

Downtown Industrial District Property and Business Improvement District

Final Engineer's Report (12/8/20)

**Los Angeles, California
December 2020**

Prepared by:
Kristin Lowell Inc.

*Prepared pursuant to the State of California
Property and Business Improvement District Law of 1994
And Article XIID of the California Constitution
to create a property-based business improvement district*

TABLE OF CONTENTS

ENGINEER'S STATEMENT	1
----------------------------	---

ENGINEER'S REPORT:

SECTION A: Legislative and Judicial Review	2
SECTION B: Improvements and Activities	4
SECTION C: Benefitting Parcels	7
SECTION D: Proportional Benefits	12
SECTION E: Special and General Benefits.....	15
SECTION F: Cost Estimate	21
SECTION G: Apportionment Method	22
SECTION H: Assessment Roll	26

ENGINEER'S STATEMENT

This Report is prepared pursuant to Article XIID of the California State Constitution (Proposition 218) and the State of California Property and Business Improvement District Law of 1994 as amended.

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

The duration of the proposed PBID is five (5) years, commencing January 1, 2022. An estimated budget for the PBID improvements and activities is set forth in Section D. Assessments will be subject to an annual increase of up to 7% per year as determined by the Owners' Association. Assessment increases must stay between 0% and 7% in any given year. Funding for the PBID improvements and activities shall be derived from a property-based assessment of each specially benefitted parcel in the PBID. A detailed description of the methodology for determining the proportional special benefit each individual assessable parcel receives from the service and the assessment for each parcel is set forth in Section F.

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

Respectfully submitted,



Terrance E. Lowell, P.E.



SECTION A: LEGISLATIVE AND JUDICIAL REVIEW

Property and Business Improvement District Law of 1994

The Property and Business Improvement District Law of 1994 (the "State Law") is the legislation that authorizes the City to levy assessments upon real property for the purposes of providing improvements and activities that specially benefit each individual assessed parcel in the PBID. The purpose of the PBID is to encourage commerce, investment, and business activities. In order to meet these goals PBIDs typically fund activities and improvements, such as, enhanced safety and cleaning. Unlike other assessment districts which fund the construction of public capital improvements or maintenance thereof, PBIDs provide activities and improvements "to promote the economic revitalization and physical maintenance of the business districts of its cities in order to create jobs, attract new businesses, and prevent the erosion of the business districts." (Streets and Highways Code Section 36601(b)). The improvements and activities funded through the PBID are over and above those already provided by the City within the PBID's boundaries. Each of the PBID activities or improvements is intended to increase building occupancy and lease rates, to encourage new business development, attract businesses that serve the community, and improve the quality of life.

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

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

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

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

Article XIID of the State Constitution

In 1996, California voters approved Proposition 218, codified in part as Article XIID of the State Constitution. Among other requirements, Article XIID changes the way local agencies enact local taxes and levy assessments on real property. It states, in relevant part, that:

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

¹ California Streets and Highways Code, Section 36610.

² California Streets and Highways Code, Section 36613.

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

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

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

Judicial Guidance

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

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

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

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

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

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

³ Section 4, Article XIID of the State Constitution.

⁴ Section 2 (i), Article XIID of the State Constitution.

⁵ *Dahms v. Downtown Pomona Property and Business Improvement District* (2009) 174 Cal.App. 4th 708, 722.

⁶ *Beutz v. County of Riverside* (2010) 184 Cal. App. 4th 1516, 1532.

⁷ *Golden Hill Neighborhood Association, Inc. v. City of San Diego* (2011) 199 Cal.App. 4th 416, 438.

⁸ *Golden Hill Neighborhood Association, Inc. v. City of San Diego* (2011) 199 Cal.App. 4th 416, 439.

SECTION B: IMPROVEMENTS AND ACTIVITIES

The Downtown Industrial District PBID Renewal Committee collectively determined the priority for improvements and activities that the PBID will deliver. The primary needs as determined by the property owners are Clean, Safe and Economic Development programs. Specifically, the Downtown Industrial District PBID shall provide the following activities.

CLEAN and SAFE

Management staff expenses are allocated according to generally accepted accounting job costing procedures and are allocated to the specific areas in which staff works. 6% of the Clean and Safe budget is allocated to management staff expenses.

Safe Team Program

The Safety Program will provide safety services for the individual parcels located within the District in the form of patrolling bicycle personnel and vehicle patrols. The purpose of the Safe Team Program is to deter and report illegal activities taking place on the streets, sidewalks, storefronts, and parking lots. The presence of the Safe Team Program is intended to deter such illegal activities as vandalism, graffiti, narcotic use or sales, public urination, trespassing, drinking in public, prostitution, illegal panhandling, and illegal dumping. The Program will supplement, not replace, other ongoing police, security and patrol efforts within the District. The Safe Team Program will only provide its services within the District boundaries. The special benefit to parcels from these services is increased commercial activity which directly relates to increases in lease rates and customer usage. A District that is perceived as unsafe deters pedestrian and commercial activity.

Wholesale parcels benefit from District programs that work to provide greater pedestrian traffic, increased sales, and an enhanced business climate. Manufacturing and industrial parcels benefit from District programs that work to provide an enhanced sense of safety and cleanliness. Retail parcels benefit from District programs that work to provide greater pedestrian traffic, increased sales, an enhanced business climate, new business attraction, business retention, and increased business investment. Residential parcels benefit from District programs that provide an enhanced sense of safety, cleanliness and a positive user experience which, in turn attracts, new residents and businesses. Education parcels benefit from District programs that work to provide an enhanced sense of safety, cleanliness and positive user experience which, in turn, enhances student enrollment and attracts students. Publicly owned parcels benefit from District programs which provide an enhanced sense of safety and cleanliness which makes employees and visitors feel safe and leads to increased use which translates into fulfilling their public service mission.

Clean Team Program

In order to consistently deal with cleaning issues, a Clean Program will continue to be provided as it has for the last 21 years. A multi-dimensional approach has been developed consisting of the following elements. The Clean Team will only provide service to properties within District boundaries.

Uniformed, radio equipped personnel sweep litter, debris and refuse from sidewalks and gutters of the District. Paper signs and handbills that are taped or glued on property, utility boxes, poles and telephones are removed. District personnel may pressure wash sidewalks. Collector truck personnel collect trash from sidewalk trash receptacles. Painters remove graffiti by painting,

using solvent and pressure washing. The District maintains a zero-tolerance graffiti policy. An effort is made to remove all tags within 24 hours on weekdays. Street tree trimming is important to keep the District looking attractive and will be considered when the budget allows. Clean sidewalks support an increase in commerce and provides a special benefit to each individually assessed parcel in the district.

The Clean Team will only provide service to assessed parcels within District boundaries. The special benefit to assessed parcels from these services is increased commercial activity which directly relates to increases in lease rates and customer usage. Dirty and unclean sidewalks deter pedestrians and commercial activity.

Wholesale parcels benefit from District programs that work to provide greater pedestrian traffic, increased sales, and an enhanced business climate. Manufacturing and industrial parcels benefit from District programs that work to provide an enhanced sense of safety and cleanliness. Retail parcels benefit from District programs that work to provide greater pedestrian traffic, increased sales, an enhanced business climate, new business attraction, business retention, and increased business investment. Residential parcels benefit from District programs that provide an enhanced sense of safety, cleanliness and a positive user experience which, in turn, attracts new residents and businesses. Non-profit parcels benefit from District clean programs that provides a better environment which increases the likelihood of attracting and maintaining employees at the service providers. District clean programs enhance the ability of the social service providers to provide their services. Education parcels benefit from District programs that work to provide an enhanced sense of safety, cleanliness and positive user experience which, in turn, enhances student enrollment and attracts students. Publicly owned parcels benefit from District programs which provide an enhanced sense of safety and cleanliness which makes employees and visitors feel safe and increased use which translates into fulfilling their public service mission.

ECONOMIC DEVELOPMENT & COMMUNICATION

Management staff expenses are allocated according to generally accepted accounting job costing procedures and are allocated to the specific areas in which staff works. 69% of the Economic Development/Communication budget is allocated to management staff expenses.

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

This all works to increase occupancy and enhance the business climate, new business attraction, business retention and business investment. Wholesale parcels benefit from increased exposure and awareness of District programs that work to provide greater pedestrian traffic, increased sales, an enhanced business climate, new business attraction, business retention, and increased business investment. Manufacturing and industrial parcels benefit from increased exposure and awareness of District programs that provide new business attraction and increased commercial activity. Retail parcels benefit from increased exposure and awareness of District programs that work to provide greater pedestrian traffic, increased sales, an enhanced business climate, new

business attraction, business retention, and increased business investment. Residential parcels benefit from District programs that provide an increased awareness of District amenities such as retail and transit options which, in turn, enhances the business climate and improves the business offering and attracts new residents. Education parcels benefit from District programs that work to increase exposure and awareness of District amenities which, in turn, enhances student enrollment and attracts students. Publicly owned parcels benefit from District programs which increase exposure and awareness of District amenities which in turn work to provide greater pedestrian traffic and increased use which translates into fulfilling their public service mission. Renewal of the District may be funded from this line item.

The following are some of the economic development communication programs currently in place:

- Media and Communication Programs
- Economic Development Activities
- Planning Activities
- District stakeholder communications
- Website

MANAGEMENT/CITY FEES/CONTINGENCY

Management staff expenses are allocated according to generally accepted accounting job costing procedures and are allocated to the specific areas in which staff works. 22% of the Management/City Fees/Contingency budget is allocated to management staff expenses.

The improvements and activities are managed by a professional staff that requires centralized administrative support. Management staff oversees the District's services which are delivered six days a week. Management staff actively works and advocates on behalf of the District parcels to ensure that City and County services and policies support the District. 40% of Management/City Fees are for administration items such as office expenses, professional services, organizational expenses such as insurance, the cost to conduct a yearly financial review, City fees to collect and process the assessments. Additionally, a contingency of 3% of the total assessment income for unexpected expenses and/or revenue shortfall is included in this budget item. Contingencies not used each year will be applied to programs in that current year. Renewal of the District will be funded from this line item.

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

SECTION C: BENEFITTING PARCELS

PBID Boundary Description

The proposed District is bounded on the West by both sides of Crocker from 9th Street to 8th Street, San Pedro from 8th Street to 7th Street and both sides of San Pedro from 7th Street to 3rd Street. On the North by 3rd Street. On the East by Alameda Street. On the South by Olympic Boulevard/9th Street/8th Street. The Downtown Industrial District Business Improvement District includes all property within a boundary formed by:

Beginning at the intersection of 3rd Street and Alameda Street turn south along Alameda Street to the intersection of Olympic Boulevard. At Olympic Boulevard turn west along Olympic Boulevard, which becomes 9th Street, to Central Avenue. At Central Avenue turn north along Central Avenue to 8th Street. At 8th Street turn west along 8th Street to Kohler Street. At Kohler Street turn south along Kohler Street to Olympic Boulevard/9th Street. At Olympic Boulevard/9th Street turn west along Olympic Boulevard/9th Street to the western boundary of parcel number 5146-025-033. At parcel number 5146-025-033 turn north along the parcel's western boundary to 8th Street. At 8th Street turn west along 8th Street to San Pedro Street. At San Pedro Street turn north along San Pedro Street to the second parcel facing on the west side of San Pedro Street north of 7th Street, parcel number 5148-025-010. Beginning with parcel number 5148-025-010 continue north following the west parcel lines of parcels facing on the west side of San Pedro Street until 3rd Street. At 3rd Street turn east along 3rd Street until reaching the beginning point at 3rd Street and Alameda Street.

District Boundary Rationale

The property uses within the general boundaries of the Downtown Industrial District Business Improvement District are a mix of mix of wholesale, manufacturing, industrial, retail, residential, non-profit, education, and publicly owned parcels.

Services and improvements provided by the District are designed to provide special benefits to parcels that contain wholesale, manufacturing, industrial, retail, residential, non-profit, education, and publicly owned uses. Services and improvements provided by the District are designed to provide special benefits in the form of improving the economic vitality within the District by increasing building occupancy and lease rates, encouraging new business development, attracting tenants, attracting retail customers, attracting new residents and students, increasing attendance and encouraging commerce that provide a special benefit to wholesale, manufacturing, industrial, retail, residential, non-profit, education, and publicly owned parcels. All of the services provided such as the safety work provided by the Safe Team and the cleaning work provided by the Clean Team are services that are over and above the City's baseline of services and are not provided by the City. These services are not provided outside of the District because of the unique nature of these services focusing on the particular needs of each individually assessed property within the District. These services provide particular and distinct benefits to each of the individually assessed parcels within the District.

Northern Boundary: The northern boundary of the Downtown Industrial District Business Improvement District abuts the boundary of the Little Tokyo Business Improvement District. This district provides improvements and activities similar to the services provided by the Downtown Industrial District Business Improvement District. Improvements and services will only be provided to individual assessed parcels within the boundaries of the District. Specifically, security patrols,

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

Eastern Boundary: The eastern boundary of the Downtown Industrial District Business Improvement District abuts, from 3rd Street to 7th Street on Alameda, the Arts District Los Angeles Business Improvement District which provides improvements and activities similar to those provided by the Downtown Industrial District Business Improvement District. Additionally, State Law indicates that proposed districts, such as the Downtown Industrial District Business Improvement District cannot expand into existing, established Property-Based BID district boundaries, such as the adjacent Arts District Los Angeles Business Improvement District. Alameda Street, south of 7th Street, because of its width and high volume of truck traffic acts as a natural barrier to separate the District from property on the east side of Alameda. In order to ensure that parcels outside of the District will not specially benefit from the unique improvements and services funded with the assessment, improvements and services will only be provided within the boundaries of the District. Specifically, safety patrols, maintenance personnel, and similar service providers employed in connection with the District will only patrol and provide services to individual parcels on the streets and sidewalks within the District and will not provide services outside of District boundaries.

Southern Boundary:

The southern boundary of the Downtown Industrial District Business Improvement District along 9th Street from Crocker Street to Gladys Avenue abuts the Fashion District Business Improvement District and provides improvements and activities similar to the services provided by the Downtown Industrial District Business Improvement District. Parcels within the District are different from those property uses south of the District in that they are primarily wholesale, manufacturing, industrial uses, and education uses. Property uses south of the District's southern border are primarily fashion related office, and small retail candy, party supply and piñata stores that sell individual products with the vast majority of their sales on-site and attract customers from a wide region. These uses have higher customer counts and parking demand with needs that are different from the wholesale, manufacturing, industrial, and education uses within the District and will not benefit from the services and programs that are designed to provide special benefit to the primarily wholesale, manufacturing, industrial, and education uses within the Downtown Industrial District. In order to ensure that parcels outside of the District will not specially benefit from the unique improvements and services funded with the assessment, improvements and services will only be provided within the boundaries of the District. Specifically, safety patrols, maintenance personnel, and similar service providers employed in connection with the District will only patrol and provide services to individual parcels on the streets and sidewalks within the District and will not provide services outside of District boundaries.

Western Boundary: The western boundary of the Downtown Industrial District Business Improvement District from 8th Street to 7th Street abuts the Fashion District Business Improvement District, which begins at 7th Street, and provides improvements and activities similar to the services provided by the Downtown Industrial District Business Improvement District. The boundary from 7th Street to 5th Street includes parcels that face on both sides of San Pedro Street with the parcels on the west side of San Pedro Street being only one parcel deep. These parcels were included in order to provide consistent services to both sides of that part of San Pedro Street in an efficient and effective manner. By taking in both sides of San Pedro Street, one parcel deep on the western side of San Pedro Street, a small number of parcels with non-

profit social service uses were incidentally included within the District. District Clean/Safe and Economic/Communication programs are designed to provide a special benefit to all for-profit assessed District parcels in the form of an increased likelihood of improved lease rates and tenant occupancy and increased likelihood of attracting new investment to the district because of an increase in commercial activity. District programs are not designed to provide benefit to non-profit social service providers, but because these providers are within the District boundaries, they receive special benefit from the District Clean Program. West of the District boundary is an area made up primarily of properties providing services to the homeless and impoverished which are distinctly different from the majority of uses within the District which are industrial, manufacturing and wholesale. Properties west of the District boundary do not receive District services and will not receive even the incidental special benefit that similar properties that were included in the District in an effort to provide effective service to both sides of San Pedro Street. District programs are designed to increase commercial activity and are not designed to increase customers to non-profit social service providers. The communication, economic development and clean and safe programs were design to increase commerce and economic vitality of the wholesale, manufacturing and industrial uses that are predominate in the District.

The remainder of the western boundary abuts an area whose use is predominately toy retail businesses which are distinctly different from the industrial, manufacturing and wholesale uses within the District. These parcels outside the District boundary will not receive special benefit from the communication, economic development and clean and safe programs which were designed to increase commerce and economic vitality of the wholesale, manufacturing and industrial uses that are predominate in the District. The very small number of toy retail businesses located within the District boundary receive special benefit from District programs because they are incidentally within the District. District programs are not designed to increase customers to retail toy businesses. The economic development/communication and clean and safe programs were designed to increase commerce and economic vitality of the wholesale, manufacturing and industrial uses that are predominate in the District. In order to ensure that parcels outside of the District will not specially benefit from the unique improvements and services funded with the assessment, improvements and services will only be provided within the boundaries of the District. Specifically, safety patrols, maintenance personnel, and similar service providers employed in connection with the District will only patrol and provide services to individual parcels on the streets and sidewalks within the District and will not provide services outside of District boundaries.

District Expansion

The Downtown Industrial District Business Improvement District boundaries have expanded to the south to include all parcels south of the current boundary between 8th Street to the north, 9th Street to the south, and Kohler Street on the east and the west side of Crocker on the west. The area is detailed on the map on page 11. Parcels that are being added to the District within this area have changed over time to have uses similar to the existing parcels in Zone One of the Downtown Industrial District Business Improvement District parcels.

Benefit Zones

Zone One is made up primarily of smaller parcels than Zone Two with buildings that front on the street and tend to have more than one business within a building. Zone One's parcels are predominately occupied by small wholesale businesses. Zone One contains the highest concentration of small wholesale with some retail uses that primarily serve the needs of the immediate neighborhood within the District, the highest pedestrian counts and the highest demand for clean and safe services based on data from over 21 years of operation. Zone One also contains a number of non-profit social service providers. The west boundary for zone one is the west boundary for the District. The north boundary is 3rd Street. The east boundary is Central Avenue and the south boundary is Olympic Boulevard.

Zone Two is made up primarily of large parcels with buildings that are set back, are completely fenced and house only one business. Zone Two has a much lower historical demand for clean and safe services based on data from over 21 years of operations. Zone Two is predominately wholesale, industrial and market uses such as a seafood market, which have very little pedestrian traffic and operate predominately during the night hours. The west boundary for Zone Two is Central Avenue. The north boundary is 3rd Street. The east boundary is Alameda Street and the south boundary is 7th Street and Olympic Boulevard.

Zone Three is made up of four of the largest parcels in the District with buildings that are both walled off and/or set back from the street. Zone Three has the lowest historical demand for clean and safe services based on data from over 21 years of operations. Zone Three is predominately wholesale, industrial and market uses such as the wholesale produce market, which have almost no pedestrian traffic and operate predominately behind walled or fenced enclosures with controlled access. The west boundary for Zone Three is Central Avenue. The north boundary is 7th Street. The east boundary is Alameda Street and the south boundary is Olympic Boulevard.

See map on following page for District and Benefit Zone boundaries.



SECTION D: PROPORTIONAL BENEFITS

Methodology

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

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

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

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

Land Use Considerations

All parcels within the PBID specially benefit from the PBID activities but not to the same degree. The methodology provides the following treatments for property used exclusively for nonprofit uses.

Non-Profit Social Service Provider Parcels: District parcels which are owned and occupied by Non-Profit social service providers (non-profit parcels) do not receive the same level of special benefits from the District programs which are designed to meet the District goals of improving the appearance and safety of the District, to increase building occupancy and lease rates, to encourage new business development, attract ancillary businesses and services and increase the economic vitality of the wholesale, manufacturing and industrial uses as do all of the other parcels within the District. These service providers provide homeless and mental health programs. Customers/clients of non-profit social service providers within the District do not have a discretionary choice of where to go to get their services as compared to a customer of a for-profit business which has several choices of where to buy their products and services. Customers/clients of these service providers are not attracted to the providers because of a safe environment. These providers will not specially benefit from the safe programs or the economic development/communication programs provided by the District and will only benefit from the cleaning activities of the District and the management/city fees/delinquent assessment programs of the District.

Because of the differences between for-profit and non-profit clients/customers as discussed in the above paragraph, non-profit social service parcels do not receive special benefits from the District's safe programs or economic development/communication programs. Non-profit parcels

do receive special benefits from the District clean programs that provide a healthier environment to the areas around their parcels. These areas are used as waiting/queuing areas by their clients. Non-profit parcels also benefit from the clean programs in that a clean area provides a better environment which increases the likelihood of attracting and maintaining employees at the service providers. These clean programs enhance the ability of the social service providers to provide their services and therefore provide special benefits to the non-profit parcels. Non-profit parcels will only pay their share of the District's clean and management/city fees/delinquent assessment programs. The non-profit social service providers are located in a small geographic area of the District in Zone One.

Any changes to non-profit social service provider's eligibility will be reviewed annually by District management, recalculated and submitted to the City with the annual assessment roll update. Changes resulting from a change in ownership that cause a Non-Profit owner changing to a For-Profit owner or a For-Profit owner changing to a Non-Profit owner. Assessment rates will change for parcels that have a change in their for-profit or non-profit ownership status and may result in an increase or decrease to the parcel's assessment. Parcels that experience a change in non-profit or For-Profit status need to provide notice of the change to the District by April 1st of each year.

The following parcels are defined as receiving non-profit assessments:

5146-005-001	5147-009-001	5147-024-003	5148-005-010	5147-016-021	5147-029-049
5146-005-005	5147-009-016	5147-024-004	5148-013-006	5147-019-001	5147-034-016
5146-005-012	5147-009-027	5147-024-022	5148-025-026	5147-019-009	5147-035-001
5146-005-013	5147-011-024	5147-024-023	5146-001-001	5147-019-010	5148-011-001
5146-005-024	5147-016-001	5147-024-024	5146-001-002	5147-019-011	5148-012-021
5146-005-029	5147-016-004	5147-024-026	5146-008-001	5147-019-015	5148-012-022
5146-023-038	5147-016-005	5147-025-003	5147-009-003	5147-020-005	5148-025-005
5146-029-039	5147-016-024	5147-025-007	5147-009-004	5147-026-030	5148-025-006
5147-001-012	5147-019-008	5147-025-014	5147-009-017	5147-027-031	5148-025-007
5147-006-010	5147-019-023	5147-025-020	5147-010-002	5147-029-002	5148-025-008
5147-007-005	5147-024-001	5147-026-033	5147-015-040	5147-029-035	5148-025-009
5147-007-007	5147-024-002	5147-030-062	5147-016-020	5147-029-048	5148-025-017
5147-007-020					

Special Benefit Factor

In order to ascertain the correct assessment methodology to equitably apply special benefits to each assessed parcel for property related services as proposed to be provided by the Downtown Industrial District Business Improvement District, benefit will be measured by parcel size in Zones 1, 2, 3 and square feet of building size in Zones 1-2. Special circumstances, such as a parcel's location within the District area and need and/or frequency for services, are carefully reviewed relative to the specific and distinct type of programs and improvements to be provided by the District in order to determine the appropriate levels of assessment. Special benefit means, for purposes of a property-based district, a particular and distinct benefit conferred on real property located in a district over and above any general benefits to the public at large. For a definition of special benefits see the Engineer's Report page 15.

The methodology to levy assessments upon real property that receives special benefits from the improvements and activities of the Downtown Industrial District Business Improvement District is Parcel Square Footage and Building Square Footage as the two assessment variables. Parcel Square Footage is used in Zones 1, 2, and 3 and Building Square Footage is used in Zones 1 and 2. Parcel Square Footage is relevant to the highest and best use of a property and will reflect the long-term value implications of the improvement district. Building Square Footage is relevant to the interim use of a property and is utilized to measure short and mid-term special benefit.

Services and improvements provided by the District are designed to provide special benefits to the mix of wholesale, manufacturing, industrial, retail, residential, non-profit, education, and publicly owned parcels. The use of each parcel's Parcel Square Footage in Zones 1-3 and Building Square Footage in Zones 1-2 is the best measure of benefit for the programs because the intent of the District programs is to improve the safety of each individual parcel, to increase building occupancy and lease rates, to encourage new business development and attract ancillary businesses and services for parcels within the District. In other words, to attract more customers, residents, patrons, tenants, clients and or employees. The best way to determine each parcel's proportionate special benefit from the District programs is to relate each parcel's Parcel Square Footage in Zones 1-3 and Building Square Footage in Zones 1-2 to every other parcel's Parcel Square Footage and Building Square Footage.

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

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

Parking uses will be subject to one of the following methodologies:

- Structured parking with the same ownership as a building and the entirety of its parking dedicated to the building's tenants require fewer services and receive less special benefit. These parcels will not be assessed for building square footage associated with the parking structure and will be assessed on parcel square footage.
- Structured parking with the same ownership as a building that offer public parking, as well as building tenant parking, are commercial businesses that require the same services as other non-parking commercial business parcels and receive the same special benefit. These parcels will be assessed the same as other parcels within the District on parcel square footage and building square footage.
- Surface commercial parking requires the same services as other non-

parking commercial business parcels and receives the same special benefit. These parcels will be assessed the same as other parcels within the District on parcel square footage and building footage if there is a building.

SECTION E: SPECIAL and GENERAL BENEFITS

State Law, Proposition 218, and judicial opinions require that assessments be levied according to the estimated special benefit each assessed parcel receives from the activities and improvements. Article XIID Section 4(a) of the California Constitution in part states that “only special benefits are assessable,” which requires that we separate the general benefits, if any, from the special benefits provided by the proposed activities and improvements.

As of January 1, 2015, the State Legislature amended the State Law to clarify and define both special benefit and general benefit as they relate to the improvements and activities these districts provide. Specifically, the amendment (Section 36615.5 of the Streets and Highways Code) defines special benefit as follows: “‘Special benefit’ means, for purposes of a property-based district, a particular and distinct benefit over and above general benefits conferred on real property located in a district or to the public at large. Special benefit includes incidental or collateral effects that arise from the improvements, maintenance, or activities of property-based districts even if those incidental or collateral effects benefit property or persons not assessed.”

In addition, the amendment (Section 36609.5 of the Streets and Highways Code) defines general benefit as follows: “‘General benefit’ means, for purposes of a property-based district, any benefit that is not a ‘special benefit’ as defined in Section 36615.5.”

Furthermore, the amendment (Section 36601(h)(2)) states: “Activities undertaken for the purpose of conferring special benefits upon property to be assessed inherently produce incidental or collateral effects that benefit property or persons not assessed. Therefore, for special benefits to exist as a separate and distinct category from general benefits, the incidental or collateral effects of those special benefits are inherently part of those special benefits. The mere fact that special benefits produce incidental or collateral effects that benefit property or persons not assessed does not convert any portion of those special benefits or their incidental or collateral effects into general benefits.”

Special Benefit Analysis

All special benefits derived from the assessments outlined in this Report are for property-related activities that are specifically intended for and directly benefiting each individual assessed parcel in the PBID. The special benefit must affect the individual assessable parcel in a way that is particular and distinct from its effect on other parcels and that real property in general and the public at large do not share. No parcel’s assessment shall be greater than the special benefits received.

Streets and Highways Code Section 36601(e) states that “Property and business improvement districts formed throughout this state have conferred special benefits upon properties and businesses within their districts and have made those properties and businesses more useful by providing the following benefits: (1) Crime reduction. A study by the Rand Corporation has

confirmed a 12-percent reduction in the incidence of robbery and an 8-percent reduction in the total incidence of violent crimes within the 30 districts studied. (2) Job creation. (3) Business attraction. (4) Business retention. (5) Economic growth. (6) New investments.”

The Downtown Industrial District PBID’s goal is to fund activities and improvements to provide a cleaner, safer and more attractive and economically vibrant environment as outlined in Section B. The goal of improving the economic vitality is to improve the safety, cleanliness, appearance, and communication of each individual specially benefitted parcel in an effort to increase commerce, to increase building occupancy and lease rates and to attract more customers, employees, tenants and investors.

Each parcel will specially benefit from:

- Cleaner sidewalks, streets and common areas
- Real and perceived public safety improvements
- Greater pedestrian traffic
- Enhanced rental incomes
- Improved business climate
- New business and investment
- Well managed BID programs and services

Specifically, each parcel benefits from each of the PBID activities as defined below.

Safe and Clean

The enhanced safety activities make the area safer which attracts more businesses, customers, and residents, and ultimately private investment. When business location decisions are made, “lower levels of public safety lead to increased uncertainty in decision making and can be perceived as a signal of a socio-institutional environment unfavorable for investment.” Uncertainty affects the investment environment in general. But in particular, it increases the fear of physical damage to investment assets (or to people) or their returns... Almost universally, places with lower crime rates are perceived as more desirable.”⁹ Once economic investment occurs within the district, pedestrian traffic and commercial activity will increase. The special benefit to assessed parcels from these services is the likelihood of increased lease rates and tenant occupancy due to the increase of commercial activity and an increase in customers that follow from having a safer environment.

The cleaning activities specially benefit each assessed parcel within the PBID by providing a clean and aesthetically appealing environment. This is achieved through sidewalk sweeping and power washing, removing litter and graffiti, trash removal, and tree trimming. These activities create the environment needed to achieve the PBID’s goals. Sidewalks that are dirty and unclean, particularly from homeless activities, deter pedestrians and commercial activity.

The Safe and Clean activities are expected to provide special benefits to the assessed parcels in a variety of ways. For example:

⁹ “Accelerating economic growth and vitality through smarter public safety management” IBM Global Business Services Executive Report, September 2012, pg. 2

- Maintaining and cleaning sidewalks in front of each parcel creates a cohesive environment and allows pedestrians to move freely throughout the PBID. Sidewalks that are dirty and unkempt deter pedestrians and commercial activity. "Walkable communities offer many financial benefits, such as a reduction in healthcare costs. Homes with sidewalks tend to sell for more money and in less time than similar homes without sidewalks. Businesses also benefit as residents are more likely to shop locally when there is increased connectivity between residential and business/commercial districts. The well-maintained sidewalks, accessibility, and inviting atmosphere of downtown helps to attract tourists."¹⁰
- Removing graffiti from buildings to keep the aesthetic appeal uniform throughout the PBID;

Economic Development/Communication

The Economic Development and Communication activities consist of services provided directly to the assessed parcels: for example, the district will promote local businesses, help property owners attract high-paying tenants through advertising and neighborhood branding efforts, and highlight the special benefits that the assessed parcels are receiving through a website and district marketing and special events. These activities will specially benefit each assessed parcel by encouraging business development and investment and increased commercial activity (e.g., filling of vacant storefronts and offices, increased lease rates for retail and office space). Decisions on where to shop, eat or attend events are largely based on a perception of the place. If these activities were not communicated it would be a deterrent to pedestrian traffic, business and commerce for the assessed parcels.

Management

The PBID requires a professional staff to properly manage programs, communicate with stakeholders, advocate with City/County departments, and provide leadership. Each parcel will specially benefit from the PBID Administration staff that will ensure that the PBID services are provided and deployed as specifically laid out in this Engineer's Report and will provide leadership to represent the community with one clear voice.

Special Benefit Conclusion

Based on the special benefits each assessed parcel receives from the PBID activities we conclude that each of the proposed activities provides special benefits to the real property within the district and that each parcel's assessment is in direct relationship to and no greater than the special benefits received.

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

General Benefit Analysis

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

¹⁰ "Benefits of Sidewalks", Iowa Healthiest State Initiative, November 1, 2017

that (1) parcels inside of the Downtown Industrial District PBID, (2) parcels outside of the PBID, and (3) the public at large may receive.

General Benefit to Parcels Inside of the Downtown Industrial District PBID

The Downtown Industrial District PBID provides funds for activities and improvements that are designed and created to provide special benefits to each individually assessed parcel within the District. Each individual assessed parcel will specially benefit from the cleaner and safer public rights-of-way, thus 100% of the benefits conferred on these parcels are distinct and special in nature and that 0% of the PBID activities provide a general benefit to parcels in the District boundary.

General Benefit to Parcels Outside of the Downtown Industrial District PBID

All the PBID activities and improvements are provided solely for each of the individual assessed parcels in the PBID boundary. None of the surrounding parcels will directly receive any of the PBID activities. However, it is conceivable to conclude that some parcels outside of the PBID boundary may receive some spillover benefit from the Safe and Clean activities.

In the case of the PBID, the parcels considered outside of the PBID's boundary that may receive a general benefit are those parcels that are immediately adjacent to, or immediately across the street from the PBID boundary.

In order to calculate the general benefit parcels adjacent to the Downtown Industrial District PBID may receive, the percentage of each PBID activity budget attributed to these parcels must be determined. The table below shows the budgets for each of the PBID activities that may have spillover benefit and their respective percentage of the total PBID budget. We then need to apply a Relative Benefit factor to each of the activities accounting for the potential benefit parcels outside of the district may receive. The relative benefit factor is a basic unit of measure that compares the benefit that parcels within the District receive compared to parcels outside of the District. Since the parcels in the District boundary receive 100% of the special benefit they are assigned a relative benefit factor of 1.0 for each PBID activity. Since the parcels outside of the district boundary do not directly receive any PBID activity they are assigned a benefit factor less than 1.0 for each PBID activity.

In the case of the Downtown Industrial District PBID, Economic Development may have a greater spillover benefit than Clean and Safe in that the economic benefits of communication may have a higher benefit to parcels immediately adjacent to the PBID boundary. Therefore, based upon our experience, Economic Development/Communication receives a relative benefit factor of 0.50 which we believe to be a conservative estimate. Clean and Safe may also have a spillover benefit in that parcels immediately adjacent to the PBID boundary may visually receive the effects of the PBID services, e.g. cleaner sidewalks, safety patrols, and buildings without graffiti. The relative benefit factor for Clean and Safe is less than for Economic Development/Communication because effects of the Clean and Safe program can clearly be seen and are limited to District frontage adjacent to parcels outside the District. A visitor can clearly see the difference between parcels in the District and those outside. Based upon our experience the relative benefit factor for Clean and Safe is 0.25. The relative benefit factors are then multiplied by the PBID activity's budget percentage to determine the overall benefit factor. The following table illustrates this calculation.

PBID Activities Budget:	Budget	Percent of Total	x	Relative Benefit *	=	Benefit Factor
Budget for Clean and Safe:	\$2,687,577	81.83%		0.25		0.20457
Budget for Econ Development/Communication:	\$247,498	7.54%		0.50		0.03768
TOTAL PBID Assessment Budget:	\$3,284,445					0.24225

There are 62 parcels that are immediately adjacent to the Downtown Industrial District PBID. These parcels are assigned a total benefit factor of 0.24225 (0.20457 + 0.03768) to account for the fact that they may benefit from the Clean and Safe, and Economic Development/Communication activities that may encourage commerce not only within the PBID boundary but immediately adjacent to it.

In comparison, there are 909 parcels within the PBID boundary, all of which receive a benefit factor of 1.0 acknowledging that they receive 100% special benefit from the PBID activities. To calculate the general benefit percentage, the respective benefit factors must be applied to the number of parcels both within the PBID boundary and those that are outside of the PBID boundary. The table below shows the calculation for the general benefit percentage. Note, the benefit factor and benefit units are rounded off to the fifth decimal place and the general benefit to parcels outside the district boundary may vary slightly when calculated by hand.

	No. of Parcels	Benefit Factor	Total Benefit Units
No. of parcels in District:	909	1.00000	909.00000
No. of parcels adjacent to PBID boundary	62	0.24225	15.01924
Total number of parcels	970		924.01924

General Benefit to parcels outside of district boundary

1.62543%
15.01924/924.01924

This analysis indicates that \$47,707.46 or 1.62543% of the budget allocated to Clean and Safe, and Economic Development/Communication may be attributed to general benefit to parcels outside of the PBID boundary and must be raised from sources other than special assessments.

General Benefit to the Public At Large

In addition to general benefit analysis to the parcels outside of the Downtown Industrial District PBID boundary, there may be general benefits to the public at large, i.e., those people that are either in the PBID boundary and not specially benefitted from the activities, or people outside of the PBID boundary that may benefit from the PBID activities. In the case of the Downtown Industrial District PBID, the public at large are those people that are within the PBID boundary that do not pay an assessment and do not specially benefit from the PBID activities.

To calculate the general benefit the public at large may receive we determine the percentage of each PBID activity budget that may benefit the general public. In this case, the Clean and Safe activities may generally benefit the public as the general public may appreciate the enhanced level of maintenance and security as it passes through the PBID. The Economic Development activities are tailored to benefit the tenants of each parcel and are not intended to benefit the general public. If there are any public benefits, they are incidental and collateral to providing special benefits to the assessed parcels.

We then apply a Relative Benefit factor to the Clean and Safe activity accounting for the potential benefit the general public may receive. The relative benefit factor is a basic unit of measure that compares the benefit the general public receives compared to the special benefit the parcels receive from increased commerce generated by increased use from consumers that results from District programs and services that are designed to improve commerce for each specially benefitting parcel. Since the specially benefitted parcels and the related consumers receive 100% of the activities and special benefit it is assigned a relative benefit factor of 1.0 (100%) for this activity. The general public does not directly receive any District activity and thus, is assigned a relative benefit factor less than 1.0. There is no scientific method to determine the relative benefit factors, however in our professional experience of over 50 years as a Registered Civil Engineer and the results of previous studies conducted to determine a relative benefit factor for the general public in Los Angeles and other jurisdictions the general public receives a relative benefit factor of 0.025 (2.50%) for the Clean and Safe activity. Based on our professional experience and the results of previous studies, it is reasonable to conclude that this relative benefit factor properly accounts for the general public that is not specially benefitted.

The relative benefit factor is then multiplied by the District activity's budget percentage to determine the overall benefit factor. The following table illustrates this calculation.

	A	B	C	D	E
ACTIVITY	Budget Amount	% of Budget	General Benefit Factor	General Benefit Percent (B x C)	General Benefit Allocation (A x D)
Clean and Safe	\$2,687,577	81.83%	2.50%	2.0457%	\$54,979.38
TOTAL:					\$54,979.38

This analysis indicates that 2.0457% of the Clean and Safe activities may be attributed to general benefit to the public at large, equaling a total of \$54,979.38 that must be raised from sources other than special assessments.

General Benefit Conclusion

Using the sum of the three measures of general benefit described above we find that \$102,686.84 (\$47,707.46 + \$54,979.38) or 3.13% of the total budget may be general in nature and will be funded from sources other than special assessments.

The total general benefit from the Downtown Industrial District PBID activities as quantified above is summarized in the table below.

General Benefit	General Benefit, \$
Parcels Inside the District	\$0.00
Parcels Outside the District	\$47,707.46
Public At Large	\$54,979.38
TOTAL	\$102,686.84

SECTION F: COST ESTIMATE

2022 Operating Budget

The Downtown Industrial District PBID's operating budget takes into consideration:

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

EXPENDITURES	Zone 1	Zone 1 Non-Profit	Zone 2	Zone 3	TOTAL BUDGET	% of Budget
Safe and Clean	\$2,108,246.00	\$98,486.00	\$182,670.00	\$298,175.00	\$2,687,577.00	81.83%
Econ Dev/Comm	\$205,423.34	\$0.00	\$15,988.37	\$26,086.29	\$247,498.00	7.54%
Mgmt/City Fees/Contingency	\$269,678.70	\$20,298.40	\$22,569.30	\$36,823.60	\$349,370.00	10.64%
Total Expenditures	\$2,583,348.04	\$118,784.40	\$221,227.67	\$361,084.89	\$3,284,445.00	100.00%
REVENUES						
Assessment Revenues	\$2,502,580.71	\$115,070.65	\$214,311.08	\$349,795.72	\$3,181,758.16	96.87%
Other Revenues (1)	\$80,767.33	\$3,713.75	\$6,916.59	\$11,289.17	\$102,686.84	3.13%
Total Revenues	\$2,583,348.04	\$118,784.40	\$221,227.67	\$361,084.89	\$3,284,445.00	100.00%

(1) Other non-assessment funding to cover the cost associated with general benefit.

Budget Notations

1. The cost of providing programs and services may vary depending on the market cost for those programs and services. Expenditures may require adjustment up or down to continue the intended level of programs and services. Assessments will be subject to an annual increase of up to 7% per year to address changes in the cost of providing services. The actual amount of increase will be determined by the Owners Association and will vary between 0% and 7% in any given year. Any change will be approved by the owner's association board of directors and submitted to the City within its annual planning report.

SECTION G: APPORTIONMENT METHOD

As previously discussed in Section B, the PBID is segregated into three benefit zones based upon each zone's demand for services and improvements and the benefits received. The table below summarizes the assessable footage within each benefit zone:

	Zone 1	Zone 1 Non-Profit	Zone 2	Zone 3
Parcel Square Footage	5,126,433	874,546	1,480,764	2,466,800
Building Square Footage	4,618,293	1,524,532	1,411,329	0

Calculation of Assessments

Based on the special benefit factors, assessable footages for each variable plus the proposed budget for each benefit zone, all of which are discussed above, the following table illustrates the maximum annual assessment per parcel assessable square foot per each zone. Note, assessment rates are rounded off to the fourth decimal place and a parcel's assessment may vary slightly when calculated using the assessment rates below.

	2022	2023	2024	2025	2026
Zone 1 Asmt rate- Parcel	\$0.3905	\$0.4178	\$0.4471	\$0.4784	\$0.5119
Zone 1 Asmt rate- Building	\$0.1084	\$0.1160	\$0.1241	\$0.1328	\$0.1421
Zone 1 Non-Profit Asmt rate- Parcel	\$0.1053	\$0.1127	\$0.1206	\$0.1290	\$0.1380
Zone 1 Non-Profit Asmt rate- Building	\$0.0151	\$0.0162	\$0.0173	\$0.0185	\$0.0198
Zone 2 Asmt rate- Parcel	\$0.1158	\$0.1239	\$0.1326	\$0.1419	\$0.1518
Zone 2 Asmt rate- Building	\$0.0304	\$0.0325	\$0.0348	\$0.0372	\$0.0398
Zone 3 Asmt rate- Parcel	\$0.1418	\$0.1517	\$0.1623	\$0.1737	\$0.1859

Assessment Rate Calculation

The Zone 1 assessment rate is determined by the following calculation:

Zone 1 Assessment Budget = \$2,502,580.71

Assessment Budget allocated to Parcel Square Footage @ 80% = \$2,002,064.57

Assessment Budget allocated to Building Square Footage @ 20% = \$500,516.14

Parcel Square Footage Assessment Rate-

Assessment Budget \$2,002,064.57 / 5,126,433 Parcel Sq Ft = \$0.3905

Building Square Footage Assessment Rate-

Assessment Budget \$500,516.14 / 4,618,293 Building Sq Ft = \$0.1084

Sample Parcel Assessment

To calculate the assessment for a parcel with 5,000 square feet of parcel footage and 5,000 square feet of building, multiply the Parcel Square Footage (5,000) by the Assessment Rate (\$0.3905) = (\$1,952.69) + multiple the Building Square Footage (5,000) by the Assessment Rate (\$0.1084) = (\$541.88) = Initial Annual Parcel Assessment (\$2,494.57).

The Zone 1 (non-profit parcels) assessment rate is determined by the following calculation:

Zone 1 (non-profit parcels) Assessment Budget = \$115,070.65

Assessment Budget allocated to Parcel Square Footage @ 80% = \$92,056.52

Assessment Budget allocated to Building Square Footage @ 20% = \$23,014.13

Parcel Square Footage Assessment Rate-

Assessment Budget \$92,056.52 / 874,546 Parcel Sq Ft = \$0.1053

Building Square Footage Assessment Rate-

Assessment Budget \$23,014.13 / 1,524,532 Building Sq Ft = \$0.0151

Sample Parcel Assessment

To calculate the assessment for a parcel with 5,000 square feet of parcel footage and 5,000 square feet of building, multiply the Parcel Square Footage (5,000) by the Assessment Rate (\$0.1053) = (\$526.31) + multiple the Building Square Footage (5,000) by the Assessment Rate (\$0.0151) = (\$75.48) = Initial Annual Parcel Assessment (\$601.79).

The Zone 2 assessment rate is determined by the following calculation:

Zone 2 Assessment Budget = \$214,311.08

Assessment Budget allocated to Parcel Square Footage @ 80% = \$171,448.86

Assessment Budget allocated to Building Square Footage @ 20% = \$42,862.22

Parcel Square Footage Assessment Rate-

Assessment Budget \$171,448.86 / 1,480,764 Parcel Sq Ft = \$0.1158

Building Square Footage Assessment Rate-

Assessment Budget \$42,862.22 / 1,411,329 Building Sq Ft = \$0.0304

Sample Parcel Assessment

To calculate the assessment for a parcel with 5,000 square feet of parcel footage and 5,000 square feet of building, multiply the Parcel Square Footage (5,000) by the Assessment Rate (\$0.1158) = (\$578.92) + multiple the Building Square Footage (5,000) by the Assessment Rate (\$0.0304) = (\$151.85) = Initial Annual Parcel Assessment (\$730.77).

The Zone 3 assessment rate is determined by the following calculation:

Zone 3 Assessment Budget = \$349,795.72

Assessment Budget allocated to Parcel Square Footage @ 100% = \$349,795.72

Lot Square Footage Assessment Rate-

Assessment Budget \$349,795.72 / 2,466,800 Parcel Sq Ft = \$0.1418

Sample Parcel Assessment

To calculate the assessment for a parcel with 5,000 square feet of parcel footage and 5,000 square feet of building, multiply the Parcel Square Footage (5,000) by the Assessment Rate (\$0.1418) = (\$709.01) = Initial Annual Parcel Assessment (\$709.01).

Public Property Assessments

The District will provide all the improvements and activities to the City of Los Angeles or any other government-owned parcels with the PBID boundary. All publicly-owned parcels will pay their proportional share of costs based on the special benefits conferred to those individual parcels. Public owned parcels will receive special benefit from District services that lead to increased use which directly relates to fulfilling their public service mission. Article XIII D of the California

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

APN	OWNER GROUP	Site NUM	Site STREET	zone	2022 Asmt	%
5147-007-901	City Of Los Angeles	454	San Pedro St	1	\$9,017.51	0.28%
5147-024-900	City Of Los Angeles	557	CROCKER ST	1	\$1,653.54	0.05%
5147-024-901	City Of Los Angeles		*NO SITE ADDRESS*	1	\$551.05	0.02%
5147-025-900	City Of Los Angeles	526	S SAN PEDRO ST	1	\$13,026.06	0.41%
5147-029-901	City Of Los Angeles	806	E 6th St	1	\$5,545.63	0.17%
					\$29,793.79	0.94%
5146-024-900	L A Unified School District	820	Towne Ave	1	\$1,865.21	0.06%
5146-024-901	L A Unified School District	820	Towne Ave	1	\$45,227.12	1.42%
5146-024-902	L A Unified School District	820	Towne Ave	1	\$8,146.22	0.26%
5146-024-903	L A Unified School District	824	E 8th St	1	\$7,438.46	0.23%
					\$62,677.01	1.97%
5147-015-900	LACMTA		*NO SITE ADDRESS*	1	\$974.39	0.03%
5147-015-901	LACMTA		*NO SITE ADDRESS*	1	\$974.39	0.03%
5147-015-902	LACMTA		*NO SITE ADDRESS*	1	\$1,678.92	0.05%
5147-015-903	LACMTA		*NO SITE ADDRESS*	1	\$1,837.09	0.06%
5147-015-904	LACMTA		*NO SITE ADDRESS*	1	\$4,354.88	0.14%
5147-015-905	LACMTA		*NO SITE ADDRESS*	1	\$3,895.61	0.12%
5147-015-906	LACMTA		*NO SITE ADDRESS*	1	\$974.39	0.03%
5147-015-907	LACMTA		*NO SITE ADDRESS*	1	\$974.39	0.03%
5147-015-908	LACMTA		*NO SITE ADDRESS*	1	\$974.39	0.03%
5147-033-900	LACMTA		*NO SITE ADDRESS*	1	\$9,390.47	0.30%
5147-035-900	LACMTA	1310	INDUSTRIAL ST	2	\$932.99	0.03%
5147-035-901	LACMTA	1337	E 7TH ST	2	\$963.21	0.03%
5147-035-902	LACMTA	1339	E 7TH ST	2	\$1,402.03	0.04%
5147-035-903	LACMTA	1345	E 7TH ST	2	\$4,967.83	0.16%
5147-035-904	LACMTA	1340	INDUSTRIAL ST	2	\$3,676.72	0.12%
5147-036-907	LACMTA		*NO SITE ADDRESS*	2	\$85.68	0.00%
5147-036-908	LACMTA	1016	E 6TH ST	2	\$25,869.10	0.81%
5147-036-909	LACMTA		*NO SITE ADDRESS*	2	\$7,496.50	0.24%
					\$71,423.00	2.24%

Maximum Annual Assessment Adjustments

Assessments will be subject to annual increases not to exceed 7% per year. The cost of providing programs and services may vary depending on the market cost for those programs and services. Expenditures may require adjustment up or down to continue the intended level of programs and services. Increases will be determined by the District Owners Association and will vary between 0 and 7% in any given year. The maximum increase for any given year cannot exceed 7% in that year. The projections below illustrate a maximum 7% annual increase for all budget items. Any change will be approved by the owners' association board of directors and submitted to the City of Los Angeles within its annual planning report.

The cost of providing programs and services may vary depending on the market cost for those programs and services. Expenditures may require adjustment up or down to continue the intended level of programs and services. The owner's association shall have the right to reallocate up to 10% by line item of budget allocation within the budgeted categories. Any change will be approved by the owners' association board of directors and submitted to the City of Los Angeles within its annual planning report. Pursuant to Section 36650 of the California Streets and Highways Code. The overall budget shall remain consistent with this Management District Plan. Each assessed parcel pays for 100% of the special benefit received based on the level of benefit received.

Budget Adjustment

Any annual budget surplus, including those created through cost saving measures, labor vacancies, unexpected reductions in expenses caused by one-time events or unanticipated increases to income, will be rolled into the following year's budget. The budget will be set accordingly, within the constraints of the Management District Plan, to adjust for surpluses that are carried forward to ensure that the District is spending these funds in a timely manner and is complying with applicable State laws and City policies. District funds may be used for renewal. The estimated budget surplus amount will be included in the annual report each year. Funds from an expired District shall be rolled over into the new District if one is established or returned to the property owners if one is not established, in accordance with Streets and Highways Code section 36671.

Future Development

Based on new development in the Downtown Industrial District PBID, the amount of assessable square footage in the Downtown Industrial District PBID may change over time. These changes could modify the total square footage assessed for affected parcels. Therefore, in future years, the assessments levied against Downtown Industrial District PBID parcels may change in accordance with the assessment methodology formula and rates in the Management District Plan and Engineer's Report. Changes to the assessment formula would require the approval of an amendment to the Management Plan.

Bond Issuance

The District will not issue Bonds.

SECTION H: ASSESSMENT ROLL

The total assessment amount for FY 2021/2022 is \$3,181,758.16 apportioned to each individual assessed parcel, as follows.

APN	OWNER GROUP	Site NUM	Site STREET	zone	2022 Asmt	%
5147-007-901	City Of Los Angeles	454	San Pedro St	1	\$9,017.51	0.28%
5147-024-900	City Of Los Angeles	557	CROCKER ST	1	\$1,653.54	0.05%
5147-024-901	City Of Los Angeles		*NO SITE ADDRESS*	1	\$551.05	0.02%
5147-025-900	City Of Los Angeles	526	S SAN PEDRO ST	1	\$13,026.06	0.41%
5147-029-901	City Of Los Angeles	806	E 6th St	1	\$5,545.63	0.17%
					\$29,793.79	0.94%
5146-024-900	L A Unified School District	820	Towne Ave	1	\$1,865.21	0.06%
5146-024-901	L A Unified School District	820	Towne Ave	1	\$45,227.12	1.42%
5146-024-902	L A Unified School District	820	Towne Ave	1	\$8,146.22	0.26%
5146-024-903	L A Unified School District	824	E 8th St	1	\$7,438.46	0.23%
					\$62,677.01	1.97%
5147-015-900	LACMTA		*NO SITE ADDRESS*	1	\$974.39	0.03%
5147-015-901	LACMTA		*NO SITE ADDRESS*	1	\$974.39	0.03%
5147-015-902	LACMTA		*NO SITE ADDRESS*	1	\$1,678.92	0.05%
5147-015-903	LACMTA		*NO SITE ADDRESS*	1	\$1,837.09	0.06%
5147-015-904	LACMTA		*NO SITE ADDRESS*	1	\$4,354.88	0.14%
5147-015-905	LACMTA		*NO SITE ADDRESS*	1	\$3,895.61	0.12%
5147-015-906	LACMTA		*NO SITE ADDRESS*	1	\$974.39	0.03%
5147-015-907	LACMTA		*NO SITE ADDRESS*	1	\$974.39	0.03%
5147-015-908	LACMTA		*NO SITE ADDRESS*	1	\$974.39	0.03%
5147-033-900	LACMTA		*NO SITE ADDRESS*	1	\$9,390.47	0.30%
5147-035-900	LACMTA	1310	INDUSTRIAL ST	2	\$932.99	0.03%
5147-035-901	LACMTA	1337	E 7TH ST	2	\$963.21	0.03%
5147-035-902	LACMTA	1339	E 7TH ST	2	\$1,402.03	0.04%
5147-035-903	LACMTA	1345	E 7TH ST	2	\$4,967.83	0.16%
5147-035-904	LACMTA	1340	INDUSTRIAL ST	2	\$3,676.72	0.12%
5147-036-907	LACMTA		*NO SITE ADDRESS*	2	\$85.68	0.00%
5147-036-908	LACMTA	1016	E 6TH ST	2	\$25,869.10	0.81%
5147-036-909	LACMTA		*NO SITE ADDRESS*	2	\$7,496.50	0.24%
					\$71,423.00	2.24%

APN	Site NUM	Site STREET	zone	2022 Asmt	%
5146-001-001	1000	E 7TH ST	1-NP	\$1,965.99	0.06%
5146-001-002	1010	E 7TH ST	1-NP	\$774.21	0.02%
5146-001-027	1018	E 7TH ST	1	\$6,267.62	0.20%
5146-001-028	719	CERES AVE	1	\$2,607.13	0.08%
5146-001-029	711	CERES AVE	1	\$3,348.62	0.11%
5146-001-030	718	GLADYS AVE	1	\$7,385.11	0.23%
5146-001-031	742	GLADYS AVE	1	\$5,675.81	0.18%
5146-001-032		*NO SITE ADDRESS*	1	\$1,624.64	0.05%
5146-001-033		*NO SITE ADDRESS*	1	\$1,624.64	0.05%
5146-001-034	728	GLADYS AVE	1	\$1,971.44	0.06%
5146-001-035	722	GLADYS AVE	1	\$4,030.35	0.13%
5146-001-036		*NO SITE ADDRESS*	1	\$1,735.16	0.05%
5146-001-037	725	CERES AVE	1	\$2,111.33	0.07%
5146-001-038	727	CERES AVE	1	\$2,081.96	0.07%
5146-001-039	729	CERES AVE	1	\$2,116.64	0.07%
5146-001-040	731	CERES AVE	1	\$2,081.96	0.07%
5146-001-041	733	CERES AVE	1	\$2,213.23	0.07%
5146-001-042	737	CERES AVE	1	\$2,122.19	0.07%
5146-001-043	741	CERES AVE	1	\$2,216.35	0.07%
5146-002-035	1021	E 8TH ST	1	\$3,019.82	0.09%
5146-002-036	1013	E 8TH ST	1	\$1,908.26	0.06%
5146-002-037	1011	E 8TH ST	1	\$2,023.78	0.06%
5146-002-038	1001	E 8TH ST	1	\$2,532.69	0.08%
5146-002-039	790	GLADYS AVE	1	\$2,580.69	0.08%
5146-002-040	784	GLADYS AVE	1	\$3,977.65	0.13%
5146-002-041	776	GLADYS AVE	1	\$1,994.09	0.06%
5146-002-042	774	GLADYS AVE	1	\$1,858.62	0.06%
5146-002-043	766	GLADYS AVE	1	\$3,745.83	0.12%
5146-002-044	760	GLADYS AVE	1	\$2,954.03	0.09%
5146-002-045	754	GLADYS AVE	1	\$2,940.36	0.09%
5146-002-046		*NO SITE ADDRESS*	1	\$1,661.74	0.05%
5146-002-047	744	GLADYS AVE	1	\$2,101.75	0.07%
5146-002-048		*NO SITE ADDRESS*	1	\$1,735.16	0.05%
5146-002-049	747	CERES AVE	1	\$4,159.61	0.13%
5146-002-050		*NO SITE ADDRESS*	1	\$1,718.37	0.05%
5146-002-051		*NO SITE ADDRESS*	1	\$1,733.99	0.05%
5146-002-052	767	CERES AVE	1	\$1,735.16	0.05%
5146-002-053	769	CERES AVE	1	\$1,735.16	0.05%
5146-002-054		*NO SITE ADDRESS*	1	\$2,038.61	0.06%
5146-002-055	777	CERES AVE	1	\$2,212.02	0.07%
5146-002-056	781	CERES AVE	1	\$4,599.01	0.14%

5146-002-057	787	CERES AVE	1	\$2,484.02	0.08%
5146-003-023	765	KOHLER ST	1	\$1,450.85	0.05%
5146-003-024	761	KOHLER ST	1	\$1,450.85	0.05%
5146-003-025	755	KOHLER ST	1	\$4,535.14	0.14%
5146-003-036		*NO SITE ADDRESS*	1	\$1,751.95	0.06%
5146-003-037		*NO SITE ADDRESS*	1	\$1,757.03	0.06%
5146-003-038	782	CERES AVE	1	\$2,199.33	0.07%
5146-003-039	786	CERES AVE	1	\$2,201.37	0.07%
5146-003-040	790	CERES AVE	1	\$2,360.30	0.07%
5146-003-045	783	KOHLER ST	1	\$2,190.54	0.07%
5146-003-046	781	KOHLER ST	1	\$1,321.39	0.04%
5146-003-047		*NO SITE ADDRESS*	1	\$3,719.13	0.12%
5146-003-048	773	KOHLER ST	1	\$2,322.00	0.07%
5146-003-049		*NO SITE ADDRESS*	1	\$1,568.40	0.05%
5146-003-050		*NO SITE ADDRESS*	1	\$1,672.52	0.05%
5146-003-051		*NO SITE ADDRESS*	1	\$69.52	0.00%
5146-003-052		*NO SITE ADDRESS*	1	\$69.52	0.00%
5146-003-053		*NO SITE ADDRESS*	1	\$221.04	0.01%
5146-003-054	0	E 8TH ST	1	\$5,442.53	0.17%
5146-003-055	1107	E 8TH ST	1	\$1,887.87	0.06%
5146-003-056	1105	E 8TH ST	1	\$1,884.80	0.06%
5146-003-057	1101	E 8TH ST	1	\$1,393.05	0.04%
5146-003-059	768	CERES AVE	1	\$4,465.57	0.14%
5146-003-060	772	CERES AVE	1	\$4,465.57	0.14%
5146-004-001	1112	E 7TH ST	1	\$2,194.43	0.07%
5146-004-002	1122	E 7TH ST	1	\$3,619.57	0.11%
5146-004-024	0	CERES AVE	1	\$1,684.00	0.05%
5146-004-025	736	CERES AVE	1	\$4,518.70	0.14%
5146-004-034	1104.5	E 7TH ST	1	\$6,208.60	0.20%
5146-004-035	1108	E 7TH ST	1	\$2,170.65	0.07%
5146-004-036	712	CERES AVE	1	\$2,380.41	0.07%
5146-004-037	714	CERES AVE	1	\$1,869.50	0.06%
5146-004-038	718	CERES AVE	1	\$2,338.84	0.07%
5146-004-039	722	CERES AVE	1	\$2,249.04	0.07%
5146-004-040	728	CERES AVE	1	\$2,162.34	0.07%
5146-004-041		*NO SITE ADDRESS*	1	\$2,232.46	0.07%
5146-004-042		*NO SITE ADDRESS*	1	\$91.78	0.00%
5146-004-043		*NO SITE ADDRESS*	1	\$91.78	0.00%
5146-004-044		*NO SITE ADDRESS*	1	\$1,780.85	0.06%
5146-004-047		*NO SITE ADDRESS*	1	\$833.41	0.03%
5146-004-048		*NO SITE ADDRESS*	1	\$1,689.07	0.05%
5146-004-049	737	KOHLER ST	1	\$4,245.56	0.13%
5146-004-050	749	KOHLER ST	1	\$3,606.42	0.11%

5146-004-053	739	KOHLER ST	1	\$1,865.09	0.06%
5146-004-054	729	KOHLER ST	1	\$10,423.43	0.33%
5146-004-055	746	CERES AVE	1	\$7,065.61	0.22%
5146-004-056	747	KOHLER ST	1	\$3,086.66	0.10%
5146-005-001	1220	E 7TH ST	1-NP	\$1,264.18	0.04%
5146-005-005		*NO SITE ADDRESS*	1-NP	\$405.63	0.01%
5146-005-006		*NO SITE ADDRESS*	1	\$1,598.86	0.05%
5146-005-007	730	KOHLER ST #ZZ	1	\$1,598.86	0.05%
5146-005-009	738	KOHLER ST #ZZ	1	\$1,598.86	0.05%
5146-005-010	744	KOHLER ST	1	\$4,021.93	0.13%
5146-005-012		*NO SITE ADDRESS*	1-NP	\$343.58	0.01%
5146-005-013	720	KOHLER ST	1-NP	\$1,409.25	0.04%
5146-005-014	724	KOHLER ST	1	\$2,041.04	0.06%
5146-005-015	741	MERCHANT ST	1	\$3,020.92	0.09%
5146-005-016		*NO SITE ADDRESS*	1	\$1,190.75	0.04%
5146-005-017		*NO SITE ADDRESS*	1	\$1,394.61	0.04%
5146-005-022	721	MERCHANT ST	1	\$5,512.77	0.17%
5146-005-024	711	MERCHANT ST	1-NP	\$806.94	0.03%
5146-005-025	729	MERCHANT ST	1	\$5,367.63	0.17%
5146-005-029	1200	E 7TH ST	1-NP	\$1,270.65	0.04%
5146-006-002	748	KOHLER ST	1	\$1,672.19	0.05%
5146-006-003	750	KOHLER ST	1	\$3,138.57	0.10%
5146-006-004	758	KOHLER ST	1	\$1,003.68	0.03%
5146-006-005	764	KOHLER ST	1	\$1,003.68	0.03%
5146-006-006	764	KOHLER ST	1	\$3,304.29	0.10%
5146-006-007	766	KOHLER ST	1	\$3,188.26	0.10%
5146-006-008	772	KOHLER ST	1	\$1,190.75	0.04%
5146-006-009	774	KOHLER ST	1	\$2,185.65	0.07%
5146-006-010	780	KOHLER ST	1	\$1,336.94	0.04%
5146-006-011	782	KOHLER ST	1	\$1,280.04	0.04%
5146-006-012	784	KOHLER ST	1	\$2,542.90	0.08%
5146-006-013		*NO SITE ADDRESS*	1	\$1,263.79	0.04%
5146-006-014	1201	E 8TH ST	1	\$4,316.14	0.14%
5146-006-015	1215	E 8TH ST	1	\$4,662.72	0.15%
5146-006-016	775	MERCHANT ST	1	\$5,171.50	0.16%
5146-006-017	769	MERCHANT ST	1	\$1,598.86	0.05%
5146-006-018		*NO SITE ADDRESS*	1	\$1,396.95	0.04%
5146-006-019	755	MERCHANT ST	1	\$1,837.09	0.06%
5146-006-023	751	MERCHANT ST	1	\$1,913.46	0.06%
5146-006-024	745	MERCHANT ST #ZZ	1	\$1,241.52	0.04%
5146-006-026		*NO SITE ADDRESS*	1	\$1,598.86	0.05%
5146-006-027	761	MERCHANT ST	1	\$3,248.66	0.10%
5146-006-028	778	KOHLER ST	1	\$2,132.07	0.07%

5146-006-029		*NO SITE ADDRESS*	1	\$1,190.75	0.04%
5146-006-030	755	MERCHANT ST	1	\$4,056.21	0.13%
5146-007-001	748	MERCHANT ST	1	\$1,530.91	0.05%
5146-007-002	748	MERCHANT ST	1	\$1,905.04	0.06%
5146-007-004	785	S CENTRAL AVE	1	\$5,616.34	0.18%
5146-007-013	778	MERCHANT ST	1	\$2,377.96	0.07%
5146-007-014	774	MERCHANT ST #8	1	\$4,217.99	0.13%
5146-007-015		*NO SITE ADDRESS*	1	\$1,814.05	0.06%
5146-007-016		*NO SITE ADDRESS*	1	\$1,207.54	0.04%
5146-007-019	1225	E 8TH ST	1	\$3,674.41	0.12%
5146-007-020	1237	E 8TH ST	1	\$2,092.11	0.07%
5146-007-021		*NO SITE ADDRESS*	1	\$169.88	0.01%
5146-007-022	1249	E 8TH ST	1	\$6,158.00	0.19%
5146-007-024	794	MERCHANT ST	1	\$3,143.99	0.10%
5146-007-026	747	S CENTRAL AVE	1	\$4,826.30	0.15%
5146-007-028	766	MERCHANT ST	1	\$25,461.90	0.80%
5146-008-001	1226	E 7TH ST	1-NP	\$3,520.26	0.11%
5146-008-003	727	S CENTRAL AVE	1	\$3,844.45	0.12%
5146-008-005	736	MERCHANT ST	1	\$1,208.02	0.04%
5146-008-006	738	MERCHANT ST	1	\$1,632.84	0.05%
5146-008-007	735	S CENTRAL AVE	1	\$1,291.42	0.04%
5146-008-010	742	MERCHANT ST	1	\$2,064.24	0.06%
5146-008-011	746	MERCHANT ST	1	\$1,258.70	0.04%
5146-008-012	748	MERCHANT ST #ZZ	1	\$425.30	0.01%
5146-008-013	745	S CENTRAL AVE	1	\$1,720.20	0.05%
5146-008-014	737	S CENTRAL AVE	1	\$4,709.65	0.15%
5146-008-015	715	S CENTRAL AVE	1	\$7,860.63	0.25%
5146-008-016	710	MERCHANT ST	1	\$6,989.27	0.22%
5146-008-017	733	S CENTRAL AVE	1	\$6,460.42	0.20%
5146-009-001	1625	E 8TH ST	3	\$50,526.68	1.59%
5146-009-003	1312	E 7TH ST	3	\$64,918.81	2.04%
5146-009-006	0	E 8TH ST	3	\$109,886.45	3.45%
5146-009-008		777 S. Alameda	3	\$124,463.78	3.91%
5146-010-012	1753	E OLYMPIC BLVD	2	\$24,452.68	0.77%
5146-010-014	1777	E OLYMPIC BLVD	2	\$1,534.87	0.05%
5146-010-015	1731	E OLYMPIC BLVD	2	\$2,968.24	0.09%
5146-019-006		1106 E 8th St	1	\$2,542.43	0.08%
5146-019-007		1114 E 8th St	1	\$9,692.52	0.30%
5146-019-008		1016 E 8th St	1	\$3,570.88	0.11%
5146-019-009		1100 E 8th St	1	\$3,695.53	0.12%
5146-020-001			1	\$57.80	0.00%
5146-020-006			1	\$2,438.52	0.08%
5146-020-011		827 Kohler St	1	\$2,233.22	0.07%

5146-020-014		815 Kohler St	1	\$13,776.84	0.43%
5146-021-001		1037 E Olympic Blvd	1	\$1,651.58	0.05%
5146-021-002			1	\$1,939.41	0.06%
5146-021-003		1033 E Olympic Blvd	1	\$2,054.53	0.06%
5146-021-004		1029 E Olympic Blvd	1	\$2,959.90	0.09%
5146-021-005		1023 E Olympic Blvd	1	\$5,475.06	0.17%
5146-021-006		834 Ceres Ave	1	\$3,644.51	0.11%
5146-021-007		835 Kohler St	1	\$2,094.50	0.07%
5146-021-009			1	\$1,532.47	0.05%
5146-021-010			1	\$63.66	0.00%
5146-021-014			1	\$170.27	0.01%
5146-021-015		831 Kohler St	1	\$2,164.83	0.07%
5146-022-001		1001 E Olympic Blvd	1	\$2,443.97	0.08%
5146-022-002		1007 E Olympic Blvd	1	\$2,800.94	0.09%
5146-022-007	820	Gladys Ave	1	\$9,563.51	0.30%
5146-022-010		1008 E 8th St	1	\$2,349.25	0.07%
5146-022-011			1	\$2,506.97	0.08%
5146-022-012		1000 E 8th St	1	\$4,127.59	0.13%
5146-022-013		840 Gladys Ave	1	\$5,744.42	0.18%
5146-023-002		815 Gladys Ave	1	\$1,962.11	0.06%
5146-023-027		920 E 8th St	1	\$6,996.74	0.22%
5146-023-029		822 Stanford Ave	1	\$4,248.21	0.13%
5146-023-030		819 Gladys Ave	1	\$21,315.96	0.67%
5146-023-032		818 Stanford Ave	1	\$3,906.74	0.12%
5146-023-036			1	\$925.96	0.03%
5146-023-037		900 E 8th St	1	\$3,301.30	0.10%
5146-023-038		836 Stanford Ave	1-NP	\$4,580.79	0.14%
5146-023-039		816 Stanford Ave	1	\$863.48	0.03%
5146-023-040			1	\$2,119.94	0.07%
5146-024-028		744 E 8th St	1	\$6,424.03	0.20%
5146-024-029		748 E 8th St	1	\$2,921.58	0.09%
5146-024-030		810 Crocker St	1	\$1,953.31	0.06%
5146-024-031		818 Crocker St	1	\$1,952.30	0.06%
5146-024-037		757 E 9th St	1	\$4,081.59	0.13%
5146-024-038		750 E 8th St	1	\$3,296.11	0.10%
5146-024-043		833 Towne Ave	1	\$2,722.65	0.09%
5146-024-044		761 E 9th St	1	\$2,846.25	0.09%
5146-024-051		751 E 9th St	1	\$6,920.20	0.22%
5146-024-052		824 Crocker St	1	\$5,858.45	0.18%
5146-024-053		815 Towne Ave	1	\$5,805.99	0.18%
5146-024-062		819 Towne Ave	1	\$3,486.01	0.11%
5146-024-063		825 Towne Ave	1	\$3,494.60	0.11%
5146-025-025		716 E 8th St	1	\$2,135.35	0.07%

5146-025-027		732 E 8th St	1	\$5,209.14	0.16%
5146-025-028		815 Crocker St	1	\$2,594.60	0.08%
5146-025-029			1	\$2,489.68	0.08%
5146-025-030		825 Crocker St	1	\$4,064.54	0.13%
5146-025-033		715 E 9th St	1	\$2,629.80	0.08%
5146-025-034		717 E 9th St	1	\$2,689.13	0.08%
5146-025-035		719 E 9th St	1	\$2,382.98	0.07%
5146-025-040		831 Crocker St	1	\$6,489.58	0.20%
5146-025-042		722 E 8th St	1	\$2,456.88	0.08%
5146-025-046		721 E 9th St A	1	\$5,905.72	0.19%
5146-026-011	752	S SAN PEDRO ST	1	\$3,682.02	0.12%
5146-026-013	760	S SAN PEDRO ST	1	\$4,840.12	0.15%
5146-026-019	784	S SAN PEDRO ST	1	\$14,189.91	0.45%
5146-026-030	715	E 8TH ST	1	\$16,760.41	0.53%
5146-026-031	768	S SAN PEDRO ST	1	\$8,654.49	0.27%
5146-026-032	757	CROCKER ST	1	\$9,822.82	0.31%
5146-026-033	758	S SAN PEDRO ST	1	\$2,896.76	0.09%
5146-027-017	750	CROCKER ST	1	\$2,828.21	0.09%
5146-027-018	760	CROCKER ST	1	\$5,269.36	0.17%
5146-027-019	766	CROCKER ST	1	\$1,637.72	0.05%
5146-027-023	784	CROCKER ST	1	\$7,875.67	0.25%
5146-027-024	772	CROCKER ST	1	\$8,447.21	0.27%
5146-027-025	773	TOWNE AVE	1	\$2,911.40	0.09%
5146-027-026	777	TOWNE AVE	1	\$2,739.34	0.09%
5146-027-027	747	E 8TH ST	1	\$19,599.97	0.62%
5146-027-028	751	TOWNE AVE	1	\$2,545.49	0.08%
5146-027-029	757	TOWNE AVE	1	\$5,920.63	0.19%
5146-028-018	750	TOWNE AVE	1	\$3,170.98	0.10%
5146-028-019	760	TOWNE AVE	1	\$2,796.53	0.09%
5146-028-020	764	TOWNE AVE	1	\$2,226.52	0.07%
5146-028-021	766	TOWNE AVE	1	\$1,486.07	0.05%
5146-028-022	768	TOWNE AVE	1	\$3,057.28	0.10%
5146-028-029	774	TOWNE AVE	1	\$3,170.98	0.10%
5146-028-036	777	STANFORD AVE	1	\$4,027.73	0.13%
5146-028-037	785	STANFORD AVE	1	\$4,471.77	0.14%
5146-028-038	791	STANFORD AVE	1	\$4,097.32	0.13%
5146-028-039	777	STANFORD AVE #ZZ	1	\$5,500.39	0.17%
5146-028-040	801	E 8TH ST	1	\$4,875.00	0.15%
5146-028-041	753	STANFORD AVE	1	\$5,154.31	0.16%
5146-028-042	765	STANFORD AVE	1	\$2,945.67	0.09%
5146-028-043	780	TOWNE AVE	1	\$5,767.39	0.18%
5146-029-017	901	E 8TH ST	1	\$6,955.93	0.22%
5146-029-028	752	STANFORD AVE	1	\$2,685.15	0.08%

5146-029-029	756	STANFORD AVE	1	\$2,033.83	0.06%
5146-029-030	760	STANFORD AVE	1	\$1,903.78	0.06%
5146-029-032	914	AGATHA ST	1	\$816.22	0.03%
5146-029-033	920	AGATHA ST	1	\$2,547.84	0.08%
5146-029-036	920	AGATHA ST	1	\$1,368.37	0.04%
5146-029-038	920	AGATHA ST	1	\$2,597.63	0.08%
5146-029-039	905	E 8TH ST	1-NP	\$4,756.83	0.15%
5146-029-042	768	STANFORD AVE	1	\$2,996.00	0.09%
5146-029-043	769	GLADYS AVE	1	\$6,023.27	0.19%
5146-029-046		*NO SITE ADDRESS*	1	\$1,360.63	0.04%
5146-029-047		*NO SITE ADDRESS*	1	\$1,701.18	0.05%
5146-029-048	772	STANFORD AVE	1	\$3,424.35	0.11%
5146-029-049	764	STANFORD AVE	1	\$3,182.22	0.10%
5146-029-051	787	GLADYS AVE	1	\$3,230.05	0.10%
5146-030-046	748	STANFORD AVE	1	\$4,427.30	0.14%
5146-030-047	713	GLADYS AVE #B	1	\$2,992.55	0.09%
5146-030-048		*NO SITE ADDRESS*	1	\$629.16	0.02%
5146-030-049	723	GLADYS AVE	1	\$1,103.97	0.03%
5146-030-050	727	GLADYS AVE	1	\$1,075.79	0.03%
5146-030-051	729	GLADYS AVE	1	\$1,003.68	0.03%
5146-030-054	915	AGATHA ST	1	\$1,815.72	0.06%
5146-030-056	722	STANFORD AVE	1	\$16,039.84	0.50%
5146-030-058	733	GLADYS AVE	1	\$2,783.90	0.09%
5146-030-059	908	E 7TH ST	1	\$7,160.77	0.23%
5146-031-023	800	E 7TH ST	1	\$5,485.99	0.17%
5146-031-024	808	E 7TH ST	1	\$1,892.45	0.06%
5146-031-025	810	E 7TH ST	1	\$1,322.75	0.04%
5146-031-027	714	TOWNE AVE	1	\$2,739.34	0.09%
5146-031-028	722	TOWNE AVE	1	\$4,012.45	0.13%
5146-031-029		*NO SITE ADDRESS*	1	\$1,462.95	0.05%
5146-031-030	730	TOWNE AVE	1	\$1,547.70	0.05%
5146-031-031	734	TOWNE AVE	1	\$3,233.41	0.10%
5146-031-034	746	TOWNE AVE	1	\$3,301.04	0.10%
5146-031-035	745	STANFORD AVE	1	\$1,718.43	0.05%
5146-031-036	741	STANFORD AVE	1	\$1,508.67	0.05%
5146-031-039	731	STANFORD AVE	1	\$3,080.58	0.10%
5146-031-042	723	STANFORD AVE	1	\$1,504.44	0.05%
5146-031-043	721	STANFORD AVE	1	\$1,508.67	0.05%
5146-031-044	717	STANFORD AVE	1	\$4,382.81	0.14%
5146-031-045	725	STANFORD AVE	1	\$2,986.30	0.09%
5146-031-046	737	STANFORD AVE	1	\$3,064.87	0.10%
5146-031-047	740	TOWNE AVE	1	\$3,360.21	0.11%
5146-031-048	826	E 7TH ST	1	\$5,021.67	0.16%

5146-032-026	714	E 7TH ST	1	\$1,530.91	0.05%
5146-032-027	720	E 7TH ST	1	\$2,563.73	0.08%
5146-032-033	728	CROCKER ST	1	\$2,605.28	0.08%
5146-032-038	746	CROCKER ST	1	\$2,668.25	0.08%
5146-032-048	710	E 7TH ST	1	\$2,964.64	0.09%
5146-032-050	734	CROCKER ST	1	\$2,713.07	0.09%
5146-032-052	700	E 7TH ST	1	\$4,644.82	0.15%
5146-032-053		*NO SITE ADDRESS*	1	\$828.33	0.03%
5146-032-054	712	CROCKER ST	1	\$2,041.34	0.06%
5146-032-055	718	CROCKER ST	1	\$1,376.25	0.04%
5146-032-056	720	CROCKER ST	1	\$1,146.23	0.04%
5146-032-057	724	CROCKER ST	1	\$1,146.23	0.04%
5146-032-058		*NO SITE ADDRESS*	1	\$1,124.36	0.04%
5146-032-059		*NO SITE ADDRESS*	1	\$1,146.23	0.04%
5146-032-060	719	TOWNE AVE	1	\$2,888.92	0.09%
5146-032-061	723	TOWNE AVE	1	\$1,417.17	0.04%
5146-032-063	736	CROCKER ST	1	\$3,768.02	0.12%
5146-032-064			1	\$13,239.81	0.42%
5146-033-035	700	S SAN PEDRO ST	1	\$5,351.40	0.17%
5146-033-038	614	E 7TH ST	1	\$1,289.41	0.04%
5146-033-042	722	S SAN PEDRO ST	1	\$19,889.69	0.63%
5146-033-043	715	CROCKER ST	1	\$1,446.09	0.05%
5146-033-044		*NO SITE ADDRESS*	1	\$2,390.57	0.08%
5146-033-045	721	CROCKER ST	1	\$1,839.24	0.06%
5146-033-046	723	CROCKER ST	1	\$2,001.21	0.06%
5146-033-047	727	CROCKER ST	1	\$1,767.11	0.06%
5146-033-048	733	CROCKER ST	1	\$2,921.21	0.09%
5146-033-054	747	CROCKER ST	1	\$9,498.43	0.30%
5146-033-055	620	E 7TH ST	1	\$4,083.73	0.13%
5146-033-056	712	S. San Pedro	1	\$4,346.80	0.14%
5146-033-057	612	E 7th ST	1	\$2,820.19	0.09%
5147-001-007	707	E 4TH ST	2	\$12,122.54	0.38%
5147-001-012	600	E 3RD ST	1-NP	\$4,705.98	0.15%
5147-001-013	300	S CENTRAL AVE	2	\$31,937.47	1.00%
5147-001-014		4rth St	2	\$3,337.01	0.10%
5147-002-001	341	S CENTRAL AVE	1	\$2,058.52	0.06%
5147-002-002	369	S CENTRAL AVE	1	\$1,044.08	0.03%
5147-002-003	365	S CENTRAL AVE	1	\$2,494.57	0.08%
5147-002-004	349	S CENTRAL AVE	1	\$5,679.22	0.18%
5147-002-005	347	S CENTRAL AVE	1	\$2,926.69	0.09%
5147-002-006	371	S CENTRAL AVE	1	\$1,020.08	0.03%
5147-002-007	333	S CENTRAL AVE	1	\$2,676.31	0.08%
5147-002-010	607	E 4TH ST	1	\$1,343.64	0.04%

5147-002-011	609	E 4TH ST	1	\$1,216.63	0.04%
5147-002-012	605	E 4TH ST	1	\$2,735.93	0.09%
5147-003-005	507	E 4TH ST	1	\$1,234.05	0.04%
5147-003-014	320	CROCKER ST	1	\$2,189.81	0.07%
5147-003-015	312	CROCKER ST	1	\$2,146.78	0.07%
5147-003-016	308	CROCKER ST	1	\$2,742.86	0.09%
5147-003-017	500	E 3RD ST	1	\$1,455.87	0.05%
5147-003-018		*NO SITE ADDRESS*	1	\$1,241.91	0.04%
5147-003-019		*NO SITE ADDRESS*	1	\$1,361.02	0.04%
5147-003-022	315	S CENTRAL AVE	1	\$1,503.76	0.05%
5147-003-023	313	TOWNE AVE	1	\$6,692.70	0.21%
5147-003-024	325	TOWNE AVE	1	\$2,253.81	0.07%
5147-003-031	521	E 4TH ST	1	\$1,073.98	0.03%
5147-003-032	501	E 4TH ST	1	\$2,599.64	0.08%
5147-003-034	515	E 4TH ST	1	\$2,536.37	0.08%
5147-003-035	511	E 4TH ST	1	\$1,248.91	0.04%
5147-003-036	509	E 4TH ST	1	\$1,462.53	0.05%
5147-003-038	512	E 3RD ST	1	\$3,621.99	0.11%
5147-003-039			1	\$25,153.45	0.79%
5147-004-001	463	E 4TH ST	1	\$4,642.53	0.15%
5147-004-002	459	E 4TH ST	1	\$2,680.80	0.08%
5147-004-003	451	E 4TH ST	1	\$2,737.05	0.09%
5147-004-004	332	OMAR ST	1	\$1,073.98	0.03%
5147-004-005	332	OMAR ST	1	\$1,073.98	0.03%
5147-004-006	332	OMAR ST	1	\$1,073.98	0.03%
5147-004-007	332	OMAR ST	1	\$1,073.98	0.03%
5147-004-008	332	OMAR ST	1	\$1,073.98	0.03%
5147-004-009	326	OMAR ST	1	\$4,116.82	0.13%
5147-004-010	312	OMAR ST	1	\$4,198.11	0.13%
5147-004-013	452	E 3RD ST	1	\$2,615.04	0.08%
5147-004-016	464	E 3RD ST	1	\$1,727.35	0.05%
5147-004-017	470	E 3RD ST	1	\$4,469.36	0.14%
5147-004-018	317	CROCKER ST	1	\$21,715.35	0.68%
5147-004-019		*NO SITE ADDRESS*	1	\$2,147.96	0.07%
5147-004-020	456	E 3RD ST	1	\$3,136.03	0.10%
5147-005-039	420	S San Pedro St 1c	1	\$1,218.73	0.04%
5147-005-040	420	S San Pedro St 2c	1	\$2,081.41	0.07%
5147-005-041	420	S. San Pedro, 101	1	\$384.22	0.01%
5147-005-042	420	S. San Pedro, 102	1	\$390.73	0.01%
5147-005-043	420	S. San Pedro, 103	1	\$402.65	0.01%
5147-005-044	420	S. San Pedro, 104	1	\$415.65	0.01%
5147-005-045	420	S. San Pedro, 105	1	\$423.24	0.01%
5147-005-046	420	S. San Pedro, 106	1	\$377.72	0.01%

5147-005-047	420	S. San Pedro, 201	1	\$259.59	0.01%
5147-005-048	420	S. San Pedro, 202	1	\$263.93	0.01%
5147-005-049	420	S. San Pedro, 203	1	\$253.09	0.01%
5147-005-050	420	S. San Pedro, 204	1	\$257.42	0.01%
5147-005-051	420	S. San Pedro, 205	1	\$254.17	0.01%
5147-005-052	420	S. San Pedro, 206	1	\$279.10	0.01%
5147-005-053	420	S. San Pedro, 207	1	\$247.67	0.01%
5147-005-054	420	S. San Pedro, 208	1	\$313.78	0.01%
5147-005-055	420	S. San Pedro, 209	1	\$276.93	0.01%
5147-005-056	420	S. San Pedro, 210	1	\$280.18	0.01%
5147-005-057	420	S. San Pedro, 211	1	\$302.94	0.01%
5147-005-058	420	S. San Pedro, 212	1	\$322.45	0.01%
5147-005-059	420	S. San Pedro, 213	1	\$267.18	0.01%
5147-005-060	420	S. San Pedro, 214	1	\$261.76	0.01%
5147-005-061	420	S. San Pedro, 215	1	\$258.51	0.01%
5147-005-062	420	S. San Pedro, 216	1	\$268.26	0.01%
5147-005-063	420	S. San Pedro, 217	1	\$292.10	0.01%
5147-005-064	420	S. San Pedro, 218	1	\$289.94	0.01%
5147-005-065	420	S. San Pedro, 219	1	\$288.85	0.01%
5147-005-066	420	S. San Pedro, 220	1	\$322.45	0.01%
5147-005-067	420	S. San Pedro, 222	1	\$269.34	0.01%
5147-005-068	420	S. San Pedro, 223	1	\$281.27	0.01%
5147-005-069	420	S. San Pedro, 224	1	\$280.18	0.01%
5147-005-070	420	S. San Pedro, 225	1	\$276.93	0.01%
5147-005-071	420	S. San Pedro, 226	1	\$256.34	0.01%
5147-005-072	420	S. San Pedro, 227	1	\$268.26	0.01%
5147-005-073	420	S. San Pedro, 228	1	\$263.93	0.01%
5147-005-074	420	S. San Pedro, 229	1	\$259.59	0.01%
5147-005-075	420	S. San Pedro, 230	1	\$258.51	0.01%
5147-005-076	420	S. San Pedro, 231	1	\$268.26	0.01%
5147-005-077	420	S. San Pedro, 301	1	\$258.51	0.01%
5147-005-078	420	S. San Pedro, 302	1	\$262.84	0.01%
5147-005-079	420	S. San Pedro, 303	1	\$253.09	0.01%
5147-005-080	420	S. San Pedro, 304	1	\$256.34	0.01%
5147-005-081	420	S. San Pedro, 305	1	\$255.26	0.01%
5147-005-082	420	S. San Pedro, 306	1	\$276.93	0.01%
5147-005-083	420	S. San Pedro, 307	1	\$248.75	0.01%
5147-005-084	420	S. San Pedro, 308	1	\$313.78	0.01%
5147-005-085	420	S. San Pedro, 309	1	\$276.93	0.01%
5147-005-086	420	S. San Pedro, 310	1	\$280.18	0.01%
5147-005-087	420	S. San Pedro, 311	1	\$304.02	0.01%
5147-005-088	420	S. San Pedro, 312	1	\$323.53	0.01%
5147-005-089	420	S. San Pedro, 313	1	\$267.18	0.01%

5147-005-090	420	S. San Pedro, 314	1	\$259.59	0.01%
5147-005-091	420	S. San Pedro, 315	1	\$258.51	0.01%
5147-005-093	420	S. San Pedro, 317	1	\$296.44	0.01%
5147-005-094	420	S. San Pedro, 318	1	\$286.68	0.01%
5147-005-095	420	S. San Pedro, 319	1	\$288.85	0.01%
5147-005-096	420	S. San Pedro, 320	1	\$322.45	0.01%
5147-005-097	420	S. San Pedro, 322	1	\$266.09	0.01%
5147-005-098	420	S. San Pedro, 323	1	\$279.10	0.01%
5147-005-099	420	S. San Pedro, 324	1	\$280.18	0.01%
5147-005-100	420	S. San Pedro, 325	1	\$278.01	0.01%
5147-005-101	420	S. San Pedro, 326	1	\$269.34	0.01%
5147-005-102	420	S. San Pedro, 327	1	\$267.18	0.01%
5147-005-103	420	S. San Pedro, 328	1	\$263.93	0.01%
5147-005-104	420	S. San Pedro, 329	1	\$268.26	0.01%
5147-005-105	420	S. San Pedro, 330	1	\$258.51	0.01%
5147-005-106	420	S. San Pedro, 331	1	\$279.10	0.01%
5147-005-107	420	S. San Pedro, 401	1	\$259.59	0.01%
5147-005-108	420	S. San Pedro, 402	1	\$261.76	0.01%
5147-005-109	420	S. San Pedro, 403	1	\$330.04	0.01%
5147-005-110	420	S. San Pedro, 405	1	\$255.26	0.01%
5147-005-111	420	S. San Pedro, 406	1	\$276.93	0.01%
5147-005-112	420	S. San Pedro, 407	1	\$248.75	0.01%
5147-005-113	420	S. San Pedro, 408	1	\$312.69	0.01%
5147-005-114	420	S. San Pedro, 409	1	\$276.93	0.01%
5147-005-115	420	S. San Pedro, 410	1	\$282.35	0.01%
5147-005-116	420	S. San Pedro, 411	1	\$304.02	0.01%
5147-005-117	420	S. San Pedro, 412	1	\$323.53	0.01%
5147-005-118	420	S. San Pedro, 413	1	\$268.26	0.01%
5147-005-119	420	S. San Pedro, 414	1	\$258.51	0.01%
5147-005-120	420	S. San Pedro, 415	1	\$260.67	0.01%
5147-005-121	420	S. San Pedro, 416	1	\$269.34	0.01%
5147-005-122	420	S. San Pedro, 417	1	\$298.61	0.01%
5147-005-123	420	S. San Pedro, 418	1	\$288.85	0.01%
5147-005-124	420	S. San Pedro, 419	1	\$287.77	0.01%
5147-005-125	420	S. San Pedro, 420	1	\$306.19	0.01%
5147-005-126	420	S. San Pedro, 421	1	\$263.93	0.01%
5147-005-127	420	S. San Pedro, 422	1	\$263.93	0.01%
5147-005-128	420	S. San Pedro, 423	1	\$279.10	0.01%
5147-005-129	420	S. San Pedro, 424	1	\$279.10	0.01%
5147-005-130	420	S. San Pedro, 425	1	\$256.34	0.01%
5147-005-131	420	S. San Pedro, 426	1	\$259.59	0.01%
5147-005-132	420	S. San Pedro, 427	1	\$266.09	0.01%
5147-005-133	420	S. San Pedro, 428	1	\$263.93	0.01%

5147-005-134	420	S. San Pedro, 429	1	\$265.01	0.01%
5147-005-135	420	S. San Pedro, 430	1	\$258.51	0.01%
5147-005-136	420	S. San Pedro, 431	1	\$260.67	0.01%
5147-005-137	420	S. San Pedro, 432	1	\$260.67	0.01%
5147-005-138	420	S. San Pedro, 501	1	\$261.76	0.01%
5147-005-139	420	S. San Pedro, 502	1	\$262.84	0.01%
5147-005-140	420	S. San Pedro, 503	1	\$254.17	0.01%
5147-005-141	420	S. San Pedro, 504	1	\$256.34	0.01%
5147-005-142	420	S. San Pedro, 505	1	\$256.34	0.01%
5147-005-143	420	S. San Pedro, 506	1	\$276.93	0.01%
5147-005-144	420	S. San Pedro, 507	1	\$257.42	0.01%
5147-005-145	420	S. San Pedro, 508	1	\$305.11	0.01%
5147-005-146	420	S. San Pedro, 509	1	\$276.93	0.01%
5147-005-147	420	S. San Pedro, 510	1	\$275.85	0.01%
5147-005-148	420	S. San Pedro, 511	1	\$304.02	0.01%
5147-005-149	420	S. San Pedro, 512	1	\$322.45	0.01%
5147-005-150	420	S. San Pedro, 513	1	\$269.34	0.01%
5147-005-151	420	S. San Pedro, 514	1	\$260.67	0.01%
5147-005-152	420	S. San Pedro, 515	1	\$258.51	0.01%
5147-005-153	420	S. San Pedro, 516	1	\$269.34	0.01%
5147-005-154	420	S. San Pedro, 517	1	\$297.52	0.01%
5147-005-155	420	S. San Pedro, 518	1	\$288.85	0.01%
5147-005-156	420	S. San Pedro, 519	1	\$288.85	0.01%
5147-005-157	420	S. San Pedro, 520	1	\$306.19	0.01%
5147-005-158	420	S. San Pedro, 521	1	\$270.43	0.01%
5147-005-159	420	S. San Pedro, 522	1	\$266.09	0.01%
5147-005-160	420	S. San Pedro, 523	1	\$276.93	0.01%
5147-005-161	420	S. San Pedro, 524	1	\$280.18	0.01%
5147-005-162	420	S. San Pedro, 525	1	\$256.34	0.01%
5147-005-163	420	S. San Pedro, 526	1	\$257.42	0.01%
5147-005-164	420	S. San Pedro, 527	1	\$267.18	0.01%
5147-005-165	420	S. San Pedro, 528	1	\$262.84	0.01%
5147-005-166	420	S. San Pedro, 529	1	\$268.26	0.01%
5147-005-167	420	S. San Pedro, 531	1	\$258.51	0.01%
5147-005-168	420	S. San Pedro, 532	1	\$260.67	0.01%
5147-005-169	420	S. San Pedro, 533	1	\$259.59	0.01%
5147-005-170	420	S. San Pedro, 601	1	\$259.59	0.01%
5147-005-171	420	S. San Pedro, 602	1	\$263.93	0.01%
5147-005-172	420	S. San Pedro, 603	1	\$255.26	0.01%
5147-005-173	420	S. San Pedro, 604	1	\$254.17	0.01%
5147-005-174	420	S. San Pedro, 605	1	\$254.17	0.01%
5147-005-175	420	S. San Pedro, 606	1	\$274.76	0.01%
5147-005-176	420	S. San Pedro, 607	1	\$249.84	0.01%

5147-005-177	420	S. San Pedro, 608	1	\$310.53	0.01%
5147-005-178	420	S. San Pedro, 609	1	\$274.76	0.01%
5147-005-179	420	S. San Pedro, 610	1	\$276.93	0.01%
5147-005-180	420	S. San Pedro, 611	1	\$304.02	0.01%
5147-005-181	420	S. San Pedro, 612	1	\$321.37	0.01%
5147-005-182	420	S. San Pedro, 613	1	\$269.34	0.01%
5147-005-183	420	S. San Pedro, 614	1	\$259.59	0.01%
5147-005-184	420	S. San Pedro, 615	1	\$258.51	0.01%
5147-005-185	420	S. San Pedro, 616	1	\$272.60	0.01%
5147-005-186	420	S. San Pedro, 617	1	\$293.19	0.01%
5147-005-187	420	S. San Pedro, 618	1	\$287.77	0.01%
5147-005-188	420	S. San Pedro, 619	1	\$288.85	0.01%
5147-005-189	420	S. San Pedro, 620	1	\$305.11	0.01%
5147-005-190	420	S. San Pedro, 621	1	\$270.43	0.01%
5147-005-191	420	S. San Pedro, 622	1	\$262.84	0.01%
5147-005-192	420	S. San Pedro, 623	1	\$276.93	0.01%
5147-005-193	420	S. San Pedro, 624	1	\$276.93	0.01%
5147-005-194	420	S. San Pedro, 625	1	\$255.26	0.01%
5147-005-195	420	S. San Pedro, 626	1	\$257.42	0.01%
5147-005-196	420	S. San Pedro, 627	1	\$270.43	0.01%
5147-005-197	420	S. San Pedro, 628	1	\$258.51	0.01%
5147-005-198	420	S. San Pedro, 629	1	\$268.26	0.01%
5147-005-199	420	S. San Pedro, 630	1	\$258.51	0.01%
5147-005-200	420	S. San Pedro, 631	1	\$257.42	0.01%
5147-005-201	420	S. San Pedro, 632	1	\$258.51	0.01%
5147-005-202	420	S. San Pedro, 316	1	\$267.18	0.01%
5147-006-001	420	420 BOYD ST	1	\$11,168.09	0.35%
5147-006-002	412	412 BOYD ST	1	\$969.70	0.03%
5147-006-003	410	410 BOYD ST	1	\$952.52	0.03%
5147-006-006	411	411 E 4TH ST	1	\$5,006.20	0.16%
5147-006-007	427	427 E 4TH ST	1	\$2,389.71	0.08%
5147-006-008			1	\$3,096.18	0.10%
5147-006-009	405	405 E 4TH ST	1	\$5,873.28	0.18%
5147-006-010	442	E 3RD ST	1-NP	\$3,053.15	0.10%
5147-006-011	420	E 3RD ST	1	\$53,780.29	1.69%
5147-007-001		*NO SITE ADDRESS*	1	\$1,003.68	0.03%
5147-007-005		*NO SITE ADDRESS*	1-NP	\$133.37	0.00%
5147-007-007		*NO SITE ADDRESS*	1-NP	\$733.57	0.02%
5147-007-016	400	S SAN PEDRO ST	1	\$1,635.01	0.05%
5147-007-017	400	S SAN PEDRO ST	1	\$1,845.35	0.06%
5147-007-018	400	S SAN PEDRO ST	1	\$1,656.72	0.05%
5147-007-019	400	S SAN PEDRO ST	1	\$2,007.51	0.06%
5147-007-020	434	S. San Pedro St.	1-NP	\$2,865.76	0.09%

5147-008-012	468	E 4TH ST	1	\$2,969.10	0.09%
5147-008-013	464	E 4TH ST	1	\$1,907.76	0.06%
5147-008-014	462	E 4TH ST	1	\$1,088.43	0.03%
5147-008-015	460	E 4TH ST	1	\$2,986.01	0.09%
5147-008-018		*NO SITE ADDRESS*	1	\$459.27	0.01%
5147-008-024	431	CROCKER ST	1	\$10,626.57	0.33%
5147-008-026	437	CROCKER ST	1	\$2,685.15	0.08%
5147-008-031	531	E 5TH ST	1	\$1,382.89	0.04%
5147-008-032	541	CROCKER ST	1	\$6,404.45	0.20%
5147-008-033	443	CROCKER ST	1	\$2,585.96	0.08%
5147-008-034	521	E 5TH ST	1	\$9,386.61	0.30%
5147-008-035			1	\$2,986.79	0.09%
5147-009-001	445	TOWNE AVE	1-NP	\$1,065.62	0.03%
5147-009-003	617	E 5TH ST	1-NP	\$890.55	0.03%
5147-009-004	609	E 5TH ST	1-NP	\$995.13	0.03%
5147-009-005	601	W 5TH ST	1	\$3,931.49	0.12%
5147-009-006	442	CROCKER ST	1	\$1,292.68	0.04%
5147-009-007	436	CROCKER ST	1	\$2,143.27	0.07%
5147-009-009	434	CROCKER ST	1	\$1,632.84	0.05%
5147-009-010		*NO SITE ADDRESS*	1	\$1,071.63	0.03%
5147-009-011		*NO SITE ADDRESS*	1	\$510.04	0.02%
5147-009-016	500	E 4TH ST	1-NP	\$952.57	0.03%
5147-009-017	508	E 4TH ST	1-NP	\$810.82	0.03%
5147-009-018	516	E 4TH ST	1	\$1,347.07	0.04%
5147-009-019	405	TOWNE AVE	1	\$3,931.49	0.12%
5147-009-027	414	CROCKER ST	1-NP	\$4,231.71	0.13%
5147-009-028	441	TOWNE AVE	1	\$9,326.85	0.29%
5147-010-001	721	E 5TH ST	1	\$3,855.80	0.12%
5147-010-002	713	E 5TH ST	1-NP	\$796.19	0.03%
5147-010-003	711	E 5TH ST	1	\$1,313.74	0.04%
5147-010-005	440	TOWNE AVE	1	\$4,378.13	0.14%
5147-010-006	436	TOWNE AVE	1	\$1,071.63	0.03%
5147-010-007		*NO SITE ADDRESS*	1	\$1,071.63	0.03%
5147-010-008		*NO SITE ADDRESS*	1	\$1,071.63	0.03%
5147-010-009	426	TOWNE AVE	1	\$1,071.63	0.03%
5147-010-010		*NO SITE ADDRESS*	1	\$1,071.63	0.03%
5147-010-018	618	E 4TH ST	1	\$3,335.42	0.10%
5147-010-019	411	STANFORD AVE	1	\$2,739.34	0.09%
5147-010-023		*NO SITE ADDRESS*	1	\$2,143.27	0.07%
5147-010-024	435	STANFORD AVE	1	\$1,361.54	0.04%
5147-010-027	441	STANFORD AVE	1	\$4,027.10	0.13%
5147-010-028	423	STANFORD AVE	1	\$6,377.84	0.20%
5147-010-029	410	TOWNE AVE	1	\$6,250.18	0.20%

5147-010-030	446	TOWNE AVE	1	\$3,817.98	0.12%
5147-010-031	600	E 4TH ST	1	\$7,799.02	0.25%
5147-011-012	434	STANFORD AVE	1	\$5,387.49	0.17%
5147-011-015	427	S CENTRAL AVE	1	\$2,024.16	0.06%
5147-011-016	431	S CENTRAL AVE	1	\$816.22	0.03%
5147-011-017	433	S CENTRAL AVE	1	\$1,530.91	0.05%
5147-011-018	441	GLADYS AVE	1	\$6,271.85	0.20%
5147-011-024	801	E 5TH ST	1-NP	\$3,227.22	0.10%
5147-011-025	441	S CENTRAL AVE	1	\$4,619.44	0.15%
5147-012-015	431	S CENTRAL AVE	1	\$969.31	0.03%
5147-012-019	408	STANFORD AVE	1	\$15,908.20	0.50%
5147-013-014		*NO SITE ADDRESS*	2	\$11,917.01	0.37%
5147-013-016	410	S Central Ave	2	\$35,699.65	1.12%
5147-014-001	590	S CENTRAL AVE	2	\$3,529.12	0.11%
5147-014-005	500	S CENTRAL AVE	2	\$39,650.16	1.25%
5147-015-016	539	S CENTRAL AVE	1	\$2,498.09	0.08%
5147-015-017		*NO SITE ADDRESS*	1	\$969.31	0.03%
5147-015-018		*NO SITE ADDRESS*	1	\$969.31	0.03%
5147-015-019		*NO SITE ADDRESS*	1	\$969.31	0.03%
5147-015-020	511	S CENTRAL AVE	1	\$2,816.36	0.09%
5147-015-023		*NO SITE ADDRESS*	1	\$32.02	0.00%
5147-015-024		*NO SITE ADDRESS*	1	\$440.14	0.01%
5147-015-025		*NO SITE ADDRESS*	1	\$595.18	0.02%
5147-015-026	528	CERES AVE	1	\$909.48	0.03%
5147-015-038	911	E 6TH ST	1	\$969.31	0.03%
5147-015-039	909	E 6TH ST	1	\$969.31	0.03%
5147-015-040	901	E 6TH ST	1-NP	\$1,089.09	0.03%
5147-015-042	532	CERES AVE	1	\$16,001.42	0.50%
5147-016-001	849	E 6TH ST	1-NP	\$581.61	0.02%
5147-016-004	831	E 6TH ST	1-NP	\$311.58	0.01%
5147-016-005	829	E 6TH ST	1-NP	\$266.42	0.01%
5147-016-006	560	GLADYS AVE	1	\$3,067.96	0.10%
5147-016-007	0	CERES AVE	1	\$1,071.63	0.03%
5147-016-008		*NO SITE ADDRESS*	1	\$1,147.50	0.04%
5147-016-013	540	GLADYS AVE	1	\$2,194.83	0.07%
5147-016-016	537	CERES AVE	1	\$2,739.34	0.09%
5147-016-017	541	CERES AVE	1	\$2,918.16	0.09%
5147-016-019	553	CERES AVE	1	\$2,085.42	0.07%
5147-016-020	551	CERES AVE	1-NP	\$581.92	0.02%
5147-016-021	549	CERES AVE	1-NP	\$581.81	0.02%
5147-016-023	544	GLADYS AVE	1	\$5,395.54	0.17%
5147-016-024	833	E 6TH ST	1-NP	\$1,397.17	0.04%
5147-016-025		*NO SITE ADDRESS*	1	\$2,744.42	0.09%

5147-017-014		*NO SITE ADDRESS*	1	\$1,071.63	0.03%
5147-017-022	525	CERES AVE	1	\$11,929.32	0.37%
5147-017-023	530	GLADYS AVE	1	\$7,972.09	0.25%
5147-017-027		*NO SITE ADDRESS*	1	\$4,355.00	0.14%
5147-017-028	838	E 5TH ST	1	\$10,999.51	0.35%
5147-018-001	534	STANFORD AVE	1	\$1,585.30	0.05%
5147-018-002	530	STANFORD AVE	1	\$1,292.68	0.04%
5147-018-011	812	E 5TH ST	1	\$1,088.43	0.03%
5147-018-016	523	GLADYS AVE	1	\$2,730.56	0.09%
5147-018-024	526	STANFORD AVE	1	\$10,553.54	0.33%
5147-018-031	506	STANFORD AVE	1	\$5,297.32	0.17%
5147-018-032		*NO SITE ADDRESS*	1	\$2,081.96	0.07%
5147-018-033		*NO SITE ADDRESS*	1	\$1,034.14	0.03%
5147-018-034	516	STANFORD AVE	1	\$11,469.23	0.36%
5147-019-001	558	STANFORD AVE	1-NP	\$348.42	0.01%
5147-019-002	556	STANFORD AVE	1	\$1,292.68	0.04%
5147-019-003		*NO SITE ADDRESS*	1	\$1,292.68	0.04%
5147-019-004	550	STANFORD AVE	1	\$1,552.78	0.05%
5147-019-005	544	STANFORD AVE	1	\$1,585.30	0.05%
5147-019-006	544	STANFORD AVE	1	\$1,292.68	0.04%
5147-019-007		*NO SITE ADDRESS*	1	\$1,292.68	0.04%
5147-019-008	821	E 6TH ST	1-NP	\$319.75	0.01%
5147-019-009	819	E 6TH ST	1-NP	\$293.37	0.01%
5147-019-010	815	E 6TH ST	1-NP	\$856.71	0.03%
5147-019-011		*NO SITE ADDRESS*	1-NP	\$293.37	0.01%
5147-019-015	560	STANFORD AVE	1-NP	\$657.74	0.02%
5147-019-018	541	GLADYS AVE	1	\$2,739.34	0.09%
5147-019-019		*NO SITE ADDRESS*	1	\$1,071.63	0.03%
5147-019-020		*NO SITE ADDRESS*	1	\$1,071.63	0.03%
5147-019-021		*NO SITE ADDRESS*	1	\$1,071.63	0.03%
5147-019-022	555	GLADYS AVE	1	\$2,143.27	0.07%
5147-019-023	561	GLADYS AVE	1-NP	\$415.62	0.01%
5147-019-024	801	E 6TH ST	1	\$3,606.74	0.11%
5147-019-025	537	GLADYS AVE	1	\$2,419.29	0.08%
5147-020-001		*NO SITE ADDRESS*	1	\$1,292.68	0.04%
5147-020-002		*NO SITE ADDRESS*	1	\$1,292.68	0.04%
5147-020-003		*NO SITE ADDRESS*	1	\$1,292.68	0.04%
5147-020-004		*NO SITE ADDRESS*	1	\$629.16	0.02%
5147-020-005	721	E 6TH ST	1-NP	\$718.44	0.02%
5147-020-006	701	E 6TH ST	1	\$2,143.27	0.07%
5147-020-007	558	TOWNE AVE	1	\$1,854.57	0.06%
5147-020-008	556	TOWNE AVE	1	\$1,914.18	0.06%
5147-020-009	550	TOWNE AVE	1	\$2,483.43	0.08%

5147-020-010		*NO SITE ADDRESS*	1	\$1,241.52	0.04%
5147-020-011		*NO SITE ADDRESS*	1	\$1,241.52	0.04%
5147-020-012		*NO SITE ADDRESS*	1	\$1,071.63	0.03%
5147-020-013	536	TOWNE AVE	1	\$1,838.32	0.06%
5147-020-014		*NO SITE ADDRESS*	1	\$1,071.63	0.03%
5147-020-017	545	STANFORD AVE	1	\$1,155.09	0.04%
5147-020-018		*NO SITE ADDRESS*	1	\$1,071.63	0.03%
5147-020-019		*NO SITE ADDRESS*	1	\$1,071.63	0.03%
5147-020-025	541	STANFORD AVE	1	\$2,525.41	0.08%
5147-020-026	559	STANFORD AVE	1	\$4,425.23	0.14%
5147-020-027	553	STANFORD AVE	1	\$1,877.96	0.06%
5147-021-001	534	TOWNE AVE	1	\$1,717.97	0.05%
5147-021-002	532	TOWNE AVE	1	\$1,496.93	0.05%
5147-021-007	700	E 5TH ST	1	\$2,147.96	0.07%
5147-021-022	535	STANFORD AVE	1	\$1,635.19	0.05%
5147-021-025	515	STANFORD AVE	1	\$4,247.00	0.13%
5147-021-028	510	TOWNE AVE	1	\$2,739.34	0.09%
5147-021-029	520	TOWNE AVE	1	\$7,202.27	0.23%
5147-021-030	529	STANFORD AVE	1	\$5,371.96	0.17%
5147-021-031	704	E 5TH ST	1	\$3,221.15	0.10%
5147-021-033		*NO SITE ADDRESS*	1	\$3,005.97	0.09%
5147-021-034	523	STANFORD AVE	1	\$1,896.45	0.06%
5147-022-003	528	CROCKER ST	1	\$1,377.82	0.04%
5147-022-004	526	CROCKER ST	1	\$2,475.48	0.08%
5147-022-016		*NO SITE ADDRESS*	1	\$1,071.63	0.03%
5147-022-017	545	Stanford Ave	1	\$1,071.63	0.03%
5147-022-018	519	TOWNE AVE	1	\$1,071.63	0.03%
5147-022-021	531	TOWNE AVE	1	\$2,895.41	0.09%
5147-022-025	532	CROCKER ST	1	\$2,615.90	0.08%
5147-022-030	531	TOWNE AVE	1	\$5,233.03	0.16%
5147-022-031	507	TOWNE AVE	1	\$20,204.54	0.64%
5147-023-003	613	E 6TH ST	1	\$1,241.52	0.04%
5147-023-004		*NO SITE ADDRESS*	1	\$1,241.52	0.04%
5147-023-008	564	CROCKER ST	1	\$1,503.57	0.05%
5147-023-009	558	CROCKER ST	1	\$1,071.63	0.03%
5147-023-010	550	CROCKER ST	1	\$4,664.65	0.15%
5147-023-011		*NO SITE ADDRESS*	1	\$1,632.84	0.05%
5147-023-015	535	TOWNE AVE	1	\$1,366.96	0.04%
5147-023-019	540	CROCKER ST	1	\$8,711.16	0.27%
5147-023-020	545	TOWNE AVE	1	\$1,541.34	0.05%
5147-023-021	547	TOWNE AVE	1	\$4,498.65	0.14%
5147-023-022	619	E 6TH ST	1	\$2,953.02	0.09%
5147-023-023	607	E 6TH ST	1	\$1,471.25	0.05%

5147-023-026			1	\$2,823.75	0.09%
5147-024-001	525	E 6TH ST	1-NP	\$707.00	0.02%
5147-024-002		*NO SITE ADDRESS*	1-NP	\$293.37	0.01%
5147-024-003		*NO SITE ADDRESS*	1-NP	\$290.10	0.01%
5147-024-004		*NO SITE ADDRESS*	1-NP	\$151.16	0.00%
5147-024-022	552	S SAN PEDRO ST	1-NP	\$1,787.42	0.06%
5147-024-023	511	E 6TH ST	1-NP	\$3,598.31	0.11%
5147-024-024		*NO SITE ADDRESS*	1-NP	\$453.47	0.01%
5147-024-026	544	S SAN PEDRO ST	1-NP	\$4,107.96	0.13%
5147-024-029	540	S SAN PEDRO ST	1	\$5,381.61	0.17%
5147-025-003		*NO SITE ADDRESS*	1-NP	\$238.42	0.01%
5147-025-007	514	S SAN PEDRO ST	1-NP	\$2,593.31	0.08%
5147-025-012	510	E 5TH ST	1	\$2,670.50	0.08%
5147-025-013	520	E 5TH ST	1	\$2,414.21	0.08%
5147-025-014	522.5	E 5TH ST	1-NP	\$509.15	0.02%
5147-025-017	515	CROCKER ST	1	\$5,814.20	0.18%
5147-025-020	526	E 5TH ST	1-NP	\$1,349.89	0.04%
5147-025-021	541	CROCKER ST	1	\$6,203.83	0.19%
5147-025-022	500	S SAN PEDRO ST	1	\$2,842.73	0.09%
5147-025-023	500	S SAN PEDRO ST	1	\$1,311.43	0.04%
5147-026-001	611	E 7TH ST	1	\$16,000.90	0.50%
5147-026-002	621	E 7TH ST	1	\$2,605.28	0.08%
5147-026-004	649	CROCKER ST	1	\$2,432.66	0.08%
5147-026-005	647	CROCKER ST	1	\$1,173.57	0.04%
5147-026-006		*NO SITE ADDRESS*	1	\$1,071.63	0.03%
5147-026-007	643	CROCKER ST	1	\$1,122.40	0.04%
5147-026-008		*NO SITE ADDRESS*	1	\$1,122.40	0.04%
5147-026-009		*NO SITE ADDRESS*	1	\$1,701.18	0.05%
5147-026-010		*NO SITE ADDRESS*	1	\$1,701.18	0.05%
5147-026-011		*NO SITE ADDRESS*	1	\$1,122.40	0.04%
5147-026-012	623	CROCKER ST	1	\$1,577.80	0.05%
5147-026-013	621	CROCKER ST	1	\$2,765.41	0.09%
5147-026-017		*NO SITE ADDRESS*	1	\$1,088.43	0.03%
5147-026-026	640	S SAN PEDRO ST	1	\$4,624.72	0.15%
5147-026-029	634	S SAN PEDRO ST	1	\$8,905.73	0.28%
5147-026-030	526	E 6TH ST	1-NP	\$872.71	0.03%
5147-026-031	655	CROCKER ST	1	\$3,649.86	0.11%
5147-026-032	646	S SAN PEDRO ST	1	\$2,977.73	0.09%
5147-026-033	600	S SAN PEDRO ST	1-NP	\$5,135.42	0.16%
5147-027-001	701	E 7TH ST	1	\$16,991.87	0.53%
5147-027-004	647	TOWNE AVE	1	\$2,332.76	0.07%
5147-027-019	606	E 6TH ST	1	\$1,088.43	0.03%
5147-027-020	606	E 6TH ST	1	\$1,088.43	0.03%

5147-027-031	642	CROCKER ST	1-NP	\$801.22	0.03%
5147-027-037	606	E 6TH ST	1	\$4,204.39	0.13%
5147-027-038	612	CROCKER ST	1	\$5,170.74	0.16%
5147-027-039	650	CROCKER ST	1	\$3,174.87	0.10%
5147-027-040	634	CROCKER ST	1	\$4,059.16	0.13%
5147-027-041	638	CROCKER ST	1	\$2,679.74	0.08%
5147-027-043	626	E 6TH ST	1	\$3,744.37	0.12%
5147-027-044	634	CROCKER ST	1	\$6,103.95	0.19%
5147-027-047	649	TOWNE AVE	1	\$4,264.13	0.13%
5147-027-048	618	CROCKER ST	1	\$14,282.60	0.45%
5147-028-007	639	STANFORD AVE	1	\$2,741.30	0.09%
5147-028-008	635	STANFORD AVE	1	\$2,739.34	0.09%
5147-028-009	631	STANFORD AVE	1	\$1,725.07	0.05%
5147-028-010	629	STANFORD AVE	1	\$1,150.21	0.04%
5147-028-011	627	STANFORD AVE	1	\$1,114.55	0.04%
5147-028-012	625	STANFORD AVE	1	\$2,027.33	0.06%
5147-028-016	613	STANFORD AVE	1	\$1,311.58	0.04%
5147-028-017	609	STANFORD AVE	1	\$2,143.27	0.07%
5147-028-018		*NO SITE ADDRESS*	1	\$1,088.43	0.03%
5147-028-023	618	TOWNE AVE	1	\$1,071.63	0.03%
5147-028-024	620	TOWNE AVE	1	\$1,632.84	0.05%
5147-028-025	624	TOWNE AVE	1	\$1,632.84	0.05%
5147-028-026		*NO SITE ADDRESS*	1	\$1,071.63	0.03%
5147-028-027	628	TOWNE AVE	1	\$510.04	0.02%
5147-028-038	632	TOWNE AVE	1	\$4,544.35	0.14%
5147-028-039	801	E 7TH ST	1	\$38,166.26	1.20%
5147-028-040	617	STANFORD AVE	1	\$3,992.06	0.13%
5147-028-042		*NO SITE ADDRESS*	1	\$2,146.78	0.07%
5147-028-043	710	E 6TH ST	1	\$7,249.98	0.23%
5147-029-002	901	W 7TH ST	1-NP	\$1,375.59	0.04%
5147-029-006	649	GLADYS AVE	1	\$4,409.23	0.14%
5147-029-012	627	GLADYS AVE	1	\$2,943.39	0.09%
5147-029-013	621	GLADYS AVE	1	\$2,194.83	0.07%
5147-029-022		*NO SITE ADDRESS*	1	\$2,143.27	0.07%
5147-029-027	640	STANFORD AVE	1	\$1,632.84	0.05%
5147-029-028	642	STANFORD AVE	1	\$1,071.63	0.03%
5147-029-029	646	STANFORD AVE	1	\$1,071.63	0.03%
5147-029-030	648	STANFORD AVE	1	\$2,147.96	0.07%
5147-029-035	800	E 6TH ST	1-NP	\$1,049.45	0.03%
5147-029-036	628	STANFORD AVE	1	\$2,737.28	0.09%
5147-029-040	611	GLADYS AVE	1	\$3,385.79	0.11%
5147-029-041	616	STANFORD AVE	1	\$7,255.19	0.23%
5147-029-043	636	STANFORD AVE	1	\$7,453.32	0.23%

5147-029-045	643	GLADYS AVE	1	\$4,026.65	0.13%
5147-029-047	915	E 7TH ST	1	\$6,403.80	0.20%
5147-029-048	660	STANFORD AVE	1-NP	\$1,386.22	0.04%
5147-029-049	656	STANFORD AVE	1-NP	\$420.42	0.01%
5147-030-005		*NO SITE ADDRESS*	1	\$2,407.81	0.08%
5147-030-006	649	CERES AVE	1	\$4,777.90	0.15%
5147-030-007	647	CERES AVE	1	\$3,818.45	0.12%
5147-030-008	637	CERES AVE	1	\$1,226.68	0.04%
5147-030-009		*NO SITE ADDRESS*	1	\$1,496.93	0.05%
5147-030-020	846	E 6TH ST	1	\$2,962.60	0.09%
5147-030-037		*NO SITE ADDRESS*	1	\$1,411.79	0.04%
5147-030-050	636	GLADYS AVE	1	\$1,411.79	0.04%
5147-030-053	616	GLADYS AVE	1	\$4,661.50	0.15%
5147-030-054	609	CERES AVE	1	\$10,899.58	0.34%
5147-030-055	614	GLADYS AVE	1	\$9,674.42	0.30%
5147-030-061	830	E 6th St	1	\$3,862.39	0.12%
5147-030-062	838	E 6TH ST	1-NP	\$926.25	0.03%
5147-030-063	1001	E 7TH ST	1	\$16,895.13	0.53%
5147-030-064	644	GLADYS AVE	1	\$4,370.86	0.14%
5147-031-005	615	KOHLER ST	1	\$3,474.24	0.11%
5147-031-016	906	E 6TH ST	1	\$1,479.75	0.05%
5147-031-017		*NO SITE ADDRESS*	1	\$969.31	0.03%
5147-031-018		*NO SITE ADDRESS*	1	\$969.31	0.03%
5147-031-019	910	E 6TH ST	1	\$2,415.47	0.08%
5147-031-020	920	E 6TH ST	1	\$4,535.07	0.14%
5147-031-023	619	KOHLER ST	1	\$4,286.93	0.13%
5147-031-025	930	E 6TH ST	1	\$19,376.05	0.61%
5147-032-001	675	KOHLER ST	1	\$3,816.83	0.12%
5147-032-032	651	KOHLER ST	1	\$6,624.32	0.21%
5147-032-036	623	KOHLER ST	1	\$10,390.86	0.33%
5147-032-038	1107	E 7TH ST	1	\$9,697.43	0.30%
5147-032-040	625	KOHLER ST	1	\$26,602.15	0.84%
5147-033-011	1215	INDUSTRIAL ST	1	\$4,109.01	0.13%
5147-033-012	1207	INDUSTRIAL ST	1	\$3,540.04	0.11%
5147-033-021	1020	WILDE ST	1	\$13,407.70	0.42%
5147-033-022		*NO SITE ADDRESS*	1	\$2,313.54	0.07%
5147-033-029	1227	INDUSTRIAL ST	1	\$3,982.09	0.13%
5147-034-001	1225	E 7TH ST	1	\$18,061.49	0.57%
5147-034-012	1200	INDUSTRIAL ST	1	\$2,905.66	0.09%
5147-034-015	1208	INDUSTRIAL ST	1	\$12,637.79	0.40%
5147-034-016	1201	E 7TH ST	1-NP	\$789.27	0.02%
5147-035-001	676	S CENTRAL AVE	1-NP	\$6,962.60	0.22%
5147-035-002	1315	E 7TH ST	2	\$1,768.25	0.06%

5148-004-006	332	332 E 3RD ST	1	\$4,662.12	0.15%
5148-004-012	309	309 S SAN PEDRO ST	1	\$2,679.14	0.08%
5148-004-015	313	313 S SAN PEDRO ST	1	\$6,476.76	0.20%
5148-005-010	333	333 S SAN PEDRO ST	1-NP	\$483.29	0.02%
5148-005-011	325	325 S SAN PEDRO ST	1	\$3,797.43	0.12%
5148-005-021	345	345 S SAN PEDRO ST	1	\$6,545.78	0.21%
5148-006-018	405	405 S SAN PEDRO ST	1	\$2,390.95	0.08%
5148-006-019	401	401 S SAN PEDRO ST	1	\$1,426.34	0.04%
5148-006-037	415	415 S SAN PEDRO ST	1	\$10,355.20	0.33%
5148-006-038			1	\$6,530.07	0.21%
5148-011-001	425	425 E 5TH ST	1-NP	\$1,300.08	0.04%
5148-011-018	443	443 S SAN PEDRO ST	1	\$17,565.18	0.55%
5148-012-021	521	S SAN PEDRO ST	1-NP	\$1,660.30	0.05%
5148-012-022	505	S SAN PEDRO ST	1-NP	\$3,476.53	0.11%
5148-013-003	421	E 6TH ST	1	\$23,907.39	0.75%
5148-013-006	545	S SAN PEDRO ST	1-NP	\$5,879.29	0.18%
5148-025-005	627	S SAN PEDRO ST	1-NP	\$545.15	0.02%
5148-025-006	631	S SAN PEDRO ST	1-NP	\$264.94	0.01%
5148-025-007	633	S SAN PEDRO ST	1-NP	\$262.73	0.01%
5148-025-008	635	S SAN PEDRO ST	1-NP	\$2,022.51	0.06%
5148-025-009	647	S SAN PEDRO ST	1-NP	\$579.72	0.02%
5148-025-010	653	S SAN PEDRO ST	1	\$2,243.70	0.07%
5148-025-017	625	S SAN PEDRO ST	1-NP	\$1,478.86	0.05%
5148-025-026		*NO SITE ADDRESS*	1-NP	\$7,045.61	0.22%
		Privately-Owned Parcels		\$3,017,864.37	94.85%
		Publicly-Owned Parcels		\$163,893.79	5.15%
		Total all parcels		\$3,181,758.16	100.00%