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CALIFORNIA



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GLENN R. ROBISON
DIVISION HEAD

BALLOT TABULATION RESULTS FOR THE ESTABLISHMENT OF THE PANORAMA CITY BUSINESS IMPROVEMENT DISTRICT (CF NO. 08-3292)

SECTION 1. Results of the Proposition 218 ballot tabulation, pursuant to Article XIII D of the California Constitution, Section 36600 et seq. of the California Streets and Highways Code, and Section 53753 of the California Government Code:

	Ballots Cast	Weighted Value	Percent of Ballots
Cast			
Supporting ("Yes") ballots:	13	\$ 229,206.84	72.40%
Opposing ("No") ballots:	14	\$ 87,364.29	27.60%

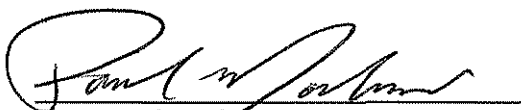
The weighted value of the supporting ballots **exceeds** the weighted value of the opposing ballots. Additionally, one (1) ballot was received as a non-vote, having no written indication of "yes" or "no" and no signature, and was not included in the ballot tabulation.

SECTION 2. Protests received, pursuant to Section 53753(d) of the California Government Code:

Number of valid protests received 0

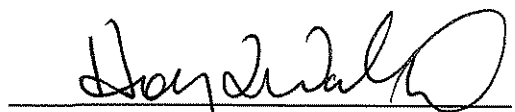
CONCLUSION: The tabulated value of the opposing ballots cast **DOES NOT** exceed the tabulated value of the supporting ballots cast. A majority protest, pursuant to Section 4(e) of Article XIII D of the California Constitution, Section 36623 of the California Streets and Highways Code, and Section 53753(e)(2) of the California Government Code, **IS NOT** found to exist and the proposed assessment may be authorized by the City Council at this time.

BY:


Deputy City Clerk

2-10-2009
Date

APPROVED:


KAREN E. KALFAYAN
Interim City Clerk

2-10-09
Date

No.	APN	Owner Name	Total Assessment	Vote	% Yes of ballots	% No of ballots	Comments
1	2639-001-021	8780 Van Nuys Blvd LLC	\$1,550.25	Not Cast	-	-	
2	2212-004-001	Alderwood Properties LP	\$7,378.00	No	-	2.33	
3	2212-004-008	Alderwood Properties LP	\$3,821.10	No	-	1.21	
4	2212-004-033	Alderwood Properties LP	\$9,184.55	No	-	2.90	
5	2653-002-041	Anchalee Sukolchairerngrithi	\$1,190.50	No	-	0.38	
6	2638-001-043	Angelica Foundation	\$1,113.00	Not Cast	-	-	
7	2653-002-042	Assad and Laila Dawud	\$2,331.10	Not Cast	-	-	
8	2653-002-009	Avetis and Anahid Safarian	\$436.95	Not Cast	-	-	
9	2653-002-010	Avetis and Anahid Safarian	\$1,423.40	Not Cast	-	-	
10	2638-022-019	Bank Of America	\$2,048.38	Not Cast	-	-	
11	2212-004-036	Bank of Tokyo of California	\$2,164.20	Not Cast	-	-	
12	2653-002-038	Barouir and Sandra Deirmenjian	\$895.25	Not Cast	-	-	
13	2653-003-044	Bertha Bugarin Trust	\$423.00	Not Cast	-	-	
14	2653-003-045	Bertha Bugarin Trust	\$1,239.68	Not Cast	-	-	
15	2639-001-023	BFS Retail and Commercial Operations LLC	\$1,537.20	Not Cast	-	-	
16	2639-001-024	BFS Retail and Commercial Operations LLC	\$655.50	Not Cast	-	-	
17	2638-001-051	Chase Pacific Realty LLC	\$1,276.10	Non Vote	-	-	
18	2210-010-034	Chester W Anderson Trust	\$1,450.68	Not Cast	-	-	
19	2210-010-011	Choice Capital Corp	\$2,462.30	Not Cast	-	-	
20	2638-022-900	City of Los Angeles	\$723.20	Yes	0.23	-	
21	2638-022-901	City of Los Angeles	\$300.00	Yes	0.09	-	
22	2638-022-902	City of Los Angeles	\$480.00	Yes	0.15	-	
23	2638-022-044	Gary & Grace Dunn / Jenkin & Xu Zhen Dunn	\$5,120.10	No	-	1.62	
24	2653-017-050	George Rechnitzer / Zalman & Esther Roth	\$2,851.35	Not Cast	-	-	
25	2638-022-043	Gersham Properties LLC	\$7,137.70	Not Cast	-	-	
26	2638-001-041	H and H Investments LLC	\$1,949.00	Not Cast	-	-	
27	2638-039-010	Harry & Lillian Grossman Tr	\$11,248.50	No	-	3.55	

No.	APN	Owner Name	Total Assessment	Vote	% Yes of ballots	% No of ballots	Comments
28	2638-022-040	Helen Lerner Trust	\$2,768.95	Yes	0.87	-	
29	2638-022-041	Helen Lerner Trust	\$1,606.15	Yes	0.51	-	
30	2638-022-042	Helen Lerner Trust	\$2,663.20	Yes	0.84	-	
31	2638-022-048	Isaac Shanfeld Trust	\$1,604.25	No	-	0.51	
32	2638-022-049	Isaac Shanfeld Trust	\$1,330.82	No	-	0.42	
33	2639-001-026	Joe & Christine Newman	\$2,586.50	No	-	0.82	
34	2638-022-050	Joseph & Leila Bronner Trust / B Monderer	\$4,678.65	No	-	1.48	
35	2653-002-006	Kaisr and Associates Inc	\$2,719.75	Not Cast	-	-	
36	2638-038-017	KFT Enterprises No 5 LP	\$3,533.50	Not Cast	-	-	
37	2638-001-047	Kristina A Roman	\$795.00	Yes	0.25	-	
38	2210-010-022	Lorisa Investments LLC	\$2,177.75	Not Cast	-	-	
39	2639-001-022	LRJN LLC	\$2,176.00	No	-	0.69	
40	2210-010-012	Macerich Panorama SPE LLC	\$5,447.95	Yes	1.72	-	
41	2638-038-016	Macerich Panorama SPE LLC	\$70,371.05	Yes	22.23	-	
42	2653-018-018	Mae Laf Panorama LLC	\$375.00	Yes	0.12	-	
43	2653-018-019	Mae Laf Panorama LLC	\$375.00	Yes	0.12	-	
44	2653-018-020	Mae Laf Panorama LLC	\$375.00	Yes	0.12	-	
45	2653-018-021	Mae Laf Panorama LLC	\$750.00	Yes	0.24	-	
46	2653-018-028	Mae Laf Panorama LLC	\$375.00	Yes	0.12	-	
47	2653-018-029	Mae Laf Panorama LLC	\$375.00	Yes	0.12	-	
48	2653-018-030	Mae Laf Panorama LLC	\$375.00	Yes	0.12	-	
49	2653-018-039	Mae Laf Panorama LLC	\$2,625.00	Yes	0.83	-	
50	2653-018-040	Mae Laf Panorama LLC	\$35,526.90	Yes	11.22	-	
51	2210-010-029	Mahfouz & Magda Gereis	\$1,746.00	Not Cast	-	-	
52	2210-010-038	Mahfouz & Magda Gereis	\$1,134.00	Not Cast	-	-	
53	2638-022-038	Mary Florio	\$724.85	No	-	0.23	
54	2638-022-039	Mary Florio	\$3,765.30	No	-	1.19	
55	2638-001-056	Matias & Guisela Meza	\$2,796.40	Not Cast	-	-	
56	2638-001-057	Matias & Guisela Meza	\$1,843.90	Not Cast	-	-	
57	2653-002-030	Maximo and Virginia Almendarez	\$1,433.20	Not Cast	-	-	
58	2653-002-035	Meir and Sophie Abergel	\$387.50	No	-	0.12	

No.	APN	Owner Name	Total Assessment	Vote	% Yes of ballots	% No of ballots	Comments
59	2653-002-036	Meir and Sophie Abergel	\$1,107.35	No	-	0.35	
60	2212-004-011	Mid Valley View Medical and Dental Group	\$455.00	No	-	0.14	
61	2212-004-034	Mid Valley View Medical and Dental Group	\$4,279.00	No	-	1.35	
62	2653-002-062	MSP Properties III LLC	\$1,847.80	Not Cast	-	-	
63	2653-001-033	MSP Properties LLC	\$2,422.80	Not Cast	-	-	
64	2653-017-059	MSW Properties LLC	\$21,088.44	Yes	6.66	-	
65	2639-001-017	Olivia Davidson Tr Olivia Roose Trust	\$686.25	Yes	0.22	-	
66	2653-003-119	Ovsep & Maryieta Krkeyan / Khachatur Krkeyan	\$1,777.25	Not Cast	-	-	
67	2638-022-057	Panorama Capital LP	\$3,340.87	No	-	1.06	
68	2638-022-059	Panorama Capital LP	\$6,000.10	No	-	1.90	
69	2638-022-061	Panorama City Parking Assoc	\$17,971.55	Not Cast	-	-	
70	2638-001-058	Panorama City Parking Assoc #2	\$6,052.50	Yes	1.91	-	
71	2638-001-059	Panorama City Parking Assoc #2	\$14,091.65	Yes	4.45	-	
72	2638-022-054	Panorama City Properties LLC	\$3,245.42	Not Cast	-	-	
73	2210-010-028	Panorama Parking Service Assn	\$3,665.50	Not Cast	-	-	
74	2638-039-021	Panorama Towne Center LP	\$15,507.45	No	-	4.90	
75	2638-001-050	Pearl Leonard Tr Leonard Family Trust	\$583.70	Yes	0.18	-	
76	2639-001-020	PHLS LLC	\$989.70	Not Cast	-	-	
77	2653-002-034	Ravin Ventures Capital Inc	\$588.00	Not Cast	-	-	
78	2653-002-008	Raymond and Karen Cohen Tr Cohen Family	\$1,477.90	No	-	0.47	
79	2638-001-033	Rincon Taurino Restaurant Inc	\$1,274.60	Not Cast	-	-	
80	2210-010-033	Roscoe Blvd Panorama City LLC	\$1,561.75	Yes	0.49	-	
81	2210-010-039	Roscoe Investments LLC	\$9,949.35	Not Cast	-	-	
82	2210-010-023	Sparks Property Holdings LLC	\$4,943.50	Yes	1.56	-	
83	2638-001-003	SRI Chase II LLC	\$959.65	Yes	0.30	-	
84	2638-001-034	SRI LLC	\$1,321.75	Yes	0.42	-	
85	2638-001-035	SRI LLC	\$2,103.00	Yes	0.66	-	
86	2638-001-038	SRI LLC	\$1,727.70	Yes	0.55	-	
87	2638-001-039	SRI LLC	\$2,719.50	Yes	0.86	-	
88	2638-001-040	SRI LLC	\$1,985.00	Yes	0.63	-	
89	2638-001-042	SRI LLC	\$3,614.40	Yes	1.14	-	

No.	APN	Owner Name	Total Assessment	Vote	% Yes of ballots	% No of ballots	Comments
90	2638-001-044	SRI LLC	\$1,256.60	Yes	0.40	-	
91	2638-001-045	SRI LLC	\$1,750.30	Yes	0.55	-	
92	2638-001-046	SRI LLC	\$2,268.40	Yes	0.72	-	
93	2638-001-048	SRI LLC	\$1,335.50	Yes	0.42	-	
94	2638-001-053	SRI LLC	\$13,205.00	Yes	4.17	-	
95	2638-039-011	SRI LLC	\$2,265.00	Yes	0.72	-	
96	2638-039-015	SRI LLC	\$6,293.20	Yes	1.99	-	
97	2638-039-017	SRI LLC	\$1,216.45	Yes	0.38	-	
98	2638-039-018	SRI LLC	\$596.90	Yes	0.19	-	
99	2638-039-019	SRI LLC	\$895.40	Yes	0.28	-	
100	2638-039-020	SRI LLC	\$8,377.90	Yes	2.65	-	
101	2653-017-060	Storage Portfolio I LLC	\$21,476.45	Not Cast	-	-	
102	2212-004-035	Sunshine Real Estate Inc (lessor)	\$1,251.25	Not Cast	-	-	
103	2638-038-002	Walmart Real Estate Business Trust	\$29,230.20	Not Cast	-	-	
104	2653-002-040	Whitman Stuart Inc	\$524.80	Not Cast	-	-	
105	2638-022-045	William & Marian Ritter Trust	\$783.35	Not Cast	-	-	
106	2210-010-037	Zaven Demirjian	\$1,972.38	Not Cast	-	-	
TOTALS			\$465,871.07	\$316,571.13	72.40%	27.60%	
		64 PROPERTY OWNERS			\$229,206.84	\$87,364.29	

	NON VOTE	YES	NO	TOTAL
# of ballots:	1	13	14	28
# of parcels:	1	43	21	65