

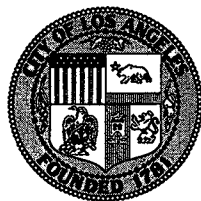
FRANK T. MARTINEZ
City Clerk

KAREN E. KALFAYAN
Executive Officer

When making inquiries
relative to this matter
refer to File No.

CITY OF LOS ANGELES

CALIFORNIA



JAMES K. HAHN
MAYOR

Office of the
CITY CLERK
Council and Public Services
Room 395, City Hall
Los Angeles, CA 90012
Council File Information - (213) 978-1043
General Information - (213) 978-1133
Fax: (213) 978-1040

HELEN GINSBURG
Chief, Council and Public Services Division

04-2485

CD 1

April 7, 2005

Bureau of Engineering
Bureau of Street Lighting
City Clerk, Land Records Division
Board of Public Works
Councilmember Reyes

Controller, Room 300
Accounting Division, F&A
Disbursement Division
City Attorney
Chief Legislative Analyst

RE: ORDINANCE LEVYING THE ASSESSMENTS AND ORDERING THE MAINTENANCE OF THE
SICHEL STREET AND LOS ANGELES RIVER LIGHTING DISTRICT, IN ACCORDANCE
WITH SECTIONS 6.95-6.127 OF THE LOS ANGELES ADMINISTRATIVE CODE AND
GOVERNMENT CODE SECTION 53753 (PROPOSITION 218)

At the meeting of the Council held March 29, 2005, the following action
was taken:

Ordinance adopted.....	X
Ordinance number	176575
Effective date	04/16/05
Date of posting.....	04/06/05
Mayor approved.....	03/31/05

PLACE IN FILES
APR 11 2005
DEPUTY

Frank T. Martinez

City Clerk
jr



OFFICE OF THE MAYOR
Mayor's Time Stamp
2005 MAR 30 PM 1:46
CITY OF LOS ANGELES

TIME LIMIT FILES
ORDINANCE

RECEIVED
CITY CLERK'S Time Stamp
2005 MAR 30 PM 1:40
CITY CLERK
BY _____ DEPUTY

COUNCIL FILE NUMBER 04-2485

COUNCIL DISTRICT 1

COUNCIL APPROVAL DATE March 29, 2005

LAST DAY FOR MAYOR TO ACT APR 11 2005

ORDINANCE TYPE: ☐ Ord of Intent ☐ Zoning ☐ Personnel ☐ General

☒ Improvement ☐ LAMC ☐ LAAC ☐ CU or Var Appeals - CPC No. _____

SUBJECT MATTER: ORDINANCE LEVYING THE ASSESSMENTS AND ORDERING THE MAINTENANCE OF THE SICHEL STREET AND LOS ANGELES RIVER LIGHTING DISTRICT, IN ACCORDANCE WITH SECTIONS 6.95-6.127 OF THE LOS ANGELES ADMINISTRATIVE CODE AND GOVERNMENT CODE SECTION 53753 (PROPOSITION 218)

	APPROVED	DISAPPROVED
DIRECTOR OF PLANNING	_____	_____
PLANNING COMMISSION	_____	_____
CITY ADMINISTRATIVE OFFICER	_____	_____
BOARD OF PUBLIC WORKS	_____	_____
CITY ATTORNEY	<u>X</u>	_____

BY _____
CITY CLERK
2005 MAR 31 PM 3:47

DATE OF MAYOR APPROVAL DEEMED APPROVED OR *VETO:

MAR 31 2005

*VETOED ORDINANCES MUST BE ACCOMPANIED WITH OBJECTIONS IN WRITING PURSUANT TO CHARTER SEC. 250(b)(c)

(CITY CLERK USE ONLY PLEASE DO NOT WRITE BELOW THIS LINE)

DATE RECEIVED FROM MAYOR MAR 31 2005 ORDINANCE NO. 176575

DATE PUBLISHED _____ DATE POSTED APR 06 2005 EFFECTIVE DATE APR 16 2005

ORD OF INTENT: HEARING DATE _____ ASSESSMENT CONFIRMATION _____

ORDINANCE FOR DISTRIBUTION: Yes ☐ No ☐

SA/light not
APR 07 2005

ORDINANCE NO. 176575

An Ordinance of the City of Los Angeles ordering the necessary electroliers and appliances in certain public streets and places in the City of Los Angeles, to be maintained and electric current to be furnished for lighting said electroliers.

THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS FOLLOWS:

Section 1. Pursuant to the provisions of Sections 6.95 - 6.127 of the Los Angeles Administrative Code, and to the requirements of Section 53753 of the California Government Code, the Council of the City of Los Angeles hereby orders that the necessary electroliers and appliances be maintained and electric current be furnished for the period of 12 months ending June 30, 2006 for the lighting of those certain streets and places described in the ordinance hereinafter referred to:

Ordinance No.

Designation

176368

Sichel Street and L.A. River Lighting District

The ordinance enumerated is the ordinance of intention heretofore adopted by the City Council for the district. Reference is hereby made to the ordinance and the report of the Board of Public Works mentioned therein for further particulars in connection with the improvement.

Sec. 2. The assessments for the lighting of the district designated in Section 1 of this ordinance, made and filed by the Board of Public Works pursuant to the provisions of the Sections 6.95 - 6.127 of the Los Angeles Administrative Code, are hereby approved and confirmed; and said assessments are hereby ordered to be levied upon the lots or parcels of land within said district heretofore declared by the City Council to be the district to be benefitted by said improvement.

Sec. 3. The Board of Public Works is hereby authorized and directed to cause the said improvements to be made in accordance with the plans and specifications therefor and, as may appear to said Board to be necessary, to issue interdepartmental or other purchase orders for each of such improvements or for portions thereof, pursuant to said sections of the Los Angeles Administrative Code.

Sec. 4. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located in the Main Street lobby to the City Hall; one copy on the bulletin board located at the ground level at the Los Angeles Street entrance to the Los Angeles Police Department; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

I hereby certify that the foregoing ordinance was passed by the Council of the City of Los Angeles at its meeting of MAR 29 2005

FRANK T. MARTINEZ, City Clerk

MAR 31 2005

By *Frank T. Martinez*
Deputy

Approved _____

James Hahn
Mayor

Approved as to Form and Legality

ROCKARD J. DELGADILLO, City Attorney

By *Rockard J. Delgadillo*
Deputy City AttorneyDate: 3-24-05

File No. 04-2485

DECLARATION OF POSTING ORDINANCE

I, MARIA C. RICO, state as follows: I am, and was at all times hereinafter mentioned, a resident of the State of California, over the age of eighteen years, and a Deputy City Clerk of the City of Los Angeles, California.

Ordinance No. 176575 - Final Ordinance - Sichel St & L.A. River Lighting District - Ord of Intent 176368 adopted 1-5-05 - a copy of which is hereto attached, was finally adopted by the Los Angeles City Council on March 29, 2005, and under the direction of said City Council and the City Clerk, pursuant to Section 251 of the Charter of the City of Los Angeles and Ordinance No. 172959, on April 6, 2005, I posted a true copy of said ordinance at each of three public places located in the City of Los Angeles, California, as follows: 1) One copy on the bulletin board at the Main Street entrance to Los Angeles City Hall; 2) one copy on the bulletin board at the ground level Los Angeles Street entrance to the Los Angeles Police Department; and 3) one copy on the bulletin board at the Temple Street entrance to the Hall of Records of the County of Los Angeles.

Copies of said ordinance were posted conspicuously beginning on April 6, 2005 and will be continuously posted for ten or more days.

I declare under penalty of perjury that the foregoing is true and correct.

Signed this 6th day of April 2005 at Los Angeles, California.


Maria C. Rico, Deputy City Clerk

Ordinance Effective Date: Apr. 16, 2005 Council File No. 04-2485

4

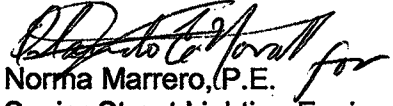
CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

DATE: March 23, 2005

TO: Rockard J. Delgadillo, City Attorney
7th Floor, City Hall East - 140

Attn: Felicia Frericks

FROM: Ed Ebrahimian, Interim Director
Bureau of Street Lighting

By: 
Norma Marrero, (P.E.)
Senior Street Lighting Engineer
Bureau of Street Lighting

**SUBJECT: FINAL ORDINANCE FOR SICHEL STREET AND LA RIVER LIGHTING DISTRICT-
C.F. 04-2485**

Transmitted herewith is the Final Ordinance for the subject Street Lighting Maintenance District. The Ordinance of Intention for this project was adopted by City Council on January 5, 2005; the Final Public Hearing was on March 8, 2005; and the continued Council Hearing to confirm the assessments is scheduled for **March 29, 2005**.

Please approve the Final Ordinance as to form and legality. Upon approval of the Final Ordinance, please call Lowell Labez for pick-up at (213) 473-5377.

Thank you.

ORDINANCE NO. _____

An Ordinance of the City of Los Angeles ordering the necessary electroliers and appliances in certain public streets and places in the City of Los Angeles, to be maintained and electric current to be furnished for lighting said electroliers.

THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS FOLLOWS:

Section 1. Pursuant to the provisions of Sections 6.95 - 6.127 of the Los Angeles Administrative Code, and to the requirements of Section 53753 of the California Government Code, the Council of the City of Los Angeles hereby orders that the necessary electroliers and appliances be maintained and electric current be furnished for the period of 12 months ending June 30, 2006 for the lighting of those certain streets and places described in the ordinance hereinafter referred to:

Ordinance No.	Designation
176368	Sichel Street and L.A. River Lighting District

The ordinance enumerated is the ordinance of intention heretofore adopted by the City Council for the district. Reference is hereby made to the ordinance and the report of the Board of Public Works mentioned therein for further particulars in connection with the improvement.

Sec. 2. The assessments for the lighting of the district designated in Section 1 of this ordinance, made and filed by the Board of Public Works pursuant to the provisions of the Sections 6.95 - 6.127 of the Los Angeles Administrative Code, are hereby approved and confirmed; and said assessments are hereby ordered to be levied upon the lots or parcels of land within said district heretofore declared by the City Council to be the district to be benefitted by said improvement.

Sec. 3. The Board of Public Works is hereby authorized and directed to cause the said improvements to be made in accordance with the plans and specifications therefor and, as may appear to said Board to be necessary, to issue interdepartmental or other purchase orders for each of such improvements or for portions thereof, pursuant to said sections of the Los Angeles Administrative Code.

Sec. 4. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located in the Main Street lobby to the City Hall; one copy on the bulletin board located at the ground level at the Los Angeles Street entrance to the Los Angeles Police Department; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

I hereby certify that the foregoing ordinance was passed by the Council of the City of Los Angeles at its meeting of

FRANK T. MARTINEZ, City Clerk

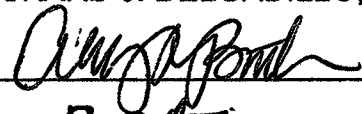
By _____ Deputy

Approved _____

Mayor

Approved as to Form and Legality

ROCKARD J. DELGADILLO, City Attorney

By 

City Attorney

Date: 3-24-05

File No. 04-2485

4
FRANK T. MARTINEZ
CITY CLERK
—
KAREN E. KALFAYAN
EXECUTIVE OFFICER

**CITY OF LOS ANGELES
CALIFORNIA**



**JAMES K. HAHN
MAYOR**

**OFFICE OF
CITY CLERK
ELECTION DIVISION**

**ROOM 285
200 N. SPRING STREET
LOS ANGELES, CA 90012
(213) 978-0444
FAX (213) 978-0376**

**ARLEEN P. TAYLOR
CHIEF OF ELECTIONS**

March 18, 2005

The Los Angeles City Council
City Hall, Los Angeles, California

**REGARDING: ASSESSMENT BALLOT PROCEEDING FOR:
SICHEL STREET AND LOS ANGELES RIVER LIGHTING DISTRICT
COUNCIL FILE NUMBER 04-2485**

Honorable Councilmembers:

In accordance with Proposition 218, the City of Los Angeles provided notice to the property owners of the parcels in the proposed Sichel Street and Los Angeles River Lighting District, as specified in the subject Council File. Along with that notice, each property owner received an assessment ballot weighted by the amount of the parcel's proposed assessment. I have tabulated the assessment ballots delivered to my office by the final hearing date of March 8, 2005.

The Street Lighting Maintenance Assessment District received a majority of weighted ballots in favor of the assessment. As a result, the City may impose the proposed additional annual maintenance assessments for the District. The certified results of the tabulations are attached. I have also forwarded a copy of these results to the Department of Public Works, Bureau of Street Lighting, for their information.

RECOMMENDATIONS FOR COUNCIL ACTION:

1. DENY the protests and confirm the assessments.
2. ADOPT the Ordinance levying the assessments and ordering the maintenance of the lighting system.

Sincerely,


FRANK T. MARTINEZ
City Clerk

Attachments

c: Department of Public Works, Bureau of Street Lighting

STATE OF CALIFORNIA)
) SS
COUNTY OF LOS ANGELES)

I, FRANK T. MARTINEZ, City Clerk of the City of Los Angeles, hereby certify to the City Council that 32 ballots were submitted on or before March 8, 2005, in connection with the assessment ballot proceeding for the proposed Sichel Street and Los Angeles River Lighting Maintenance Assessment District, as specified in Council File Number 04-2485. I further certify the attached report to be a true, correct and complete tabulation of the returns of that assessment ballot proceeding.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal this
18th day of March 2005.

Sincerely,


FRANK T. MARTINEZ
City Clerk

**Proposition 218 Assessment Ballot Tabulation for
Sichel Street and Los Angeles River Lighting District
Group 06097-1
Final Public Hearing March 8, 2005**

**Election # 714
Council File 04-2485**

Ballot Tally

Assmnt No.	County APN	Owner	Assessment Weight	Ballot Vote Y/N	Weighted Vote		No Vote/ Challenged
					Yes	No	
1	5447-020-901	City of LA - Rec & Park	\$1,069.07	Y	\$ 1,069.07		
2	5447-020-006	Young-Nak Presbyterian Church	\$1,000.61		Not Cast	Not Cast	
3	5447-020-900	City of LA - Rec & Park	\$140.45	Y	\$ 140.45		
4	5447-021-028	Young-Nak Presbyterian Church	\$1,871.94		Not Cast	Not Cast	
5	5447-021-001	Young-Nak Presbyterian Church	\$130.83		Not Cast	Not Cast	
6	5447-022-005	Yee	\$193.40		Not Cast	Not Cast	
7	5447-022-004	Amezquita	\$1,508.24	N		\$ 1,508.24	
8	5447-022-003	Lee	\$96.70		Not Cast	Not Cast	
9	5447-022-004	Broadway Co.	\$96.70		Not Cast	Not Cast	
10	5447-022-027	Broadway Co.	\$730.68		Not Cast	Not Cast	
11	5447-023-018	Anenberg	\$409.96	Y	\$ 409.96		
12	5447-024-029	Woodrow	\$143.76		Not Cast	Not Cast	
13	5447-024-001	Broadway Co.	\$96.70		Not Cast	Not Cast	
14	5447-024-002	Broadway Co.	\$96.70		Not Cast	Not Cast	
15	5447-024-003	Broadway Co.	\$70.33		Not Cast	Not Cast	
16	5447-024-004	Broadway Co.	\$26.37		Not Cast	Not Cast	
17	5447-024-005	Broadway Co.	\$193.40		Not Cast	Not Cast	
18	5447-024-006	Terriquez	\$6.04		Not Cast	Not Cast	
19	5447-024-07	Fong	\$190.30		Not Cast	Not Cast	
20	5447-025-001	Choi	\$75.50		Not Cast	Not Cast	
21	5447-025-004	Panoussis	\$75.50		Not Cast	Not Cast	
22	5447-025-005	Lau	\$71.36		Not Cast	Not Cast	
23	5447-025-006	Harouni	\$1,465.14		Not Cast	Not Cast	No Vote
24	5447-025-007	Garcia	\$130.31	Y	\$ 130.31		
25	5447-025-008	Cheng	\$80.67	Y	\$ 80.67		
26	5447-025-009	Zacatecanas	\$96.70	Y	\$ 96.70		
27	5447-025-010	B & H Kwok Family L. P.	\$193.40	N		\$ 193.40	
28	5447-026-001	Minato	\$375.42		Not Cast	Not Cast	
29	5447-026-002	Law	\$101.87		Not Cast	Not Cast	
30	5447-026-021	Law	\$96.70		Not Cast	Not Cast	
31	5447-026-900	City of LA - Rec & Park	\$3,102.66	Y	\$ 3,102.66		
1B	5204-001-005	Hwee	\$82.74		Not Cast	Not Cast	
2	5204-001-004	Hwee	\$198.57		Not Cast	Not Cast	
3	5404-001-003	Gallarzo	\$215.12		Not Cast	Not Cast	
4	5204-001-002	Ng	\$215.12		Not Cast	Not Cast	
5	5204-001-001	Ly	\$215.12	Y	\$ 215.12		
6	5204-002-036	Corona	\$304.06		Not Cast	Not Cast	
7	5204-002-019	Gallarzo	\$46.54	Y	\$ 46.54		
8	5204-002-029	Giovanini	\$175.82		Not Cast	Not Cast	
9	5204-002-030	Kasten	\$160.30	Y	\$ 160.30		
10	5204-002-038	Kasten	\$227.53	Y	\$ 227.53		
11	5204-004-013	Walmsley	\$162.37	N		\$ 162.37	
12	5204-004-014	Ibarra	\$169.61	Y	\$ 169.61		
13	5204-004-015	Arroyo Vista Family Health Foundation	\$162.37		Not Cast	Not Cast	
14	5204-004-016	LaFond	\$81.70		Not Cast	Not Cast	

(03/18/2005)

15	5204-004-017	Galvan	\$81.70		Not Cast	Not Cast
16	5204-004-002	3637 Tweedy, LLC	\$221.32		Not Cast	Not Cast
17	5204-004-001	East Gate Hall Ass'n	\$195.47	Y	\$ 195.47	
18	5204-012-004	E-W Services, Inc	\$316.47		Not Cast	Not Cast
19	5204-012-003	DBS Services, Inc	\$193.40		Not Cast	Not Cast
20	5204-012-002	Frieden	\$193.40	Y	\$ 193.40	
21	5204-012-019	Broadway/Workman, LLC	\$855.30		Not Cast	Not Cast
22	5204-015-007	Lien	\$216.15		Not Cast	Not Cast
23	5204-015-006	Sachs	\$168.58		Not Cast	Not Cast
24	5204-015-005	Sachs	\$193.40		Not Cast	Not Cast
25	5204-015-004	Kasten	\$193.40	Y	\$ 193.40	
26	5204-015-003	Kasten	\$140.65	Y	\$ 140.65	
27	5204-015-001	Olivas	\$95.15	Y	\$ 95.15	
28	5204-021-006	Howard	\$56.49	Y	\$ 56.49	
29	5204-021-005	Fierro	\$91.18	Y	\$ 91.18	
30	5204-020-003	SCI California Funeral Services	\$337.09		Not Cast	Not Cast
31	5204-016-001	Gates	\$288.55		Not Cast	Not Cast
32	5204-016-002	Kasten	\$423.00	Y	\$ 423.00	
33	5204-016-003	Caudillo	\$168.58	N		\$ 168.58
34	5204-016-004	RSR Investments	\$253.38	Y	\$ 253.38	
35	5204-011-001	Choi	\$428.17		Not Cast	Not Cast
36	5204-011-002	Lee	\$214.08		Not Cast	Not Cast
37	5204-011-003	Fierro	\$214.08	Y	\$ 214.08	
38	5204-011-004	HKJ Gold	\$205.81		Not Cast	Not Cast
39	5204-011-006	HKJ Gold	\$136.52		Not Cast	Not Cast
40	5204-005-003	2426 N Broadway Inc.	\$214.08		Not Cast	Not Cast
41	5204-005-004	Elderly Indo-Chinese Association	\$177.89		Not Cast	Not Cast
42	5204-005-005	Ontrinh	\$195.47		Not Cast	Not Cast
43	5204-005-006	Jakobi	\$142.72	N		\$ 142.72
44	5204-005-007	Serrano	\$71.36	N		\$ 71.36
45	5204-005-034	First States Investors 5000A	\$371.28		Not Cast	Not Cast
46	5204-006-001	Orkin	\$374.39		Not Cast	Not Cast
47	5204-006-002	Diaz	\$140.65	N		\$ 140.65
48	5204-006-007	Jacobs	\$374.39	Y	\$ 374.39	
49	5204-006-008	Diaz	\$177.89	N		\$ 177.89
50	5204-006-037	Ballesteros	\$297.86		Not Cast	Not Cast

81	TOTAL	\$24,773.68		\$8,079.51	\$2,565.21
	TOTAL VOTES		31	23	8

1

**Proposition 218 Assessment Ballot Tabulation for
Sichel Street and Los Angeles River Lighting District
Group 06097-1**

Final Public Hearing March 8, 2005

Election # 714

Council File 04-2485

Voting/Ballot Summary			
Vote	Weighted Total	Assessment of Votes Cast	Percent Number of Ballots
Yes	\$8,079.51	75.90%	23
No	\$2,565.21	24.10%	8
No Vote			1
Challenged			0

Assessment District Summary			
	Total	Voted	Percent
Parcels	81	31	38%
Assessment	\$24,773.68	\$10,644.72	43%

2

04-2485

CITY OF LOS ANGELES

CALIFORNIA

BOARD OF PUBLIC WORKS MEMBERS

VALERIE LYNNE SHAW
PRESIDENT

ELLEN STEIN
VICE PRESIDENT

JANICE WOOD
PRESIDENT PRO-TEMPORE

RONALD LOW
COMMISSIONER

Yolanda Fuentes
COMMISSIONER



JAMES K. HAHN
MAYOR

OFFICE OF THE BOARD OF PUBLIC WORKS

200 NORTH SPRING STREET
ROOM 381, CITY HALL
LOS ANGELES, CA 90012

JAMES A. GIBSON
EXECUTIVE OFFICER

GENERAL INFORMATION
Tel: 213-978-0261 Fax: 213-978-0278

February 28, 2005

Council Hearing - 3/8/05

(#1 SL of 11/24/04-
adopted on 12/1/04)

City Council
Room 395
City Hall

Honorable Members:

Inasmuch as no one protested the assessments pursuant to the hearing scheduled this date, in connection with the maintenance for Sichel Street and Los Angeles River Lighting District - Street Lighting Maintenance Assessments Processing Conforming to Proposition 218, the Board of Public Works recommends that the assessments therefore be confirmed.

Respectfully submitted,

James A. Gibson
Executive Officer
Board of Public Works

JAG:mp

cc: Chairperson, Public Works Committee
Director, Bureau of Street Lighting
City Engineer

CITY OF LOS ANGELES SPEAKER CARD

Date

03/09/2005 WED

Council File No., Agenda Item, or Case No.

#2 SPECIAL COUNCIL MEETING

I wish to speak before the

L.A. Council Meeting
Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? ☒ For proposal

Name: MS. SYLVIA LYNN HAWKINS ☐ Against proposal
☐ General comments

Business or Organization Affiliation:

Address: 3884 Broadway Pl. L.A. 90037
Street City State Zip

Business phone: Representing:

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:

☐

Client Name: Phone #:

Client Address: Street City State Zip

Please see reverse of card for important information and submit this entire card to the presiding officer or chairperson.

KAREN E. KALFAYAN
Executive Officer

**When making inquiries
relative to this matter
refer to File No.**

04-2485

CD 1

January 25, 2005

Bureau of Engineering
Bureau of Street Lighting
City Clerk, Land Records Division
Board of Public Works
Councilmember Reyes

Controller, Room 300
Accounting Division, F&A
Disbursement Division
City Attorney
Chief Legislative Analyst

RE: SETTING **MARCH 8, 2005** AS THE HEARING DATE FOR THE MAINTENANCE OF SICHEL STREET AND LOS ANGELES RIVER LIGHTING DISTRICT

At the meeting of the Council held JANUARY 5, 2005, the following action was taken:

Motion adopted to approve Bureau of Street Lighting report	<u>X</u>
FORTHWITH.....	
Ordinance of Intention adopted	<u>X</u>
Ordinance number	<u>176368</u>
Effective date	<u>01/31/05</u>
Posted date	<u>01/21/05</u>
Mayor approved.....	<u>01/13/05</u>
Set for Hearing.....	<u>03/08/05</u>

Frank E. Martinez

City Clerk
vdw

JAMES K. HAHN
MAYOR

**Office of the
CITY CLERK
Council and Public Services
Room 395, City Hall
Los Angeles, CA 90012
Council File Information - (213) 978-1043
General Information - (213) 978-1133
Fax: (213) 978-1040**

HELEN GINSBURG
Chief, Council and Public Services Division



Mayor's Time Stamp
OFFICE OF THE MAYOR
RECEIVED
2005 JAN 12 AM 9:36
CITY OF LOS ANGELES

TIME LIMIT FILES
ORDINANCES

RECEIVED
CITY CLERK'S OFFICE
city clerk's Time Stamp
2005 JAN 12 AM 9:28
CITY CLERK
BY _____
DEPUTY

COUNCIL FILE NUMBER 04-2485

COUNCIL DISTRICT 1

COUNCIL APPROVAL DATE January 5, 2005

LAST DAY FOR MAYOR TO ACT

JAN 24 2005

ORDINANCE TYPE: ☒ Ord of Intent ☐ Zoning ☐ Personnel ☐ General

☐ Improvement ☐ LAMC ☐ LAAC ☐ CU or Var Appeals - CPC No _____

SUBJECT MATTER: SETTING THE DATE OF MARCH 8, 2005 AS THE HEARING DATE FOR THE MAINTENANCE OF SICHEL STREET AND LOS ANGELES RIVER LIGHTING DISTRICT

	APPROVED	DISAPPROVED
BOARD OF PUBLIC WORKS	<u>X</u>	_____
DIRECTOR OF PLANNING	_____	_____
CITY ATTORNEY	<u>X</u>	_____
CITY ADMINISTRATIVE OFFICER	_____	_____
BUREAU OF ENGINEERING	<u>X</u>	_____

RECEIVED
CITY CLERK'S OFFICE
2005 JAN 13 PM 2:23
CITY CLERK
BY _____
DEPUTY

JAN 13 2005

DATE OF MAYOR APPROVAL, DEEMED APPROVED OR *VETO:

*VETOED ORDINANCES MUST BE ACCOMPANIED WITH OBJECTIONS IN WRITING PURSUANT TO CHARTER SEC. 250(b) (c)

(CITY CLERK USE ONLY PLEASE DO NOT WRITE BELOW THIS LINE)

DATE RECEIVED FROM MAYOR JAN 13 2005

ORDINANCE NO. 176368

DATE PUBLISHED _____

DATE POSTED

JAN 21 2005

EFFECTIVE DATE

JAN 31 2005

ORD OF INTENT: HEARING DATE _____

ASSESSMENT CONFIRMATION _____

ORDINANCE FOR DISTRIBUTION: Yes [] No []

JAN 21 2005
STLHHT

ORDINANCE NO. 176368

An Ordinance pursuant to the provisions of Sections 6.95 - 6.127 of the Los Angeles Administrative Code, Section 53753 of the California Government Code, and Proposition 218 (Articles XIII C and XIII D of the California Constitution) declaring the intention of the Council of the City of Los Angeles to order the necessary street lighting systems to be operated, maintained, and repaired, including furnishing electric energy, for the current Fiscal Year of 2004-2005, for the lighting of that certain district designated as the:

SICHEL STREET AND LOS ANGELES RIVER LIGHTING DISTRICT

THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS FOLLOWS:

Section 1. The public interest and convenience require, and it is the intention of the Council of the City of Los Angeles to order the following improvement to be made, to wit:

That the necessary street lighting equipment be operated, maintained and repaired and that electric energy be furnished for the current Fiscal Year of 2004-2005, for the lighting of:

NORTH BROADWAY,

From 440' W/O Avenue 18 to 100' E/O Avenue 20,

NORTH BROADWAY,

From 270' E/O Avenue 21 to 220' E/O Sichel Street,

In the City of Los Angeles (see Plan for details). The street or portions of streets to be improved, and the district to be assessed to pay the costs and expenses of the improvement, shall be known for all proceedings hereunder as:

SICHEL STREET AND LOS ANGELES RIVER LIGHTING DISTRICT

Section 2. All of the said work shall be done in accordance with the report of the Director of the Bureau of Street Lighting adopted by the Board of Public Works, therefore, approved by the City Council and on file in the office of the City Clerk. Reference to said report is hereby made for a full and detailed description of the proposed improvement and of the assessments to be levied.

Section 3. The said Council hereby makes all the costs and expenses of said improvement, including incidental expenses, chargeable upon the district to be benefited thereby, with no additional portion of the costs to be paid out of the City Treasury.

Section 4. The Council hereby determines and declares that the district which receives special benefit from said improvement, and is to be assessed to pay the costs and expenses thereof, is described by the diagram with City page numbers 12346, 12347 and accompanying assessment roll included by reference in the said report of the Director of the Bureau of Street Lighting adopted by the Board of Public Works, which diagram indicates by a boundary line the extent of the territory included within the assessment district. Reference is hereby made to said report and diagram for a full and complete description of said district, which diagram shall govern for all details as to the extent thereof. All public streets and alleys or portions thereof are hereby excepted therefrom.

Section 5. That the proceedings for the said improvement shall be had and taken under and in accordance with Sections 6.95 - 6.127 of the Los Angeles Administrative Code, Section 53753 of the California Government Code, and Proposition 218 (Articles XIII C and XIII D of the California Constitution).

Section 6. The Board of Public Works shall prepare notices and ballots of said improvement to be mailed by the City Clerk to each property owner affected by the assessment, and have the notices to be published in newspapers of general circulation published and distributed in the several areas of the City in the manner and form and within the time required by law.

Section 7. The City Clerk shall conduct an assessment ballot proceeding for this lighting district, as required by Proposition 218 (Article XIII D of the California Constitution). Ballots shall be mailed with the hearing notices. The Clerk shall count, certify, and report the results to the Council. The Council shall not impose the proposed assessment if the count of the weighted "no" votes is greater than the weighted "yes" votes, and the specified lighting system will not be installed. In tabulating the ballots, the ballots shall be weighted according to the proportional financial obligation of the affected property due to the improvement.

Section 8. The proposed street lighting maintenance assessments referenced herein are intended to be in addition to or in replacement of the existing assessment, as specified in the Engineer's Report. Where the proposed assessment is to be in addition to the existing assessment, whether the proposed assessment is levied or abandoned, the existing assessment shall not be affected. Where the proposed assessment is to be in replacement of the existing assessment, if the proposed assessment is not levied, the existing assessment shall not be affected.

Section 9. For each year following the first year of the assessment, the amounts of the assessments designated in the assessment roll may be increased annually, without further notice or ballot, by no more than the annual Consumer Price Index (CPI) for Los Angeles-Anaheim-Riverside CA, provided by the U.S. Dept. of Labor (Bureau of Labor Statistics).). The annual Consumer Price Index (CPI) will be calculated from the calendar year (January 1-December 31) just prior to the assessment period affected (July 1-June 30).

Section 10. The administration of this district may be combined, without further notice or ballot, with the administration of any other district or districts, for which authority for such administrative combination is provided in the establishing ordinance. Such combined districts, for all administrative purposes including but not limited to, assessment, diagram, revenue and expenditures, notice and balloting, may be treated as a single district.

Section 11. Notwithstanding that the assessments specified in the assessment roll are imposed for the 2004/05 fiscal year, only if the street lighting system is energized on or before July 1, 2005 shall those assessments be transferred to the 2004/05 property tax rolls and collected. If the system is not energized on or before that date, the assessments approved herein, may be levied in the fiscal year following the year in which the system is energized, without further notice or ballot.

Section 12. That MAR 08 2005 at the hour of 10 o'clock a.m. is the time, and the Council Chamber on the third floor in City Hall the City of Los Angeles is the place, when and where a public hearing on the proposed improvement and assessment will be held by the City Council. Any person objecting to their assessment may file a written protest or appeal with the City Clerk at any time prior to the hearing by the City Council. Any person may also present written or oral comments at the City Council hearing on this matter. Such protest must contain a description of the property in which each signer thereof owns an interest, sufficient to identify the property, and be delivered to the City Clerk, and no other protests than those presented within the time specified will be considered.

Ballots are due to the City Clerk at any time prior to or on the day of the hearing by City Council. The City Clerk shall prepare a report of the assessment ballot proceeding results to the City Council.

Section 13. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located in the Main Street lobby to the City Hall; one copy on the bulletin board located at the ground level at the Los Angeles Street entrance to the Los Angeles Police Department; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

I hereby certify that the foregoing ordinance was passed by the Council of the City of Los Angeles, at its meeting of JAN 05 2005.

FRANK MARTINEZ, City Clerk

By Maria Kerkman
Deputy

Approved JAN 13 2005

[Signature]
Mayor

Approved as to Form and Legality

ROCKARD J. DELGADILLO, City Attorney

By Laura M. Cadogan
Deputy City Attorney

Date: 11/8/04

File No. 04-2485

DECLARATION OF POSTING ORDINANCE

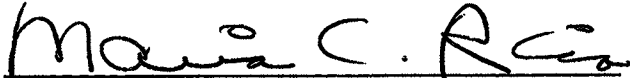
I, MARIA C. RICO, state as follows: I am, and was at all times hereinafter mentioned, a resident of the State of California, over the age of eighteen years, and a Deputy City Clerk of the City of Los Angeles, California.

Ordinance No. 176368 - Ordinance of Intention - Sichel Street and Los Angeles River Lighting District - Hearing set 3/8/05 - a copy of which is hereto attached, was finally adopted by the Los Angeles City Council on January 5, 2005, and under the direction of said City Council and the City Clerk, pursuant to Section 251 of the Charter of the City of Los Angeles and Ordinance No. 172959, on January 21, 2005, I posted a true copy of said ordinance at each of three public places located in the City of Los Angeles, California, as follows: 1) One copy on the bulletin board at the Main Street entrance to Los Angeles City Hall; 2) one copy on the bulletin board at the ground level Los Angeles Street entrance to the Los Angeles Police Department; and 3) one copy on the bulletin board at the Temple Street entrance to the Hall of Records of the County of Los Angeles.

Copies of said ordinance were posted conspicuously beginning on January 21, 2005 and will be continuously posted for ten or more days.

I declare under penalty of perjury that the foregoing is true and correct.

Signed this 21st day of January 2005 at Los Angeles, California.


Maria C. Rico, Deputy City Clerk

Ordinance Effective Date: Jan. 31, 2005

Council File No. 04-2485

38

ORDINANCE OF INTENTION

04-2485 - COMMUNICATION FROM THE BUREAU OF STREET LIGHTING and ORDINANCE
CD 1 OF INTENTION FIRST CONSIDERATION relative to establishing a hearing date for the
maintenance of SICHEL STREET AND LOS ANGELES RIVER LIGHTING DISTRICT.

Recommendations for Council action, SUBJECT TO THE APPROVAL OF THE MAYOR:

1. ADOPT the report of the Director, Bureau of Street Lighting, dated December 1, 2004.
2. PRESENT and ADOPT the accompanying ORDINANCE OF INTENTION setting the date of MARCH 8, 2005 as the hearing date for the maintenance of Sichel Street and Los Angeles River Lighting District, in accordance with Proposition 218, Articles XIIIC and XIID of the California Constitution and Government Code Sections 50078.6, 54954.6 and 54960.1.

Fiscal Impact Statement: The Bureau of Street Lighting reports that if adopted, \$24,773.68 will be collected annually starting with tax year 2004-05 that will go into a dedicated street lighting maintenance assessment account for the use in the operation and maintenance of this street lighting system.

(Board of Public Works Hearing Date: February 28, 2005)

(ord of intent in Ccl. on 1-05-05)

cc: City Engineer
Bureau of Street Lighting
Land Records
Chief Clerk, City Clerk
Councilmember Reyes

ADOPTED

JAN 05 2005

LOS ANGELES CITY COUNCIL

CITY OF LOS ANGELES

CALIFORNIA

BOARD OF PUBLIC WORKS MEMBERS

VALERIE LYNNE SHAW
PRESIDENT

ELLEN STEIN
VICE PRESIDENT

JANICE WOOD
PRESIDENT PRO-TEMPORE

RONALD LOW
COMMISSIONER

CYNTHIA M. RUIZ
COMMISSIONER



JAMES K. HAHN
MAYOR

OFFICE OF THE BOARD OF PUBLIC WORKS

200 NORTH SPRING STREET
ROOM 361, CITY HALL
LOS ANGELES, CA 90012

JAMES A. GIBSON
EXECUTIVE OFFICER

GENERAL INFORMATION
Tel: 213-978-0261 Fax: 213-978-0278

December 1, 2004

#1 SL
(of 11/24/04)

CD 1
vm
- City Council
Room 395
City Hall

Subject: SICHEL STREET AND LOS ANGELES RIVER LIGHTING DISTRICT -
STREET LIGHTING MAINTENANCE ASSESSMENTS PROCESSING
CONFORMING TO PROPOSITION 218

As recommended in the accompanying report of the Director of the Bureau of Street Lighting, which this Board has adopted, the Board of Public Works recommends that the City Council adopt this report and the Ordinance of Intention for Sichel Street and Los Angeles River Lighting District - Street Lighting Maintenance Assessments. The Board further requests that the Street Lighting Assessment Proceedings for this project be conducted in conformance with Proposition 218 as discussed in the report.

Respectfully submitted,

James A. Gibson, Executive Officer
Board of Public Works

JAG:mp

RECEIVED
CITY CLERK'S OFFICE

2004 DEC -6 AM 7:44

CITY CLERK

BY Vm DEPUTY

**DEPARTMENT OF PUBLIC WORKS
BUREAU OF STREET LIGHTING
REPORT NO. 1**

November 24, 2004

C.D. 1

Honorable Board of Public Works
of the City of Los Angeles

ADOPTED BY THE BOARD OF
PUBLIC WORKS OF THE CITY
of Los Angeles, California
AND REFERRED TO THE CITY COUNCIL
DEC - 1 2004


Secretary

**SICHEL STREET AND LOS ANGELES RIVER LIGHTING DISTRICT –
STREET LIGHTING MAINTENANCE ASSESSMENTS PROCESSING CONFORMING TO PROPOSITION 218**

RECOMMENDATIONS:

1. That this report be adopted by your Board and forwarded, together with the transmittals, to the City Clerk and City Council with your Board's recommendations that:
 - a. Council adopt this report and the Ordinance of Intention and that the proceedings be conducted in accordance with Sections 6.95 - 6.127 of the Los Angeles Administrative Code, Section 53753 of the California Government Code, and Proposition 218 (Articles XIII C and XIII D of the California Constitution). This includes Council holding a Public Hearing for the district.
 - b. Upon Council adoption of the Ordinance of Intention, the City Clerk be instructed to: 1) Mail notices of the assessment ballot proceedings, 2) Mail assessment ballots (as required by Prop. 218) prepared by the Bureau of Street Lighting and the City Clerk, to the property owners in the lighting district, and 3) Conduct the assessment ballot proceedings.
 - c. Upon completion of Item b above, the City Clerk be instructed to count, certify and report the results of the assessment ballot proceedings to the Council.
 - d. Following the conclusion of the final public hearing, if a project has weighted "YES" votes equal to or in excess of weighted "NO" votes, Council deny the appeals, confirm the maintenance assessments, and adopt the Final Ordinance levying the assessments. If weighted "NO" votes are in excess of weighted "YES" votes, Council will abandon the lighting district and proceedings in accordance with Proposition 218, and the affected street lighting system will not be constructed.
2. That a copy of this report be provided to each affected Council office and the Mayor's Office of Economic Development.

DEPARTMENT OF PUBLIC WORKS
BUREAU OF STREET LIGHTING
REPORT NO. 1

-2-

FISCAL IMPACT STATEMENT:

If adopted, \$24,773.68 will be collected annually starting with tax year 2004/05 that will go into a dedicated street lighting maintenance assessment account for the use in the operation and maintenance of the district's street lighting system.

TRANSMITTALS:

1. Ordinance of Intention, approved as to form and legality by the City Attorney, for the proposed assessment district.
2. Diagram delineating those lands proposed to be assessed.
3. Proposed assessment roll.
4. Engineer's report as required by Proposition 218.

DISCUSSION:

This report submits the proposed Ordinance of Intention to institute **maintenance** assessment proceedings for one street lighting project. The following is a brief description of the street lighting improvements within the district:

Sichel Street and Los Angeles River Lighting District - C.D. 1

This is a City of Los Angeles, Bureau of Street Lighting Project. This lighting district proposes to **install** 129 new streetlights within the lighting district. 129 streetlights along North Broadway, from Avenue 18 to Sichel Street. This project is proposed to **assess** 81 parcels for operation and maintenance.

The proposed annual assessment amounts for the lighting district are as follows:

12 mos.

Sichel Street and Los Angeles River Lighting District

\$24,773.68

DEPARTMENT OF PUBLIC WORKS
BUREAU OF STREET LIGHTING
REPORT NO. 1

-3-

If levied, the administration of this district may be combined with that of another district or districts in the future as provided in the Ordinance of Intention.

The passage of Proposition 218 on November 5, 1996, requires a vote of the property owners prior to Council confirming and levying the assessments for maintenance.

Upon adoption of the transmitted Ordinance of Intention, the Council will set a date for hearing appeals and the last day to receive completed assessment ballots. A hearing to be held by your Board will be scheduled at least one week prior to the date of the public hearing before the City Council to review and resolve any appeals concerning the proposed maintenance assessments. If the assessment ballot proceeding as required by Proposition 218 approves these assessments, the City Council may confirm and levy the assessments.

In accordance with Council Policy adopted on December 11, 1998, the Bureau of Street Lighting will cast ballots in favor of the assessments for all Council controlled public properties in the district. The **Sichel Street and Los Angeles River** Lighting District includes three public parcels. Parcel number 5447-020-900, 5447-020-901, and 5447-026-900 are owned by the City of Los Angeles.

The protests that are received, as described in the Administrative Code, are for the consideration of the Council, but are not binding. Only a majority vote against the assessment is binding.

Report prepared by:
Community Services Division
Prop. 218 Compliance Section
Vahe Boyajian, St. Lighting Assoc. II
Jay Wong, P.E., St. Lighting Assoc. III
Norma Marrero, P.E., Sr. Street Lighting Engineer
(213) 847-6404

Respectfully submitted,


Phil Reed, Director
Bureau of Street Lighting

ADOPTED

MOTION ADOPTED TO APPROVE COMMUNICATION RECOMMEND.
JAN 0 5 2005

LOS ANGELES CITY COUNCIL

ORD OF INTENT ADOPTED

SET FOR HEARING ~~MAR 8 2005~~

MAR 0 8 2005 - meeting cancelled

MAR 0 9 2005 - Public Hearing Held
Continue Hearing AND
ORD to be presented
March 29, 2005

Ordinance
ADOPTED

MAR 2 9 2005

LOS ANGELES CITY COUNCIL

Public Hearing Closed

COUNCIL VOTE

Mar 29, 2005 10:58:22 AM, #1

ITEM(S)

Voting on Item(s): 3,4

Roll Call

Ord. Adopted

CARDENAS	Yes
GARCETTI	Yes
GREUEL	Yes
HAHN	Yes
LABONGE	Yes
LUDLOW	Yes
MISCIKOWSKI	Yes
PARKS	Yes
PERRY	Yes
REYES	Yes
SMITH	Yes
VILLARAIGOSA	Yes
WEISS	Yes
ZINE	Yes
*PADILLA	Yes

Present: 15, Yes: 15 No: 0

COUNCIL VOTE

Jan 5, 2005 10:36:20 AM; #5

Items for Which Public Hearings Have Not Been Held - Items 38-58

Voting on Item(s): 38-58

Roll Call

CARDENAS	Yes
GARCETTI	Yes
GREUEL	Yes
HAHN	Yes
LABONGE	Yes
LUDLOW	Absent
MISCIKOWSKI	Absent
PARKS	Yes
PERRY	Yes
REYES	Yes
SMITH	Absent
VILLARAIGOSA	Yes
WEISS	Yes
ZINE	Yes
*PADILLA	Yes

Present: 12, Yes: 12 No: 0

ENGINEER'S REPORT

FOR THE

CITY OF LOS ANGELES
BUREAU OF STREET LIGHTING



REGARDING STREET LIGHTING MAINTENANCE ASSESSMENTS IN THE

SICHEL STREET AND LOS ANGELES RIVER
LIGHTING DISTRICT

IN CONFORMANCE WITH PROPOSITION 218

PREPARED July 30, 2004

Group No. 06097

Transmittal No. 4 to the Report of the Board of Public Works

July 30, 2004

**CITY OF LOS ANGELES
BUREAU OF STREET LIGHTING**

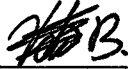
ENGINEER'S REPORT

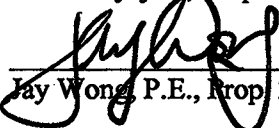
Subject: Description of how the City finances the cost of street lighting maintenance, how these assessments were calculated, and how this complies with Section 4 of Proposition 218, Article XIII D of the California Constitution, in regards to the subject street lighting maintenance assessment district(s).

Abstract: The Bureau of Street Lighting, for the Board of Public Works, administers and operates the street lighting system of the City. This includes managing the financing of the system. By Council Policy, about 80% of the streetlights are financed through street lighting maintenance assessments to benefiting properties, and the rest through the LADWP.

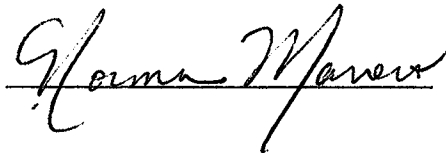
Proposition 218, section 4 (b), requires that "...All assessments shall be supported by a detailed engineer's report prepared by a registered professional engineer certified by the State of California..." It further requires in section 4 (f) that "...in any legal action contesting the validity of any assessment, the burden shall be on the agency to demonstrate that the property or properties in question receive a special benefit over and above the benefits conferred on the public at large and that the amount of any contested assessment is proportional to, and no greater than, the benefits conferred on the property or properties in question..."

The purpose of this report is to respond to the specific requirements of Proposition 218 and State law, for the subject street lighting maintenance assessment district(s).

Prepared by: 
Vahe Boyajian, Prop. 218 Compliance Section Associate II

Checked by: 
Jay Wong, P.E., Prop. 218 Compliance Section Associate III

Approved by: Norma Marrero, P.E., Senior Street Lighting Engineer, Bureau of Street Lighting



R.E. NO. E13696 Date 10/27/04

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4. How Street Lighting Maintenance Assessments are Calculated	4
5. Assessment Rates	10
6. Specifications For The Operation of Street Lighting Maintenance Assessment District(s)	11
7. Data Entry Sheet(s)	13

Refer to the Report of the Board of Public Works For The Following Transmittals

1. Ordinance(s) of Intention for the Proposed Assessment District(s)
2. Assessment Diagram(s) for the Proposed Assessment District(s)
3. Assessment Roll(s) for the Proposed Assessment District(s)

1. SUMMARY

On November 5, 1996 the voters of California approved Proposition 218, which became part of the California Constitution. It imposes additional requirements on local government when assessments for street lighting maintenance are proposed. This engineer's report will explain the methodology for the calculation of the assessments, the City's policy between special and general benefit and information about the subject project.

City funding is provided for street lighting, which light tunnels, bridges, and minimal traffic safety lighting installed on wooden power poles. Under City Policy, funding for permanent street lighting, which directly benefits nearby properties, is financed by assessments only.

2. DEFINITIONS OF SPECIAL BENEFIT AND GENERAL BENEFIT STREET LIGHTING

Special Benefit is the direct benefit to a property, and to its owner or users, based on the existence of the nearby street lighting systems that is designed to illuminate the roadway and sidewalk adjacent to the specific property at night. When there is a single streetlight in front of or near the property in question, there is special benefit to the extent that the roadway and sidewalk are illuminated, notwithstanding that the street lighting system for the block is incomplete. Proposition 218 allows the assessment of properties which receive special benefit, to the extent that the assessment is not greater than the reasonable cost of the proportional special benefit conferred on those parcels.

General Benefit is defined as a benefit to properties in the surrounding community or a benefit to the public in general resulting from the improvements, activities or services to be provided by the assessment levy. These benefits include the benefit from street lighting systems for locations that

do not benefit specific properties, as well as interim lighting for minimal traffic safety on wooden power poles. Proposition 218 requires the City to finance general benefit costs from other than property assessments. These costs are financed from public funds.

The types of lighting that fall into these benefit categories are further outlined below.

3. STREET LIGHTING TYPES AND FINANCING

There are three types of street lighting in the City of Los Angeles, each with different purposes, physical characteristics and financing modes. The following is a brief description of each:

- A. **SPECIAL BENEFIT** – Special Benefit street light systems are permanent streetlight systems designed to meet City standards of illumination which provide special benefit to nearby properties. These are generally systems with steel or concrete poles, underground wiring, intended to be part of a complete system providing a designed level of illumination and uniformity on the roadway and sidewalk areas. These systems are generally installed through either assessments to nearby benefiting properties, grants or through requirements on private developments, and are owned by the Department of Public Works. The financing of their entire costs of operation and maintenance is through the annual assessment of nearby properties that are determined to receive special benefit. All general benefits, if any, to the surrounding community and public in general from these special benefit streetlight systems are intangible and are not quantifiable.
- B. **GENERAL BENEFIT** - General Benefit lighting systems are permanent street light system and which illuminate vehicular and pedestrian bridges and tunnels and other locations where there are no adjacent or nearby properties which receive direct, special benefit. These are part of a complete system for the structure, or street, providing a designed level of illumination and uniformity on the roadway and sidewalk areas. The financing of their entire costs of operation and maintenance is through public funds and/or Department of Water and Power funds. These systems are generally installed with public funding, and owned by the Department of Public Works.
- C. **UTILITARIAN LIGHTING** - Utilitarian Lighting is a general benefit type of street lighting that is installed, operated and maintained by the Department of Water and Power. These lights are mounted on wooden power poles, and do not have a designed average level of uniformity or illumination.

These lights are considered interim, minimal safety lighting for specific locations where there are no permanent street lighting systems. The costs of operation are financed through the Department of Water and Power.

4. HOW STREET LIGHTING MAINTENANCE ASSESSMENTS ARE CALCULATED

General

Based on Council Policy, Los Angeles Administrative Code, annual City Budgets, and assessment proceedings, assessments are for the total estimated amount of the cost of operation and maintenance.

All costs of street lighting maintenance and operation for the subject lighting systems are to be assessed—none are to be financed with public funds.

The total estimated amounts of revenues and operating costs for previously assessed parcels are shown in the annual reports for the Los Angeles City Street Lighting Maintenance Assessment District (LACLD). The assessment rates are based on these estimates, which rely on actual costs for previous years, and on historic relationships between the different rates.

Proper maintenance and operation of the streetlight infrastructure benefits all properties within the District by providing security, safety, and community character and vitality.

In addition, Proposition 218, the "Right to Vote on Taxes Act" which was approved on the November 1996 statewide ballot and added Article XIII D to the California Constitution, requires that a parcel's assessment may not exceed the reasonable cost for the proportional special benefit conferred on that parcel. Article XIII D provides that only special benefits are assessable and the City must separate the general benefits from the special benefits. It also requires that publicly owned properties, which benefit from the improvements, be assessed.

Methodology

The calculation method takes into account the following:

Benefit Zones – The type of street lighting system that is installed. These will be identified as benefit zones. These zones may indicate a modern system that provides the minimum illumination levels adopted by the City or may include pedestrian lighting. Each zone requires a certain average energy usage, maintenance and eventual replacement.

Equivalent Dwelling Units – The calculation will take into account the different land uses on the properties for comparative purposes. (ex. A vacant property vs. a multiple family property vs. a commercial property.)

Benefit Factors – Benefit Factors will define the special benefit associated with the use of the property. Special Benefit Factors will be applied to properties that demonstrate a different use pattern.

Partial Lighting Factors – Partial Lighting Factors will define the amount of frontage lit by the streetlights.

Rates – The current rates have been set due to the Bureau's current maintenance district. These rates include energy, maintenance, administration and eventual replacement at the end of life.

All these factors will be evaluated and formulated into Benefit Units, utilizing Equivalent Dwelling Units and Benefit Factors, which will then be multiplied by the corresponding rate per the Benefit Zone. The following explains each factor in more detail.

Benefit Zones

Benefit Zones are used to differentiate between the different types of lighting service parcels receive. All parcels served by a similar kind of lighting system spaced a similar distance apart might be considered to be in the same Benefit Zone.

Each benefit zone will have a specific Assessment Rate associated with it, and a parcel can be in more than one benefit zone.

An area with a very high level of lighting, with twice the number of lights installed, could be in a specific benefit zone that would be charged twice the rate of those types of lights. If that area

also included pedestrian lights, it could be in two zones of benefit. Zones may be adjusted due to any identified general benefit component.

For parcels on corners with more than one lit side, the parcel will be zoned per the side that the property takes access.

We have determined that there are five (5) different levels of benefit within the District, and these are distinguished by different zone designations.

The zones identified below are assumed to utilize energy efficient lamps. Any request for lamps that are not energy efficient or require additional maintenance will need to be evaluated and the rate will need to be adjusted accordingly.

Zone 1 – This zone is an ornamental lighting system on residential streets. This lighting system generally is used to illuminate the roadway and sidewalk areas.

Zone 2 – This zone is a modern lighting system on residential streets.

Zone 3 – This zone is a modern lighting system on arterial streets.

Zone 4 – This zone is applied to lighting systems that require additional maintenance or energy than energy efficient lamps. This will apply to metal halide lamps and the zone will be combined with another zone.

Zone 5 – This zone is for special stand alone pedestrian electroliers on arterial streets. The lighting system provides illumination for pedestrian use only. This Zone would be in addition to Zone's 1, 2, 3 or 4.

Zone 6 – This zone is for special pedestrian systems that are attached to existing roadway electroliers. This Zone would be in addition to Zone's 1, 2, 3 or 4.

Equivalent Dwelling Units

In order to allocate benefit fairly between the parcels, an Equivalent Dwelling Unit (EDU) methodology is proposed which equates different residential and non-residential land uses to each other, thereby allowing a uniform method of assessment.

The EDU method uses the single-family home as the basic unit of apportionment. The average single-family residential parcel for the City of Los Angeles has a lot size of approximately 7,500 square feet (sf). This is considered a medium-density single-family residential parcel and has been selected as the basic unit for calculation of assessments; therefore, the medium density single-family residential parcel is defined as one Equivalent Dwelling Unit (EDU).

Single Family Residential (SFR) Parcels.

A medium-density SFR lot equals 1 EDU. All SFR parcels with lot sizes equal to 1/8 acre and up to 1/4 acre (5,445 sf and 10,890 sf) are considered medium density SFR's.

SFR parcels larger than 1/4 acre are considered low density SFR's. Because these parcels are larger than the medium density SFR's, and occupy more street frontage per parcel, it makes sense that there are more street lights associated with these larger parcels; therefore, low density SFR's are assigned 1.25 EDU.

SFR parcels smaller than 1/8 acre are considered high density SFR's. Because these parcels are smaller than the medium density SFR's, and occupy less street frontage per parcel, it makes sense that there are fewer street lights associated with these smaller parcels; therefore, high density SFR's are assigned 0.75 EDU.

Other Residential Properties.

The equivalencies of other residential land uses are determined by multiplying the number of dwelling units on each parcel by EDU Factors that are based on the relative population density of these residential land uses. These factors are based on trip generation rates and estimated wastewater usage, which are both related to population density.

Multi-family Residential (MFR) parcel (Apartments and Condominiums) equivalencies are determined by multiplying the number of dwelling units on each parcel by a factor, which is used to approximate the relative population density of these types of dwelling units and reduced unit size as compared to the typical density and size of a SFR. The MFR parcels are broken into three density categories as follows:

MFR parcels with 1 – 4 dwelling units (duplexes, triplexes, 4-plexes and condominiums) are considered low-density MFR's and are assigned EDU's based on a factor of 0.75 EDU per Dwelling Unit (DU).

MFR parcels with 5 to 15 dwelling units on the property are considered medium density MFR. For these properties, the first 4 DU's are assigned 0.75 EDU/DU and the next 5 to 15 units are assigned 0.5 EDU/DU.

MFR parcels with 16 or more dwelling units on the property are considered to be high-density MFR. The break between medium density and high density is considered to be at 15 dwelling units, because after 15 dwelling units apartment complexes must have a manager on the premises at all times. For these properties, the first 4 DU's are assigned 0.75 EDU/DU, the next 5 to 15 units are assigned 0.5 EDU/DU, and units over 15 are assigned 0.25 EDU/DU.

Mobile Home Park equivalencies are determined by multiplying the number of dwelling units on each parcel by 0.5 due to the relative population density of these types of dwelling units and reduced unit size compared to the typical density and size of a SFR.

Non-Residential Parcels.

Non-residential properties are converted to EDU's using the City of Los Angeles' average size for a SFR lot. As stated above, the average SFR lot is approximately 7,500 sf, which is approximately 6 dwelling units per acre. Therefore, non-residential parcels are assigned 6 EDU per acre or any portion thereof.

Non-residential properties include commercial, industrial, and institutional uses (such as schools, churches and hospitals). Utility properties are assessed the same as non-residential property, and Governmental properties are assessed based on how they are used (this could be residential or non-residential).

Vacant Parcels.

Vacant property consists of parcels with few or no improved structures. Based upon the opinions of professional appraisers, appraising current market property values for real estate in Southern California, the land value portion of a property typically ranges from 20 to 30 percent of the property's total value.

Additionally, the utilization of vacant property is significantly less than improved property and vacant property has a traffic generation rate of 0. Therefore, vacant SFR lots will be assigned 0.25 EDU, and all other vacant parcels (including park and agricultural parcels) will be assigned benefit at the rate of 25% of the non-residential rate, or 1.5 EDU per acre or any portion thereof.

Table 1, below, shows the EDU rates assigned to the various land uses.

TABLE 1 - Equivalent Dwelling Unit (EDU)			
Code	Land Use	Basic Unit	EDU Rate
Single Family Res. (SFR)			
SFRL	SFR - Low Density (larger than 1/4 acre lot or 10,890 sf)	1 D.U.	1.25 EDU / DU
SFRM	SFR - Medium Density (1/8 - 1/4 acre lot)	1 D.U.	1.00 EDU / DU
SFRH	SFR - High Density (less than 1/8 acre lot or 5,445 sf)	1 D.U.	0.75 EDU / DU
SFV	Single Family Vacant	1 Parcel	0.25 EDU / pcl
Multi-family Res. (MFR)			
CNDO	Condominium	1 D.U.	0.75 EDU / DU
MFRL	MFR - Low Density (2 - 4 units)	1 D.U.	0.75 EDU / DU
MFRM	MFR - Medium Density (5 - 15 units)	1 D.U.	3 +0.5 EDU / DU over 4 DU
MFRH	MFR - High Density (16 or more units)	1 D.U.	8.5 +0.25 EDU / DU over 15 DU
MH	Mobile Home Parks	1 D.U.	0.5 EDU / DU
COM	Commercial	1 Acre	6 EDU / ac
INS	Institutional	1 Acre	6 EDU / ac
IND	Industrial	1 Acre	6 EDU / ac
UTL	Utility Properties	1 Acre	6 EDU / ac
PRK	Park	1 Acre	1.5 EDU / ac
VAC	Vacant	1 Acre	1.5 EDU / ac
AGR	Agriculture	1 Acre	1.5 EDU / ac
EXE	Exempt	1 Parcel	0 EDU / pcl

The EDU rates are modified by Benefit Factors and Partial Lighting Factors, and the overall benefit to each property is defined as follows:

$$(\text{Equivalent Dwelling Units}) \times (\text{Benefit Factor}) \times (\text{Partial Lighting Factor}) = \text{Benefit Units}$$

Benefit Factors

The EDU rates are modified by Benefit Factors that relate to how a particular land use benefits from streetlights

The amount of benefit received will vary with the different land use on the property. There are two categories from which the total benefit of a parcel is derived:

1. **Security and Safety Benefit.** The prevention of crime and the alleviation of the fear of crime at the assessed properties, and the prevention of local pedestrian and traffic accidents related to the assessed properties.

2. **Community Character and Vitality Benefit.** The promotion of social interaction, promotion of business and industry, and the contribution to a positive night time visual image for the assessed properties.

To assign the benefit factors, each land use is compared to residential properties. Residential properties are the base properties and are assigned benefit factors of 1 for both the "Security and Safety Benefit" and the "Community Character and Vitality Benefit".

Commercial and institutional properties benefit similarly to residential property and therefore are assigned the same benefit factors. Parks, which are assessed as vacant land, also benefit similarly to residential property.

Industrial and utility properties receive benefits from added security and safety, but really receive no benefit for community character and vitality, as the nature of these properties do not promote either.

Likewise, vacant and agriculture properties receive benefits from added security and safety, although not at nearly the level of developed property, but really receive no benefit from additional community character and vitality.

Table 2 provides a summary of the Benefit Factors that are applied.

Table 2 – Street Lighting Benefit Factors							
Land Use	Residential	Res. On Private Street	Commercial	Institutional	Industrial / Utility	Park	Vacant / Agriculture
Security and Safety	1.0	0.25	1.0	1.0	1.0	1.0	0.25
Community Character and Vitality	1.0	0.25	1.0	0.5	0.0	1.0	0.00
Subtotal:	2.0	0.50	2.0	1.5	1.0	2.0	0.25
Applied Benefit Factor:	1.0	0.25	1.0	0.75	0.5	1.0	0.125

Partial Lighting Factors

The EDU rates are further modified by Partial Lighting Factors that take into consideration the amount of frontage lit by the streetlights. If almost the entire frontage of a parcel is lit, then the Partial Lighting Factor is 1.0. If the frontage of a parcel is not fully lit, then a Partial Lighting Factor of 0.75, 0.50 or 0.25 will be applied depending on the percentage of frontage lit.

5. ASSESSMENT RATES

Based on 2004/05 estimated annual budget, the following table provides the Maximum Assessment Rates for each of the Zones:

ZONE	ADMIN & Eng.	Energy (ECA, Utility Users Tax)	Replacement	Repair	Tree Trim	Total BU	Total FY 2004-05 Maximum \$/BU *
1	\$541,745	\$ 1,175,461.83	\$450,130	\$548,859	\$120,264	34,343.44	\$82.59
2	\$6,008,929	\$10,636,819.25	\$4,992,757	\$6,087,840	\$1,333,943	474,857.79	\$61.20
3	\$2,252,888	\$ 4,622,360.97	\$1,871,902	\$2,282,474	\$500,126	84,486.29	\$136.47
4	\$5,967	\$ 315,887.76	\$0	\$6,045	\$0	15,182.44	\$21.60
5	\$205,715	\$ 536,528.47	\$170,926	\$208,416	\$45,667	13,273.31	\$87.94
6	\$762	\$ 297,504.72	\$14,284	\$772	\$0	6,336.65	\$47.21
TOTAL	\$9,016,006	\$17,584,563	\$7,500,000	\$9,134,407	\$2,000,000		\$45,234,970

*The maximum annual maintenance assessment rates will be increased each year by 2%, not to exceed the annual change in the Consumer Price Index (CPI) for all Urban Consumers for the Los Angeles, Riverside, Orange County Areas.

The actual assessments levied in any fiscal year will be as approved by the City Council and may not exceed the maximum assessment rate without receiving property owner approval for increase.

The actual annual assessment rates for each Zone will be calculated each year based on the estimated costs of operating and maintaining the street lighting system in the following fiscal year.

The funding source to repair and maintain the City of Los Angeles' general benefit lights are not included in the estimated annual budget.

Assessment Calculation for a Parcel

Benefit Units = (Equivalent Dwelling Units) x (Benefit Factor) x (Partial Lighting Factor)

Assessment Cost = (Zone Assessment Rate) x (Benefit Units)

For parcels with mixed use, such as a commercial / residential combination, the benefit units are calculated for each use separately, and the higher of the two calculations will be used.

It is our conclusion that the proposed street lighting maintenance assessments follow the methodology described above.

**SPECIFICATIONS FOR THE OPERATION OF
STREET LIGHTING MAINTENANCE DISTRICTS
IN THE CITY OF LOS ANGELES
FOR 2004-05**

WORK TO BE DONE. The work and improvement to be done shall be the operation, including furnishing electric energy and timing/switching; maintenance, including lamp changing, emergency services, pole painting, fixture cleaning and glassware replacement, and rehabilitation, which includes modernization and replacement of systems; repairs, including poles, conduit, wiring and fusing, and fixtures repair and replacement; management of the funds, records, engineering, equipment approval and testing, administration and assessments, buildings, vehicles, equipment and materials; and related activities for the street lighting system designated herein under the "MAINTENANCE ASSESSMENT DISTRICT," for the fiscal year ending June 30, 2005, in accordance with the report of the Board of Public Works therefore, on file in the office of the City Clerk.

AUTHORITY. The said work and improvement is to be made under and is to be governed in all particulars by the Charter of the City of Los Angeles, Section 580 and other sections; the Los Angeles Administrative Code, Section 6.95-6.127; Proposition 218 (Articles XIII C and XIII D of the California Constitution), and the Ordinance of Intention to be hereafter adopted therefore.

LIGHTING SYSTEM. The street lighting system consists of electroliers, luminaires, and lamps, together with the necessary conduits, cables, wires and other appurtenances. Plans showing the location and description of said equipment are on file in the office of the Bureau of Street Lighting and are hereby referred to and made a part of these specifications. The properties to be benefited by the work and improvement are designated in the assessment diagrams on file in the office of the Bureau of Street Lighting, Assessment Engineering Division, and are hereby referred to and made a part of the specifications.

OPERATION SCHEDULES. The lighting system shall be lighted in accordance with the All Night and 1:00 a.m. schedules of operation, and minor exceptions, as agreed upon by the Department of Public Works and the Department of Water and Power, or other utility suppliers.

ELECTRIC ENERGY. It is contemplated that the City of Los Angeles, through its Department of Public Works, will purchase electric energy as it may deem necessary from the Department of Water and Power, or other utility suppliers, in accordance with the terms, conditions, and rates prescribed for in such services as have been agreed upon by the Board of Public Works and the utility supplier, and approved by the City Council.

MAINTENANCE. The Department of Public Works will itself perform the work, or will contract for certain work with the Department of Water and Power, or private companies, in providing normal maintenance for the following district(s), in accordance with the terms, and conditions as prescribed for in such services as have been agreed upon by the Board of Public Works and the supplier, and approved by the City Council.

MAINTENANCE ASSESSMENT DISTRICT TITLE

Sichel Street and Los Angeles River Lighting District

REPAIRS. The Department of Public Works, will itself perform the repair work, or will contract for certain work with private companies, provide the materials, equipment and expense, appliances, and other appurtenances and appurtenant work necessary to repair the street lighting system. This may also require approval by the City Council.

SICHEL ST. & LA RIVER L.D.

City Assmt ID	APN	Situs	Owner name	Owner address	Land Use	Acroage	Dwelling Units	Ben zone	Priv street	Assmt	Pct Total	Exsting Assmt	NOTE
12346-001	5447-020-901	1771 SPRING ST	L A CITY	1771 SPRING ST LOS ANGELES, CA 90012	GOV	1.0337	0	1	No	\$512.24	2.36%	\$409.02	A
12346-002	5447-020-008	1721 NBROADWAY	YOUNG NAK PRESBYTERIAN CHURCH OF LOS ANGELES CORP	1721 NBROADWAY LOS ANGELES, CA 90031	INS	1.29	0	1	No	\$479.43	2.21%	\$1,079.05	A
12346-003	5447-020-900	1725 NBROADWAY	L A CITY	111 E. FIRST ST. RM201 LOS ANGELES CA 90012	GOV	0.1358	0	1	No	\$87.29	0.31%	\$12.74	A
12346-004	5447-021-028	1821 NBROADWAY	YOUNG NAK PRESBYTERIAN CHURCH OF LOS ANGELES CORP	1721 NBROADWAY LOS ANGELES, CA 90031	COM	1.81	0	1, 5	No	\$1,871.94	8.62%	\$897.56	A
12346-005	5447-021-001	1823 NBROADWAY	YOUNG NAK PRESBYTERIAN CHURCH OF LOS ANGELES CORP	1721 NBROADWAY LOS ANGELES, CA 90031	IND	0.253	0	1, 5	No	\$130.83	0.60%	\$280.03	A
12346-006	5447-022-005	1901 NBROADWAY	YEE,ROBERT S AND MARIA H TRS YEE FAMILY TRUST	1591 LUNAR DR MONTEREY PARK, CA 91754	COM	0.187	0	1, 5	No	\$193.40	0.89%	\$149.57	A
12346-007	5447-022-004	1909 NBROADWAY	AMEZQUITA,ELISA H TR ELISA H AMEZQUITA TRUST AND AMEZQUITA,ROMAN	870 LINDA FLORA DR LOS ANGELES, CA 90049	MFR	0.187	16	1, 5	No	\$1,508.24	6.95%	\$134.71	A
12346-008	5447-022-003	1915 NBROADWAY	GONZALEZ,ALBERT AND GAIL	1915 NBROADWAY LOS ANGELES, CA 90031	IND	0.187	0	1, 5	No	\$96.70	0.45%	\$134.71	A
12346-009	5447-022-002	1919 NBROADWAY	BROADWAY CO	1919 NBROADWAY LOS ANGELES, CA 90031	IND	0.187	0	1, 5	No	\$96.70	0.45%	\$134.71	A
12346-010	5447-022-027	1931 NBROADWAY	BROADWAY CO	1931 NBROADWAY LOS ANGELES, CA 90031	IND	1.413	0	1, 5	No	\$730.68	3.37%	\$1,146.25	A
12346-011	5447-023-018	2001 NBROADWAY	ANENBERG,NOEL TR GEO ANENBERG DECD EST OF	4163 GREEN MEADOW CT ENCINO, CA 91316	COM	0.3964	0	1, 5	No	\$409.96	1.89%	\$377.18	A
12346-012	5447-024-029	202 SAVENUE 20	WOODROW,ALICE TR ALICE WOODROW TRUST	930 3RD ST NO 107 SANTA MONICA, CA 90403	COM	0.139	0	1, 5	No	\$143.76	0.66%	\$145.32	A
12346-013	5447-024-001	1930 NBROADWAY	BROADWAY CO	1931 NBROADWAY LOS ANGELES, CA 90031	IND	0.187	0	1, 5	No	\$96.70	0.45%	\$149.57	A
12346-014	5447-024-002	1922 NBROADWAY	BROADWAY CO	1931 NBROADWAY LOS ANGELES, CA 90031	IND	0.187	0	1, 5	No	\$96.70	0.45%	\$134.71	A
12346-015	5447-024-003	1920 NBROADWAY	BROADWAY CO	1931 NBROADWAY LOS ANGELES, CA 90031	IND	0.136	0	1, 5	No	\$70.33	0.32%	\$97.97	A
12346-016	5447-024-004	5-3-1	BROADWAY COMPANY	1931 NBROADWAY LOS ANGELES, CA 90031	IND	0.051	0	1, 5	No	\$26.37	0.12%	\$36.74	A
12346-017	5447-024-005	1918 NBROADWAY	BROADWAY COMPANY	1931 NBROADWAY LOS ANGELES, CA 90031	COM	0.187	0	1, 5	No	\$193.40	0.89%	\$134.71	A
12346-018	5447-024-006	1908 NBROADWAY	TERRIQUEZ,JESUS H AND JUANA	6503 CRAFTON AVE BELL, CA 90201	VAC	0.187	0	1, 5	No	\$6.04	0.03%	\$134.71	A
12346-019	5447-024-007	200 SAVENUE 19	FONG,KONG K AND SHIRLEY	820 ALPINE ST NO 1 LOS ANGELES, CA 90012	COM	0.184	0	1, 5	No	\$190.30	0.88%	\$149.57	A
12346-020	5447-025-001	1830 NBROADWAY	CHOI,HO	746 SBURLINGTON AVE NO319 LOS ANGELES, CA 90057	COM	0.073	0	1, 5	No	\$75.50	0.35%	\$110.30	A
12346-021	5447-025-004	1824 NBROADWAY	PANOUSSIS,GEORGE	7855 VANTAGE AVE NORTH HOLLYWOOD, CA 91605	COM	0.073	0	1, 5	No	\$75.50	0.35%	\$102.87	A
12346-022	5447-025-005	1822 NBROADWAY	LAU,ELAINE L TR LAU TRUST AND LIEU,HIM F CO TR LIEU TRUST	2231 CEDAR ST #D ALHAMBRA, CA 91801	COM	0.069	0	1, 5	No	\$71.36	0.33%	\$63.68	A
12346-023	5447-025-006	1818 NBROADWAY	HAROUNI,KAMYAR AND HENDIZADEH,FARIBA AND SIAMAK	3011 CARDIFF AVE LOS ANGELES, CA 90034	MFR	0.17	15	1, 5	No	\$1,465.14	6.75%	\$122.46	A
12346-024	5447-025-007	1814 NBROADWAY	GARCIA,OLGA TR MENDOZA REAL PROPERTY TRUST	316 SAVENUE 19 LOS ANGELES, CA 90031	COM	0.126	0	1, 5	No	\$130.31	0.60%	\$90.62	A
12346-025	5447-025-008	1812 NBROADWAY	CHENG,CHARLIE H	121 ELM ST ALHAMBRA, CA 91801	COM	0.078	0	1, 5	No	\$80.67	0.37%	\$56.33	A
12346-026	5447-025-009	1804 NBROADWAY	ZACATECANAS LLC	1806 NBROADWAY LOS ANGELES, CA 90031	IND	0.187	0	1, 5	No	\$96.70	0.45%	\$134.71	A
12346-027	5447-025-010	1800 NBROADWAY	B AND H KWOK FAMILY LTD PTNSHP	PO BOX 8305 ROWLAND HEIGHTS, CA 91748	COM	0.187	0	1, 5	No	\$193.40	0.89%	\$149.57	A
12346-028	5447-026-001	1796 NSPRING ST	MINATO,WILLIAM AND MIYO TRS MINATO TRUST	612 MAREK DR MONTEBELLO, CA 90640	COM	0.363	0	1	No	\$179.88	0.83%	\$276.93	A
12346-029	5447-026-002	1786 NSPRING ST	LAW,SANG AND NANCY C	1804 NOTTINGHAM LN SAN DIMAS, CA 91773	IND	0.197	0	1	No	\$48.81	0.22%	\$149.40	A

SICHEL ST. & LA RIVER L.D.

City Assmt ID	APN	Situs	Owner name	Owner address	Land Use	Acres	Dwelling Units	Ben zone	Priv street	Assmt	Pct Total	Existing Assmt	NOTE
12346-030	5447-026-021	LT*-528	LAW,SANG AND NANCY C	1804 NOTTINGHAM LN SAN DIMAS, CA 91773	IND	0.187	0	1	No	\$46.33	0.21%	\$134.71	A
12346-031	5447-026-900	1772 N NORTH SPRING ST	L A CITY	200 N. MAIN ST. #709 LOS ANGELES, CA 90012	GOV	3	0	1	No	\$1,486.62	6.85%	\$154.30	A
12347-001	5204-001-005	10-POR-5-1	HWEE,TONY W ET AL CHAN,JANE H	2427 MEADOWVALE AVE LOS ANGELES, CA 90031	COM	0.08	0	1, 5	No	\$82.74	0.38%	\$75.03	A
12347-002	5204-001-004	2115 NBROADWAY	HWEE,TONY W ET AL CHAN,JANE H	2427 MEADOWVALE AVE LOS ANGELES, CA 90031	COM	0.182	0	1, 5	No	\$198.57	0.91%	\$153.32	A
12347-003	5204-001-003	2119 NBROADWAY	GALLARZO,M N AND F TRS GALLARZO FAMILY TRUST	2823 ALLESANDRO ST LOS ANGELES, CA 90039	COM	0.208	0	1, 5	No	\$215.12	0.99%	\$134.71	A
12347-004	5204-001-002	2127 NBROADWAY	YUEH FONG NG AND RUI OUN LI	2743 MORNINGSIDE ST PASADENA, CA 91107	COM	0.208	0	1, 5	No	\$215.12	0.99%	\$134.71	A
12347-005	5204-001-001	2129 NBROADWAY	PHOC CAU LY AND MUOI A VONG	705 DALRIVA DR GREENVILLE, MS 38701	COM	0.208	0	1, 5	No	\$215.12	0.99%	\$151.69	A
12347-006	5204-002-036	2201 NBROADWAY	CORONA,JUAN G AND SOFIA	8608 PACIFIC BLVD STE A HUNTINGTON PK, CA 90255	COM	0.294	0	1, 5	No	\$304.06	1.40%	\$142.87	A
12347-007	5204-002-019	2205 NBROADWAY	GALLARZO,M N AND F TRS GALLARZO FAMILY TRUST	2823 ALLESANDRO ST LOS ANGELES, CA 90039	COM	0.045	0	1, 5	No	\$46.54	0.21%	\$63.68	A
12347-008	5204-002-029	2207 NBROADWAY	GIOVININI,ANNA CO TR ANNA GIOVININI TRUST	4207 LOS FELIZ BLVD APT 3 LOS ANGELES, CA 90027	COM	0.17	0	1, 5	No	\$175.82	0.81%	\$110.22	A
12347-009	5204-002-030	2215 NBROADWAY UNIT B	KASTEN,STEVEN J CO TR KASTEN TRUST	4138 VICASA DR CALABASAS, CA 91302	COM	0.155	0	1, 5	No	\$160.30	0.74%	\$110.22	A
12347-010	5204-002-038	163 SAVENUE 24	KASTEN,STEVEN AND ROCHELLE TRS KASTEN TRUST	4138 VICASA DR CALABASAS, CA 91302	COM	0.22	0	1, 5	No	\$227.53	1.05%	\$209.16	A
12347-011	5204-004-013	2401 NBROADWAY	WALMSLEY,LILLIAN E TR LILLIAN E WALMSLEY TRUST	905 SINGINGWOOD DR ARCADIA, CA 91006	COM	0.157	0	1, 5	No	\$162.37	0.75%	\$136.26	A
12347-012	5204-004-014	2409 NBROADWAY	IBARRA,ARTURO AND LETICIA TRS A AND L IBARRA TRUST	2407 NBROADWAY LOS ANGELES, CA 90031	COM	0.184	0	1, 5	No	\$169.61	0.78%	\$124.91	A
12347-013	5204-004-015	2411 NBROADWAY	ARROYO VISTA FAMILY HEALTH FOUNDATION	2411 NBROADWAY LOS ANGELES, CA 90031	COM	0.157	0	1, 5	No	\$162.37	0.75%	\$122.46	A
12347-014	5204-004-016	2417 NBROADWAY	LUONG,JACK AND QUN L	227 EAVENUE 38 LOS ANGELES, CA 90031	COM	0.079	0	1, 5	No	\$81.70	0.38%	\$61.23	A
12347-015	5204-004-017	2419 NBROADWAY	GALVAN,SHARON TR JESUS GALVAN TRUST	14431 DEERFIELD AVE TUSTIN, CA 92780	COM	0.079	0	1, 5	No	\$81.70	0.38%	\$61.23	A
12347-016	5204-004-002	2421 NBROADWAY	3637 TWEEDY LLC	P O BOX 67311 LOS ANGELES, CA 90067	COM	0.214	0	1, 5	No	\$221.32	1.02%	\$166.55	A
12347-017	5204-004-001	2407 DALY ST	EAST GATE HALL ASSN	1126 FAIR OAKS AVE S PASADENA, CA 91030	COM	0.189	0	1, 5	No	\$195.47	0.90%	\$178.79	A
12347-018	5204-012-004	2601 NBROADWAY	E W SERVICES INC	415 HUNTINGTON DR SAN MARINO, CA 91108	COM	0.306	0	1, 5	No	\$316.47	1.46%	\$254.72	A
12347-019	5204-012-003	2615 NBROADWAY	DBS ENTERPRISES	15315 MAGNOLIA BLVD SHERMAN OAKS, CA 91403	COM	0.187	0	1, 5	No	\$193.40	0.89%	\$134.71	A
12347-020	5204-012-002	2619 NBROADWAY	FRIEDEN,LEON I TR LEON I FRIEDEN TRUST	1043 SHAYWORTH AVE LOS ANGELES, CA 90035	COM	0.187	0	1, 5	No	\$193.40	0.89%	\$134.71	A
12347-021	5204-012-019	2625 NBROADWAY ST	BROADWAY/WORKMAN LLC	837 TRACTION AVE 400 LOS ANGELES, CA 90013	COM	0.827	0	1, 5	No	\$855.30	3.94%	\$458.34	A
12347-022	5204-015-007	2701 NBROADWAY	HBH BROADWAY LLC	424 BAMBOO LN LOS ANGELES, CA 90012	COM	0.209	0	1, 5	No	\$216.15	1.00%	\$174.06	A
12347-023	5204-015-006	2707 NBROADWAY	SACHS,SEYMOUR H AND RUTH TRS SACHS FAMILY TRUST	2715 NBROADWAY LOS ANGELES, CA 90031	COM	0.163	0	1, 5	No	\$168.58	0.78%	\$118.71	A
12347-024	5204-015-005	2711 NBROADWAY	SACHS,SEYMOUR H AND RUTH TRS SACHS FAMILY TRUST	2715 NBROADWAY LOS ANGELES, CA 90031	COM	0.187	0	1, 5	No	\$193.40	0.89%	\$134.71	A
12347-025	5204-015-004	2719 NBROADWAY	KASTEN,STEVEN AND ROCHELLE TRS KASTEN AND DESTITO TRUST	4138 VICASA DR CALABASAS, CA 91302	COM	0.187	0	1, 5	No	\$193.40	0.89%	\$134.71	A
12347-026	5204-015-003	2723 NBROADWAY	KASTEN,STEVEN AND ROCHELLE TRS KASTEN TRUST	4138 VICASA DR CALABASAS, CA 91302	COM	0.136	0	1, 5	No	\$140.65	0.65%	\$97.97	A
12347-027	5204-015-001	2729 NBROADWAY	OLIVAS,FLAVIO AND VICTORIA	2969 GAINSBOROUGH DR SAN MARINO, CA 91108	COM	0.092	0	1, 5	No	\$95.15	0.44%	\$132.67	A

SICHEL ST. & LA RIVER L.D.

City Assmt ID	APN	Situs	Owner name	Owner address	Land Use	Acreage	Dwelling Units	Ben zone	Priv street	Assmt	Pct Total	Existing Assmt	NOTE
12347-028	5204-021-006	2801 NBROADWAY	HOWARD,GEORGE AND ROSE TRS HOWARD FAMILY TRUST	2801 NBROADWAY LOS ANGELES, CA 90031	COM	0.114	0	1	No	\$56.49	0.26%	\$134.71	A
12347-029	5204-021-005	2807 NBROADWAY	FIERRO,RALPH AND SHIRLEY D TRS FIERRO FAMILY TRUST	2123 PARKSIDE AVE LOS ANGELES, CA 90031	COM	0.184	0	1	No	\$91.18	0.42%	\$134.71	A
12347-030	5204-020-003	2814 NBROADWAY	SCI CALIF FUNERAL SERVICES INC	1929 ALLEN PKWY HOUSTON, TX 77219	INS	0.907	0	1	No	\$337.09	1.65%	\$232.11	A
12347-031	5204-016-001	2730 NBROADWAY	GATES KINGSLEY AND GATES INC	1829 ALLEN PKWY HOUSTON, TX 77019	INS	0.372	0	1, 5	No	\$288.55	1.33%	\$338.41	A
12347-032	5204-016-002	2712 NBROADWAY	KASTEN,STEVEN AND ROCHELLE TRS KASTEN TRUST	4138 VICASA DR CALABASAS, CA 91302	COM	0.409	0	1, 5	No	\$423.00	1.95%	\$274.32	A
12347-033	5204-016-003	2708 NBROADWAY	CAUDILLO,RAUL AND FRANCES	1115 COLUMBIA ST SOUTH PASADENA, CA 91030	COM	0.163	0	1, 5	No	\$168.58	0.78%	\$105.32	A
12347-034	5204-016-004	2700 NBROADWAY	RSR INVESTMENTS LLC	3540 WESTFALL DR ENCINO, CA 91436	COM	0.245	0	1, 5	No	\$253.38	1.17%	\$184.67	A
12347-035	5204-011-001	2626 NBROADWAY	CHOI,SONG H	3701 W6TH ST LOS ANGELES, CA 90020	COM	0.414	0	1, 5	No	\$428.17	1.97%	\$347.96	A
12347-036	5204-011-002	2618 NBROADWAY	LEE,POLLY ET AL CHENG,DAVID	409 NDEL MAR AVE SAN GABRIEL, CA 91775	COM	0.207	0	1, 5	No	\$214.08	0.99%	\$134.71	A
12347-037	5204-011-003	2612 NBROADWAY	FIERRO,RALPH AND SHIRLEY D TRS FIERRO FAMILY TRUST	2123 PARKSIDE AVE LOS ANGELES, CA 90031	COM	0.207	0	1, 5	No	\$214.08	0.99%	\$134.71	A
12347-038	5204-011-004	2606 NBROADWAY	HKJ GOLD INC	4000 UNION PACIFIC AVE LOS ANGELES, CA 90023	COM	0.199	0	1, 5	No	\$205.81	0.95%	\$0.00	
12347-039	5204-011-006	2600 NBROADWAY	HKJ GOLD INC	4000 UNION PACIFIC AVE LOS ANGELES, CA 90023	COM	0.132	0	1, 5	No	\$136.52	0.63%	\$144.50	A
12347-040	5204-005-003	2426 NBROADWAY	2426 NORTH BROADWAY INC	1 CIVIC PLAZA DR STE 100 CARSON, CA 90745	COM	0.207	0	1, 5	No	\$214.08	0.99%	\$269.41	A
12347-041	5204-005-004	2422 NBROADWAY	ELDERLY INDO CHINESE ASSN	2422 NBROADWAY LOS ANGELES, CA 90031	COM	0.172	0	1, 5	No	\$177.89	0.82%	\$122.46	A
12347-042	5204-005-005	2416 NBROADWAY	TRINH,CATHY O TR CATHY O TRINH TRUST	3626 NBROADWAY LOS ANGELES, CA 90031	COM	0.189	0	1, 5	No	\$195.47	0.90%	\$134.71	A
12347-043	5204-005-008	2414 NBROADWAY	JAKOBI,JEHOSHUA AND ILANA	1020 NEDINBURGH AVE NO 1 W HOLLYWOOD, CA 90046	COM	0.138	0	1, 5	No	\$142.72	0.66%	\$97.97	A
12347-044	5204-005-007	2412 NBROADWAY	SERRANO,ROY L AND ALCANTARA,GILBERT	3822 COLLIS AVE LOS ANGELES, CA 90032	COM	0.069	0	1, 5	No	\$71.36	0.33%	\$48.98	A
12347-045	5204-005-034	2400 NBROADWAY	FIRST STATES INVESTORS 5000A LLC	1725 THE FAIRWAY JENKINTOWN, PA 19046	COM	0.359	0	1, 5	No	\$371.28	1.71%	\$320.85	A
12347-046	5204-008-001	2214 NBROADWAY	ORKIN INC	P O BOX 5015 BUENA PARK, CA 90623	COM	0.362	0	1, 5	No	\$374.39	1.72%	\$317.26	A
12347-047	5204-008-002	2200 NBROADWAY	DIAZ,SERGIO S AND DIAZ,HERIBERTO S	2729 CEZAR CHAVEZ AVE LOS ANGELES, CA 90033	COM	0.136	0	1, 5	No	\$140.65	0.65%	\$154.30	A
12347-048	5204-006-007	2122 NBROADWAY	WOLFE,MARIAN F CO TR ET AL SCHEFFLER AND JACOBS,MARSHA	2909 SHASTA RD BERKELEY, CA 94708	COM	0.362	0	1, 5	No	\$374.39	1.72%	\$320.85	A
12347-049	5204-006-008	2116 NBROADWAY	DIAZ,SERGIO S AND DIAZ,HERIBERTO S	2729 CESAR CHAVEZ AVE LOS ANGELES, CA 90033	COM	0.172	0	1, 5	No	\$177.89	0.82%	\$0.00	
12347-050	5204-006-034	2108 N BROADWAY	BALLESTEROS,RONALD M AND FRANCIS L	2108 NBROADWAY LOS ANGELES, CA 90031	IND	0.576	0	1, 5	No	\$297.86	1.37%	\$541.29	A

TOTAL VOTING PARCELS: 81

Total: \$21,707.50 100.00%

SICHEL ST. & LA RIVER L.D.

City Assmt ID	APN	Situs	Owner name	Owner address	Land Use	Acreage	Dwelling Units	Ben zone	Priv street	Assmt	Pct Total	Existing Assmt	NOTE
12346-001	5447-020-001	1771 SPRING ST	L A CITY	1771 SPRING ST LOS ANGELES, CA 90012	GOV	1.0337	0	1, 5	No	\$1,069.07	4.32%	\$409.02	A
12346-002	5447-020-006	1721 NBROADWAY	YOUNG NAK PRESBYTERIAN CHURCH OF LOS ANGELES CORP	1721 NBROADWAY LOS ANGELES, CA 90031	INS	1.29	0	1, 5	No	\$1,000.61	4.04%	\$1,079.05	A
12346-003	5447-020-900	1725 NBROADWAY	L A CITY	111 E. FIRST ST. RM201 LOS ANGELES CA 90012	GOV	0.1358	0	1, 5	No	\$140.45	0.57%	\$12.74	A
12346-004	5447-021-028	1821 NBROADWAY	YOUNG NAK PRESBYTERIAN CHURCH OF LOS ANGELES CORP	1721 NBROADWAY LOS ANGELES, CA 90031	COM	1.81	0	1, 5	No	\$1,871.94	7.56%	\$897.56	A
12346-005	5447-021-001	1823 NBROADWAY	YOUNG NAK PRESBYTERIAN CHURCH OF LOS ANGELES CORP	1721 NBROADWAY LOS ANGELES, CA 90031	IND	0.253	0	1, 5	No	\$130.83	0.53%	\$280.03	A
12346-006	5447-022-005	1901 NBROADWAY	YEE,ROBERT S AND MARIA H TRS YEE FAMILY TRUST	1591 LUNAR DR MONTEREY PARK, CA 91754	COM	0.187	0	1, 5	No	\$193.40	0.78%	\$149.57	A
12346-007	5447-022-004	1909 NBROADWAY	AMEZQUITA,ELISA H TR ELISA H AMEZQUITA TRUST AND AMEZQUITA,ROMAN	870 LINDA FLORA DR LOS ANGELES, CA 90049	MFR	0.187	16	1, 5	No	\$1,508.24	6.09%	\$134.71	A
12346-008	5447-022-003	1915 NBROADWAY	GONZALEZ,ALBERT AND GAIL	1915 NBROADWAY LOS ANGELES, CA 90031	IND	0.187	0	1, 5	No	\$96.70	0.39%	\$134.71	A
12346-009	5447-022-002	1919 NBROADWAY	BROADWAY CO	1919 NBROADWAY LOS ANGELES, CA 90031	IND	0.187	0	1, 5	No	\$96.70	0.39%	\$134.71	A
12346-010	5447-022-027	1931 NBROADWAY	BROADWAY CO	1931 NBROADWAY LOS ANGELES, CA 90031	IND	1.413	0	1, 5	No	\$730.68	2.95%	\$1,148.25	A
12346-011	5447-023-018	2001 NBROADWAY	ANENBERG,NOEL TR GEO ANENBERG DECD EST OF	4163 GREEN MEADOW CT ENCINO, CA 91316	COM	0.3964	0	1, 5	No	\$409.96	1.65%	\$377.18	A
12346-012	5447-024-029	202 SAVENUE 20	WOODROW,ALICE TR ALICE WOODROW TRUST	930 3RD ST NO 107 SANTA MONICA, CA 90403	COM	0.139	0	1, 5	No	\$143.76	0.58%	\$145.32	A
12346-013	5447-024-001	1930 NBROADWAY	BROADWAY CO	1931 NBROADWAY LOS ANGELES, CA 90031	IND	0.187	0	1, 5	No	\$96.70	0.39%	\$149.57	A
12346-014	5447-024-002	1922 NBROADWAY	BROADWAY CO	1931 NBROADWAY LOS ANGELES, CA 90031	IND	0.187	0	1, 5	No	\$96.70	0.39%	\$134.71	A
12346-015	5447-024-003	1920 NBROADWAY	BROADWAY CO	1931 NBROADWAY LOS ANGELES, CA 90031	IND	0.136	0	1, 5	No	\$70.33	0.28%	\$97.97	A
12346-016	5447-024-004	5-3-1	BROADWAY COMPANY	1931 NBROADWAY LOS ANGELES, CA 90031	IND	0.051	0	1, 5	No	\$26.37	0.11%	\$36.74	A
12346-017	5447-024-005	1918 NBROADWAY	BROADWAY COMPANY	1931 NBROADWAY LOS ANGELES, CA 90031	COM	0.187	0	1, 5	No	\$193.40	0.78%	\$134.71	A
12346-018	5447-024-006	1908 NBROADWAY	TERRIQUEZ,JESUS H AND JUANA	6503 CRAFTON AVE BELL, CA 90201	VAC	0.187	0	1, 5	No	\$6.04	0.02%	\$134.71	A
12346-019	5447-024-007	200 SAVENUE 19	FONG,KONG K AND SHIRLEY	820 ALPINE ST NO 1 LOS ANGELES, CA 90012	COM	0.184	0	1, 5	No	\$190.30	0.77%	\$149.57	A
12346-020	5447-025-001	1830 NBROADWAY	CHOI,HO	748 SBURLINGTON AVE NO319 LOS ANGELES, CA 90057	COM	0.073	0	1, 5	No	\$75.50	0.30%	\$110.30	A
12346-021	5447-025-004	1824 NBROADWAY	PANOUSSIS,GEORGE	7855 VANTAGE AVE NORTH HOLLYWOOD, CA 91605	COM	0.073	0	1, 5	No	\$75.50	0.30%	\$102.87	A
12346-022	5447-025-005	1822 NBROADWAY	LAU,ELAINE L TR LAU TRUST AND LIEU,HIM F CO TR LIEU TRUST	2231 CEDAR ST #D ALHAMBRA, CA 91801	COM	0.069	0	1, 5	No	\$71.36	0.29%	\$63.68	A
12346-023	5447-025-006	1818 NBROADWAY	HAROUNI,KAMYAR AND HENDIZADEH,FARIBA AND SIAMAK	3011 CARDIFF AVE LOS ANGELES, CA 90034	MFR	0.17	15	1, 5	No	\$1,465.14	5.91%	\$122.46	A
12346-024	5447-025-007	1814 NBROADWAY	GARCIA,OLGA TR MENDOZA REAL PROPERTY TRUST	316 SAVENUE 19 LOS ANGELES, CA 90031	COM	0.126	0	1, 5	No	\$130.31	0.53%	\$90.62	A
12346-025	5447-025-008	1812 NBROADWAY	CHENG,CHARLIE H	121 ELM ST ALHAMBRA, CA 91801	COM	0.078	0	1, 5	No	\$80.67	0.33%	\$56.33	A
12346-026	5447-025-009	1804 NBROADWAY	ZACATECANAS LLC	1808 NBROADWAY LOS ANGELES, CA 90031	IND	0.187	0	1, 5	No	\$96.70	0.39%	\$134.71	A
12346-027	5447-025-010	1800 NBROADWAY	B AND H KWOK FAMILY LTD PTNSHP	PO BOX 8305 ROWLAND HEIGHTS, CA 91748	COM	0.187	0	1, 5	No	\$193.40	0.78%	\$149.57	A
12346-028	5447-026-001	1796 NSPRING ST	MINATO,WILLIAM AND MIYO TRS MINATO TRUST	612 MAREK DR MONTEBELLO, CA 90640	COM	0.363	0	1, 5	No	\$375.42	1.52%	\$276.93	A
12346-029	5447-026-002	1786 NSPRING ST	LAW,SANG AND NANCY C	1804 NOTTINGHAM LN SAN DIMAS, CA 91773	IND	0.197	0	1, 5	No	\$101.87	0.41%	\$149.40	A

SICHEL ST. & LA RIVER L.D.

City Assmt ID	APN	Situs	Owner name	Owner address	Land Use	Acreage	Dwelling Units	Ben zone	Priv street	Assmt	Pct Total	Existing Assmt	NOTE
12346-030	5447-026-021	LT*-528	LAW,SANG AND NANCY C	1804 NOTTINGHAM LN SAN DIMAS, CA 91773	IND	0.187	0	1, 5	No	\$96.70	0.39%	\$134.71	A
12346-031	5447-026-900	1772 N NORTH SPRING ST	LA CITY	200 N. MAIN ST. #709 LOS ANGELES, CA 90012	GOV	3	0	1, 5	No	\$3,102.66	12.62%	\$154.30	A
12347-001	5204-001-005	10-POR-5-1	HWEE,TONY W ET AL CHAN,JANE H	2427 MEADOWVALE AVE LOS ANGELES, CA 90031	COM	0.08	0	1, 5	No	\$82.74	0.33%	\$75.03	A
12347-002	5204-001-004	2115 NBROADWAY	HWEE,TONY W ET AL CHAN,JANE H	2427 MEADOWVALE AVE LOS ANGELES, CA 90031	COM	0.192	0	1, 5	No	\$198.57	0.80%	\$153.32	A
12347-003	5204-001-003	2119 NBROADWAY	GALLARZO,M N AND F TRS GALLARZO FAMILY TRUST	2823 ALLESANDRO ST LOS ANGELES, CA 90039	COM	0.208	0	1, 5	No	\$215.12	0.87%	\$134.71	A
12347-004	5204-001-002	2127 NBROADWAY	YUEH FONG NG AND RUI OUN LI	2743 MORNINGSIDE ST PASADENA, CA 91107	COM	0.208	0	1, 5	No	\$215.12	0.87%	\$134.71	A
12347-005	5204-001-001	2129 NBROADWAY	PHOC CAU LY AND MUOI A VONG	705 DALRIVA DR GREENVILLE, MS 38701	COM	0.208	0	1, 5	No	\$215.12	0.87%	\$151.69	A
12347-006	5204-002-036	2201 NBROADWAY	CORONA,JUAN G AND SOFIA	6608 PACIFIC BLVD STE A HUNTINGTON PK, CA 90285	COM	0.294	0	1, 5	No	\$304.06	1.23%	\$142.87	A
12347-007	5204-002-019	2205 NBROADWAY	GALLARZO,M N AND F TRS GALLARZO FAMILY TRUST	2823 ALLESANDRO ST LOS ANGELES, CA 90039	COM	0.045	0	1, 5	No	\$46.54	0.19%	\$63.68	A
12347-008	5204-002-029	2207 NBROADWAY	GIOVINANI,ANNA CO TR ANNA GIOVINANI TRUST	4207 LOS FELIZ BLVD APT 3 LOS ANGELES, CA 90027	COM	0.17	0	1, 5	No	\$175.82	0.71%	\$110.22	A
12347-009	5204-002-030	2215 NBROADWAY UNIT B	KASTEN,STEVEN J CO TR KASTEN TRUST	4138 VICASA DR CALABASAS, CA 91302	COM	0.155	0	1, 5	No	\$160.30	0.65%	\$110.22	A
12347-010	5204-002-038	163 SAVENUE 24	KASTEN,STEVEN AND ROCHELLE TRS KASTEN TRUST	4138 VICASA DR CALABASAS, CA 91302	COM	0.22	0	1, 5	No	\$227.53	0.92%	\$209.16	A
12347-011	5204-004-013	2401 NBROADWAY	WALMSLEY,LILLIAN E TR LILLIAN E WALMSLEY TRUST	905 SINGINGWOOD DR ARCADIA, CA 91006	COM	0.157	0	1, 5	No	\$162.37	0.66%	\$136.26	A
12347-012	5204-004-014	2409 NBROADWAY	IBARRA,ARTURO AND LETICIA TRS A AND L IBARRA TRUST	2407 NBROADWAY LOS ANGELES, CA 90031	COM	0.164	0	1, 5	No	\$169.61	0.66%	\$124.91	A
12347-013	5204-004-015	2411 NBROADWAY	ARROYO VISTA FAMILY HEALTH FOUNDATION	2411 NBROADWAY LOS ANGELES, CA 90031	COM	0.157	0	1, 5	No	\$162.37	0.66%	\$122.46	A
12347-014	5204-004-016	2417 NBROADWAY	LUONG,JACK AND QUN L	227 EAVENUE 38 LOS ANGELES, CA 90031	COM	0.079	0	1, 5	No	\$81.70	0.33%	\$61.23	A
12347-015	5204-004-017	2419 NBROADWAY	GALVAN,SHARON TR JESUS GALVAN TRUST	14431 DEERFIELD AVE TUSTIN, CA 92780	COM	0.079	0	1, 5	No	\$81.70	0.33%	\$61.23	A
12347-016	5204-004-002	2421 NBROADWAY	3637 TWEEDY LLC	P O BOX 67311 LOS ANGELES, CA 90067	COM	0.214	0	1, 5	No	\$221.32	0.86%	\$166.55	A
12347-017	5204-004-001	2407 DALY ST	EAST GATE HALL ASSN	1126 FAIR OAKS AVE S PASADENA, CA 91030	COM	0.189	0	1, 5	No	\$195.47	0.79%	\$178.79	A
12347-018	5204-012-004	2601 NBROADWAY	E W SERVICES INC	415 HUNTINGTON DR SAN MARINO, CA 91108	COM	0.306	0	1, 5	No	\$318.47	1.28%	\$254.72	A
12347-019	5204-012-003	2615 NBROADWAY	DBS ENTERPRISES	15315 MAGNOLIA BLVD SHERMAN OAKS, CA 91403	COM	0.187	0	1, 5	No	\$193.40	0.78%	\$134.71	A
12347-020	5204-012-002	2619 NBROADWAY	FRIEDEN,LEON I TR LEON I FRIEDEN TRUST	1043 SHAYWORTH AVE LOS ANGELES, CA 90035	COM	0.187	0	1, 5	No	\$193.40	0.78%	\$134.71	A
12347-021	5204-012-019	2625 NBROADWAY ST	BROADWAYWORKMAN LLC	837 TRACTION AVE 400 LOS ANGELES, CA 90013	COM	0.827	0	1, 5	No	\$855.30	3.45%	\$458.34	A
12347-022	5204-015-007	2701 NBROADWAY	HBH BROADWAY LLC	424 BAMBOO LN LOS ANGELES, CA 90012	COM	0.209	0	1, 5	No	\$216.15	0.87%	\$174.06	A
12347-023	5204-015-006	2707 NBROADWAY	SACHS,SEYMOUR H AND RUTH TRS SACHS FAMILY TRUST	2715 NBROADWAY LOS ANGELES, CA 90031	COM	0.163	0	1, 5	No	\$168.58	0.68%	\$118.71	A
12347-024	5204-015-005	2711 NBROADWAY	SACHS,SEYMOUR H AND RUTH TRS SACHS FAMILY TRUST	2715 NBROADWAY LOS ANGELES, CA 90031	COM	0.187	0	1, 5	No	\$193.40	0.78%	\$134.71	A
12347-025	5204-015-004	2719 NBROADWAY	KASTEN,STEVEN AND ROCHELLE TRS KASTEN AND DESTITO TRUST	4138 VICASA DR CALABASAS, CA 91302	COM	0.187	0	1, 5	No	\$193.40	0.78%	\$134.71	A
12347-026	5204-015-003	2723 NBROADWAY	KASTEN,STEVEN AND ROCHELLE TRS KASTEN TRUST	4138 VICASA DR CALABASAS, CA 91302	COM	0.136	0	1, 5	No	\$140.65	0.57%	\$97.97	A
12347-027	5204-015-001	2729 NBROADWAY	OLIVAS,FLAVIO AND VICTORIA	2969 GAINSBOROUGH DR SAN MARINO, CA 91108	COM	0.092	0	1, 5	No	\$95.15	0.38%	\$132.67	A

SICHEL ST. & LA RIVER L.D.

City Assmt ID	APN	Situs	Owner name	Owner address	Land Use	Acres	Dwelling Units	Ben zone	Priv street	Assmt	Pct Total	Existing Assmt	NOTE
12347-028	5204-021-006	2801 NBROADWAY	HOWARD,GEORGE AND ROSE TRS HOWARD FAMILY TRUST	2801 NBROADWAY LOS ANGELES, CA 90031	COM	0.114	0	1	No	\$56.49	0.23%	\$134.71	A
12347-029	5204-021-005	2807 NBROADWAY	FIERRO,RALPH AND SHIRLEY D TRS FIERRO FAMILY TRUST	2123 PARKSIDE AVE LOS ANGELES, CA 90031	COM	0.184	0	1	No	\$91.18	0.37%	\$134.71	A
12347-030	5204-020-003	2814 NBROADWAY	SCI CALIF FUNERAL SERVICES INC	1929 ALLEN PKWY HOUSTON, TX 77219	INS	0.907	0	1	No	\$337.09	1.36%	\$232.11	A
12347-031	5204-016-001	2730 NBROADWAY	GATES KINGSLEY AND GATES INC	1929 ALLEN PKWY HOUSTON, TX 77019	INS	0.372	0	1, 5	No	\$288.55	1.16%	\$338.41	A
12347-032	5204-016-002	2712 NBROADWAY	KASTEN,STEVEN AND ROCHELLE TRS KASTEN TRUST	4138 VICASA DR CALABASAS, CA 91302	COM	0.409	0	1, 5	No	\$423.00	1.71%	\$274.32	A
12347-033	5204-016-003	2708 NBROADWAY	CAUDILLO,RAUL AND FRANCES	1115 COLUMBIA ST SOUTH PASADENA, CA 91030	COM	0.163	0	1, 5	No	\$168.58	0.68%	\$105.32	A
12347-034	5204-016-004	2700 NBROADWAY	RSR INVESTMENTS LLC	3540 WESTFALL DR ENCINO, CA 91436	COM	0.245	0	1, 5	No	\$253.38	1.02%	\$184.67	A
12347-035	5204-011-001	2626 NBROADWAY	CHOI,SONG H	3701 W6TH ST LOS ANGELES, CA 90020	COM	0.414	0	1, 5	No	\$428.17	1.73%	\$347.96	A
12347-036	5204-011-002	2618 NBROADWAY	LEE,POLLY ET AL CHENG,DAVID	409 NDEL MAR AVE SAN GABRIEL, CA 91775	COM	0.207	0	1, 5	No	\$214.08	0.86%	\$134.71	A
12347-037	5204-011-003	2612 NBROADWAY	FIERRO,RALPH AND SHIRLEY D TRS FIERRO FAMILY TRUST	2123 PARKSIDE AVE LOS ANGELES, CA 90031	COM	0.207	0	1, 5	No	\$214.08	0.86%	\$134.71	A
12347-038	5204-011-004	2606 NBROADWAY	HKJ GOLD INC	4000 UNION PACIFIC AVE LOS ANGELES, CA 90023	COM	0.199	0	1, 5	No	\$205.81	0.83%	\$0.00	
12347-039	5204-011-006	2600 NBROADWAY	HKJ GOLD INC	4000 UNION PACIFIC AVE LOS ANGELES, CA 90023	COM	0.132	0	1, 5	No	\$138.52	0.55%	\$144.50	A
12347-040	5204-005-003	2426 NBROADWAY	2426 NORTH BROADWAY INC	1 CIVIC PLAZA DR STE 100 CARSON, CA 90745	COM	0.207	0	1, 5	No	\$214.08	0.86%	\$269.41	A
12347-041	5204-005-004	2422 NBROADWAY	ELDERLY INDO CHINESE ASSN	2422 NBROADWAY LOS ANGELES, CA 90031	COM	0.172	0	1, 5	No	\$177.89	0.72%	\$122.46	A
12347-042	5204-005-005	2416 NBROADWAY	TRINH,CATHY O TR CATHY O TRINH TRUST	3626 NBROADWAY LOS ANGELES, CA 90031	COM	0.189	0	1, 5	No	\$195.47	0.79%	\$134.71	A
12347-043	5204-005-006	2414 NBROADWAY	JAKOBI,JEHOSHUA AND ILANA	1020 NEDINBURGH AVE NO 1 W HOLLYWOOD, CA 90046	COM	0.138	0	1, 5	No	\$142.72	0.58%	\$97.97	A
12347-044	5204-005-007	2412 NBROADWAY	SERRANO,ROY L AND ALCANTARA,GILBERT	3822 COLLIS AVE LOS ANGELES, CA 90032	COM	0.069	0	1, 5	No	\$71.36	0.29%	\$48.98	A
12347-045	5204-005-034	2400 NBROADWAY	FIRST STATES INVESTORS 5000A LLC	1725 THE FAIRWAY JENKINTOWN, PA 19046	COM	0.359	0	1, 5	No	\$371.28	1.50%	\$320.85	A
12347-046	5204-006-001	2214 NBROADWAY	ORKIN INC	P O BOX 5015 BUENA PARK, CA 90623	COM	0.362	0	1, 5	No	\$374.39	1.51%	\$317.26	A
12347-047	5204-006-002	2200 NBROADWAY	DIAZ,SERGIO S AND DIAZ,HERIBERTO S	2729 CEZAR CHAVEZ AVE LOS ANGELES, CA 90033	COM	0.136	0	1, 5	No	\$140.65	0.57%	\$154.30	A
12347-048	5204-006-007	2122 NBROADWAY	WOLFE,MARIAN F CO TR ET AL SCHEFFLER AND JACOBS,MARSHA	2909 SHASTA RD BERKELEY, CA 94708	COM	0.362	0	1, 5	No	\$374.39	1.51%	\$320.85	A
12347-049	5204-006-008	2116 NBROADWAY	DIAZ,SERGIO S AND DIAZ,HERIBERTO S	2729 CESAR CHAVEZ AVE LOS ANGELES, CA 90033	COM	0.172	0	1, 5	No	\$177.89	0.72%	\$0.00	
12347-050	5204-006-034	2108 N BROADWAY	BALLESTEROS,RONALD M AND FRANCIS L	2108 NBROADWAY LOS ANGELES, CA 90031	IND	0.576	0	1, 5	No	\$297.86	1.20%	\$541.29	A

TOTAL VOTING PARCELS: 81

Total: \$24,773.68 100.00%