	689 Mesquit St.	37,462	24,080	\$4,597.11	0.41%
5164-018-010	1580 Jesse St	44,780	12,544	\$4,073.35	0.37%
5164-019-018	2053 E 7th St	11,282	16,928	\$2,231.59	0.20%
5164-019-019	687 S Santa Fe Ave.	15,028	6,700	\$1,585.02	0.14%
5164-019-020	681 S Santa Fe Ave.	5,619	3,880	\$713.01	0.06%
5164-019-021	679 S Santa Fe Ave.	5,619	1,902	\$539.84	0.05%
5164-019-022	675 S Santa Fe Ave	11,195	4,080	\$1,100.98	0.10%
5164-019-029	667 S Santa Fe Ave.	38,847	35,466	\$5,685.96	0.51%
5173-001-017	414 E Commercial St	26,876	165,415	\$16,267.47	1.47%
5173-002-003	548 N Hewitt St.	8,710	0	\$578.68	0.05%
5173-002-009		9,147	0	\$607.72	0.05%
5173-003-001	611 Ducommun St.	8,882	8,800	\$1,227.66	0.11%
5173-003-002	500 N Garey St.	13,808	13,800	\$2,125.56	0.19%
5173-003-010	620 E Commercial St	48,308	41,410	\$6,834.92	0.62%
5173-003-011		15,540	0	\$1,032.46	0.09%
5173-003-012		19,450	0	\$1,292.24	0.12%

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SERVING THE REGION

Arts District Los Angeles Business Improvement District Engineer's Report

Los Angeles, California
September 2013

Prepared by:
Kristin Lowell Inc.

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

5173-004-015	612 Jackson St.	20,691	27,600	\$3,791.03	0.34%
5173-013-014	901 E 1st St	4,400	4,425	\$679.73	0.08%
5173-013-016	120 N Santa Fe Ave	22,607	19,520	\$3,210.94	0.29%
5173-013-020	925 E 1st	45,302	34,418	\$6,023.07	0.54%
5173-014-001		4,792	500	\$362.15	0.03%
5173-014-002	223 Center St.	3,006	0	\$199.72	0.02%
5173-014-003	740 E Temple St	8,276	0	\$549.85	0.05%
5173-015-001	749 E Temple St.	6,882	6,900	\$1,061.32	0.10%
5173-015-002		6,882	0	\$457.23	0.04%
5173-015-003	740 Jackson St.	20,691	1,045	\$1,466.18	0.13%
5173-015-006	729 E Temple St	48,308	69,135	\$9,262.21	0.84%
5173-015-008		3,954	0	\$263.36	0.02%
5173-015-009	707 E Temple St	5,976	5,976	\$920.23	0.08%
5173-015-011	700 Jackson St.	20,775	16,692	\$2,841.63	0.26%
5173-015-012		6,024	0	\$400.23	0.04%
5173-015-013		6,024	0	\$400.23	0.04%
5173-015-014		2,008	0	\$133.41	0.01%
5173-015-015		5,628	2,609	\$602.33	0.05%
5173-016-001	714 Ducommun St	6,882	13,800	\$1,665.40	0.15%
5173-016-003	706 Ducommun St	41,556	38,780	\$6,156.08	0.56%
5173-016-008	411 Center St.	74,078	39,759	\$8,402.52	0.76%
5173-017-004	706 E Commercial St.	9,888	0	\$656.95	0.06%
5173-017-006	711 Ducommun St	29,272	29,218	\$4,502.80	0.41%
5173-017-008	718 E Commercial St	90,156	60,344	\$11,272.91	1.02%
5173-018-001	516 Aliso St.	58,370	0	\$3,878.05	0.35%
5173-018-006	801 E Commercial St	41,338	103,122	\$11,774.65	1.06%
5173-019-011	837 E Commercial	27,169	20,984	\$5,642.20	0.53%
5173-019-802		3,467	0	\$230.34	0.02%
5173-020-010	500 Center St	61,420	0	\$4,080.68	0.37%
5173-020-813		29,616	0	\$1,967.66	0.18%
5173-022-001	284 Center St.	17,424	22,550	\$3,131.86	0.28%
5173-022-002	815 E Temple	70,567	36,302	\$9,617.57	0.87%
5173-022-004	210 Center St.	37,918	35,864	\$5,659.08	0.51%
5173-022-005		27,726	0	\$1,842.09	0.17%
	Total Non Govt Assessments			\$898,509.13	81.10%
	Total Govt Assessments			\$209,481.94	18.90%
	Total All Assessments			\$1,108,992.07	100.00%

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Attachments

- A: Farrand Research Intercept Survey
B: Assessment Roll, a separate document

ENGINEER'S STATEMENT

This Report is prepared pursuant to Section 36600 et seq. of the California Streets and Highways Code (the "Property and Business Improvement District Law of 1994" as amended) (herein after "State Law") and pursuant to the provisions of Article XIII D of the California Constitution (Proposition 218).

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

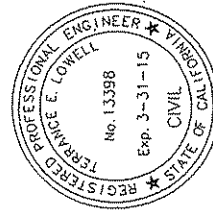
The duration of the proposed PBID is five (5) years, commencing January 1, 2014. An estimated budget for the PBID improvements and activities is set forth in Section D. Assessments will be subject to an annual increase of up to 5% per year as determined by the Owners' Association. Assessments must stay between 0 and 5% in any given year. Funding for the PBID improvements and activities shall be derived from a property-based assessment of each specially benefitted parcel in the PBID. A detailed description of the methodology for determining the proportional special benefit each individual assessable parcel receives from the service and the assessment for each parcel is set forth in Section E.

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

Respectfully submitted,

Terrance E. Lowell

Terrance E. Lowell, P.E.



SECTION A: LEGISLATIVE AND JUDICIAL REVIEW

Property and Business Improvement District Law of 1994

The State Law is the legislation that authorizes the City to levy assessments upon the real property for the purposes of providing improvements and activities that specially benefit each individual assessed parcel in the PBID. The purpose of the PBID is to encourage commerce, investment, business activities and improve residential serving uses. In order to meet these goals, PBIDs typically fund activities and improvements, such as, enhanced safety and cleaning. Unlike other assessment districts which fund the construction of public capital improvements or maintenance thereof, PBIDs provide activities and improvements "to promote the economic revitalization and physical maintenance of the business districts of its cities in order to create jobs, attract new businesses, and prevent the erosion of the business districts." (Streets and Highways Code Section 36607(b)). The improvements and activities funded through the PBID are over and above those already provided by the City within the PBID's boundaries. Each of the PBID activities or improvements is intended to increase building occupancy and lease rates, to encourage new business development, attract residential serving businesses and services.

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

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

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

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

Under State Law, parcels that are zoned solely residential or agricultural are presumed to receive no benefit from a PBID. There are no parcels within the District zoned solely residential or agricultural.

Article XIIID of the State Constitution

In 1986, California voters approved Proposition 218, codified in part as Article XIIID of the State Constitution. Among other requirements, Article XIIID changes the way local agencies enact local taxes and levy assessments on real property. It states, in relevant part, that:

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

¹ California Streets and Highways Code, Section 36610.

² California Streets and Highways Code, Section 36613.

which exceeds the reasonable cost of the proportional special benefit conferred on that parcel. Only special benefits are assessable, and an agency shall separate the general benefits from the special benefits conferred on a parcel. Parcels within a district that are owned or used by any agency, the State of California or the United States shall not be exempt from assessment unless the agency can demonstrate by clear and convincing evidence that those publicly owned parcels in fact receive no special benefit.

(c) All assessments shall be supported by a detailed engineer's report prepared by a registered professional engineer certified by the State of California.³

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

Judicial Guidance

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

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

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

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

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

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

³ Section 4, Article XIIID of the State Constitution.

⁴ Section 2 (f), Article XIIID of the State Constitution.

⁵ *Doherty v. Downtown Pomona Property and Business Improvement District*, (2009) 174 Cal. App. 4th 708.

⁶ *Bault v. County of Riverside*, (2010) 184 Cal. App. 4th 1532.

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

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

SECTION B: IMPROVEMENTS AND ACTIVITIES

Through a series of property owner meetings the Arts District Los Angeles Business Improvement District Renewal Committee collectively determined the priority for improvements and activities to be delivered by the business improvement district. The primary needs as determined by the property owners are:

◆ Safety and Cleaning

Based upon these findings, the following improvement and activity categories are recommended for the PBID. The following narrative provides recommendations for the PBID's first year of operation. Final programs and budgets will be subject to the review and approval of the PBID Owners' Association and City Council.

CLEAN and SAFE

Safe Team Program

The Safe Team Program will provide safety services for the individual assessed parcels located within the District in the form of patrolling bicycle personnel, and nighttime vehicle patrol. The purpose of the Safe Team Program is to prevent, deter and report illegal activities taking place on the streets, sidewalks, storefronts, parking parcels and alleys. The presence of the Safe Team Program is intended to deter such illegal activities as public urination, indecent exposure, trespassing, drinking in public, prostitution, illegal panhandling, illegal vending and illegal dumping. During the period January 1, 2011 to May 2013 the Safe Team made 88,901 service calls to parcels within the District to address the issues stated above. The Program will supplement, not replace, other ongoing police, safety and patrol efforts within the District. The Safe Team Program will maintain communication with the Los Angeles Police Department (LAPD) area patrols and intends to report illegal activities to the LAPD. The Safe Team Program will only provide its services to assessed properties within the District boundaries. These services are a special benefit to individually assessed parcels because illegal activities deter customers from visiting the district and residents from living in the district. The special benefit to assessed parcels from these services is an increased likelihood of improved lease rates and tenant occupancy because of an increase in commercial activity, an increase in customers and an increase in residential serving businesses.

A study published in *The Economic Journal* on the impacts 30 Los Angeles (Property) Business Improvement Districts (BID) have on public safety indicates that for every additional \$10,000 spent by BIDs on private safety it reduces the average number of crimes per neighborhood by 3.37...and 1.65 fewer arrests. Crime specific results indicate that most of the reduction in arrests is for robbery and assault ... BIDs clearly pass a cost-benefit test⁹.

Clean Team Program

In order to consistently deal with cleaning issues, the Arts District Los Angeles Business Improvement District Cleaning Program will continue the work that began in 2007. Basic cleaning services, such as trash pickup and removal from the district, equipment expense and management are delivered to the District. The clean team will only provide service to assessed parcels within District boundaries. These services are a special benefit to individually

⁹ Cook, Philip, and John MacDonald. 2011. "Public Safety through Private Action: An Economic Assessment of BIDs." *The Economic Journal*, 121 (May): 445-462.

assessed parcels because dirty sidewalks, trash, and graffiti deter customers from visiting the district and residents from living in the district. The special benefit to assessed parcels from these services is an increased likelihood of improved lease rates and tenant occupancy because of an increase in commercial activity, an increase in customers and an increase in residential serving businesses. In order to consistently deal with cleaning issues, a multi-dimensional approach has been developed consisting of the following elements.

Sidewalk Cleaning: Uniformed, radio equipped personnel sweep litter, debris and refuse from sidewalks and gutters of the District. District personnel will pressure wash the sidewalks.

Trash Collection: Collector truck personnel collect trash from sidewalk trash receptacles as needed. District trucks are often called to dispose of illegal food vendors' inventory. They are also dispatched to collect large bulky items illegally dumped in the District.

Graffiti Removal: District personnel remove graffiti by painting, using solvent and pressure washing. The District maintains a zero tolerance graffiti policy. An effort is made to remove all tags within 24 hours on weekdays.

MANAGEMENT AND ADMINISTRATION OFFICE EXPENSE

The improvements and activities are managed by a professional staff that requires centralized management support. Management staff oversees the District's services which are delivered seven days a week. Management staff actively works on behalf of the District parcels to insure that City and County services and policies support the District. Included in this item are management labor, office expense and organizational expenses such as insurance, the cost to conduct a yearly financial review, a quarterly newsletter and Arts District web site maintenance. The special benefit to assessed parcels from these services is an increased transparency of District programs and financial transactions which will be available to parcel owners in the newsletter and on the web site, an increased likelihood of improved lease rates and tenant occupancy because of an increase in commercial activity, an increase in customers and an increase in residential serving businesses in part due to the work of the management staff as stated above

CONTINGENCY AND CITY FEES

Included in this budget item are City fees to collect and process the assessments, a reserve for uncollectible assessments, depreciation and funding to repay over the five year life of the District, loans of \$75,000 that were incurred to finance District establishment costs.

SECTION C: BENEFITTING PARCELS

PBID Boundary

Article XIII D Section 4(a) of the State Constitution requires that the authorizing agency "Identify all parcels which will have a special benefit conferred upon them and upon which an assessment will be imposed".

The Arts District Los Angeles Business Improvement District includes all property within a boundary formed by: (Also see map on page 10)

The proposed Arts District Los Angeles Business Improvement District area contains all property within the following boundary description: Beginning on the southeast corner of Alameda Street and the 101 Freeway go east along the southern boundary of the 101 Freeway right of way to the Los Angeles River. At the Los Angeles River go south along the western boundary of the Los Angeles River to 7th Street. Turn west on 7th along the south property line of properties on the north side of 7th Street to the intersection with the west property line of parcel 5164-019-018. Turn north along the west parcel line of parcels facing on the west side of Santa Fe Avenue to the intersection with the south parcel line of parcels facing on the south side of 6th Street. Turn west along the south parcel line of parcels facing on the south side of 6th Street to the intersection with Alameda Street. Go north on Alameda St to the intersection at 3rd Street. At 3rd St, turn eastbound, then north along the western boundary of parcel 5163-009-006. Go west along the northern property line of parcels 5163-009-006 and 004. Go north on Rose St until the intersection of Tracdon Avenue. Go southeast on Tracdon, then turn east along 3rd Street until the western property line of parcel 5163-007-010. Turn north at the western property line of parcel number 5163-007-010, follow this to the northern property line of parcel 5163-007-010. Turn east along the north property line of parcel 5163-007-010 to Garey Street. Turn north on Garey St to the intersection with 2nd Street. Turn west on 2nd Street until parcel 5163-003-019. Turn north along the western property lines of parcels 5163-003-019, 016, 014, 013, 011, 010, 009, 008, 006. Go east along the northern property line of parcel 5163-003-006. Continue east across Garey St, along the northern property lines of parcels 5163-004-004, 006, 011, and 007. Turn north on Vignes Street through the intersection at 1st Street. Continue north on Vignes St. to parcel 5173-013-014 and turn east along the northern property line of this parcel, then south along the eastern line of this parcel. Turn east on 1st Street to the western property line of 5173-013-020, then north along that parcel's western property line to Banning Street. Turn west on Banning St., then north on Vignes St. to Temple Street. Go west on Temple until Garey St. Go north on Garey St. to Ducommun Street. Go west on Ducommun St. until Alameda St. Turn north on Alameda Street until the beginning point at the intersection with the 101 Freeway.

District Boundary Rationale

The property uses within the general boundaries of the Arts District Business Improvement District are a mix of small industrial, retail, education, religious, parking, office and live-work. Services and improvements provided by the District are designed to provide special benefits to the individually assessed primarily small industrial, retail, education, religious, parking, offices and live-work in the form of improving the economic and environmental vitality by increasing building occupancy and lease rates, encouraging new business development, attracting residential serving businesses and services, attracting office tenants, attracting retail customers and encouraging commerce. All of the services provided such as the safety work provided by the Safe Team and the cleaning work provided by the Clean Team are services that are over and above the City's baseline of services and are not provided by the City. These services are

not provided outside of the District because of the unique nature of these services focusing on the particular needs of each assessed parcel within the District. These services provide particular and distinct benefits to each of the assessed parcels within the District.

In order to ensure that parcels outside of the District will not specially benefit from the improvements and services funded with the assessment, improvements and services will only be provided to individual assessed parcels within the boundaries of the District. Specifically, safety patrols, cleaning / sanitation personnel, and similar service providers employed in connection with the District will only patrol and provide services to individual assessed parcels within the District.

Northern Boundary: The northern boundary of the Arts District Business Improvement District is the 101 Freeway. The 101 Freeway acts as a barrier on the northern boundary and acts to ensure that parcels outside of the District will not specially benefit from the unique improvements and services funded with the assessment. Improvements and services will only be provided to individual parcels within the boundaries of the District.

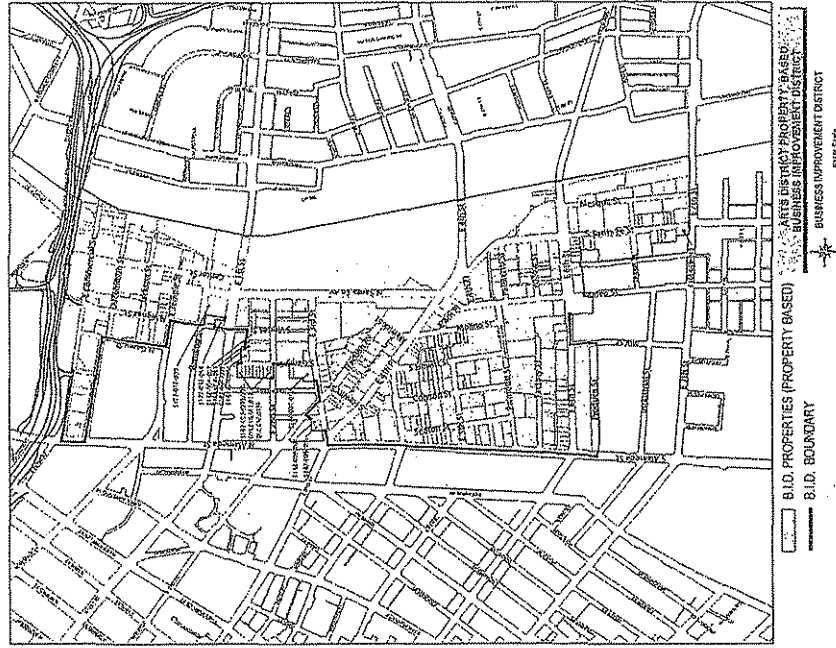
Eastern Boundary: The eastern boundary of the Arts District Business Improvement District is the Los Angeles River. The Los Angeles River acts as a barrier in order to ensure that parcels outside of the District will not specially benefit from the unique improvements and services funded with the assessment. Improvements and services will only be provided within the boundaries of the District. Specifically, security patrols, maintenance personnel, and similar service providers employed in connection with the District will only patrol and provide services to individual parcels on the streets and sidewalks within the District, and will not provide services outside of District boundaries.

Southern Boundary: The southern boundary of the Business Improvement District was determined by the mix of uses of the parcels south of the District boundaries. The parcels south of the District boundaries are primarily large industrial uses, rather than retail, live-work, and small industrial uses within the district to the north. Large industrial use parcels have limited access points, are entirely inward focused and generally do not interact with the community around them and do not generate business from the District. A cleaner and safer community around these large industrial uses will not provide special benefit in the form of increased commerce or lease rates. They will not benefit from the District programs that are designed to provide special benefits to retail, education, religious, parking, office and small industrial uses. Small industrial use parcels tend to have several tenants on one parcel and several access points. Small industrial use parcels generally interact with the community around them and generally generate a portion of their business from the District. A cleaner and safer community around these small industrial uses will provide special benefit in the form of increased likelihood of increased commerce and lease rates. In order to ensure that parcels outside of the District will not specially benefit from the unique improvements and services funded with the assessment, improvements and services will only be provided within the boundaries of the District. Specifically, security patrols, maintenance personnel, and similar service providers employed in connection with the District will only patrol and provide services to individual parcels on the streets and sidewalks within the District, and will not provide services outside of District boundaries.

Western Boundary: The western boundary of the Arts District Business Improvement District south of 3rd Street is Alameda Street which is a very high volume truck route acting as a barrier between parcels on the west side and parcels on the east side of Alameda Street (within the

District). South of 3rd Street the western boundary of the Arts District abuts the eastern boundary of the Downtown Industrial Business Improvement District (BID) which provides improvements and activities similar to those proposed to be provided by the Arts District Business Improvement District. North of 3rd Street the western boundary of the Arts District abuts the eastern boundary of the Little Tokyo Business Improvement District (BID) which provides improvements and activities similar to those proposed to be provided by the Arts District Business Improvement District. Additionally, State law indicates that proposed districts, such as the Arts District BID, cannot expand into existing, established PBID district boundaries, such as the adjacent Downtown Industrial BID.

In order to ensure that parcels outside of the District will not specially benefit from the unique improvements and services funded with the assessment, improvements and services will only be provided within the boundaries of the District. Specifically, security patrols, maintenance personnel, and similar service providers employed in connection with the District will only patrol and provide services to individual parcels on the streets and sidewalks within the District, and will not provide services outside of District boundaries.



SECTION D: PROPORTIONAL BENEFITS

Methodology

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

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

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

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

Special Benefit Factors

The method used to determine proportional special benefits are measured by each parcel's building size plus parcel size compared to the total building square footage and parcel square footage of all parcels in the District boundary.

The use of each parcel's assessable parcel square footage and building square footage is the best measure of benefit for the programs because the intent of the District activities is to improve the safety of each individual parcel, to increase building occupancy and lease rates, to encourage new business development and attract ancillary businesses and services for parcels within the District.

Gross Building Square Footage: 50% of the PBID budget is allocated to the gross building square footage. This acknowledges the short and midterm benefits for interim uses. The gross building square footage is determined by the outside measurements of a building and confirmed by the City of Los Angeles City Clerk's office.

Parcel Square Footage: 50% of the PBID budget is allocated to the parcel square footage acknowledging the highest and best use of the property and the long term benefits each parcel receives from the PBID activities. Parcel square footage is defined as the total amount of area within the borders of the parcel, as defined in the County Assessor's parcel maps.

SECTION E: SPECIAL and GENERAL BENEFITS

State Law, Proposition 218, and judicial opinions require that assessments be levied according to the estimated special benefit each assessed parcel receives from the activities and improvements. Article XIIID Section 4(a) of the California Constitution in part states "only special benefits are assessable" which requires that we separate the general benefits, if any, from the special benefits provided by the proposed activities and improvements. Further clarification from the Golden Hill judicial opinion states that "even minimal general benefits must be separated from special benefits and quantified so that the percentage of the cost of services and improvements representing general benefits, however slight, can be deducted from the amount of the cost assessed against specially benefitting properties". A special benefit as defined in Article XIIID means a particular and distinct benefit over and above general benefits conferred on real property located in the PBID or to the public at large.

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

Special Benefit

All special benefits derived from the assessments outlined in this Report are for property related activities directly benefitting each individual assessed parcel in the PBID. The special benefit must affect the individual assessable parcel in a way that is particular and distinct from its effect on other parcels and that real property in general and the public at large do not share.

The PBID's purpose is to encourage commerce, investment, business activities and improve residential serving uses. The PBID funds activities and improvements to provide a cleaner and safer environment as outlined in Section B with the goal of increasing pedestrian traffic, increasing commerce and filling vacant storefronts, office space and residential properties. By presenting a more attractive, safer and vibrant destination, there is a likelihood of increased pedestrian traffic, increased business activities and improved residential serving uses.

Improving the public safety makes locations more attractive for businesses. When business location decisions are made, "lower levels of public safety lead to increased uncertainty in decision making and can be perceived as a signal of a socio-institutional environment unfavorable for investment. Uncertainty affects the investment environment in general. But in particular, it increases the fear of physical damage to investment assets (or to people) or their returns...Almost universally, places with lower crime rates are perceived as more desirable".³⁰ Once economic investment occurs within the district, pedestrian traffic and commercial activity will increase. The special benefit to assessed parcels from these services is the likelihood of increased lease rates and tenant occupancy because of the increase in commercial activity and an increase in District customers that follow from having a cleaner and safer area.

Since business and economic development encourages pedestrian traffic and presumably livability we need to quantify the number of people that are in the District that either engage in commerce and/or reside in the PBID. The Arts District Los Angeles contracted with Farrand

³⁰ "Accelerating economic growth and vitality through smarter public safety management" IBM Global Business Services Executive Report, September 2012, pg. 2

Research to conduct intercept surveys within the PBID boundary to determine to what degree respondents engage in any type of business activity (going to a restaurant, shop for art related items; visit an art gallery; conduct personal business, e.g. visit a bank, beauty salon, tailor, dry cleaner; attend a survey including art event; attend school/take a class, attend a festival or special event). The survey included 397 participants, with a margin of error of 4.9%, and was conducted on December 20 and 22, 2012 at separate locations within the PBID with all efforts made to include an unbiased cross section of participants. The margin of error is determined by calculating the square root of the number of participants and dividing the square root into 1

The intent of the survey is to determine how many of the respondents intend to engage in commerce and/or chose to live within the District and whether any of the PBID activities influenced their decision. If the respondent indicated that they intend to engage in commerce and that any of the PBID activities influenced their decision to be in the District, then the PBID activities provide a special benefit to the assessed parcels. Of the 397 respondents, 325 answered question one "Are you likely to stroll or walk around or simply wait to make a transit connection," that they were likely either today or in the future to engage in this activity. Each of these 325 respondents also answered questions 2 through 7 that they were very likely to slightly likely to engage in one of the economic activities in questions 2 through 7. All 397 of the respondents answered at least one of the questions 2 through 7 that they would engage in at least one of the economic activities. None of the respondents answered both question one positively which would indicate that they had no intention of engaging in any economic activity and questions 2 through 7 negatively which would indicate they have no intent to engage any economic activities listed on the survey. Based upon the answers to survey questions 1 through 7 it means that 397 or 100% of the respondents indicated that they will and intend to engage in at least one of the economic activities asked in the survey as opposed to "just passing through" the PBID with no business purpose. The survey also found that of the 397 respondents all answered that at least one of the PBID activities defined in questions 8 through 12 contributed to their being in the District and engaging in one of the economic activities. None responded that none of the proposed PBID activities contributed to their decision to come to the District and engage in commerce. Therefore 100% did indicate that at least one of the proposed PBID activities will contribute to their decision to come to the District and engage in commerce. The summary from the survey results states:

SUMMARY

Likely to perform at least one non-strolling/transit connection activity in Q1-Q7:	Total
Not at all likely to perform any non-strolling/transit connection activities in Q1-Q7:	397 (100%)
Not at all likely to perform any non-strolling/transit connection activities and said "Not at all important" to all features in Q.8-12:	0 (0%)
	0 (0%)

The final survey results are attached as Attachment A to this report.

Based on the results of the survey as detailed above which determined that at least one of the proposed PBID activities will contribute to their decision to come to the District and engage in commerce, we reasoned that the proposed PBID services and activities provides special benefits to the real property within the PBID. Article XIII D Section 4(a) of the state Constitution states "An agency which proposes to levy an assessment shall identify all parcels which will have a special benefit conferred upon them and upon which an assessment will be imposed".

All individually assessed parcels specially benefit from all the PBID activities. In particular, each

parcel will benefit from the Safe and Clean services that will make each parcel cleaner and safer, such as: increased safety patrol³¹, removing graffiti from buildings, picking up trash that pedestrians leave behind, weeding and power-washing sidewalks which directly relates to increases in commercial activity, filling of vacant storefronts, offices, residential property and then ultimately, increased lease rates for retail, office space and residential property. All specially benefited parcels will be assessed based on their proportional share of the special benefits received from the PBID activities.

Publicly Owned Parcels: All publicly-owned parcels will pay their proportional share of costs based on the special benefits conferred to those individual parcels. Article XIII D of the State Constitution contemplates payment of assessments by governmental entities. Section 4(a) of Article XIII D states in relevant part that "Parcels within a district that are owned or used by any agency... shall not be exempt from assessment unless the agency can demonstrate by clear and convincing evidence that those publicly owned parcels in fact receive no special benefit."

Metropolitan Transportation Authority (MTA) Assessments

MTA parcels located on railroad right of way that do not contain any street frontage do not benefit from Arts District BID services. These parcels have a \$0.00 assessment. These parcels do not receive any benefit because 100% of the services are clean and safe which are delivered to the street frontage of parcels. The remaining service is administrative/management services which are tied to the delivery of clean and safe services, those parcels without street frontage do not benefit from these services. Those parcels on a railroad right of way fronting a street benefit from Arts District services and pay 100% assessment.

General Benefit

As required by the State Constitution Article XIII D Section 4(a), the general benefits of an assessment district must be quantified and separated out so that the cost of the activities that are attributed to general benefit are deducted from the cost assessed against each specially benefited parcel. General benefits are benefits from the PBID activities and improvements that are not special in nature, are not "particular and distinct" and are not over and above the benefits that other parcels receive. This analysis will evaluate and determine the level of general benefits that (1) parcels outside of PBID may receive, and (2) the public at large may receive.

General Benefit to Parcels Outside of PBID

All the PBID activities and improvements are provided to each of the individual assessed parcels in the PBID boundary. No PBID activities will be specifically provided to any parcel outside of the PBID boundary. However, it is conceivable to conclude that some parcels outside of the PBID boundary may receive some spillover benefit from the Safe and Clean activities.

In the case of the PBID, the parcels considered outside of the PBID's boundary that may receive a general benefit are those parcels that are immediately adjacent to or immediately across the street from where the PBID services are delivered. In order to calculate the general benefit parcels adjacent to the Arts District Los Angeles PBID may receive, the percentage of each PBID activity budget attributed to these parcels must be determined. The table below shows the budgets for each of the PBID activities that may have spillover benefit and their respective percentage of the total PBID budget. We then need to apply a Relative Benefit factor

³¹ The study published in the Economic Journal, cited previously in footnote 9, indicates that 30 Los Angeles BIDs that provide safety services resulted in crime reduction within those districts.

to each of the activities accounting for the potential benefit parcels outside of the district may receive. The relative benefit factor is a basic unit of measure that compares the benefit that parcels within the District receive compared to parcels outside of the District. Since the parcels in the District boundary receive 100% of the special benefit they are assigned a relative benefit factor of 1.0 for each PBID activity. Since the parcels outside of the district boundary do not directly receive any PBID activity they are assigned a benefit factor less than 1.0 for each PBID activity. There is no scientific method to determine the respective relative benefit, however, in our professional experience of over 50 years as a Registered Civil Engineer the relative benefit factors are reasonable to conclude.

In the case of the Arts District Los Angeles, Safe and Clean may have a spillover benefit in that parcels immediately adjacent to the PBID boundary may visually see the effects of the PBID services, e.g. cleaner sidewalks, safety patrols, and buildings without graffiti. The relative benefits of the safe and clean program can clearly be seen and are limited to District frontage adjacent to parcels outside the District. A visitor can clearly see the difference between parcels in the District and those outside. Based upon our experience the relative benefit factor for Safe and Clean is 0.25. The relative benefit factors are then multiplied by the PBID activity's budget percentage to determine the overall benefit factor. The following table illustrates this calculation.

PBID Activities Budget:	Budget	Percent of		Relative Benefit*	Benefit Factor
		Total	x		
Budget for Safe and Clean:	\$835,560	74.44%		0.25	0.1861
TOTAL PBID Assessment Budget:	\$1,122,536				0.1861

Based on the criteria of identifying parcels outside of the PBID boundary there are 63 parcels that do not directly receive the PBID activities but may receive some spillover benefit. Of those 63 parcels, 23 are within other adjoining PBID boundaries. These parcels do not benefit to the same degree as other parcels that are not within a PBID as these parcels are currently assessed for and receive special benefit from similar PBID activities. Therefore these 23 parcels receive 50% of the benefit of the other adjacent parcels. There is no scientific method to determine the respective percent of reduced benefit parcels outside the PBID, but within an adjoining PBID receive, however in our professional experience of over 50 years as a Registered Civil Engineer the relative benefit factors are reasonable to conclude and provide a conservative estimate of possible general benefit.

The parcels outside of the PBID boundary not in another PBID are assigned a total benefit factor of 0.1861 to account for the fact that they may benefit from the Safe and Clean activities that may encourage commerce not only within the PBID boundary but immediately adjacent to it. For parcels that are immediately adjacent to the PBID boundary but are included in another PBID their benefit factor is 50% of the 0.1861 acknowledging their benefit from their own PBID activities. Therefore, these 23 parcels have a benefit factor of 0.0931 (0.1861 x 50%). Both of these benefit factors are reflected in the table below.

In comparison, there are 728 parcels within the PBID boundary, all of which receive a benefit factor of 1.0 acknowledging that they receive 100% special benefit from the PBID activities. To calculate the general benefit percentage, the respective benefit factors must be applied to the number of parcels both within the PBID boundary and those that are outside of the PBID boundary. The table below shows the calculation for the general benefit percentage.

	No. of Parcels	Benefit Factor	Total Benefit Units
No. of parcels in District:	753	1.00	753
No. of parcels adjacent to district boundary in other PBIDs	23	0.0931	2.14
No. of parcels adjacent to district boundary not in other PBID	40	0.1861	7.44
Total number of parcels	2151		762.58

General Benefit to parcels outside of district boundary
1.26%
(2.14+7.44)/762.58

All Calculations are rounded up or down to two decimal places

General Benefit to the Public At Large

In addition to the general benefit to the parcels outside of the PBID boundary, there may be general benefits to the public at large, those people that are either in the PBID boundary and not specially benefitted from the activities or people outside of the PBID boundary that may benefit from the PBID activities. In the case of the PBID the public at large are those people that are within the PBID boundary that do not pay an assessment and do not specially benefit from the PBID activities. To quantify this, a determination is made of how many people are in the PBID boundary regardless of the PBID activities or that the PBID activities do not influence their decision to be in the District.

Referencing back to the Farland Research survey, the answers to survey questions 1 through 7 indicate that 397 or 100% of the respondents will and intend to engage in at least one of the economic activities asked in the survey as opposed to "just passing through" the PBID with no business purpose. The survey also found that of the 397 respondents all answered that at least one of the PBID activities defined in questions 8 through 12 contributed to their being in the District and engaging in one of the economic activities. Also when factoring in "just slightly important" with the "not at all important" responses did not yield any difference in the benefit calculation. What this indicates is 0.0% (0 divided by 397) of the respondents are within the District boundary and not conducting any economic activity regardless of the PBID provided activities. This percentage of 0 may be attributed to a general benefit.

Total General Benefits

Using the sum of the two (2) measures of general benefit described above (1.26 + 0), we find that approximately 1.26% of the benefits conferred by the PBID activities may be general in nature and will be funded from sources other than special assessments.

SECTION F: COST ESTIMATE

2014 Operating Budget

The Arts District Los Angeles 2014 calendar year operating budget takes into consideration:

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

Assessment Variable	Clean & Safe	Management & Administration	Contingency, City Fees	Total
Parcel Square Footage	\$417,790	\$107,414	\$36,064	\$561,268
Building Square Footage	\$417,790	\$107,414	\$36,064	\$561,268
Total Budget	\$835,580	\$214,828	\$72,128	\$1,122,536

Assessment Variable	Total Budget	District	Less Benefit @ 1.26%	Total Funded Property Assessments	Budget by
Parcel Square Footage	\$561,268		\$7072	\$554,196	Assessments
Building Square Footage	\$561,268		\$7072	\$554,196	
Totals	\$1,122,536		\$14,144	\$1,108,392	

Budget Notations

1. The cost of providing programs and services may vary depending on the market cost for those programs and services. Expenditures may require adjustment up or down to continue the intended level of programs and services. Assessments will be subject to an annual increase of up to 5% per year to address changes in the cost of providing services. The actual amount of increase will be determined by the Owners Association and will vary between 0% and 5% in any given year. Any change will be approved by the owner's association board of directors and submitted to the City within its annual planning report.
2. The cost of providing programs and services may vary depending on the market cost for those programs and services. Expenditures may require adjustment up or down to continue the intended level of programs and services. The owners association shall have the right to reallocate up to 10% of the budget allocation by line item within the budgeted categories. The management/administration line item may only be increased by the annual increase subject to the 5% cap and cannot be increased

through the 10% budget reallocation. Any change will be approved by the owner's association board of directors and submitted to the City of Los Angeles within its annual planning report. Pursuant to Section 36650 of the California Streets and Highways Code. The overall budget shall remain consistent with this Management District Plan.

SECTION G: APPORTIONMENT METHOD

In order to assess for the special benefit each parcel receives from the PBID activities a number of factors enter into the determination of how much weight is to be given to each assessment variable, parcel and building. Historical data from the last 7 years detailing the type and level of clean and safe service delivery to each individual assessed parcel was reviewed in relationship to both the parcel size and the building square footage. The relationship between the current assessable footage and historical assessable footage of each of the two assessment variables to each other and the total of all assessment variables was reviewed. The result of this process was to confirm the validity of the weighting that was determined with the original 2007 establishment of the District. Equal weighting is placed on gross parcel square footage which reflects the more substantial long term value impacts on highest and best use and building square footage which reflects the interim use of a property and is utilized to measure short and mid-term value impacts received from the activities and the cost to provide that level of benefit and then spreading the cost over the total assessable footage for the District.

The table below summarizes the assessable footages for the parcel square footage and building square footage:

Parcel Square Footage	8,341,425
Building Square Footage	6,330,150

Calculation of Assessments

Based on the special benefit factors, assessable footages for each variable plus the budget identified for each variable in the chart on page 15, all of which are discussed above, the following table illustrates the first year's maximum annual assessment per parcel square foot plus building square foot.

Assessment Rate Calculation:
 Total Assessment Budget \$1,108,392
 Parcel Footage Budget- \$554,196 (50%)
 Building Footage Budget- \$554,196 (50%)
 Parcel Assessment = \$554,196/8,341,425
 Building Assessment = \$554,196/6,330,150

Based upon the methodology as set forth above, first year assessments are established as follows.

Parcel Square Foot Assessment Rate	\$0.06644
Building Square Foot Assessment Rate	\$0.08756

For example, to calculate the assessment for a parcel with a 100,000 square foot building, and a 20,000 square foot of parcel = building square footage x building square foot assessment rate, plus parcel square footage x parcel square foot assessment rate = the total annual parcel assessment.

$$(100,000 \times \$0.08755) + (20,000 \times \$0.06644) = \$10,083.60 \text{ initial annual parcel assessment}$$

The assessment calculation is the same for every parcel in the District.

Government Assessments

The Arts District Los Angeles PBID will provide all the improvements and activities to the City of Los Angeles or any other government-owned parcels within the PBID boundary. All publicly-owned parcels will pay their proportional share of costs based on the special benefits conferred to those individual parcels. The special benefit to government assessed parcels from these services is an increase in District customers, and an increased likelihood of attracting and retaining employees that follow from having a cleaner and safer area. Public owned parcels will receive special benefit in the form of increased use of the public facilities, increased attraction and retention of employees, which directly relates to fulfilling their public service mission. See Engineers Report page 13 for publicly owned parcels special benefit designation. Article XIII D of the California Constitution was added in November of 1996 to provide for these assessments. It specifically states in Section 4(a) that "Parcels within a district that are owned or used by any agency... shall not be exempt from assessment unless the agency can demonstrate by clear and convincing evidence that those publicly owned parcels in fact receive no special benefit."

Below is a list of the publicly-owned parcels and their respective assessments.

APN	Ownership	Site Address	FINAL LOT	FINAL BLDG	2014 Total Amt	%
5173-001-900	LA City		27,417	19,789	\$3,354.06	0.32%
5173-001-903	LA City		1,873	0	\$124.44	0.01%
5173-001-904	LA City		14,510	0	\$993.96	0.09%
5173-001-905	LA City	462 E Commercial St	16,030	12,295	\$2,141.43	0.19%
5173-002-901	LA City		66,211	0	\$4,396.99	0.40%
5173-014-900	LA City	700 E Temple	99,752	128,730	\$17,902.81	1.62%
5173-017-900	LA City		653	0	\$43.36	0.00%
5173-023-903	LA City	1001 E 1st St	30,228	77,000	\$8,796.07	0.79%
	Total LA City				\$37,945.13	3.42%
5163-012-900	LA County	321 S Hewitt St	39,082	39,179	\$6,026.64	0.54%
5163-013-900	LA County	813 E 4th Pl	28,800	39,855	\$5,402.69	0.49%
	Total LA County				\$11,429.33	1.03%
5163-023-900	LA Dwp	524 Colyton St	60,984	61,000	\$9,392.18	0.85%
5163-023-901	LA Dwp	542 Colyton St	23,697	0	\$1,574.41	0.14%
5163-023-902	LA Dwp	537 S Hewitt St	24,050	4,040	\$3,951.55	0.36%
5163-023-903	LA Dwp	516 Colyton St	8,233	0	\$546.99	0.05%
5163-023-904	LA Dwp	501 S Hewitt St	22,990	8,550	\$2,236.11	0.20%
5164-001-902	LA Dwp		112,820	120,009	\$18,002.27	1.62%
5164-001-904	LA Dwp		38,370	0	\$2,449.26	0.23%
5164-009-900	LA Dwp		20,247	13,500	\$2,927.10	0.23%

5164-015-900	LA Dwp	531 Mesquite St	78,395	0	\$5,208.49	0.47%
5164-016-900	LA Dwp		15,000	0	\$996.59	0.09%
5173-004-902	LA Dwp		27,360	0	\$1,817.77	0.16%
5173-016-900	LA Dwp	717 Jackson St	7,192	0	\$477.83	0.04%
	Total LA Dwp				\$47,280.55	4.27%
5163-017-900	Lacmta	214 S Santa Fe Ave.	1,002,751	219,650	\$85,851.84	7.75%
5173-001-901	Lacmta		22,970	0	\$1,526.10	0.14%
5173-001-902	Lacmta		3,190	0	\$211.94	0.02%
5173-019-901	Lacmta		9,082	6,300	\$1,154.96	0.10%
5173-019-902	Lacmta		4,100	4,100	\$631.35	0.06%
5173-019-903	Lacmta		6,890	0	\$457.76	0.04%
5173-021-902	Lacmta	410 Center St	44,431	0	\$2,951.95	0.27%
5173-021-903	Lacmta	410 Center St	16,740	0	\$1,112.19	0.10%
5173-021-905	Lacmta	410 Center St	51,930	5,148	\$3,900.88	0.35%
5173-021-906	Lacmta	410 Center St	9,500	0	\$631.17	0.06%
	Total Lacmta				\$98,430.15	8.89%
5173-004-900	LAUSD		69,250	30,590	\$7,279.01	0.66%
5173-004-903	LAUSD		14,800	0	\$983.30	0.09%
	Total LAUSD				\$8,262.31	0.75%
5173-003-900	State of California	531 E Commercial St	92,347	0	\$6,135.44	0.55%
	Total State Of California				\$6,135.44	0.55%
	Total Govt Assessments				\$209,482.94	18.90%

Maximum Annual Assessment Adjustments

The cost of providing programs and services may vary depending on the market cost for those programs and services. Expenditures may require adjustment up or down to continue the intended level of programs and services. Assessments will be subject to an annual increase of up to 5% per year to address changes in the cost of providing services. The actual amount of increase will be determined by the Owners Association and will vary between 0% and 5% in any given year. Any change will be approved by the owner's association board of directors and submitted to the City within its annual planning report.

The cost of providing programs and services may vary depending on the market cost for those programs and services. Expenditures may require adjustment up or down to continue the intended level of programs and services. The owners association shall have the right to reallocate up to 10% of the budget allocation by line item within the budgeted categories. The management/administration line item may only be increased by the annual increase subject to the 5% cap and cannot be increased through the 10% budget reallocation. Any change will be approved by the owner's association board of directors and submitted to the City of Los Angeles within its annual planning report. Pursuant to Section 36650 of the California Streets and Highways Code. The overall budget shall remain consistent with this Management District Plan.

Budget Adjustment

Any annual budget surplus or deficit will be rolled into the following year's District budget. The budget will be set accordingly, within the constraints of the management plan to adjust for surpluses or deficits that are carried forward.

Future Development

As a result of continued development, the District may experience the addition or subtraction of assessable commercial footage for parcels included and assessed within the District boundaries. The modification of parcel improvements assessed within the District may then change upwards or downwards the amount of total footage assessment for these parcels. In future years, the assessments for the special benefits bestowed upon the included PBID parcels may change in accordance with the assessment methodology formula listed in the Management District Plan and Engineer's Report provided the assessment rate does not change. If the assessment formula changes, then a Proposition 218 ballot will be required to approve the changes.

SECTION H: ASSESSMENT ROLL

The total assessment amount for 2014 is \$1,108,392 apportioned to each individual assessed parcel. For a complete listing of assessed parcels, please see Attachment B: Assessment Roll, attached as a separate document.

Attachment A

Downtown Los Angeles Arts District Proposed Property Based Improvement District Visitor Survey

Summary of Quantitative Research and
Cross Tabulation Tables

December 2012



FINAL RESULTS: Downtown Los Angeles Arts District PBID Visitor Survey

SAMPLE SIZE = 397; MARGIN OF ERROR = 4.9%

INTERVIEW DATES: December 20-22, 2012

Hello, my name is _____ I work for a public opinion research firm conducting a study of visitors to the Arts District. We would like to ask you some questions that will just take a couple of minutes.

A. Do you live within the Arts District Property-Based Business Improvement District? [SHOW MAP] Yes: 88 No: 309

B. Do you work within the Arts District Property-Based Business Improvement District? [SHOW MAP] Yes: 136 No: 261

Now, I am going to read a list of activities. For each one I read, please tell me how likely you think it is that you will do that activity either today, or at ANY point in the future, while in the Arts District. Please tell me if you are very likely, somewhat likely, slightly likely, or not at all likely to do the following either today or at ANY point in the future...

	Very Likely	Somewhat Likely	Slightly Likely	Not at All Likely
1. Stroll or walk around OR simply walk to make a transit connection	18	59	20	2
2. Eat or drink at a restaurant, cafe, or bar	316	59	20	2
3. Shop at a retail store	131	136	71	59
4. Attend a performing arts event/live theater	121	125	92	59
5. Attend a festival or special event	163	123	68	43

Now, I am going to read a list of features. For each I read, please tell me how important each is to you when making your decision to engage in any of the activities you provided a "likely" response to. Please tell me if each of the following features is very important, somewhat important, just slightly important or not at all important in making your decision to engage in any of the activities.

	Very Important	Somewhat Important	Just Slightly Important	Not at All Important
9. Cleanliness, like extra trash pick-up, steam cleaning and graffiti removal	245	97	45	10
10. Appearance, like plants, flowers and landscaping	205	131	49	12
11. New businesses and restaurants to fill empty storefronts	218	118	42	19
12. Good communication channel to inform me about the Arts District and its offerings	185	108	71	32

ONLY AMONG THOSE WHO LIVE WITHIN THE ARTS DISTRICT PROPERTY-BASED BUSINESS IMPROVEMENT AREA IN Q.A. (n=88)

	Very Important	Somewhat Important	Just Slightly Important	Not at All Important	No Answer/Don't Know
13. How important were any of the features I just read (Q.9-Q.12) in making your decision to live within the Arts District?	53	27	5	10	5

SUMMARY

Likely to perform at least one non-strolling/transit connection activity in Q2-Q7: **397 (100%)**
 Not at all likely to perform any non-strolling/transit connection activities in Q1-Q7: **0 (0%)**
 Not at all likely to perform any non-strolling/transit connection activities and said "Not at all important" to all features in Q.8-12: **0 (0%)**
 Not at all likely to perform any non-strolling/transit connection activities and said "Not at all important" OR "just slightly important" to all features in Q.8-12*: **0 (0%)**

* Factoring in "just slightly important" with the "not at all important" responses does not yield any difference in the benefit calculation.

DATE OF INTERVIEW

	TOTAL	THURS 12-20	FRI 12-21	SAT 12-22	10AM-1PM	1PM-4PM	4PM-7PM	TRAC-TION	ETH & HEWTT	VALOW MATEO
BASE - TOTAL RESPONDENTS	397	165	161	71	176	123	98	204	152	41
THURSDAY, DECEMBER 20	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
FRIDAY, DECEMBER 21	42%	100%	0	0	69	38	58	86	58	21
SATURDAY, DECEMBER 22	41%	0	161	0	75	31%	59%	42%	38%	51%
	18%	0%	100%	0%	43%	37%	41%	40%	39%	48%
	71	0	71	0	32	39	0	36	35	0
	18%	0%	100%	0%	18%	32%	0%	18%	23%	0%

TIME OF INTERVIEW

	TOTAL	THURS 12-20	FRI 12-21	SAT 12-22	10AM-1PM	1PM-4PM	4PM-7PM	TRAC-TION	ETH & HEWTT	VALOW MATEO
BASE - TOTAL RESPONDENTS	397	165	161	71	176	123	98	204	152	41
10:00am - 11:00am	35	18	17	0	35	0	0	11	24	0
11:01am - 12:00pm	9%	11%	13%	0%	20%	0%	0%	5%	18%	0%
12:01pm - 1:00pm	65	25	25	15	65	0	0	29	20	16
1:01pm - 2:00pm	16%	15%	16%	21%	37%	0%	0%	14%	13%	38%
2:01pm - 3:00pm	76	26	33	17	76	0	0	39	32	5
3:01pm - 4:00pm	19%	18%	20%	24%	43%	0%	0%	19%	21%	12%
4:01pm - 5:00pm	56	20	22	14	0	56	0	41	15	0
5:01pm - 6:00pm	14%	12%	14%	20%	0%	46%	0%	20%	10%	0%
6:01pm - 7:00pm	46	10	11	25	0	46	0	22	10	14
	12%	6%	7%	35%	0%	37%	0%	11%	7%	34%
	21	8	13	0	0	21	0	6	15	0
	5%	5%	8%	0%	0%	17%	0%	3%	10%	0%
	41	27	14	0	0	0%	0%	41	26	15
	10%	16%	9%	0%	0%	0%	0%	42%	13%	0%
	28	16	12	0	0	0	0	28	13	3
	7%	10%	7%	0%	0%	0%	0%	29%	8%	7%
	29	15	14	0	0	0	0	29	17	9
	7%	9%	5%	0%	0%	0%	0%	30%	8%	7%

LIVE WITHIN THE DOWNTOWN'S PBID

	TOTAL	DATE				TIME				LOCATION		
		THURS 12-20	FRI 12-21	SAT 12-22	10AM- 1PM	1PM- 4PM	4PM- 7PM	7PM- 10PM	10PM- MIDN	TRAC TOWN	5TH & HEWITT	WILLOW MATEO
BASE - TOTAL	397	165	161	71	176	123	98	100%	100%	204	152	41
RESPONDENTS	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
YES	88	36	35	17	45	20	23	42	37	9	37	9
NO	209	129	126	54	131	103	75	162	115	32	115	32
	78%	78%	78%	76%	74%	84%	77%	75%	76%	78%	76%	78%

WORK WITHIN THE DOWNTOWN'S PBID

	TOTAL	DATE				TIME				LOCATION		
		THURS 12-20	FRI 12-21	SAT 12-22	10AM- 1PM	1PM- 4PM	4PM- 7PM	7PM- 10PM	10PM- MIDN	TRAC TOWN	5TH & HEWITT	WILLOW MATEO
BASE - TOTAL	397	165	161	71	176	123	98	100%	100%	204	152	41
RESPONDENTS	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
YES	136	72	53	11	70	34	32	69	45	22	45	22
NO	261	93	108	60	106	89	66	135	107	19	107	19
	66%	56%	67%	85%	60%	72%	67%	68%	70%	46%	70%	46%

Q3-Q12 BY TOTAL, DATE, AND TIME

	TOTAL	DATE				TIME				LOCATION		
		THURS 12-20	FRI 12-21	SAT 12-22	10AM- 1PM	1PM- 4PM	4PM- 7PM	7PM- 10PM	10PM- MIDN	TRAC TOWN	5TH & HEWITT	WILLOW MATEO
BASE - TOTAL	397	165	161	71	176	123	98	100%	100%	204	152	41
RESPONDENTS	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Q1 - LIKELY TO: STROLL/WALK AROUND												
VERY LIKELY	187	73	76	38	83	52	52	120	52	15	52	15
SOMEWHAT LIKELY	47%	44%	47%	54%	47%	42%	53%	59%	34%	37%	34%	37%
SLIGHTLY LIKELY	20%	21%	21%	14%	20%	20%	19%	25%	15%	10%	15%	10%
NOT AT ALL LIKELY	15%	16%	14%	13%	13%	13%	13%	17%	7%	20%	31%	13%
Q2 - LIKELY TO: EAT/DRINK AT RESTAURANT												
VERY LIKELY	316	125	127	64	141	95	80	164	125	27	125	27
SOMEWHAT LIKELY	80%	76%	79%	90%	80%	77%	82%	80%	82%	66%	82%	66%
SLIGHTLY LIKELY	13%	18%	16%	7%	14%	14%	18%	18%	11%	22%	11%	22%
NOT AT ALL LIKELY	20	6%	5%	3%	5%	5%	0%	0%	2%	7%	0%	0%
Q3 - LIKELY TO: SHOP/VISIT ART GALLERY												
VERY LIKELY	141	67	47	27	66	37	38	83	46	12	46	12
SOMEWHAT LIKELY	36%	41%	29%	38%	38%	30%	39%	41%	30%	29%	30%	29%
SLIGHTLY LIKELY	138	49	63	26	62	41	35	73	51	14	51	14
NOT AT ALL LIKELY	35%	30%	37%	37%	35%	33%	36%	36%	34%	34%	34%	34%

NOT AT ALL LIKELY	45	21	15	9	16	22	7	16	21	8
Q4 - LIKELY TO: ATTEND PERFORMING ARTS EVENT/LIVE THEATER										
VERY LIKELY	121	53	42	26	59	55	27	60	49	12
SOMEWHAT LIKELY	30%	33%	28%	37%	34%	28%	28%	29%	32%	29%
SLIGHTLY LIKELY	92	42	40	10	42	42	28	47	42	11
NOT AT ALL LIKELY	23%	25%	25%	14%	24%	18%	29%	23%	24%	9
Q5 - LIKELY TO: ATTEND SCHOOL/CLASS										
VERY LIKELY	15%	13%	18%	13%	11%	20%	15%	12%	16%	22%
SOMEWHAT LIKELY	40	16	18	6	18	8	14	23	15	2
SLIGHTLY LIKELY	10%	10%	11%	8%	10%	7%	14%	11%	10%	5%
NOT AT ALL LIKELY	29	9	15	5	11	10	8	19	6	4
Q6 - LIKELY TO: ATTEND FESTIVAL/SPECIAL EVENT										
VERY LIKELY	163	64	62	37	78	47	38	87	60	16
SOMEWHAT LIKELY	41%	39%	39%	52%	44%	38%	39%	43%	39%	35%
SLIGHTLY LIKELY	123	54	48	21	49	41	33	80	37	6
NOT AT ALL LIKELY	31%	33%	30%	30%	28%	33%	30%	39%	24%	15%
Q7 - LIKELY TO: WALK DOG/VISIT DOG PARK										
VERY LIKELY	73	29	29	15	40	19	14	35	31	7
SOMEWHAT LIKELY	18%	18%	18%	21%	23%	15%	10%	17%	20%	17%
SLIGHTLY LIKELY	13	2	6	5	2	8	3	10	3	0
NOT AT ALL LIKELY	3%	1%	4%	7%	1%	7%	5%	12%	2%	0
Q8 - IMPORTANCE OF: SAFETY										
VERY IMPORTANT	267	110	107	50	124	83	60	126	117	24
SOMEWHAT IMPORTANT	67%	67%	66%	70%	70%	67%	61%	62%	77%	59%
JUST SLIGHTLY IMPORTANT	89	34	40	15	38	27	26	56	22	11
NOT AT ALL IMPORTANT	22%	21%	25%	21%	20%	22%	27%	27%	14%	27%
Q9 - IMPORTANCE OF: CLEANLINESS										
VERY IMPORTANT	245	105	96	44	113	73	59	118	107	20
SOMEWHAT IMPORTANT	62%	64%	60%	62%	64%	59%	60%	58%	70%	49%
JUST SLIGHTLY IMPORTANT	97	37	44	16	39	32	26	58	25	14
NOT AT ALL IMPORTANT	24%	22%	27%	23%	22%	26%	27%	28%	15%	34%

Q10 - IMPORTANCE OF: APPEARANCE	206	88	75	43	94	59	53	96	90	20
VERY IMPORTANT	52%	53%	47%	61%	53%	48%	54%	47%	59%	49%
SOMEWHAT IMPORTANT	131	51	63	17	50	46	35	79	38	14
JUST SLIGHTLY IMPORTANT	43	20	20	9	27	15	7	23	21	5
NOT AT ALL IMPORTANT	11	6	3	2	5	3	3	6	3	2
Q11 - IMPORTANCE OF: NEW BUSINESSES/ RESTAURANTS	3%	4%	2%	3%	3%	2%	3%	3%	2%	5%
VERY IMPORTANT	218	92	85	41	104	62	52	103	87	20
SOMEWHAT IMPORTANT	55%	56%	53%	58%	59%	50%	53%	50%	64%	49%
JUST SLIGHTLY IMPORTANT	118	48	50	20	38	38	35	71	34	13
NOT AT ALL IMPORTANT	30%	29%	31%	28%	26%	31%	36%	35%	22%	32%
Q12 - IMPORTANCE OF: GOOD COMMUNICATION CHANNELS	42	15	13	7	28	15	8	26	18	6
VERY IMPORTANT	11%	10%	12%	10%	10%	13%	8%	9%	12%	15%
SOMEWHAT IMPORTANT	29	9	3	3	9	7	3	14	3	2
JUST SLIGHTLY IMPORTANT	5%	5%	4%	4%	5%	6%	3%	7%	2%	5%
NOT AT ALL IMPORTANT	8%	11%	7%	3%	9%	7%	8%	4%	13%	10%
Q13 - IMPORTANCE OF: ARTS DISTRICT	185	75	68	42	84	52	49	107	65	13
VERY IMPORTANT	47%	45%	42%	59%	48%	42%	50%	52%	43%	32%
SOMEWHAT IMPORTANT	109	44	44	21	45	42	22	64	32	13
JUST SLIGHTLY IMPORTANT	71	28	37	6	32	34%	22%	31%	21%	32%
NOT AT ALL IMPORTANT	18%	17%	23%	8%	18%	16%	19%	12%	24%	27%
Q14 - IMPORTANCE OF: THEATER	32	18	12	2	15	9	8	9	19	4
VERY IMPORTANT	8%	11%	7%	3%	9%	7%	8%	4%	13%	10%

IMPORTANCE OF FEATURES IN DECIDING TO LIVE IN ARTS DISTRICT

	TOTAL	DATE			TIME				TRAC- TION	LOCATION	
		THURS 12-20	FRI. 12- 21	SAT. 12- 22	10AM- 3PM	4PM- 7PM	4PM- 7PM	5TH & HEWITT		WILLOW MATED	
BASE - LIVE IN ARTS DISTRICT	88	36	35	17	45	20	23	42	37	9	
	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
	53	18	24	11	24	14	15	20	27	6	
VERY IMPORTANT	60%	50%	69%	85%	53%	70%	65%	48%	73%	67%	
SOMEWHAT IMPORTANT	17	8	8	1	10	4	3	7	9	1	
	19%	22%	23%	6%	22%	20%	13%	17%	24%	11%	
	5	3	1	1	5	0	0	2	1	2	
JUST SLIGHTLY IMPORTANT	6%	8%	3%	6%	11%	0%	0%	5%	3%	22%	
NOT AT ALL IMPORTANT	10	4	2	4	6	2	2	10	0	0	
	11%	11%	6%	24%	13%	10%	9%	24%	0%	0%	
	3	3	0	0	0	0	3	3	0	0%	
DON'T KNOW/NO ANSWER	3%	8%	0%	0%	0%	0%	13%	7%	0%	0%	

Q1. STROLL OR WALK AROUND OR SIMPLY WAIT TO MAKE A TRANSIT CONNECTION

	TOTAL	QUESTION 1				NOT AT ALL LIKELY
		VERY LIKELY	SOMWHAT LIKELY	SLIGHTLY LIKELY		
BASE - TOTAL RESPONDENTS	397 100%	187 100%	79 100%	59 100%	72 100%	
Q1 - LIKELY TO: STROLL/WALK AROUND						
VERY LIKELY	187 47%	187 100%	0 0%	0 0%	0 0%	
SOMEWHAT LIKELY	79 20%	79 42%	79 100%	0 0%	0 0%	
SLIGHTLY LIKELY	59 15%	59 31%	0 0%	59 100%	0 0%	
NOT AT ALL LIKELY	72 18%	72 38%	0 0%	0 0%	72 100%	
Q2 - LIKELY TO: EAT/DRINK AT RESTAURANT						
VERY LIKELY	316 80%	179 96%	61 77%	38 64%	38 53%	
SOMEWHAT LIKELY	59 15%	7 4%	15 19%	17 28%	20 28%	
SLIGHTLY LIKELY	20 5%	0 0%	3 4%	3 5%	14 19%	
NOT AT ALL LIKELY	2 1%	1 1%	0 0%	1 2%	0 0%	
Q3 - LIKELY TO: SHOP/VISIT AN ART GALLERY						
VERY LIKELY	141 36%	111 59%	22 28%	5 8%	3 4%	
SOMEWHAT LIKELY	133 35%	55 29%	33 42%	30 51%	20 28%	
SLIGHTLY LIKELY	73 18%	14 7%	21 27%	19 32%	19 26%	
NOT AT ALL LIKELY	45 11%	7 4%	3 4%	5 8%	30 42%	
Q4 - LIKELY TO: ATTEND A PERFORMING ARTS EVENT/LIVE THEATER						
VERY LIKELY	121 30%	94 50%	18 23%	6 10%	3 4%	
SOMEWHAT LIKELY	125 31%	55 29%	29 37%	24 41%	17 24%	
SLIGHTLY LIKELY	92 23%	22 12%	25 32%	24 41%	21 29%	
NOT AT ALL LIKELY	59 15%	16 9%	7 9%	5 8%	31 43%	
Q5 - LIKELY TO: ATTEND SCHOOL/TAKE A CLASS						
VERY LIKELY	40 10%	30 16%	7 9%	3 5%	0 0%	
SOMEWHAT LIKELY	29 7%	19 10%	5 6%	3 5%	2 3%	
SLIGHTLY LIKELY	73 20%	39 21%	19 24%	11 19%	9 13%	
NOT AT ALL LIKELY	250 63%	99 53%	48 61%	42 71%	61 85%	
Q6 - LIKELY TO: ATTEND A FESTIVAL/SPECIAL EVENT						
VERY LIKELY	163 41%	131 70%	19 24%	11 19%	2 3%	
SOMEWHAT LIKELY	123 31%	40 21%	40 51%	21 36%	22 31%	
SLIGHTLY LIKELY	68 17%	10 5%	15 19%	23 36%	30 42%	

NOT AT ALL LIKELY	17%	43	113%	5%	6	19%	39%	28%
Q7 - LIKELY TO: WALK YOUR DOG/VISIT THE DOGS PARK								
VERY LIKELY	73	65	35%	6	8%	2	3%	0
SOMEWHAT LIKELY	18%	13	5	7	0%	0%	1	0%
SLIGHTLY LIKELY	3%	7	3%	5	3%	3	2	2
NOT AT ALL LIKELY	17	4%	110	61	54	69	96%	
Q8 - IMPORTANCE OF: SAFETY	74%	59%						
VERY IMPORTANT	267	124	66%	63	37	43		
SOMEWHAT IMPORTANT	67%	48	10	14	24%	17		
JUST SLIGHTLY IMPORTANT	22%	30	5	8	14%	11%		
NOT AT ALL IMPORTANT	8%	11	3%	1	0	6%		
Q9 - IMPORTANCE OF: CLEANLINESS	3%							
VERY IMPORTANT	245	122	63%	49	32	42		
SOMEWHAT IMPORTANT	62%	40	21	18	31%	25%		
JUST SLIGHTLY IMPORTANT	24%	19	8	9	15%	13%		
NOT AT ALL IMPORTANT	11%	10	6	1	0	3		
Q10 - IMPORTANCE OF: APPEARANCE	3%							
VERY IMPORTANT	205	109	58%	29	24	29		
SOMEWHAT IMPORTANT	52%	56	29	20	34%	36%		
JUST SLIGHTLY IMPORTANT	131	16	5	15	25%	18%		
NOT AT ALL IMPORTANT	49	11	6	1	0	4		
Q11 - IMPORTANCE OF: NEW BUSINESSES/RESTAURANTS	3%							
VERY IMPORTANT	218	112	60%	49	27	30		
SOMEWHAT IMPORTANT	55%	54	23	20	34%	29%		
JUST SLIGHTLY IMPORTANT	118	42	12	5	12	13		
NOT AT ALL IMPORTANT	30%	19	9	2	0	8		
Q12 - IMPORTANCE OF: GOOD COMMUNICATION	11%							
VERY IMPORTANT	5%							
SOMEWHAT IMPORTANT	185	116	62%	35	17	17		
JUST SLIGHTLY IMPORTANT	47%	50	25	16	27%	25%		
NOT AT ALL IMPORTANT	27%	71	13	15	19	24		
Q13 - LIKELY TO: ATTEND A FESTIVAL/SPECIAL EVENT	18%	32	8	4	7	13		
VERY LIKELY	8%							

Q2 - EAT OR DRINK AT A RESTAURANT, CAFE OR BAR?								
BASE - TOTAL RESPONDENTS	397	100%	316	59	20	100%	2	
Q1 - LIKELY TO: STROLL/WALK AROUND								
VERY LIKELY	187	47%	179	7	0	0	1	
SOMEWHAT LIKELY	79	20%	61	15	3	0	50%	
SLIGHTLY LIKELY	59	15%	38	17	3	0	0	
NOT AT ALL LIKELY	72	18%	38	20	14	0	50%	
Q2 - LIKELY TO: EAT/DRINK AT RESTAURANT								
VERY LIKELY	316	80%	316	0	0	0	0	
SOMEWHAT LIKELY	59	15%	59	0	0	0	0	
SLIGHTLY LIKELY	20	5%	0	0	0	0	0	
NOT AT ALL LIKELY	2	1%	0	0	0	0	0	
Q3 - LIKELY TO: SHOP/VISIT AN ART GALLERY								
VERY LIKELY	141	36%	137	3	1	0	0	
SOMEWHAT LIKELY	138	35%	109	28	1	0	0	
SLIGHTLY LIKELY	72	18%	47	13	7	1	50%	
NOT AT ALL LIKELY	18%	4%	23	31%	35%	1	50%	
Q4 - LIKELY TO: ATTEND A PERFORMING ARTS EVENT/NITE THEATER								
VERY LIKELY	121	30%	116	5	0	0	0	
SOMEWHAT LIKELY	125	31%	106	16	3	0	0	
SLIGHTLY LIKELY	92	23%	61	21	8	2	100%	
NOT AT ALL LIKELY	59	15%	33	17	9	0	0	
Q5 - LIKELY TO: ATTEND SCHOOL/TAKE A CLASS								
VERY LIKELY	40	10%	37	3	0	0	0	
SOMEWHAT LIKELY	29	7%	26	3	0	0	0	
SLIGHTLY LIKELY	78	20%	68	7	3	0	0	
NOT AT ALL LIKELY	250	63%	185	46	17	2	100%	
Q6 - LIKELY TO: ATTEND A FESTIVAL/SPECIAL EVENT								
VERY LIKELY	163	41%	157	5	0	1	50%	
SOMEWHAT LIKELY	123	31%	98	22	3	0	0	
SLIGHTLY LIKELY	68	17%	39	19	9	1	50%	

NOT AT ALL LIKELY	17%	12%	32%	45%	50%
Q7 - LIKELY TO: WALK YOUR DOG/VISIT THE DOG PARK	43	22	13	8	0
VERY LIKELY	11%	7%	22%	40%	0%
SOMEWHAT LIKELY	73	71	2	0	0
SLIGHTLY LIKELY	18%	22%	3%	0%	0%
NOT AT ALL LIKELY	13	11	2	0	0
Q8 - IMPORTANCE OF: SAFETY	3%	3%	3%	0%	0%
VERY IMPORTANT	17	13	3	1	0
SOMEWHAT IMPORTANT	4%	4%	5%	5%	0%
JUST SLIGHTLY IMPORTANT	294	221	52	19	2
NOT AT ALL IMPORTANT	74%	70%	88%	95%	100%
Q9 - IMPORTANCE OF: CLEANLINESS	267	236	25	4	2
VERY IMPORTANT	67%	75%	42%	20%	100%
SOMEWHAT IMPORTANT	89	80	20	9	0
JUST SLIGHTLY IMPORTANT	22%	18%	34%	45%	0%
NOT AT ALL IMPORTANT	30	14	11	5	0
Q10 - IMPORTANCE OF: APPEARANCE	8%	4%	10%	25%	0%
VERY IMPORTANT	11	6	3	2	0
SOMEWHAT IMPORTANT	3%	2%	3%	10%	0%
JUST SLIGHTLY IMPORTANT	245	217	24	2	2
NOT AT ALL IMPORTANT	62%	58%	41%	10%	100%
Q11 - IMPORTANCE OF: NEW BUSINESSES/RESTAURANTS	97	84	24	3	0
VERY IMPORTANT	24%	20%	41%	45%	0%
SOMEWHAT IMPORTANT	45	29	9	7	0
JUST SLIGHTLY IMPORTANT	11%	9%	15%	35%	0%
NOT AT ALL IMPORTANT	10	2	2	0	0
Q12 - IMPORTANCE OF: GOOD COMMUNICATION	3%	2%	3%	10%	0%
VERY IMPORTANT	206	181	24	1	0
SOMEWHAT IMPORTANT	32%	57%	41%	5%	0%
JUST SLIGHTLY IMPORTANT	131	96	24	9	2
NOT AT ALL IMPORTANT	33%	30%	41%	45%	100%
Q13 - LIKELY TO: ATTEND A PERFORMING ARTS EVENT/LIVE THEATER	49	32	10	7	0
VERY LIKELY	12%	10%	17%	35%	0%
SOMEWHAT LIKELY	11	7	1	3	0
SLIGHTLY LIKELY	3%	2%	2%	15%	0%
NOT AT ALL LIKELY	218	195	20	2	1
Q14 - LIKELY TO: ATTEND A FESTIVAL/SPECIAL EVENT	55%	62%	34%	10%	50%
VERY IMPORTANT	118	90	22	5	1
SOMEWHAT IMPORTANT	30%	28%	37%	25%	50%
JUST SLIGHTLY IMPORTANT	42	20	14	8	0
NOT AT ALL IMPORTANT	11%	6%	24%	40%	0%
Q15 - LIKELY TO: SHOP/VISIT AN ART GALLERY	19	11	3	5	0
VERY LIKELY	5%	3%	5%	25%	0%
SOMEWHAT LIKELY	185	166	16	2	1
SLIGHTLY LIKELY	47%	53%	27%	10%	50%
NOT AT ALL LIKELY	109	85	20	3	1
Q16 - LIKELY TO: ATTEND A SCHOOL/TAKE A CLASS	27%	27%	34%	15%	50%
VERY LIKELY	71	45	18	8	0
SOMEWHAT LIKELY	18%	14%	31%	40%	0%
SLIGHTLY LIKELY	32	20	5	7	0
NOT AT ALL LIKELY	8%	6%	8%	35%	0%

Q3. SHOP/VISIT AN ART GALLERY		QUESTION 3				
	TOTAL	VERY LIKELY	SOMEWHAT LIKELY	SLIGHTLY LIKELY	NOT AT ALL LIKELY	
BASE - TOTAL RESPONDENTS	397	141	138	73	45	
Q1 - LIKELY TO: STROLL/WALK AROUND	100%	100%	100%	100%	100%	
VERY LIKELY	187	111	55	14	7	
SOMEWHAT LIKELY	47%	79%	40%	19%	16%	
SLIGHTLY LIKELY	79	22	33	21	3	
NOT AT ALL LIKELY	20%	16%	24%	29%	7%	
Q2 - LIKELY TO: EAT/DRINK AT RESTAURANT	59	5	30	19	5	
VERY LIKELY	15%	4%	22%	26%	11%	
SOMEWHAT LIKELY	72	3	20	19	30	
SLIGHTLY LIKELY	18%	2%	14%	25%	67%	
NOT AT ALL LIKELY	316	137	109	47	23	
Q3 - LIKELY TO: SHOP/VISIT AN ART GALLERY	80%	97%	79%	64%	51%	
VERY LIKELY	59	3	28	18	10	
SOMEWHAT LIKELY	15%	2%	26%	25%	22%	
SLIGHTLY LIKELY	20	1	1	7	11	
NOT AT ALL LIKELY	5%	1%	1%	10%	24%	
Q4 - LIKELY TO: ATTEND A PERFORMING ARTS EVENT/LIVE THEATER	2	0	0	1	1	
VERY LIKELY	1%	0%	0%	1%	2%	
SOMEWHAT LIKELY	141	141	0	0	0	
SLIGHTLY LIKELY	36%	100%	0%	0%	0%	
NOT AT ALL LIKELY	138	0	138	0	0	
Q5 - LIKELY TO: ATTEND A SCHOOL/TAKE A CLASS	35%	0%	100%	0%	0%	
VERY LIKELY	73	0	0	0	0	
SOMEWHAT LIKELY	18%	0%	0%	0	45	
SLIGHTLY LIKELY	45	0	0	0	100%	
NOT AT ALL LIKELY	11%	0%	0%	0	0%	
Q6 - LIKELY TO: ATTEND A FESTIVAL/SPECIAL EVENT	121	92	25	1	3	
VERY LIKELY	30%	65%	18%	1%	7%	
SOMEWHAT LIKELY	125	31	84	9	1	
SLIGHTLY LIKELY	31%	22%	61%	12%	2%	
NOT AT ALL LIKELY	92	15	20	48	9	
Q7 - LIKELY TO: WALK YOUR DOG/VISIT THE DOG PARK	23%	11%	14%	66%	20%	
VERY LIKELY	59	3	9	15	32	
SOMEWHAT LIKELY	15%	2%	7%	21%	71%	
SLIGHTLY LIKELY	40	33	6	1	0	
NOT AT ALL LIKELY	10%	23%	4%	1%	0%	
Q8 - IMPORTANCE OF: SAFETY	29	14	12	3	0	
VERY IMPORTANT	7%	10%	9%	4%	0%	
SOMEWHAT IMPORTANT	78	25	37	12	3	
JUST SLIGHTLY IMPORTANT	20%	18%	27%	16%	7%	
NOT AT ALL IMPORTANT	250	68	83	57	42	
Q9 - IMPORTANCE OF: CLEANLINESS	63%	48%	60%	78%	93%	
VERY IMPORTANT	163	110	44	7	2	
SOMEWHAT IMPORTANT	41%	78%	32%	10%	4%	
JUST SLIGHTLY IMPORTANT	123	25	70	21	7	
NOT AT ALL IMPORTANT	31%	18%	51%	29%	16%	
Q10 - IMPORTANCE OF: APPEARANCE	68	3	20	36	9	

NOT AT ALL LIKELY	17%	2%	14%	48%	20%
Q7 - LIKELY TO: WALK YOUR DOG/VISIT THE DOG PARK	43	3	4	9	27
VERY LIKELY	11%	2%	3%	12%	60%
SOMEWHAT LIKELY	73	52	17	4	0
SLIGHTLY LIKELY	18%	37%	12%	5%	0%
NOT AT ALL LIKELY	13	6	4	3	0
Q8 - IMPORTANCE OF: SAFETY	3%	4%	3%	4%	0%
VERY IMPORTANT	17	5	7	5	0
SOMEWHAT IMPORTANT	4%	4%	5%	7%	0%
JUST SLIGHTLY IMPORTANT	284	78	110	61	45
NOT AT ALL IMPORTANT	74%	55%	80%	84%	100%
Q9 - IMPORTANCE OF: CLEANLINESS	267	101	92	48	26
VERY IMPORTANT	67%	72%	67%	68%	58%
SOMEWHAT IMPORTANT	89	30	34	16	9
JUST SLIGHTLY IMPORTANT	22%	21%	25%	22%	20%
NOT AT ALL IMPORTANT	30	7	9	8	6
Q10 - IMPORTANCE OF: APPEARANCE	8%	5%	7%	11%	13%
VERY IMPORTANT	11	3	3	1	4
SOMEWHAT IMPORTANT	3%	2%	2%	1%	9%
JUST SLIGHTLY IMPORTANT	745	103	79	38	25
NOT AT ALL IMPORTANT	62%	73%	57%	52%	56%
Q11 - IMPORTANCE OF: NEW BUSINESSES/RESTAURANTS	97	19	43	27	8
VERY IMPORTANT	24%	13%	31%	37%	18%
SOMEWHAT IMPORTANT	45	16	13	7	9
JUST SLIGHTLY IMPORTANT	11%	11%	9%	10%	20%
NOT AT ALL IMPORTANT	10	3	3	1	3
Q12 - IMPORTANCE OF: GOOD COMMUNICATION	3%	2%	2%	1%	7%
VERY IMPORTANT	206	88	78	26	14
SOMEWHAT IMPORTANT	52%	62%	57%	36%	31%
JUST SLIGHTLY IMPORTANT	131	38	44	35	14
NOT AT ALL IMPORTANT	33%	27%	31%	48%	31%
Q13 - IMPORTANCE OF: ATTENDING A PERFORMING ARTS EVENT/LIVE THEATER	49	12	13	11	13
VERY IMPORTANT	12%	9%	9%	15%	23%
SOMEWHAT IMPORTANT	11	3	3	1	4
JUST SLIGHTLY IMPORTANT	3%	2%	2%	1%	5%
NOT AT ALL IMPORTANT	218	89	78	35	16
Q14 - IMPORTANCE OF: ATTENDING A FESTIVAL/SPECIAL EVENT	55%	63%	57%	48%	36%
VERY IMPORTANT	118	37	49	23	9
SOMEWHAT IMPORTANT	30%	26%	36%	32%	20%
JUST SLIGHTLY IMPORTANT	42	9	9	14	10
NOT AT ALL IMPORTANT	11%	6%	7%	18%	22%
Q15 - IMPORTANCE OF: ATTENDING A SCHOOL/TAKE A CLASS	19	6	2	1	10
VERY IMPORTANT	5%	4%	1%	1%	22%
SOMEWHAT IMPORTANT	185	100	58	19	8
JUST SLIGHTLY IMPORTANT	47%	71%	42%	28%	18%
NOT AT ALL IMPORTANT	109	31	47	19	12
Q16 - IMPORTANCE OF: ATTENDING A FESTIVAL/SPECIAL EVENT	27%	22%	34%	28%	27%
VERY IMPORTANT	71	7	30	23	11
SOMEWHAT IMPORTANT	18%	5%	22%	32%	24%
JUST SLIGHTLY IMPORTANT	32	3	3	12	14
NOT AT ALL IMPORTANT	8%	2%	2%	15%	31%

Q4 - ATTEND A PERFORMING ARTS EVENT/LIVE THEATER		QUESTION 4				
		TOTAL	VERY LIKELY	SOMEWHAT LIKELY	SLIGHTLY LIKELY	NOT AT ALL LIKELY
BASE - TOTAL RESPONDENTS		397	121	125	92	59
Q1 - LIKELY TO: STROLL/WALK AROUND		100%	100%	100%	100%	100%
VERY LIKELY		187	94	55	22	16
SOMEWHAT LIKELY		47%	78%	44%	24%	27%
SLIGHTLY LIKELY		79	18	29	25	7
NOT AT ALL LIKELY		20%	15%	23%	27%	12%
Q2 - LIKELY TO: EAT/DRINK AT RESTAURANT		59	8	24	24	5
VERY LIKELY		15%	5%	18%	26%	8%
SOMEWHAT LIKELY		72	3	17	21	31
SLIGHTLY LIKELY		18%	2%	14%	23%	53%
NOT AT ALL LIKELY		316	116	106	61	33
Q3 - LIKELY TO: SHOP/VISIT AN ART GALLERY		80%	96%	85%	66%	56%
VERY LIKELY		59	5	16	21	17
SOMEWHAT LIKELY		15%	4%	13%	23%	29%
SLIGHTLY LIKELY		20	0	3	8	9
NOT AT ALL LIKELY		5%	0%	2%	9%	15%
Q4 - LIKELY TO: ATTEND A PERFORMING ARTS EVENT/LIVE THEATER		2	0	0	2	0
VERY LIKELY		1%	0%	0%	2%	0%
SOMEWHAT LIKELY		141	92	31	15	3
SLIGHTLY LIKELY		36%	76%	25%	16%	5%
NOT AT ALL LIKELY		138	25	84	20	9
Q5 - LIKELY TO: ATTEND A PERFORMING ARTS EVENT/LIVE THEATER		35%	21%	67%	22%	13%
VERY LIKELY		73	1	9	48	15
SOMEWHAT LIKELY		18%	1%	7%	52%	25%
SLIGHTLY LIKELY		45	3	1	9	32
NOT AT ALL LIKELY		11%	2%	1%	10%	54%
Q6 - LIKELY TO: ATTEND A FESTIVAL/SPECIAL EVENT		121	121	0	0	0
VERY LIKELY		30%	100%	0%	0%	0%
SOMEWHAT LIKELY		125	0	125	0	0
SLIGHTLY LIKELY		51%	0%	100%	0%	0%
NOT AT ALL LIKELY		92	0	0	92	0
Q7 - LIKELY TO: ATTEND A SCHOOL/TAKE A CLASS		23%	0%	0%	100%	0%
VERY LIKELY		59	0	0	0	59
SOMEWHAT LIKELY		15%	0%	0%	0%	100%
SLIGHTLY LIKELY		40	30	6	3	1
NOT AT ALL LIKELY		10%	25%	5%	3%	2%
Q8 - LIKELY TO: ATTEND A FESTIVAL/SPECIAL EVENT		29	14	13	2	0
VERY LIKELY		7%	12%	10%	2%	0%
SOMEWHAT LIKELY		78	23	36	16	3
SLIGHTLY LIKELY		20%	19%	28%	17%	5%
NOT AT ALL LIKELY		250	54	70	71	55
Q9 - LIKELY TO: ATTEND A FESTIVAL/SPECIAL EVENT		63%	45%	56%	77%	93%
VERY LIKELY		163	102	40	15	6
SOMEWHAT LIKELY		41%	84%	32%	15%	10%
SLIGHTLY LIKELY		123	13	71	26	13
NOT AT ALL LIKELY		31%	11%	57%	28%	22%
Q10 - LIKELY TO: ATTEND A FESTIVAL/SPECIAL EVENT		68	5	13	43	7

NOT AT ALL LIKELY	4%	10%	47%	12%
Q7 - LIKELY TO: WALK YOUR DOG/VISIT THE DOG PARK	1	1	8	33
VERY LIKELY	1%	1%	9%	58%
SOMEWHAT LIKELY	50	18	2	3
SLIGHTLY LIKELY	41%	14%	2%	5%
NOT AT ALL LIKELY	3	6	4	0
Q8 - IMPORTANCE OF: SAFETY	2%	5%	4%	0%
VERY IMPORTANT	5	6	4	2
SOMEWHAT IMPORTANT	17	5%	4%	3%
JUST SLIGHTLY IMPORTANT	4%	5%	8%	54%
NOT AT ALL IMPORTANT	294	63	82	92%
Q9 - IMPORTANCE OF: CLEANLINESS	52%	76%	88%	92%
VERY IMPORTANT	90	83	54	35
SOMEWHAT IMPORTANT	74%	70%	59%	58%
JUST SLIGHTLY IMPORTANT	24	27	25	13
NOT AT ALL IMPORTANT	20%	22%	27%	22%
Q10 - IMPORTANCE OF: APPEARANCE	6	5	10	8
VERY IMPORTANT	89	77	49	30
SOMEWHAT IMPORTANT	74%	62%	53%	53%
JUST SLIGHTLY IMPORTANT	17	36	28	16
NOT AT ALL IMPORTANT	14%	29%	30%	27%
Q11 - IMPORTANCE OF: NEW BUSINESSES/RESTAURANTS	12	9	13	9
VERY IMPORTANT	45	11	14%	15%
SOMEWHAT IMPORTANT	10	4	2	4
JUST SLIGHTLY IMPORTANT	3%	0%	2%	7%
NOT AT ALL IMPORTANT	81	67	36	22
Q12 - IMPORTANCE OF: GOOD COMMUNICATION	67%	54%	39%	37%
VERY IMPORTANT	28	41	41	21
SOMEWHAT IMPORTANT	23%	33%	45%	36%
JUST SLIGHTLY IMPORTANT	9	16	12	12
NOT AT ALL IMPORTANT	7%	13%	13%	20%
Q13 - IMPORTANCE OF: ATTENDING A FESTIVAL/SPECIAL EVENT	11	3	3	4
VERY IMPORTANT	2%	1%	3%	7%
SOMEWHAT IMPORTANT	88	63	45	22
JUST SLIGHTLY IMPORTANT	73%	50%	49%	37%
NOT AT ALL IMPORTANT	118	72	26	19
Q14 - LIKELY TO: ATTEND A PERFORMING ARTS EVENT/LIVE THEATER	18%	41%	28%	32%
VERY LIKELY	5	9	17	11
SOMEWHAT LIKELY	4%	7%	18%	19%
SLIGHTLY LIKELY	19	6	4	7
NOT AT ALL LIKELY	5%	2%	4%	12%
Q15 - LIKELY TO: ATTEND A SCHOOL/TAKE A CLASS	27	57	27	15
VERY LIKELY	185	47%	29%	25%
SOMEWHAT LIKELY	109	24	27	16
JUST SLIGHTLY LIKELY	27%	20%	25%	27%
NOT AT ALL LIKELY	71	9	23	14
Q16 - LIKELY TO: ATTEND A FESTIVAL/SPECIAL EVENT	18%	7%	27%	24%
VERY LIKELY	32	2	13	14
SOMEWHAT LIKELY	8%	2%	14%	24%
SLIGHTLY LIKELY				
NOT AT ALL LIKELY				

Q5. ATTEND SCHOOL, TAKE A CLASS

	QUESTION 5				
	VERY LIKELY	SOMEWHAT LIKELY	SLIGHTLY LIKELY	NOT AT ALL LIKELY	
BASE - TOTAL RESPONDENTS	40	29	78	250	397
Q1 - LIKELY TO: STROLL/WALK AROUND	100%	100%	100%	100%	100%
VERY LIKELY	30	19	39	59	147
SOMEWHAT LIKELY	7	5	19	48	79
SLIGHTLY LIKELY	18%	17%	24%	35%	20%
NOT AT ALL LIKELY	3	3	11	42	59
Q2 - LIKELY TO: EAT/DRINK AT RESTAURANT	8%	10%	14%	17%	118%
VERY LIKELY	2	7	9	61	72
SOMEWHAT LIKELY	0%	7%	12%	24%	18%
SLIGHTLY LIKELY	37	25	68	185	315
NOT AT ALL LIKELY	80%	90%	87%	74%	315
Q3 - LIKELY TO: SHOP/VISIT AN ART GALLERY	3	3	7	46	59
VERY LIKELY	8%	16%	9%	16%	15%
SOMEWHAT LIKELY	20	0	3	17	33
SLIGHTLY LIKELY	5%	0%	4%	7%	22
NOT AT ALL LIKELY	2	0	0	2	1%
Q4 - LIKELY TO: ATTEND A PERFORMING ARTS EVENT/LIVE THEATER	141	14	25	68	240
VERY LIKELY	83%	48%	33%	27%	138
SOMEWHAT LIKELY	6	3	37	83	106
SLIGHTLY LIKELY	15%	41%	47%	33%	73
NOT AT ALL LIKELY	1	3	12	57	63
Q5 - LIKELY TO: ATTEND A SCHOOL/TAKE A CLASS	3%	10%	15%	23%	18%
VERY LIKELY	45	0	3	42	90
SOMEWHAT LIKELY	0%	0%	4%	17%	11%
SLIGHTLY LIKELY	30	14	23	54	121
NOT AT ALL LIKELY	75%	48%	29%	22%	30%
Q6 - LIKELY TO: ATTEND A FESTIVAL/SPECIAL EVENT	6	13	36	70	125
VERY LIKELY	15%	45%	46%	28%	82
SOMEWHAT LIKELY	3	2	16	71	92
SLIGHTLY LIKELY	8%	7%	21%	28%	23%
NOT AT ALL LIKELY	59	1	3	55	121
Q7 - LIKELY TO: ATTEND A SCHOOL/TAKE A CLASS	3%	0%	4%	22%	15%
VERY LIKELY	40	0	0	0	40
SOMEWHAT LIKELY	100%	0%	0%	0%	100%
SLIGHTLY LIKELY	29	0	0	0	29
NOT AT ALL LIKELY	7%	0%	0%	0%	7%
Q8 - LIKELY TO: ATTEND A FESTIVAL/SPECIAL EVENT	78	0	78	0	156
VERY LIKELY	20%	0%	100%	0%	250
SOMEWHAT LIKELY	63%	0%	0%	0%	194
SLIGHTLY LIKELY					
NOT AT ALL LIKELY					
Q9 - LIKELY TO: ATTEND A FESTIVAL/SPECIAL EVENT	163	18	38	76	295
VERY LIKELY	41%	62%	49%	30%	123
SOMEWHAT LIKELY	31%	9	31	75	156
SLIGHTLY LIKELY	68	31%	41%	30%	170
NOT AT ALL LIKELY					

NOT AT ALL LIKELY	17%	3%	3%	9%	24%
Q7 - LIKELY TO: WALK YOUR DOG/VISIT THE DOG PARK	43	1	1	1	40
VERY LIKELY	11%	3%	1%	1%	16%
SOMEWHAT LIKELY	73	20	5	16	32
SLIGHTLY LIKELY	13%	50%	17%	21%	13%
NOT AT ALL LIKELY	3%	3	3	3	4
Q8 - IMPORTANCE OF: SAFETY	8%	2	10%	4%	2%
VERY IMPORTANT	17	2	3	3	3
SOMEWHAT IMPORTANT	4%	10%	4%	4%	4%
JUST SLIGHTLY IMPORTANT	204	15	18	55	205
NOT AT ALL IMPORTANT	74%	38%	62%	72%	82%
Q9 - IMPORTANCE OF: CLEANLINESS	267	31	18	53	165
VERY IMPORTANT	67%	78%	62%	68%	66%
SOMEWHAT IMPORTANT	89	6	9	17	57
JUST SLIGHTLY IMPORTANT	22%	15%	31%	22%	23%
NOT AT ALL IMPORTANT	30	2	1	6	21
Q10 - IMPORTANCE OF: APPEARANCE	8%	5%	3%	8%	8%
VERY IMPORTANT	11	1	1	2	7
SOMEWHAT IMPORTANT	3%	3%	3%	3%	3%
JUST SLIGHTLY IMPORTANT	245	32	17	49	147
NOT AT ALL IMPORTANT	62%	80%	59%	63%	59%
Q11 - IMPORTANCE OF: NEW BUSINESSES/RESTAURANTS	97	5	9	18	66
VERY IMPORTANT	24%	13%	31%	23%	26%
SOMEWHAT IMPORTANT	45	3	3	11	28
JUST SLIGHTLY IMPORTANT	11%	8%	10%	14%	11%
NOT AT ALL IMPORTANT	10	0	0	0	10
Q12 - IMPORTANCE OF: GOOD COMMUNICATION	3%	0%	0%	0%	4%
VERY IMPORTANT	206	30	17	40	119
SOMEWHAT IMPORTANT	52%	75%	59%	51%	48%
JUST SLIGHTLY IMPORTANT	131	8	9	27	87
NOT AT ALL IMPORTANT	33%	20%	31%	35%	35%
Q13 - IMPORTANCE OF: ATTEND A PERFORMING ARTS EVENT/LIVE THEATER	49	2	2	10	35
VERY IMPORTANT	12%	5%	7%	13%	14%
SOMEWHAT IMPORTANT	11	0	1	1	9
JUST SLIGHTLY IMPORTANT	3%	0%	3%	1%	4%
NOT AT ALL IMPORTANT	213	28	17	46	127
Q14 - IMPORTANCE OF: ATTEND A FESTIVAL/SPECIAL EVENT	55%	70%	59%	51%	51%
VERY IMPORTANT	118	10	8	24	76
SOMEWHAT IMPORTANT	30%	25%	28%	31%	30%
JUST SLIGHTLY IMPORTANT	42	1	4	5	32
NOT AT ALL IMPORTANT	11%	3%	14%	6%	13%
Q15 - IMPORTANCE OF: ATTEND A FESTIVAL/SPECIAL EVENT	19	1	0	3	15
VERY IMPORTANT	5%	3%	0%	4%	6%
SOMEWHAT IMPORTANT	185	30	16	40	99
JUST SLIGHTLY IMPORTANT	47%	75%	55%	51%	40%
NOT AT ALL IMPORTANT	109	6	8	24	71
Q16 - IMPORTANCE OF: ATTEND A FESTIVAL/SPECIAL EVENT	22%	15%	28%	31%	28%
VERY IMPORTANT	71	3	4	10	54
SOMEWHAT IMPORTANT	18%	8%	14%	13%	23%
JUST SLIGHTLY IMPORTANT	32	1	1	4	26
NOT AT ALL IMPORTANT	8%	3%	3%	5%	10%

Q6. ATTEND A FESTIVAL OR SPECIAL EVENT		QUESTION 6				
	TOTAL	VERY LIKELY	SOMWHT LIKELY	SLIGHTLY LIKELY	NOT AT ALL LIKELY	
BASE - TOTAL RESPONDENTS	397	163	123	68	43	
	100%	100%	100%	100%	100%	
Q1 - LIKELY TO: STROLL/WALK AROUND						
VERY LIKELY	187	131	40	10	6	
	47%	80%	33%	15%	14%	
SOMEWHAT LIKELY	79	19	40	15	5	
	20%	12%	33%	22%	12%	
SLIGHTLY LIKELY	59	11	21	23	4	
	15%	7%	17%	34%	5%	
NOT AT ALL LIKELY	72	2	22	20	28	
	18%	1%	18%	29%	65%	
Q2 - LIKELY TO: EAT/DRINK AT RESTAURANT						
VERY LIKELY	316	157	98	39	22	
	80%	96%	80%	57%	51%	
SOMEWHAT LIKELY	59	5	22	19	13	
	15%	3%	18%	28%	30%	
SLIGHTLY LIKELY	20	0	3	9	8	
	5%	0%	2%	13%	19%	
NOT AT ALL LIKELY	2	1	0	1	0	
	1%	1%	0%	1%	0%	
Q3 - LIKELY TO: SHOP/VISIT AN ART GALLERY						
VERY LIKELY	141	110	25	3	3	
	36%	67%	20%	4%	7%	
SOMEWHAT LIKELY	138	44	70	20	4	
	35%	27%	57%	29%	9%	
SLIGHTLY LIKELY	73	7	21	36	9	
	18%	4%	17%	53%	21%	
NOT AT ALL LIKELY	45	2	7	9	27	
	11%	1%	6%	13%	63%	
Q4 - LIKELY TO: ATTEND A PERFORMING ARTS EVENT/LIVE THEATER						
VERY LIKELY	121	102	13	5	1	
	30%	63%	11%	7%	2%	
SOMEWHAT LIKELY	125	40	71	13	1	
	31%	25%	58%	19%	2%	
SLIGHTLY LIKELY	92	15	26	43	8	
	23%	9%	21%	63%	19%	
NOT AT ALL LIKELY	59	6	13	7	33	
	15%	4%	11%	10%	77%	
Q5 - LIKELY TO: ATTEND SCHOOL/TAKE A CLASS						
VERY LIKELY	40	31	7	1	1	
	10%	19%	6%	1%	2%	
SOMEWHAT LIKELY	29	18	9	1	1	
	7%	11%	7%	1%	2%	
SLIGHTLY LIKELY	78	38	32	7	1	
	20%	23%	26%	10%	2%	
NOT AT ALL LIKELY	230	76	75	59	40	
	63%	47%	61%	87%	93%	
Q6 - LIKELY TO: ATTEND A FESTIVAL/SPECIAL EVENT						
VERY LIKELY	163	163	0	0	0	
	41%	100%	0%	0%	0%	
SOMEWHAT LIKELY	123	0	123	0	0	
	31%	0%	100%	0%	0%	

Slightly Likely	68 17%	0 0%	0 0%	58 8%	38 56%	19 28%
Not at all likely	43 11%	0 0%	0 0%	7 1%	21 31%	13 19%
Q7 - Likely to: Walk your dog/visit the dog park						
Very Likely	73 18%	58 36%	10 8%	5 7%	38 56%	19 28%
Somewhat Likely	13 3%	5 3%	7 6%	1 1%	21 31%	13 19%
Slightly Likely	27 4%	3 2%	8 7%	6 9%	7 10%	7 10%
Not at all likely	294 74%	97 60%	88 80%	43 82%	56 82%	43 60%
Q8 - Importance of: Safety						
Very Important	267 67%	117 71%	93 76%	38 56%	19 28%	13 19%
Somewhat Important	89 22%	31 19%	24 20%	21 31%	13 19%	7 10%
Just Slightly Important	30 8%	10 6%	6 5%	7 10%	7 10%	7 10%
Not at all important	11 3%	5 3%	0 0%	2 3%	4 6%	4 6%
Q9 - Importance of: Cleanliness						
Very Important	245 62%	110 67%	85 68%	33 49%	17 25%	13 19%
Somewhat Important	97 24%	30 18%	29 24%	25 37%	13 19%	7 10%
Just Slightly Important	45 11%	19 12%	7 6%	9 13%	10 14%	10 14%
Not at all important	10 3%	4 2%	2 2%	1 1%	3 4%	3 4%
Q10 - Importance of: Appearance						
Very Important	206 52%	97 60%	68 55%	27 40%	14 21%	13 19%
Somewhat Important	131 33%	47 29%	40 33%	28 41%	16 23%	13 19%
Just Slightly Important	49 12%	13 8%	14 11%	13 19%	9 13%	9 13%
Not at all important	11 3%	6 4%	1 1%	0 0%	4 6%	4 6%
Q11 - Importance of: New businesses/restaurants						
Very Important	218 55%	108 66%	66 54%	33 49%	11 16%	11 16%
Somewhat Important	118 30%	40 25%	43 35%	21 31%	14 21%	14 21%
Just Slightly Important	42 11%	9 6%	13 11%	12 18%	8 12%	8 12%
Not at all important	19 5%	6 4%	1 1%	2 3%	10 14%	10 14%
Q12 - Importance of: Good communication						
Very Important	185 47%	103 63%	60 49%	15 22%	7 10%	7 10%
Somewhat Important	109 27%	42 26%	35 28%	20 29%	12 18%	12 18%
Just Slightly Important	71 18%	12 7%	26 21%	22 32%	11 16%	11 16%
Not at all important	32 8%	6 4%	2 2%	11 16%	13 20%	13 20%

Q7. WALK YOUR DOG/VISIT THE DOG PARK	TOTAL	QUESTION 7				NOT AT ALL LIKELY
		VERY LIKELY	SOMEWHAT LIKELY	SLIGHTLY LIKELY	SLIGHTLY LIKELY	
BASE - TOTAL RESPONDENTS	397	73	13	17	284	100%
Q1 - LIKELY TO: STROLL/WALK AROUND						
VERY LIKELY	187	65	5	7	110	100%
SOMEWHAT LIKELY	47%	85%	38%	41%	37%	
SLIGHTLY LIKELY	20%	79	7	5	61	
NOT AT ALL LIKELY	59	8%	54%	29%	21%	
Q2 - LIKELY TO: EAT/DRINK AT RESTAURANT						
VERY LIKELY	15%	2	0	3	54	
SOMEWHAT LIKELY	72	3%	0%	18%	18%	
SLIGHTLY LIKELY	18%	0%	8%	12%	23%	
NOT AT ALL LIKELY						
Q3 - LIKELY TO: SHOP/VISIT AN ART GALLERY						
VERY LIKELY	316	71	11	13	221	
SOMEWHAT LIKELY	80%	97%	85%	76%	75%	
SLIGHTLY LIKELY	59	2	2	3	52	
NOT AT ALL LIKELY	15%	3%	15%	18%	18%	
Q4 - LIKELY TO: ATTEND A PERFORMING ARTS EVENT/LIVE THEATER						
VERY LIKELY	20	0	0	1	19	
SOMEWHAT LIKELY	5%	0%	0%	6%	6%	
SLIGHTLY LIKELY	2	0	0	0	2	
NOT AT ALL LIKELY	1%	0%	0%	0%	1%	
Q5 - LIKELY TO: ATTEND A SCHOOL/TAKE A CLASS						
VERY LIKELY	141	52	6	5	78	
SOMEWHAT LIKELY	36%	71%	46%	29%	27%	
SLIGHTLY LIKELY	138	17	4	7	110	
NOT AT ALL LIKELY	35%	23%	31%	41%	37%	
Q6 - LIKELY TO: ATTEND A FESTIVAL/SPECIAL EVENT						
VERY LIKELY	73	4	3	5	61	
SOMEWHAT LIKELY	18%	5%	23%	29%	21%	
SLIGHTLY LIKELY	45	0	0	0	45	
NOT AT ALL LIKELY	11%	0%	0%	0%	15%	
Q7 - LIKELY TO: ATTEND A FESTIVAL/SPECIAL EVENT						
VERY LIKELY	121	50	3	5	63	
SOMEWHAT LIKELY	30%	68%	23%	29%	21%	
SLIGHTLY LIKELY	125	13	6	6	95	
NOT AT ALL LIKELY	31%	25%	46%	35%	32%	
Q8 - LIKELY TO: ATTEND A FESTIVAL/SPECIAL EVENT						
VERY LIKELY	92	2	4	4	82	
SOMEWHAT LIKELY	23%	3%	31%	24%	28%	
SLIGHTLY LIKELY	59	3	0	2	54	
NOT AT ALL LIKELY	15%	4%	0%	12%	16%	
Q9 - LIKELY TO: ATTEND A FESTIVAL/SPECIAL EVENT						
VERY LIKELY	40	20	3	2	15	
SOMEWHAT LIKELY	10%	27%	23%	12%	5%	
SLIGHTLY LIKELY	29	5	3	3	18	
NOT AT ALL LIKELY	78	16	3	3	56	
Q10 - LIKELY TO: ATTEND A FESTIVAL/SPECIAL EVENT						
VERY LIKELY	20%	22%	23%	18%	18%	
SOMEWHAT LIKELY	250	32	4	9	205	
SLIGHTLY LIKELY	63%	44%	31%	53%	70%	
NOT AT ALL LIKELY						
Q11 - LIKELY TO: ATTEND A FESTIVAL/SPECIAL EVENT						
VERY LIKELY	163	58	5	3	97	
SOMEWHAT LIKELY	41%	79%	38%	18%	33%	
SLIGHTLY LIKELY	123	10	7	8	98	
NOT AT ALL LIKELY	31%	14%	54%	47%	33%	

NOT AT ALL LIKELY	17%	14%	24%	23%	18%
Q7 - LIKELY TO: WALK YOUR DOG/VISIT THE DOG PARK	43	19	13	7	4
VERY LIKELY	11%	7%	15%	23%	36%
SOMEWHAT LIKELY	73	62	6	3	2
SLIGHTLY LIKELY	13	23%	7%	10%	18%
NOT AT ALL LIKELY	3%	4	0	0	0
Q8 - IMPORTANCE OF: SAFETY	17	8	7	1	1
VERY IMPORTANT	8%	3%	9%	9%	73%
SOMEWHAT IMPORTANT	294	188	72	25	8
JUST SLIGHTLY IMPORTANT	74%	70%	81%	87%	0
NOT AT ALL IMPORTANT	267	0	0	0	0
Q9 - IMPORTANCE OF: CLEANLINESS	67%	100%	0%	0%	0%
VERY IMPORTANT	89	0	89	0	0
SOMEWHAT IMPORTANT	23%	0	100%	0%	0%
JUST SLIGHTLY IMPORTANT	30	0	0	30	0
NOT AT ALL IMPORTANT	8%	0%	0%	100%	0%
Q10 - IMPORTANCE OF: APPEARANCE	11	0	0	0	11
VERY IMPORTANT	3%	0%	0%	0%	100%
SOMEWHAT IMPORTANT	245	214	28	1	2
JUST SLIGHTLY IMPORTANT	62%	80%	31%	3%	18%
NOT AT ALL IMPORTANT	97	45	46	4	2
Q11 - IMPORTANCE OF: NEW BUSINESSES/RESTAURANTS	24%	17%	52%	13%	18%
VERY IMPORTANT	45	6	13	24	2
SOMEWHAT IMPORTANT	11%	2%	15%	80%	18%
JUST SLIGHTLY IMPORTANT	10	2	2	1	5
NOT AT ALL IMPORTANT	3%	1%	2%	3%	45%
Q12 - IMPORTANCE OF: GOOD COMMUNICATION	205	175	25	3	3
VERY IMPORTANT	52%	66%	28%	10%	27%
SOMEWHAT IMPORTANT	131	71	48	9	3
JUST SLIGHTLY IMPORTANT	33%	27%	54%	30%	27%
NOT AT ALL IMPORTANT	49	19	12	17	1
Q13 - IMPORTANCE OF: ATTEND A PERFORMING ARTS EVENT/LIVE THEATER	12%	7%	13%	57%	9%
VERY LIKELY	11	2	4	1	4
SOMEWHAT LIKELY	3%	1%	4%	3%	36%
SLIGHTLY LIKELY	218	188	26	3	1
NOT AT ALL LIKELY	55%	70%	29%	10%	9%
Q14 - IMPORTANCE OF: ATTEND A FESTIVAL/SPECIAL EVENT	118	62	42	8	6
VERY LIKELY	30%	23%	47%	27%	55%
SOMEWHAT LIKELY	42	13	15	14	0
JUST SLIGHTLY LIKELY	11%	5%	17%	42%	0%
NOT AT ALL LIKELY	19	4	6	5	4
Q15 - IMPORTANCE OF: ATTEND A SCHOOL/TAKE A CLASS	5%	1%	7%	17%	36%
VERY LIKELY	142	35	6	6	2
SOMEWHAT LIKELY	47%	53%	39%	20%	18%
SLIGHTLY LIKELY	109	73	27	7	2
NOT AT ALL LIKELY	27%	27%	30%	23%	18%
Q16 - IMPORTANCE OF: ATTEND A FESTIVAL/SPECIAL EVENT	71	38	20	12	1
VERY LIKELY	18%	14%	23%	40%	9%
SOMEWHAT LIKELY	32	14	7	5	6
SLIGHTLY LIKELY	8%	5%	8%	17%	55%

Q9. CLEANLINESS, LIKE EXTRA TRASH PICK-UP, STEAM CLEANING AND GRAFFITI REMOVAL	TOTAL	VERY IMPOR- TANT	SOMEWHAT IMPOR- TANT	SLIGHTLY IMPOR- TANT	NOT AT ALL IMPOR- TANT
BASE - TOTAL RESPONDENTS	367	245	97	45	10
Q1 - LIKELY TO: STROLL/WALK AROUND	100%	100%	100%	100%	100%
VERY LIKELY	187	122	40	19	6
SOMEWHAT LIKELY	47%	50%	41%	42%	60%
SLIGHTLY LIKELY	79	49	21	8	1
NOT AT ALL LIKELY	20%	20%	22%	18%	10%
Q2 - LIKELY TO: EAT/DRINK AT RESTAURANT	15%	13%	19%	20%	0%
VERY LIKELY	72	42	13	9	3
SOMEWHAT LIKELY	16%	17%	19%	20%	36%
SLIGHTLY LIKELY	316	217	64	29	5
NOT AT ALL LIKELY	80%	89%	66%	64%	60%
Q3 - LIKELY TO: SHOP/VISIT AN ART GALLERY	59	24	24	9	2
VERY LIKELY	15%	10%	25%	20%	20%
SOMEWHAT LIKELY	20	2	9	7	2
SLIGHTLY LIKELY	5%	1%	9%	16%	20%
NOT AT ALL LIKELY	2	2	0	0	0
Q4 - LIKELY TO: ATTEND A PERFORMING ARTS EVENT/LIVE THEATER	1%	1%	0%	0%	0%
VERY LIKELY	141	103	19	16	3
SOMEWHAT LIKELY	36%	42%	20%	36%	30%
SLIGHTLY LIKELY	138	79	43	13	3
NOT AT ALL LIKELY	35%	32%	44%	23%	30%
Q5 - LIKELY TO: ATTEND A SCHOOL/TAKE A CLASS	73	38	27	7	1
VERY LIKELY	18%	16%	28%	18%	10%
SOMEWHAT LIKELY	45	25	8	9	3
SLIGHTLY LIKELY	11%	10%	8%	20%	30%
NOT AT ALL LIKELY	121	89	17	11	4
Q6 - LIKELY TO: ATTEND A FESTIVAL/SPECIAL EVENT	30%	35%	18%	24%	40%
VERY LIKELY	135	77	36	12	0
SOMEWHAT LIKELY	31%	31%	37%	27%	0%
SLIGHTLY LIKELY	92	49	28	13	2
NOT AT ALL LIKELY	23%	20%	29%	29%	20%
Q7 - LIKELY TO: WALK YOUR DOG/VISIT THE DOG PARK	59	30	16	9	4
VERY LIKELY	15%	12%	16%	20%	40%
SOMEWHAT LIKELY	40	32	5	3	0
SLIGHTLY LIKELY	10%	13%	5%	7%	0%
NOT AT ALL LIKELY	29	17	9	3	0
Q8 - IMPORTANCE OF: SAFETY	78	49	18	11	0
VERY IMPORTANT	20%	20%	19%	24%	0%
SOMEWHAT IMPORTANT	250	147	65	28	10
JUST SLIGHTLY IMPORTANT	63%	60%	67%	62%	100%
NOT AT ALL IMPORTANT	163	110	30	19	4
Q9 - IMPORTANCE OF: CLEANLINESS	41%	45%	31%	42%	40%
VERY IMPORTANT	123	85	29	7	2
SOMEWHAT IMPORTANT	31%	35%	30%	16%	20%
JUST SLIGHTLY IMPORTANT	68	33	25	9	1

NOT AT ALL LIKELY	17%	13%	26%	20%	10%
Q7 - LIKELY TO: WALK YOUR DOG/VISIT THE DOG PARK	43	17	13	10	3
VERY LIKELY	11%	7%	13%	22%	30%
SOMEWHAT LIKELY	73	51	14	7	1
SLIGHTLY LIKELY	18%	21%	14%	16%	10%
NOT AT ALL LIKELY	13	9	2	1	1
Q8 - IMPORTANCE OF: SAFETY	3%	4%	2%	2%	10%
VERY IMPORTANT	17	10	6	1	0
SOMEWHAT IMPORTANT	4%	4%	6%	2%	0%
JUST SLIGHTLY IMPORTANT	294	175	75	36	8
NOT AT ALL IMPORTANT	74%	71%	77%	80%	80%
Q9 - IMPORTANCE OF: CLEANLINESS	267	214	45	6	2
VERY IMPORTANT	67%	87%	46%	13%	20%
SOMEWHAT IMPORTANT	89	78	46	13	2
JUST SLIGHTLY IMPORTANT	22%	11%	47%	25%	20%
NOT AT ALL IMPORTANT	30	1	4	24	1
Q10 - IMPORTANCE OF: APPEARANCE	8%	0%	4%	53%	10%
VERY IMPORTANT	11	2	2	2	5
SOMEWHAT IMPORTANT	3%	1%	2%	4%	50%
JUST SLIGHTLY IMPORTANT	245	245	0	0	0
NOT AT ALL IMPORTANT	62%	100%	0%	0%	0%
Q11 - IMPORTANCE OF: NEW BUSINESSES/RESTAURANTS	97	0	97	0	0
VERY IMPORTANT	24%	0%	100%	0%	0%
SOMEWHAT IMPORTANT	45	0	0	45	0
JUST SLIGHTLY IMPORTANT	11%	0%	0%	100%	0%
NOT AT ALL IMPORTANT	10	0	0	0	10
Q12 - IMPORTANCE OF: GOOD COMMUNICATION	3%	0%	0%	0%	100%
VERY IMPORTANT	706	173	23	6	4
SOMEWHAT IMPORTANT	52%	71%	24%	13%	40%
JUST SLIGHTLY IMPORTANT	131	59	54	16	2
NOT AT ALL IMPORTANT	33%	24%	56%	36%	20%
Q13 - IMPORTANCE OF: ATTENDING A FESTIVAL/SPECIAL EVENT	49	12	18	19	0
VERY IMPORTANT	12%	5%	19%	42%	0%
SOMEWHAT IMPORTANT	11	1	2	4	4
JUST SLIGHTLY IMPORTANT	3%	0%	2%	9%	40%
NOT AT ALL IMPORTANT	218	175	31	9	3
Q14 - IMPORTANCE OF: VISITING A GALLERY	55%	71%	32%	20%	30%
VERY IMPORTANT	118	55	46	14	3
SOMEWHAT IMPORTANT	30%	22%	47%	31%	30%
JUST SLIGHTLY IMPORTANT	42	8	17	17	0
NOT AT ALL IMPORTANT	11%	3%	18%	36%	0%
Q15 - IMPORTANCE OF: ATTENDING A SCHOOL/TAKE A CLASS	19	7	3	5	4
VERY IMPORTANT	5%	3%	3%	11%	40%
SOMEWHAT IMPORTANT	141	141	28	12	4
JUST SLIGHTLY IMPORTANT	47%	58%	29%	27%	40%
NOT AT ALL IMPORTANT	109	63	32	13	1
Q16 - IMPORTANCE OF: VISITING A THEATER	27%	26%	33%	25%	10%
VERY IMPORTANT	71	29	29	12	1
SOMEWHAT IMPORTANT	18%	12%	30%	27%	10%
JUST SLIGHTLY IMPORTANT	32	12	8	8	4
NOT AT ALL IMPORTANT	8%	5%	8%	18%	40%

Q10 - APPEARANCE, LIKE PLANTS, FLOWERS AND LANDSCAPING	TOTAL	VERY IMPOR - TANT	SLIGHTLY IMPOR - TANT	NOT AT ALL IMPOR - TANT
BASE - TOTAL RESPONDENTS	397	206	131	11
Q1 - LIKELY TO: STROLL/WALK AROUND	100%	100%	100%	100%
VERY LIKELY	187	109	56	6
SOMEWHAT LIKELY	47%	53%	43%	55%
SLIGHTLY LIKELY	79	44	29	1
NOT AT ALL LIKELY	20%	21%	22%	9%
Q2 - LIKELY TO: EAT/DRINK AT RESTAURANT	15%	12%	15%	0%
VERY LIKELY	59	24	20	0
SOMEWHAT LIKELY	15%	12%	15%	0%
SLIGHTLY LIKELY	72	29	26	4
NOT AT ALL LIKELY	18%	14%	20%	36%
Q3 - LIKELY TO: SHOP/VISIT AN ART GALLERY	316	181	96	7
VERY LIKELY	80%	88%	73%	64%
SOMEWHAT LIKELY	59	24	10	1
SLIGHTLY LIKELY	15%	12%	18%	9%
NOT AT ALL LIKELY	20	9	7	3
Q4 - LIKELY TO: ATTEND A PERFORMING ARTS EVENT/LIVE THEATER	5%	0%	7%	27%
VERY LIKELY	2	0	2	0
SOMEWHAT LIKELY	1%	0%	2%	0%
SLIGHTLY LIKELY	141	88	38	3
NOT AT ALL LIKELY	36%	43%	29%	27%
Q5 - LIKELY TO: ATTEND A FESTIVAL/SPECIAL EVENT	138	78	44	3
VERY LIKELY	35%	38%	34%	27%
SOMEWHAT LIKELY	73	26	35	11
SLIGHTLY LIKELY	18%	13%	27%	9%
NOT AT ALL LIKELY	45	14	14	4
Q6 - LIKELY TO: ATTEND A SCHOOL/TAKE A CLASS	11%	7%	11%	36%
VERY LIKELY	121	81	28	3
SOMEWHAT LIKELY	30%	30%	21%	18%
SLIGHTLY LIKELY	125	67	41	15
NOT AT ALL LIKELY	31%	33%	31%	9%
Q7 - LIKELY TO: WALK YOUR DOG/VISIT THE DOG PARK	92	36	41	3
VERY LIKELY	23%	17%	31%	27%
SOMEWHAT LIKELY	58	22	21	12
SLIGHTLY LIKELY	15%	11%	16%	36%
NOT AT ALL LIKELY	40	30	8	0
Q8 - IMPORTANCE OF: SAFETY	10%	15%	6%	0%
VERY IMPORTANT	79	17	9	2
SOMEWHAT IMPORTANT	7%	8%	7%	8%
JUST SLIGHTLY IMPORTANT	78	40	27	1
NOT AT ALL IMPORTANT	20%	19%	21%	20%
Q9 - IMPORTANCE OF: CLEANLINESS	250	119	87	9
VERY IMPORTANT	63%	58%	66%	82%
SOMEWHAT IMPORTANT	163	97	47	13
JUST SLIGHTLY IMPORTANT	41%	47%	36%	27%
NOT AT ALL IMPORTANT	123	66	40	5%
Q10 - APPEARANCE, LIKE PLANTS, FLOWERS AND LANDSCAPING	31%	33%	31%	9%
VERY LIKELY	68	27	28	0

NOT AT ALL LIKELY	17%	13%	21%	27%	0%	4
Q7 - LIKELY TO: WALK YOUR DOG/VISIT THE DOG PARK	43	14	16	9	36%	
VERY LIKELY	11%	7%	12%	18%		
SOMEWHAT LIKELY	73	52	17	3	1	
SLIGHTLY LIKELY	18%	25%	13%	6%	9%	
NOT AT ALL LIKELY	13	7	4	0	2	
Q8 - IMPORTANCE OF: SAFETY	17	7	3%	2	18%	
VERY IMPORTANT	4%	3%	6%	0%	0	
SOMEWHAT IMPORTANT	294	140	102	44	8	
JUST SLIGHTLY IMPORTANT	74%	68%	78%	90%	73%	
NOT AT ALL IMPORTANT	257	175	71	19	2	
Q9 - IMPORTANCE OF: CLEANLINESS	67%	85%	54%	30%	18%	
VERY IMPORTANT	89	25	48	12	4	
SOMEWHAT IMPORTANT	22%	12%	37%	24%	36%	
JUST SLIGHTLY IMPORTANT	30	3	9	17	1	
NOT AT ALL IMPORTANT	8%	1%	7%	35%	9%	
Q10 - IMPORTANCE OF: APPEARANCE	11	3	3	1	4	
VERY IMPORTANT	3%	1%	2%	2%	36%	
SOMEWHAT IMPORTANT	245	173	59	12	1	
JUST SLIGHTLY IMPORTANT	62%	84%	45%	24%	9%	
NOT AT ALL IMPORTANT	97	23	54	18	2	
Q11 - IMPORTANCE OF: NEW BUSINESSES/RESTAURANTS	24%	11%	41%	37%	16%	
VERY IMPORTANT	45	6	16	19	4	
SOMEWHAT IMPORTANT	11%	3%	12%	39%	36%	
JUST SLIGHTLY IMPORTANT	10	4	2	0	4	
NOT AT ALL IMPORTANT	3%	2%	2%	0%	36%	
Q12 - IMPORTANCE OF: GOOD COMMUNICATION	205	205	0	0	0	
VERY IMPORTANT	52%	100%	0%	0%	0%	
SOMEWHAT IMPORTANT	131	0	131	0	0	
JUST SLIGHTLY IMPORTANT	33%	0%	100%	0%	0%	
NOT AT ALL IMPORTANT	49	0	0	49	0	
Q13 - IMPORTANCE OF: ATTENDING ARTS EVENT/LIVE THEATER	11	0	0%	100%	0%	
VERY LIKELY	3%	0%	0	0	11	
SOMEWHAT LIKELY	121	166	46	6	0	
SLIGHTLY LIKELY	3%	81%	35%	12%	0%	
NOT AT ALL LIKELY	113	29	65	10	5	
Q14 - LIKELY TO: ATTEND A PERFORMING ARTS EVENT/LIVE THEATER	20%	14%	50%	38%	45%	
VERY LIKELY	42	8	13	20	1	
SOMEWHAT LIKELY	11%	4%	10%	41%	9%	
SLIGHTLY LIKELY	19	3	7	4	5	
NOT AT ALL LIKELY	5%	1%	5%	8%	45%	
Q15 - LIKELY TO: ATTEND A FESTIVAL/SPECIAL EVENT	185	126	44	12	3	
VERY LIKELY	47%	61%	34%	24%	27%	
SOMEWHAT LIKELY	109	54	46	7	18%	
SLIGHTLY LIKELY	27%	26%	35%	14%	0	
NOT AT ALL LIKELY	71	19	31	21	0	
Q16 - LIKELY TO: ATTEND A FESTIVAL/SPECIAL EVENT	18%	9%	24%	43%	0%	
VERY LIKELY	32	7	10	9	6	
SOMEWHAT LIKELY	8%	5%	8%	18%	55%	

Q11. NEW BUSINESSES AND RESTAURANTS TO FILL EMPTY STOREFRONTS					QUESTION 12				
	VERY IMPOR - TANT	SOMEWHAT IMPOR - TANT	SLIGHTLY IMPOR - TANT	NOT AT ALL IMPOR - TANT					
BASE - TOTAL RESPONDENTS	397	218	118	42	19				
	100%	100%	100%	100%	100%				
Q2 - LIKELY TO: STROLL/WALK AROUND									
VERY LIKELY	187	112	54	12	9				
	47%	51%	46%	29%	47%				
SOMEWHAT LIKELY	79	49	23	5	2				
	20%	22%	19%	12%	11%				
SLIGHTLY LIKELY	59	27	20	12	0				
	15%	12%	17%	29%	0%				
NOT AT ALL LIKELY	72	30	21	13	8				
	18%	14%	18%	31%	42%				
Q2 - LIKELY TO: EAT/DRINK AT RESTAURANT									
VERY LIKELY	316	195	90	20	11				
	80%	89%	76%	48%	58%				
SOMEWHAT LIKELY	59	20	22	14	3				
	15%	9%	19%	33%	16%				
SLIGHTLY LIKELY	20	2	5	8	5				
	5%	1%	4%	19%	26%				
NOT AT ALL LIKELY	2	1	1	0	0				
	1%	0%	1%	0%	0%				
Q3 - LIKELY TO: SHOP/VISIT AN ART GALLERY									
VERY LIKELY	141	89	37	9	6				
	36%	41%	31%	21%	32%				
SOMEWHAT LIKELY	138	78	49	9	2				
	35%	36%	42%	21%	11%				
SLIGHTLY LIKELY	73	35	23	14	1				
	18%	16%	19%	33%	5%				
NOT AT ALL LIKELY	45	16	9	10	10				
	11%	7%	8%	24%	53%				
Q4 - LIKELY TO: ATTEND A PERFORMING ARTS EVENT/LIVE THEATER									
VERY LIKELY	121	88	22	5	6				
	30%	40%	19%	12%	32%				
SOMEWHAT LIKELY	125	63	51	9	2				
	31%	29%	43%	21%	11%				
SLIGHTLY LIKELY	92	45	26	17	4				
	23%	21%	22%	40%	21%				
NOT AT ALL LIKELY	59	22	19	11	7				
	15%	10%	16%	26%	37%				
Q5 - LIKELY TO: ATTEND SCHOOL/TAKE A CLASS									
VERY LIKELY	40	28	10	1	1				
	10%	13%	8%	2%	5%				
SOMEWHAT LIKELY	29	17	8	4	0				
	7%	8%	7%	10%	0%				
SLIGHTLY LIKELY	78	46	24	5	3				
	20%	21%	20%	12%	16%				
NOT AT ALL LIKELY	250	127	76	32	15				
	63%	58%	64%	76%	75%				
Q6 - LIKELY TO: ATTEND A FESTIVAL/SPECIAL EVENT									
VERY LIKELY	163	108	40	9	6				
	41%	50%	34%	21%	32%				
SOMEWHAT LIKELY	123	66	43	13	1				
	31%	30%	36%	31%	5%				
SLIGHTLY LIKELY	68	33	21	12	2				
	17%	15%	18%	29%	10%				
NOT AT ALL LIKELY	136	63	36	15	8				
	34%	29%	31%	35%	25%				

Q12. GOOD COMMUNICATION CHANNELS TO INFORM ME ABOUT THE ARTS DISTRICT AND ITS OFFERINGS

	TOTAL	QUESTION 12				NOT AT ALL IMPOR -
		VERY IMPOR -	SOMWHAT IMPOR -	SLIGHTLY IMPOR -	ALL IMPOR -	
BASE - TOTAL RESPONDENTS	397	185	109	71	32	100%
Q1 - LIKELY TO: STROLL/WALK AROUND						
VERY LIKELY	187	116	50	13	8	25%
SOMEWHAT LIKELY	47%	63%	46%	18%	13	4
SLIGHTLY LIKELY	20%	35	25	15	15	13%
NOT AT ALL LIKELY	59	17	16	19	7	22%
Q2 - LIKELY TO: EAT/DRINK AT RESTAURANT						
VERY LIKELY	15%	9%	15%	27%	24	13
SOMEWHAT LIKELY	72	17	18	24	13	41%
SLIGHTLY LIKELY	18%	9%	17%	34%	45	20
NOT AT ALL LIKELY	316	166	85	45	20	63%
Q3 - LIKELY TO: SHOP/VISIT AN ART GALLERY						
VERY LIKELY	80%	90%	78%	63%	18	5
SOMEWHAT LIKELY	59	16	20	18	16%	7
SLIGHTLY LIKELY	20	2	3	8	22%	0
NOT AT ALL LIKELY	5%	1%	1%	1%	0%	0
Q4 - LIKELY TO: ATTEND A PERFORMING ARTS EVENT/LIVE THEATER						
VERY LIKELY	141	100	31	7	3	9%
SOMEWHAT LIKELY	36%	54%	28%	10%	30	3
SLIGHTLY LIKELY	138	58	47	42%	43%	9%
NOT AT ALL LIKELY	35%	31%	19	23	12	38%
Q5 - LIKELY TO: ATTEND A FESTIVAL/SPECIAL EVENT						
VERY LIKELY	73	10%	17%	32%	11	14
SOMEWHAT LIKELY	18%	4%	11%	15%	44%	44%
SLIGHTLY LIKELY	11%	4%	11%	15%	44%	44%
NOT AT ALL LIKELY	111	86	24	9	2	6%
Q6 - LIKELY TO: ATTEND A SCHOOL/TAKE A CLASS						
VERY LIKELY	30%	46%	27%	13%	3	3%
SOMEWHAT LIKELY	125	57	42	23	32%	9%
SLIGHTLY LIKELY	31%	31%	39%	27	25	13
NOT AT ALL LIKELY	92	27	25%	35%	14	41%
Q7 - LIKELY TO: WALK YOUR DOG/VISIT THE DOG PARK						
VERY LIKELY	73%	15%	8%	13%	20%	44%
SOMEWHAT LIKELY	15%	8%	13%	20%	44%	44%
SLIGHTLY LIKELY	40	30	6	3	1	3%
NOT AT ALL LIKELY	10%	16%	6%	4%	1	3%
Q8 - IMPORTANCE OF: SAFETY						
VERY IMPORTANT	78	78	40	24	10	13%
SOMEWHAT IMPORTANT	20%	22%	22%	14%	26	13%
SLIGHTLY IMPORTANT	250	99	71	54	26	81%
NOT AT ALL IMPORTANT	63%	54%	55%	76%	81%	81%
Q9 - IMPORTANCE OF: CLEANLINESS						
VERY IMPORTANT	163	103	42	12	6	18%
SOMEWHAT IMPORTANT	41%	58%	39%	17%	2	6%
SLIGHTLY IMPORTANT	113	60	35	26	37%	6%
NOT AT ALL IMPORTANT	98	15	20	22	11	11

NOT AT ALL LIKELY	17%	15%	18%	20%	11%
Q7 - LIKELY TO: WALK YOUR DOG/VISIT THE DOG PARK	43	11	14	8	10
VERY LIKELY	11%	5%	12%	19%	52%
SOMEWHAT LIKELY	73	60	8	1	4
SLIGHTLY LIKELY	13%	28%	7%	2%	21%
NOT AT ALL LIKELY	33%	6	5	2	0
Q8 - IMPORTANCE OF: SAFETY	17	3%	4%	5%	0%
VERY IMPORTANT	4%	4%	6%	3%	0%
SOMEWHAT IMPORTANT	29%	14%	9%	37%	75%
SLIGHTLY IMPORTANT	74%	66%	83%	88%	79%
NOT AT ALL IMPORTANT	267	188	62	13	4
Q9 - IMPORTANCE OF: CLEANLINESS	67%	86%	53%	31%	21%
VERY IMPORTANT	83	26	42	15	6
SOMEWHAT IMPORTANT	22%	12%	36%	36%	32%
SLIGHTLY IMPORTANT	30	3	8	14	5
NOT AT ALL IMPORTANT	8%	1%	7%	33%	26%
Q10 - IMPORTANCE OF: APPEARANCE	11	1	6	0	4
VERY IMPORTANT	3%	0%	5%	0%	21%
SOMEWHAT IMPORTANT	245	175	55	8	7
SLIGHTLY IMPORTANT	62%	47%	4%	19%	37%
NOT AT ALL IMPORTANT	97	31	46	17	3
Q11 - IMPORTANCE OF: NEW BUSINESSES/RESTAURANTS	24%	14%	39%	40%	15%
VERY IMPORTANT	45	9	14	17	5
SOMEWHAT IMPORTANT	11%	4%	12%	40%	26%
SLIGHTLY IMPORTANT	10	3	3	0	4
NOT AT ALL IMPORTANT	3%	1%	3%	0%	21%
Q12 - IMPORTANCE OF: GOOD COMMUNICATION	206	166	29	8	3
VERY IMPORTANT	52%	76%	25%	19%	16%
SOMEWHAT IMPORTANT	131	46	65	13	7
SLIGHTLY IMPORTANT	33%	21%	55%	31%	37%
NOT AT ALL IMPORTANT	49	6	19	20	4
Q13 - IMPORTANCE OF: NEW BUSINESSES/RESTAURANTS	12%	3%	16%	48%	21%
VERY IMPORTANT	11	0	5	1	5
SOMEWHAT IMPORTANT	3%	0%	4%	2%	26%
SLIGHTLY IMPORTANT	218	218	0	0	0
NOT AT ALL IMPORTANT	55%	100%	0%	0%	0%
Q14 - IMPORTANCE OF: GOOD COMMUNICATION	118	0	118	0	0
VERY IMPORTANT	30%	0%	100%	0%	0%
SOMEWHAT IMPORTANT	42	0	0	42	0
SLIGHTLY IMPORTANT	11%	0%	0%	100%	0%
NOT AT ALL IMPORTANT	19	0	0	0	19
Q15 - IMPORTANCE OF: GOOD COMMUNICATION	5%	0%	0%	0%	100%
VERY IMPORTANT	185	135	37	8	5
SOMEWHAT IMPORTANT	47%	62%	31%	19%	26%
SLIGHTLY IMPORTANT	109	56	42	6	5
NOT AT ALL IMPORTANT	27%	26%	36%	14%	26%
Q16 - IMPORTANCE OF: GOOD COMMUNICATION	71	21	30	19	1
VERY IMPORTANT	18%	10%	25%	45%	5%
SOMEWHAT IMPORTANT	32	6	9	9	8
SLIGHTLY IMPORTANT	8%	21%	8%	21%	42%

Attachment B: Assessment Roll

APN	Ownership	Site Address	FINAL LOT	FINAL BLDG	2024 Total Amt	%
5173-001-900	LA City		27,417	15,789	\$3,554.06	0.32%
5173-001-903	LA City		1,873	0	\$124.44	0.01%
5173-001-904	LA City		14,810	0	\$983.96	0.09%
5173-001-905	LA City	462 E Commercial St	16,030	12,295	\$2,141.43	0.18%
5173-002-901	LA City		66,211	0	\$4,396.99	0.40%
5173-014-900	LA City	700 E Temple	99,752	128,790	\$17,902.81	1.62%
5173-017-900	LA City		653	0	\$43.38	0.00%
5173-023-903	LA City	1001 E 1st St	30,928	77,000	\$8,796.07	0.79%
	Total LA City				\$37,945.15	3.42%
5163-012-900	LA County	321 S Hewitt St	36,082	39,179	\$6,025.64	0.54%
5163-013-900	LA County	813 E 4th Pl	28,800	39,855	\$5,407.69	0.49%
	Total LA County				\$11,423.33	1.03%
5163-023-900	LA Dwp	524 Colyton St	60,984	61,000	\$9,397.18	0.85%
5163-023-901	LA Dwp	542 Colyton St	23,497	0	\$1,574.41	0.14%
5163-023-902	LA Dwp	537 S Hewitt St	24,050	4,040	\$1,951.55	0.18%
5163-023-903	LA Dwp	516 Colyton St	8,233	0	\$546.99	0.05%
5163-023-904	LA Dwp	501 S Hewitt St	22,390	8,550	\$2,236.11	0.20%
5164-001-902	LA Dwp		112,820	120,009	\$18,002.27	1.62%
5164-001-904	LA Dwp		38,370	0	\$2,549.26	0.23%
5164-009-900	LA Dwp		20,247	13,500	\$2,327.10	0.21%
5164-015-900	LA Dwp	811 Mesquite St	78,395	0	\$5,208.49	0.47%
5164-016-900	LA Dwp		15,000	0	\$996.59	0.09%
5173-004-902	LA Dwp		27,360	0	\$1,817.77	0.16%
5173-016-900	LA Dwp	717 Jackson St	7,192	0	\$477.83	0.04%
	Total LA Dwp				\$47,280.55	4.27%
5163-017-900	Ucma	216 S Santa Fe Ave.	1,002,751	219,650	\$85,851.84	7.75%

NOT AT ALL LIKELY	17%	8%	18%	31%	34%
Q7 - LIKELY TO: WALK YOUR DOG/VISIT THE DOG PARK	43	7	12	11	13
VERY LIKELY	11%	4%	11%	15%	41%
SOMEWHAT LIKELY	73	49	20	3	1
SLIGHTLY LIKELY	13	26%	38%	4%	3%
NOT AT ALL LIKELY	3	9	3	0	1
Q8 - IMPORTANCE OF: SAFETY	3%	5%	3%	0%	3%
VERY IMPORTANT	17	10	4	2	1
SOMEWHAT IMPORTANT	4%	5%	4%	3%	3%
SLIGHTLY IMPORTANT	294	117	82	66	29
NOT AT ALL IMPORTANT	74%	63%	75%	93%	91%
Q9 - IMPORTANCE OF: CLEANLINESS	267	142	73	38	14
VERY IMPORTANT	67%	77%	87%	54%	44%
SOMEWHAT IMPORTANT	89	35	27	20	7
SLIGHTLY IMPORTANT	22%	19%	25%	28%	22%
NOT AT ALL IMPORTANT	30	6	7	11	5
Q10 - IMPORTANCE OF: APPEARANCE	8%	3%	6%	17%	16%
VERY IMPORTANT	11	2	2	1	6
SOMEWHAT IMPORTANT	3%	1%	2%	1%	19%
SLIGHTLY IMPORTANT	245	141	63	29	12
NOT AT ALL IMPORTANT	62%	76%	58%	41%	38%
Q11 - IMPORTANCE OF: NEW BUSINESSES/RESTAURANTS	97	28	32	29	8
VERY IMPORTANT	24%	15%	29%	41%	25%
SOMEWHAT IMPORTANT	45	12	13	12	8
SLIGHTLY IMPORTANT	11%	6%	12%	17%	25%
NOT AT ALL IMPORTANT	10	4	1	1	4
Q12 - IMPORTANCE OF: GOOD COMMUNICATION	5%	2%	1%	1%	13%
VERY IMPORTANT	205	125	54	19	7
SOMEWHAT IMPORTANT	52%	68%	50%	27%	22%
SLIGHTLY IMPORTANT	131	44	46	31	10
NOT AT ALL IMPORTANT	33%	24%	42%	46%	31%
Q13 - IMPORTANCE OF: NEW BUSINESSES/RESTAURANTS	49	12	7	21	9
VERY IMPORTANT	12%	6%	6%	30%	28%
SOMEWHAT IMPORTANT	11	3	2	0	6
SLIGHTLY IMPORTANT	3%	2%	2%	0%	19%
NOT AT ALL IMPORTANT	218	135	56	21	6
Q14 - IMPORTANCE OF: NEW BUSINESSES/RESTAURANTS	55%	73%	51%	30%	19%
VERY IMPORTANT	118	37	42	30	9
SOMEWHAT IMPORTANT	30%	20%	39%	43%	28%
SLIGHTLY IMPORTANT	42	8	6	19	8
NOT AT ALL IMPORTANT	11%	4%	6%	27%	28%
Q15 - IMPORTANCE OF: GOOD COMMUNICATION	19	5	5	1	8
VERY IMPORTANT	5%	3%	5%	1%	25%
SOMEWHAT IMPORTANT	185	185	0	0	0
SLIGHTLY IMPORTANT	47%	100%	0%	0%	0%
NOT AT ALL IMPORTANT	109	0	109	0%	0%
Q16 - IMPORTANCE OF: NEW BUSINESSES/RESTAURANTS	27%	0%	100%	0%	0%
VERY IMPORTANT	71	0	0	71	0
SOMEWHAT IMPORTANT	18%	0%	0%	100%	0%
SLIGHTLY IMPORTANT	32	0	0	0	32
NOT AT ALL IMPORTANT	8%	0%	0%	0%	100%

APN	Site Address	FINAL LOT	FINAL BLDG	2014 Total Asmt	%
5163-003-006		4,792	0	\$318.38	0.03%
5163-003-008	115 S. Garey St.	4,792	0	\$318.38	0.03%
5163-003-009		4,792	0	\$318.38	0.03%
5163-003-010		4,792	0	\$318.38	0.03%
5163-003-011		4,792	0	\$318.38	0.03%
5163-003-013		4,792	0	\$318.38	0.03%
5163-003-014		4,792	0	\$318.38	0.03%
5163-003-016		4,792	0	\$318.38	0.03%
5163-003-019	723 E. 2nd St.	4,182	0	\$277.85	0.03%
5163-004-004		9,983	0	\$636.69	0.06%
5163-004-006	122 S. Garey St.	28,183	41,777	\$5,529.97	0.50%
5163-004-007	929 E. 2nd St., Ste. 201	20,996	20,987	\$3,197.32	0.29%
5163-004-011		22,207	44,547	\$5,375.44	0.48%
5163-005-001	941 E. 2nd St.	7,475	0	\$486.63	0.04%
5163-005-005	111 S. Santa Fe Ave.	15,725	24,300	\$3,172.19	0.29%
5163-005-006	900 E. 1st St.	10,716	0	\$711.96	0.06%
5163-005-007	120 S. Vignes St.	25,613	65,925	\$7,473.55	0.67%
5163-005-008		8,364	32,504	\$240.138	0.31%
5163-005-018	949 E. 2nd St.	38,890	36,695	\$5,796.41	0.52%
5163-006-012	948 E. 2nd St.	11,151	9,160	\$1,542.81	0.14%

5163-006-013	900 E. 2nd St.	73,007	83,148	\$12,130.01	1.09%
5163-006-014	901 E. 2nd St.	8,304	9,980	\$1,425.44	0.13%
5163-006-016	924 E. 2nd St.	35,981	76,960	\$8,128.29	0.82%
5163-006-020	953 E. 3rd St.	9,580	16,962	\$2,121.49	0.19%
5163-006-023		4,909	0	\$326.15	0.03%
5163-006-027	201 S. Santa Fe Ave.	24,794	46,863	\$5,750.08	0.52%
5163-006-029	215 S. Santa Fe Ave.	1,150	20,667	\$1,885.77	0.17%
5163-006-030	215 S. Santa Fe Ave., Apt. 1	1,150	1,172	\$179.01	0.02%
5163-006-031	215 S. Santa Fe Ave., Apt. 2	1,150	1,712	\$226.29	0.02%
5163-006-032	215 S. Santa Fe Ave., Apt. 3	1,150	1,712	\$226.29	0.02%
5163-006-033	215 S. Santa Fe Ave., Apt. 4	1,150	1,712	\$182.95	0.02%
5163-006-034	215 S. Santa Fe Ave., Apt. 5	1,150	2,240	\$272.51	0.02%
5163-006-035	215 S. Santa Fe Ave., Apt. 6	1,150	1,778	\$232.07	0.02%
5163-006-036	215 S. Santa Fe Ave., Apt. 7	1,150	2,214	\$270.24	0.02%
5163-006-037	215 S. Santa Fe Ave., Apt. 8	1,150	1,772	\$179.01	0.02%
5163-006-038	215 S. Santa Fe Ave., Apt. 9	1,150	1,714	\$226.46	0.02%
5163-006-039	215 S. Santa Fe Ave., Apt. 10	1,150	1,712	\$226.29	0.02%
5163-006-040	215 S. Santa Fe Ave., Apt. 11	1,150	1,710	\$182.94	0.02%
5163-006-041	215 S. Santa Fe Ave., Apt. 12	1,150	2,584	\$302.63	0.03%
5163-006-042	215 S. Santa Fe Ave., Apt. 13	1,150	1,782	\$232.42	0.02%
5163-006-043	215 S. Santa Fe Ave., Apt. 14	1,150	2,087	\$259.12	0.02%
5163-006-044	215 S. Santa Fe Ave., Apt. 15	1,150	1,771	\$178.92	0.02%
5163-006-045	215 S. Santa Fe Ave., Apt. 16	1,150	1,238	\$184.79	0.02%
5163-006-046	215 S. Santa Fe Ave., Apt. 17	1,150	1,788	\$232.94	0.02%
5163-006-047	215 S. Santa Fe Ave., Apt. 18	1,150	1,194	\$180.94	0.02%
5163-006-048	215 S. Santa Fe Ave., Apt. 19	1,150	1,233	\$184.35	0.02%
5163-006-049	215 S. Santa Fe Ave., Apt. 20	1,150	1,792	\$233.28	0.02%
5163-006-051	940 E. 2nd St. 1	1,236.76	2,540	\$304.54	0.03%
5163-006-052	940 E. 2nd St. 2	1,236.76	2,540	\$279.15	0.03%
5163-006-053	940 E. 2nd St. 3	1,236.76	1,320	\$197.73	0.02%
5163-006-054	940 E. 2nd St. 4	1,236.76	1,320	\$197.73	0.02%
5163-006-055	940 E. 2nd St. 5	1,236.76	2,710	\$319.43	0.03%
5163-006-056	940 E. 2nd St. 6	1,236.76	2,710	\$319.43	0.03%
5163-006-057	940 E. 2nd St. 7	1,236.76	1,360	\$201.24	0.02%
5163-006-058	940 E. 2nd St. 8	1,236.76	1,360	\$195.98	0.02%
5163-006-059	940 E. 2nd St. 9	1,236.76	1,300	\$195.98	0.02%
5163-006-060	940 E. 2nd St. 10	1,236.76	1,300	\$195.98	0.02%
5163-006-061	940 E. 2nd St. 11	1,236.76	1,300	\$195.98	0.02%
5163-006-062	940 E. 2nd St. 12	1,236.76	1,300	\$195.98	0.02%
5163-006-063	940 E. 2nd St. 13	1,236.76	1,300	\$195.98	0.02%
5163-006-064	940 E. 2nd St. 14	1,236.76	1,300	\$195.98	0.02%
5163-006-065	940 E. 2nd St. 15	1,236.76	1,300	\$195.98	0.02%
5163-006-066	940 E. 2nd St. 16	1,236.76	1,300	\$195.98	0.02%
5163-006-067	940 E. 2nd St. 17	1,236.76	1,300	\$195.98	0.02%
5163-006-068	940 E. 2nd St. 18	1,236.76	1,300	\$195.98	0.02%
5163-006-069	940 E. 2nd St. 19	1,236.76	1,300	\$195.98	0.02%
5163-006-070	940 E. 2nd St. 20	1,236.76	1,300	\$195.98	0.02%
5163-006-071	940 E. 2nd St. 21	1,236.76	1,320	\$197.73	0.02%
5163-006-072	940 E. 2nd St. 22	1,236.76	1,320	\$197.73	0.02%
5163-006-073	940 E. 2nd St. 23	1,236.76	1,320	\$197.73	0.02%
5163-006-074	940 E. 2nd St. 24	1,236.76	1,320	\$197.73	0.02%
5163-006-075	940 E. 2nd St. 25	1,236.76	1,410	\$205.61	0.02%
5163-006-076	940 E. 2nd St. 26	1,236.76	1,410	\$205.61	0.02%
5163-006-077	940 E. 2nd St. 27	1,236.76	1,280	\$194.23	0.02%
5163-006-078	940 E. 2nd St. 28	1,236.76	1,280	\$194.23	0.02%
5163-006-079	940 E. 2nd St. 29	1,236.76	1,360	\$201.24	0.02%

5163-006-080	940 E 2nd St 30	1,236.76	1,360	\$201.24	0.02%
5163-006-081	940 E 2nd St 31	1,236.76	1,360	\$201.24	0.02%
5163-006-082	940 E 2nd St 32	1,236.76	1,360	\$201.24	0.02%
5163-006-083	940 E 2nd St 33	1,236.76	1,280	\$194.23	0.02%
5163-006-084	940 E 2nd St 34	1,236.76	1,280	\$194.23	0.02%
5163-006-085	940 E 2nd St 35	1,236.76	2,440	\$285.79	0.03%
5163-006-086	940 E 2nd St 36	1,236.76	2,440	\$285.79	0.03%
5163-006-087	940 E 2nd St 37	1,236.76	2,560	\$306.29	0.03%
5163-006-088	940 E 2nd St 38	1,236.76	2,340	\$287.03	0.03%
5163-006-089		5,063	0	\$335.72	0.03%
5163-006-090		9,714	0	\$645.39	0.06%
5163-007-010	833 E 3rd St	28,967	26,980	\$4,286.60	0.39%
5163-008-010	735 E 3rd St	4,879	144	\$336.76	0.03%
5163-009-004	721 E 3rd St	5,837	0	\$387.80	0.03%
5163-009-006	713 E 3rd St	6,403	0	\$425.41	0.04%
5163-010-001	300 S. Alameda St	3,130	0	\$207.95	0.02%
5163-010-002	312 S. Alameda St	23,483	16,512	\$5,138.67	0.28%
5163-010-003		218	0	\$14.48	0.00%
5163-010-004		23,831	0	\$4,716.19	0.15%
5163-010-007	330 S. Alameda St	45,715	27,360	\$5,399.37	0.49%
5163-010-008		3,528	0	\$234.40	0.02%
5163-011-001		6,795	0	\$451.45	0.04%
5163-011-002	800 E 4th Pl	6,332	4,000	\$770.89	0.07%
5163-011-003	806 E 4th Pl	4,884	0	\$324.49	0.03%
5163-011-014	919 E 4th St	3,964	0	\$263.36	0.02%
5163-011-017	915 E 4th St	20,343	20,120	\$5,113.05	0.28%
5163-011-019	330 S. Alameda St	4,312	0	\$286.48	0.03%
5163-011-021		1,120	0	\$100.99	0.01%
5163-011-022	816 E 4th Pl	5,852	2,130	\$520.38	0.05%
5163-011-027	808 E 4th Pl	28,919	19,158	\$3,598.61	0.32%
5163-011-028	350 S Alameda St	65,447	67,000	\$10,293.72	0.33%
5163-012-004	738 E 3rd St	10,367	9,090	\$1,484.59	0.13%
5163-012-005	704 Traction Ave.	4,792	4,813	\$739.75	0.07%
5163-012-006	708 Traction Ave.	5,140	5,180	\$795.00	0.07%
5163-012-007	303 S Hewitt St	5,011	21,938	\$2,320.01	0.21%
5163-012-008		5,009	0	\$332.79	0.03%
5163-012-015	707 E 4th Pl	7,200	3,981	\$826.89	0.07%
5163-013-001	800 Traction Ave.	10,500	46,500	\$4,768.62	0.43%
5163-013-002	804 Traction Ave.	10,498	9,400	\$1,520.43	0.14%
5163-013-004	816 Traction Ave.	7,013	0	\$465.94	0.04%
5163-013-006	820 Traction Ave.	7,013	0	\$465.94	0.04%
5163-013-008	826 Traction Ave.	3,485	0	\$231.54	0.02%
5163-013-009	828 Traction Ave.	10,498	31,500	\$3,455.26	0.31%
5163-013-007	830 Traction Ave.	3,485	0	\$231.54	0.02%
5163-013-008	836 Traction Ave.	7,000	7,000	\$1,077.91	0.10%
5163-013-009	801 E 4th Pl	14,418	28,800	\$3,479.32	0.31%
5163-014-003	850 Traction Ave.	21,000	12,970	\$2,530.73	0.23%
5163-014-004	860 Traction Ave.	20,995	952	\$1,478.23	0.13%
5163-014-012	842 Traction Ave.	10,498	0	\$697.48	0.06%
5163-014-013	938 E 4th St	52,800	99,800	\$12,227.82	1.10%
5163-015-001		3,964	0	\$263.36	0.02%
5163-015-002	300 Avery St	21,213	104,982	\$10,600.40	0.96%
5163-015-003	857 Traction Ave.	5,850	0	\$388.67	0.04%
5163-015-004	843 Traction Ave.	18,860	43,600	\$5,070.16	0.46%
5163-015-005	837 Traction Ave.	8,102	27,792	\$2,971.44	0.27%
5163-015-006	315 Avery St	4,312	4,232	\$656.99	0.06%

5163-015-007	821 Traction Ave.	21,954	20,389	\$3,743.63	0.29%
5163-015-008	811 Traction Ave.	9,000	22,200	\$2,541.53	0.23%
5163-015-009	811 Traction Ave	3,964	0	\$263.36	0.02%
5163-015-011	803 Traction Ave.	5,111	5,163	\$791.58	0.07%
5163-015-014	800 E 3rd St	3,354	3,252	\$507.54	0.05%
5163-015-016	810 E 3rd St	6,621	22,320	\$2,393.98	0.22%
5163-015-017	822 E 3rd St	6,621	0	\$438.89	0.04%
5163-015-022	906 E 3rd St	14,375	48,380	\$5,190.66	0.47%
5163-015-024		3,006	0	\$193.72	0.02%
5163-015-025	826 E 3rd St	6,621	4,956	\$875.78	0.08%
5163-015-028	2009E E 3rd St	6,438	6,438	\$891.37	0.09%
5163-015-029	900 E 3rd St	11,500	0	\$764.05	0.07%
5163-015-030		120	0	\$7.97	0.00%
5163-015-800		3,223	0	\$214.13	0.02%
5163-016-001		1,307	0	\$86.84	0.01%
5163-016-002		163	0	\$10.83	0.00%
5163-016-011	960 E 3rd St	111,078	38,920	\$12,538.28	1.13%
5163-016-012		112,820	0	\$7,495.65	0.68%
5163-016-013		131,115	0	\$8,711.15	0.79%
5163-016-014		84,506	0	\$5,614.50	0.51%
5163-017-001		10,750	0	\$714.22	0.06%
5163-018-001	418 Molino St	7,275	4,100	\$842.29	0.08%
5163-018-002	1042 E 4th St	23,697	18,568	\$3,200.01	0.29%
5163-018-005	500 Mateo St	30,492	12,948	\$3,153.44	0.29%
5163-018-006	1046 E 4th St	25,240	64,717	\$7,342.81	0.66%
5163-019-012	500 Molino St, 101	919	1,744	\$213.74	0.02%
5163-019-013	500 Molino St, 102	919	1,586	\$199.91	0.02%
5163-019-014	500 Molino St, 103	919	1,366	\$180.65	0.02%
5163-019-015	500 Molino St, 104	919	1,402	\$183.80	0.02%
5163-019-016	500 Molino St, 105	919	1,426	\$185.90	0.02%
5163-019-017	500 Molino St, 106	919	2,580	\$286.93	0.03%
5163-019-018	500 Molino St, 107	919	2,630	\$291.31	0.03%
5163-019-019	500 Molino St, 108	919	2,140	\$238.41	0.02%
5163-019-020	500 Molino St, 109	919	1,720	\$211.64	0.02%
5163-019-021	500 Molino St, 110	919	1,720	\$211.64	0.02%
5163-019-022	500 Molino St, 111	919	2,470	\$277.30	0.03%
5163-019-023	500 Molino St, 112	919	1,780	\$216.89	0.02%
5163-019-024	500 Molino St, 113	919	1,780	\$216.89	0.02%
5163-019-025	500 Molino St, 114	919	1,613	\$202.27	0.02%
5163-019-026	500 Molino St, 115	919	1,390	\$182.75	0.02%
5163-019-027	500 Molino St, 116	919	1,667	\$207.00	0.02%
5163-019-028	500 Molino St, 117	919	1,483	\$180.89	0.02%
5163-019-029	500 Molino St, 118	919	2,557	\$284.92	0.08%
5163-019-030	500 Molino St, 201	919	1,736	\$213.04	0.02%
5163-019-031	500 Molino St, 202	919	1,566	\$198.16	0.02%
5163-019-032	500 Molino St, 203	919	1,041	\$152.20	0.01%
5163-019-033	500 Molino St, 204	919	1,376	\$181.52	0.02%
5163-019-034	500 Molino St, 205	919	1,416	\$185.03	0.02%
5163-019-035	500 Molino St, 206	919	1,341	\$178.46	0.02%
5163-019-036	500 Molino St, 207	919	1,153	\$162.00	0.01%
5163-019-037	500 Molino St, 208	919	991	\$147.82	0.01%
5163-019-038	500 Molino St, 209	919	1,187	\$164.98	0.01%
5163-019-039	500 Molino St, 210	919	1,086	\$156.14	0.01%
5163-019-040	500 Molino St, 211	919	1,740	\$213.39	0.02%
5163-019-041	500 Molino St, 212	919	1,540	\$195.88	0.02%
5163-019-042	500 Molino St, 213	919	2,999	\$323.62	0.03%

5163-019-043	500 Molino St, 214	919	2,417	\$272.66	0.02%
5163-019-044	500 Molino St, 215	919	2,657	\$293.67	0.03%
5163-019-045	500 Molino St, 216	919	3,077	\$330.44	0.03%
5163-019-046	500 Molino St, 217	919	2,901	\$315.04	0.03%
5163-019-047	500 Molino St, 218	919	3,716	\$386.39	0.03%
5163-019-048	500 Molino St, 219	919	1,280	\$173.12	0.02%
5163-019-049	500 Molino St, 220	919	1,060	\$153.86	0.01%
5163-019-050	500 Molino St, 221	919	1,540	\$195.88	0.02%
5163-019-051	500 Molino St, 222	919	1,250	\$170.49	0.02%
5163-019-052	500 Molino St, 223	919	1,020	\$150.36	0.01%
5163-019-053	500 Molino St, 224	919	1,810	\$219.52	0.02%
5163-019-054	500 Molino St, 225	919	1,490	\$191.50	0.02%
5163-019-055	500 Molino St, 226	919	1,620	\$202.89	0.02%
5163-019-056	500 Molino St, 227	919	1,300	\$174.87	0.02%
5163-019-057	500 Molino St, 228	919	1,780	\$216.89	0.02%
5163-019-058	500 Molino St, 229	919	1,848	\$222.85	0.02%
5163-019-059	500 Molino St, 230	919	1,896	\$227.05	0.02%
5163-019-060	500 Molino St, 231	919	1,194	\$165.59	0.01%
5163-019-061	500 Molino St, 232	919	942	\$143.53	0.01%
5163-019-062	500 Molino St, 233	919	1,207	\$166.73	0.02%
5163-019-063	500 Molino St, 234	919	1,850	\$223.02	0.02%
5163-019-064	500 Molino St, 235	919	1,450	\$188.00	0.02%
5163-019-065	500 Molino St, 236	919	1,720	\$211.64	0.02%
5163-019-066	500 Molino St, 237	919	2,120	\$246.86	0.02%
5163-019-067	500 Molino St, 238	919	2,530	\$282.56	0.03%
5163-019-068	500 Molino St, 239	919	1,840	\$222.15	0.02%
5163-019-069	500 Molino St, 240	919	2,075	\$242.72	0.02%
5163-019-070	500 Molino St, 241	919	1,750	\$214.27	0.02%
5163-019-071	500 Molino St, 242	919	1,656	\$206.04	0.02%
5163-019-072	500 Molino St, 243	919	1,220	\$167.87	0.02%
5163-019-073	500 Molino St, 244	919	1,320	\$176.62	0.02%
5163-019-074	500 Molino St, 245	919	2,250	\$258.04	0.02%
5163-019-075	500 Molino St, 246	919	2,112	\$245.96	0.02%
5163-019-076	500 Molino St, 247	919	2,090	\$244.03	0.02%
5163-019-077	500 Molino St, 248	919	1,420	\$185.38	0.02%
5163-019-078	500 Molino St, 249	919	1,510	\$193.26	0.02%
5163-019-079	500 Molino St, 250	919	1,570	\$198.51	0.02%
5163-019-080	500 Molino St, 251	919	1,450	\$188.00	0.02%
5163-019-081	500 Molino St, 252	919	1,570	\$198.51	0.02%
5163-019-082	500 Molino St, 253	919	1,333	\$177.76	0.02%
5163-019-083	500 Molino St, 254	919	1,513	\$193.52	0.02%
5163-019-084	500 Molino St, 255	919	1,950	\$231.78	0.02%
5163-019-085	500 Molino St, 256	919	1,374	\$184.35	0.02%
5163-019-086	500 Molino St, 257	919	1,380	\$181.67	0.02%
5163-019-087	500 Molino St, 258	919	1,380	\$181.87	0.02%
5163-019-088	500 Molino St, 259	919	1,396	\$183.28	0.02%
5163-019-089	500 Molino St, 260	919	1,741	\$213.48	0.02%
5163-019-090	500 Molino St, 261	919	1,743	\$213.65	0.02%
5163-019-091	500 Molino St, 262	919	1,620	\$202.89	0.02%
5163-019-092	500 Molino St, 263	919	1,486	\$191.15	0.02%
5163-019-093	500 Molino St, 264	919	1,864	\$224.25	0.02%
5163-019-094	500 Molino St, 265	919	2,090	\$244.03	0.02%
5163-019-095	500 Molino St, 266	919	1,601	\$201.22	0.02%
5163-019-096	500 Molino St, 267	919	1,771	\$216.11	0.02%
5163-019-097	500 Molino St, 268	919	2,353	\$267.06	0.02%
5163-019-098	500 Molino St, 269	919	1,860	\$223.90	0.02%

5163-019-099	530 Molino St, 219	919	1,376	\$181.52	0.02%
5163-019-100	530 Molino St, 220	919	1,078	\$155.48	0.01%
5163-019-101	530 Molino St, 221	919	896	\$139.50	0.01%
5163-019-102	530 Molino St, 222	919	1,320	\$176.62	0.02%
5163-019-103	530 Molino St, 223	919	0	\$0.00	0.01%
5163-021-001	940 E 4th St.	23,261	16,705	\$3,007.94	0.27%
5163-021-002	962 E 4th St.	6,170	7,280	\$1,047.28	0.09%
5163-021-003	1004 E 4th St.	6,708	0	\$445.67	0.04%
5163-021-004	407 Molino St.	9,104	11,990	\$1,654.57	0.15%
5163-021-005	440 S Hewitt St.	5,184	0	\$344.42	0.03%
5163-021-006	413 Molino St.	10,411	10,400	\$1,602.20	0.14%
5163-021-007	423 Molino St.	5,184	0	\$344.42	0.03%
5163-021-008	435 Molino St.	1,270	0	\$81.06	0.01%
5163-021-009	435 Molino St.	10,411	8,000	\$1,392.09	0.13%
5163-021-010	437 Molino St.	7,650	5,300	\$972.27	0.09%
5163-021-011	501 Molino St.	10,241	2,160	\$869.51	0.08%
5163-021-012	5118 S 513 Molino St.	5,118	5,037	\$577.64	0.05%
5163-021-013	530 S Hewitt St.	457,38	103,621	\$12,110.67	1.09%
5163-021-014	510 S HEWITT ST 103	362.22	3060	\$291.96	0.03%
5163-021-015	510 S HEWITT ST 105	362.22	2970	\$249.07	0.02%
5163-021-016	510 S HEWITT ST 107	362.22	2810	\$252.57	0.02%
5163-021-017	510 S HEWITT ST 109	362.22	2630	\$254.32	0.02%
5163-021-018	510 S HEWITT ST 111	362.22	2630	\$254.32	0.02%
5163-021-019	510 S HEWITT ST 113	362.22	2630	\$254.32	0.02%
5163-021-020	510 S HEWITT ST 115	362.22	2640	\$255.19	0.02%
5163-021-021	510 S HEWITT ST 114	362.22	1790	\$180.78	0.02%
5163-021-022	510 S HEWITT ST 112	362.22	2140	\$211.42	0.02%
5163-021-023	510 S HEWITT ST 110	362.22	2140	\$211.42	0.02%
5163-021-024	510 S HEWITT ST 108	362.22	2140	\$211.42	0.02%
5163-021-025	510 S HEWITT ST 106	362.22	2040	\$202.66	0.02%
5163-021-026	510 S HEWITT ST 104	362.22	1740	\$176.40	0.02%
5163-021-027	510 S HEWITT ST 102	362.22	2660	\$256.94	0.02%
5163-021-028	510 S HEWITT ST 216	362.22	990	\$105.49	0.01%
5163-021-029	510 S HEWITT ST 301	362.22	1340	\$141.38	0.01%
5163-021-030	510 S HEWITT ST 303	362.22	1310	\$138.75	0.01%
5163-021-031	510 S HEWITT ST 305	362.22	1310	\$138.75	0.01%
5163-021-032	510 S HEWITT ST 307	362.22	1310	\$138.75	0.01%
5163-021-033	510 S HEWITT ST 309	362.22	1310	\$138.75	0.01%
5163-021-034	510 S HEWITT ST 311	362.22	1310	\$138.75	0.01%
5163-021-035	510 S HEWITT ST 313	362.22	1310	\$138.75	0.01%
5163-021-036	510 S HEWITT ST 315	362.22	1330	\$140.51	0.01%
5163-021-037	510 S HEWITT ST 316	362.22	990	\$105.49	0.01%
5163-021-038	510 S HEWITT ST 314	362.22	880	\$101.11	0.01%
5163-021-039	510 S HEWITT ST 312	362.22	1070	\$117.74	0.01%
5163-021-040	510 S HEWITT ST 310	362.22	1070	\$117.74	0.01%
5163-021-041	510 S HEWITT ST 308	362.22	1070	\$117.74	0.01%
5163-021-042	510 S HEWITT ST 306	362.22	1070	\$117.74	0.01%
5163-021-043	510 S HEWITT ST 304	362.22	820	\$95.86	0.01%
5163-021-044	510 S HEWITT ST 302	362.22	1330	\$140.51	0.01%
5163-021-045	510 S HEWITT ST 401	362.22	1340	\$141.38	0.01%
5163-021-046	510 S HEWITT ST 403	362.22	1310	\$138.75	0.01%
5163-021-047	510 S HEWITT ST 405	362.22	1310	\$138.75	0.01%

5163-021-073	510 S HEWITT ST 407	362.22	1310	\$138.75	0.01%
5163-021-074	510 S HEWITT ST 409	362.22	1310	\$138.75	0.01%
5163-021-075	510 S HEWITT ST 411	362.22	1310	\$138.75	0.01%
5163-021-076	510 S HEWITT ST 413	362.22	1310	\$138.75	0.01%
5163-021-077	510 S HEWITT ST 415	362.22	1330	\$140.51	0.01%
5163-021-078	510 S HEWITT ST 416	362.22	930	\$105.49	0.01%
5163-021-079	510 S HEWITT ST 414	362.22	880	\$101.11	0.01%
5163-021-080	510 S HEWITT ST 412	362.22	1070	\$117.74	0.01%
5163-021-081	510 S HEWITT ST 410	362.22	1070	\$117.74	0.01%
5163-021-082	510 S HEWITT ST 408	362.22	1070	\$117.74	0.01%
5163-021-083	510 S HEWITT ST 406	362.22	1070	\$117.74	0.01%
5163-021-084	510 S HEWITT ST 404	362.22	820	\$95.86	0.01%
5163-021-085	510 S HEWITT ST 402	362.22	1330	\$140.51	0.01%
5163-021-086	510 S HEWITT ST 501	362.22	1340	\$141.38	0.01%
5163-021-087	510 S HEWITT ST 503	362.22	1310	\$138.75	0.01%
5163-021-088	510 S HEWITT ST 505	362.22	1310	\$138.75	0.01%
5163-021-089	510 S HEWITT ST 507	362.22	1310	\$138.75	0.01%
5163-021-090	510 S HEWITT ST 509	362.22	1310	\$138.75	0.01%
5163-021-091	510 S HEWITT ST 511	362.22	1310	\$138.75	0.01%
5163-021-092	510 S HEWITT ST 513	362.22	1330	\$140.51	0.01%
5163-021-093	510 S HEWITT ST 515	362.22	930	\$105.49	0.01%
5163-021-094	510 S HEWITT ST 516	362.22	880	\$101.11	0.01%
5163-021-095	510 S HEWITT ST 514	362.22	1070	\$117.74	0.01%
5163-021-096	510 S HEWITT ST 512	362.22	1070	\$117.74	0.01%
5163-021-097	510 S HEWITT ST 510	362.22	1070	\$117.74	0.01%
5163-021-098	510 S HEWITT ST 508	362.22	1070	\$117.74	0.01%
5163-021-099	510 S HEWITT ST 506	362.22	1070	\$117.74	0.01%
5163-021-100	510 S HEWITT ST 504	362.22	820	\$95.86	0.01%
5163-021-101	510 S HEWITT ST 502	362.22	1330	\$140.51	0.01%
5163-021-102	510 S HEWITT ST 61	181.10	90385	\$9,116.29	0.82%
5163-021-103	530 S HEWITT ST 117	275.58	3,210	\$299.34	0.03%
5163-021-104	530 S HEWITT ST 118	275.58	2,440	\$231.93	0.02%
5163-021-105	530 S HEWITT ST 119	275.58	2,880	\$270.45	0.02%
5163-021-106	530 S HEWITT ST 120	275.58	2,370	\$225.80	0.02%
5163-021-107	530 S HEWITT ST 121	275.58	2,850	\$267.82	0.02%
5163-021-108	530 S HEWITT ST 122	275.58	2,350	\$224.05	0.02%
5163-021-109	530 S HEWITT ST 123	275.58	2,850	\$267.82	0.02%
5163-021-110	530 S HEWITT ST 124	275.58	2,330	\$222.30	0.02%
5163-021-111	530 S HEWITT ST 125	275.58	2,850	\$267.82	0.02%
5163-021-112	530 S HEWITT ST 126	275.58	2,480	\$235.43	0.02%
5163-021-113	530 S HEWITT ST 127	275.58	2,850	\$267.82	0.02%
5163-021-114	530 S HEWITT ST 128	275.58	2,500	\$237.18	0.02%
5163-021-115	530 S HEWITT ST 129	275.58	3,030	\$237.18	0.02%
5163-021-116	530 S HEWITT ST 130	275.58	2,500	\$237.18	0.02%
5163-021-117	530 S HEWITT ST 218	275.58	1,030	\$108.48	0.01%
5163-021-118	530 S HEWITT ST 220	275.58	1,120	\$116.36	0.01%
5163-021-119	530 S HEWITT ST 222	275.58	1,110	\$115.49	0.01%
5163-021-120	530 S HEWITT ST 224	275.58	1,100	\$114.61	0.01%
5163-021-121	530 S HEWITT ST 226	275.58	1,110	\$115.49	0.01%
5163-021-122	530 S HEWITT ST 228	275.58	1,120	\$116.36	0.01%
5163-021-123	530 S HEWITT ST 230	275.58	1,160	\$119.87	0.01%
5163-021-124	530 S HEWITT ST 317	275.58	990	\$104.98	0.01%
5163-021-125	530 S HEWITT ST 318	275.58	1,030	\$108.48	0.01%
5163-021-126	530 S HEWITT ST 319	275.58	960	\$102.36	0.01%
5163-021-127	530 S HEWITT ST 320	275.58	1,120	\$116.36	0.01%
5163-021-128	530 S HEWITT ST 321	275.58	950	\$101.48	0.01%

5163-021-129	530 S HEWITT ST 322	275.58	1,110	\$115.49	0.01%
5163-021-130	530 S HEWITT ST 323	275.58	950	\$101.48	0.01%
5163-021-131	530 S HEWITT ST 324	275.58	1,100	\$114.61	0.01%
5163-021-132	530 S HEWITT ST 325	275.58	950	\$101.48	0.01%
5163-021-133	530 S HEWITT ST 326	275.58	1,110	\$115.49	0.01%
5163-021-134	530 S HEWITT ST 327	275.58	950	\$101.48	0.01%
5163-021-135	530 S HEWITT ST 328	275.58	1,120	\$116.36	0.01%
5163-021-136	530 S HEWITT ST 329	275.58	1,010	\$106.73	0.01%
5163-021-137	530 S HEWITT ST 330	275.58	1,080	\$111.11	0.01%
5163-021-138	530 S HEWITT ST 417	275.58	1,070	\$111.99	0.01%
5163-021-139	530 S HEWITT ST 418	275.58	1,030	\$108.48	0.01%
5163-021-140	530 S HEWITT ST 419	275.58	960	\$102.36	0.01%
5163-021-141	530 S HEWITT ST 420	275.58	1,120	\$116.36	0.01%
5163-021-142	530 S HEWITT ST 421	275.58	950	\$101.48	0.01%
5163-021-143	530 S HEWITT ST 422	275.58	1,110	\$115.49	0.01%
5163-021-144	530 S HEWITT ST 423	275.58	950	\$101.48	0.01%
5163-021-145	530 S HEWITT ST 424	275.58	1,070	\$111.99	0.01%
5163-021-146	530 S HEWITT ST 425	275.58	950	\$101.48	0.01%
5163-021-147	530 S HEWITT ST 426	275.58	1,110	\$115.49	0.01%
5163-021-148	530 S HEWITT ST 427	275.58	950	\$101.48	0.01%
5163-021-149	530 S HEWITT ST 428	275.58	1,120	\$116.36	0.01%
5163-021-150	530 S HEWITT ST 429	275.58	1,010	\$106.73	0.01%
5163-021-151	530 S HEWITT ST 430	275.58	1,130	\$118.99	0.01%
5163-021-152	530 S HEWITT ST 517	275.58	1,380	\$139.13	0.01%
5163-021-153	530 S HEWITT ST 518	275.58	1,360	\$137.58	0.01%
5163-021-154	530 S HEWITT ST 519	275.58	1,260	\$128.62	0.01%
5163-021-155	530 S HEWITT ST 520	275.58	1,480	\$147.88	0.01%
5163-021-156	530 S HEWITT ST 521	275.58	1,210	\$124.24	0.01%
5163-021-157	530 S HEWITT ST 522	275.58	1,430	\$143.50	0.01%
5163-021-158	530 S HEWITT ST 523	275.58	1,230	\$125.99	0.01%
5163-021-159	530 S HEWITT ST 524	275.58	1,430	\$143.50	0.01%
5163-021-160	530 S HEWITT ST 525	275.58	1,230	\$125.99	0.01%
5163-021-161	530 S HEWITT ST 526	275.58	1,440	\$144.38	0.01%
5163-021-162	530 S HEWITT ST 527	275.58	1,270	\$129.50	0.01%
5163-021-163	530 S HEWITT ST 528	275.58	1,450	\$145.25	0.01%
5163-021-164	530 S HEWITT ST 529	275.58	1,010	\$106.73	0.01%
5163-021-165	530 S HEWITT ST 530	275.58	1,160	\$119.87	0.01%
5163-021-167		10420	5,280	\$1,154.55	0.10%
5163-021-801		1,742	0	\$115.74	0.01%
5163-022-001	928 E 4th St.	6,926	2,036	\$658.41	0.06%
5163-022-002	910 E 4th St.	5,009	4,600	\$735.52	0.07%
5163-022-003	900 E 4th St.	10,018	8,000	\$1,365.98	0.12%
5163-022-005	412 Colton St.	7,492	1,000	\$585.31	0.05%
5163-022-006	418 Colton St.	7,492	3,000	\$760.91	0.07%
5163-022-007	420 Colton St.	7,492	7,450	\$1,150.00	0.10%
5163-022-009	423 Hewitt St.	7,013	7,000	\$1,078.78	0.10%
5163-022-010	428 Colton St.	14,985	15,000	\$2,308.32	0.21%
5163-022-012	436 Colton St.	7,492	7,500	\$1,154.38	0.10%
5163-022-016	442 Colton St.	7,797	7,028	\$1,133.32	0.10%
5163-022-017	447 S. Hewitt St.	7,275	7,822	\$1,168.15	0.11%
5163-022-018	1201 E 8th St.	14,984	8,150	\$1,709.04	0.13%
5163-022-019	451 S Hewitt St.	13,983	13,750	\$2,132.81	0.19%
5163-022-020	440 Colton St.	14,505	8,900	\$1,742.88	0.16%
5163-022-021	431 S Hewitt St.	13,983	7,980	\$1,627.65	0.15%
5163-022-022		6,900	0	\$458.43	0.04%
5163-022-023	411 S Hewitt St.	20,700	5,900	\$1,891.82	0.17%

5163-023-001	1200 E 5th St	10,498	1,268	\$808.49	0.07%
5163-023-002	506 Colyton St	2,265	0	\$150.48	0.01%
5163-024-009	1100 E 5th St	38,999	45,044	\$6,534.60	0.59%
5163-024-011	527 Colyton St	22,799	0	\$1,514.74	0.14%
5163-024-012	527 Colyton St	37,305	10,012	\$3,355.04	0.30%
5163-024-013	1168 E 5th St	40,050	25,289	\$4,874.90	0.44%
5163-024-014	14,998	3,010	3,010	\$1,259.97	0.11%
5163-025-001	800 E 4th St	10,296	9,199	\$1,489.42	0.13%
5163-025-002	412 Seaton St	10,498	12,190	\$1,764.69	0.16%
5163-025-003		6,752	0	\$448.60	0.04%
5163-025-004	824 E 4th St	30,013	10,000	\$2,869.52	0.26%
5163-025-005	422 Seaton St	7,492	0	\$497.76	0.04%
5163-025-006		7,492	0	\$497.76	0.04%
5163-025-007	421 Colyton St	15,000	31,000	\$3,710.59	0.33%
5163-025-008	426 Seaton St	44,997	78,252	\$9,840.41	0.89%
5163-025-009	459 Colyton St	45,607	91,200	\$11,014.52	0.99%
5163-026-001	400 S Alameda St	15,987	48,276	\$5,288.66	0.48%
5163-026-002	422 S Alameda St	5,269	4,750	\$765.92	0.07%
5163-026-003	426 S Alameda St	5,750	5,250	\$841.65	0.08%
5163-026-004	430 S Alameda St	6,229	5,750	\$917.25	0.08%
5163-026-005	438 S Alameda St	6,752	6,225	\$993.99	0.09%
5163-026-006	440 S Alameda St	7,231	6,700	\$1,067.00	0.10%
5163-026-007	448 S Alameda St	8,059	0	\$535.43	0.05%
5163-026-008	455 Seaton St	16,988	15,634	\$2,497.40	0.23%
5163-027-003		5,009	0	\$392.79	0.03%
5163-027-009	540 S Alameda St	26,297	0	\$1,747.15	0.16%
5163-027-010	547 Seaton St	13,721	9,100	\$1,708.30	0.15%
5163-027-011	542 S Alameda St	14,244	12,672	\$2,055.77	0.19%
5163-027-012	500 S Alameda St	21,170	4,750	\$1,822.37	0.16%
5163-027-013		5,390	0	\$358.11	0.03%
5163-027-017	526 S Alameda St	11,909	7,350	\$1,434.70	0.13%
5163-027-018	516 S Alameda St	23,330	15,273	\$2,887.15	0.26%
5163-028-001	530 S Hewitt St 131	338.50	2,830	\$270.25	0.02%
5163-028-002	530 S Hewitt St 133	338.50	2,950	\$280.76	0.03%
5163-028-003	530 S Hewitt St 134	338.50	870	\$86.66	0.01%
5163-028-004	530 S Hewitt St 135	338.50	2400	\$232.61	0.02%
5163-028-005	530 S Hewitt St 136	338.50	950	\$105.66	0.01%
5163-028-006	530 S Hewitt St 137	338.50	2,840	\$271.13	0.02%
5163-028-007	530 S Hewitt St 138	338.50	1320	\$138.05	0.01%
5163-028-008	530 S Hewitt St 139	338.50	2350	\$228.23	0.02%
5163-028-009	530 S Hewitt St 140	338.50	1230	\$130.17	0.01%
5163-028-010	530 S Hewitt St 141	338.50	2700	\$258.87	0.02%
5163-028-011	530 S Hewitt St 142	338.50	1910	\$189.71	0.02%
5163-028-012	530 S Hewitt St 143	338.50	2430	\$235.23	0.02%
5163-028-013	530 S Hewitt St 144	338.50	2460	\$237.86	0.02%
5163-028-014	530 S Hewitt St 145	338.50	2680	\$257.12	0.02%
5163-028-015	530 S Hewitt St 146	338.50	2730	\$261.50	0.02%
5163-028-016	530 S Hewitt St 147	338.50	2510	\$242.24	0.02%
5163-028-017	530 S Hewitt St 148	338.50	2720	\$260.62	0.02%
5163-028-018	530 S Hewitt St 150	338.50	3150	\$298.27	0.03%
5163-028-019	530 S Hewitt St 152	338.50	2370	\$229.98	0.02%
5163-028-020	530 S Hewitt St 153	338.50	1740	\$174.82	0.02%
5163-028-021	530 S Hewitt St 154	338.50	970	\$107.41	0.01%
5163-028-022	530 S Hewitt St 155	338.50	740	\$87.28	0.01%
5163-028-023	530 S Hewitt St 156	338.50	1880	\$187.08	0.02%
5163-028-024	530 S Hewitt St 234	338.50	810	\$93.40	0.01%

5163-028-025	530 S Hewitt St 236	338.50	950	\$105.66	0.01%
5163-028-026	530 S Hewitt St 238	338.50	1030	\$112.66	0.01%
5163-028-027	530 S Hewitt St 240	338.50	950	\$103.91	0.01%
5163-028-028	530 S Hewitt St 242	338.50	1090	\$117.92	0.01%
5163-028-029	530 S Hewitt St 244	338.50	880	\$99.53	0.01%
5163-028-030	530 S Hewitt St 246	338.50	980	\$108.29	0.01%
5163-028-031	530 S Hewitt St 248	338.50	970	\$107.41	0.01%
5163-028-032	530 S Hewitt St 250	338.50	1110	\$119.67	0.01%
5163-028-033	530 S Hewitt St 251	338.50	950	\$105.66	0.01%
5163-028-034	530 S Hewitt St 252	338.50	950	\$105.66	0.01%
5163-028-035	530 S Hewitt St 253	338.50	1660	\$167.82	0.02%
5163-028-036	530 S Hewitt St 254	338.50	740	\$87.28	0.01%
5163-028-037	530 S Hewitt St 255	338.50	1150	\$123.17	0.01%
5163-028-038	530 S Hewitt St 256	338.50	1660	\$167.82	0.02%
5163-028-039	530 S Hewitt St 331	338.50	1120	\$120.54	0.01%
5163-028-040	530 S Hewitt St 332	338.50	1420	\$146.81	0.01%
5163-028-041	530 S Hewitt St 333	338.50	1720	\$173.07	0.02%
5163-028-042	530 S Hewitt St 334	338.50	810	\$93.40	0.01%
5163-028-043	530 S Hewitt St 335	338.50	1620	\$164.32	0.01%
5163-028-044	530 S Hewitt St 336	338.50	950	\$105.66	0.01%
5163-028-045	530 S Hewitt St 337	338.50	1360	\$141.56	0.01%
5163-028-046	530 S Hewitt St 338	338.50	1030	\$112.66	0.01%
5163-028-047	530 S Hewitt St 339	338.50	1530	\$156.44	0.01%
5163-028-048	530 S Hewitt St 340	338.50	930	\$103.91	0.01%
5163-028-049	530 S Hewitt St 341	338.50	1300	\$136.30	0.01%
5163-028-050	530 S Hewitt St 342	338.50	1100	\$118.79	0.01%
5163-028-051	530 S Hewitt St 343	338.50	1510	\$154.69	0.01%
5163-028-052	530 S Hewitt St 344	338.50	850	\$100.41	0.01%
5163-028-053	530 S Hewitt St 345	338.50	1340	\$139.80	0.01%
5163-028-054	530 S Hewitt St 346	338.50	980	\$108.29	0.01%
5163-028-055	530 S Hewitt St 347	338.50	1620	\$164.32	0.01%
5163-028-056	530 S Hewitt St 348	338.50	980	\$108.29	0.01%
5163-028-057	530 S Hewitt St 349	338.50	1350	\$140.68	0.01%
5163-028-058	530 S Hewitt St 350	338.50	1110	\$119.67	0.01%
5163-028-059	530 S Hewitt St 351	338.50	950	\$105.66	0.01%
5163-028-060	530 S Hewitt St 352	338.50	950	\$105.66	0.01%
5163-028-061	530 S Hewitt St 353	338.50	1660	\$167.82	0.02%
5163-028-062	530 S Hewitt St 354	338.50	740	\$87.28	0.01%
5163-028-063	530 S Hewitt St 355	338.50	1140	\$122.30	0.01%
5163-028-064	530 S Hewitt St 356	338.50	1670	\$168.70	0.02%
5163-028-065	530 S Hewitt St 357	338.50	1120	\$120.54	0.01%
5163-028-066	530 S Hewitt St 358	338.50	1420	\$146.81	0.01%
5163-028-067	530 S Hewitt St 359	338.50	1720	\$173.07	0.02%
5163-028-068	530 S Hewitt St 360	338.50	810	\$93.40	0.01%
5163-028-069	530 S Hewitt St 361	338.50	1620	\$164.32	0.01%
5163-028-070	530 S Hewitt St 362	338.50	950	\$105.66	0.01%
5163-028-071	530 S Hewitt St 363	338.50	1360	\$141.56	0.01%
5163-028-072	530 S Hewitt St 364	338.50	1030	\$112.66	0.01%
5163-028-073	530 S Hewitt St 365	338.50	1500	\$153.81	0.01%
5163-028-074	530 S Hewitt St 366	338.50	930	\$103.91	0.01%
5163-028-075	530 S Hewitt St 367	338.50	1300	\$136.30	0.01%
5163-028-076	530 S Hewitt St 368	338.50	1100	\$118.79	0.01%
5163-028-077	530 S Hewitt St 369	338.50	1510	\$154.69	0.01%
5163-028-078	530 S Hewitt St 370	338.50	890	\$100.41	0.01%
5163-028-079	530 S Hewitt St 371	338.50	1340	\$139.80	0.01%
5163-028-080	530 S Hewitt St 372	338.50	980	\$108.29	0.01%

5163-028-081	530 S Hewitt St 447	338.50	1620	\$164.32	0.01%
5163-028-082	530 S Hewitt St 448	338.50	980	\$108.29	0.01%
5163-028-083	530 S Hewitt St 449	338.50	1350	\$140.68	0.01%
5163-028-084	530 S Hewitt St 450	338.50	1110	\$115.57	0.01%
5163-028-085	530 S Hewitt St 451	338.50	950	\$105.66	0.01%
5163-028-086	530 S Hewitt St 452	338.50	950	\$105.66	0.01%
5163-028-087	530 S Hewitt St 453	338.50	1660	\$167.82	0.01%
5163-028-088	530 S Hewitt St 454	338.50	740	\$87.28	0.01%
5163-028-089	530 S Hewitt St 455	338.50	1140	\$122.30	0.01%
5163-028-090	530 S Hewitt St 456	338.50	1670	\$168.70	0.01%
5163-028-091	530 S Hewitt St 457	338.50	1250	\$131.93	0.01%
5163-028-092	530 S Hewitt St 458	338.50	1420	\$146.81	0.01%
5163-028-093	530 S Hewitt St 459	338.50	1720	\$173.07	0.01%
5163-028-094	530 S Hewitt St 460	338.50	810	\$93.40	0.01%
5163-028-095	530 S Hewitt St 461	338.50	1620	\$164.32	0.01%
5163-028-096	530 S Hewitt St 462	338.50	950	\$105.66	0.01%
5163-028-097	530 S Hewitt St 463	338.50	1360	\$141.56	0.01%
5163-028-098	530 S Hewitt St 464	338.50	1030	\$112.66	0.01%
5163-028-099	530 S Hewitt St 465	338.50	1530	\$156.44	0.01%
5163-028-100	530 S Hewitt St 466	338.50	930	\$103.91	0.01%
5163-028-101	530 S Hewitt St 467	338.50	1300	\$136.30	0.01%
5163-028-102	530 S Hewitt St 468	338.50	1110	\$115.57	0.01%
5163-028-103	530 S Hewitt St 469	338.50	1510	\$154.69	0.01%
5163-028-104	530 S Hewitt St 470	338.50	890	\$100.41	0.01%
5163-028-105	530 S Hewitt St 471	338.50	1340	\$138.80	0.01%
5163-028-106	530 S Hewitt St 472	338.50	980	\$108.29	0.01%
5163-028-107	530 S Hewitt St 473	338.50	1620	\$164.32	0.01%
5163-028-108	530 S Hewitt St 474	338.50	980	\$108.29	0.01%
5163-028-109	530 S Hewitt St 475	338.50	1350	\$140.68	0.01%
5163-028-110	530 S Hewitt St 476	338.50	1110	\$115.57	0.01%
5163-028-111	530 S Hewitt St 477	338.50	950	\$105.66	0.01%
5163-028-112	530 S Hewitt St 478	338.50	950	\$105.66	0.01%
5163-028-113	530 S Hewitt St 479	338.50	1660	\$167.82	0.01%
5163-028-114	530 S Hewitt St 480	338.50	740	\$87.28	0.01%
5163-028-115	530 S Hewitt St 481	338.50	1440	\$122.30	0.01%
5163-028-116	530 S Hewitt St 482	338.50	1670	\$168.70	0.01%
5164-001-007	1245 Factory Pl #100	33.877	24.138	\$4,364.00	0.39%
5164-001-009	560 S Alameda St	75.794	37.595	\$8,327.07	0.75%
5164-002-001	1234 Palmetto St	68.792	59.385	\$9,769.55	0.88%
5164-002-010	1248 Palmetto St	178.795	152.052	\$25,190.91	2.27%
5164-002-802		2.178	0	\$144.70	0.01%
5164-002-803		11.326	0	\$752.49	0.07%
5164-003-003		1.307	0	\$86.84	0.01%
5164-003-004	534 Mateo St	20.000	27.702	\$3,754.05	0.34%
5164-003-008	1325 Palmetto St	11.892	22.320	\$2,744.18	0.25%
5164-003-009	1327 Palmetto St	3.968	5.800	\$771.41	0.07%
5164-003-010	1335 Palmetto St	5.730	4.882	\$808.11	0.07%
5164-003-012	1321 Palmetto St	13.373	7.570	\$1,546.85	0.14%
5164-003-013	1300 E 4th St	3.480	0	\$231.21	0.02%
5164-003-014	520 Mateo St	77.101	71.573	\$11,383.63	1.03%
5164-003-015		7.10	0	\$47.17	0.00%
5164-003-016		7.80	0	\$51.82	0.00%
5164-003-803		13.630	0	\$905.56	0.08%
5164-004-002		45.302	0	\$3,009.82	0.27%
5164-004-009		112.820	50.888	\$11,950.82	1.08%
5164-005-001	1354 Willow St	7.000	756	\$531.26	0.05%

5164-005-002	580 S Santa Fe Ave.	119.790	21.602	\$9,849.95	0.89%
5164-005-003		2.900	0	\$192.67	0.02%
5164-006-004	580 Mateo St	11.761	7.560	\$1,443.26	0.13%
5164-006-005	1317 Willow St	11.200	22.400	\$2,705.21	0.24%
5164-006-006	1323 Willow St	5.619	3.000	\$635.97	0.06%
5164-006-007	1327 Willow St	5.619	11.200	\$1,233.87	0.12%
5164-006-012		16.814	0	\$1,117.11	0.10%
5164-006-013	1316 Palmetto St	22.390	22.260	\$5,436.40	0.51%
5164-006-014	1345 Willow St	39.704	65.320	\$8,333.35	0.75%
5164-006-015	584 Mateo St	29.538	14.085	\$3,195.60	0.29%
5164-006-016	1356 Palmetto	11.130	1.160	\$841.02	0.08%
5164-006-017	1350 Palmetto	11.200	0	\$744.12	0.07%
5164-007-001	582 Mateo St	18.708	13.713	\$2,410.28	0.22%
5164-007-002		5.619	0	\$373.32	0.03%
5164-007-003	1318 Willow St	5.619	1.428	\$486.17	0.04%
5164-007-004	1328 Willow St	11.200	5.560	\$1,230.89	0.11%
5164-007-005	1330 Willow St	5.619	3.200	\$653.48	0.06%
5164-007-006	1332 Willow St	5.619	9.68	\$488.07	0.04%
5164-007-015		4.225	0	\$280.70	0.03%
5164-007-016	1435 E 6th St	12.720	12.720	\$1,938.72	0.18%
5164-007-017	1425 E 6th St	12.720	12.037	\$1,898.09	0.17%
5164-007-018	1415 E 6th St	4.225	2.320	\$483.82	0.04%
5164-007-019	1407 E 6th St	8.494	6.400	\$1,124.64	0.10%
5164-007-020	592 Mateo St	5.271	5.250	\$809.83	0.07%
5164-007-022	589 S Santa Fe Ave.	30.971	18.343	\$3,663.59	0.33%
5164-007-024		15.011	9.964	\$1,869.65	0.17%
5164-008-009	1291 E 6th St	6.751	12.500	\$1,542.89	0.14%
5164-008-004	1301 E 6th St	10.106	2.884	\$923.92	0.08%
5164-008-005	1309 E 6th St	44.518	43.550	\$6,770.48	0.61%
5164-008-006	1397 E 6th St	11.500	0	\$764.05	0.07%
5164-008-011		11.761	0	\$781.39	0.07%
5164-008-012		5.532	0	\$367.54	0.03%
5164-008-013		5.576	0	\$370.46	0.03%
5164-008-014	1363 E 6th St	22.647	14.004	\$2,730.68	0.25%
5164-008-021		77.101	48.807	\$9,395.50	0.85%
5164-008-024		3.049	0	\$202.57	0.02%
5164-008-030		3.180	0	\$211.26	0.02%
5164-008-031	1300 Factory Pl	24.746	40.200	\$5,163.56	0.47%
5164-008-032	1308 Factory Pl	57.499	171.500	\$14,457.34	1.30%
5164-009-001	580 S Alameda St	7.405	4.500	\$885.95	0.08%
5164-009-012	1205 E 6th St	6.752	17.320	\$1,964.06	0.18%
5164-009-013	1217 E 6th St	6.752	7.200	\$1,078.95	0.10%
5164-009-014	1225 E 6th St	6.752	0	\$448.60	0.04%
5164-009-015	1235 E 6th St	6.882	5.750	\$960.64	0.09%
5164-009-018	1261 E 6th St	6.751	11.000	\$1,411.56	0.13%
5164-009-019	1269 E 6th St	4.051	3.510	\$576.44	0.05%
5164-009-022	1275 E 6th St	6.752	12.500	\$1,542.95	0.14%
5164-009-023	1281 E 6th St	13.500	14.600	\$2,175.14	0.20%
5164-009-024	1299 E 6th St	13.565	14.875	\$2,190.24	0.20%
5164-009-025	1271 E 6th St	6.752	0	\$448.60	0.04%
5164-009-027	1236 Factory Pl	6.747	4.058	\$803.54	0.07%
5164-009-028	1234 Factory Pl	6.747	4.108	\$807.91	0.07%
5164-009-029	1228 Factory Pl	6.747	4.108	\$807.91	0.07%
5164-009-030	1222 Factory Pl	6.747	4.058	\$803.54	0.07%
5164-009-036		7.500	0	\$498.29	0.04%
5164-009-037	1282 Factory Pl	7.500	6.885	\$1,101.06	0.10%

5164-009-038		10,498	0	\$697.48	0.06%
5164-009-040	1246 Factory Pl	15,000	0	\$996.59	0.09%
5164-009-041	1201 E 6th St.	6,617	0	\$439.63	0.04%
5164-010-003	1338 E 6th St	187,744	104,676	\$21,637.77	1.95%
5164-011-005	601 Mateo St	25,265	14,338	\$2,933.85	0.26%
5164-013-003	1422 E 6th St	8,450	8,430	\$1,299.44	0.12%
5164-013-026	600 Mateo St.	21,170	16,592	\$2,659.12	0.26%
5164-014-002	1442 E 6th St.	4,255	0	\$281.70	0.03%
5164-014-003	1448 E 6th St.	4,225	1,512	\$413.08	0.04%
5164-014-004	1450 E 6th St.	4,225	3,200	\$560.86	0.05%
5164-014-005	600 Imperial St.	4,225	2,560	\$504.83	0.05%
5164-014-006	601 S. Santa Fe Ave.	4,225	0	\$280.70	0.03%
5164-014-009	615 S. Santa Fe Ave.	5,619	0	\$373.32	0.05%
5164-014-010	609 S. Santa Fe Ave.	11,195	11,200	\$1,724.33	0.16%
5164-014-011	605 S. Santa Fe Ave.	5,619	4,800	\$793.55	0.07%
5164-014-025	1432 E 6th St.	7,658	4,340	\$688.75	0.08%
5164-014-026	623 S. Santa Fe Ave.	106,286	103,538	\$16,126.15	1.45%
5164-015-001	600 S Santa Fe Ave.	29,621	11,060	\$2,936.28	0.26%
5164-015-021	640 S Santa Fe Ave.	74,488	37,084	\$8,195.56	0.74%
5164-017-002	670 Mesquit St	26,092	64,284	\$7,361.50	0.68%
5164-017-003	670 Mesquit St	40,858	49,140	\$7,016.71	0.63%
5164-017-006	658 Mesquit St	11,859	34,620	\$3,818.83	0.34%
5164-017-008		26,646	0	\$1,770.33	0.16%
5164-018-001	650 S Santa Fe Ave.	5,619	0	\$373.32	0.05%
5164-018-002	650 S Santa Fe Ave.	5,619	0	\$373.32	0.05%
5164-018-003	664 S Santa Fe Ave.	16,814	14,760	\$2,409.32	0.22%
5164-018-004	680 S Santa Fe Ave.	16,814	14,760	\$2,409.32	0.22%
5164-018-005		5,619	0	\$373.32	0.05%
5164-018-006		5,619	0	\$373.32	0.05%
5164-018-007		5,619	0	\$373.32	0.05%
5164-018-008	2101 E 7th St.	25,265	63,786	\$7,262.96	0.66%
5164-018-009	689 Mesquit St.	37,462	24,080	\$4,597.11	0.41%
5164-018-010	1580 Mesq St	44,780	12,544	\$4,073.35	0.37%
5164-019-018	2053 E 7th St	11,282	16,928	\$2,231.59	0.20%
5164-019-019	687 S Santa Fe Ave.	15,028	6,700	\$1,585.02	0.14%
5164-019-020	681 S Santa Fe Ave.	5,619	3,880	\$713.01	0.06%
5164-019-021	679 S Santa Fe Ave.	5,619	1,902	\$538.84	0.05%
5164-019-022	675 S Santa Fe Ave	11,195	4,080	\$1,100.98	0.10%
5164-019-029	667 S Santa Fe Ave.	38,847	35,466	\$5,685.96	0.51%
5173-001-017	414 E Commercial St	26,876	165,415	\$16,267.47	1.47%
5173-002-003	548 N Hewitt St.	8,710	0	\$576.68	0.05%
5173-002-009		9,147	0	\$607.72	0.05%
5173-003-001	611 Ducommun St.	6,882	8,800	\$1,227.66	0.11%
5173-003-002	500 N Garey St.	13,808	13,800	\$2,125.56	0.19%
5173-003-010	620 E Commercial St	48,208	41,410	\$6,834.92	0.62%
5173-003-011		15,940	0	\$1,032.46	0.09%
5173-003-012		19,450	0	\$1,292.24	0.12%
5173-004-015	612 Jackson St.	20,691	27,600	\$2,791.03	0.34%
5173-013-014	901 E 1st St.	4,400	4,425	\$679.73	0.06%
5173-013-016	120 N Santa Fe Ave	22,607	19,520	\$3,210.94	0.29%
5173-013-020	925 E 1st	45,302	34,418	\$6,023.07	0.54%
5173-014-001		4,792	500	\$362.15	0.03%
5173-014-002	223 Center St.	3,006	0	\$199.72	0.02%
5173-014-003	740 E Temple St	8,276	0	\$548.85	0.05%
5173-015-001	749 E Temple St.	6,882	6,900	\$1,061.32	0.10%
5173-015-002		6,882	0	\$457.23	0.04%

5173-015-003	740 Jackson St.	20,691	1,045	\$1,466.18	0.13%
5173-015-006	729 E Temple St	48,808	69,135	\$5,262.21	0.84%
5173-015-008		3,964	0	\$263.36	0.02%
5173-015-009	707 E Temple St	5,976	5,976	\$920.23	0.08%
5173-015-011	700 Jackson St.	20,775	16,692	\$2,841.63	0.26%
5173-015-012		6,024	0	\$400.23	0.04%
5173-015-013		6,024	0	\$400.23	0.04%
5173-015-014		2,008	0	\$133.41	0.01%
5173-015-015		5,628	2,609	\$602.33	0.05%
5173-016-001	734 Ducommun St.	6,882	13,800	\$1,685.40	0.15%
5173-016-003	706 Ducommun St	41,556	38,780	\$6,156.08	0.56%
5173-016-008	411 Center St.	74,078	39,759	\$8,402.52	0.76%
5173-017-004	706 E Commercial St.	9,888	0	\$656.95	0.06%
5173-017-006	711 Ducommun St	29,372	29,218	\$4,502.80	0.41%
5173-017-008	718 E Commercial St	90,156	60,344	\$11,272.91	1.02%
5173-018-001	516 Alamo St.	58,370	0	\$5,878.05	0.55%
5173-019-006	801 E Commercial St	41,338	103,122	\$11,774.65	1.06%
5173-019-011	837 E. Commercial	27,169	20,984	\$3,642.20	0.33%
5173-019-002		3,467	0	\$230.34	0.02%
5173-020-010	500 Center St	61,420	0	\$4,080.68	0.37%
5173-020-013		29,616	0	\$1,967.66	0.18%
5173-022-001	234 Center St.	17,424	22,550	\$3,131.86	0.28%
5173-022-002	815 E Temple	70,567	56,302	\$9,617.57	0.87%
5173-022-004	210 Center St.	37,918	35,864	\$5,659.08	0.51%
5173-022-005		27,726	0	\$1,842.09	0.17%
	Total Non Govt Assessments			\$898,909.13	81.10%
	Total Govt Assessments			\$209,482.94	18.90%
	Total All Assessments			\$1,108,392.07	100.00%

STANDARD PROVISIONS FOR CITY CONTRACTS

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STANDARD PROVISIONS FOR CITY CONTRACTS

PSC-1. CONSTRUCTION OF PROVISIONS AND TITLES HEREIN

All titles, subtitles, or headings in this Contract have been inserted for convenience, and shall not be deemed to affect the meaning or construction of any of the terms or provisions hereof. The language of this Contract shall be construed according to its fair meaning and not strictly for or against the **CITY** or **CONTRACTOR**. The word "**CONTRACTOR**" herein in this Contract includes the party or parties identified in the Contract. The singular shall include the plural; if there is more than one **CONTRACTOR** herein, unless expressly stated otherwise, their obligations and liabilities hereunder shall be joint and several. Use of the feminine, masculine, or neuter genders shall be deemed to include the genders not used.

PSC-2. NUMBER OF ORIGINALS

The number of original texts of this Contract shall be equal to the number of the parties hereto, one text being retained by each party. At the **CITY'S** option, one or more additional original texts of this Contract may also be retained by the City.

PSC-3. APPLICABLE LAW, INTERPRETATION AND ENFORCEMENT

Each party's performance hereunder shall comply with all applicable laws of the United States of America, the State of California, and the **CITY**, including but not limited to, laws regarding health and safety, labor and employment, wage and hours and licensing laws which affect employees. This Contract shall be enforced and interpreted under the laws of the State of California without regard to conflict of law principles. **CONTRACTOR** shall comply with new, amended, or revised laws, regulations, and/or procedures that apply to the performance of this Contract.

In any action arising out of this Contract, **CONTRACTOR** consents to personal jurisdiction, and agrees to bring all such actions, exclusively in state or federal courts located in Los Angeles County, California.

If any part, term or provision of this Contract is held void, illegal, unenforceable, or in conflict with any law of a federal, state or local government having jurisdiction over this Contract, the validity of the remaining parts, terms or provisions of the Contract shall not be affected thereby.

PSC-4. TIME OF EFFECTIVENESS

Unless otherwise provided, this Contract shall take effect when all of the following events have occurred:

- A. This Contract has been signed on behalf of **CONTRACTOR** by the person or persons authorized to bind **CONTRACTOR** hereto;
- B. This Contract has been approved by the City Council or by the board, officer or employee authorized to give such approval;
- C. The Office of the City Attorney has indicated in writing its approval of this Contract as to form; and
- D. This Contract has been signed on behalf of the **CITY** by the person designated by the City Council, or by the board, officer or employee authorized to enter into this Contract.

PSC-5. INTEGRATED CONTRACT

This Contract sets forth all of the rights and duties of the parties with respect to the subject matter hereof, and replaces any and all previous Contracts or understandings, whether written or oral, relating thereto. This Contract may be amended only as provided for in paragraph PSC-6 hereof.

PSC-6. AMENDMENT

All amendments to this Contract shall be in writing and signed and approved pursuant to the provisions of PSC-4.

PSC-7. EXCUSABLE DELAYS

In the event that performance on the part of any party hereto is delayed or suspended as a result of circumstances beyond the reasonable control and without the fault and negligence of said party, none of the parties shall incur any liability to the other parties as a result of such delay or suspension. Circumstances deemed to be beyond the control of the parties hereunder include, but are not limited to, acts of God or of the public enemy; insurrection; acts of the Federal Government or any unit of State or Local Government in either sovereign or contractual capacity; fires; floods; earthquakes; epidemics; quarantine restrictions; strikes; freight embargoes or delays in transportation, to the extent that they are not caused by the party's willful or negligent acts or omissions, and to the extent that they are beyond the party's reasonable control.

PSC-8. BREACH

Except for excusable delays as described in PSC-7, if any party fails to perform, in whole or in part, any promise, covenant, or agreement set forth herein, or should any representation made by it be untrue, any aggrieved party may avail itself of all rights

and remedies, at law or equity, in the courts of law. Said rights and remedies are cumulative of those provided for herein except that in no event shall any party recover more than once, suffer a penalty or forfeiture, or be unjustly compensated.

PSC-9. WAIVER

A waiver of a default of any part, term or provision of this Contract shall not be construed as a waiver of any succeeding default or as a waiver of the part, term or provision itself. A party's performance after the other party's default shall not be construed as a waiver of that default.

PSC-10. TERMINATION

A. TERMINATION FOR CONVENIENCE

The **CITY** may terminate this Contract for the **CITY'S** convenience at any time by giving **CONTRACTOR** thirty days written notice thereof. Upon receipt of said notice, **CONTRACTOR** shall immediately take action not to incur any additional obligations, cost or expenses, except as may be reasonably necessary to terminate its activities. The **CITY** shall pay **CONTRACTOR** its reasonable and allowable costs through the effective date of termination and those reasonable and necessary costs incurred by **CONTRACTOR** to affect such termination. Thereafter, **CONTRACTOR** shall have no further claims against the **CITY** under this Contract. All finished and unfinished documents and materials procured for or produced under this Contract, including all intellectual property rights thereto, shall become **CITY** property upon the date of such termination. **CONTRACTOR** agrees to execute any documents necessary for the **CITY** to perfect, memorialize, or record the **CITY'S** ownership of rights provided herein.

B. TERMINATION FOR BREACH OF CONTRACT

1. Except for excusable delays as provided in PSC-7, if **CONTRACTOR** fails to perform any of the provisions of this Contract or so fails to make progress as to endanger timely performance of this Contract, the **CITY** may give **CONTRACTOR** written notice of such default. If **CONTRACTOR** does not cure such default or provide a plan to cure such default which is acceptable to the **CITY** within the time permitted by the **CITY**, then the **CITY** may terminate this Contract due to **CONTRACTOR'S** breach of this Contract.
2. If a federal or state proceeding for relief of debtors is undertaken by or against **CONTRACTOR**, or if **CONTRACTOR** makes an assignment for the benefit of creditors, then the **CITY** may immediately terminate this Contract.
3. If **CONTRACTOR** engages in any dishonest conduct related to the performance or administration of this Contract or violates the

CITY'S lobbying policies, then the **CITY** may immediately terminate this Contract.

4. In the event the **CITY** terminates this Contract as provided in this section, the **CITY** may procure, upon such terms and in such manner as the **CITY** may deem appropriate, services similar in scope and level of effort to those so terminated, and **CONTRACTOR** shall be liable to the **CITY** for all of its costs and damages, including, but not limited, any excess costs for such services.
5. All finished or unfinished documents and materials produced or procured under this Contract, including all intellectual property rights thereto, shall become **CITY** property upon date of such termination. **CONTRACTOR** agrees to execute any documents necessary for the **CITY** to perfect, memorialize, or record the **CITY'S** ownership of rights provided herein.
6. If, after notice of termination of this Contract under the provisions of this section, it is determined for any reason that **CONTRACTOR** was not in default under the provisions of this section, or that the default was excusable under the terms of this Contract, the rights and obligations of the parties shall be the same as if the notice of termination had been issued pursuant to PSC-10(A) Termination for Convenience.
7. The rights and remedies of the **CITY** provided in this section shall not be exclusive and are in addition to any other rights and remedies provided by law or under this Contract.

PSC-11. INDEPENDENT CONTRACTOR

CONTRACTOR is acting hereunder as an independent contractor and not as an agent or employee of the **CITY**. **CONTRACTOR** shall not represent or otherwise hold out itself or any of its directors, officers, partners, employees, or agents to be an agent or employee of the **CITY**.

PSC-12. CONTRACTOR'S PERSONNEL

Unless otherwise provided or approved by the **CITY**, **CONTRACTOR** shall use its own employees to perform the services described in this Contract. The **CITY** shall have the right to review and approve any personnel who are assigned to work under this Contract. **CONTRACTOR** agrees to remove personnel from performing work under this Contract if requested to do so by the **CITY**.

CONTRACTOR shall not use subcontractors to assist in performance of this Contract without the prior written approval of the **CITY**. If the **CITY** permits the use of subcontractors, **CONTRACTOR** shall remain responsible for performing all aspects of

this Contract. The **CITY** has the right to approve **CONTRACTOR'S** subcontractors, and the **CITY** reserves the right to request replacement of subcontractors. The **CITY** does not have any obligation to pay **CONTRACTOR'S** subcontractors, and nothing herein creates any privity between the **CITY** and the subcontractors.

PSC-13. PROHIBITION AGAINST ASSIGNMENT OR DELEGATION

CONTRACTOR may not, unless it has first obtained the written permission of the **CITY**:

- A. Assign or otherwise alienate any of its rights under this Contract, including the right to payment; or
- B. Delegate, subcontract, or otherwise transfer any of its duties under this Contract.

PSC-14. PERMITS

CONTRACTOR and its directors, officers, partners, agents, employees, and subcontractors, to the extent allowed hereunder, shall obtain and maintain all licenses, permits, certifications and other documents necessary for **CONTRACTOR'S** performance hereunder and shall pay any fees required therefor. **CONTRACTOR** certifies to immediately notify the **CITY** of any suspension, termination, lapses, non-renewals, or restrictions of licenses, permits, certificates, or other documents.

PSC-15. CLAIMS FOR LABOR AND MATERIALS

CONTRACTOR shall promptly pay when due all amounts payable for labor and materials furnished in the performance of this Contract so as to prevent any lien or other claim under any provision of law from arising against any **CITY** property (including reports, documents, and other tangible or intangible matter produced by **CONTRACTOR** hereunder), against **CONTRACTOR'S** rights to payments hereunder, or against the **CITY**, and shall pay all amounts due under the Unemployment Insurance Act with respect to such labor.

PSC-16. CURRENT LOS ANGELES CITY BUSINESS TAX REGISTRATION CERTIFICATE REQUIRED

If applicable, **CONTRACTOR** represents that it has obtained and presently holds the Business Tax Registration Certificate(s) required by the **CITY'S** Business Tax Ordinance, Section 21.00 *et seq.* of the Los Angeles Municipal Code. For the term covered by this Contract, **CONTRACTOR** shall maintain, or obtain as necessary, all such Certificates required of it under the Business Tax Ordinance, and shall not allow any such Certificate to be revoked or suspended.

PSC-17. RETENTION OF RECORDS, AUDIT AND REPORTS

CONTRACTOR shall maintain all records, including records of financial transactions, pertaining to the performance of this Contract, in their original form, in accordance with

requirements prescribed by the **CITY**. These records shall be retained for a period of no less than three years following final payment made by the **CITY** hereunder or the expiration date of this Contract, whichever occurs last. Said records shall be subject to examination and audit by authorized **CITY** personnel or by the **CITY'S** representative at any time during the term of this Contract or within the three years following final payment made by the **CITY** hereunder or the expiration date of this Contract, whichever occurs last. **CONTRACTOR** shall provide any reports requested by the **CITY** regarding performance of this Contract. Any subcontract entered into by **CONTRACTOR**, to the extent allowed hereunder, shall include a like provision for work to be performed under this Contract.

PSC-18. FALSE CLAIMS ACT

CONTRACTOR acknowledges that it is aware of liabilities resulting from submitting a false claim for payment by the **CITY** under the False Claims Act (Cal. Gov. Code §§ 12650 *et seq.*), including treble damages, costs of legal actions to recover payments, and civil penalties of up to \$10,000 per false claim.

PSC-19. BONDS

All bonds which may be required hereunder shall conform to **CITY** requirements established by Charter, ordinance or policy, and shall be filed with the Office of the City Administrative Officer, Risk Management for its review and acceptance in accordance with Sections 11.47 through 11.56 of the Los Angeles Administrative Code.

PSC-20. INDEMNIFICATION

Except for the active negligence or willful misconduct of the **CITY**, or any of its Boards, Officers, Agents, Employees, Assigns and Successors in Interest, **CONTRACTOR** undertakes and agrees to defend, indemnify and hold harmless the **CITY** and any of its Boards, Officers, Agents, Employees, Assigns, and Successors in Interest from and against all suits and causes of action, claims, losses, demands and expenses, including, but not limited to, attorney's fees (both in house and outside counsel) and cost of litigation (including all actual litigation costs incurred by the **CITY**, including but not limited to, costs of experts and consultants), damages or liability of any nature whatsoever, for death or injury to any person, including **CONTRACTOR'S** employees and agents, or damage or destruction of any property of either party hereto or of third parties, arising in any manner by reason of the negligent acts, errors, omissions or willful misconduct incident to the performance of this Contract by **CONTRACTOR** or its subcontractors of any tier. Rights and remedies available to the **CITY** under this provision are cumulative of those provided for elsewhere in this Contract and those allowed under the laws of the United States, the State of California, and the **CITY**. The provisions of PSC-20 shall survive expiration or termination of this Contract.

PSC-21. INTELLECTUAL PROPERTY INDEMNIFICATION

CONTRACTOR, at its own expense, undertakes and agrees to defend, indemnify, and hold harmless the **CITY**, and any of its Boards, Officers, Agents, Employees, Assigns,

and Successors in Interest from and against all suits and causes of action, claims, losses, demands and expenses, including, but not limited to, attorney's fees (both in house and outside counsel) and cost of litigation (including all actual litigation costs incurred by the **CITY**, including but not limited to, costs of experts and consultants), damages or liability of any nature whatsoever arising out of the infringement, actual or alleged, direct or contributory, of any intellectual property rights, including, without limitation, patent, copyright, trademark, trade secret, right of publicity and proprietary information right (1) on or in any design, medium, matter, article, process, method, application, equipment, device, instrumentation, software, hardware, or firmware used by **CONTRACTOR**, or its subcontractors of any tier, in performing the work under this Contract; or (2) as a result of the **CITY'S** actual or intended use of any Work Product furnished by **CONTRACTOR**, or its subcontractors of any tier, under the Agreement. Rights and remedies available to the **CITY** under this provision are cumulative of those provided for elsewhere in this Contract and those allowed under the laws of the United States, the State of California, and the **CITY**. The provisions of PSC-21 shall survive expiration or termination of this Contract.

PSC-22. INTELLECTUAL PROPERTY WARRANTY

CONTRACTOR represents and warrants that its performance of all obligations under this Contract does not infringe in any way, directly or contributorily, upon any third party's intellectual property rights, including, without limitation, patents, copyrights, trademarks, trade secrets, rights of publicity and proprietary information.

PSC-23. OWNERSHIP AND LICENSE

Unless otherwise provided for herein, all Work Products originated and prepared by **CONTRACTOR** or its subcontractors of any tier under this Contract shall be and remain the exclusive property of the **CITY** for its use in any manner it deems appropriate. Work Products are all works, tangible or not, created under this Contract including, without limitation, documents, material, data, reports, manuals, specifications, artwork, drawings, sketches, computer programs and databases, schematics, photographs, video and audiovisual recordings, sound recordings, marks, logos, graphic designs, notes, websites, domain names, inventions, processes, formulas matters and combinations thereof, and all forms of intellectual property. **CONTRACTOR** hereby assigns, and agrees to assign, all goodwill, copyright, trademark, patent, trade secret and all other intellectual property rights worldwide in any Work Products originated and prepared by **CONTRACTOR** under this Contract. **CONTRACTOR** further agrees to execute any documents necessary for the **CITY** to perfect, memorialize, or record the **CITY'S** ownership of rights provided herein.

For all Work Products delivered to the **CITY** that are not originated or prepared by **CONTRACTOR** or its subcontractors of any tier under this Contract, **CONTRACTOR** hereby grants a non-exclusive perpetual license to use such Work Products for any **CITY** purposes.

CONTRACTOR shall not provide or disclose any Work Product to any third party without prior written consent of the **CITY**.

Any subcontract entered into by **CONTRACTOR** relating to this Contract, to the extent allowed hereunder, shall include a like provision for work to be performed under this Contract to contractually bind or otherwise oblige its subcontractors performing work under this Contract such that the **CITY'S** ownership and license rights of all Work Products are preserved and protected as intended herein. Failure of **CONTRACTOR** to comply with this requirement or to obtain the compliance of its subcontractors with such obligations shall subject **CONTRACTOR** to the imposition of any and all sanctions allowed by law, including but not limited to termination of **CONTRACTOR'S** contract with the **CITY**.

PSC-24. INSURANCE

During the term of this Contract and without limiting **CONTRACTOR'S** indemnification of the **CITY**, **CONTRACTOR** shall provide and maintain at its own expense a program of insurance having the coverages and limits customarily carried and actually arranged by **CONTRACTOR**, but not less than the amounts and types listed on the Required Insurance and Minimum Limits sheet (Form General 146 in Exhibit 1 hereto), covering its operations hereunder. Such insurance shall conform to **CITY** requirements established by Charter, ordinance or policy, shall comply with the Insurance Contractual Requirements (Form General 133 in Exhibit 1 hereto) and shall otherwise be in a form acceptable to the Office of the City Administrative Officer, Risk Management. **CONTRACTOR** shall comply with all Insurance Contractual Requirements shown on Exhibit 1 hereto. Exhibit 1 is hereby incorporated by reference and made a part of this Contract.

PSC-25. DISCOUNT TERMS

CONTRACTOR agrees to offer the **CITY** any discount terms that are offered to its best customers for the goods and services to be provided hereunder and apply such discount to payments made under this Contract which meet the discount terms.

PSC-26. WARRANTY AND RESPONSIBILITY OF CONTRACTOR

CONTRACTOR warrants that the work performed hereunder shall be completed in a manner consistent with professional standards practiced among those firms within **CONTRACTOR'S** profession, doing the same or similar work under the same or similar circumstances.

PSC-27. NON-DISCRIMINATION

Unless otherwise exempt, this Contract is subject to the non-discrimination provisions in Sections 10.8 through 10.8.2 of the Los Angeles Administrative Code, as amended from time to time. The **CONTRACTOR** shall comply with the applicable non-discrimination and affirmative action provisions of the laws of the United States of America, the State of California, and the **CITY**. In performing this Contract, **CONTRACTOR** shall not

discriminate in its employment practices against any employee or applicant for employment because of such person's race, religion, national origin, ancestry, sex, sexual orientation, age, disability, domestic partner status, marital status or medical condition. Any subcontract entered into by **CONTRACTOR**, to the extent allowed hereunder, shall include a like provision for work to be performed under this Contract.

Failure of **CONTRACTOR** to comply with this requirement or to obtain the compliance of its subcontractors with such obligations shall subject **CONTRACTOR** to the imposition of any and all sanctions allowed by law, including but not limited to termination of **CONTRACTOR'S** contract with the **CITY**.

PSC-28. EQUAL EMPLOYMENT PRACTICES

Unless otherwise exempt, this Contract is subject to the equal employment practices provisions in Section 10.8.3 of the Los Angeles Administrative Code, as amended from time to time.

- A. During the performance of this Contract, **CONTRACTOR** agrees and represents that it will provide equal employment practices and **CONTRACTOR** and each subcontractor hereunder will ensure that in his or her employment practices persons are employed and employees are treated equally and without regard to or because of race, religion, ancestry, national origin, sex, sexual orientation, age, disability, marital status or medical condition.
 - 1. This provision applies to work or service performed or materials manufactured or assembled in the United States.
 - 2. Nothing in this section shall require or prohibit the establishment of new classifications of employees in any given craft, work or service category.
 - 3. **CONTRACTOR** agrees to post a copy of Paragraph A hereof in conspicuous places at its place of business available to employees and applicants for employment.
- B. **CONTRACTOR** will, in all solicitations or advertisements for employees placed by or on behalf of **CONTRACTOR**, state that all qualified applicants will receive consideration for employment without regard to their race, religion, ancestry, national origin, sex, sexual orientation, age, disability, marital status or medical condition.
- C. As part of the **CITY'S** supplier registration process, and/or at the request of the awarding authority, or the Board of Public Works, Office of Contract Compliance, **CONTRACTOR** shall certify in the specified format that he or she has not discriminated in the performance of **CITY** contracts against any employee or applicant for employment on the basis or because of

race, religion, national origin, ancestry, sex, sexual orientation, age, disability, marital status or medical condition.

- D. **CONTRACTOR** shall permit access to and may be required to provide certified copies of all of his or her records pertaining to employment and to employment practices by the awarding authority or the Office of Contract Compliance for the purpose of investigation to ascertain compliance with the Equal Employment Practices provisions of **CITY** contracts. On their or either of their request **CONTRACTOR** shall provide evidence that he or she has or will comply therewith.
- E. The failure of any **CONTRACTOR** to comply with the Equal Employment Practices provisions of this Contract may be deemed to be a material breach of **CITY** contracts. Such failure shall only be established upon a finding to that effect by the awarding authority, on the basis of its own investigation or that of the Board of Public Works, Office of Contract Compliance. No such finding shall be made or penalties assessed except upon a full and fair hearing after notice and an opportunity to be heard has been given to **CONTRACTOR**.
- F. Upon a finding duly made that **CONTRACTOR** has failed to comply with the Equal Employment Practices provisions of a **CITY** contract, the contract may be forthwith canceled, terminated or suspended, in whole or in part, by the awarding authority, and all monies due or to become due hereunder may be forwarded to and retained by the **CITY**. In addition thereto, such failure to comply may be the basis for a determination by the awarding authority or the Board of Public Works that the **CONTRACTOR** is an irresponsible bidder or proposer pursuant to the provisions of Section 371 of the Charter of the City of Los Angeles. In the event of such a determination, **CONTRACTOR** shall be disqualified from being awarded a contract with the **CITY** for a period of two years, or until **CONTRACTOR** shall establish and carry out a program in conformance with the provisions hereof.
- G. Notwithstanding any other provision of this Contract, the **CITY** shall have any and all other remedies at law or in equity for any breach hereof.
- H. Intentionally blank.
- I. Nothing contained in this Contract shall be construed in any manner so as to require or permit any act which is prohibited by law.
- J. At the time a supplier registers to do business with the **CITY**, or when an individual bid or proposal is submitted, **CONTRACTOR** shall agree to adhere to the Equal Employment Practices specified herein during the performance or conduct of **CITY** Contracts.

- K. Equal Employment Practices shall, without limitation as to the subject or nature of employment activity, be concerned with such employment practices as:
 - 1. Hiring practices;
 - 2. Apprenticeships where such approved programs are functioning, and other on-the-job training for non-apprenticeable occupations;
 - 3. Training and promotional opportunities; and
 - 4. Reasonable accommodations for persons with disabilities.
- L. Any subcontract entered into by **CONTRACTOR**, to the extent allowed hereunder, shall include a like provision for work to be performed under this Contract. Failure of **CONTRACTOR** to comply with this requirement or to obtain the compliance of its subcontractors with all such obligations shall subject **CONTRACTOR** to the imposition of any and all sanctions allowed by law, including but not limited to termination of the **CONTRACTOR'S** Contract with the **CITY**.

PSC-29. AFFIRMATIVE ACTION PROGRAM

Unless otherwise exempt, this Contract is subject to the affirmative action program provisions in Section 10.8.4 of the Los Angeles Administrative Code, as amended from time to time.

- A. During the performance of a **CITY** contract, **CONTRACTOR** certifies and represents that **CONTRACTOR** and each subcontractor hereunder will adhere to an affirmative action program to ensure that in its employment practices, persons are employed and employees are treated equally and without regard to or because of race, religion, ancestry, national origin, sex, sexual orientation, age, disability, marital status or medical condition.
 - 1. This provision applies to work or services performed or materials manufactured or assembled in the United States.
 - 2. Nothing in this section shall require or prohibit the establishment of new classifications of employees in any given craft, work or service category.
 - 3. **CONTRACTOR** shall post a copy of Paragraph A hereof in conspicuous places at its place of business available to employees and applicants for employment.
- B. **CONTRACTOR** will, in all solicitations or advertisements for employees placed by or on behalf of **CONTRACTOR**, state that all qualified applicants will receive consideration for employment without regard to

their race, religion, ancestry, national origin, sex, sexual orientation, age, disability, marital status or medical condition.

- C. As part of the **CITY'S** supplier registration process, and/or at the request of the awarding authority or the Office of Contract Compliance, **CONTRACTOR** shall certify on an electronic or hard copy form to be supplied, that **CONTRACTOR** has not discriminated in the performance of **CITY** contracts against any employee or applicant for employment on the basis or because of race, religion, ancestry, national origin, sex, sexual orientation, age, disability, marital status or medical condition.
- D. **CONTRACTOR** shall permit access to and may be required to provide certified copies of all of its records pertaining to employment and to its employment practices by the awarding authority or the Office of Contract Compliance, for the purpose of investigation to ascertain compliance with the Affirmative Action Program provisions of **CITY** contracts, and on their or either of their request to provide evidence that it has or will comply therewith.
- E. The failure of any **CONTRACTOR** to comply with the Affirmative Action Program provisions of **CITY** contracts may be deemed to be a material breach of contract. Such failure shall only be established upon a finding to that effect by the awarding authority, on the basis of its own investigation or that of the Board of Public Works, Office of Contract Compliance. No such finding shall be made except upon a full and fair hearing after notice and an opportunity to be heard has been given to **CONTRACTOR**.
- F. Upon a finding duly made that **CONTRACTOR** has breached the Affirmative Action Program provisions of a **CITY** contract, the contract may be forthwith cancelled, terminated or suspended, in whole or in part, by the awarding authority, and all monies due or to become due hereunder may be forwarded to and retained by the **CITY**. In addition thereto, such breach may be the basis for a determination by the awarding authority or the Board of Public Works that the said **CONTRACTOR** is an irresponsible bidder or proposer pursuant to the provisions of Section 371 of the Los Angeles City Charter. In the event of such determination, such **CONTRACTOR** shall be disqualified from being awarded a contract with the **CITY** for a period of two years, or until he or she shall establish and carry out a program in conformance with the provisions hereof.
- G. In the event of a finding by the Fair Employment and Housing Commission of the State of California, or the Board of Public Works of the City of Los Angeles, or any court of competent jurisdiction, that **CONTRACTOR** has been guilty of a willful violation of the California Fair Employment and Housing Act, or the Affirmative Action Program provisions of a **CITY** contract, there may be deducted from the amount payable to **CONTRACTOR** by the **CITY** under the contract, a penalty of ten dollars

(\$10.00) for each person for each calendar day on which such person was discriminated against in violation of the provisions of a **CITY** contract.

- H. Notwithstanding any other provisions of a **CITY** contract, the **CITY** shall have any and all other remedies at law or in equity for any breach hereof.
- I. Intentionally blank.
- J. Nothing contained in **CITY** contracts shall be construed in any manner so as to require or permit any act which is prohibited by law.
- K. **CONTRACTOR** shall submit an Affirmative Action Plan which shall meet the requirements of this chapter at the time it submits its bid or proposal or at the time it registers to do business with the **CITY**. The plan shall be subject to approval by the Office of Contract Compliance prior to award of the contract. The awarding authority may also require contractors and suppliers to take part in a pre-registration, pre-bid, pre-proposal, or pre-award conference in order to develop, improve or implement a qualifying Affirmative Action Plan. Affirmative Action Programs developed pursuant to this section shall be effective for a period of twelve months from the date of approval by the Office of Contract Compliance. In case of prior submission of a plan, **CONTRACTOR** may submit documentation that it has an Affirmative Action Plan approved by the Office of Contract Compliance within the previous twelve months. If the approval is 30 days or less from expiration, **CONTRACTOR** must submit a new Plan to the Office of Contract Compliance and that Plan must be approved before the contract is awarded.
 - 1. Every contract of \$5,000 or more which may provide construction, demolition, renovation, conservation or major maintenance of any kind shall in addition comply with the requirements of Section 10.13 of the Los Angeles Administrative Code.
 - 2. **CONTRACTOR** may establish and adopt as its own Affirmative Action Plan, by affixing his or her signature thereto, an Affirmative Action Plan prepared and furnished by the Office of Contract Compliance, or it may prepare and submit its own Plan for approval.
- L. The Office of Contract Compliance shall annually supply the awarding authorities of the **CITY** with a list of contractors and suppliers who have developed Affirmative Action Programs. For each contractor and supplier the Office of Contract Compliance shall state the date the approval expires. The Office of Contract Compliance shall not withdraw its approval for any Affirmative Action Plan or change the Affirmative Action Plan after the date of contract award for the entire contract term without the mutual agreement of the awarding authority and **CONTRACTOR**.

- M. The Affirmative Action Plan required to be submitted hereunder and the pre-registration, pre-bid, pre-proposal or pre-award conference which may be required by the Board of Public Works, Office of Contract Compliance or the awarding authority shall, without limitation as to the subject or nature of employment activity, be concerned with such employment practices as:
1. Apprenticeship where approved programs are functioning, and other on-the-job training for non-apprenticeable occupations;
 2. Classroom preparation for the job when not apprenticeable;
 3. Pre-apprenticeship education and preparation;
 4. Upgrading training and opportunities;
 5. Encouraging the use of contractors, subcontractors and suppliers of all racial and ethnic groups, provided, however, that any contract subject to this ordinance shall require the contractor, subcontractor or supplier to provide not less than the prevailing wage, working conditions and practices generally observed in private industries in the contractor's, subcontractor's or supplier's geographical area for such work;
 6. The entry of qualified women, minority and all other journeymen into the industry; and
 7. The provision of needed supplies or job conditions to permit persons with disabilities to be employed, and minimize the impact of any disability.
- N. Any adjustments which may be made in the contractor's or supplier's workforce to achieve the requirements of the **CITY'S** Affirmative Action Contract Compliance Program in purchasing and construction shall be accomplished by either an increase in the size of the workforce or replacement of those employees who leave the workforce by reason of resignation, retirement or death and not by termination, layoff, demotion or change in grade.
- O. Affirmative Action Agreements resulting from the proposed Affirmative Action Plan or the pre-registration, pre-bid, pre-proposal or pre-award conferences shall not be confidential and may be publicized by the contractor at his or her discretion. Approved Affirmative Action Agreements become the property of the **CITY** and may be used at the discretion of the **CITY** in its Contract Compliance Affirmative Action Program.
- P. Intentionally blank.

- Q. All contractors subject to the provisions of this section shall include a like provision in all subcontracts awarded for work to be performed under the contract with the **CITY** and shall impose the same obligations, including but not limited to filing and reporting obligations, on the subcontractors as are applicable to the contractor. Failure of the contractor to comply with this requirement or to obtain the compliance of its subcontractors with all such obligations shall subject the contractor to the imposition of any and all sanctions allowed by law, including but not limited to termination of the contractor's contract with the **CITY**.

PSC-30. CHILD SUPPORT ASSIGNMENT ORDERS

This Contract is subject to the Child Support Assignment Orders Ordinance, Section 10.10 of the Los Angeles Administrative Code, as amended from time to time. Pursuant to the Child Support Assignment Orders Ordinance, **CONTRACTOR** will fully comply with all applicable State and Federal employment reporting requirements for **CONTRACTOR'S** employees. **CONTRACTOR** shall also certify (1) that the Principal Owner(s) of **CONTRACTOR** are in compliance with any Wage and Earnings Assignment Orders and Notices of Assignment applicable to them personally; (2) that **CONTRACTOR** will fully comply with all lawfully served Wage and Earnings Assignment Orders and Notices of Assignment in accordance with Section 5230, *et seq.* of the California Family Code; and (3) that **CONTRACTOR** will maintain such compliance throughout the term of this Contract.

Pursuant to Section 10.10(b) of the Los Angeles Administrative Code, the failure of **CONTRACTOR** to comply with all applicable reporting requirements or to implement lawfully served Wage and Earnings Assignment Orders or Notices of Assignment, or the failure of any Principal Owner(s) of **CONTRACTOR** to comply with any Wage and Earnings Assignment Orders or Notices of Assignment applicable to them personally, shall constitute a default by the **CONTRACTOR** under this Contract, subjecting this Contract to termination if such default shall continue for more than ninety (90) days after notice of such default to **CONTRACTOR** by the **CITY**.

Any subcontract entered into by **CONTRACTOR**, to the extent allowed hereunder, shall include a like provision for work to be performed under this Contract. Failure of **CONTRACTOR** to obtain compliance of its subcontractors shall constitute a default by **CONTRACTOR** under this Contract, subjecting this Contract to termination where such default shall continue for more than ninety (90) days after notice of such default to **CONTRACTOR** by the **CITY**.

CONTRACTOR certifies that, to the best of its knowledge, it is fully complying with the Earnings Assignment Orders of all employees, and is providing the names of all new employees to the New Hire Registry maintained by the Employment Development Department as set forth in Section 7110(b) of the California Public Contract Code.

PSC-31. LIVING WAGE ORDINANCE AND SERVICE CONTRACTOR WORKER RETENTION ORDINANCE

- A. Unless otherwise exempt, this Contract is subject to the applicable provisions of the Living Wage Ordinance (LWO), Section 10.37 *et seq.* of the Los Angeles Administrative Code, as amended from time to time, and the Service Contractor Worker Retention Ordinance (SCWRO), Section 10.36 *et seq.*, of the Los Angeles Administrative Code, as amended from time to time. These Ordinances require the following:
1. **CONTRACTOR** assures payment of a minimum initial wage rate to employees as defined in the LWO and as may be adjusted each July 1 and provision of compensated and uncompensated days off and health benefits, as defined in the LWO.
 2. **CONTRACTOR** further pledges that it will comply with federal law proscribing retaliation for union organizing and will not retaliate for activities related to the LWO. **CONTRACTOR** shall require each of its subcontractors within the meaning of the LWO to pledge to comply with the terms of federal law proscribing retaliation for union organizing. **CONTRACTOR** shall deliver the executed pledges from each such subcontractor to the **CITY** within ninety (90) days of the execution of the subcontract. **CONTRACTOR'S** delivery of executed pledges from each such subcontractor shall fully discharge the obligation of **CONTRACTOR** with respect to such pledges and fully discharge the obligation of **CONTRACTOR** to comply with the provision in the LWO contained in Section 10.37.6(c) concerning compliance with such federal law.
 3. **CONTRACTOR**, whether an employer, as defined in the LWO, or any other person employing individuals, shall not discharge, reduce in compensation, or otherwise discriminate against any employee for complaining to the **CITY** with regard to the employer's compliance or anticipated compliance with the LWO, for opposing any practice proscribed by the LWO, for participating in proceedings related to the LWO, for seeking to enforce his or her rights under the LWO by any lawful means, or otherwise asserting rights under the LWO. **CONTRACTOR** shall post the Notice of Prohibition Against Retaliation provided by the **CITY**.
 4. Any subcontract entered into by **CONTRACTOR** relating to this Contract, to the extent allowed hereunder, shall be subject to the provisions of PSC-31 and shall incorporate the provisions of the LWO and the SCWRO.

5. **CONTRACTOR** shall comply with all rules, regulations and policies promulgated by the **CITY'S** Designated Administrative Agency which may be amended from time to time.
- B. Under the provisions of Sections 10.36.3(c) and 10.37.6(c) of the Los Angeles Administrative Code, the **CITY** shall have the authority, under appropriate circumstances, to terminate this Contract and otherwise pursue legal remedies that may be available if the **CITY** determines that the subject **CONTRACTOR** has violated provisions of either the LWO or the SCWRO, or both.
 - C. Where under the LWO Section 10.37.6(d), the **CITY'S** Designated Administrative Agency has determined (a) that **CONTRACTOR** is in violation of the LWO in having failed to pay some or all of the living wage, and (b) that such violation has gone uncured, the **CITY** in such circumstances may impound monies otherwise due **CONTRACTOR** in accordance with the following procedures. Impoundment shall mean that from monies due **CONTRACTOR**, **CITY** may deduct the amount determined to be due and owing by **CONTRACTOR** to its employees. Such monies shall be placed in the holding account referred to in LWO Section 10.37.6(d)(3) and disposed of under procedures described therein through final and binding arbitration. Whether **CONTRACTOR** is to continue work following an impoundment shall remain in the sole discretion of the **CITY**. **CONTRACTOR** may not elect to discontinue work either because there has been an impoundment or because of the ultimate disposition of the impoundment by the arbitrator.
 - D. **CONTRACTOR** shall inform employees making less than Twelve Dollars (\$12.00) per hour of their possible right to the federal Earned Income Credit (EIC). **CONTRACTOR** shall also make available to employees the forms informing them about the EIC and forms required to secure advance EIC payments from **CONTRACTOR**.

PSC-32. AMERICANS WITH DISABILITIES ACT

CONTRACTOR hereby certifies that it will comply with the Americans with Disabilities Act, 42 U.S.C. §§ 12101 *et seq.*, and its implementing regulations. **CONTRACTOR** will provide reasonable accommodations to allow qualified individuals with disabilities to have access to and to participate in its programs, services and activities in accordance with the provisions of the Americans with Disabilities Act. **CONTRACTOR** will not discriminate against persons with disabilities nor against persons due to their relationship to or association with a person with a disability. Any subcontract entered into by **CONTRACTOR**, relating to this Contract, to the extent allowed hereunder, shall be subject to the provisions of this paragraph.

PSC-33. CONTRACTOR RESPONSIBILITY ORDINANCE

Unless otherwise exempt, this Contract is subject to the provisions of the Contractor Responsibility Ordinance, Section 10.40 *et seq.*, of the Los Angeles Administrative Code, as amended from time to time, which requires **CONTRACTOR** to update its responses to the responsibility questionnaire within thirty calendar days after any change to the responses previously provided if such change would affect **CONTRACTOR'S** fitness and ability to continue performing this Contract.

In accordance with the provisions of the Contractor Responsibility Ordinance, by signing this Contract, **CONTRACTOR** pledges, under penalty of perjury, to comply with all applicable federal, state and local laws in the performance of this Contract, including but not limited to, laws regarding health and safety, labor and employment, wages and hours, and licensing laws which affect employees. **CONTRACTOR** further agrees to: (1) notify the **CITY** within thirty calendar days after receiving notification that any government agency has initiated an investigation which may result in a finding that **CONTRACTOR** is not in compliance with all applicable federal, state and local laws in performance of this Contract; (2) notify the **CITY** within thirty calendar days of all findings by a government agency or court of competent jurisdiction that **CONTRACTOR** has violated the provisions of Section 10.40.3(a) of the Contractor Responsibility Ordinance; (3) unless exempt, ensure that its subcontractor(s), as defined in the Contractor Responsibility Ordinance, submit a Pledge of Compliance to the **CITY**; and (4) unless exempt, ensure that its subcontractor(s), as defined in the Contractor Responsibility Ordinance, comply with the requirements of the Pledge of Compliance and the requirement to notify the **CITY** within thirty calendar days after any government agency or court of competent jurisdiction has initiated an investigation or has found that the subcontractor has violated Section 10.40.3(a) of the Contractor Responsibility Ordinance in performance of the subcontract.

PSC-34. MINORITY, WOMEN, AND OTHER BUSINESS ENTERPRISE OUTREACH PROGRAM

CONTRACTOR agrees and obligates itself to utilize the services of Minority, Women and Other Business Enterprise firms on a level so designated in its proposal, if any. **CONTRACTOR** certifies that it has complied with Mayoral Directive 2001-26 regarding the Outreach Program for Personal Services Contracts Greater than \$100,000, if applicable. **CONTRACTOR** shall not change any of these designated subcontractors, nor shall **CONTRACTOR** reduce their level of effort, without prior written approval of the **CITY**, provided that such approval shall not be unreasonably withheld.

PSC-35. EQUAL BENEFITS ORDINANCE

Unless otherwise exempt, this Contract is subject to the provisions of the Equal Benefits Ordinance (EBO), Section 10.8.2.1 of the Los Angeles Administrative Code, as amended from time to time.

- A. During the performance of the Contract, **CONTRACTOR** certifies and represents that **CONTRACTOR** will comply with the EBO.
- B. The failure of **CONTRACTOR** to comply with the EBO will be deemed to be a material breach of this Contract by the **CITY**.
- C. If **CONTRACTOR** fails to comply with the EBO the **CITY** may cancel, terminate or suspend this Contract, in whole or in part, and all monies due or to become due under this Contract may be retained by the **CITY**. The **CITY** may also pursue any and all other remedies at law or in equity for any breach.
- D. Failure to comply with the EBO may be used as evidence against **CONTRACTOR** in actions taken pursuant to the provisions of Los Angeles Administrative Code Section 10.40 *et seq.*, Contractor Responsibility Ordinance.
- E. If the **CITY'S** Designated Administrative Agency determines that a **CONTRACTOR** has set up or used its contracting entity for the purpose of evading the intent of the EBO, the **CITY** may terminate the Contract. Violation of this provision may be used as evidence against **CONTRACTOR** in actions taken pursuant to the provisions of Los Angeles Administrative Code Section 10.40 *et seq.*, Contractor Responsibility Ordinance.

CONTRACTOR shall post the following statement in conspicuous places at its place of business available to employees and applicants for employment:

"During the performance of a Contract with the City of Los Angeles, the Contractor will provide equal benefits to its employees with spouses and its employees with domestic partners. Additional information about the City of Los Angeles' Equal Benefits Ordinance may be obtained from the Department of Public Works, Office of Contract Compliance at (213) 847-1922."

PSC-36. SLAVERY DISCLOSURE ORDINANCE

Unless otherwise exempt, this Contract is subject to the Slavery Disclosure Ordinance, Section 10.41 of the Los Angeles Administrative Code, as amended from time to time. **CONTRACTOR** certifies that it has complied with the applicable provisions of the Slavery Disclosure Ordinance. Failure to fully and accurately complete the affidavit may result in termination of this Contract.

EXHIBIT 1**INSURANCE CONTRACTUAL REQUIREMENTS**

CONTACT For additional information about compliance with City Insurance and Bond requirements, contact the Office of the City Administrative Officer, Risk Management at (213) 978-RISK (7475) or go online at www.lacity.org/cao/risk. The City approved Bond Assistance Program is available for those contractors who are unable to obtain the City-required performance bonds. A City approved insurance program may be available as a low cost alternative for contractors who are unable to obtain City-required insurance.

CONTRACTUAL REQUIREMENTS**CONTRACTOR AGREES THAT:**

1. **Additional Insured/Loss Payee.** The CITY must be included as an Additional Insured in applicable liability policies to cover the CITY'S liability arising out of the acts or omissions of the named insured. The CITY is to be named as an Additional Named Insured and a Loss Payee As Its Interests May Appear in property insurance in which the CITY has an interest, e.g., as a lien holder.

2. **Notice of Cancellation.** All required insurance will be maintained in full force for the duration of its business with the CITY. By ordinance, all required insurance must provide at least thirty (30) days' prior written notice (ten (10) days for non-payment of premium) directly to the CITY if your insurance company elects to cancel or materially reduce coverage or limits prior to the policy expiration date, for any reason except impairment of an aggregate limit due to prior claims.

3. **Primary Coverage.** CONTRACTOR will provide coverage that is primary with respect to any insurance or self-insurance of the CITY. The CITY'S program shall be excess of this insurance and non-contributing.

4. **Modification of Coverage.** The CITY reserves the right at any time during the term of this Contract to change the amounts and types of insurance required hereunder by giving CONTRACTOR ninety (90) days' advance written notice of such change. If such change should result in substantial additional cost to CONTRACTOR, the CITY agrees to negotiate additional compensation proportional to the increased benefit to the CITY.

5. **Failure to Procure Insurance.** All required insurance must be submitted and approved by the Office of the City Administrative Officer, Risk Management prior to the inception of any operations by CONTRACTOR.

CONTRACTOR'S failure to procure or maintain required insurance or a self-insurance program during the entire term of this Contract shall constitute a material breach of this Contract under which the CITY may immediately suspend or terminate this Contract or, at its discretion, procure or renew such insurance to protect the CITY'S interests and pay any and all premiums in connection therewith and recover all monies so paid from CONTRACTOR.

6. **Workers' Compensation.** By signing this Contract, CONTRACTOR hereby certifies that it is aware of the provisions of Section 3700 *et seq.*, of the California Labor Code which require every employer to be insured against liability for Workers' Compensation or to undertake

CITYWIDE BUSINESS IMPROVEMENT DISTRICT PROGRAM NONPROFIT SERVICE PROVIDER AGREEMENTS INSURANCE REQUIREMENTS

Unless otherwise specified, Corporation/Consultant shall maintain limits no less than:

General Liability

General Liability Coverage of \$1,000,000 per occurrence is required. If commercial general liability or other form with a general aggregate limit is used, either the general aggregate limit shall apply separately to this project/location or the general aggregate limit shall be twice the required occurrence limit (e.g. \$2,000,000)

Directors and Officers Liability Coverage

Director and Officers Liability coverage with a minimum liability limit of \$1,000,000 is required.

Workers' Compensation Coverage

Workers' Compensation coverage with a minimum statutory liability limit of \$1,000,000 is required.

**LOS ANGELES CITY CLERK
NEIGHBORHOOD AND BUSINESS
IMPROVEMENT DISTRICT DIVISION
200 NORTH SPRING STREET, ROOM 224
LOS ANGELES, CA 90012**

CITY OF LOS ANGELES

INSTRUCTIONS AND INFORMATION
ON COMPLYING WITH CITY INSURANCE REQUIREMENTS

(Share this information with your insurance agent or broker)

1. **Agreement/Reference** All evidence of insurance must identify the nature of your business with the CITY. Clearly show any assigned number of a bid, contract, lease, permit, etc. or give the project name and the job site or street address to ensure that your submission will be properly credited. Provide the **types of coverage and minimum dollar amounts** specified on the Required Insurance and Minimum Limits sheet (Form Gen. 146) included in your CITY documents.

2. **When to submit** Normally, no work may begin until a CITY insurance certificate approval number ("CA number") has been obtained, so insurance documents should be submitted as early as practicable. For **As-needed Contracts**, insurance need not be submitted until a specific job has been awarded. **Design Professionals** coverage for new construction work may be submitted simultaneously with final plans and drawings, but before construction commences.

3. **Acceptable Evidence and Approval** Electronic submission is the best method of submitting your documents. **Track4LA®** is the CITY's online insurance compliance system and is designed to make the experience of submitting and retrieving insurance information quick and easy. The system is designed to be used by insurance brokers and agents as they submit client insurance certificates directly to the City. It uses the standard insurance industry form known as the **ACORD 25 Certificate of Liability Insurance** in electronic format – the CITY is a licensed redistributor of ACORD forms. Track4LA® advantages include standardized, universally accepted forms, paperless approval transactions (24 hours, 7 days per week), and security checks and balances. The easiest and quickest way to obtain approval of your insurance is to have your insurance broker or agent access **Track4LA®** at <http://track4la.lacity.org> and follow the instructions to register and submit the appropriate proof of insurance on your behalf.

Insurance industry certificates other than the ACORD 25 that have been approved by the State of California may be accepted, however *submissions other than through Track4LA® will significantly delay the insurance approval process as documents will have to be manually processed.* All Certificates must provide a thirty (30) days' cancellation notice provision (ten (10) days for non-payment of premium) AND an Additional Insured Endorsement naming the CITY an additional insured completed by your insurance company or its designee. If the policy includes an automatic or blanket additional insured endorsement, the Certificate must state the CITY is an automatic or blanket additional insured. An endorsement naming the CITY an Additional Named Insured and Loss Payee as Its Interests May Appear is required on property policies. All evidence of insurance must be authorized by a person with authority to bind coverage, whether that is the authorized agent/broker or insurance underwriter. Completed **Insurance Industry Certificates other than ACORD 25 Certificates** are sent electronically to CAO.insurance.bonds@lacity.org.

Additional Insured Endorsements DO NOT apply to the following:

- Indication of compliance with statute, such as Workers' Compensation Law.
- Professional Liability insurance.

Verification of approved insurance and bonds may be obtained by checking **Track4LA®**, the CITY's online insurance compliance system, at <http://track4la.lacity.org>.

4. **Renewal** When an existing policy is renewed, have your insurance broker or agent submit a new Acord 25 Certificate or edit the existing Acord 25 Certificate through **Track4LA®** at <http://track4la.lacity.org>.

5. **Alternative Programs/Self-Insurance** Risk financing mechanisms such as Risk Retention Groups, Risk Purchasing Groups, off-shore carriers, captive insurance programs and self-insurance programs are subject to separate approval after the CITY has reviewed the relevant audited financial statements. To initiate a review of your program, you should complete the Applicant's Declaration of Self Insurance form (<http://cao.lacity.org/risk/InsuranceForms.htm>) to the Office of the City Administrative Officer, Risk Management for consideration.

6. **General Liability** insurance covering your operations (and products, where applicable) is required whenever the CITY is at risk of third-party claims which may arise out of your work or your presence or special event on City premises. **Sexual Misconduct** coverage is a required coverage when the work performed involves minors. **Fire Legal Liability** is required for persons occupying a portion of CITY premises. Information on two CITY insurance programs, the SPARTA program, an optional source of low-cost insurance which meets the most minimum requirements, and the Special Events Liability Insurance Program, which provides liability coverage for short-term special events on CITY premises or streets, is available at (www.2sparta.com), or by calling (800) 420-0555.

7. **Automobile Liability** insurance is required only when vehicles are used in performing the work of your Contract or when they are driven off-road on CITY premises; it is not required for simple commuting unless CITY is paying mileage. However, compliance with California law requiring auto liability insurance is a contractual requirement.

8. **Errors and Omissions** coverage will be specified on a project-by-project basis if you are working as a licensed or other professional. The length of the claims discovery period required will vary with the circumstances of the individual job.

9. **Workers' Compensation and Employer's Liability** insurance are not required for single-person contractors. However, under state law these coverages (or a copy of the state's Consent To Self Insure) must be provided if you have any employees at any time during the period of this contract. Contractors with no employees must complete a Request for Waiver of Workers' Compensation Insurance Requirement (<http://cao.lacity.org/risk/InsuranceForms.htm>). A **Waiver of Subrogation** on the coverage is required only for jobs where your employees are working on CITY premises under hazardous conditions, e.g., uneven terrain, scaffolding, caustic chemicals, toxic materials, power tools, etc. The Waiver of Subrogation waives the insurer's right to recover (from the CITY) any workers' compensation paid to an injured employee of the contractor.

10. **Property Insurance** is required for persons having exclusive use of premises or equipment owned or controlled by the CITY. **Builder's Risk/Course of Construction** is required during construction projects and should include building materials in transit and stored at the project site.

11. **Surety** coverage may be required to guarantee performance of work and payment to vendors and suppliers. A **Crime Policy** may be required to handle CITY funds or securities, and under certain other conditions. **Specialty coverages** may be needed for certain operations. For assistance in obtaining the CITY required bid, performance and payment surety bonds, please see the City of Los Angeles Bond Assistance Program website address at <http://cao.lacity.org/risk/BondAssistanceProgram.pdf> or call (213) 258-3000 for more information.

Exhibit 1 (Continued) Required Insurance and Minimum Limits

Name: _____ Date: _____

Agreement/Reference: _____

Evidence of coverages checked below, with the specified minimum limits, must be submitted and approved prior to occupancy/start of operations. Amounts shown are Combined Single Limits ("CSLs"). For Automobile Liability, split limits may be substituted for a CSL if the total per occurrence equals or exceeds the CSL amount.

	Limits
Workers' Compensation – Workers' Compensation (WC) and Employer's Liability (EL)	WC <u>Statutory</u> EL _____
<input type="checkbox"/> Waiver of Subrogation in favor of City <input type="checkbox"/> Longshore & Harbor Workers <input type="checkbox"/> Jones Act	
<hr/>	
General Liability	
<input type="checkbox"/> Products/Completed Operations <input type="checkbox"/> Sexual Misconduct _____ <input type="checkbox"/> Fire Legal Liability _____ <input type="checkbox"/> _____	
<hr/>	
Automobile Liability (for any and all vehicles used for this Contract, other than commuting to/from work)	
<hr/>	
Professional Liability (Errors and Omissions)	
<hr/>	
Property Insurance (to cover replacement cost of building – as determined by insurance company)	
<input type="checkbox"/> All Risk Coverage <input type="checkbox"/> Boiler and Machinery <input type="checkbox"/> Flood _____ <input type="checkbox"/> Builder's Risk <input type="checkbox"/> Earthquake _____ <input type="checkbox"/> _____	
<hr/>	
Pollution Liability	
<input type="checkbox"/> _____	
<hr/>	
Surety Bonds – Performance and Payment (Labor and Materials) Bonds	100 % of Contract Price
Crime Insurance	_____
<hr/>	

Other: _____

self-insurance in accordance with the provisions of that Code, and that it will comply with such provisions at all time during the performance of the work pursuant to this Contract.

7. California Licensee. All insurance must be provided by an insurer admitted to do business in California or written through a California-licensed surplus lines broker or through an insurer otherwise acceptable to the CITY. Non-admitted coverage must contain a **Service of Suit** clause in which the underwriters agree to submit as necessary to the jurisdiction of a California court in the event of a coverage dispute. Service of process for this purpose must be allowed upon an agent in California designated by the insurer or upon the California Insurance Commissioner.

8. Aggregate Limits/Impairment. If any of the required insurance coverages contain annual aggregate limits, CONTRACTOR must give the CITY written notice of any pending claim or lawsuit which will materially diminish the aggregate within thirty (30) days of knowledge of same. You must take appropriate steps to restore the impaired aggregates or provide replacement insurance protection within thirty (30) days of knowledge of same. The CITY has the option to specify the minimum acceptable aggregate limit for each line of coverage required. No substantial reductions in scope of coverage which may affect the CITY'S protection are allowed without the CITY'S prior written consent.

9. Commencement of Work. For purposes of insurance coverage only, this Contract will be deemed to have been executed immediately upon any party hereto taking any steps that can be considered to be in furtherance of or towards performance of this Contract. The requirements in this Section supersede all other sections and provisions of this Contract, including, but not limited to, PSC-4, to the extent that any other section or provision conflicts with or impairs the provisions of this Section.

CITYWIDE BUSINESS IMPROVEMENT DISTRICT PROGRAM NONPROFIT SERVICE PROVIDER AGREEMENTS INSURANCE REQUIREMENTS

Unless otherwise specified, Corporation/Consultant shall maintain limits no less than:

General Liability

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Directors and Officers Liability Coverage

Director and Officers Liability coverage with a minimum liability limit of \$1,000,000 is required.

Workers' Compensation Coverage

Workers' Compensation coverage with a minimum statutory liability limit of \$1,000,000 is required.

**LOS ANGELES CITY CLERK
NEIGHBORHOOD AND BUSINESS
IMPROVEMENT DISTRICT DIVISION
200 NORTH SPRING STREET, ROOM 224
LOS ANGELES, CA 90012**



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
05/15/2014

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER IOA Insurance Services 2180 HARVARD STREET SUITE 450 SACRAMENTO CA 95815	CONTACT NAME: Teresa Rulon PHONE (A/C, No, Ext): 9166927004 E-MAIL ADDRESS: teresa.rulon@ioausa.com FAX (A/C, No): INSURER(S) AFFORDING COVERAGE INSURER A: Nonprofits Insurance Alliance of CA INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:
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COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input checked="" type="checkbox"/> LOC	Y	N	201439905	05/12/2014	05/12/2015	EACH OCCURRENCE \$1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$500,000 MED EXP (Any one person) \$20,000 PERSONAL & ADV INJURY \$1,000,000 GENERAL AGGREGATE \$2,000,000 PRODUCTS - COMP/OP AGG \$2,000,000
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	UMBRELLA LIAB EXCESS LIAB DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICE/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N/A					WC STATUTORY LIMITS E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A	Directors & Officers		N	201439905DO	05/12/2014	05/12/2015	Per Claim 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

RE: Evidence of Coverage

CERTIFICATE HOLDER

City of Los Angeles and all of its Agencies, Boards and Departments 200 North Main Street City Hall East, Suite 1240 Los Angeles CA 90012	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE Teresa Rulon
--	---

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EX-1

City of Los Angeles
Request for Waiver
Workers' Compensation Insurance Requirement

Business

Legal Name: Arts District Los Angeles

Address: 6315 Bandini Blvd.
Commerce, CA 90040

Legal Form ☐ Sole Proprietor ☐ Limited Partnership ☐ General Partnership ☒ ^{non-profit} Corporation
☐ Business Trust ☐ Limited Liability Company ☐ Other: _____

Contact Person (Name and Telephone): Steve Gibson 323-588-0408

City Reference

City Agency City Clerk Contact Name/Telephone R. Smith (813-977-1121)

Document Reference: Arts Dist. LA Admin Any work performed on City Premises? ☐ Yes ☒ No
(bid, contract, job no., location, etc.)

Nature of work to be performed for City: Administration of the Arts District
Los Angeles Bus. Inv. Ment.

Declaration:

With respect to the above-mentioned business, I hereby warrant that the business has no employees other than the owners, officers, directors, partners or other principals who have elected to be exempt from Worker's Compensation coverage in accordance with California law. I further warrant that I understand the requirements of Section 3700 et seq. of the California Labor Code with respect to providing Worker's Compensation coverage for any employees of the above mentioned business. I agree to comply with the code requirements and all other applicable laws and regulations regarding workers compensation, payroll taxes, FICA and tax withholding and similar employment issues. I further agree to hold the City of Los Angeles harmless from loss or liability which may arise from the failure of the above-mentioned business to comply with any such laws or regulations. I therefore request that the City of Los Angeles waive its requirement for evidence of Workers' Compensation insurance in connection with the above-referenced work.

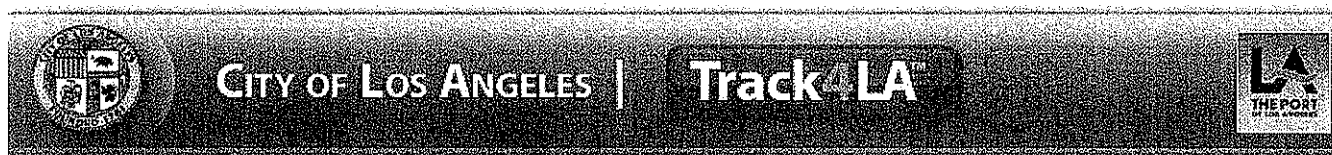
Signature

Steve A. Gibson
Owner, Officer, Director, Partnership or other Principal

Risk Management Approval:

Executive Director
Title

4/25/18
Date


[Search Again](#) [Helpful Hints](#)
ACCEPTED INSURANCE information for CA Number: 165881

CA No.	165881	Contract No	
Insured Name	Arts District Los Angeles		
Acceptance Date	05/08/2014	Cancel Date	
Temp Date		Reinstate Date	
Cancel/Reinstate Status			
Notes:	City Clerk		

Other Name Type	Other Name
No other name found	

Coverage Type	Request for Waiver	Limits	\$9,999,999
Continuous	No	Carrier	N/A
Policy No	for the W.C.	Effective Date	04/25/2014
Waiver of subrogation		Expiration Date	04/25/2015

Documents submitted to the City of LA are public records and will be available for public inspection and copying as required by law.

For questions regarding City of Los Angeles insurance/bonds, please contact:

Phone: 213-978-7475
 e-mail: CAO.Risk.Mgmt
 Website: [CAO.Risk.Mgmt](http://ibts.lacity.org)

For questions regarding Port of Los Angeles (Harbor Department) insurance/bonds, please contact:

Phone: 310-732-3758
 e-mail: POLA.Risk.Mgmt
 Website: [POLA.Home](http://ibts.lacity.org)

Property of [The City of Los Angeles](#), [Disclaimer](#)

City of Los Angeles

CERTIFICATION OF COMPLIANCE WITH CHILD SUPPORT OBLIGATIONS

This document must be returned with the Proposal/Bid Response

The undersigned hereby agrees that Arts District Los Angeles will:
Name of Business

1. Fully comply with all applicable State and Federal employment reporting requirements for its employees.
2. Fully comply with and implement all lawfully served Wage and Earnings Assignment Orders and Notices of Assignment.
3. Certify that the principal owner(s) of the business are in compliance with any Wage and Earnings Assignment Orders and Notices of Assignment applicable to them personally.
4. Certify that the business will maintain such compliance throughout the term of the contract.

I declare under penalty of perjury that the foregoing is true and was executed at:

Los Angeles, Los Angeles, California
City/County/State

4/25/2014
Date

Arts District Los Angeles 6315 Bandini Boulevard Commerce, CA 90040
Name of Business Address

Stephan A. Gilson Stephan A. Gilson
Signature of Authorized Officer or Representative Print Name

Executive Director (323) 588-0408
Title Telephone Number

LWO – DEPARTMENTAL DETERMINATION FORM

REQUIRED DOCUMENTATION FOR ALL CONTRACTS

This form will aid Awarding Departments with determining whether or not a contract is subject to the LWO. It must be completed by the AWARDING DEPARTMENT and submitted to the Office of Contract Compliance **AFTER THE CONTRACT HAS BEEN EXECUTED**. INCOMPLETE SUBMISSIONS WILL BE RETURNED. Please refer to the endnotes for more details.

AWARDING DEPARTMENT INFO			
Dept: <u>City of Miami</u>	Contract Administrator: <u>ALC</u>	Contact Phone: <u>213-9787111</u>	MS# <u>155</u>
CONTRACT INFO			
Contractor Name: <u>AMS Development LLC</u>	Contract #		
Contractor Address: <u>6715 Borden Blvd</u>	City: <u>Conover</u>	State: <u>VA</u>	Zip: <u>90090</u>
Project/Contract Name: <u>AMS Development LLC</u>			
Purpose of Contract: <u>Residential</u>			
Contract Amount: \$ <u>111</u>	Term: Start Date <u>1/1/14</u>	End Date <u>12/31/18</u>	
SECTION I: DETERMINING APPLICABILITY TO LWO			
1 Check off ONE box that best describes the contract, then Continue to #2: This is a <input checked="" type="checkbox"/> New Contract <input type="checkbox"/> Contract Amendment			
2 If you checked off "New Contract" above, SKIP to Question #5 to determine whether this New Contract is subject to the LWO.			
3 If you checked off "Contract Amendment", Please answer the following questions about the original contract:			
a Was the original contract subject to the LWO?		<input type="checkbox"/> Yes <input type="checkbox"/> No	
b Was the original contract approved for an exemption?		<input type="checkbox"/> Yes <input type="checkbox"/> No If YES, please note what type of exemption it received:	
4 If you checked off YES to 3a OR 3b, THIS FORM IS NOW COMPLETE – PLEASE SUBMIT PAGE 1 ONLY TO OCC. If you checked off NO to 3a AND 3b, Continue to #5 to determine whether this Contract Amendment is subject to the LWO.			
5 Check off ONE box in Parts A, B, C or D below that best describes the contract, then Continue to #6:			
These are contracts NOT SUBJECT, NOT APPLICABLE TO LWO:		These contracts MAY or MAY NOT BE SUBJECT, or MAY or MAY NOT BE APPLICABLE TO LWO:	
PART A		PART B	PART C PART D
<input type="checkbox"/> Service contract that is less than 3 months OR \$25,000 or less ¹		<input type="checkbox"/> Service contract that is at least 3 months AND over \$25,000.	<input type="checkbox"/> Public leases or licenses
<input type="checkbox"/> Other governmental entity ²			<input type="checkbox"/> City Financial Assistance Recipient (CFAR) ⁷
<input type="checkbox"/> Purchase or rental of goods, equipment, property ³			
<input type="checkbox"/> Construction contract ⁴			
<input checked="" type="checkbox"/> Funded by Business Improvement District (BID) assessment money ⁵			
<input type="checkbox"/> Financial assistance is below both LWO CFAR thresholds ⁶			
(a) Financial assistance must be less than \$1 Million in a 12-month period AND (b) is less than \$100,000 if on a continuing basis (such as a loan at a rate lower than the Applicable Federal Rate).			
6 If you checked off any box in Part A - THIS FORM IS NOW COMPLETE – PLEASE SUBMIT PAGE 1 ONLY TO OCC.			
7 If you checked off a box in Part B or C, SKIP TO #9.			
8 If you checked off the box in Part D, SKIP TO #13.			
9 If you have a service contract, answer questions a, c and d ONLY, then Continue to #10. If you have a public lease/license, answer questions b, c and d ONLY, then Continue to #10.			
a Are some of the services rendered by employees whose work site is on property owned by the City?		YES	NO
b Are the services rendered on premises at least a portion of which is visited by substantial numbers of the public on a frequent basis (including, but not limited to, airport passenger terminals, parking lots, golf courses, recreational facilities)?		<input type="checkbox"/>	<input type="checkbox"/>
c Could the services feasibly be performed by City employees if the awarding authority had the requisite financial and staffing resources?		<input type="checkbox"/>	<input type="checkbox"/>
d Has the DAA determined in writing that coverage would further the proprietary interests of the City?		<input type="checkbox"/>	<input type="checkbox"/>
10 If you checked off ANY boxes in the YES column, this contract is APPLICABLE TO THE LWO (it is SUBJECT). Continue onto SECTION II. Otherwise, continue to #11.			
11 You DID NOT check off ANY boxes in the YES column. This contract is NOT APPLICABLE TO THE LWO (it is NOT SUBJECT). Fill and submit LW-10, OCC Exemption Application for approval prior to contract execution found here: http://bca.lacity.org/index.cfm?next=ee&next_body=div_occ_lwo_forms.cfm , then Continue to #12.			
12 Has the exemption been approved? If YES, THIS FORM IS NOW COMPLETE – Once the contract has been executed, SUBMIT LW-1, Page 1 ONLY and the APPROVED EXEMPTION FORM to OCC. If NO, Continue onto SECTION IV.			
13 Answer the following question to determine whether the CFAR is subject to the LWO, then Continue to #14.			
a Does the agreement intend to promote economic development?		YES	NO
<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
14 If you checked off NO this contract is NOT APPLICABLE TO THE LWO (it is NOT SUBJECT). PLEASE SUBMIT PAGE 1 ONLY TO OCC. Otherwise, Continue to Question #15.			
15 Answer the following questions to determine whether the CFAR is subject to the LWO:			
a Is the Financial Assistance given in a 12-month period and above \$1 Million?		YES	NO
b Is the Financial Assistance \$100,000 or more on a continuing basis?		<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
16 If you checked off ANY boxes in the YES column, this contract is APPLICABLE TO THE LWO (it is SUBJECT). Continue onto SECTION II. Otherwise, this contract is NOT APPLICABLE TO THE LWO (it is NOT SUBJECT). PLEASE SUBMIT PAGE 1 ONLY TO OCC.			

ENDNOTES FOR LWO DEPARTMENTAL DETERMINATION FORM - LW-1

EXHIBIT

¹ **Less than three months OR less than \$25,000 - LAAC 10.37.1(j):** Service contracts or Authority for Expenditures that do not meet these thresholds are not categorically exempt from the LWO.

² **Governmental Entities - LAAC 10.37.1(g):** Agreements with governmental entities are exempt from the requirements of the LWO. If an agreement is exempt from the LWO because the contractor is a governmental entity, subcontractors performing work for the governmental entity on the agreement are also exempt.

³ **Purchase of Goods, Property, or a Lease of Property with City as Lessee - LAAC 10.37.1(j):** Such contracts are categorically exempt from the LWO unless they include a service component that is more than just incidental. - "Incidental services" means services that are: (1) part of an agreement for which the primary purpose is to purchase or rent goods or equipment; and (2) performed on a non-recurring and irregular basis. Services are not incidental, even if the primary purpose of the agreement is to purchase goods or equipment, if the agreement provides that services are to be performed on a regular schedule, or if the awarding authority anticipates that services will be needed on a regular basis during the life of the agreement.

⁴ **Construction contracts LAAC 10.37.1(j):** Construction contracts that do not conform to the definition of a service contract are categorically exempt from the LWO.

⁵ **Business Improvement Districts (BID):** Service agreements funded with the BID's assessment monies are categorically exempt from the LWO (see also Regulation #11). Agreements to provide services related to a BID that are not funded with the BID's assessment money remain subject to the LWO unless they otherwise qualify for an exemption.

⁶ **City Financial Assistance Below LWO Thresholds - LAAC 10.37.1(c):** Agreements that provide a contractor with City financial assistance intended to promote economic development or job growth are categorically exempt from the LWO if they do not meet either of the monetary thresholds described in the LWO.

Thus, such agreements are categorically exempt from the LWO if the assistance given in a 12-month period is below \$1,000,000 and less than \$100,000 per year on a continuing basis. Example: The City approves a loan to a contractor of \$5,000,000 for the development of shopping center that will create new jobs. The loan is for 20 years at an interest rate of 4%. At the time the awarding authority grants approval for the loan, the Applicable Federal Rate (AFR) referenced in the LWO is 4.6%.

This contract is not subject to the LWO because it does not meet the financial thresholds, as explained below:

The amount of financial assistance used to determine whether the contractor meets the LWO thresholds is the amount the contractor saves in interest payments. To determine the amount of savings on interest payments (the financial assistance), the annual savings on interest rate is calculated as follows:

Financial Assistance = (Amount of Loan @ AFR) - (Amount of Loan @ City rate)

Financial Assistance = (\$5,000,000 x 4.6%) - (\$5,000,000 x 4%)

Financial Assistance = \$230,000 - \$200,000

Financial Assistance = \$30,000

Thus, the contractor receives \$30,000 in financial assistance per year for the next 20 years. This is less than \$1 Million in a year, and less \$100,000 per year on a continuing basis. Therefore, the contractor is exempt from the LWO. No approval from the OCC is required, and the awarding department may indicate this exemption on the Departmental Determination of Coverage form.

⁷ **City Financial Assistance Recipient -** Means any person who receives from the City discrete financial assistance for economic development or job growth expressly articulated and identified by the City, as contrasted with generalized financial assistance such as through tax legislation, in accordance with the following monetary limitations. Assistance given in the amount of one million dollars (\$1,000,000) or more in any twelve-month period shall require compliance with this article for five years from the date such assistance reaches the one million dollar (\$1,000,000) threshold. For assistance in any twelve-month period totaling less than one million dollars (\$1,000,000) but at least one hundred thousand dollars (\$100,000), there shall be compliance for one year if at least one hundred thousand dollars (\$100,000) of such assistance is given in what is reasonably contemplated at the time to be on a continuing basis, with the period of compliance beginning when the accrual during such twelve-month period of such continuing assistance reaches the one-hundred thousand dollar (\$100,000) threshold.

Categories of such assistance include, but are not limited to, bond financing, planning assistance, tax increment financing exclusively by the City, and tax credits, and shall not include assistance provided by the Community Development Bank. City staff assistance shall not be regarded as financial assistance for purposes of this article. A loan shall not be regarded as financial assistance. The forgiveness of a loan shall be regarded as financial assistance. A loan shall be regarded as financial assistance to the extent of any differential between the amount of the loan and the present value of the payments thereunder, discounted over the life of the loan by the applicable federal rate as used in 26 U.S.C. § 91274(d), 7872(f). A recipient shall not be deemed to include lessees and sublessees.

CERTIFICATION REGARDING COMPLIANCE WITH THE
AMERICANS WITH DISABILITIES ACT

The undersigned certifies, that to the best of his/her knowledge and belief, that:

1. The Contractor/Borrower/Agency (hereafter Contractor) is in compliance with and will continue to comply with the American with Disabilities Act 42 U.S.C. 1201 et seq. and its implementing regulations.
2. The Contractor will provide for reasonable accommodations to allow qualified individuals with disabilities to have access to and participate in its programs, services and activities in accordance with the provisions of the Americans with Disabilities Act.
3. The Contractor will not discriminate against persons with disabilities nor against persons due to their relationship or association with a person with a disability.
4. The Contractor will require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans and cooperative Contracts) and that all subrecipients shall certify and disclose accordingly.
5. This certification is a material representation of fact upon which reliance was placed when the parted entered into this transaction.

Contract NUMBER _____

Arts District Los Angeles
CONTRACTOR/BORROWER/AGENCY

Stephen A. Gibson Executive Director
NAME AND TITLE OF AUTHORIZED REPRESENTATIVE

SIGNATURE

DATE

Stephen A. Gibson

4/28/14

EX-5
CITY OF LOS ANGELES
CONTRACTOR RESPONSIBILITY ORDINANCE

CIBN

MAY 1 2 11

RECEIVED

CRO QUESTIONNAIRE RECEIPT VERIFICATION FORM

To verify the Contractor Responsibility Ordinance's (CRO) compliance, this form must be completed by the Awarding Authority and submitted to the appropriate Designated Administrative Agency (DAA) along with the Responsibility Questionnaires. Upon receipt of the Questionnaires, the DAA will return this signed form to the Awarding Authority. **The Awarding Authority must attach the certified form to each draft contract for review by the Office of the City Attorney. No contract may be executed unless a certified Receipt Verification Form indicates that the CRO requirement has been met.**

1. Information Regarding Proposed Contract

Project Name/Description: ARTS DISTRICT LOS ANGELES BID ADMINISTRATION

RFB/RFQ/RFP # (if any):	Date RFB/RFQ/RFP Released:
Procuring Dept.: <u>CITY CLERK</u>	Mail Stop #: <u>159</u>
Name of Dept. Contact: <u>RICK SCOTT</u>	Phone: <u>(213) 978-1121</u>

2. Questionnaires Are Submitted for the Following Bidders/Proposers/Proposed Contractors:

Company Name: <u>ARTS DISTRICT LOS ANGELES</u>		
Company Address: <u>6315 BANDINI BLVD</u>		
City: <u>COMMERCE</u>	State: <u>CA</u>	Zip: <u>90040</u>

Company Name:		
Company Address:		
City:	State:	Zip:

Company Name:		
Company Address:		
City:	State:	Zip:

Company Name:		
Company Address:		
City:	State:	Zip:

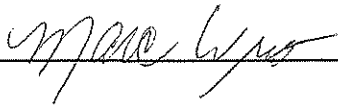
FOR DAA USE ONLY – VERIFICATION REGARDING RECEIPT

The Responsibility Questionnaires for the bidders/proposers/proposed contractors listed above were received on (date) 5/7/14.

The Questionnaires were processed by:

☒ Dept. of Public Works for Construction Contracts and **Service** Contracts
☐ Dept. of General Services for Procurement Contracts

Authorized DAA Representative (Print Name) Marc Wright Phone (213) 847-2408

DAA Representative Signature  Date 5/7/14

CITY OF LOS ANGELES

PLEDGE OF COMPLIANCE WITH CONTRACTOR RESPONSIBILITY ORDINANCE

Los Angeles Administrative Code (LAAC) Section 10.40 et seq. (Contractor Responsibility Ordinance) provides that, unless specifically exempt, City contractors working under service contracts of at least \$25,000 and three months, contracts for the purchase of goods and products of at least \$100,000, contracts for the purchase of garments of at least \$25,000, and construction contracts of any amount; public lessees; public licensees; and certain recipients of City financial assistance or City grant funds, shall comply with all applicable provisions of the Ordinance. Upon award of a City contract, public lease, public license, financial assistance or grant, the contractor, public lessee, public licensee, City financial assistance recipient, or grant recipient, and any its subcontractor(s), shall submit this Pledge of Compliance to the awarding authority.

The contractor agrees to comply with the Contractor Responsibility Ordinance and the following provisions:

- (a) To comply with all federal, state, and local laws in the performance of the contract, including but not limited to laws regarding health and safety, labor and employment, wage and hours, and licensing laws, which affect employees.
- (b) To notify the awarding authority within 30 calendar days after receiving notification that any governmental agency has initiated an investigation which may result in a finding that the contractor did not comply with any federal, state, or local law in the performance of the contract, including but not limited to laws regarding health and safety, labor and employment, wage and hours, and licensing laws, which affect employees.
- (c) To notify the awarding authority within 30 calendar days of all findings by a governmental agency or court of competent jurisdiction that the contractor has violated any federal, state, or local law in the performance of the contract, including but not limited to laws regarding health and safety, labor and employment, wage and hours, and licensing laws which affect employees.
- (d) If applicable, to provide the awarding authority, within 30 calendar days, updated responses to the Responsibility Questionnaire if any change occurs which would change any response contained within the Responsibility Questionnaire and such change would affect the contractor's fitness and ability to continue the contract.
- (e) To ensure that subcontractors working on the City agreement (including contractors or subcontractors of a public lessee, licensee, sublessee, or sublicensee that perform or assist in performing services on the leased or licensed premises) shall comply with all federal, state, and local laws in the performance of the contract, including but not limited to laws regarding health and safety, labor and employment, wage and hours, and licensing laws, which affect employees.
- (f) To ensure that subcontractors working on the City agreement (including contractors or subcontractors of a public lessee, licensee, sublessee, sublicensee that perform or assist in performing services on the leased or licensed premises) submit a Pledge of Compliance.
- (g) To ensure that subcontractors working on the City agreement (including contractors or subcontractors of a public lessee, licensee, sublessee, or sublicensee that perform or assist in performing services on the leased or licensed premises) shall comply with paragraphs (b) and (c).

Failure to complete and submit this form to the Awarding Authority may result in withholding of payments by the City Controller, or contract termination.

Arts District Los Angeles 6315 Bandini Blvd. Commerce, CA 90040 323.588.0468
Company Name, Address and Phone Number

Steve A. Gibson
Signature of Officer or Authorized Representative

4/25/14
Date

Stephen A. Gibson, Executive Director
Print Name and Title of Officer or Authorized Representative

City Clerk / MBSO
Awarding City Department

Contract Number

**CITY OF LOS ANGELES
RESPONSIBILITY QUESTIONNAIRE**

RESPONSES TO THE QUESTIONS CONTAINED IN THIS QUESTIONNAIRE MUST BE SUBMITTED ON THIS FORM. In responding to the Questionnaire, neither the City form, nor any of the questions contained therein, may be retyped, recreated, modified, altered, or changed in any way, in whole or in part. Bidders or Proposers that submit responses on a form that has been retyped, recreated, modified, altered, or changed in any way shall be deemed non-responsive.

The signatory of this Questionnaire guarantees the truth and accuracy of all statements and answers to the questions herein. Failure to complete and return this questionnaire, any false statements, or failure to answer (a) question(s) when required, may render the bid/proposal non-responsive. All responses must be typewritten or printed in ink. Where an explanation is required or where additional space is needed to explain an answer, use the Responsibility Questionnaire Attachments. Submit the completed form and all attachments to the awarding authority. Retain a copy of this completed form for future reference. Contractors must submit updated information to the awarding authority if changes have occurred that would render any of the responses inaccurate in any way. Updates must be submitted to the awarding authority within 30 days of the change(s).

A. CONTACT INFORMATION

CITY DEPARTMENT INFORMATION

City Clerk AKSant 213-978-1121
City Department/Division Awarding Contract City Contact Person Phone
Arts District Los Angeles BID Administration
City Bid or Contract Number (if applicable) and Project Title

BIDDER/CONTRACTOR INFORMATION

Arts District Los Angeles
Bidder/Proposer Business Name
16315 Bandini Blvd. Commerce CA 90040
Street Address City State Zip
Stephen Gibson, Executive Director 323-588-0408 323-726-1988
Contact Person, Title Phone Fax

TYPE OF SUBMISSION:

The Questionnaire being submitted is:

- ☒ An initial submission of a completed Questionnaire.
☐ An update of a prior Questionnaire dated ____/____/____.
☐ No change. I certify under penalty of perjury under the laws of the State of California that there has been no change to any of the responses since the last Responsibility Questionnaire dated ____/____/____ was submitted by the firm. Attach a copy of that Questionnaire and sign below.

Stephen A. Gibson, Executive Director Steve A. Gibson 4/25/14
Print Name, Title Signature Date

TOTAL NUMBER OF PAGES SUBMITTED, INCLUDING ALL ATTACHMENTS: _____

EXHIBIT 5 SERVICE

B. BUSINESS ORGANIZATION/STRUCTURE

Indicate the organizational structure of your firm. "Firm" includes a sole proprietorship, corporation, joint venture, consortium, association, or any combination thereof.

☒ **Corporation:** Date incorporated: 7/18/2013 State of incorporation: California

List the corporation's current officers.

President: Dilip K. Bhavnani

Vice President: Matt Klein

Secretary: Russell Roney

Treasurer: Frank Gallo

☐ Check the box only if your firm is a publicly traded corporation.

List those who own 5% or more of the corporation's stocks. Use Attachment A if more space is needed.
Publicly traded corporations need not list the owners of 5% or more of the corporation's stocks.

☐ **Limited Liability Company:** Date of formation: ____/____/____ State of formation: _____

List members who own 5% or more of the company. Use Attachment A if more space is needed.

☐ **Partnership:** Date formed: ____/____/____ State of formation: _____

List all partners in your firm. Use Attachment A if more space is needed.

☐ **Sole Proprietorship:** Date started: ____/____/____

List any firm(s) that you have been associated with as an owner, partner, or officer for the last five years.
Use Attachment A if more space is needed. Do not include ownership of stock in a publicly traded company in your response to this question.

☐ **Joint Venture:** Date formed: ____/____/____

List: (1) each firm that is a member of the joint venture and (2) the percentage of ownership the firm will have in the joint venture. Use Attachment A if more space is needed. **Each member of the Joint Venture must complete a separate Questionnaire for the Joint Venture's submission to be considered as responsive to the invitation.**

C. OWNERSHIP AND NAME CHANGES

1. Is your firm a subsidiary, parent, holding company, or affiliate of another firm?

☐ Yes ☒ No

If Yes, explain on Attachment A the relationship between your firm and the associated firms. Include information about an affiliated firm only if one firm owns 50% or more of another firm, or if an owner, partner or officer of your firm holds a similar position in another firm.

2. Has any of the firm's owners, partners, or officers operated a similar business in the past five years?

☐ Yes ☒ No

If Yes, list on Attachment A the names and addresses of all such businesses, and the person who operated the business. Include information about a similar business only if an owner, partner or officer of your firm holds a similar position in another firm.

3. Has the firm changed names in the past five years?

☐ Yes ☒ No

If Yes, list on Attachment A all prior names, addresses, and the dates they were used. Explain the reason for each name change in the last five years.

4. Are any of your firm's licenses held in the name of a corporation or partnership?

☐ Yes ☒ No

If Yes, list on Attachment A the name of the corporation or partnership that actually holds the license.

Bidders/Contractors must continue on to Section D and answer all remaining questions contained in this Questionnaire.

The responses in this Questionnaire will not be made available to the public for review. This is not a public document. [CPCC §20101(a)]

D. FINANCIAL RESOURCES AND RESPONSIBILITY

5. Is your firm now, or has it ever been at any time in the last five years, the debtor in a bankruptcy case?

☐ Yes ☒ No

If Yes, explain on Attachment B the circumstances surrounding each instance.

6. Is your company in the process of, or in negotiations toward, being sold?

☐ Yes ☒ No

If Yes, explain the circumstances on Attachment B.

E. PERFORMANCE HISTORY

7. How many years has your firm been in business? 1 Years.

8. Has your firm ever held any contracts with the City of Los Angeles or any of its departments?

☐ Yes ☒ No

If, Yes, list on an Attachment B all contracts your firm has had with the City of Los Angeles for the last 10 years. For each contract listed in response to this question, include: (a) entity name; (b) purpose of contract; (c) total cost; (d) starting date; and (e) ending date.

9. List on Attachment B all contracts your firm has had with any private or governmental entity (other than the City of Los Angeles) over the last five years that are similar to the work to be performed on the contract for which you are bidding or proposing. For each contract listed in response to this question, include: (a) entity name; (b) purpose of contract; (c) total cost; (d) starting date; and (e) ending date.

☒ Check the box if you have not had any similar contracts in the last five years

10. In the past five years, has a governmental or private entity or individual terminated your firm's contract prior to completion of the contract?

☐ Yes ☒ No

If Yes, explain on Attachment B the circumstances surrounding each instance.

11. In the past five years, has your firm used any subcontractor to perform work on a government contract when you knew that the subcontractor had been debarred by a governmental entity?

☐ Yes ☒ No

If Yes, explain on Attachment B the circumstances surrounding each instance.

12. In the past five years, has your firm been debarred or determined to be a non-responsible bidder or contractor?

☐ Yes ☒ No

If Yes, explain on Attachment B the circumstances surrounding each instance.

F. DISPUTES

13. In the past five years, has your firm been the defendant in court on a matter related to any of the following issues? For parts (a) and (b) below, check **Yes** even if the matter proceeded to arbitration without court litigation. For part (c), check **Yes** only if the matter proceeded to court litigation. If you answer **Yes** to any of the questions below, explain the circumstances surrounding each instance on Attachment B. You must include the following in your response: the name of the plaintiffs in each court case, the specific causes of action in each case, the date each case was filed, and the disposition/current status of each case.

(a) Payment to subcontractors?

☐ Yes ☒ No

(b) Work performance on a contract?

☐ Yes ☒ No

(c) Employment-related litigation brought by an employee?

☐ Yes ☒ No

14. Does your firm have any outstanding judgements pending against it?

☐ Yes ☒ No

If **Yes**, explain on Attachment B the circumstances surrounding each instance.

15. In the past five years, has your firm been assessed liquidated damages on a contract?

☐ Yes ☒ No

If **Yes**, explain on Attachment B the circumstances surrounding each instance and identify all such projects, the amount assessed and paid, and the name and address of the project owner.

G. COMPLIANCE

16. In the past five years, has your firm or any of its owners, partners or officers, ever been investigated, cited, assessed any penalties, or been found to have violated any laws, rules, or regulations enforced or administered, by any of the governmental entities listed on Attachment C (Page 9)? For this question, the term "owner" does not include owners of stock in your firm if your firm is a publicly traded corporation.

☐ Yes ☒ No

If **Yes**, explain on Attachment B the circumstances surrounding each instance, including the entity that was involved, the dates of such instances, and the outcome.

17. If a license is required to perform any services provided by your firm, in the past five years, has your firm, or any person employed by your firm, been investigated, cited, assessed any penalties, subject to any disciplinary action by a licensing agency, or found to have violated any licensing laws?

☐ Yes ☒ No

If **Yes**, explain on Attachment B the circumstances surrounding each instance in the last five years.

EXHIBIT 5 SERVICE

18. In the past five years, has your firm, any of its owners, partners, or officers, ever been penalized or given a letter of warning by the City of Los Angeles for failing to obtain authorization from the City for the substitution of a Minority-owned (MBE), Women-owned (WBE), or Other (OBE) business enterprise?

☐ Yes ☒ No

If Yes, explain on Attachment B the circumstances surrounding each instance in the last five years.

H. BUSINESS INTEGRITY

19. For questions (a), (b), and (c) below, check Yes if the situation applies to your firm. For these questions, the term "firm" includes any owners, partners, or officers in the firm. The term "owner" does not include owners of stock in your firm if the firm is a publicly traded corporation. If you check Yes to any of the questions below, explain on Attachment B the circumstances surrounding each instance.

- (a) Is a governmental entity or public utility currently investigating your firm for making (a) false claim(s) or material misrepresentation(s)?

☐ Yes ☒ No

- (b) In the past five years, has a governmental entity or public utility alleged or determined that your firm made (a) false claim(s) or material misrepresentation(s)?

☐ Yes ☒ No

- (c) In the past five years, has your firm been convicted or found liable in a civil suit for, making (a) false claim(s) or material misrepresentation(s) to any governmental entity or public utility?

☐ Yes ☒ No

20. In the past five years, has your firm or any of its owners or officers been convicted of a crime involving the bidding of a government contract, the awarding of a government contract, the performance of a government contract, or the crime of fraud, theft, embezzlement, perjury, bribery? For this question, the term "owner" does not include those who own stock in a publicly traded corporation.

☐ Yes ☒ No

If Yes, explain on Attachment B the circumstances surrounding each instance.

CERTIFICATION UNDER PENALTY OF PERJURY

I certify under penalty of perjury under the laws of the State of California that I have read and understand the questions contained in this questionnaire and the responses contained on all Attachments. I further certify that I have provided full and complete answers to each question, and that all information provided in response to this Questionnaire is true and accurate to the best of my knowledge and belief.

Stephen A. Gibson, Executive Director
Print Name, Title

Steve A. Gibson
Signature

4/25/14
Date

EXHIBIT 6 EBO WAIVER

CITY OF LOS ANGELES
Department of Public Works
Bureau of Contract Administration
Office of Contract Compliance

1149 S. Broadway Street, 3rd Floor, Los Angeles, CA 90015
Phone: (213) 847-1922 - Fax: (213) 847-2777

EEOE Received

MAY - 7 2014

EQUAL BENEFITS ORDINANCE AWARDDING AUTHORITY REQUEST FOR WAIVER

Company Name: Anty District Los Angeles, Inc Phone: 323-588-0408
Company Address: 6315 BAROQUE BLVD.
City: Commerce State: CA Zip: 90040 EINTIN 46-3936161
Contract Number (if any):
Contract Term - Start Date: 1-1-14 End Date: 12-31-18
Contract Amount: N/A
Type of Service: Dis. Imp. District Administration

SECTION 1. BASIS FOR REQUEST FOR WAIVER FROM EQUAL BENEFITS ORDINANCE

List all code section(s) on which this request for waiver is based. Cite all sections that may apply.

EBO Reg. 4(B) Sec Memo
§ 10.8.2.1(1)(2)(a) Code Section

SECTION 2. REASON FOR WAIVER

Attach a memorandum detailing:

- (1) Why the waiver is being requested.
- (2) The facts and circumstances that support your determination that the contract meets all the criteria required in the code section(s) listed above.
- (3) The steps taken to find an entity that complies with the Equal Benefits Ordinance (EBO).

SECTION 3. SUBMIT REQUEST FOR WAIVER

Submit this request for waiver and all documentation to the Department of Public Works, Bureau of Contract Administration, Office of Contract Compliance (OCC) at the address referenced above. The OCC will make a determination within seven (7) working days of receipt of a request for waiver and all supporting documentation.

Name of contact person: Reil Scott Title: BSA Analyst
Department: City Clerk Phone: 213-512-1121
Signature: Reil Scott Date: 5-5-14

An approved waiver is valid only for the contract for which it was requested. It is not valid for any other contracts the contractor may have with the City.

FOR OCC USE ONLY	
<input type="checkbox"/> Not Approved. (See attached memorandum for explanation.)	
<input checked="" type="checkbox"/> Approved based on code section(s): <u>Section 10.8.2.1(1)(2)(a) - Trust Monies</u>	
Analyst: <u>[Signature]</u>	Date: <u>5/13/14</u>

EX 6

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

DATE: May 5, 2014

TO: Kimberly Fitzpatrick
Bureau of Contract Administration
Department of Public Works

FROM: Rick Scott *RS*
Administrative Services Division
Office of the City Clerk

SUBJECT: EBO Waiver Request

This contract, between the City of Los Angeles and Arts District Los Angeles, Inc. is specifically for the administration of the Arts District Los Angeles Business Improvement District (see recommendation # 2 of the attached Council Action, dated February 28, 2014 and the Ordinance # 182910; adopted February 26, 2014). As such, the contract is for the management of trust fund money per EBO Regulation 4(B) and L.A.A.C. 10.8.2.1(1)(2)(9) and therefore, EBO is non-applicable. In this case, the Fund is the City's Special Business Improvement Trust Fund 659, in which assessments are collected by the City on the BID's behalf and tendered to the Arts District Los Angeles BID through the administration contract between the City and the Arts District Los Angeles BID's 501c non-profit administrator Arts District Los Angeles, Inc.

The signed and dated EBO Waiver Request Form for Arts District Los Angeles, Inc. is attached to this memorandum.

Attachments

EXHIBIT 7

City of Los Angeles
Department of Public Works
Bureau of Contract Administration
Office of Contract Compliance
1149 S. Broadway, Suite 300, Los Angeles, CA 90015
Phone: (213) 847-2625 E-mail: bca.eeoe@lacity.org

AFFIRMATIVE ACTION PLAN

The following contracts are subject to the City of Los Angeles Affirmative Action Program as required by the Los Angeles Administrative Code (LAAC) Section 10.8.4 et seq.:

- Every non-construction contract of \$100,000 or more;
- Every construction contract of \$5,000 or more.

Purpose - An affirmative action program is a management tool designed to ensure equal employment opportunity. A central premise underlying affirmative action is that, absent discrimination, over time a contractor's workforce, generally, will reflect the gender, racial and ethnic profile of the available labor pools. Therefore, as part of its affirmative action program, a contractor monitors and examines its employment decisions and compensation systems to ensure equal employment practices, and takes steps to correct underutilization of women and minorities.

Contractors are subject to all provisions contained in LAAC Section 10.8.4 et seq. which can be found at <http://bca.lacity.org>. The excerpts below are provided to serve as a starting point for satisfying these requirements:

LAAC Section 10.8.4 (B) The Contractor will, in all solicitations or advertisements for employees placed by or on behalf of the contractor, state that all qualified applicants will receive consideration for employment without regard to their race, religion, ancestry, national origin, sex, sexual orientation, age, disability, marital status or medical condition.

LAAC Section 10.8.4(K) The plan shall be subject to approval by the Office of Contract Compliance prior to award of the contract.

LAAC Section 10.8.4(M) The Affirmative Action Plan required to be submitted shall, without limitation as to the subject or nature of employment activity, be concerned with such employment practices as:

1. Apprenticeship where approved programs are functioning, and other on-the-job training for non-apprenticeable occupations;
2. Classroom preparation for the job when not apprenticeable;
3. Pre-apprenticeship education and preparation;
4. Upgrading training and opportunities;
5. Encouraging the use of contractors, subcontractors, and suppliers of all racial and ethnic groups, provided, however that any contract subject to this ordinance shall require the contractor, subcontractor or supplier to provide not less than the prevailing wage;
6. The entry of qualified women, minority and all other journeymen into the industry; and
7. The provision of needed supplies or job conditions to permit persons with disabilities to be employed, and minimize the impact of any disability.

LAAC Section 10.8.4(Q) All contractors subject to the provisions of the section shall include a like provision in all subcontracts awarded for work to be performed under the contract with the City and shall impose the same obligations, including but not limited to filing and reporting obligations, on the subcontractors as are applicable to the contractor.

CONTRACTOR DECLARATION

EXHIBIT

In pursuit of accomplishing the intent of the City's Affirmative Action Program, the contractor certifies and agrees to immediately implement good faith efforts, measures to recruit and employ minority, women, and other potential staff in a nondiscriminatory manner including, but not limited to, the following actions. The contractor shall:

- (a) Recruit and make efforts to obtain such employees.
- (b) Continually evaluate personnel practices to assure that hiring, upgrading, promotions, transfers, demotions and layoffs are made in a nondiscriminatory manner so as to achieve and maintain a diverse work force.
- (c) Utilize training programs and assist minority, women and other employees in locating, qualifying for and engaging in such training programs to enhance their skills and advancement.
- (d) Maintain such records as are necessary to determine compliance with equal employment and affirmative action obligations, and making such records available to City, State and Federal authorities upon request.
- (e) Said policies shall be provided to all employees, subcontractors, vendors, unions and all others with whom the contractor may become involved in fulfilling any of its contracts.

Requirements For Construction Contractors ONLY

Construction contractors are additionally subject to all provisions contained in LAAC Section 10.13 et. seq. which can be found at <http://bca.lacity.org>. As part of these provisions, construction contractors are required to:

1. Submit an Anticipated Employment Utilization Report (AEUR) with each new bid for purposes of effectuating this Affirmative Action Plan for the specific project. The AEUR can be found in the bid documents or at <http://bca.lacity.org>.
2. Establish a person at the management level of the contracting entity to be the Equal Employment Opportunity (EEO) Officer. Such individual must have the authority to disseminate and enforce the company's Equal Employment and Affirmative Action Policies.

NAME OF EEO OFFICER

TITLE

E-MAIL

PHONE NUMBER

By its execution hereof, the contractor accepts and submits the foregoing as its Affirmative Action Plan. I certify under penalty of perjury under the laws of the State of California that I have read and understood the foregoing requirements of LAAC Section 10.8 et seq. and agree to comply with them while under contract as set forth therein.

Executed this 25 day of April, in the year 2014, at Los Angeles, CA
(CITY) (STATE)

Arts District Los Angeles
COMPANY NAME

(323) 588.0408
TELEPHONE/E-MAIL

Steve A. Gibson
AUTHORIZED SIGNATURE

6315 Bandini Blvd.
ADDRESS

Stephen A. Gibson, Executive Director
NAME AND TITLE (TYPE OR PRINT)

Commerce, Los Angeles, CA 90040
CITY, COUNTY, STATE, ZIP

EXHIBIT 8

CITY OF LOS ANGELES - SLAVERY DISCLOSURE ORDINANCE

Unless otherwise exempt from the Slavery Disclosure Ordinance (SDO), a Company entering into a Contract with the City must complete an Affidavit disclosing any and all records of Participation or Investment in, or Profits derived from Slavery, including Slaveholder Insurance Policies, during the Slavery Era. The Company must complete and submit the Affidavit and any attachments to the Awarding Authority. This is required only of the Company actually selected for award of a Contract. It must be done before the Contract or Contract amendment can be executed. Questions regarding the Affidavit may be directed to the Department of Public Works, Office of Contract Compliance located at 1149 S. Broadway Street, 3rd Floor, Los Angeles, California 90015. Phone: (213) 847-1922; Fax: (213) 847-2777.

City Department Awarding Agreement City Clerk

Department Contact Person JKS

AFFIDAVIT DISCLOSING SLAVERY ERA PARTICIPATION, INVESTMENTS, OR PROFITS

1. I, Stephen A. Gilson, am authorized to bind contractually the Company identified below.

2. Information about the Company entering into a Contract with the City is as follows:

<u>Arts District Los Angeles</u>	<u>323.588.6408</u>	<u>46-3236161</u>
Company Name	Phone	Federal ID #
<u>6315 Bandini Blvd.</u>	<u>Commerce</u>	<u>CA</u>
Street Address	City	State
		<u>90046</u>
		Zip

3. Has the Company submitted the SDO Affidavit previously? NO YES Date of prior submission: _____
If "NO," complete Section 4, 5, and 6. If "YES," list the date of prior submission and skip to Section 6 and execute the form.

4. The Company came into existence in 2013 (year).

5. The Company has searched its records and those of any Predecessor Companies for information relating to Participation or Investments in, or Profits derived from Slavery or Slaveholder Insurance Policies. Based on that research, the Company represents that:

☒ The Company found no records that the Company or any of its Predecessor Companies had any Participation or Investments in, or derived Profits from, Slavery or Slaveholder Insurance Policies during the Slavery Era.

☐ The Company found records that the Company or its Predecessor Companies Participated or Invested in, or derived Profits from Slavery during the Slavery Era. The nature of that Participation, Investment, or Profit is described on the attachment to this Affidavit and incorporated herein.

☐ The Company found records that the Company or its Predecessor Companies bought, sold, or derived Profits from Slaveholder Insurance Policies during the Slavery Era. The names of any Enslaved Persons or Slaveholders under the Policies are listed on the attachment to this Affidavit and incorporated herein.

6. I declare under penalty of perjury under the laws of the State of California that the representations made herein are true and correct to the best of my knowledge.

Executed on 4/25/14 at Los Angeles, CA
(Date) (City) (State)
Signature: Steve A. Gilson Title: Executive Director

DEFINITIONS

Awarding Authority means a subordinate or component entity or person of the City, such as a City Department or Board of Commissioners, that has the authority to enter into a Contract or agreement for the provision of goods or services on behalf of the City of Los Angeles.

Company means any person, firm, corporation, partnership or combination of these.

Contract means any agreement, franchise, lease or concession including an agreement for any occasional professional or technical personal services, the performance of any work or service, the provision of any materials or supplies or rendering of any service to the City of Los Angeles or the public, which is let, awarded or entered into with or on behalf of the City of Los Angeles or any Awarding Authority of the City.

Designated Administrative Agency (DAA) means the Department of Public Works, Bureau of Contract Administration, Office of Contract Compliance.

Enslaved Person means any person who was wholly subject to the will of another and whose person and services were wholly under the control of another and who was in a state of enforced compulsory service to another during the Slavery Era.

Investment means to make use of an Enslaved Person for future benefits or advantages.

Participation means having been a Slaveholder during the Slavery Era.

Predecessor Company means an entity whose ownership, title and interest, including all rights, benefits, duties and liabilities were acquired in an uninterrupted chain of succession by the Company.

Profits means any economic advantage or financial benefit derived from the use of Enslaved Persons.

Slavery means the practice of owning Enslaved Persons.

Slavery Era means that period of time in the United States of America prior to 1865.

Slaveholder means holders of Enslaved Persons, owners of business enterprises using Enslaved Persons, owners of vessels carrying Enslaved Persons or other means of transporting Enslaved Persons, merchants or financiers dealing in the purchase, sale or financing of the business of Enslaved Persons.

Slaveholder Insurance Policies means policies issued to or for the benefit of Slaveholders to insure them against the death of, or injury to, Enslaved Persons.

Affidavit means the form developed by the DAA and may be updated from time to time. The Affidavit need not be notarized but must be signed under penalty of perjury.

Form **W-9**
(Rev. October 2007)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

Give form to the
requester. Do not
send to the IRS.

Print or type
See Specific Instructions on page 2.

Name (as shown on your income tax return)

Arts District Los Angeles

Business name, if different from above

Check appropriate box: ☐ Individual/Sole proprietor ☒ Corporation ☐ Partnership
☐ Limited liability company. Enter the tax classification (D=disregarded entity, C=corporation, P=partnership) ▶
☐ Other (see instructions) ▶

☐ Exempt
payee

Address (number, street, and apt. or suite no.)

6315 Bardin Blvd.

City, state, and ZIP code

Commerce, CA 90040

Requester's name and address (optional)

List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on Line 1 to avoid backup withholding. For individuals, this is your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN* on page 3.

Note. If the account is in more than one name, see the chart on page 4 for guidelines on whose number to enter.

Social security number

or

Employer identification number

46 1323661

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me), and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding, and
- I am a U.S. citizen or other U.S. person (defined below).

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the Certification, but you must provide your correct TIN. See the instructions on page 4.

Sign
Here

Signature of
U.S. person ▶

Steve M. Pich

Date ▶ 4/25/14

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Purpose of Form

A person who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) to report, for example, income paid to you, real estate transactions, mortgage interest you paid, acquisition or abandonment of secured property, cancellation of debt, or contributions you made to an IRA.

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN to the person requesting it (the requester) and, when applicable, to:

- Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
- Certify that you are not subject to backup withholding, or
- Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income.

Note. If a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.

Definition of a U.S. person. For federal tax purposes, you are considered a U.S. person if you are:

- An individual who is a U.S. citizen or U.S. resident alien,
- A partnership, corporation, company, or association created or organized in the United States or under the laws of the United States,
- An estate (other than a foreign estate), or
- A domestic trust (as defined in Regulations section 301.7701-7).

Special rules for partnerships. Partnerships that conduct a trade or business in the United States are generally required to pay a withholding tax on any foreign partners' share of income from such business. Further, in certain cases where a Form W-9 has not been received, a partnership is required to presume that a partner is a foreign person, and pay the withholding tax. Therefore, if you are a U.S. person that is a partner in a partnership conducting a trade or business in the United States, provide Form W-9 to the partnership to establish your U.S. status and avoid withholding on your share of partnership income.

The person who gives Form W-9 to the partnership for purposes of establishing its U.S. status and avoiding withholding on its allocable share of net income from the partnership conducting a trade or business in the United States is in the following cases:

- The U.S. owner of a disregarded entity and not the entity,

- The U.S. grantor or other owner of a grantor trust and not the trust, and
- The U.S. trust (other than a grantor trust) and not the beneficiaries of the trust.

Foreign person. If you are a foreign person, do not use Form W-9. Instead, use the appropriate Form W-8 (see Publication 515, *Withholding of Tax on Nonresident Aliens and Foreign Entities*).

Nonresident alien who becomes a resident alien. Generally, only a nonresident alien individual may use the terms of a tax treaty to reduce or eliminate U.S. tax on certain types of income. However, most tax treaties contain a provision known as a "saving clause." Exceptions specified in the saving clause may permit an exemption from tax to continue for certain types of income even after the payee has otherwise become a U.S. resident alien for tax purposes.

If you are a U.S. resident alien who is relying on an exception contained in the saving clause of a tax treaty to claim an exemption from U.S. tax on certain types of income, you must attach a statement to Form W-9 that specifies the following five items:

1. The treaty country. Generally, this must be the same treaty under which you claimed exemption from tax as a nonresident alien.
2. The treaty article addressing the income.
3. The article number (or location) in the tax treaty that contains the saving clause and its exceptions.
4. The type and amount of income that qualifies for the exemption from tax.
5. Sufficient facts to justify the exemption from tax under the terms of the treaty article.

Example. Article 20 of the U.S.-China income tax treaty allows an exemption from tax for scholarship income received by a Chinese student temporarily present in the United States. Under U.S. law, this student will become a resident alien for tax purposes if his or her stay in the United States exceeds 5 calendar years. However, paragraph 2 of the first Protocol to the U.S.-China treaty (dated April 30, 1984) allows the provisions of Article 20 to continue to apply even after the Chinese student becomes a resident alien of the United States. A Chinese student who qualifies for this exception (under paragraph 2 of the first protocol) and is relying on this exception to claim an exemption from tax on his or her scholarship or fellowship income would attach to Form W-9 a statement that includes the information described above to support that exemption.

If you are a nonresident alien or a foreign entity not subject to backup withholding, give the requester the appropriate completed Form W-8.

What is backup withholding? Persons making certain payments to you must under certain conditions withhold and pay to the IRS 28% of such payments. This is called "backup withholding." Payments that may be subject to backup withholding include interest, tax-exempt interest, dividends, broker and barter exchange transactions, rents, royalties, nonemployee pay, and certain payments from fishing boat operators. Real estate transactions are not subject to backup withholding.

You will not be subject to backup withholding on payments you receive if you give the requester your correct TIN, make the proper certifications, and report all your taxable interest and dividends on your tax return.

Payments you receive will be subject to backup withholding if:

1. You do not furnish your TIN to the requester,
2. You do not certify your TIN when required (see the Part II instructions on page 3 for details),
3. The IRS tells the requester that you furnished an incorrect TIN,

4. The IRS tells you that you are subject to backup withholding because you did not report all your interest and dividends on your tax return (for reportable interest and dividends only), or

5. You do not certify to the requester that you are not subject to backup withholding under 4 above (for reportable interest and dividend accounts opened after 1983 only).

Certain payees and payments are exempt from backup withholding. See the instructions below and the separate instructions for the Requester of Form W-9.

Also see *Special rules for partnerships* on page 1.

Penalties

Failure to furnish TIN. If you fail to furnish your correct TIN to a requester, you are subject to a penalty of \$50 for each such failure unless your failure is due to reasonable cause and not to willful neglect.

Civil penalty for false information with respect to withholding. If you make a false statement with no reasonable basis that results in no backup withholding, you are subject to a \$500 penalty.

Criminal penalty for falsifying information. Willfully falsifying certifications or affirmations may subject you to criminal penalties including fines and/or imprisonment.

Misuse of TINs. If the requester discloses or uses TINs in violation of federal law, the requester may be subject to civil and criminal penalties.

Specific Instructions

Name

If you are an individual, you must generally enter the name shown on your income tax return. However, if you have changed your last name, for instance, due to marriage without informing the Social Security Administration of the name change, enter your first name, the last name shown on your social security card, and your new last name.

If the account is in joint names, list first, and then circle, the name of the person or entity whose number you entered in Part I of the form.

Sole proprietor. Enter your individual name as shown on your income tax return on the "Name" line. You may enter your business, trade, or "doing business as (DBA)" name on the "Business name" line.

Limited liability company (LLC). Check the "Limited liability company" box only and enter the appropriate code for the tax classification ("D" for disregarded entity, "C" for corporation, "P" for partnership) in the space provided.

For a single-member LLC (including a foreign LLC with a domestic owner) that is disregarded as an entity separate from its owner under Regulations section 301.7701-3, enter the owner's name on the "Name" line. Enter the LLC's name on the "Business name" line.

For an LLC classified as a partnership or a corporation, enter the LLC's name on the "Name" line and any business, trade, or DBA name on the "Business name" line.

Other entities. Enter your business name as shown on required federal tax documents on the "Name" line. This name should match the name shown on the charter or other legal document creating the entity. You may enter any business, trade, or DBA name on the "Business name" line.

Note. You are requested to check the appropriate box for your status (individual/sole proprietor, corporation, etc.).

Exempt Payee

If you are exempt from backup withholding, enter your name as described above and check the appropriate box for your status, then check the "Exempt payee" box in the line following the business name, sign and date the form.

EXHIBIT 10
FSHO COMPLIANCE

City of Los Angeles
Department of Public Works
Bureau of Contract Administration
Office of Contract Compliance
1149 S. Broadway, Suite 300, Los Angeles, CA 90015
Phone: (213) 847-2625 E-mail: bca.ecoe@lacity.org

FIRST SOURCE HIRING ORDINANCE COMPLIANCE AFFIDAVIT

Contractors (including loan or grant recipients) participating on a City contract that is subject to the First Source Hiring Ordinance (FSHO) are required to certify their compliance prior to contract execution.

As part of their obligations under the FSHO, Contractors must provide the Awarding Department a list of anticipated employment opportunities that they and their subcontractors expect to fill in order to perform the services under the contract. The FSHO-1 form (available at <http://bca.lacity.org>) should be utilized to inform the Awarding Authority of any such opportunities. If no opportunities are anticipated, contractors do not need to submit the FSHO-1 form prior to contract award, but must report any subsequent employment opportunities on the FSHO-3 form (available at <http://bca.lacity.org>) as described below.

During the term of the contract, the contractor and their subcontractors shall:

1. At least seven business days prior to making an announcement of a specific employment opportunity, provide notification of that employment opportunity by submitting the FSHO-3 form to the Community Development Department;
2. Interview qualified individuals referred by the City's referral resources; and
3. Prior to filling any employment opportunity, inform the Office of Contract Compliance of the names of the referral resources used, the names of the individuals referred, and the names of the referred individuals who were interviewed. If the referred individuals were not hired, the contractor should also provide the reasons they were not hired.

DECLARATION UNDER PENALTY OF PERJURY

I am aware of my obligations under Los Angeles Administrative Code (LAAC) Section 10.44 et seq., First Source Hiring Ordinance, and understand that failure to comply may result in contract termination. The City may also pursue any and all other remedies at law or in equity for any breach. The City may use the failure to comply with the First Source Hiring Ordinance as evidence against the contractor in actions taken pursuant to the provisions of the LAAC Section 10.39 et seq. and 10.40 et seq., Contractor Responsibility Ordinance.

Arts District Los Angeles will fully comply with the First Source Hiring Ordinance requirements.
Company Name

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct, and that I am authorized to bind this entity contractually.

Executed this 25 day of April, in the year 20 14, at Los Angeles, CA
(City) (State)

Steve A. Gibson
Signature

6315 Randini Blvd.
Mailing Address

Stephen A. Gibson
Name of Signatory (Please Print)

Commerce, CA 90040
City, State, Zip Code

Executive Director
Title

46-3236161
EIN/TIN

BAVN ID No.

STEVE@DURRAPHONECONSULTING.COM
E-Mail