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MIRANDA PASTER
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July 16, 2012

Honorable Members of the City Council
City Hall, Room 395
200 North Spring Street
Los Angeles, California 90012

Council District 15

REGARDING: SAN PEDRO HISTORIC WATERFRONT (PROPERTY-BASED)
BUSINESS IMPROVEMENT DISTRICT RENEWAL

Honorable Members:

The City Clerk has received materials from the owners' association relative to a request for formation of a proposed property and business improvement district to be called the San Pedro Historic Waterfront Business Improvement District ("District"). The District would be formed pursuant to the provisions of the Property and Business Improvement District Law of 1994 (Section 36600 et seq., Streets and Highways Code, State of California).

This report shall serve as the Preliminary Report of the City Clerk. Attached to this report are: 1) the Management District Plan, which details the improvements and activities to be provided and serves as the framing document for the proposed District; 2) a detailed Engineer's Report prepared by a registered professional Engineer certified by the State of California, which supports the assessment contained in the Management District Plan; and 3) a draft Ordinance of Intention, approved as to form and legality by the City Attorney's Office.

BACKGROUND

The District originally established as the Historic Waterfront (San Pedro) Business Improvement District through City Council adoption of City Ordinance 180015 on July 9, 2008, started its operational term on September 1, 2008 and is set to expire on December 31, 2012. The Property and Business Improvement District Law of 1994 (Section 36600 et seq., Streets and Highways Code, State of California)("State Law") allows for business improvement districts to renew by completing the same formation steps as the original establishment. This District is being reestablished (renewed) as the San Pedro Historic Waterfront Business Improvement District in accordance with the provisions of State Law, which allows for the establishment of a district in which operations would be supported by revenue collected from property owners in the district.

PRELIMINARY PETITIONS

In order to proceed with the establishment process under the State Law, the proponent

group needed to secure written support for the project in the form of petitions signed by property owners who will pay more than 50 percent of the assessments proposed to be levied. The proponent group for the proposed District, the San Pedro Property Owners Alliance, has presented to the Office of the City Clerk a set of petitions that support the formation of the proposed District. This Office has verified the validity of the petitions using various City and County of Los Angeles sources. In addition, this Office has verified the accuracy of the assessment calculations.

The petitions received indicate affirmative financial support of the project in an amount equivalent to \$523,699.81. This represents 53.04 percent (53.04%) of the proposed District's projected first year revenue of \$987,418.42. Because the more than 50 percent threshold of preliminary support has been achieved, the formal business improvement district establishment process, including a public hearing before the City Council, may be initiated.

PROPOSED DISTRICT BOUNDARIES

The boundaries of the proposed District are as detailed in the Management District Plan. A general description of the exterior boundaries of the proposed District is as follows: The proposed San Pedro Historic Waterfront BID area consists of approximately 31 blocks generally described with its exterior boundaries bounded by Pacific Avenue on the west, Third Street and the Vincent Thomas Bridge on the north, the waterline of the San Pedro Harbor on the East, and 10th and 14th Streets on the south. All property within the approximate boundaries described above are included in the San Pedro Historic Waterfront BID.

There are 804 parcels owned by 281 stakeholders in the proposed District. The map included in the District's Management District Plan gives sufficient detail to locate each parcel of property within the proposed District.

DISTRICT ESTABLISHMENT AND PROPOSITION 218 COMPLIANCE

Article XIID of the California Constitution (Proposition 218) requires, among other things, that: 1) the City Council identify all parcels that will have a special benefit conferred upon them and upon which assessments will be imposed; 2) the City Council not impose an assessment on a parcel which exceeds the reasonable cost of the proportional benefit conferred on that parcel; 3) the City Council separate the general benefits from the special benefits conferred on a parcel; and 4) all assessments be supported by a detailed Engineer's Report prepared by a registered professional Engineer certified by the State of California. The Engineer's Report included herewith supports the assessments contained in the Management District Plan and, in addition, includes facts, which would support City Council findings relative to items 1 through 3 above.

Proposition 218 also includes certain notice, protest and hearing requirements. Those requirements are codified in the Proposition 218 Omnibus Implementation Act ("Act")(California Government Code Section 53750 et seq.). This report recommends that the City Council direct the City Clerk to comply with the Act. Establishment of the proposed District is contingent upon the City's receipt of a weighted majority of financially supportive ballots as submitted by the affected property owners. The City Clerk will tabulate the ballot

returns and will report the results to the City Council.

EXEMPTION UNDER PROPOSITION 26

On November 2, 2010, voters in the State of California passed Proposition 26, which broadened the definition of taxes and which require approval by two-thirds of each house of the Legislature or by local voter approval. However, Article XIIC §1(e)(7) of the California Constitution states that "assessments and property-related fees imposed in accordance with the provisions of Article XIID are exempt." As previously stated, the proposed District is being established in accordance with Article XIID of the California Constitution and is therefore exempt from Proposition 26.

PROPOSED IMPROVEMENTS AND PROGRAMS

The District is expected to generate \$987,418.42 annually over a five-year period with a maximum three percent (3%) increase per year. The revenue will be utilized to fund the proposed District's improvements and activities that include, but are not limited to: Pedestrian and Tourist Ambassador Services; Sanitation, Cleaning and Beautification; Marketing, Promotions and Waterfront Special Events; Policy Development, District Management and Administration; and Contingency and Renewal.

Improvements and activities are services which will be provided to supplement the services already provided by the City of Los Angeles and will not supplant City services. The Owners Association may contract with third party vendors to perform and complete District improvements and activities and uphold to City and State regulations where applicable. The proposed improvements and activities are completely separate from the day to day operations of the City of Los Angeles and the City is not involved with selection of the Districts' vendors.

ASSESSMENT FORMULA AND DISBURSEMENTS

The District's proposed assessment formula is based upon an allocation of program costs as described in the attached Management District Plan. The District contains three (3) different benefit zones with different assessment rates in each zone determined by each zones gross building square footage and/or land area square footage.

The City Clerk will arrange to have the proposed District's assessments included as a line item on the property tax bills prepared and distributed by the County of Los Angeles. If necessary, this Office will directly bill property owners or entities that do not appear on the tax roll. The County will subsequently transfer assessment revenue to the City. Assessment revenue will be held in trust by the City and will be disbursed through installments to the District to support authorized District improvements and activities.

CONTRACTING WITH OWNERS' ASSOCIATION

Upon the establishment of the District, State law requires that the City enter into an agreement with an Owners' Association for the administration of the District. City policy dictates that competitive bidding requirements are to be met when contracting. However,

Charter sections 371(e)(2) and 371(e)(10) provide exceptions to the competitive bidding requirements, and states, in relevant part, that the competitive bidding process does not apply to contracts “for the performance of professional, scientific, expert, technical, or other special services of a temporary and occasional character” and “where the contracting authority finds that the use of competitive bidding would be undesirable, impractical or impossible or where the common law otherwise excuses compliance with competitive bidding requirements.”

The San Pedro Property Owners Alliance has administered the San Pedro Historic Waterfront Business Improvement District since the District was originally established as the Historic Waterfront (San Pedro) Business Improvement District. It has been responsible for overseeing expenditures and managing and implementing the District’s improvements and activities. The San Pedro Property Owners Alliance possesses the unique knowledge and expertise relative to the administration of the District and has a vested interest in the success of the District during its limited term. Therefore, it would be impractical, not advantageous, and undesirable to comply with the competitive bidding requirements or to select another entity to administer the District, if the District is renewed.

ASSESSABLE CITY PROPERTY

There are forty (40) City-owned parcels within the District. Nine parcels are owned and controlled by the Harbor Department, which include the Port of Los Angeles and Ports of Call shops, the Los Angeles Maritime Museum, the San Pedro Cruise Terminal, and the Harbor Commission and Port Police Administration buildings. One parcel is owned by the former Community Redevelopment Agency as a planned affordable housing project. The remaining thirty parcels are owned and controlled by the City of Los Angeles and include the San Pedro Municipal Building (aka San Pedro City Hall), a multi-purpose use cultural center, a senior citizen recreation center, the Warner Grand Theater, and a parking lot.

The total assessment for the thirty (30) City-owned properties controlled by the City of Los Angeles is \$62,605.13, representing 6.34% of the total assessments levied in the District. The total assessment for the one (1) former Community Redevelopment Agency parcel is \$2,066.02, representing 0.21% of the total assessments levied in the District. The total assessment for the nine (9) City-owned controlled by the Harbor Department is \$211,491.51, representing 21.42% of the total assessments levied in the District.

FISCAL IMPACT

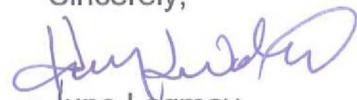
Assessments levied on the thirty (30) City-owned properties controlled by the City of Los Angeles within the District to be paid from the General Fund total \$62,605.13 for the first year of the District. Funding is available in the Business Improvement District Trust Fund 659 to pay the General Fund share of assessments for the first operating year. Assessments levied on the nine (9) City-owned properties controlled by the Harbor Department and the one (1) property owned by the former Community Redevelopment Agency within the District will not impact the General Fund.

RECOMMENDATIONS

1. FIND that the petitions submitted on behalf of the proponents of the proposed San Pedro Historic Waterfront Business Improvement District are signed by property owners who will pay more than fifty (50) percent of the assessments proposed to be levied.
2. FIND that all parcels that will have a special benefit conferred upon them and upon which an assessment would be imposed are those as identified in the Management District Plan.
3. FIND that in accordance with Article XIID of the California Constitution and based on the facts and conclusions contained in the attached Engineer's Report, the assessment levied on each parcel within the proposed District is proportionate to the special benefit derived from the improvements and activities that are to be provided.
4. FIND that in accordance with Article XIID of the California Constitution and based on the facts and conclusions contained in the attached Engineer's Report, there are *de minimis* general benefits to be separated from the special benefits conferred on each parcel within the proposed District.
5. FIND that in accordance with Article XIID of the California Constitution and based on the facts and conclusions contained in the attached Engineer's Report, no assessment imposed on any parcel exceeds the reasonable cost of the proportional special benefit conferred on that parcel.
6. FIND that the assessments for the proposed District are not taxes and that the District qualifies for exemption from Proposition 26 under exemption 7 of Article XIIC §1(e).
7. FIND that the services to be provided by the Owners' Association, San Pedro Property Owners Alliance, are in the nature of professional, expert, technical or other special services, that the services are of a temporary and occasional character, and that the use of competitive bidding would be impractical, not advantageous, undesirable or where the common law otherwise excuses compliance with competitive bidding requirements.
8. FIND that the proposed improvements and activities are completely separate from the day to day operations of the City of Los Angeles.
9. APPROVE the San Pedro Property Owners Alliance to serve as the Owners' Association to administer the San Pedro Historic Waterfront Business Improvement District.
10. ADOPT the Preliminary Report of the City Clerk.
11. ADOPT the attached Management District Plan.

12. ADOPT the attached Engineer's Report.
13. ADOPT the attached Ordinance of Intention to establish the San Pedro Historic Waterfront Business Improvement District.
14. AUTHORIZE the City Clerk, upon establishment of the District, to prepare, execute and administer a contract between the City of Los Angeles and the San Pedro Property Owners Alliance, a non-profit corporation, for the administration of the District's programs upon adoption of the ordinance establishing the District.
15. DIRECT the City Clerk to comply with the notice, protest, and hearing procedures prescribed in the Proposition 218 Omnibus Implementation Act (California Government Code, Section 53750 et seq.).
16. REQUEST the City Attorney, with the assistance of the City Clerk, to prepare an enabling Ordinance establishing the San Pedro Historic Waterfront Business Improvement District for City Council consideration at the conclusion of the required public hearing.

Sincerely,



June Lagmay
City Clerk

JL:HLW:MCP:RMH:pm

Attachments:

Draft Ordinance of Intention
Management District Plan
Engineer's Report

SAN PEDRO HISTORIC WATERFRONT PBID PROPERTY AND BUSINESS IMPROVEMENT DISTRICT

MANAGEMENT DISTRICT PLAN

Prepared pursuant to the State of California Property and Business Improvement District Law of 1994, as amended, and Section 4, Article XIII D of the California Constitution, to create a Property and Business Improvement District within the City of Los Angeles



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SAN PEDRO HISTORIC WATERFRONT PBID MANAGEMENT DISTRICT PLAN

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I. INTRODUCTION AND OVERVIEW

Developed by property owners, the San Pedro Historic Waterfront Property and Business Improvement District (SPHWBID) is a benefit assessment district which was established in 2008. The District has reached the end of its initial five-year term; property owners now wish to renew the SPHWBID to continue funding vital services.

Location: The SPHWBID is generally bounded on the west by S Pacific Avenue (including parcels fronting the western edge of S Pacific Avenue) and on the east by the San Pedro-Avalon water line. Parcels located west of Harbor Boulevard are generally bounded to the north by W 3rd Street and to the south by portions of W 10th Street, W 9th Street, and W 8th Street, with parcels east of S Beacon Street and west of S Harbor Boulevard extending south to W 14th Street. Parcels located east of Harbor Boulevard are generally bounded to the north by the northern boundary of APN 7440-024-911 (Map ID 1) and to the south by the southern boundary of APNs 7440-031-904 (Map ID 16), 7440-031-806 (Map ID 15), 7440-031-910 (Map ID 17), and 7440-031-911 (Map ID 18). For a detailed description of the District boundaries, see Section III.

Services: The SPHWBID will provide services to individually-assessed parcels within the District. Services will not be provided outside the District boundaries. The services which will provide special benefit to individually-assessed parcels may include, but are not limited to:

- * Pedestrian and tourist ambassador services;
- * Sanitation, cleaning, and beautification;
- * Marketing, promotions and waterfront special events;
- * New business attraction for the district;
- * Homeless services coordination; and
- * Policy development, District management, and administration.

Budget: The SPHWBID budget for the first year of operation is \$987,418.42 with a maximum increase of 3% per year for the District's five (5) years of operation.

Financing: The district's source of financing will be special assessments levied on individually-assessed benefitting parcels within its boundaries. Commercially zoned parcels within the District will be assessed. Residential parcels zoned RD4 or higher will also receive and benefit from District services. The District will be divided into three benefit zones with assessment rates based upon parcel use and services provided to each benefit zone. The assessment rates for each benefit zone are shown in the table on the following page. For a detailed discussion on rates and benefits supporting these rates, see Section V.



San Pedro Historic Waterfront BID Initial Annual Assessment Rates		
Parcel Use Benefit Zone	Parcel Rate (\$/sqft/yr)	Building Rate (\$/sqft/yr)
Commercially-Zoned Parcels		
Zone 1A	\$0.10610	\$0.15390
Zone 1B	\$0.05303	\$0.07700
Zone 2	\$0.00000	\$0.05500
Residentially-Zoned (RD 4 or higher) Parcels		
Zone 1A	\$0.10610	\$0.07700
Parcels with Right-of-Way, Residential (RD1.5 to RD3), or Agricultural Uses in any Zone		Not Assessed

Renewal: SPHWBID renewal requires submittal of petitions from property owners representing at least 50% of the total assessment and a ballot vote in which 50% or more of the ballots returned, weighted by assessment, to be in support of the renewed assessment.

Timetable: The renewed SPHWBID will have a five-year life beginning January 1, 2013 and ending December 31, 2017. After five years, the petition process, ballot process, and City Council hearing process must be repeated for the SPHWBID to be re-established.



II. BACKGROUND

A Property and Business Improvement District may provide services, identity formulation, market research, and economic development in addition to those provided by local government. Property and Business Improvement Districts may also provide physical improvements such as entry features, benches, or lighting. These services are concentrated within a distinct geographic area and are paid for by means of a special parcel owner assessment. A Board of Directors representing those who pay the assessment would govern the organization responsible for providing these services.

Property and Business Improvement Districts are proven to work by providing services that improve the overall viability of commercial districts, resulting in higher property values and sales volumes.

The SPHWBID will be renewed pursuant to the “Property and Business Improvement District Law of 1994.” Key provisions of the law include:

- Allows Property and Business Improvement Districts to provide services ranging from security to business liaison to economic development.
- A Property and Business Improvement District is *designed and governed by those who will pay* the assessment.
- Petition and ballot support from private property owners paying at least 50% of proposed private property assessments are required to form a Property and Business Improvement District.
- Provides a multi-year life for Property and Business Improvement Districts and requires a new petition and balloting process to renew a District. The SPHWBID will have a five year term.

The “Property and Business Improvement Business District Law of 1994” is provided in Appendix 1 of this document.



III. DISTRICT BOUNDARIES

The District will deliver services along the San Pedro Historic Waterfront commercial corridor. The SPHWBID is generally bounded on the west by S Pacific Avenue (including parcels fronting the western edge of S Pacific Avenue) and on the east by the San Pedro-Avalon water line. Parcels located west of Harbor Boulevard are generally bounded to the north by W 3rd Street and to the south by portions of W 10th Street, W 9th Street, and W 8th Street, with parcels east of S Beacon Street and west of S Harbor Boulevard extending south to W 14th Street. Parcels located east of Harbor Boulevard are generally bounded to the north by the northern boundary of APN 7440-024-911 (Map ID 1) and to the south by the southern boundary of APNs 7440-031-904 (Map ID 16), 7440-031-806 (Map ID 15), 7440-031-910 (Map ID 17), and 7440-031-911 (Map ID 18).

The boundaries of the District are more particularly described as follows:

District Boundary

Beginning at the northwest corner of APN 7451-018-900 (Map ID 20), then east along the south edge of W 3rd Street, across S Pacific Avenue, S Mesa Street, S Centre Street, and S Palos Verdes Street, to S Harbor Boulevard. North along the eastern edge of S Harbor Boulevard to the southwest corner of APN 7440-024-911 (Map ID 1). North along the western boundary and east along the northern boundary of APN 7440-024-911 (Map ID 1) to the San Pedro-Avalon water line.

South along the western edge of the San Pedro-Avalon water line to the southeast corner of APN 7440-031-904 (Map ID 16).

West along the southern boundary of APNs 7440-031-904 (Map ID 16), 7440-031-806 (Map ID 15), 7440-031-910 (Map ID 17), 7440-031-911 (Map ID 18), across S Harbor Boulevard, and continuing west along the southern boundary of APN 7456-012-024 (Map ID 801) to S Beacon Street. North along the eastern edge of S Beacon Street, across W 13th Street, W 12th Street, and W 11th Street, to W 10th Street. West along the northern edge of W 10th Street to S Palos Verdes Street. North along the eastern edge of S Palos Verdes Street to W 9th Street. West along the northern edge of W 9th Street to the southwest corner of APN 7455-023-021 (Map ID 666), then north along the western boundary of parcels fronting the western edge of S Palos Verdes Street to W 8th Street. West along the northern edge of W 8th Street, across S Centre Street, to a point opposite the northeast corner of APN 7455-010-902 (Map ID 197). South along the eastern edge and west along the southern edge of APN 7455-010-902 (Map ID 197) to the northeast corner of APN 7455-010-903 (Map ID 198) to W 9th Street. West along the northern edge of W 9th Street, across S Mesa Street, to the southwest corner of APN 7455-007-016 (Map ID 186). North along the western boundary of APN 7455-007-016 (Map ID 186), then west along the southern boundary of APNs 7455-007-006 (Map ID 183) and 7455-007-020 (Map ID 189) to the northeast corner of APN 7455-009-013 (Map ID 185). South along the eastern boundary of APN 7455-009-013 (Map ID 185) to W 9th Street. West along the northern edge of W 9th Street to a point opposite the northeast corner of APN 7455-008-024 (Map ID 196). South along the eastern boundary of parcels fronting the eastern edge of S Pacific Avenue to W 10th Street. West along the northeast corner of W 10th Street, across S Pacific Avenue, to the southwest corner of APN 7454-011-032 (Map ID 42).

North along the western boundary of parcels fronting the western edge of S Pacific Avenue, across W 9th Street and W 8th Street to W 7th Street. West along the northern edge of W 7th Street to the



southwest corner of APN 7451-037-012 (Map ID 26). North along the western boundary of APN 7451-037-012 (Map ID 26), and continuing north along the western boundary of parcels fronting the western edge of S Pacific Avenue, across W 6th Street, W 5th Street, and W 4th Street, to W 3rd Street, the point of beginning.

Benefit Zones

Zone 1A

Zone 1A includes all parcels within the District boundaries located west of Harbor Boulevard.

Zone 1B

Zone 1B includes all parcels within the District boundaries located east of Harbor Boulevard and south of the northern boundary of APN 7440-030-906 (Map ID 6).

Zone 2

Zone 2 includes all parcels within the District boundaries located east of Harbor Boulevard and north of the southern boundary of APN 7440-026-903 (Map ID 2).

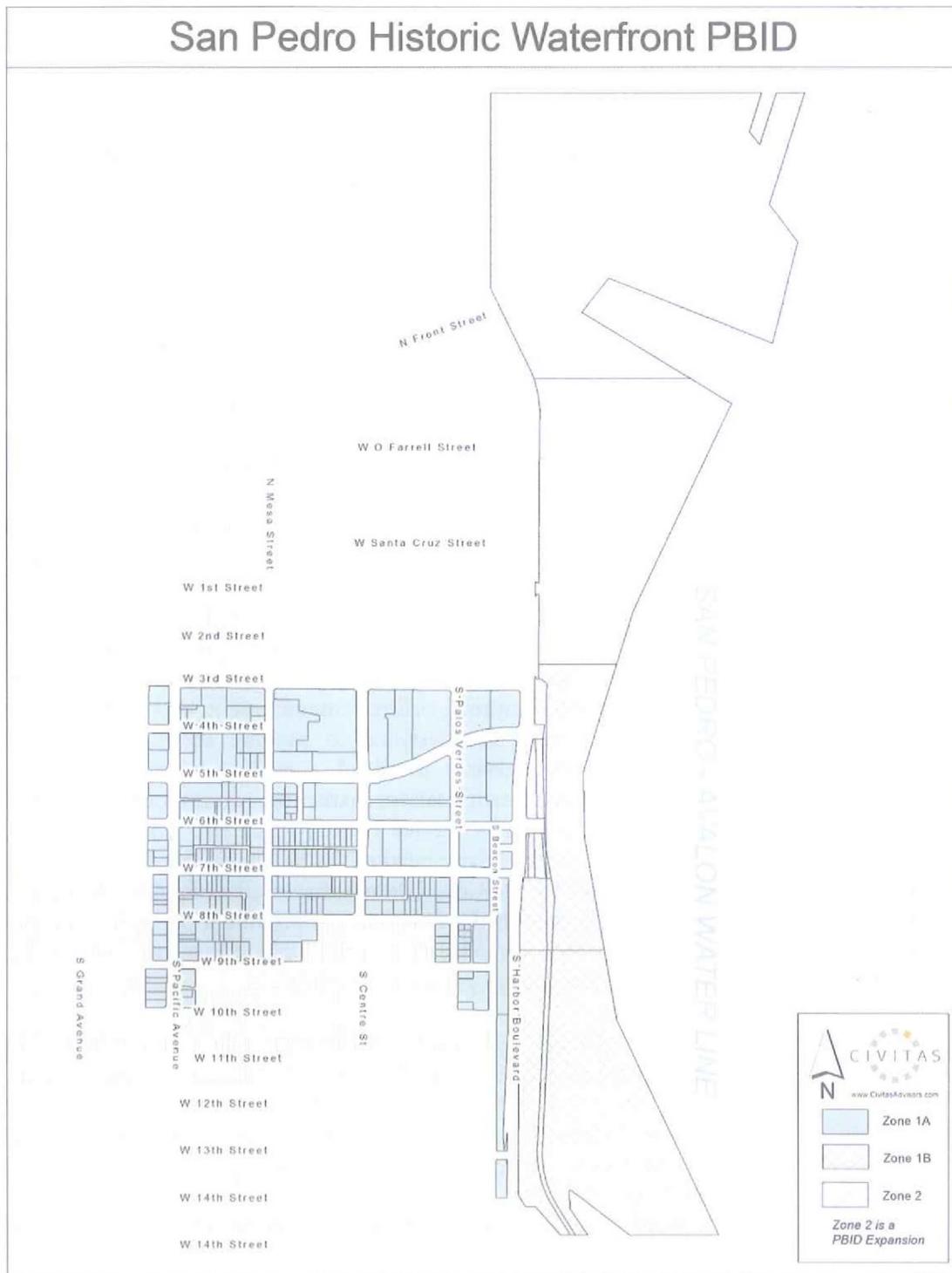
District Boundary Rationale

District boundaries and benefit zones were developed based on the special benefits to be received by individually-assessed parcels. The individually-assessed parcels in the District are the main commercial area of the Historic San Pedro Waterfront area. Parcels were reviewed to determine the parcel's zoning, if the parcel was included in an existing District, and if the parcel would receive special benefits from the District services. Parcels surrounding the District but not in the District boundary were determined not to benefit from the District's services. For instance, the District boundaries do not include parcels along 10th Street as they are primarily residential parcels, as are most parcels north of the District's northern boundary, W 3rd Street and west of the District's western boundary, S Pacific Street. The individually-assessable parcel uses within the general boundaries of the San Pedro Historic Waterfront Property and Business Improvement District include a mix of retail, light industrial, manufacturing, offices, entertainment, and parking. Services and improvements provided by the District are designed to provide special benefits to the individually-assessable parcels. All of the services provided, including pedestrian and tourist ambassador services; sanitation, cleaning, and beautification; marketing, promotions, and waterfront special events; new business attraction; homeless service coordination; and policy development, district management and administration are above and beyond the baseline services provided by the City. None of these services are provided by the City. These services are uniquely tailored to meet the needs of individually-assessed parcels within the District, and provide a particular and distinct benefit to those parcels. Each individually-assessed parcel in the District receives a special benefit from the services provided to its respective benefit zone and property type.

The services provided with assessment funds will only be available to individually-assessed parcels within the District. Parcels outside the District shall not be assessed, shall not receive services, and shall not receive special benefits from the District's services. Services, including beautification, sanitation, special events, business attraction, and homeless coordination shall only be provided within the District boundaries. Marketing and promotions shall be designed to attract pedestrians only to the individually-assessed parcels within the District. Management and administration will ensure services are provided within the District for the special benefit of individually-assessed parcels.



The general SPHWBID boundary is illustrated by the following map. The District includes 804 individually-assessed parcels which are listed in the Assessment Calculation Table included as Appendix 2. For further information, a District Boundary Map showing benefit zones is included as Appendix 4. A larger map is available on request by calling (310)832-2183.



IV. SERVICES

A. Program and Service Overview

The renewed District will continue providing services for individually-assessed parcels within the District boundaries. Services will not be provided outside the District boundaries. All special benefits conferred on each individually-assessed parcel shall be provided based upon this Plan. For detailed support of the assessments, please see the Engineer's Report.

The following are programs and services which may be provided by the renewed SPHWBID to individual assessed parcels within the District boundaries. District services will not be provided outside the District boundary or to parcels outside the District boundary; further, funds collected in each benefit zone shall only be utilized to provide services which benefit individual assessed parcels within that benefit zone.

1. Pedestrian and Tourist Ambassador Service

The ambassador service will assist customers, pedestrians, tourists, tenants and residents by answering questions, providing directions and referrals, and distributing maps and information about the district area. These services will continue to be provided in the area that was the original district, and will be expanded into the new areas of the district. The ambassadors' service will promote commercial and recreational opportunities that are provided on publicly and privately owned individually assessed parcels throughout the District boundaries. The ambassadors' presence is intended to create and enhance pedestrian perceptions of comfort and safety in an effort to specially benefit individually-assessed parcels by improving commerce on those parcels. These services, which were not being provided prior to creation of the district, will continue to serve as a catalyst for increased vehicle and pedestrian traffic patterns and linkages within the District.

Transportation linkages will continue to connect the waterfront and traditional downtown San Pedro. The PBID will continue providing shuttle transit service between the Maritime Museum, Ports O'Call Village, and downtown locations in the district. The shuttle service will continue to supplement, not supplant, the other existing transportation services which operate on a limited basis in the district. Shuttle services will specially benefit individually-assessed parcels by increasing access to and improving commerce on those parcels.

Uniformed ambassadors will also supplement, not supplant, the services of and work closely with the Los Angeles Police Department and Port Police Department in the district. Their presence will help prevent, deter, and report illegal activities in the District.

To effectively address issues that arise from the transient and homeless population in the District boundaries, the PBID will fund homeless service coordination. Coordination and referral services that are provided by various social service organizations will improve the effectiveness of the District's services. The District will facilitate the presence of social service agencies dedicated to assisting the homeless. These services will specially benefit individually-assessed parcels by creating a safer environment and enhancing pedestrians' perceptions of comfort and safety, thereby increasing commerce on those parcels.



Pedestrian kiosks will be staffed and maintained. Kiosk ambassadors will provide pedestrians with information, directions, brochures, flyers and other relevant collateral to increase visitation to the District. Also, the ambassadors will highlight transportation services as convenient, cost-effective means of transportation in the District.

These services will only be provided within the District boundaries, and will create a special benefit to those individually-assessed parcels by increasing pedestrian and automobile traffic within the District, thus increasing commerce and attracting and retaining businesses to locate in the District. Parcels outside of the District boundaries will not receive these services or any special benefit from these services.

a. Zone 1A

Individually-assessed parcels in Zone 1A have a high amount of pedestrian traffic and will receive special benefit from all of the District's pedestrian and tourist-related services described above, including multiple shuttle stops. Kiosks will benefit Zone 1A individually-assessed parcels by advertising the amenities and services available in Zone 1A.

b. Zone 1B

Individually-assessed parcels in Zone 1B have a moderate need for pedestrian services because they have a moderate amount of pedestrian traffic.

c. Zone 2

Individually assessed parcels in Zone 2 will receive special benefit from all of the services described in Section A above, including two shuttle stops. Zone 2 will receive the majority of these services only on specific days, as it has a high amount of traffic on days when cruise ships are in port and nearly no traffic on days when cruise ships are not in port. Tourism ambassadors will be provided in Zone 2 only on days when cruise ships are in port, approximately 6 hours per day, 120 days per year. Ambassadors will specially benefit Zone 2 individually assessed parcels by providing assistance and direction to Zone 2 pedestrians.

2. Sanitation, Cleaning, and Beautification

Sanitation, cleaning, and beautification programs will maintain the uniform standard of operation, cleanliness and beauty throughout the District. Activities may include: sidewalk sweeping, monthly sidewalk pressure washing; street sweeping; porter service; cleaning of vacant lots; painting of fixtures including fire hydrants; graffiti removal; street litter and illegal dumping pick-up; cleaning bus shelters and bus stops; street and alley cleaning patrols to remove litter, graffiti, stickers, and weeds; irrigation, operation, and trimming and cleaning of landscaping including trees and tree wells, art, lighting and other streetscape improvements; street tree "twinkle" lighting, holiday decorations, street lights and banners, and utility services. These services will be provided on rights-of-way, parkways, and medians surrounding the Maritime Museum; and the Ports O'Call Village; and rights-of-way, parkways, medians, easements, and parking lots within the District. Additional cleaning along the rights of way for North Harbor Drive, a gateway into the District, is needed and will be provided. Neither the City of Los Angeles nor the Port of Los Angeles is currently conducting any of the described services. District activities will also continue to enable conducting events within the District, which will characterize a real downtown / waterfront connection, by supporting the burden created by such events.



The District will continue endeavoring to leverage public agency and private funds, as well as using its own budget, to further encourage commerce and install landscaping and beautification improvements throughout the District for the benefit of all individually-assessed parcels within the District. All such improvements shall provide an aesthetically improved visual to the District to further encourage homeowners, renters and pedestrians to use the District's resources.

These services will only be provided to individually-assessed parcels within the District boundaries, and will create a special benefit to those parcels by increasing pedestrian and automobile traffic within the District, which will increase commerce and attract and retain businesses within the District. Parcels outside of the District boundaries will not receive these services nor any benefit from these services.

a. Zone 1A

Individually-assessed parcels in Zone 1A will receive all of the services described above.

b. Zone 1B

Individually-assessed parcels in Zone 1B have a moderate need for the services described above because they have a moderate amount of pedestrian traffic. Services will be provided as needed rather than on a daily basis.

c. Zone 2

Individually-assessed parcels in Zone 2 will receive special benefit from all of the services described above. Services will be provided as needed rather than on a daily basis.

3. Marketing, Promotions, and Waterfront Special Events

Marketing, promotions, events, signing and public relations initiatives will build upon the established District identity. Activities will continue to focus on waterfront attractions, tourism, and weekend and holiday special events. Events and activities will be planned and conducted along the waterfront, adjacent parking lots, adjacent streets, and throughout the District area. Other initiatives may include: website updates and operation, newsletter publication, graphics program development, branding and marketing program development, printing and advertising, public relations activities, special events and activities, advertisements, and placement of promotional materials in various media. Events may include waterfront concerts, food festivals, maritime displays, military resource displays, and sports activities. None of the described marketing and promotions activities were being provided prior to District establishment. The District programs will not duplicate any marketing or promotions currently provided by others.

The District marketing and promotions efforts will only be provided for individually-assessed parcels within the District boundaries, and will provide a special benefit to those parcels by increasing pedestrian and automobile traffic within the District, which will increase commerce and attract and retain businesses in the District. Parcels outside of the District boundaries will not receive these services or any special benefit from these services.



a. Zone 1A

Individually-assessed parcels in Zone 1A will receive all of the services described above. Marketing may include television ads, social media, direct mail, print ads, special events and festivals.

b. Zone 1B

Individually-assessed parcels in Zone 1B will receive all of the services described above.

b. Zone 2

Individually-assessed parcels in Zone 2 will receive all of the services described above.

4. Policy Development, District Management, and Administration

District activities will be managed by a professional manager who may be assisted by centralized administrative support. Management and other positions that may be hired in connection with the District include an executive director, administrative assistant, and clerical assistant. These positions may be employees or contractors at the discretion of the owners' association board of directors.

The staff will provide professional policy development serving District interests on a broad scale. Efforts to build upon existing, and create new, partnerships with governmental, non-profit, and private section organizations will benefit the District. Knowledgeable and effective participation in the elaborate, rigorous, and political competition for limited resources will produce special benefits for the District. It will also help propose and develop solutions to District issues such as parking, signage, and code enforcement. None of these programs were provided prior to District establishment.

The District will continue efforts to attract and recruit businesses to the District. This program will include preparation of public relations and promotional materials; marketing programs and activities; market and economic analysis, forecasts, and development plans; and targeted outreach. None of these services were provided prior to District establishment.

The professional development, management, and administration services only exist for District purposes and will only address matters for the special benefit of individually-assessed parcels within the District boundaries.

Various District office supply, material, insurance, service, and other necessary expenses are included in this budget category. All of these expense items support attraction of additional pedestrian and automobile traffic to the District, and constitute a special benefit for the individually-assessed parcels located within the District's boundaries. None of the described services were provided prior to District establishment. Parcels outside of the District boundaries will not receive these services or any benefit from these services.

Each zone will pay its fair share of the administrative cost. The share of each zone shall be directly proportional to the amount of the District's services provided in that zone. Individually-assessed parcels in each zone will specially benefit from these services, which will increase commerce on those parcels.



5. Contingency and Renewal

A prudent portion of the District’s budget will be retained in a contingency fund to cover the costs of uncollected assessments, unanticipated or increased program costs, and variations in the market price of District services. Contingency funds will only be spent for special benefit to the individually-assessed parcels in the District, on expenses within the confines of this Plan. If at the time of District expiration there are contingency funds remaining and owners wish to renew the District, those funds could be used for the costs of District renewal.

Each zone will pay its fair share of the contingency and renewal cost. The share of each zone shall be directly proportional to the amount of the District’s services provided in that zone. Individually-assessed parcels in each zone will specially benefit from these services, which will increase commerce on those parcels.

6. Services by Zone

Service	Zone 1A	Zone 1B	Zone 2
Shuttle Bus Stops	Several	Several	Two
Pedestrian Ambassadors	5 officers daily	5 officers daily	120 days / year
Homeless Services	√	√	120 days /year
Sidewalk Pressure Washing	1 x month	1 x month	3 x year
Clean-Up Patrols	4 man crew daily	As needed	As needed
Streetscape Improvements	√	√	√
Landscape Watering / Trimming	Daily	As needed	As needed
Events	√	√	√
Website	√	√	√
Advertisements	√	√	√

B. Budget

1. Five Year Budget

The total maximum budget and service plan breakdown for the District’s five year term, assuming the maximum three-percent (3%) increase is approved in each year of operation, is below. The actual budget in years 2014-2017 may vary depending upon the actual increase, if any, approved by the owner’s association. Any interest accrued and delinquent collections shall also be expended in accordance with the proportional allocations of the budget.

Category	%	Year One 2013	Year Two 2014	Year Three 2015	Year Four 2016	Year Five 2017	Five-Year Total
Pedestrian	45.5	\$449,275.38	\$462,753.64	\$476,636.25	\$490,935.34	\$505,663.40	\$2,385,264.01
Sanitation	17.0	\$167,861.13	\$172,896.97	\$178,083.87	\$183,426.39	\$188,929.18	\$891,197.54
Marketing	15.0	\$148,112.76	\$152,556.15	\$157,132.83	\$161,846.82	\$166,702.22	\$786,350.77
Administration	20.5	\$202,420.78	\$208,493.40	\$214,748.20	\$221,190.65	\$227,826.37	\$1,074,679.39
Contingency	2.0	\$19,748.37	\$20,340.82	\$20,951.04	\$21,579.58	\$22,226.96	\$104,846.77
Totals	100	\$987,418.42	\$1,017,040.97	\$1,047,552.20	\$1,078,978.77	\$1,111,348.13	\$5,242,338.49



Any funds carried over from year-to-year shall be spent within the zone and category from which they originated. There shall be a carry-over from the original district in the amount of \$510,707. The funds carried over from the District's original term shall only be spent on improvements and activities provided to individually-assessed parcels within the original District; they shall not be spent on any improvements and activities provided to individually-assessed parcels in the new Zone 2.

2. Benefit Zone Budgets

Funds collected from each benefit zone will only be spent on services provided within that benefit zone. The table below illustrates the breakdown of budget category spending by zone. The total for each zone on the bottom line is the amount collected in that zone. The total column on the right side of the table is the District's total budget for that category. The bottom right box is the District's total budget. Funds collected in each zone shall only be spent on improvements and services which specially benefit individually-assessed parcels within the respective zones.

Category	Zone 1A - Commercial	Zone 1A - Residential	Zone 1B	Zone 2	Category Total
Pedestrian	\$294,154.30	\$79,484.28	\$66,661.83	\$8,974.97	\$449,275.38
Sanitation	\$109,903.80	\$29,697.43	\$24,906.62	\$3,353.28	\$167,861.13
Marketing	\$96,973.94	\$26,203.61	\$21,976.43	\$2,958.78	\$148,112.76
Administration	\$132,531.06	\$35,811.60	\$30,034.45	\$4,043.67	\$202,420.78
Contingency	\$12,929.86	\$3,493.81	\$2,930.19	\$394.50	\$19,748.37
Zone Totals	\$646,492.96	\$174,690.73	\$146,509.52	\$19,725.20	\$987,418.42

3. Adjustments

The market rates for District services may vary. Therefore, expenditures may require adjustment. Accordingly, the owner's association shall have the ability to re-allocate categorical expenditures by no more than ten percent (10%) of the total budget each year; provided, however, that in no case shall funds be spent for activities or improvements provided outside of the zone from which they were collected.

4. Determination of Special versus General Benefits

California Constitution Article XIII D, section 4 (Proposition 218) states, "while assessment District programs may confer a combination of general and special benefits to properties, only the special parcel-related benefits can be funded through assessments." In accordance with Proposition 218, this District is renewed to continue providing special benefits directly to the individually-assessed parcels.

The law provides that the expenses of the District shall be apportioned in proportion to the special benefit received by each individually-assessed parcel. In addition, Proposition 218 requires that parcel assessments may not exceed the reasonable cost of the proportional special benefit conferred on that individually-assessed parcel. Only special benefits are assessable. An assessment formula, based on benefit zone and parcel use, has been created to apportion special benefit appropriately between individually-assessed parcels. The assessment rates relate directly to the services and benefit received by individually-assessed parcels.

A special benefit is a particular and distinct benefit over and above general benefits conferred on the public at large, including real property within the District. Conversely, a general benefit is a benefit to



parcels in the area and in the surrounding community or a benefit to the public in general, resulting from the improvement, activity, or service to be provided by the assessment levied. Many general benefits to the public at large are conveyed by municipal services such as fire protection, police services, and public transit services. These services are targeted to serve the public at large and do not confer special benefits on particular parcels. Unlike these public services, the services provided by the District are carefully designed to provide only special benefits, only to individually-assessed parcels within the District.

The programs and services in this Management District Plan are designed to provide targeted services to individually-assessed parcels, apportioned by parcel use and benefit zone, within the District. These programs and services are tailored not to serve the general public, but rather the specific individually-assessed parcels of the District. For example, the cleanup crew program is focused on the specific individually-assessed parcels within the District, and cleanup crew services are not provided outside the District. This cleanup program includes increased cleaning and sidewalk pressure washing provided only to the individually-assessed parcels within all benefit zones. The District will also aesthetically improve the District with additional landscaping and streetscape projects, which will not be provided outside the District. Pedestrian Ambassadors will only work in the District, to direct pedestrian traffic to, and thereby increase commerce on, the individually-assessed parcels. Collateral materials, such as District maps, will promote only the individually-assessed parcels within the District. Special events will occur within the District, and will bring additional pedestrians and increased commercial activity to the individually-assessed parcels in the District. These programs and services will directly and specially benefit individually-assessed parcels within the District. The streetscape and landscape, and administration and business liaison programs will improve economic development and commerce within the District, thereby benefiting the individually-assessed parcels within the District. The culmination of the District's services is an increase in commercial activity within the District, directly and specially benefitting the individually-assessed parcels.

The programs and services paid for by assessment revenue are parcel services conferring special benefit on individually-assessed parcels within the District. In addition, these services are not for the benefit of the general public or parcels outside the District. The programs and services provide special benefits, and all benefits derived from assessments outlined in this Management District Plan are only for programs and services directly benefiting the individually-assessed parcels in the District. The services are designed to increase foot traffic, improve the commercial area, increase marketing of commercial entities in the District, improve the aesthetic appearance of the District, and to provide these services only to individually-assessed parcels within the District boundaries. It is therefore appropriate that these special, parcel-related benefits be funded by special assessments. Due to the fact that the District assessments will only be levied on individually-assessed parcels within its boundaries and, in turn, assessment revenues will only be spent on programs, improvements and services that provide direct special benefit to individually-assessed parcels within the District boundaries, it has been determined that any general benefits to the surrounding community or the public in general are de minimus, intangible, and unquantifiable. The assessment is proportional to the special benefit conferred on the individually-assessed parcels. The programs and services listed in this Management District Plan will be, and contribute to, a special benefit for each of the individually-assessed parcels within the District.



V. ASSESSMENT FORMULA

Assessment Methodology

Individually-assessed parcels shall be assessed a parcel square footage rate and a building square footage rate according to the proportionate special benefit derived from the services provided to that individually-assessed parcel's benefit zone. The assessment rates are shown below. A detailed description of the services provided by the District within each benefit zone is included in Section V, Services, of this Management District Plan. The assessment rate differentials between Zone 1A, 1B, and 2 parcels are addressed in the Engineer's Report.

San Pedro Historic Waterfront BID Initial Annual Assessment Rates		
Parcel Use Benefit Zone	Parcel Rate (\$/sqft/yr)	Building Rate (\$/sqft/yr)
Commercially-Zoned Parcels		
Zone 1A	\$0.10610	\$0.15390
Zone 1B	\$0.05303	\$0.07700
Zone 2	\$0.00000	\$0.05500
Residentially-Zoned (RD 4 or higher) Parcels		
Zone 1A	\$0.10610	\$0.07700
Parcels with Right-of-Way, Residential (RD1.5 to RD3), or Agricultural Uses in any Zone		Not Assessed

Changes to Zoning

If the zoning of an individual assessed parcel changes during the term of the District, the assessment calculation may be modified accordingly.

Changes to Building Size

If the building size on a parcel changes during the term of the District, the assessment calculation may be modified accordingly. Parcels with new construction shall have their assessment adjusted upon issuance of a certificate of occupancy for the new building.

Assessments on Public Parcels

Proposition 218, also known as the Right to Vote on Taxes Act, states that "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." All individually-assessed parcels in the District are assessed on their parcel square footage and building square footage and receive District services and special benefits from those services. All publicly-owned, individually-assessed parcels will receive all of the services provided in the individually-assessed parcels' respective zone; therefore, those individually-assessed parcels will be assessed at the full rate for their respective zones. These parcels will benefit from all of the District's services. Marketing services, pedestrian ambassadors and kiosks, homeless services, events, transportation improvements, and sanitation will increase commercial activity on publicly-owned, individually-assessed parcels in the District. These parcels are located within the commercial area of the District and have a high amount of pedestrian traffic. Due to the high amount of pedestrian traffic, these parcels have a need for the services



provided by the District. See Appendix 3 for a listing of all individually-assessed public parcels in the District.

Residential and Agricultural Parcels

California Streets and Highways Code Section 36632(c) states, “Properties zoned solely for residential use, or that are zoned for agricultural use, are conclusively presumed not to benefit from the improvements and services funded through these assessments, and shall not be subject to any assessment pursuant to this part.” Therefore, parcels that are zoned RD1.5 to RD3 within the District boundaries will not be assessed. Residential parcels which allow other uses (zoned RD4 or higher) shall be assessed. Those individually-assessed residential parcels, zoned RD4 or higher, within the District will receive and benefit from all of the District’s services. The assessment rate for individually-assessed residential parcels zoned RD4 or higher is commensurate with their need for services; they have a moderate amount of pedestrian traffic and thus a moderate need for services.

Right-of-Way Parcels

Parcels within the District, to the extent that they are used solely as right-of-ways, shall not receive or benefit from the District’s services. These parcels do not have a commercial use, do not have pedestrian traffic, and are basically unoccupied; thus, they have no need for District services and shall not be assessed.

Time and Manner for Collecting Assessments

The District special assessment will appear as a separate line item on annual Property Tax bills prepared by the County of Los Angeles. Property Tax bills are generally distributed in the fall, and payment is expected by lump sum or installments. The County of Los Angeles shall distribute funds collected to the City of Los Angeles. Then, the City of Los Angeles will disburse the funds to the District Owners’ Association, pursuant to the authorization of this Management District Plan. Existing laws for enforcement and appeal of parcel taxes apply to the District assessments. If necessary, the City of Los Angeles City Clerk’s Office will directly bill property owners or entities that do not appear on the tax roll.

Assessment Notice Process

After submission of petitions from property owners who will pay 50% or more of the assessment, the City may adopt a resolution declaring its intention to renew the District. Once the resolution is adopted, a ballot and assessment notice will be sent to owners of each individually-assessed parcel within the District boundaries. The assessment notice provides the assessment amount, based upon the benefit zone, parcel square footage, and building square footage. Property owners will have at least forty-five days to review the notice and return their ballots. After at least forty-five days, the City Council will hold a public hearing on the proposed assessment, which owners can attend and make comments to the City Council. At the conclusion of the public hearing, the returned ballots will be tabulated. If a majority of the returned ballots favor implementing the assessment, the City Council may adopt a resolution renewing the District. A list of individually-assessed parcels included in the District is provided in the Assessment Calculation Table included as Appendix 2 of this Management District Plan.

Bonds

Bonds will not be issued as part of this SPHWBID.



VI. DISTRICT GOVERNANCE

A. Owners' Association

The Owners' Association is charged with the day-to-day operations of the District. The Owners' Association shall be an independent, nonprofit corporation, contracted with the City of Los Angeles to provide the services set forth in this Management District Plan.

B. Brown Act Compliance

The Owners Association is considered a legislative body under the Ralph M. Brown Act (Government Code §54950 et seq.). Thus, meetings of the Owners Association board must be held in compliance with the public notice and other requirements of the Brown Act.

C. Annual Report

The Owners Association board shall present an annual report at the end of each year of operation to the City Council pursuant to Streets and Highways Code §36650 (see Appendix 1).



APPENDIX 1: THE PROPERTY AND BUSINESS IMPROVEMENT DISTRICT LAW OF 1994

*** This document is current through the 2012 Supplement ***
(All 2011 legislation)

§ 36600. Citation of part

This part shall be known and may be cited as the "Property and Business Improvement District Law of 1994."

§ 36601. Legislative findings and declarations

The Legislature finds and declares all of the following:

(a) Businesses located and operating within the business districts of this state's communities are economically disadvantaged, are underutilized, and are unable to attract customers due to inadequate facilities, services, and activities in the business districts.

(b) It is in the public interest 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.

(c) It is of particular local benefit to allow cities to fund business related improvements, maintenance, and activities through the levy of assessments upon the businesses or real property that benefits from those improvements.

(d) Assessments levied for the purpose of providing improvements and promoting activities that benefit real property or businesses are not taxes for the general benefit of a city, but are assessments for the improvements and activities which confer special benefits upon the real property or businesses for which the improvements and activities are provided.

§ 36602. Purpose of part

The purpose of this part is to supplement previously enacted provisions of law that authorize cities to levy assessments within a business improvement area. This part does not affect or limit any other provisions of law authorizing or providing for the furnishing of improvements or activities or the raising of revenue for these purposes.

§ 36603. Preemption of authority or charter city to adopt ordinances levying assessments

Nothing in this part is intended to preempt the authority of a charter city to adopt ordinances providing for a different method of levying assessments for similar or additional purposes from those set forth in this part. A property and business improvement district created pursuant to this part is expressly exempt from the provisions of the Special Assessment Investigation, Limitation and Majority Protest Act of 1931 (Division 4 (commencing with Section 2800)).



§ 36603.5. Part prevails over conflicting provisions

Any provision in this part that conflicts with any other provision of law shall prevail over the other provision of law.

§ 36604. Severability

This part is intended to be construed liberally and, if any provision is held invalid, the remaining provisions shall remain in full force and effect. Assessments levied under this part are not special taxes.

§ 36605. [Section repealed 2001.]

§ 36606. "Assessment"

"Assessment" means a levy for the purpose of acquiring, constructing, installing, or maintaining improvements and promoting activities which will benefit the properties or businesses located within a property and business improvement district.

§ 36607. "Business"

"Business" means all types of businesses and includes financial institutions and professions.

§ 36608. "City"

"City" means a city, county, city and county, or an agency or entity created pursuant to Article 1 (commencing with *Section 6500*) of *Chapter 5 of Division 7 of Title 1 of the Government Code*, the public member agencies of which includes only cities, counties, or a city and county, or the State of California.

§ 36609. "City council"

"City council" means the city council of a city or the board of supervisors of a county, or the agency, commission, or board created pursuant to a joint powers agreement and which is a city within the meaning of this part.

§ 36610. "Improvement"

"Improvement" means the acquisition, construction, installation, or maintenance of any tangible property with an estimated useful life of five years or more including, but not limited to, the following:

- (a) Parking facilities.



- (b) Benches, booths, kiosks, display cases, pedestrian shelters and signs.
- (c) Trash receptacles and public restrooms.
- (d) Lighting and heating facilities.
- (e) Decorations.
- (f) Parks.
- (g) Fountains.
- (h) Planting areas.
- (i) Closing, opening, widening, or narrowing of existing streets.
- (j) Facilities or equipment, or both, to enhance security of persons and property within the area.
- (k) Ramps, sidewalks, plazas, and pedestrian malls.
- (l) Rehabilitation or removal of existing structures.

§ 36611. "Property and business improvement district"; "District"

"Property and business improvement district," or "district," means a property and business improvement district established pursuant to this part.

§ 36612. "Property"

"Property" means real property situated within a district.

§ 36613. "Activities"

"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 security, 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.

§ 36614. "Management district plan"; "Plan"

"Management district plan" or "plan" means a proposal as defined in Section 36622.



§ 36614.5. "Owners' association"

"Owners' association" means a private nonprofit entity that is under contract with a city to administer or implement activities and improvements specified in the management district plan. An owners' association may be an existing nonprofit entity or a newly formed nonprofit entity. An owners' association is a private entity and may not be considered a public entity for any purpose, nor may its board members or staff be considered to be public officials for any purpose. Notwithstanding this section, an owners' association shall comply with the Ralph M. Brown Act (Chapter 9 (commencing with *Section 54950*) of *Part 1 of Division 2 of Title 5 of the Government Code*), at all times when matters within the subject matter of the district are heard, discussed, or deliberated, and with the California Public Records Act (Chapter 3.5 (commencing with *Section 6250*) of *Division 7 of Title 1 of the Government Code*), for all documents relating to activities of the district.

§ 36615. "Property owner"; "Business owner"; "Owner"

"Property owner" means any person shown as the owner of land on the last equalized assessment roll or otherwise known to be the owner of land by the city council. "Business owner" means any person recognized by the city as the owner of the business. "Owner" means either a business owner or a property owner. The city council has no obligation to obtain other information as to the ownership of land or businesses, and its determination of ownership shall be final and conclusive for the purposes of this part. Wherever this part requires the signature of the property owner, the signature of the authorized agent of the property owner shall be sufficient. Wherever this part requires the signature of the business owner, the signature of the authorized agent of the business owner shall be sufficient.

§ 36616. "Tenant"

"Tenant" means an occupant pursuant to a lease of commercial space or a dwelling unit, other than an owner.

§ 36617. Alternate method of financing certain improvements and activities; Effect on other provisions

This part provides an alternative method of financing certain improvements and activities. The provisions of this part shall not affect or limit any other provisions of law authorizing or providing for the furnishing of improvements or activities or the raising of revenue for these purposes. Every improvement area established pursuant to the Parking and Business Improvement Area Law of 1989 (Part 6 (commencing with *Section 36500*) of this division) is valid and effective and is unaffected by this part.

§ 36620. Establishment of property and business improvement district

A property and business improvement district may be established as provided in this chapter.



§ 36620.5. Requirement of consent of city council

A county may not form a district within the territorial jurisdiction of a city without the consent of the city council of that city. A city may not form a district within the unincorporated territory of a county without the consent of the board of supervisors of that county. A city may not form a district within the territorial jurisdiction of another city without the consent of the city council of the other city.

§ 36621. Initiation of proceedings; Petition of property or business owners in proposed district

(a) Upon the submission of a written petition, signed by the property or business owners in the proposed district who will pay more than 50 percent of the assessments proposed to be levied, the city council may initiate proceedings to form a district by the adoption of a resolution expressing its intention to form a district. The amount of assessment attributable to property or a business owned by the same property or business owner that is in excess of 40 percent of the amount of all assessments proposed to be levied, shall not be included in determining whether the petition is signed by property or business owners who will pay more than 50 percent of the total amount of assessments proposed to be levied.

(b) The petition of property or business owners required under subdivision (a) shall include a summary of the management district plan. That summary shall include all of the following:

- (1) A map showing the boundaries of the district.
- (2) Information specifying where the complete management district plan can be obtained.
- (3) Information specifying that the complete management district plan shall be furnished upon request.

(c) The resolution of intention described in subdivision (a) shall contain all of the following:

(1) A brief description of the proposed activities and improvements, the amount of the proposed assessment, a statement as to whether the assessment will be levied on property or businesses within the district, a statement as to whether bonds will be issued, and a description of the exterior boundaries of the proposed district. The descriptions and statements do not need to be detailed and shall be sufficient if they enable an owner to generally identify the nature and extent of the improvements and activities and the location and extent of the proposed district.

(2) A time and place for a public hearing on the establishment of the property and business improvement district and the levy of assessments, which shall be consistent with the requirements of Section 36623.

§ 36622. Contents of management district plan

The management district plan shall contain all of the following:

- (a) If the assessment will be levied on property, a map of the district in sufficient detail to locate each parcel of property and, if businesses are to be assessed, each business within



the district. If the assessment will be levied on businesses, a map that identifies the district boundaries in sufficient detail to allow a business owner to reasonably determine whether a business is located within the district boundaries. If the assessment will be levied on property and businesses, a map of the district in sufficient detail to locate each parcel of property and to allow a business owner to reasonably determine whether a business is located within the district boundaries.

(b) The name of the proposed district.

(c) A description of the boundaries of the district, including the boundaries of benefit zones, proposed for establishment or extension in a manner sufficient to identify the affected lands and businesses included. The boundaries of a proposed property assessment district shall not overlap with the boundaries of another existing property assessment district created pursuant to this part. This part does not prohibit the boundaries of a district created pursuant to this part to overlap with other assessment districts established pursuant to other provisions of law, including, but not limited to, the Parking and Business Improvement Area Law of 1989 (Part 6 (commencing with Section 36500)). This part does not prohibit the boundaries of a business assessment district created pursuant to this part to overlap with another business assessment district created pursuant to this part. This part does not prohibit the boundaries of a business assessment district created pursuant to this part to overlap with a property assessment district created pursuant to this part.

(d) The improvements and activities proposed for each year of operation of the district and the maximum cost thereof.

(e) The total annual amount proposed to be expended for improvements, maintenance and operations, and debt service in each year of operation of the district.

(f) The proposed source or sources of financing, including the proposed method and basis of levying the assessment in sufficient detail to allow each property or business owner to calculate the amount of the assessment to be levied against his or her property or business. The plan also shall state whether bonds will be issued to finance improvements.

(g) The time and manner of collecting the assessments.

(h) The specific number of years in which assessments will be levied. In a new district, the maximum number of years shall be five. Upon renewal, a district shall have a term not to exceed 10 years. Notwithstanding these limitations, a district created pursuant to this part to finance capital improvements with bonds may levy assessments until the maximum maturity of the bonds. The management district plan may set forth specific increases in assessments for each year of operation of the district.

(i) The proposed time for implementation and completion of the management district plan.

(j) Any proposed rules and regulations to be applicable to the district.

(k) A list of the properties or businesses to be assessed, including the assessor's parcel numbers for properties to be assessed, and a statement of the method or methods by which the expenses of a district will be imposed upon benefited real property or businesses, in proportion to the benefit received by the property or business, to defray the cost thereof, including operation and maintenance. The plan may provide that all or any class or category of real property which is exempt by law from real property taxation may nevertheless be included within the boundaries of the district but shall not be subject to assessment on real property.



(I) Any other item or matter required to be incorporated therein by the city council.

§ 36623. Procedure to levy assessment

(a) If a city council proposes to levy a new or increased property assessment, the notice and protest and hearing procedure shall comply with *Section 53753 of the Government Code*.

(b) If a city council proposes to levy a new or increased business assessment, the notice and protest and hearing procedure shall comply with *Section 54954.6 of the Government Code*, except that notice shall be mailed to the owners of the businesses proposed to be assessed. A protest may be made orally or in writing by any interested person. Every written protest shall be filed with the clerk at or before the time fixed for the public hearing. The city council may waive any irregularity in the form or content of any written protest. A written protest may be withdrawn in writing at any time before the conclusion of the public hearing. Each written protest shall contain a description of the business in which the person subscribing the protest is interested sufficient to identify the business and, if a person subscribing is not shown on the official records of the city as the owner of the business, the protest shall contain or be accompanied by written evidence that the person subscribing is the owner of the business or the authorized representative. A written protest that does not comply with this section shall not be counted in determining a majority protest. If written protests are received from the owners or authorized representatives of businesses in the proposed district that will pay 50 percent or more of the assessments proposed to be levied and protests are not withdrawn so as to reduce the protests to less than 50 percent, no further proceedings to levy the proposed assessment against such businesses, as contained in the resolution of intention, shall be taken for a period of one year from the date of the finding of a majority protest by the city council.

§ 36624. Changes to proposed assessments

At the conclusion of the public hearing to establish the district, the city council may adopt, revise, change, reduce, or modify the proposed assessment or the type or types of improvements and activities to be funded with the revenues from the assessments. Proposed assessments may only be revised by reducing any or all of them. At the public hearing, the city council may only make changes in, to, or from the boundaries of the proposed property and business improvement district that will exclude territory that will not benefit from the proposed improvements or activities. Any modifications, revisions, reductions, or changes to the proposed assessment district shall be reflected in the notice and map recorded pursuant to Section 36627.

§ 36625. Resolution of formation

(a) If the city council, following the public hearing, decides to establish the proposed property and business improvement district, the city council shall adopt a resolution of formation that shall contain all of the following:

(1) A brief description of the proposed activities and improvements, the amount of the proposed assessment, a statement as to whether the assessment will be levied on property, businesses, or both within the district, a statement about whether bonds will be issued, and a description of the



exterior boundaries of the proposed district. The descriptions and statements do not need to be detailed and shall be sufficient if they enable an owner to generally identify the nature and extent of the improvements and activities and the location and extent of the proposed district.

(2) The number, date of adoption, and title of the resolution of intention.

(3) The time and place where the public hearing was held concerning the establishment of the district.

(4) A determination regarding any protests received. The city shall not establish the district or levy assessments if a majority protest was received.

(5) A statement that the properties, businesses, or properties and businesses in the district established by the resolution shall be subject to any amendments to this part.

(6) A statement that the improvements and activities to be provided in the district will be funded by the levy of the assessments. The revenue from the levy of assessments within a district shall not be used to provide improvements or activities outside the district or for any purpose other than the purposes specified in the resolution of intention, as modified by the city council at the hearing concerning establishment of the district.

(7) A finding that the property or businesses within the area of the property and business improvement district will be benefited by the improvements and activities funded by the assessments proposed to be levied.

(b) The adoption of the resolution of formation and, if required, recordation of the notice and map pursuant to Section 36627 shall constitute the levy of an assessment in each of the fiscal years referred to in the management district plan.

§ 36626. Resolution establishing district

If the city council, following the public hearing, desires to establish the proposed property and business improvement district, and the city council has not made changes pursuant to Section 36624, or has made changes that do not substantially change the proposed assessment, the city council shall adopt a resolution establishing the district. The resolution shall contain all of the information specified in paragraphs (1) to (8), inclusive, of subdivision (b) of Section 36625, but need not contain information about the preliminary resolution if none has been adopted.

§ 36626.5. [Section repealed 1999.]

§ 36626.6. [Section repealed 1999.]

§ 36626.7. [Section repealed 1999.]

§ 36627. Notice and assessment diagram

Following adoption of the resolution establishing district assessments on properties pursuant to Section 36625 or Section 36626, the clerk of the city shall record a notice and an assessment diagram pursuant to Section 3114. No other provision of Division 4.5 (commencing with



Section 3100) applies to an assessment district created pursuant to this part.

§ 36628. Establishment of separate benefit zones within district; Categories of businesses

The city council may establish one or more separate benefit zones within the district based upon the degree of benefit derived from the improvements or activities to be provided within the benefit zone and may impose a different assessment within each benefit zone. If the assessment is to be levied on businesses, the city council may also define categories of businesses based upon the degree of benefit that each will derive from the improvements or activities to be provided within the district and may impose a different assessment or rate of assessment on each category of business, or on each category of business within each zone.

§ 36628.5. Assessments on businesses or property owners

The city council may levy assessments on businesses or on property owners, or a combination of the two, pursuant to this part. The city council shall structure the assessments in whatever manner it determines corresponds with the distribution of benefits from the proposed improvements and activities.

§ 36629. Provisions and procedures applicable to benefit zones and business categories

All provisions of this part applicable to the establishment, modification, or disestablishment of a property and business improvement district apply to the establishment, modification, or disestablishment of benefit zones or categories of business. The city council shall, to establish, modify, or disestablish a benefit zone or category of business, follow the procedure to establish, modify, or disestablish a parking and business improvement area.

§ 36630. Expiration of district; Creation of new district

If a property and business improvement district expires due to the time limit set pursuant to subdivision (h) of Section 36622, a new management district plan may be created and a new district established pursuant to this part.

§ 36631. Time and manner of collection of assessments; Delinquent payments

The collection of the assessments levied pursuant to this part shall be made at the time and in the manner set forth by the city council in the resolution levying the assessment. Assessments levied on real property may be collected at the same time and in the same manner as for the ad valorem property tax, and may provide for the same lien priority and penalties for delinquent payment. All delinquent payments for assessments levied pursuant to this part shall be charged interest and penalties.



§ 36632. Assessments to be based on estimated benefit; Classification of real property and businesses; Exclusion of residential and agricultural property

(a) The assessments levied on real property pursuant to this part shall be levied on the basis of the estimated benefit to the real property within the property and business improvement district. The city council may classify properties for purposes of determining the benefit to property of the improvements and activities provided pursuant to this part.

(b) Assessments levied on businesses pursuant to this part shall be levied on the basis of the estimated benefit to the businesses within the property and business improvement district. The city council may classify businesses for purposes of determining the benefit to the businesses of the improvements and activities provided pursuant to this part.

(c) Properties zoned solely for residential use, or that are zoned for agricultural use, are conclusively presumed not to benefit from the improvements and service funded through these assessments, and shall not be subject to any assessment pursuant to this part.

§ 36633. Time for contesting validity of assessment

The validity of an assessment levied under this part shall not be contested in any action or proceeding unless the action or proceeding is commenced within 30 days after the resolution levying the assessment is adopted pursuant to Section 36626. Any appeal from a final judgment in an action or proceeding shall be perfected within 30 days after the entry of judgment.

§ 36634. Service contracts authorized to establish levels of city services

The city council may execute baseline service contracts that would establish levels of city services that would continue after a property and business improvement district has been formed.

§ 36635. Request to modify management district plan

The owners' association may, at any time, request that the city council modify the management district plan. Any modification of the management district plan shall be made pursuant to this chapter.

§ 36636. Modification of plan by resolution after public hearing; Adoption of resolution of intention; Modification of improvements and activities by adoption of resolution after public hearing

(a) Upon the written request of the owners' association, the city council may modify the management district plan after conducting one public hearing on the proposed modifications. The city council may modify the improvements and activities to be funded with the revenue derived from the levy of the assessments by adopting a resolution determining to make the modifications after holding a public hearing on the proposed modifications. If the modification



includes the levy of a new or increased assessment, the city council shall comply with Section 36623. Notice of all other public meetings and public hearings pursuant to this section shall comply with both of the following:

(1) The resolution of intention shall be published in a newspaper of general circulation in the city once at least seven days before the public meeting.

(2) A complete copy of the resolution of intention shall be mailed by first class mail, at least 10 days before the public meeting, to each business owner or property owner affected by the proposed modification.

(b) The city council shall adopt a resolution of intention which states the proposed modification prior to the public hearing required by this section. The public hearing shall be held not more than 90 days after the adoption of the resolution of intention.

§ 36637. Reflection of modification in notices recorded and maps

Any subsequent modification of the resolution shall be reflected in subsequent notices and maps recorded pursuant to Division 4.5 (commencing with Section 3100), in a manner consistent with the provisions of Section 36627.

§ 36640. Bonds authorized; Procedure; Restriction on reduction or termination of assessments

(a) The city council may, by resolution, determine and declare that bonds shall be issued to finance the estimated cost of some or all of the proposed improvements described in the resolution of formation adopted pursuant to Section 36625, if the resolution of formation adopted pursuant to that section provides for the issuance of bonds, under the Improvement Bond Act of 1915 (Division 10 (commencing with Section 8500)) or in conjunction with Marks-Roos Local Bond Pooling Act of 1985 (Article 4 (commencing with *Section 6584*) of *Chapter 5 of Division 7 of Title 1 of the Government Code*). Either act, as the case may be, shall govern the proceedings relating to the issuance of bonds, although proceedings under the Bond Act of 1915 may be modified by the city council as necessary to accommodate assessments levied upon business pursuant to this part.

(b) The resolution adopted pursuant to subdivision (a) shall generally describe the proposed improvements specified in the resolution of formation adopted pursuant to Section 36625, set forth the estimated cost of those improvements, specify the number of annual installments and the fiscal years during which they are to be collected. The amount of debt service to retire the bonds shall not exceed the amount of revenue estimated to be raised from assessments over 30 years.

(c) Notwithstanding any other provision of this part, assessments levied to pay the principal and interest on any bond issued pursuant to this section shall not be reduced or terminated if doing so would interfere with the timely retirement of the debt.



§ 36641. [Section repealed 2001.]

§ 36642. [Section repealed 2001.]

§ 36643. [Section repealed 2001.]

§ 36650. Report by owners' association; Approval or modification by city council

(a) The owners' association shall cause to be prepared a report for each fiscal year, except the first year, for which assessments are to be levied and collected to pay the costs of the improvements and activities described in the report. The owners' association's first report shall be due after the first year of operation of the district. The report may propose changes, including, but not limited to, the boundaries of the property and business improvement district or any benefit zones within the district, the basis and method of levying the assessments, and any changes in the classification of property, including any categories of business, if a classification is used.

(b) The report shall be filed with the clerk and shall refer to the property and business improvement district by name, specify the fiscal year to which the report applies, and, with respect to that fiscal year, shall contain all of the following information:

(1) Any proposed changes in the boundaries of the property and business improvement district or in any benefit zones or classification of property or businesses within the district.

(2) The improvements and activities to be provided for that fiscal year.

(3) An estimate of the cost of providing the improvements and the activities for that fiscal year.

(4) The method and basis of levying the assessment in sufficient detail to allow each real property or business owner, as appropriate, to estimate the amount of the assessment to be levied against his or her property or business for that fiscal year.

(5) The amount of any surplus or deficit revenues to be carried over from a previous fiscal year.

(6) The amount of any contributions to be made from sources other than assessments levied pursuant to this part.

(c) The city council may approve the report as filed by the owners' association or may modify any particular contained in the report and approve it as modified. Any modification shall be made pursuant to Sections 36635 and 36636.

The city council shall not approve a change in the basis and method of levying assessments that would impair an authorized or executed contract to be paid from the revenues derived from the levy of assessments, including any commitment to pay principal and interest on any bonds issued on behalf of the district.

§ 36651. Designation of owners' association to provide improvements and activities

The management district plan may, but is not required to, state that an owners' association will provide the improvements or activities described in the management district plan. If the



management district plan designates an owners' association, the city shall contract with the designated nonprofit corporation to provide services.

§ 36660. Renewal of district; Transfer or refund of remaining revenues; District term limit

(a) Any district previously established whose term has expired, may be renewed by following the procedures for establishment as provided in this chapter.

(b) Upon renewal, any remaining revenues derived from the levy of assessments, or any revenues derived from the sale of assets acquired with the revenues, shall be transferred to the renewed district. If the renewed district includes additional parcels or businesses not included in the prior district, the remaining revenues shall be spent to benefit only the parcels or businesses in the prior district. If the renewed district does not include parcels or businesses included in the prior district, the remaining revenues attributable to these parcels shall be refunded to the owners of these parcels or businesses.

(c) Upon renewal, a district shall have a term not to exceed 10 years, or, if the district is authorized to issue bonds, until the maximum maturity of those bonds. There is no requirement that the boundaries, assessments, improvements, or activities of a renewed district be the same as the original or prior district.

§ 36670. Circumstances permitting disestablishment of district; Procedure

(a) Any district established or extended pursuant to the provisions of this part, where there is no indebtedness, outstanding and unpaid, incurred to accomplish any of the purposes of the district, may be disestablished by resolution by the city council in either of the following circumstances:

(1) If the city council finds there has been misappropriation of funds, malfeasance, or a violation of law in connection with the management of the district, it shall notice a hearing on disestablishment.

(2) During the operation of the district, there shall be a 30-day period each year in which assesses may request disestablishment of the district. The first such period shall begin one year after the date of establishment of the district and shall continue for 30 days. The next such 30-day period shall begin two years after the date of the establishment of the district. Each successive year of operation of the district shall have such a 30-day period. Upon the written petition of the owners or authorized representatives of real property or the owners or authorized representatives of businesses in the area who pay 50 percent or more of the assessments levied, the city council shall pass a resolution of intention to disestablish the district. The city council shall notice a hearing on disestablishment.

(b) The city council shall adopt a resolution of intention to disestablish the district prior to the public hearing required by this section. The resolution shall state the reason for the disestablishment, shall state the time and place of the public hearing, and shall contain a proposal to dispose of any assets acquired with the revenues of the assessments levied within the property and business improvement district. The notice of the hearing on disestablishment required by this section shall be given by mail to the property owner of each parcel or to the owner of each business subject to assessment in the district, as appropriate. The city shall conduct the public



hearing not less than 30 days after mailing the notice to the property or business owners. The public hearing shall be held not more than 60 days after the adoption of the resolution of intention.

§ 36671. Refund of remaining revenues upon disestablishment of district; Calculation of refund; Use of outstanding revenue collected after disestablishment of district

(a) Upon the disestablishment of a district, any remaining revenues, after all outstanding debts are paid, derived from the levy of assessments, or derived from the sale of assets acquired with the revenues, or from bond reserve or construction funds, shall be refunded to the owners of the property or businesses then located and operating within the district in which assessments were levied by applying the same method and basis that was used to calculate the assessments levied in the fiscal year in which the district is disestablished. All outstanding assessment revenue collected after disestablishment shall be spent on improvements and activities specified in the management district plan.

(b) If the disestablishment occurs before an assessment is levied for the fiscal year, the method and basis that was used to calculate the assessments levied in the immediate prior fiscal year shall be used to calculate the amount of any refund.



APPENDIX 2: ASSESSMENT CALCULATION TABLE

Map ID	Assessor's Parcel Number (APN)	Zone	Exempt*	Parcel Size (Sq Ft)	Initial Parcel Assessment	Building Size (Sq Ft)	Initial Building Assessment	Total Initial Assessment
1	7440024911	2		3,574,098	\$0.00	238,890	\$13,138.95	\$13,138.95
2	7440026903	2		1,957,586	\$0.00	119,750	\$6,586.25	\$6,586.25
3	7440030802	1B		1,307	\$69.31	0	\$0.00	\$69.31
4	7440030821	1B	4	20,760	\$0.00	0	\$0.00	\$0.00
5	7440030822	1B		3,190	\$169.17	0	\$0.00	\$169.17
6	7440030906	1B		684,328	\$36,289.91	54,557	\$4,200.89	\$40,490.80
7	7440030908	1B		67,082	\$3,557.36	0	\$0.00	\$3,557.36
8	7440030910	1B		50,530	\$2,679.61	0	\$0.00	\$2,679.61
9	7440030911	1B		11,500	\$609.85	0	\$0.00	\$609.85
10	7440030917	1B		12,565	\$666.32	0	\$0.00	\$666.32
11	7440030918	1B	4	40,075	\$0.00	0	\$0.00	\$0.00
12	7440030919	1B		11,500	\$609.85	0	\$0.00	\$609.85
13	7440030920	1B		12,565	\$666.32	0	\$0.00	\$666.32
14	7440030921	1B		40,075	\$2,125.18	0	\$0.00	\$2,125.18
15	7440031806	1B	4	70,132	\$0.00	0	\$0.00	\$0.00
16	7440031904	1B		1,429,639	\$75,813.76	149,929	\$11,544.53	\$87,358.29
17	7440031910	1B	4	141,570	\$0.00	0	\$0.00	\$0.00
18	7440031911	1B		141,570	\$7,507.46	0	\$0.00	\$7,507.46
19	7451018022	1A		20,996	\$2,227.68	0	\$0.00	\$2,227.68
20	7451018900	1A	1	16,793	\$1,781.74	3,692	\$284.28	\$2,066.02
21	7451027017	1A		16,117	\$1,710.01	6,202	\$954.49	\$2,664.50
22	7451027021	1A		18,774	\$1,991.92	7,878	\$1,212.42	\$3,204.34
23	7451028023	1A		21,240	\$2,253.56	7,326	\$1,127.47	\$3,381.03
24	7451028026	1A		12,720	\$1,349.59	11,850	\$1,823.72	\$3,173.31
25	7451037011	1A		5,009	\$531.45	5,000	\$769.50	\$1,300.95
26	7451037012	1A		4,400	\$466.84	1,590	\$244.70	\$711.54
27	7451037028	1A		12,219	\$1,296.44	8,910	\$1,371.25	\$2,667.69
28	7451037030	1A		9,800	\$1,039.78	3,045	\$468.63	\$1,508.41
29	7451037901	1A		6,011	\$637.77	5,500	\$846.45	\$1,484.22
30	7454003021	1A		6,011	\$637.77	15,030	\$2,313.12	\$2,950.89
31	7454003022	1A		3,006	\$318.94	2,582	\$397.37	\$716.31
32	7454003023	1A		4,500	\$477.45	4,500	\$692.55	\$1,170.00
33	7454003024	1A		4,500	\$477.45	4,500	\$692.55	\$1,170.00
34	7454003025	1A		9,017	\$956.70	8,500	\$1,308.15	\$2,264.85
35	7454004025	1A		9,017	\$956.70	5,412	\$832.91	\$1,789.61



Map ID	Assessor's Parcel Number (APN)	Zone	Exempt*	Parcel Size (Sq Ft)	Initial Parcel Assessment	Building Size (Sq Ft)	Initial Building Assessment	Total Initial Assessment
36	7454004026	1A		9,017	\$956.70	8,100	\$1,246.59	\$2,203.29
37	7454004027	1A		9,017	\$956.70	8,314	\$1,279.52	\$2,236.22
38	7454011023	1A		9,000	\$954.90	900	\$138.51	\$1,093.41
39	7454011024	1A		6,000	\$636.60	4,000	\$615.60	\$1,252.20
40	7454011030	1A		8,700	\$923.07	0	\$0.00	\$923.07
41	7454011031	1A		7,974	\$846.04	0	\$0.00	\$846.04
42	7454011032	1A		7,892	\$837.34	6,655	\$1,024.20	\$1,861.54
43	7455002002	1A		3,006	\$318.94	1,125	\$173.14	\$492.08
44	7455002014	1A	1	6,700	\$710.87	7,844	\$603.99	\$1,314.86
45	7455002015	1A	1	6,795	\$720.95	1,264	\$97.33	\$818.28
46	7455002018	1A		18,382	\$1,950.33	1,050	\$161.60	\$2,111.93
47	7455002020	1A		22,956	\$2,435.63	11,430	\$1,759.08	\$4,194.71
48	7455002022	1A	1	33,715	\$3,577.16	63,354	\$4,878.26	\$8,455.42
49	7455002026	1A		5,083	\$539.31	2,750	\$423.23	\$962.54
50	7455002027	1A	1	43,996	\$4,667.98	55,726	\$4,290.90	\$8,958.88
51	7455002028	1A		14,450	\$1,533.15	24,937	\$3,837.80	\$5,370.95
52	7455003001	1A		13,504	\$1,432.77	5,000	\$769.50	\$2,202.27
53	7455003003	1A		6,752	\$716.39	4,500	\$692.55	\$1,408.94
54	7455003006	1A		6,229	\$660.90	4,400	\$677.16	\$1,338.06
55	7455003007	1A		6,229	\$660.90	1,450	\$223.16	\$884.06
56	7455003008	1A	1	6,229	\$660.90	2,191	\$168.71	\$829.61
57	7455003009	1A	1	6,229	\$660.90	1,370	\$105.49	\$766.39
58	7455003012	1A		12,981	\$1,377.28	6,250	\$961.88	\$2,339.16
59	7455003015	1A		12,502	\$1,326.46	11,250	\$1,731.38	\$3,057.84
60	7455003016	1A		20,255	\$2,149.06	30,803	\$4,740.58	\$6,889.64
61	7455003017	1A		26,005	\$2,759.13	0	\$0.00	\$2,759.13
62	7455003018	1A		38,340	\$4,067.87	35,400	\$5,448.06	\$9,515.93
63	7455004001	1A		12,502	\$1,326.46	11,600	\$1,785.24	\$3,111.70
64	7455004005	1A		6,229	\$660.90	9,536	\$1,467.59	\$2,128.49
65	7455004006	1A		6,229	\$660.90	6,250	\$961.88	\$1,622.78
66	7455004007	1A		6,229	\$660.90	4,000	\$615.60	\$1,276.50
67	7455004010	1A		12,502	\$1,326.46	11,949	\$1,838.95	\$3,165.41
68	7455004016	1A		6,250	\$663.13	7,450	\$1,146.56	\$1,809.69
69	7455004018	1A		4,373	\$463.98	2,800	\$430.92	\$894.90
70	7455004019	1A		32,374	\$3,434.88	11,800	\$1,816.02	\$5,250.90
71	7455004800	1A		22,651	\$2,403.27	57,223	\$8,806.62	\$11,209.89
72	7455004900	1A		5,750	\$610.08	0	\$0.00	\$610.08



Map ID	Assessor's Parcel Number (APN)	Zone	Exempt*	Parcel Size (Sq Ft)	Initial Parcel Assessment	Building Size (Sq Ft)	Initial Building Assessment	Total Initial Assessment
73	7455004901	1A		5,750	\$610.08	0	\$0.00	\$610.08
74	7455004902	1A		1,873	\$198.73	0	\$0.00	\$198.73
75	7455004903	1A		18,748	\$1,989.16	17,352	\$2,670.47	\$4,659.63
76	7455005001	1A		13,504	\$1,432.77	12,833	\$1,975.00	\$3,407.77
77	7455005002	1A		3,136	\$332.73	3,000	\$461.70	\$794.43
78	7455005003	1A		3,136	\$332.73	2,875	\$442.46	\$775.19
79	7455005004	1A		6,229	\$660.90	0	\$0.00	\$660.90
80	7455005005	1A		12,502	\$1,326.46	10,764	\$1,656.58	\$2,983.04
81	7455005006	1A		6,229	\$660.90	13,393	\$2,061.18	\$2,722.08
82	7455005007	1A		6,229	\$660.90	16,985	\$2,613.99	\$3,274.89
83	7455005008	1A		6,229	\$660.90	6,250	\$961.88	\$1,622.78
84	7455005009	1A		6,229	\$660.90	14,572	\$2,242.63	\$2,903.53
85	7455005011	1A		8,494	\$901.21	8,170	\$1,257.36	\$2,158.57
86	7455005012	1A	1	4,487	\$476.07	2,370	\$182.49	\$658.56
87	7455005020	1A		4,792	\$508.43	4,800	\$738.72	\$1,247.15
88	7455005021	1A		4,792	\$508.43	3,728	\$573.74	\$1,082.17
89	7455005022	1A		7,492	\$794.90	22,500	\$3,462.75	\$4,257.65
90	7455005025	1A		2,396	\$254.22	1,600	\$246.24	\$500.46
91	7455005026	1A		5,998	\$636.39	5,400	\$831.06	\$1,467.45
92	7455005027	1A		12,998	\$1,379.09	21,453	\$3,301.62	\$4,680.71
93	7455005900	1A		4,800	\$509.28	0	\$0.00	\$509.28
94	7455005901	1A		9,601	\$1,018.67	0	\$0.00	\$1,018.67
95	7455005902	1A		2,400	\$254.64	0	\$0.00	\$254.64
96	7455005903	1A		4,796	\$508.86	0	\$0.00	\$508.86
97	7455005904	1A		4,796	\$508.86	0	\$0.00	\$508.86
98	7455005905	1A		4,796	\$508.86	0	\$0.00	\$508.86
99	7455006001	1A		11,979	\$1,270.97	19,820	\$3,050.30	\$4,321.27
100	7455006002	1A		6,011	\$637.77	0	\$0.00	\$637.77
101	7455006005	1A		3,964	\$420.58	7,823	\$1,203.96	\$1,624.54
102	7455006006	1A		4,001	\$424.51	3,795	\$584.05	\$1,008.56
103	7455006007	1A		3,964	\$420.58	5,610	\$863.38	\$1,283.96
104	7455006008	1A		6,011	\$637.77	6,000	\$923.40	\$1,561.17
105	7455006015	1A	1	12,502	\$1,326.46	16,470	\$1,268.19	\$2,594.65
106	7455006016	1A		6,229	\$660.90	2,570	\$395.52	\$1,056.42
107	7455006021	1A		10,000	\$1,061.00	8,415	\$1,295.07	\$2,356.07
108	7455006022	1A		2,500	\$265.25	2,050	\$315.50	\$580.75
109	7455006025	1A		6,011	\$637.77	2,462	\$378.90	\$1,016.67



Map ID	Assessor's Parcel Number (APN)	Zone	Exempt*	Parcel Size (Sq Ft)	Initial Parcel Assessment	Building Size (Sq Ft)	Initial Building Assessment	Total Initial Assessment
110	7455006026	1A	1	5,000	\$530.50	1,530	\$117.81	\$648.31
111	7455006027	1A	1	5,000	\$530.50	1,530	\$117.81	\$648.31
112	7455006030	1A	1	728	\$77.24	1,617	\$124.51	\$201.75
113	7455006031	1A	1	728	\$77.24	1,520	\$117.04	\$194.28
114	7455006032	1A	1	728	\$77.24	1,617	\$124.51	\$201.75
115	7455006033	1A	1	728	\$77.24	970	\$74.69	\$151.93
116	7455006034	1A	1	728	\$77.24	1,617	\$124.51	\$201.75
117	7455006035	1A	1	728	\$77.24	970	\$74.69	\$151.93
118	7455006036	1A	1	728	\$77.24	1,617	\$124.51	\$201.75
119	7455006037	1A	1	728	\$77.24	970	\$74.69	\$151.93
120	7455006038	1A	1	728	\$77.24	1,617	\$124.51	\$201.75
121	7455006039	1A	1	728	\$77.24	1,240	\$95.48	\$172.72
122	7455006040	1A	1	728	\$77.24	1,050	\$80.85	\$158.09
123	7455006041	1A	1	728	\$77.24	1,060	\$81.62	\$158.86
124	7455006042	1A	1	728	\$77.24	1,030	\$79.31	\$156.55
125	7455006043	1A	1	728	\$77.24	1,617	\$124.51	\$201.75
126	7455006044	1A	1	728	\$77.24	1,300	\$100.10	\$177.34
127	7455006045	1A	1	728	\$77.24	1,617	\$124.51	\$201.75
128	7455006046	1A	1	728	\$77.24	970	\$74.69	\$151.93
129	7455006047	1A	1	728	\$77.24	1,617	\$124.51	\$201.75
130	7455006048	1A	1	728	\$77.24	970	\$74.69	\$151.93
131	7455006049	1A	1	728	\$77.24	1,617	\$124.51	\$201.75
132	7455006050	1A	1	728	\$77.24	1,500	\$115.50	\$192.74
133	7455006051	1A	1	728	\$77.24	1,617	\$124.51	\$201.75
134	7455006052	1A		728	\$77.24	3,380	\$520.18	\$597.42
135	7455006053	1A	1	728	\$77.24	1,550	\$119.35	\$196.59
136	7455006054	1A	1	728	\$77.24	970	\$74.69	\$151.93
137	7455006055	1A	1	728	\$77.24	970	\$74.69	\$151.93
138	7455006056	1A	1	728	\$77.24	970	\$74.69	\$151.93
139	7455006057	1A	1	728	\$77.24	1,240	\$95.48	\$172.72
140	7455006058	1A	1	728	\$77.24	1,140	\$87.78	\$165.02
141	7455006059	1A	1	728	\$77.24	1,220	\$93.94	\$171.18
142	7455006060	1A	1	728	\$77.24	1,450	\$111.65	\$188.89
143	7455006061	1A	1	728	\$77.24	1,390	\$107.03	\$184.27
144	7455006062	1A	1	728	\$77.24	1,060	\$81.62	\$158.86
145	7455006063	1A	1	728	\$77.24	1,730	\$133.21	\$210.45
146	7455006064	1A	1	728	\$77.24	1,030	\$79.31	\$156.55



Map ID	Assessor's Parcel Number (APN)	Zone	Exempt*	Parcel Size (Sq Ft)	Initial Parcel Assessment	Building Size (Sq Ft)	Initial Building Assessment	Total Initial Assessment
147	7455006065	1A	1	728	\$77.24	1,320	\$101.64	\$178.88
148	7455006066	1A	1	728	\$77.24	1,020	\$78.54	\$155.78
149	7455006067	1A	1	728	\$77.24	970	\$74.69	\$151.93
150	7455006068	1A	1	728	\$77.24	970	\$74.69	\$151.93
151	7455006069	1A	1	728	\$77.24	1,500	\$115.50	\$192.74
152	7455006070	1A	1	728	\$77.24	1,617	\$124.51	\$201.75
153	7455006071	1A	1	728	\$77.24	2,616	\$201.43	\$278.67
154	7455006072	1A	1	728	\$77.24	1,617	\$124.51	\$201.75
155	7455006073	1A	1	728	\$77.24	1,617	\$124.51	\$201.75
156	7455006074	1A	1	728	\$77.24	1,617	\$124.51	\$201.75
157	7455006075	1A	1	728	\$77.24	1,617	\$124.51	\$201.75
158	7455006076	1A	1	728	\$77.24	1,617	\$124.51	\$201.75
159	7455006077	1A	1	728	\$77.24	1,617	\$124.51	\$201.75
160	7455006078	1A	1	728	\$77.24	1,617	\$124.51	\$201.75
161	7455006079	1A	1	728	\$77.24	2,042	\$157.23	\$234.47
162	7455006080	1A	1	728	\$77.24	1,450	\$111.65	\$188.89
163	7455006081	1A	1	728	\$77.24	1,544	\$118.89	\$196.13
164	7455006082	1A	1	728	\$77.24	1,953	\$150.38	\$227.62
165	7455006083	1A	1	728	\$77.24	1,450	\$111.65	\$188.89
166	7455006084	1A	1	728	\$77.24	1,525	\$117.43	\$194.67
167	7455006085	1A	1	728	\$77.24	1,525	\$117.43	\$194.67
168	7455006086	1A	1	728	\$77.24	1,525	\$117.43	\$194.67
169	7455006087	1A	1	728	\$77.24	2,162	\$166.47	\$243.71
170	7455006088	1A	1	728	\$77.24	1,617	\$124.51	\$201.75
171	7455006089	1A	1	728	\$77.24	1,700	\$130.90	\$208.14
172	7455006090	1A	1	728	\$77.24	1,617	\$124.51	\$201.75
173	7455006091	1A	1	728	\$77.24	1,617	\$124.51	\$201.75
174	7455006092	1A	1	728	\$77.24	1,617	\$124.51	\$201.75
175	7455006093	1A	1	728	\$77.24	1,617	\$124.51	\$201.75
176	7455006094	1A	1	728	\$77.24	1,617	\$124.51	\$201.75
177	7455006095	1A	1	728	\$77.24	2,529	\$194.73	\$271.97
178	7455006096	1A	1	728	\$77.24	1,617	\$124.51	\$201.75
179	7455006900	1A		15,002	\$1,591.71	0	\$0.00	\$1,591.71
180	7455007001	1A		10,803	\$1,146.20	18,000	\$2,770.20	\$3,916.40
181	7455007002	1A		3,615	\$383.55	3,000	\$461.70	\$845.25
182	7455007003	1A		1,786	\$189.49	1,500	\$230.85	\$420.34
183	7455007006	1A	1	16,204	\$1,719.24	53,192	\$4,095.78	\$5,815.02



Map ID	Assessor's Parcel Number (APN)	Zone	Exempt*	Parcel Size (Sq Ft)	Initial Parcel Assessment	Building Size (Sq Ft)	Initial Building Assessment	Total Initial Assessment
184	7455007011	1A		11,195	\$1,187.79	9,180	\$1,412.80	\$2,600.59
185	7455007013	1A		5,401	\$573.05	3,752	\$577.43	\$1,150.48
186	7455007016	1A	1	8,102	\$859.62	0	\$0.00	\$859.62
187	7455007017	1A	1	8,102	\$859.62	0	\$0.00	\$859.62
188	7455007019	1A		7,677	\$814.53	11,246	\$1,730.76	\$2,545.29
189	7455007020	1A		4,118	\$436.92	0	\$0.00	\$436.92
190	7455007021	1A	1	32,801	\$3,480.19	31,890	\$2,455.53	\$5,935.72
191	7455007900	1A		16,200	\$1,718.82	0	\$0.00	\$1,718.82
192	7455007902	1A		16,200	\$1,718.82	0	\$0.00	\$1,718.82
193	7455007903	1A		6,682	\$708.96	0	\$0.00	\$708.96
194	7455008014	1A		5,000	\$530.50	3,000	\$461.70	\$992.20
195	7455008015	1A		10,000	\$1,061.00	4,500	\$692.55	\$1,753.55
196	7455008024	1A		14,510	\$1,539.51	0	\$0.00	\$1,539.51
197	7455010902	1A		42,079	\$4,464.58	0	\$0.00	\$4,464.58
198	7455010903	1A		28,331	\$3,005.92	18,000	\$2,770.20	\$5,776.12
199	7455011001	1A		4,860	\$515.65	3,660	\$563.27	\$1,078.92
200	7455011002	1A		4,792	\$508.43	0	\$0.00	\$508.43
201	7455011003	1A		4,792	\$508.43	1,200	\$184.68	\$693.11
202	7455011007	1A		3,000	\$318.30	3,250	\$500.18	\$818.48
203	7455011009	1A		4,792	\$508.43	2,716	\$417.99	\$926.42
204	7455011010	1A		4,800	\$509.28	3,000	\$461.70	\$970.98
205	7455011011	1A		4,792	\$508.43	7,896	\$1,215.19	\$1,723.62
206	7455011020	1A		5,009	\$531.45	3,200	\$492.48	\$1,023.93
207	7455011021	1A		5,009	\$531.45	4,400	\$677.16	\$1,208.61
208	7455011022	1A		5,009	\$531.45	2,200	\$338.58	\$870.03
209	7455011055	1A		10,000	\$1,061.00	0	\$0.00	\$1,061.00
210	7455011026	1A		5,009	\$531.45	2,400	\$369.36	\$900.81
211	7455011027	1A		28,270	\$2,999.45	2,777	\$427.38	\$3,426.83
212	7455011028	1A		35,998	\$3,819.39	20,980	\$3,228.82	\$7,048.21
213	7455011029	1A		4,200	\$445.62	2,800	\$430.92	\$876.54
214	7455011032	1A	1	650	\$68.97	1,330	\$102.41	\$171.38
215	7455011033	1A	1	650	\$68.97	2,030	\$156.31	\$225.28
216	7455011034	1A	1	650	\$68.97	1,617	\$124.51	\$193.48
217	7455011035	1A	1	650	\$68.97	1,617	\$124.51	\$193.48
218	7455011036	1A	1	650	\$68.97	1,470	\$113.19	\$182.16
219	7455011037	1A	1	650	\$68.97	970	\$74.69	\$143.66
220	7455011038	1A	1	650	\$68.97	970	\$74.69	\$143.66



Map ID	Assessor's Parcel Number (APN)	Zone	Exempt*	Parcel Size (Sq Ft)	Initial Parcel Assessment	Building Size (Sq Ft)	Initial Building Assessment	Total Initial Assessment
221	7455011039	1A	1	650	\$68.97	1,480	\$113.96	\$182.93
222	7455011040	1A	1	650	\$68.97	1,330	\$102.41	\$171.38
223	7455011041	1A	1	650	\$68.97	1,140	\$87.78	\$156.75
224	7455011042	1A	1	650	\$68.97	970	\$74.69	\$143.66
225	7455011043	1A	1	650	\$68.97	1,480	\$113.96	\$182.93
226	7455011044	1A	1	650	\$68.97	1,330	\$102.41	\$171.38
227	7455011045	1A	1	650	\$68.97	2,030	\$156.31	\$225.28
228	7455011046	1A	1	650	\$68.97	1,617	\$124.51	\$193.48
229	7455011047	1A	1	650	\$68.97	1,617	\$124.51	\$193.48
230	7455011048	1A	1	650	\$68.97	1,470	\$113.19	\$182.16
231	7455011049	1A	1	650	\$68.97	970	\$74.69	\$143.66
232	7455011050	1A	1	650	\$68.97	970	\$74.69	\$143.66
233	7455011051	1A	1	650	\$68.97	1,480	\$113.96	\$182.93
234	7455011052	1A	1	650	\$68.97	1,330	\$102.41	\$171.38
235	7455011053	1A	1	650	\$68.97	1,140	\$87.78	\$156.75
236	7455011054	1A	1	650	\$68.97	970	\$74.69	\$143.66
237	7455012001	1A		5,009	\$531.45	9,290	\$1,429.73	\$1,961.18
238	7455012002	1A		5,009	\$531.45	4,800	\$738.72	\$1,270.17
239	7455012003	1A		5,009	\$531.45	4,400	\$677.16	\$1,208.61
240	7455012004	1A		5,009	\$531.45	3,200	\$492.48	\$1,023.93
241	7455012005	1A		5,009	\$531.45	4,800	\$738.72	\$1,270.17
242	7455012006	1A		6,229	\$660.90	5,250	\$807.98	\$1,468.88
243	7455012007	1A		5,009	\$531.45	5,000	\$769.50	\$1,300.95
244	7455012008	1A		3,746	\$397.45	3,720	\$572.51	\$969.96
245	7455012009	1A		5,009	\$531.45	4,000	\$615.60	\$1,147.05
246	7455012010	1A		5,009	\$531.45	4,000	\$615.60	\$1,147.05
247	7455012011	1A		5,009	\$531.45	11,600	\$1,785.24	\$2,316.69
248	7455012012	1A		5,009	\$531.45	5,000	\$769.50	\$1,300.95
249	7455012013	1A		5,009	\$531.45	3,200	\$492.48	\$1,023.93
250	7455012014	1A		5,009	\$531.45	3,900	\$600.21	\$1,131.66
251	7455012015	1A		5,009	\$531.45	5,000	\$769.50	\$1,300.95
252	7455012016	1A		9,583	\$1,016.76	28,368	\$4,365.84	\$5,382.60
253	7455012017	1A		4,480	\$475.33	0	\$0.00	\$475.33
254	7455012018	1A		4,480	\$475.33	0	\$0.00	\$475.33
255	7455012019	1A		4,480	\$475.33	3,000	\$461.70	\$937.03
256	7455012020	1A		4,792	\$508.43	1,200	\$184.68	\$693.11
257	7455012021	1A		4,792	\$508.43	0	\$0.00	\$508.43



Map ID	Assessor's Parcel Number (APN)	Zone	Exempt*	Parcel Size (Sq Ft)	Initial Parcel Assessment	Building Size (Sq Ft)	Initial Building Assessment	Total Initial Assessment
258	7455012022	1A		4,792	\$508.43	0	\$0.00	\$508.43
259	7455012023	1A		4,792	\$508.43	6,880	\$1,058.83	\$1,567.26
260	7455012024	1A		9,600	\$1,018.56	9,600	\$1,477.44	\$2,496.00
261	7455012025	1A		4,792	\$508.43	0	\$0.00	\$508.43
262	7455012026	1A		4,792	\$508.43	1,200	\$184.68	\$693.11
263	7455012027	1A		4,792	\$508.43	3,240	\$498.64	\$1,007.07
264	7455012028	1A		4,792	\$508.43	0	\$0.00	\$508.43
265	7455013001	1A		14,636	\$1,552.88	4,072	\$626.68	\$2,179.56
266	7455013002	1A		7,754	\$822.70	6,800	\$1,046.52	\$1,869.22
267	7455013003	1A		1,917	\$203.39	1,935	\$297.80	\$501.19
268	7455013004	1A		1,917	\$203.39	1,935	\$297.80	\$501.19
269	7455013005	1A		3,877	\$411.35	1,462	\$225.00	\$636.35
270	7455013006	1A		3,877	\$411.35	636	\$97.88	\$509.23
271	7455013007	1A		3,877	\$411.35	0	\$0.00	\$411.35
272	7455013015	1A		6,490	\$688.59	2,848	\$438.31	\$1,126.90
273	7455013901	1A		78,000	\$8,275.80	36,409	\$5,603.35	\$13,879.15
274	7455013902	1A		6,830	\$724.66	0	\$0.00	\$724.66
275	7455013903	1A		3,868	\$410.39	0	\$0.00	\$410.39
276	7455013904	1A		11,609	\$1,231.71	0	\$0.00	\$1,231.71
277	7455014029	1A	1	81,893	\$8,688.85	135,389	\$10,424.95	\$19,113.80
278	7455014032	1A	1	175,547	\$18,625.54	61,240	\$4,715.48	\$23,341.02
279	7455014033	1A		40,942	\$4,343.95	35,723	\$5,497.77	\$9,841.72
280	7455014035	1A		37,392	\$3,967.29	23,837	\$3,668.51	\$7,635.80
281	7455019916	1A		113,256	\$12,016.46	95,380	\$14,678.98	\$26,695.44
282	7455019922	1A		83,200	\$8,827.52	51,000	\$7,848.90	\$16,676.42
283	7455019923	1A		83,635	\$8,873.67	72,688	\$11,186.68	\$20,060.35
284	7455020043	1A		72,310	\$7,672.09	488,488	\$75,178.30	\$82,850.39
285	7455020045	1A	1	353	\$37.45	1,300	\$100.10	\$137.55
286	7455020046	1A	1	353	\$37.45	1,300	\$100.10	\$137.55
287	7455020047	1A	1	353	\$37.45	1,300	\$100.10	\$137.55
288	7455020048	1A	1	353	\$37.45	1,300	\$100.10	\$137.55
289	7455020049	1A	1	353	\$37.45	1,300	\$100.10	\$137.55
290	7455020050	1A	1	353	\$37.45	1,320	\$101.64	\$139.09
291	7455020051	1A	1	353	\$37.45	1,180	\$90.86	\$128.31
292	7455020052	1A	1	353	\$37.45	670	\$51.59	\$89.04
293	7455020053	1A	1	353	\$37.45	1,000	\$77.00	\$114.45
294	7455020054	1A	1	353	\$37.45	1,710	\$131.67	\$169.12



Map ID	Assessor's Parcel Number (APN)	Zone	Exempt*	Parcel Size (Sq Ft)	Initial Parcel Assessment	Building Size (Sq Ft)	Initial Building Assessment	Total Initial Assessment
295	7455020055	1A	1	353	\$37.45	1,000	\$77.00	\$114.45
296	7455020056	1A	1	353	\$37.45	970	\$74.69	\$112.14
297	7455020057	1A	1	353	\$37.45	1,000	\$77.00	\$114.45
298	7455020058	1A	1	353	\$37.45	1,500	\$115.50	\$152.95
299	7455020059	1A	1	353	\$37.45	730	\$56.21	\$93.66
300	7455020060	1A	1	353	\$37.45	720	\$55.44	\$92.89
301	7455020061	1A	1	353	\$37.45	1,010	\$77.77	\$115.22
302	7455020062	1A	1	353	\$37.45	1,240	\$95.48	\$132.93
303	7455020063	1A	1	353	\$37.45	670	\$51.59	\$89.04
304	7455020064	1A	1	353	\$37.45	670	\$51.59	\$89.04
305	7455020065	1A	1	353	\$37.45	670	\$51.59	\$89.04
306	7455020066	1A	1	353	\$37.45	670	\$51.59	\$89.04
307	7455020067	1A	1	353	\$37.45	700	\$53.90	\$91.35
308	7455020068	1A	1	353	\$37.45	1,320	\$101.64	\$139.09
309	7455020069	1A	1	353	\$37.45	1,180	\$90.86	\$128.31
310	7455020070	1A	1	353	\$37.45	670	\$51.59	\$89.04
311	7455020071	1A	1	353	\$37.45	1,160	\$89.32	\$126.77
312	7455020072	1A	1	353	\$37.45	1,710	\$131.67	\$169.12
313	7455020073	1A	1	353	\$37.45	1,000	\$77.00	\$114.45
314	7455020074	1A	1	353	\$37.45	970	\$74.69	\$112.14
315	7455020075	1A	1	353	\$37.45	1,000	\$77.00	\$114.45
316	7455020076	1A	1	353	\$37.45	1,500	\$115.50	\$152.95
317	7455020077	1A	1	353	\$37.45	730	\$56.21	\$93.66
318	7455020078	1A	1	353	\$37.45	670	\$51.59	\$89.04
319	7455020079	1A	1	353	\$37.45	670	\$51.59	\$89.04
320	7455020080	1A	1	353	\$37.45	720	\$55.44	\$92.89
321	7455020081	1A	1	353	\$37.45	1,010	\$77.77	\$115.22
322	7455020082	1A	1	353	\$37.45	1,240	\$95.48	\$132.93
323	7455020083	1A	1	353	\$37.45	670	\$51.59	\$89.04
324	7455020084	1A	1	353	\$37.45	670	\$51.59	\$89.04
325	7455020085	1A	1	353	\$37.45	670	\$51.59	\$89.04
326	7455020086	1A	1	353	\$37.45	670	\$51.59	\$89.04
327	7455020087	1A	1	353	\$37.45	700	\$53.90	\$91.35
328	7455020088	1A	1	353	\$37.45	1,320	\$101.64	\$139.09
329	7455020089	1A	1	353	\$37.45	980	\$75.46	\$112.91
330	7455020090	1A	1	353	\$37.45	740	\$56.98	\$94.43
331	7455020091	1A	1	353	\$37.45	1,180	\$90.86	\$128.31



Map ID	Assessor's Parcel Number (APN)	Zone	Exempt*	Parcel Size (Sq Ft)	Initial Parcel Assessment	Building Size (Sq Ft)	Initial Building Assessment	Total Initial Assessment
332	7455020092	1A	1	353	\$37.45	670	\$51.59	\$89.04
333	7455020093	1A	1	353	\$37.45	1,160	\$89.32	\$126.77
334	7455020094	1A	1	353	\$37.45	1,710	\$131.67	\$169.12
335	7455020095	1A	1	353	\$37.45	1,000	\$77.00	\$114.45
336	7455020096	1A	1	353	\$37.45	970	\$74.69	\$112.14
337	7455020097	1A	1	353	\$37.45	1,000	\$77.00	\$114.45
338	7455020098	1A	1	353	\$37.45	1,380	\$106.26	\$143.71
339	7455020099	1A	1	353	\$37.45	730	\$56.21	\$93.66
340	7455020100	1A	1	353	\$37.45	670	\$51.59	\$89.04
341	7455020101	1A	1	353	\$37.45	670	\$51.59	\$89.04
342	7455020102	1A	1	353	\$37.45	720	\$55.44	\$92.89
343	7455020103	1A	1	353	\$37.45	1,010	\$77.77	\$115.22
344	7455020104	1A	1	353	\$37.45	1,240	\$95.48	\$132.93
345	7455020105	1A	1	353	\$37.45	670	\$51.59	\$89.04
346	7455020106	1A	1	353	\$37.45	670	\$51.59	\$89.04
347	7455020107	1A	1	353	\$37.45	670	\$51.59	\$89.04
348	7455020108	1A	1	353	\$37.45	670	\$51.59	\$89.04
349	7455020109	1A	1	353	\$37.45	700	\$53.90	\$91.35
350	7455020110	1A	1	353	\$37.45	1,320	\$101.64	\$139.09
351	7455020111	1A	1	353	\$37.45	980	\$75.46	\$112.91
352	7455020112	1A	1	353	\$37.45	740	\$56.98	\$94.43
353	7455020113	1A	1	353	\$37.45	1,180	\$90.86	\$128.31
354	7455020114	1A	1	353	\$37.45	670	\$51.59	\$89.04
355	7455020115	1A	1	353	\$37.45	1,160	\$89.32	\$126.77
356	7455020116	1A	1	353	\$37.45	1,710	\$131.67	\$169.12
357	7455020117	1A	1	353	\$37.45	1,000	\$77.00	\$114.45
358	7455020118	1A	1	353	\$37.45	970	\$74.69	\$112.14
359	7455020119	1A	1	353	\$37.45	1,000	\$77.00	\$114.45
360	7455020120	1A	1	353	\$37.45	1,430	\$110.11	\$147.56
361	7455020121	1A	1	353	\$37.45	730	\$56.21	\$93.66
362	7455020122	1A	1	353	\$37.45	670	\$51.59	\$89.04
363	7455020123	1A	1	353	\$37.45	670	\$51.59	\$89.04
364	7455020124	1A	1	353	\$37.45	720	\$55.44	\$92.89
365	7455020125	1A	1	353	\$37.45	1,010	\$77.77	\$115.22
366	7455020126	1A	1	353	\$37.45	1,240	\$95.48	\$132.93
367	7455020127	1A	1	353	\$37.45	670	\$51.59	\$89.04
368	7455020128	1A	1	353	\$37.45	670	\$51.59	\$89.04



Map ID	Assessor's Parcel Number (APN)	Zone	Exempt*	Parcel Size (Sq Ft)	Initial Parcel Assessment	Building Size (Sq Ft)	Initial Building Assessment	Total Initial Assessment
369	7455020129	1A	1	353	\$37.45	670	\$51.59	\$89.04
370	7455020130	1A	1	353	\$37.45	670	\$51.59	\$89.04
371	7455020131	1A	1	353	\$37.45	980	\$75.46	\$112.91
372	7455020132	1A	1	353	\$37.45	1,270	\$97.79	\$135.24
373	7455020133	1A	1	353	\$37.45	980	\$75.46	\$112.91
374	7455020134	1A	1	353	\$37.45	740	\$56.98	\$94.43
375	7455020135	1A	1	353	\$37.45	1,180	\$90.86	\$128.31
376	7455020136	1A	1	353	\$37.45	670	\$51.59	\$89.04
377	7455020137	1A	1	353	\$37.45	1,160	\$89.32	\$126.77
378	7455020138	1A	1	353	\$37.45	1,710	\$131.67	\$169.12
379	7455020139	1A	1	353	\$37.45	1,000	\$77.00	\$114.45
380	7455020140	1A	1	353	\$37.45	970	\$74.69	\$112.14
381	7455020141	1A	1	353	\$37.45	1,000	\$77.00	\$114.45
382	7455020142	1A	1	353	\$37.45	1,430	\$110.11	\$147.56
383	7455020143	1A	1	353	\$37.45	730	\$56.21	\$93.66
384	7455020144	1A	1	353	\$37.45	670	\$51.59	\$89.04
385	7455020145	1A	1	353	\$37.45	670	\$51.59	\$89.04
386	7455020146	1A	1	353	\$37.45	720	\$55.44	\$92.89
387	7455020147	1A	1	353	\$37.45	1,010	\$77.77	\$115.22
388	7455020148	1A	1	353	\$37.45	1,240	\$95.48	\$132.93
389	7455020149	1A	1	353	\$37.45	670	\$51.59	\$89.04
390	7455020150	1A	1	353	\$37.45	670	\$51.59	\$89.04
391	7455020151	1A	1	353	\$37.45	670	\$51.59	\$89.04
392	7455020152	1A	1	353	\$37.45	670	\$51.59	\$89.04
393	7455020153	1A	1	353	\$37.45	980	\$75.46	\$112.91
394	7455020154	1A	1	353	\$37.45	1,270	\$97.79	\$135.24
395	7455020155	1A	1	353	\$37.45	980	\$75.46	\$112.91
396	7455020156	1A	1	353	\$37.45	740	\$56.98	\$94.43
397	7455020157	1A	1	353	\$37.45	1,180	\$90.86	\$128.31
398	7455020158	1A	1	353	\$37.45	670	\$51.59	\$89.04
399	7455020159	1A	1	353	\$37.45	1,160	\$89.32	\$126.77
400	7455020160	1A	1	353	\$37.45	1,710	\$131.67	\$169.12
401	7455020161	1A	1	353	\$37.45	1,000	\$77.00	\$114.45
402	7455020162	1A	1	353	\$37.45	970	\$74.69	\$112.14
403	7455020163	1A	1	353	\$37.45	1,000	\$77.00	\$114.45
404	7455020164	1A	1	353	\$37.45	1,430	\$110.11	\$147.56
405	7455020165	1A	1	353	\$37.45	730	\$56.21	\$93.66



Map ID	Assessor's Parcel Number (APN)	Zone	Exempt*	Parcel Size (Sq Ft)	Initial Parcel Assessment	Building Size (Sq Ft)	Initial Building Assessment	Total Initial Assessment
406	7455020166	1A	1	353	\$37.45	670	\$51.59	\$89.04
407	7455020167	1A	1	353	\$37.45	670	\$51.59	\$89.04
408	7455020168	1A	1	353	\$37.45	720	\$55.44	\$92.89
409	7455020169	1A	1	353	\$37.45	1,010	\$77.77	\$115.22
410	7455020170	1A	1	353	\$37.45	1,240	\$95.48	\$132.93
411	7455020171	1A	1	353	\$37.45	670	\$51.59	\$89.04
412	7455020172	1A	1	353	\$37.45	670	\$51.59	\$89.04
413	7455020173	1A	1	353	\$37.45	670	\$51.59	\$89.04
414	7455020174	1A	1	353	\$37.45	670	\$51.59	\$89.04
415	7455020175	1A	1	353	\$37.45	980	\$75.46	\$112.91
416	7455020176	1A	1	353	\$37.45	1,270	\$97.79	\$135.24
417	7455020177	1A	1	353	\$37.45	980	\$75.46	\$112.91
418	7455020178	1A	1	353	\$37.45	740	\$56.98	\$94.43
419	7455020179	1A	1	353	\$37.45	1,180	\$90.86	\$128.31
420	7455020180	1A	1	353	\$37.45	670	\$51.59	\$89.04
421	7455020181	1A	1	353	\$37.45	1,160	\$89.32	\$126.77
422	7455020182	1A	1	353	\$37.45	1,550	\$119.35	\$156.80
423	7455020183	1A	1	353	\$37.45	1,000	\$77.00	\$114.45
424	7455020184	1A	1	353	\$37.45	970	\$74.69	\$112.14
425	7455020185	1A	1	353	\$37.45	1,000	\$77.00	\$114.45
426	7455020186	1A	1	353	\$37.45	1,380	\$106.26	\$143.71
427	7455020187	1A	1	353	\$37.45	730	\$56.21	\$93.66
428	7455020188	1A	1	353	\$37.45	670	\$51.59	\$89.04
429	7455020189	1A	1	353	\$37.45	670	\$51.59	\$89.04
430	7455020190	1A	1	353	\$37.45	720	\$55.44	\$92.89
431	7455020191	1A	1	353	\$37.45	1,010	\$77.77	\$115.22
432	7455020192	1A	1	353	\$37.45	1,240	\$95.48	\$132.93
433	7455020193	1A	1	353	\$37.45	670	\$51.59	\$89.04
434	7455020194	1A	1	353	\$37.45	670	\$51.59	\$89.04
435	7455020195	1A	1	353	\$37.45	670	\$51.59	\$89.04
436	7455020196	1A	1	353	\$37.45	670	\$51.59	\$89.04
437	7455020197	1A	1	353	\$37.45	980	\$75.46	\$112.91
438	7455020198	1A	1	353	\$37.45	1,270	\$97.79	\$135.24
439	7455020199	1A	1	353	\$37.45	980	\$75.46	\$112.91
440	7455020200	1A	1	353	\$37.45	740	\$56.98	\$94.43
441	7455020201	1A	1	353	\$37.45	1,180	\$90.86	\$128.31
442	7455020202	1A	1	353	\$37.45	670	\$51.59	\$89.04



Map ID	Assessor's Parcel Number (APN)	Zone	Exempt*	Parcel Size (Sq Ft)	Initial Parcel Assessment	Building Size (Sq Ft)	Initial Building Assessment	Total Initial Assessment
443	7455020203	1A	1	353	\$37.45	1,160	\$89.32	\$126.77
444	7455020204	1A	1	353	\$37.45	1,550	\$119.35	\$156.80
445	7455020205	1A	1	353	\$37.45	1,000	\$77.00	\$114.45
446	7455020206	1A	1	353	\$37.45	970	\$74.69	\$112.14
447	7455020207	1A	1	353	\$37.45	1,000	\$77.00	\$114.45
448	7455020208	1A	1	353	\$37.45	1,430	\$110.11	\$147.56
449	7455020209	1A	1	353	\$37.45	730	\$56.21	\$93.66
450	7455020210	1A	1	353	\$37.45	670	\$51.59	\$89.04
451	7455020211	1A	1	353	\$37.45	670	\$51.59	\$89.04
452	7455020212	1A	1	353	\$37.45	720	\$55.44	\$92.89
453	7455020213	1A	1	353	\$37.45	1,010	\$77.77	\$115.22
454	7455020214	1A	1	353	\$37.45	1,240	\$95.48	\$132.93
455	7455020215	1A	1	353	\$37.45	670	\$51.59	\$89.04
456	7455020216	1A	1	353	\$37.45	670	\$51.59	\$89.04
457	7455020217	1A	1	353	\$37.45	670	\$51.59	\$89.04
458	7455020218	1A	1	353	\$37.45	670	\$51.59	\$89.04
459	7455020219	1A	1	353	\$37.45	980	\$75.46	\$112.91
460	7455020220	1A	1	353	\$37.45	1,270	\$97.79	\$135.24
461	7455020221	1A	1	353	\$37.45	980	\$75.46	\$112.91
462	7455020222	1A	1	353	\$37.45	740	\$56.98	\$94.43
463	7455020223	1A	1	353	\$37.45	1,180	\$90.86	\$128.31
464	7455020224	1A	1	353	\$37.45	670	\$51.59	\$89.04
465	7455020225	1A	1	353	\$37.45	1,160	\$89.32	\$126.77
466	7455020226	1A	1	353	\$37.45	1,550	\$119.35	\$156.80
467	7455020227	1A	1	353	\$37.45	1,000	\$77.00	\$114.45
468	7455020228	1A	1	353	\$37.45	970	\$74.69	\$112.14
469	7455020229	1A	1	353	\$37.45	1,000	\$77.00	\$114.45
470	7455020230	1A	1	353	\$37.45	1,430	\$110.11	\$147.56
471	7455020231	1A	1	353	\$37.45	730	\$56.21	\$93.66
472	7455020232	1A	1	353	\$37.45	670	\$51.59	\$89.04
473	7455020233	1A	1	353	\$37.45	670	\$51.59	\$89.04
474	7455020234	1A	1	353	\$37.45	720	\$55.44	\$92.89
475	7455020235	1A	1	353	\$37.45	1,010	\$77.77	\$115.22
476	7455020236	1A	1	353	\$37.45	1,240	\$95.48	\$132.93
477	7455020237	1A	1	353	\$37.45	670	\$51.59	\$89.04
478	7455020238	1A	1	353	\$37.45	670	\$51.59	\$89.04
479	7455020239	1A	1	353	\$37.45	670	\$51.59	\$89.04



Map ID	Assessor's Parcel Number (APN)	Zone	Exempt*	Parcel Size (Sq Ft)	Initial Parcel Assessment	Building Size (Sq Ft)	Initial Building Assessment	Total Initial Assessment
480	7455020240	1A	1	353	\$37.45	670	\$51.59	\$89.04
481	7455020241	1A	1	353	\$37.45	980	\$75.46	\$112.91
482	7455020242	1A	1	353	\$37.45	1,270	\$97.79	\$135.24
483	7455020243	1A	1	353	\$37.45	980	\$75.46	\$112.91
484	7455020244	1A	1	353	\$37.45	740	\$56.98	\$94.43
485	7455020245	1A	1	353	\$37.45	1,180	\$90.86	\$128.31
486	7455020246	1A	1	353	\$37.45	670	\$51.59	\$89.04
487	7455020247	1A	1	353	\$37.45	1,160	\$89.32	\$126.77
488	7455020248	1A	1	353	\$37.45	1,550	\$119.35	\$156.80
489	7455020249	1A	1	353	\$37.45	1,000	\$77.00	\$114.45
490	7455020250	1A	1	353	\$37.45	970	\$74.69	\$112.14
491	7455020251	1A	1	353	\$37.45	1,000	\$77.00	\$114.45
492	7455020252	1A	1	353	\$37.45	1,430	\$110.11	\$147.56
493	7455020253	1A	1	353	\$37.45	1,090	\$83.93	\$121.38
494	7455020254	1A	1	353	\$37.45	1,000	\$77.00	\$114.45
495	7455020255	1A	1	353	\$37.45	720	\$55.44	\$92.89
496	7455020256	1A	1	353	\$37.45	1,010	\$77.77	\$115.22
497	7455020257	1A	1	353	\$37.45	1,240	\$95.48	\$132.93
498	7455021034	1A		89,298	\$9,474.52	173,135	\$26,645.48	\$36,120.00
499	7455021036	1A	1	513	\$54.43	1,700	\$130.90	\$185.33
500	7455021037	1A	1	513	\$54.43	1,680	\$129.36	\$183.79
501	7455021038	1A	1	513	\$54.43	1,680	\$129.36	\$183.79
502	7455021039	1A	1	513	\$54.43	1,680	\$129.36	\$183.79
503	7455021040	1A	1	513	\$54.43	2,640	\$203.28	\$257.71
504	7455021041	1A	1	513	\$54.43	1,960	\$150.92	\$205.35
505	7455021042	1A	1	513	\$54.43	1,080	\$83.16	\$137.59
506	7455021043	1A	1	513	\$54.43	1,110	\$85.47	\$139.90
507	7455021044	1A	1	513	\$54.43	750	\$57.75	\$112.18
508	7455021045	1A	1	513	\$54.43	1,120	\$86.24	\$140.67
509	7455021046	1A	1	513	\$54.43	840	\$64.68	\$119.11
510	7455021047	1A	1	513	\$54.43	1,040	\$80.08	\$134.51
511	7455021048	1A	1	513	\$54.43	1,160	\$89.32	\$143.75
512	7455021049	1A	1	513	\$54.43	830	\$63.91	\$118.34
513	7455021050	1A	1	513	\$54.43	1,120	\$86.24	\$140.67
514	7455021051	1A	1	513	\$54.43	760	\$58.52	\$112.95
515	7455021052	1A	1	513	\$54.43	1,120	\$86.24	\$140.67
516	7455021053	1A	1	513	\$54.43	1,080	\$83.16	\$137.59



Map ID	Assessor's Parcel Number (APN)	Zone	Exempt*	Parcel Size (Sq Ft)	Initial Parcel Assessment	Building Size (Sq Ft)	Initial Building Assessment	Total Initial Assessment
517	7455021054	1A	1	513	\$54.43	1,120	\$86.24	\$140.67
518	7455021055	1A	1	513	\$54.43	1,290	\$99.33	\$153.76
519	7455021056	1A	1	513	\$54.43	1,140	\$87.78	\$142.21
520	7455021057	1A	1	513	\$54.43	1,140	\$87.78	\$142.21
521	7455021058	1A	1	513	\$54.43	1,420	\$109.34	\$163.77
522	7455021059	1A	1	513	\$54.43	1,120	\$86.24	\$140.67
523	7455021060	1A	1	513	\$54.43	750	\$57.75	\$112.18
524	7455021061	1A	1	513	\$54.43	1,110	\$85.47	\$139.90
525	7455021062	1A	1	513	\$54.43	1,090	\$83.93	\$138.36
526	7455021063	1A	1	513	\$54.43	1,080	\$83.16	\$137.59
527	7455021064	1A	1	513	\$54.43	1,120	\$86.24	\$140.67
528	7455021065	1A	1	513	\$54.43	700	\$53.90	\$108.33
529	7455021066	1A	1	513	\$54.43	750	\$57.75	\$112.18
530	7455021067	1A	1	513	\$54.43	750	\$57.75	\$112.18
531	7455021068	1A	1	513	\$54.43	1,120	\$86.24	\$140.67
532	7455021069	1A	1	513	\$54.43	840	\$64.68	\$119.11
533	7455021070	1A	1	513	\$54.43	1,030	\$79.31	\$133.74
534	7455021071	1A	1	513	\$54.43	1,160	\$89.32	\$143.75
535	7455021072	1A	1	513	\$54.43	830	\$63.91	\$118.34
536	7455021073	1A	1	513	\$54.43	1,120	\$86.24	\$140.67
537	7455021074	1A	1	513	\$54.43	760	\$58.52	\$112.95
538	7455021075	1A	1	513	\$54.43	1,120	\$86.24	\$140.67
539	7455021076	1A	1	513	\$54.43	1,080	\$83.16	\$137.59
540	7455021077	1A	1	513	\$54.43	1,120	\$86.24	\$140.67
541	7455021078	1A	1	513	\$54.43	760	\$58.52	\$112.95
542	7455021079	1A	1	513	\$54.43	1,140	\$87.78	\$142.21
543	7455021080	1A	1	513	\$54.43	1,140	\$87.78	\$142.21
544	7455021081	1A	1	513	\$54.43	1,190	\$91.63	\$146.06
545	7455021082	1A	1	513	\$54.43	790	\$60.83	\$115.26
546	7455021083	1A	1	513	\$54.43	1,120	\$86.24	\$140.67
547	7455021084	1A	1	513	\$54.43	750	\$57.75	\$112.18
548	7455021085	1A	1	513	\$54.43	750	\$57.75	\$112.18
549	7455021086	1A	1	513	\$54.43	700	\$53.90	\$108.33
550	7455021087	1A	1	513	\$54.43	1,120	\$86.24	\$140.67
551	7455021088	1A	1	513	\$54.43	1,090	\$83.93	\$138.36
552	7455021089	1A	1	513	\$54.43	1,570	\$120.89	\$175.32
553	7455021090	1A	1	513	\$54.43	1,710	\$131.67	\$186.10



Map ID	Assessor's Parcel Number (APN)	Zone	Exempt*	Parcel Size (Sq Ft)	Initial Parcel Assessment	Building Size (Sq Ft)	Initial Building Assessment	Total Initial Assessment
554	7455021091	1A	1	513	\$54.43	1,710	\$131.67	\$186.10
555	7455021092	1A	1	513	\$54.43	1,710	\$131.67	\$186.10
556	7455021093	1A	1	513	\$54.43	1,710	\$131.67	\$186.10
557	7455021094	1A	1	513	\$54.43	1,710	\$131.67	\$186.10
558	7455021095	1A	1	513	\$54.43	1,710	\$131.67	\$186.10
559	7455021096	1A	1	513	\$54.43	1,710	\$131.67	\$186.10
560	7455021097	1A	1	513	\$54.43	1,710	\$131.67	\$186.10
561	7455021098	1A	1	513	\$54.43	1,570	\$120.89	\$175.32
562	7455021099	1A	1	513	\$54.43	1,080	\$83.16	\$137.59
563	7455021100	1A	1	513	\$54.43	1,120	\$86.24	\$140.67
564	7455021101	1A	1	513	\$54.43	700	\$53.90	\$108.33
565	7455021102	1A	1	513	\$54.43	750	\$57.75	\$112.18
566	7455021103	1A	1	513	\$54.43	750	\$57.75	\$112.18
567	7455021104	1A	1	513	\$54.43	1,120	\$86.24	\$140.67
568	7455021105	1A	1	513	\$54.43	840	\$64.68	\$119.11
569	7455021106	1A	1	513	\$54.43	1,030	\$79.31	\$133.74
570	7455021107	1A	1	513	\$54.43	1,160	\$89.32	\$143.75
571	7455021108	1A	1	513	\$54.43	830	\$63.91	\$118.34
572	7455021109	1A	1	513	\$54.43	1,120	\$86.24	\$140.67
573	7455021110	1A	1	513	\$54.43	760	\$58.52	\$112.95
574	7455021111	1A	1	513	\$54.43	1,120	\$86.24	\$140.67
575	7455021112	1A	1	513	\$54.43	1,080	\$83.16	\$137.59
576	7455021113	1A	1	513	\$54.43	1,120	\$86.24	\$140.67
577	7455021114	1A	1	513	\$54.43	760	\$58.52	\$112.95
578	7455021115	1A	1	513	\$54.43	1,140	\$87.78	\$142.21
579	7455021116	1A	1	513	\$54.43	1,140	\$87.78	\$142.21
580	7455021117	1A	1	513	\$54.43	1,190	\$91.63	\$146.06
581	7455021118	1A	1	513	\$54.43	790	\$60.83	\$115.26
582	7455021119	1A	1	513	\$54.43	1,120	\$86.24	\$140.67
583	7455021120	1A	1	513	\$54.43	750	\$57.75	\$112.18
584	7455021121	1A	1	513	\$54.43	750	\$57.75	\$112.18
585	7455021122	1A	1	513	\$54.43	700	\$53.90	\$108.33
586	7455021123	1A	1	513	\$54.43	1,120	\$86.24	\$140.67
587	7455021124	1A	1	513	\$54.43	1,090	\$83.93	\$138.36
588	7455021125	1A	1	513	\$54.43	1,020	\$78.54	\$132.97
589	7455021126	1A	1	513	\$54.43	1,240	\$95.48	\$149.91
590	7455021127	1A	1	513	\$54.43	1,030	\$79.31	\$133.74



Map ID	Assessor's Parcel Number (APN)	Zone	Exempt*	Parcel Size (Sq Ft)	Initial Parcel Assessment	Building Size (Sq Ft)	Initial Building Assessment	Total Initial Assessment
591	7455021128	1A	1	513	\$54.43	700	\$53.90	\$108.33
592	7455021129	1A	1	513	\$54.43	690	\$53.13	\$107.56
593	7455021130	1A	1	513	\$54.43	750	\$57.75	\$112.18
594	7455021131	1A	1	513	\$54.43	1,030	\$79.31	\$133.74
595	7455021132	1A	1	513	\$54.43	840	\$64.68	\$119.11
596	7455021133	1A	1	513	\$54.43	960	\$73.92	\$128.35
597	7455021134	1A	1	513	\$54.43	840	\$64.68	\$119.11
598	7455021135	1A	1	513	\$54.43	830	\$63.91	\$118.34
599	7455021136	1A	1	513	\$54.43	1,030	\$79.31	\$133.74
600	7455021137	1A	1	513	\$54.43	760	\$58.52	\$112.95
601	7455021138	1A	1	513	\$54.43	1,120	\$86.24	\$140.67
602	7455021139	1A	1	513	\$54.43	1,020	\$78.54	\$132.97
603	7455021140	1A	1	513	\$54.43	1,030	\$79.31	\$133.74
604	7455021141	1A	1	513	\$54.43	1,290	\$99.33	\$153.76
605	7455021142	1A	1	513	\$54.43	1,050	\$80.85	\$135.28
606	7455021143	1A	1	513	\$54.43	830	\$63.91	\$118.34
607	7455021144	1A	1	513	\$54.43	1,410	\$108.57	\$163.00
608	7455021145	1A	1	513	\$54.43	1,050	\$80.85	\$135.28
609	7455021146	1A	1	513	\$54.43	750	\$57.75	\$112.18
610	7455021147	1A	1	513	\$54.43	700	\$53.90	\$108.33
611	7455021148	1A	1	513	\$54.43	700	\$53.90	\$108.33
612	7455021149	1A	1	513	\$54.43	1,030	\$79.31	\$133.74
613	7455021150	1A	1	513	\$54.43	1,130	\$87.01	\$141.44
614	7455021151	1A	1	513	\$54.43	1,030	\$79.31	\$133.74
615	7455021153	1A		513	\$54.43	11,070	\$1,703.67	\$1,758.10
616	7455021154	1A		513	\$54.43	9,420	\$1,449.74	\$1,504.17
617	7455022001	1A		10,803	\$1,146.20	10,400	\$1,600.56	\$2,746.76
618	7455022002	1A		5,401	\$573.05	5,340	\$821.83	\$1,394.88
619	7455022003	1A		5,401	\$573.05	5,400	\$831.06	\$1,404.11
620	7455022008	1A		5,184	\$550.02	9,600	\$1,477.44	\$2,027.46
621	7455022009	1A		5,184	\$550.02	0	\$0.00	\$550.02
622	7455022010	1A		5,184	\$550.02	0	\$0.00	\$550.02
623	7455022011	1A		5,401	\$573.05	0	\$0.00	\$573.05
624	7455022012	1A		5,401	\$573.05	0	\$0.00	\$573.05
625	7455022013	1A	1	4,800	\$509.28	3,346	\$257.64	\$766.92
626	7455022014	1A	1	8,407	\$891.98	4,608	\$354.82	\$1,246.80
627	7455022015	1A	1	8,407	\$891.98	4,380	\$337.26	\$1,229.24



Map ID	Assessor's Parcel Number (APN)	Zone	Exempt*	Parcel Size (Sq Ft)	Initial Parcel Assessment	Building Size (Sq Ft)	Initial Building Assessment	Total Initial Assessment
628	7455022016	1A		12,589	\$1,335.69	1,500	\$230.85	\$1,566.54
629	7455022017	1A		13,504	\$1,432.77	6,440	\$991.12	\$2,423.89
630	7455022018	1A		9,017	\$956.70	5,912	\$909.86	\$1,866.56
631	7455022019	1A		4,487	\$476.07	4,500	\$692.55	\$1,168.62
632	7455022020	1A		12,981	\$1,377.28	0	\$0.00	\$1,377.28
633	7455022021	1A		5,184	\$550.02	0	\$0.00	\$550.02
634	7455022028	1A	1	669	\$70.98	1,110	\$85.47	\$156.45
635	7455022029	1A	1	669	\$70.98	1,100	\$84.70	\$155.68
636	7455022030	1A	1	669	\$70.98	680	\$52.36	\$123.34
637	7455022031	1A	1	669	\$70.98	680	\$52.36	\$123.34
638	7455022032	1A	1	669	\$70.98	820	\$63.14	\$134.12
639	7455022033	1A	1	669	\$70.98	1,010	\$77.77	\$148.75
640	7455022034	1A	1	669	\$70.98	680	\$52.36	\$123.34
641	7455022035	1A	1	669	\$70.98	680	\$52.36	\$123.34
642	7455022036	1A	1	669	\$70.98	1,130	\$87.01	\$157.99
643	7455022037	1A	1	669	\$70.98	830	\$63.91	\$134.89
644	7455022038	1A	1	669	\$70.98	850	\$65.45	\$136.43
645	7455022039	1A	1	669	\$70.98	710	\$54.67	\$125.65
646	7455022040	1A	1	669	\$70.98	670	\$51.59	\$122.57
647	7455022041	1A	1	669	\$70.98	1,110	\$85.47	\$156.45
648	7455022042	1A	1	669	\$70.98	1,100	\$84.70	\$155.68
649	7455022043	1A	1	669	\$70.98	1,030	\$79.31	\$150.29
650	7455022044	1A	1	669	\$70.98	1,030	\$79.31	\$150.29
651	7455022045	1A	1	669	\$70.98	1,290	\$99.33	\$170.31
652	7455022046	1A	1	669	\$70.98	1,010	\$77.77	\$148.75
653	7455022047	1A	1	669	\$70.98	1,030	\$79.31	\$150.29
654	7455022048	1A	1	669	\$70.98	1,030	\$79.31	\$150.29
655	7455022049	1A	1	669	\$70.98	1,160	\$89.32	\$160.30
656	7455022050	1A	1	669	\$70.98	1,250	\$96.25	\$167.23
657	7455022051	1A	1	669	\$70.98	1,270	\$97.79	\$168.77
658	7455022052	1A	1	669	\$70.98	710	\$54.67	\$125.65
659	7455022053	1A	1	669	\$70.98	670	\$51.59	\$122.57
660	7455022054	1A	1	669	\$70.98	630	\$48.51	\$119.49
661	7455022055	1A	1	669	\$70.98	460	\$35.42	\$106.40
662	7455022056	1A	1	669	\$70.98	1,400	\$107.80	\$178.78
663	7455022057	1A	1	669	\$70.98	1,730	\$133.21	\$204.19
664	7455022058	1A	1	669	\$70.98	1,750	\$134.75	\$205.73



Map ID	Assessor's Parcel Number (APN)	Zone	Exempt*	Parcel Size (Sq Ft)	Initial Parcel Assessment	Building Size (Sq Ft)	Initial Building Assessment	Total Initial Assessment
665	7455022059	1A	1	669	\$70.98	1,710	\$131.67	\$202.65
666	7455023021	1A		4,487	\$476.07	690	\$106.19	\$582.26
667	7455023022	1A		4,487	\$476.07	1,575	\$242.39	\$718.46
668	7455023023	1A		4,487	\$476.07	1,264	\$194.53	\$670.60
669	7455023024	1A		4,487	\$476.07	3,007	\$462.78	\$938.85
670	7455023025	1A		9,017	\$956.70	6,226	\$958.18	\$1,914.88
671	7455025003	1A		5,940	\$630.23	4,884	\$751.65	\$1,381.88
672	7455025018	1A		5,940	\$630.23	0	\$0.00	\$630.23
673	7455025019	1A	1	47,520	\$5,041.87	107,567	\$8,282.66	\$13,324.53
674	7455025900	1A		76,400	\$8,106.04	0	\$0.00	\$8,106.04
675	7455025901	1A		31,050	\$3,294.41	74,031	\$11,393.37	\$14,687.78
676	7455025903	1A		34,539	\$3,664.59	0	\$0.00	\$3,664.59
677	7455025904	1A		23,762	\$2,521.15	18,499	\$2,847.00	\$5,368.15
678	7455025905	1A		4,051	\$429.81	0	\$0.00	\$429.81
679	7455025906	1A		4,051	\$429.81	0	\$0.00	\$429.81
680	7455025907	1A		4,051	\$429.81	0	\$0.00	\$429.81
681	7455025908	1A		4,051	\$429.81	0	\$0.00	\$429.81
682	7455025909	1A		2,047	\$217.19	0	\$0.00	\$217.19
683	7455025910	1A		2,004	\$212.62	0	\$0.00	\$212.62
684	7455025911	1A		4,051	\$429.81	0	\$0.00	\$429.81
685	7455026046	1A		56,192	\$5,961.97	30,790	\$4,738.58	\$10,700.55
686	7455026048	1A		70,132	\$7,441.01	11,248	\$1,731.07	\$9,172.08
687	7455026050	1A		37,026	\$3,928.46	23,600	\$3,632.04	\$7,560.50
688	7455026051	1A		33,537	\$3,558.28	4,169	\$641.61	\$4,199.89
689	7455026052	1A		71,386	\$7,574.05	57,061	\$8,781.69	\$16,355.74
690	7455026900	1A		11,500	\$1,220.15	76,479	\$11,770.12	\$12,990.27
691	7455026939	1A		10,019	\$1,063.02	0	\$0.00	\$1,063.02
692	7455027932	1A		63,162	\$6,701.49	0	\$0.00	\$6,701.49
693	7455027933	1A		54,886	\$5,823.40	29,000	\$4,463.10	\$10,286.50
694	7455028001	1A	1	353	\$37.45	710	\$54.67	\$92.12
695	7455028002	1A	1	353	\$37.45	670	\$51.59	\$89.04
696	7455028003	1A	1	353	\$37.45	670	\$51.59	\$89.04
697	7455028004	1A	1	353	\$37.45	670	\$51.59	\$89.04
698	7455028005	1A	1	353	\$37.45	980	\$75.46	\$112.91
699	7455028006	1A	1	353	\$37.45	1,310	\$100.87	\$138.32
700	7455028007	1A	1	353	\$37.45	980	\$75.46	\$112.91
701	7455028008	1A	1	353	\$37.45	740	\$56.98	\$94.43



Map ID	Assessor's Parcel Number (APN)	Zone	Exempt*	Parcel Size (Sq Ft)	Initial Parcel Assessment	Building Size (Sq Ft)	Initial Building Assessment	Total Initial Assessment
702	7455028009	1A	1	353	\$37.45	1,180	\$90.86	\$128.31
703	7455028010	1A	1	353	\$37.45	670	\$51.59	\$89.04
704	7455028011	1A	1	353	\$37.45	1,160	\$89.32	\$126.77
705	7455028012	1A	1	353	\$37.45	1,710	\$131.67	\$169.12
706	7455028013	1A	1	353	\$37.45	1,000	\$77.00	\$114.45
707	7455028014	1A	1	353	\$37.45	970	\$74.69	\$112.14
708	7455028015	1A	1	353	\$37.45	1,000	\$77.00	\$114.45
709	7455028016	1A	1	353	\$37.45	1,380	\$106.26	\$143.71
710	7455028017	1A	1	353	\$37.45	1,090	\$83.93	\$121.38
711	7455028018	1A	1	353	\$37.45	1,000	\$77.00	\$114.45
712	7455028019	1A	1	353	\$37.45	720	\$55.44	\$92.89
713	7455028020	1A	1	353	\$37.45	1,010	\$77.77	\$115.22
714	7455028021	1A	1	353	\$37.45	1,240	\$95.48	\$132.93
715	7455028022	1A	1	353	\$37.45	710	\$54.67	\$92.12
716	7455028023	1A	1	353	\$37.45	670	\$51.59	\$89.04
717	7455028024	1A	1	353	\$37.45	670	\$51.59	\$89.04
718	7455028025	1A	1	353	\$37.45	670	\$51.59	\$89.04
719	7455028026	1A	1	353	\$37.45	980	\$75.46	\$112.91
720	7455028027	1A	1	353	\$37.45	1,310	\$100.87	\$138.32
721	7455028028	1A	1	353	\$37.45	980	\$75.46	\$112.91
722	7455028029	1A	1	353	\$37.45	740	\$56.98	\$94.43
723	7455028030	1A	1	353	\$37.45	1,180	\$90.86	\$128.31
724	7455028031	1A	1	353	\$37.45	670	\$51.59	\$89.04
725	7455028032	1A	1	353	\$37.45	1,160	\$89.32	\$126.77
726	7455028033	1A	1	353	\$37.45	1,550	\$119.35	\$156.80
727	7455028034	1A	1	353	\$37.45	1,000	\$77.00	\$114.45
728	7455028035	1A	1	353	\$37.45	970	\$74.69	\$112.14
729	7455028036	1A	1	353	\$37.45	1,000	\$77.00	\$114.45
730	7455028037	1A	1	353	\$37.45	1,430	\$110.11	\$147.56
731	7455028038	1A	1	353	\$37.45	1,090	\$83.93	\$121.38
732	7455028039	1A	1	353	\$37.45	1,000	\$77.00	\$114.45
733	7455028040	1A	1	353	\$37.45	720	\$55.44	\$92.89
734	7455028041	1A	1	353	\$37.45	1,010	\$77.77	\$115.22
735	7455028042	1A	1	353	\$37.45	1,240	\$95.48	\$132.93
736	7455028043	1A	1	353	\$37.45	710	\$54.67	\$92.12
737	7455028044	1A	1	353	\$37.45	670	\$51.59	\$89.04
738	7455028045	1A	1	353	\$37.45	670	\$51.59	\$89.04



Map ID	Assessor's Parcel Number (APN)	Zone	Exempt*	Parcel Size (Sq Ft)	Initial Parcel Assessment	Building Size (Sq Ft)	Initial Building Assessment	Total Initial Assessment
739	7455028046	1A	1	353	\$37.45	670	\$51.59	\$89.04
740	7455028047	1A	1	353	\$37.45	980	\$75.46	\$112.91
741	7455028048	1A	1	353	\$37.45	1,310	\$100.87	\$138.32
742	7455028049	1A	1	353	\$37.45	980	\$75.46	\$112.91
743	7455028050	1A	1	353	\$37.45	740	\$56.98	\$94.43
744	7455028051	1A	1	353	\$37.45	1,180	\$90.86	\$128.31
745	7455028052	1A	1	353	\$37.45	670	\$51.59	\$89.04
746	7455028053	1A	1	353	\$37.45	1,160	\$89.32	\$126.77
747	7455028054	1A	1	353	\$37.45	1,710	\$131.67	\$169.12
748	7455028055	1A	1	353	\$37.45	1,000	\$77.00	\$114.45
749	7455028056	1A	1	353	\$37.45	970	\$74.69	\$112.14
750	7455028057	1A	1	353	\$37.45	1,000	\$77.00	\$114.45
751	7455028058	1A	1	353	\$37.45	1,430	\$110.11	\$147.56
752	7455028059	1A	1	353	\$37.45	1,090	\$83.93	\$121.38
753	7455028060	1A	1	353	\$37.45	1,000	\$77.00	\$114.45
754	7455028061	1A	1	353	\$37.45	720	\$55.44	\$92.89
755	7455028062	1A	1	353	\$37.45	1,010	\$77.77	\$115.22
756	7455028063	1A	1	353	\$37.45	1,240	\$95.48	\$132.93
757	7455028064	1A	1	353	\$37.45	710	\$54.67	\$92.12
758	7455028065	1A	1	353	\$37.45	670	\$51.59	\$89.04
759	7455028066	1A	1	353	\$37.45	670	\$51.59	\$89.04
760	7455028067	1A	1	353	\$37.45	670	\$51.59	\$89.04
761	7455028068	1A	1	353	\$37.45	980	\$75.46	\$112.91
762	7455028069	1A	1	353	\$37.45	1,310	\$100.87	\$138.32
763	7455028070	1A	1	353	\$37.45	980	\$75.46	\$112.91
764	7455028071	1A	1	353	\$37.45	740	\$56.98	\$94.43
765	7455028072	1A	1	353	\$37.45	1,180	\$90.86	\$128.31
766	7455028073	1A	1	353	\$37.45	670	\$51.59	\$89.04
767	7455028074	1A	1	353	\$37.45	1,210	\$93.17	\$130.62
768	7455028075	1A	1	353	\$37.45	1,710	\$131.67	\$169.12
769	7455028076	1A	1	353	\$37.45	1,000	\$77.00	\$114.45
770	7455028077	1A	1	353	\$37.45	970	\$74.69	\$112.14
771	7455028078	1A	1	353	\$37.45	1,000	\$77.00	\$114.45
772	7455028079	1A	1	353	\$37.45	1,430	\$110.11	\$147.56
773	7455028080	1A	1	353	\$37.45	1,090	\$83.93	\$121.38
774	7455028081	1A	1	353	\$37.45	1,000	\$77.00	\$114.45
775	7455028082	1A	1	353	\$37.45	720	\$55.44	\$92.89



Map ID	Assessor's Parcel Number (APN)	Zone	Exempt*	Parcel Size (Sq Ft)	Initial Parcel Assessment	Building Size (Sq Ft)	Initial Building Assessment	Total Initial Assessment
776	7455028083	1A	1	353	\$37.45	1,010	\$77.77	\$115.22
777	7455028084	1A	1	353	\$37.45	1,240	\$95.48	\$132.93
778	7455028085	1A	1	353	\$37.45	710	\$54.67	\$92.12
779	7455028086	1A	1	353	\$37.45	670	\$51.59	\$89.04
780	7455028087	1A	1	353	\$37.45	670	\$51.59	\$89.04
781	7455028088	1A	1	353	\$37.45	670	\$51.59	\$89.04
782	7455028089	1A	1	353	\$37.45	980	\$75.46	\$112.91
783	7455028090	1A	1	353	\$37.45	1,310	\$100.87	\$138.32
784	7455028091	1A	1	353	\$37.45	980	\$75.46	\$112.91
785	7455028092	1A	1	353	\$37.45	740	\$56.98	\$94.43
786	7455028093	1A	1	353	\$37.45	1,180	\$90.86	\$128.31
787	7455028094	1A	1	353	\$37.45	670	\$51.59	\$89.04
788	7455028095	1A	1	353	\$37.45	1,210	\$93.17	\$130.62
789	7455028096	1A	1	353	\$37.45	1,710	\$131.67	\$169.12
790	7455028097	1A	1	353	\$37.45	1,000	\$77.00	\$114.45
791	7455028098	1A	1	353	\$37.45	970	\$74.69	\$112.14
792	7455028099	1A	1	353	\$37.45	1,000	\$77.00	\$114.45
793	7455028100	1A	1	353	\$37.45	1,380	\$106.26	\$143.71
794	7455028101	1A	1	353	\$37.45	1,090	\$83.93	\$121.38
795	7455028102	1A	1	353	\$37.45	1,000	\$77.00	\$114.45
796	7455028103	1A	1	353	\$37.45	720	\$55.44	\$92.89
797	7455028104	1A	1	353	\$37.45	1,010	\$77.77	\$115.22
798	7455028105	1A	1	353	\$37.45	1,240	\$95.48	\$132.93
799	7456011800	1A		436	\$46.26	0	\$0.00	\$46.26
800	7456011900	1A		59,259	\$6,287.38	0	\$0.00	\$6,287.38
801	7456012024	1A		20,909	\$2,218.44	26,242	\$4,038.64	\$6,257.08
802	7456012800	1A		436	\$46.26	0	\$0.00	\$46.26
805	7455007014	1A	1	5,403	\$573.26	1,324	\$101.95	\$675.21
806	7455007015	1A	1	5,402	\$573.15	1,778	\$136.91	\$710.06
	TOTAL			11,812,513	\$506,616.10	4,035,312	\$480,802.32	\$987,418.42

**Exemptions:*

1. Residentially-Zoned Parcels (RD4 or higher) will pay their full parcel assessment rate.
2. Residentially-Zoned Parcels (RD1.5 to RD3) will not be assessed.
3. Agriculturally-Zoned Parcels will not be assessed.
4. Parcels with Right-of-Way Uses will not be assessed.



APPENDIX 3: PUBLICLY-OWNED PARCELS

Map ID	Assessor's Parcel Number (APN)	Zone	Exempt*	Parcel Size (sqft)	Initial Parcel Assessment	Building Size (sqft)	Initial Building Assessment	Total Initial Annual Assessment
Community Redevelopment Agency								
20	7451018900	1A		16,793	\$1,781.74	3,692	\$284.28	\$2,066.02
LA City								
9	7440030911	1B		11,500	\$609.85	0	\$0.00	\$609.85
10	7440030917	1B		12,565	\$666.32	0	\$0.00	\$666.32
11	7440030918	1B	4	40,075	\$0.00	0	\$0.00	\$0.00
17	7440031910	1B	4	141,570	\$0.00	0	\$0.00	\$0.00
29	7451037901	1A		6,011	\$637.77	5,500	\$846.45	\$1,484.22
72	7455004900	1A		5,750	\$610.08	0	\$0.00	\$610.08
73	7455004901	1A		5,750	\$610.08	0	\$0.00	\$610.08
74	7455004902	1A		1,873	\$198.73	0	\$0.00	\$198.73
75	7455004903	1A		18,748	\$1,989.16	17,352	\$2,670.47	\$4,659.63
93	7455005900	1A		4,800	\$509.28	0	\$0.00	\$509.28
94	7455005901	1A		9,601	\$1,018.67	0	\$0.00	\$1,018.67
95	7455005902	1A		2,400	\$254.64	0	\$0.00	\$254.64
96	7455005903	1A		4,796	\$508.86	0	\$0.00	\$508.86
97	7455005904	1A		4,796	\$508.86	0	\$0.00	\$508.86
98	7455005905	1A		4,796	\$508.86	0	\$0.00	\$508.86
179	7455006900	1A		15,002	\$1,591.71	0	\$0.00	\$1,591.71
191	7455007900	1A		16,200	\$1,718.82	0	\$0.00	\$1,718.82
192	7455007902	1A		16,200	\$1,718.82	0	\$0.00	\$1,718.82
193	7455007903	1A		6,682	\$708.96	0	\$0.00	\$708.96
197	7455010902	1A		42,079	\$4,464.58	0	\$0.00	\$4,464.58
198	7455010903	1A		28,331	\$3,005.92	18,000	\$2,770.20	\$5,776.12
274	7455013902	1A		6,830	\$724.66	0	\$0.00	\$724.66
275	7455013903	1A		3,868	\$410.39	0	\$0.00	\$410.39
276	7455013904	1A		11,609	\$1,231.71	0	\$0.00	\$1,231.71
674	7455025900	1A		76,400	\$8,106.04	0	\$0.00	\$8,106.04
676	7455025903	1A		34,539	\$3,664.59	0	\$0.00	\$3,664.59
690	7455026900	1A		11,500	\$1,220.15	76,479	\$11,770.12	\$12,990.27
691	7455026939	1A		10,019	\$1,063.02	0	\$0.00	\$1,063.02



Map ID	Assessor's Parcel Number (APN)	Zone	Exempt*	Parcel Size (sqft)	Initial Parcel Assessment	Building Size (sqft)	Initial Building Assessment	Total Initial Annual Assessment
800	7456011900	1A		59,259	\$6,287.38	0	\$0.00	\$6,287.38
LA City Subtotal								\$62,605.15

LA City Park

8	7440030910	1B		50,530	\$2,679.61	0	\$0.00	\$2,679.61
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United States Government

675	7455025901	1A		31,050	\$3,294.41	74,031	\$11,393.37	\$14,687.78
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US Postal Service

678	7455025905	1A		4,051	\$429.81	0	\$0.00	\$429.81
679	7455025906	1A		4,051	\$429.81	0	\$0.00	\$429.81
680	7455025907	1A		4,051	\$429.81	0	\$0.00	\$429.81
681	7455025908	1A		4,051	\$429.81	0	\$0.00	\$429.81
682	7455025909	1A		2,047	\$217.19	0	\$0.00	\$217.19
683	7455025910	1A		2,004	\$212.62	0	\$0.00	\$212.62
684	7455025911	1A		4,051	\$429.81	0	\$0.00	\$429.81
US Postal Service Subtotal								\$2,578.86

LA County

677	7455025904	1A		23,762	\$2,521.15	18,499	\$2,847.00	\$5,368.15
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State of California

273	7455013901	1A		78,000	\$8,275.80	36,409	\$5,603.35	\$13,879.15
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Long Beach City

12	7440030919	1B		11,500	\$609.85	0	\$0.00	\$609.85
13	7440030920	1B		12,565	\$666.32	0	\$0.00	\$666.32
14	7440030921	1B		40,075	\$2,125.18	0	\$0.00	\$2,125.18
18	7440031911	1B		141,570	\$7,507.46	0	\$0.00	\$7,507.46
Long Beach City Subtotal								\$10,908.81

Port of Los Angeles High School

283	7455019923	1A		83,635	\$8,873.67	72,688	\$11,186.68	\$20,060.35
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LA City Harbor Dept

1	7440024911	2		3,574,098	\$0.00	238,890	\$13,138.95	\$13,138.95
2	7440026903	2		1,957,586	\$0.00	119,750	\$6,586.25	\$6,586.25
6	7440030906	1B		684,328	\$36,289.91	54,557	\$4,200.89	\$40,490.80
7	7440030908	1B		67,082	\$3,557.36	0	\$0.00	\$3,557.36
16	7440031904	1B		1,429,639	\$75,813.76	149,929	\$11,544.53	\$87,358.29



Map ID	Assessor's Parcel Number (APN)	Zone	Exempt*	Parcel Size (sqft)	Initial Parcel Assessment	Building Size (sqft)	Initial Building Assessment	Total Initial Annual Assessment
281	7455019916	1A		113,256	\$12,016.46	95,380	\$14,678.98	\$26,695.44
282	7455019922	1A		83,200	\$8,827.52	51,000	\$7,848.90	\$16,676.42
692	7455027932	1A		63,162	\$6,701.49	0	\$0.00	\$6,701.49
693	7455027933	1A		54,886	\$5,823.40	29,000	\$4,463.10	\$10,286.50
				LA City Harbor Dept Subtotal				\$211,491.50

***Exemptions:**

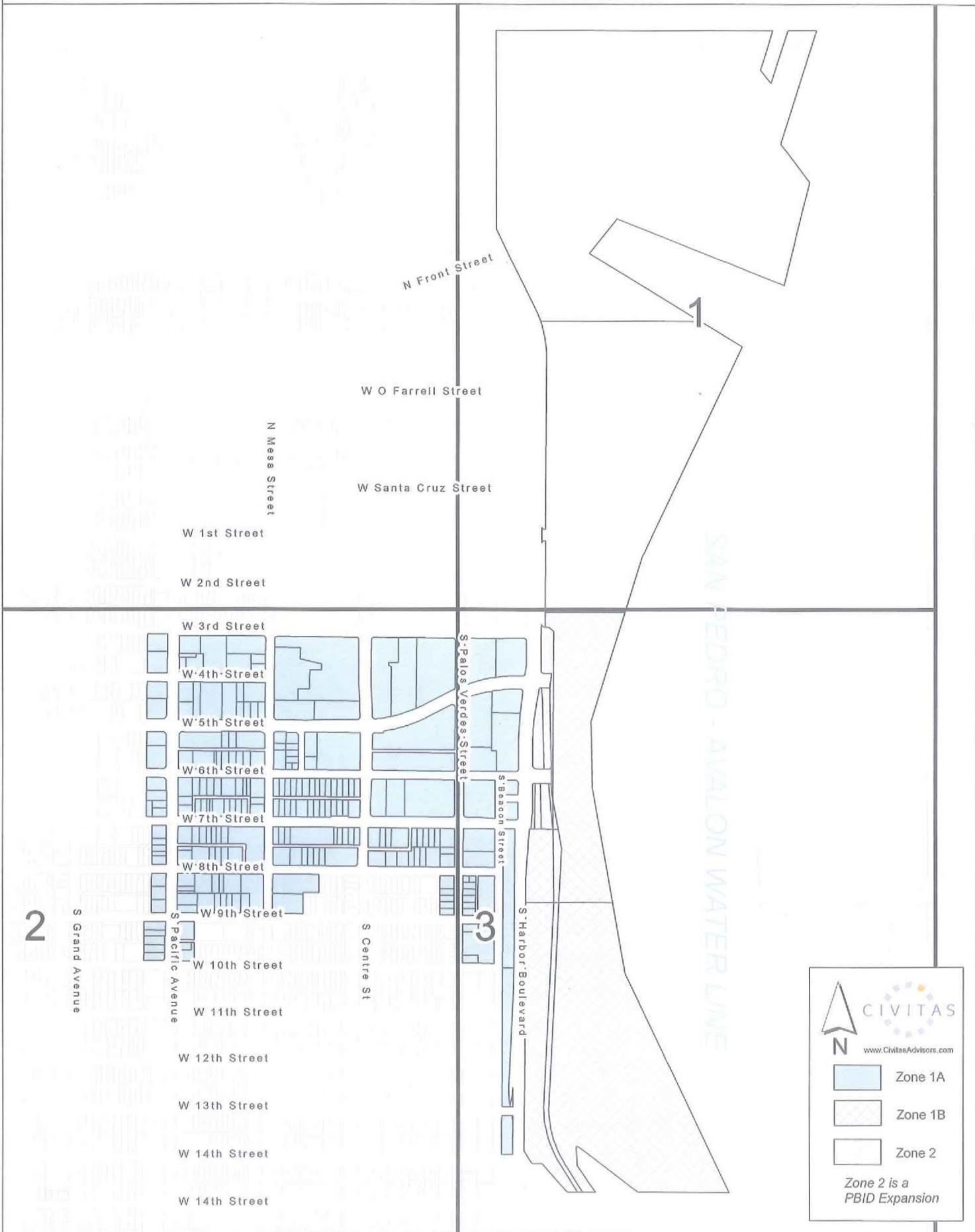
1. Residentially-Zoned Parcels (RD4 or higher) will pay their full assessment rate.
2. Residentially-Zoned Parcels (RD1.5 to RD3) will not be assessed.
3. Agriculturally-Zoned Parcels will not be assessed.
4. Parcels with Right-of-Way Uses will not be assessed.



APPENDIX 4: DISTRICT BOUNDARY MAP



San Pedro Historic Waterfront PBID



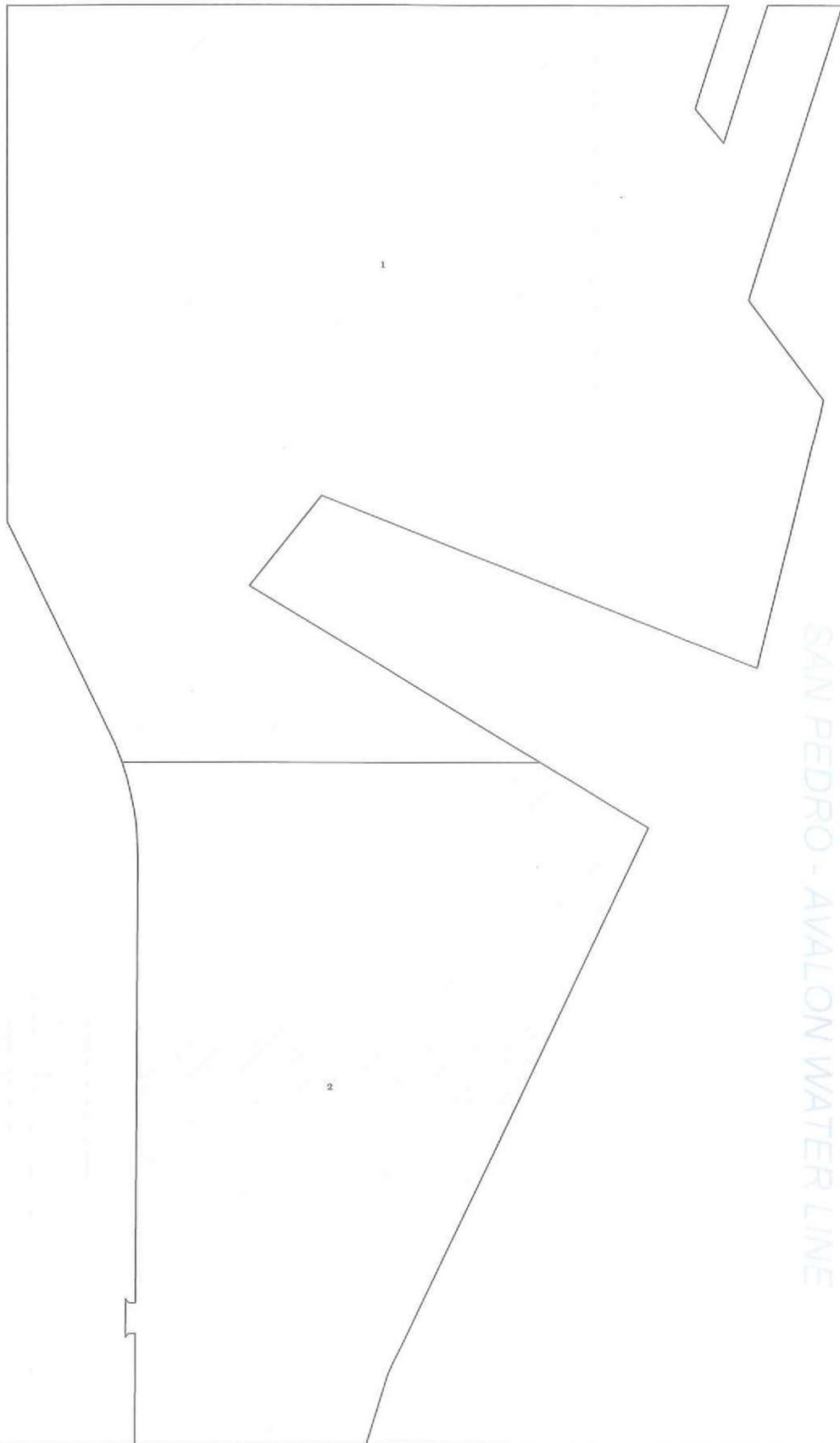


 CIVITAS

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-  Zone 1A
-  Zone 1B
-  Zone 2

Zone 2 is a
PBID Expansion



SAN PEDRO - AVALON WATER LINE

San Pedro Historic Waterfront PBID

1



Zone 1A



Zone 1B



Zone 2

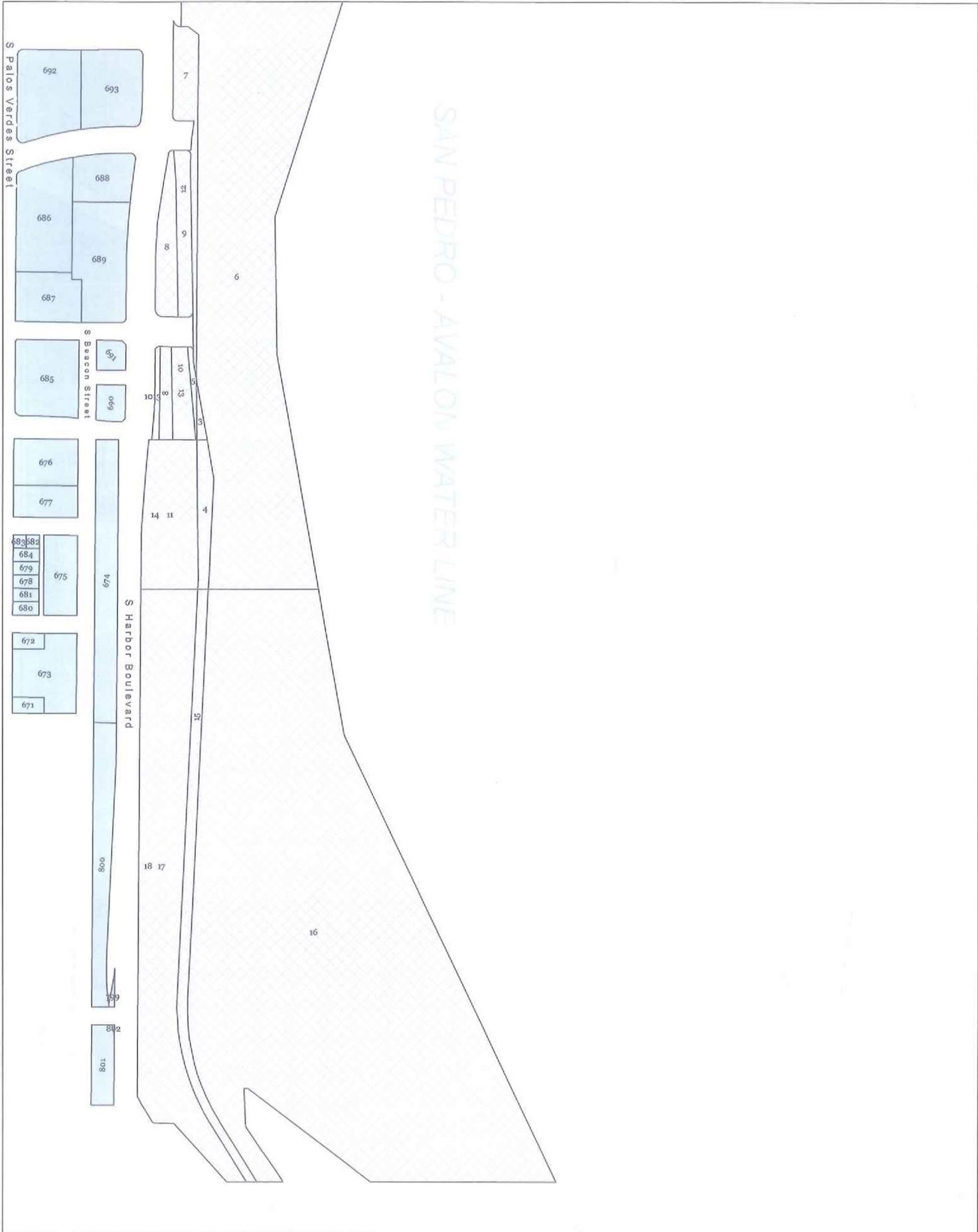




San Pedro Historic Waterfront PBID

Zone 1A
 Zone 1B
 Zone 2





SAN PEDRO - AVALON WATER LINE



SAN PEDRO HISTORIC WATERFRONT PROPERTY AND BUSINESS IMPROVEMENT DISTRICT

ENGINEER'S REPORT

*Prepared pursuant to the State of California Property and Business Improvement District Law of 1994,
as amended, and Section 4, Article XIII D of the California Constitution, to renew
a Property and Business Improvement District within the City of Los Angeles*

January 1, 2013 to December 31, 2017

Prepared by



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and



Bennett Engineering Services
Principal Orin Bennett, PE
(916)783-4100

June 20, 2012

**SAN PEDRO HISTORIC WATERFRONT
PROPERTY AND BUSINESS IMPROVEMENT DISTRICT**

ENGINEER'S REPORT

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I. DISTRICT DESCRIPTION

Developed by property owners, the San Pedro Historic Waterfront Property and Business Improvement District (SPHWBID) is a benefit assessment District which was established in 2008. The District has reached the end of its initial five-year term; property owners now wish to renew the SPHWBID to continue funding vital services.

Location: The SPHWBID is generally bounded on the west by S Pacific Avenue (including parcels fronting the western edge of S Pacific Avenue) and on the east by the San Pedro-Avalon water line. Parcels located west of Harbor Boulevard are generally bounded to the north by W 3rd Street and to the south by portions of W 10th Street, W 9th Street, and W 8th Street, with parcels east of S Beacon Street and west of S Harbor Boulevard extending south to W 14th Street. Parcels located east of Harbor Boulevard are generally bounded to the north by the northern boundary of APN 7440-024-911 (Map ID 1) and to the south by the southern boundary of APNs 7440-031-904 (Map ID 16), 7440-031-806 (Map ID 15), 7440-031-910 (Map ID 17), and 7440-031-911 (Map ID 18). For a detailed description of the District boundaries, see Section II.

Services: The SPHWBID will provide services to individually-assessed parcels within the District. Services will not be provided outside the District boundaries. The services which will provide special benefit to individually-assessed parcels may include, but are not limited to:

- Pedestrian and tourist ambassador services;
- Sanitation, cleaning, and beautification;
- Marketing, promotions and waterfront special events;
- New business attraction for the District;
- Homeless services coordination; and
- Policy development, District management, and administration.

Budget: The SPHWBID budget for the first year of operation is \$987,418.42 with a maximum increase of 3% per year for the District’s five (5) years of operation.

Financing: The District’s source of financing will be special assessments levied on individually-assessed benefitting parcels within its boundaries. Commercially-zoned parcels within the District will be assessed. Residential parcels zoned RD4 or higher will also receive and benefit from District services. The District will be divided into three benefit zones with assessment rates based upon parcel use and the services provided to each benefit zone. The assessment rates for each benefit zone are:

San Pedro Historic Waterfront BID Initial Annual Assessment Rates		
Parcel Use Benefit Zone	Parcel Rate (\$/sqft/yr)	Building Rate (\$/sqft/yr)
Commercially-Zoned Parcels		
Zone 1A	\$0.10610	\$0.15390
Zone 1B	\$0.05303	\$0.07700
Zone 2	\$0.00000	\$0.05500
Residentially-Zoned (RD 4 or higher) Parcels		
Zone 1A	\$0.10610	\$0.07700
Parcels with Right-of-Way, Residential (RD1.5 to RD3), or Agricultural Uses in any Zone	Not Assessed	

For a detailed discussion on rates and benefits supporting these rates, see Section III.

- Renewal:** SPHWBID renewal requires submittal of petitions from property owners representing at least 50% of the total assessment and a ballot vote in which 50% or more of the ballots returned, weighted by assessment, support the renewed assessment.
- Timetable:** The renewed SPHWBID will have a five-year life beginning January 1, 2013 and ending December 31, 2017. After five years, the petition process, ballot process, and City Council hearing process must be repeated for the SPHWBID to be re-established.

II. DISTRICT BOUNDARIES

The District will deliver services along the San Pedro Historic Waterfront commercial corridor. The SPHWBID is generally bounded on the west by S Pacific Avenue (including parcels fronting the western edge of S Pacific Avenue) and on the east by the San Pedro-Avalon water line. Parcels located west of Harbor Boulevard are generally bounded to the north by W 3rd Street and to the south by portions of W 10th Street, W 9th Street, and W 8th Street, with parcels east of S Beacon Street and west of S Harbor Boulevard extending south to W 14th Street. Parcels located east of Harbor Boulevard are generally bounded to the north by the northern boundary of APN 7440-024-911 (Map ID 1) and to the south by the southern boundary of APNs 7440-031-904 (Map ID 16), 7440-031-806 (Map ID 15), 7440-031-910 (Map ID 17), and 7440-031-911 (Map ID 18).

The boundaries of the District are more particularly described as follows:

District Boundary

Beginning at the northwest corner of APN 7451-018-900 (Map ID 20), then east along the south edge of W 3rd Street, across S Pacific Avenue, S Mesa Street, S Centre Street, and S Palos Verdes Street, to S Harbor Boulevard. North along the eastern edge of S Harbor Boulevard to the southwest corner of APN 7440-024-911 (Map ID 1). North along the western boundary and east along the northern boundary of APN 7440-024-911 (Map ID 1) to the San Pedro-Avalon water line.

South along the western edge of the San Pedro-Avalon water line to the southeast corner of APN 7440-031-904 (Map ID 16).

West along the southern boundary of APNs 7440-031-904 (Map ID 16), 7440-031-806 (Map ID 15), 7440-031-910 (Map ID 17), 7440-031-911 (Map ID 18), across S Harbor Boulevard, and continuing west along the southern boundary of APN 7456-012-024 (Map ID 801) to S Beacon Street. North along the eastern edge of S Beacon Street, across W 13th Street, W 12th Street, and W 11th Street, to W 10th Street. West along the northern edge of W 10th Street to S Palos Verdes Street. North along the eastern edge of S Palos Verdes Street to W 9th Street. West along the northern edge of W 9th Street to the southwest corner of APN 7455-023-021 (Map ID 666), then north along the western boundary of parcels fronting the western edge of S Palos Verdes Street to W 8th Street. West along the northern edge of W 8th Street, across S Centre Street, to a point opposite the northeast corner of APN 7455-010-902 (Map ID 197). South along the eastern edge and west along the southern edge of APN 7455-010-902 (Map ID 197) to the northeast corner of APN 7455-010-903 (Map ID 198) to W 9th Street. West along the northern edge of W 9th Street, across S Mesa Street, to the southwest corner of APN 7455-007-016 (Map ID 186). North along the western boundary of APN 7455-007-016 (Map ID 186), then west along the southern boundary of APNs 7455-007-006 (Map ID 183) and 7455-007-020 (Map ID 189) to the northeast corner of APN 7455-009-013 (Map ID 185). South along the eastern boundary of APN 7455-009-013 (Map ID 185) to W 9th Street. West along the northern edge of W 9th Street to a point opposite the northeast corner of APN 7455-008-024 (Map ID 196). South along the eastern boundary of parcels fronting the eastern edge of S Pacific Avenue to W 10th Street. West along the northeast corner of W 10th Street, across S Pacific Avenue, to the southwest corner of APN 7454-011-032 (Map ID 42).

North along the western boundary of parcels fronting the western edge of S Pacific Avenue, across W 9th Street and W 8th Street to W 7th Street. West along the northern edge of W 7th Street to the southwest corner of APN 7451-037-012 (Map ID 26). North along the western boundary of APN 7451-037-012 (Map ID 26), and continuing north along the western boundary of parcels fronting the western edge of S Pacific Avenue, across W 6th Street, W 5th Street, and W 4th Street, to W 3rd Street, the point of beginning.

Benefit Zones

Zone 1A

Zone 1A includes all parcels within the District boundaries located west of Harbor Boulevard.

Zone 1B

Zone 1B includes all parcels within the District boundaries located east of Harbor Boulevard and south of the northern boundary of APN 7440-030-906 (Map ID 6).

Zone 2

Zone 2 includes all parcels within the District boundaries located east of Harbor Boulevard and north of the southern boundary of APN 7440-026-903 (Map ID 2).

District Boundary Rationale

District boundaries and Benefit Zones were developed based on the special benefits to be received by individually-assessed parcels. The individually-assessed parcels in the District are the main commercial area of the Historic San Pedro Waterfront area. Parcels were reviewed to determine the parcel's zoning, if the parcel was included in an existing District, and if the parcel would receive special benefits from the District services. Parcels surrounding the District but not included in the District boundary were determined not to benefit from the District's services. For instance, the District boundaries do not include parcels along 10th Street as they are primarily residential parcels, as are most parcels north of the District's northern boundary, W 3rd Street and west of the District's western boundary, S Pacific Street. The individually-assessable parcel uses within the general boundaries of the San Pedro Historic Waterfront Property and Business Improvement District include a mix of retail, light industrial, manufacturing, offices, entertainment, and parking. Services and improvements provided by the District are designed to provide special benefits to the individually-assessable parcels. All of the services provided, including pedestrian and tourist ambassador services; sanitation, cleaning, and beautification; marketing, promotions, and waterfront special events; new business attraction; homeless service coordination; and policy development, district management and administration are above and beyond the baseline services provided by the City. None of these services are provided by the City. These services are uniquely tailored to meet the needs of individually-assessed parcels within the District, and provide a particular and distinct benefit to those parcels. Each individually-assessed parcel in the District receives a special benefit from the services provided to its respective benefit zone and parcel use.

The services provided with assessment funds will only be available to individually-assessed parcels within the District. Parcels outside the District shall not be assessed, shall not receive services, and shall not receive special benefits from the District's services. Services, including beautification, sanitation, special events, business attraction, and homeless coordination shall only be provided within the District boundaries. Marketing and promotions shall be designed to attract pedestrians only to the individually-assessed parcels within the District. Management and administration will ensure services are provided within the District for the special benefit of individually-assessed parcels.

The District includes 804 parcels which are listed in the Assessment Calculation Table included as Appendix 1. For further information, a District Boundary Map showing benefit zones is included as Appendix 2.

III. DISTRICT ASSESSMENT FORMULA

Assessment Formula

Parcel owners, merchants and other San Pedro Historic Waterfront stakeholders have emphasized that an assessment formula for the District be fair, balanced, and commensurate with benefits received.

Individually-assessed parcels shall be assessed a parcel square footage rate and a building square footage rate according to their proportionate special benefit derived from the services provided to that individually-assessed parcel's benefit zone. The assessment rates are shown below. A detailed description of the services provided by the District within each benefit zone is included in Section IV, Management District Plan Cost Estimate, of this Engineer's Report.

San Pedro Historic Waterfront BID Initial Annual Assessment Rates		
Parcel Use Benefit Zone	Parcel Rate (\$/sqft/yr)	Building Rate (\$/sqft/yr)
Commercially-Zoned Parcels		
Zone 1A	\$0.10610	\$0.15390
Zone 1B	\$0.05303	\$0.07700
Zone 2	\$0.00000	\$0.05500
Residentially-Zoned (RD 4 or higher) Parcels		
Zone 1A	\$0.10610	\$0.07700
Parcels with Right-of-Way, Residential (RD1.5 to RD3), or Agricultural Uses in any Zone		Not Assessed

The assessment rate differentials between Zone 1A, 1B, and 2 parcels are addressed in detail below. It should be noted that it is appropriate to assess individual parcels based on building square footage because some of the services to be provided, such as shuttle bus stops and sidewalk pressure washing, directly relate to the amount of pedestrian traffic generated by the buildings. It is appropriate to also consider parcel square footage in determining these assessments because the larger the parcel the greater benefits derived from the District's services.

For the purpose of calculating the proportional special benefit assessment for parcels within the District, a budget has been established for each benefit zone which includes and reflects the proportional cost of providing the improvements and level of services proposed for each zone. The assessment rate was calculated by first identifying the specific characteristics of each individually-assessed parcel in the District and using those characteristics to calculate each individually-assessed parcel's proportional special benefit. Then, the various services to be provided throughout the District were allocated to individually-assessed parcels in the various zones based on the level of service and proportional special benefit to those individually-assessed parcels. Based on the parcel characteristics and budgets for each zone, the assessment rates in the table above were calculated.

Zone 1A versus Zone 1B versus Zone 2 Parcels

In order to most closely tie the assessment paid by each parcel to the special benefits that each individually-assessed parcel receives, the assessment formula employs three separate zones assessed at different rates.

The assessments levied in Zone 1A make up approximately 83.16% of the District's revenue; assessments in Zone 1B make up approximately 14.84% of the District's revenue; and assessments in Zone 2 make up approximately 2.00% of the District's revenue. The assessment levied in each zone is proportional to the special benefit conferred on individually-assessed parcels. As explained in the following discussion, these rate

differentials relate directly to the level of services and special benefits received by the District's individually-assessed parcels.

The \$0.10610 assessed per parcel square foot on individual commercial parcels in Zone 1A produces 29.40% of the District's revenue. Adding to this figure, the revenue generated from assessing the building square footage on Zone 1A commercial parcels, at a rate of \$0.15390 per building square foot, on Zone 1A parcels accounts for 36.07% of the District's revenue. Individual parcels in Zone 1A are assessed at a rate commensurate with the benefits received under the Management District Plan. Zone 1A commercial parcels receive the majority of services because they are commercial-use parcels with high pedestrian traffic and a great need for services.

The \$0.10610 assessed per parcel square foot on residential parcels zoned RD4 or higher in Zone 1A produces 8.66% of the District's revenue. Adding to this figure, the revenue generated from assessing the building square footage on Zone 1A residential parcels zoned RD4 or higher, at a rate of \$0.07700 per building square foot, accounts for 9.03% of the District's revenue. Residential parcels zoned RD4 or higher in Zone 1A are assessed at a rate commensurate with the services and benefits they receive. These parcels receive and benefit from services including sanitation, beautification, cleaning, and homeless service coordination.

The \$0.05303 assessed per parcel square foot in Zone 1B produces 13.24% of the District's revenue. Adding to this figure, the revenue generated from assessing the building square footage, at a rate of \$0.07700 per building square foot, on Zone 1B parcels accounts for 1.59% of the District's revenue. Individual parcels in Zone 1B are assessed at a rate commensurate with the services and benefits they receive. Individually-assessed Zone 1B parcels have only a moderate need for services because they have moderate pedestrian traffic and high amounts of open space.

The \$0.05500 assessed per building square foot in Zone 2 produces 2.00% of the District's revenue. These individually-assessed parcels are commercial in nature, but have low density commercial uses; therefore, they are assessed a rate which is commensurate with the services and benefits they receive.

Each zone will receive services as detailed in Section IV. Funds raised in each zone will only be used to provide services within that zone.

The benefit zones will share administration expenses proportionally with the services provided in each zone.

Assessment Calculation

The following steps were taken to identify and calculate the assessment rate and individual parcel assessments.

Step One: Zone Budget

To provide services to individually-assessed commercial parcels in Zone 1A, an annual budget of \$646,492.96 is needed.

To provide services to individually-assessed residential parcels (zoned RD4 or higher) in Zone 1A, an annual budget of \$174,690.74 is needed.

To provide services to individually-assessed parcels in Zone 1B, an annual budget of \$146,509.52 is needed.

To provide services to individually-assessed parcels in Zone 2, an annual budget of \$19,725.20 is needed.

Step Two: Property Characteristics

The next step was to identify characteristics of individually-assessed parcels in each benefit zone. The parcel square footage and building square footage of parcels were examined to identify the following assessed variables in each zone:

Benefit Zone	Total Assessable Parcel Square Feet	Total Assessable Building Square Feet
1A – Commercial	2,736,239	2,314,347
1A - Residential	806,202	1,157,839
1B	2,465,851	204,486
2	5,531,684	358,640
Totals	11,539,976	4,035,312

Step Three: Assessment Distribution

The final step was to distribute the budget necessary between the characteristics of individually-assessed parcels. Because most of the services provided benefit the parcel as a whole, the majority of the assessment on individually-assessed parcels is based on parcel square footage. It is also appropriate to assess individually-assessed parcels based on their building square footage, as a portion of the District’s services are aimed at improving conditions related to building size. Parcel square foot and building square footage rates were applied to yield the necessary budgets in each Zone.

Benefit Zone	Total Parcel Square Foot Assessment	Total Building Square Foot Assessment	Total Assessment
1A-Commercial	\$290,314.90	\$356,178.06	\$646,492.96
1A-Residential	\$85,537.10	\$89,153.64	\$174,690.74
1B	\$130,764.10	\$15,745.42	\$146,509.52
2	\$0.00	\$19,725.20	\$19,725.20
Totals	\$506,616.10	\$480,802.32	\$987,418.42

Step Four – Assessment Rate

To determine the assessment rate, the total budget was divided by the parcel characteristics.

Benefit Zone	Budget		Parcel Square Feet		Assessment Rate
1A – Commercial	\$290,314.90	÷	2,736,239	=	\$0.10610
1A - Residential	\$85,537.10	÷	806,202	=	\$0.10610
1B	\$130,764.10	÷	2,465,851	=	\$0.05303
2	\$0.00	÷	5,531,684	=	\$0.00000

Benefit Zone	Budget		Building Square Feet		Assessment Rate
1A – Commercial	\$356,178.06	÷	2,314,347	=	\$0.15390
1A – Residential	\$89,153.64	÷	1,157,839	=	\$0.07700
1B	\$15,745.42	÷	204,486	=	\$0.07700
2	\$19,725.20	÷	358,640	=	\$0.05500

Sample Assessment Calculation

For example, a commercial parcel in Zone 1A with 1000 parcel square feet and 10 building square feet would be assessed as follows:

Variable	Amount		Variable Assessment Rate	Assessment
Parcel Square Feet	1000 sqft	X	\$0.10610	\$106.10
Building Square Feet	10 sqft	X	\$0.15390	\$ 1.54
			Total	\$107.64

Assessment Totals

The total assessment breaks down as follows:

Category	Zone 1A-Commercial	Zone 1A - Residential	Zone 1B	Zone 2	Category Total
Pedestrian	\$294,154.30	\$79,484.28	\$66,661.83	\$8,974.97	\$449,275.38
Sanitation	\$109,903.80	\$29,697.43	\$24,906.62	\$3,353.28	\$167,861.13
Marketing	\$96,973.94	\$26,203.61	\$21,976.43	\$2,958.78	\$148,112.76
Administration	\$132,531.06	\$35,811.60	\$30,034.45	\$4,043.67	\$202,420.78
Contingency	\$12,929.86	\$3,493.81	\$2,930.19	\$394.50	\$19,748.37
Zone Totals	\$646,492.96	\$174,690.73	\$146,509.52	\$19,725.20	\$987,418.42

Changes to Zoning

If the zoning of a parcel changes during the term of this District, the assessment calculation may be modified accordingly.

Changes to Building Size

If the building size on a parcel changes during the term of this District, the assessment calculation may be modified accordingly. Parcels with new construction shall have their assessment adjusted upon issuance of a certificate of occupancy for the new building.

Assessments on Public Parcels

Proposition 218, also known as “The Right to Vote on Taxes Act”, states that “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.” All individually-assessed parcels in the District are assessed on their parcel square footage and building square footage and receive District services and special benefits from those services. All publicly-owned, individually-assessed parcels will receive all of the services provided in the individually-assessed parcel’s respective zone; therefore, those individually-assessed parcels will be assessed at the full rate for their respective zones. These parcels will benefit from all of the District’s services. Marketing services, pedestrian ambassadors and kiosks, homeless services, events, transportation improvements, and sanitation will increase commercial activity on publicly-owned, individually-assessed parcels in the District. These parcels are located within the commercial area of the District and have a high amount of pedestrian traffic. Due to the high amount of pedestrian traffic, these parcels have a need for the services provided by the District.

Map ID	Assessor’s Parcel Number (APN)	Zone	Exempt*	Parcel Size (sqft)	Initial Parcel Assessment	Building Size (sqft)	Initial Building Assessment	Total Initial Annual Assessment
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Community Redevelopment Agency

20	7451018900	1A		16,793	\$1,781.74	3,692	\$284.28	\$2,066.02
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LA City

9	7440030911	1B		11,500	\$609.85	0	\$0.00	\$609.85
10	7440030917	1B		12,565	\$666.32	0	\$0.00	\$666.32
11	7440030918	1B	4	40,075	\$0.00	0	\$0.00	\$0.00
17	7440031910	1B	4	141,570	\$0.00	0	\$0.00	\$0.00
29	7451037901	1A		6,011	\$637.77	5,500	\$846.45	\$1,484.22
72	7455004900	1A		5,750	\$610.08	0	\$0.00	\$610.08

Map ID	Assessor's Parcel Number (APN)	Zone	Exempt*	Parcel Size (sqft)	Initial Parcel Assessment	Building Size (sqft)	Initial Building Assessment	Total Initial Annual Assessment
73	7455004901	1A		5,750	\$610.08	0	\$0.00	\$610.08
74	7455004902	1A		1,873	\$198.73	0	\$0.00	\$198.73
75	7455004903	1A		18,748	\$1,989.16	17,352	\$2,670.47	\$4,659.63
93	7455005900	1A		4,800	\$509.28	0	\$0.00	\$509.28
94	7455005901	1A		9,601	\$1,018.67	0	\$0.00	\$1,018.67
95	7455005902	1A		2,400	\$254.64	0	\$0.00	\$254.64
96	7455005903	1A		4,796	\$508.86	0	\$0.00	\$508.86
97	7455005904	1A		4,796	\$508.86	0	\$0.00	\$508.86
98	7455005905	1A		4,796	\$508.86	0	\$0.00	\$508.86
179	7455006900	1A		15,002	\$1,591.71	0	\$0.00	\$1,591.71
191	7455007900	1A		16,200	\$1,718.82	0	\$0.00	\$1,718.82
192	7455007902	1A		16,200	\$1,718.82	0	\$0.00	\$1,718.82
193	7455007903	1A		6,682	\$708.96	0	\$0.00	\$708.96
197	7455010902	1A		42,079	\$4,464.58	0	\$0.00	\$4,464.58
198	7455010903	1A		28,331	\$3,005.92	18,000	\$2,770.20	\$5,776.12
274	7455013902	1A		6,830	\$724.66	0	\$0.00	\$724.66
275	7455013903	1A		3,868	\$410.39	0	\$0.00	\$410.39
276	7455013904	1A		11,609	\$1,231.71	0	\$0.00	\$1,231.71
674	7455025900	1A		76,400	\$8,106.04	0	\$0.00	\$8,106.04
676	7455025903	1A		34,539	\$3,664.59	0	\$0.00	\$3,664.59
690	7455026900	1A		11,500	\$1,220.15	76,479	\$11,770.12	\$12,990.27
691	7455026939	1A		10,019	\$1,063.02	0	\$0.00	\$1,063.02
800	7456011900	1A		59,259	\$6,287.38	0	\$0.00	\$6,287.38
	LA City Subtotal							\$62,605.15

LA City Park

8	7440030910	1B		50,530	\$2,679.61	0	\$0.00	\$2,679.61
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United States Government

675	7455025901	1A		31,050	\$3,294.41	74,031	\$11,393.37	\$14,687.78
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US Postal Service

678	7455025905	1A		4,051	\$429.81	0	\$0.00	\$429.81
679	7455025906	1A		4,051	\$429.81	0	\$0.00	\$429.81
680	7455025907	1A		4,051	\$429.81	0	\$0.00	\$429.81
681	7455025908	1A		4,051	\$429.81	0	\$0.00	\$429.81
682	7455025909	1A		2,047	\$217.19	0	\$0.00	\$217.19

Map ID	Assessor's Parcel Number (APN)	Zone	Exempt*	Parcel Size (sqft)	Initial Parcel Assessment	Building Size (sqft)	Initial Building Assessment	Total Initial Annual Assessment
683	7455025910	1A		2,004	\$212.62	0	\$0.00	\$212.62
684	7455025911	1A		4,051	\$429.81	0	\$0.00	\$429.81
				US Postal Service Subtotal				\$2,578.86

LA County

677	7455025904	1A		23,762	\$2,521.15	18,499	\$2,847.00	\$5,368.15
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State of California

273	7455013901	1A		78,000	\$8,275.80	36,409	\$5,603.35	\$13,879.15
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Long Beach City

12	7440030919	1B		11,500	\$609.85	0	\$0.00	\$609.85
13	7440030920	1B		12,565	\$666.32	0	\$0.00	\$666.32
14	7440030921	1B		40,075	\$2,125.18	0	\$0.00	\$2,125.18
18	7440031911	1B		141,570	\$7,507.46	0	\$0.00	\$7,507.46
				Long Beach City Subtotal				\$10,908.81

Port of Los Angeles High School

283	7455019923	1A		83,635	\$8,873.67	72,688	\$11,186.68	\$20,060.35
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LA City Harbor Dept

1	7440024911	2		3,574,098	\$0.00	238,890	\$13,138.95	\$13,138.95
2	7440026903	2		1,957,586	\$0.00	119,750	\$6,586.25	\$6,586.25
6	7440030906	1B		684,328	\$36,289.91	54,557	\$4,200.89	\$40,490.80
7	7440030908	1B		67,082	\$3,557.36	0	\$0.00	\$3,557.36
16	7440031904	1B		1,429,639	\$75,813.76	149,929	\$11,544.53	\$87,358.29
281	7455019916	1A		113,256	\$12,016.46	95,380	\$14,678.98	\$26,695.44
282	7455019922	1A		83,200	\$8,827.52	51,000	\$7,848.90	\$16,676.42
692	7455027932	1A		63,162	\$6,701.49	0	\$0.00	\$6,701.49
693	7455027933	1A		54,886	\$5,823.40	29,000	\$4,463.10	\$10,286.50
				LA City Harbor Dept Subtotal				\$211,491.50

***Exemptions:**

1. Residentially-Zoned Parcels (RD4 or higher) will pay their full assessment rate.
2. Residentially-Zoned Parcels (RD1.5 to RD3) will not be assessed.
3. Agriculturally-Zoned Parcels will not be assessed.
4. Parcels with Right-of-Way Uses will not be assessed.

Residential and Agricultural Parcels

California Streets and Highways Code Section 36632(c) states, "Properties zoned solely for residential use, or that are zoned for agricultural use, are conclusively presumed not to benefit from the improvements and services funded through these assessments, and shall not be subject to any assessment pursuant to this part." Therefore, parcels that are zoned RD1.5 to RD3 within the District boundaries will not be assessed. Residential parcels which allow other uses (zoned RD4 or higher) shall be assessed. Those individually-assessed residential parcels, zoned RD4 or higher, within the District will receive and benefit from all of the District's services. The assessment rate for individually-assessed residential parcels zoned RD4 or higher is commensurate with their need for services; they have a moderate amount of pedestrian traffic and thus a moderate need for services.

Right-of-Way Parcels

Parcels within the District, to the extent that they are used solely as right-of-ways, shall not receive or benefit from the District's services. These parcels do not have a commercial use, do not have pedestrian traffic, and are basically unoccupied; thus, they have no need for District services and shall not be assessed.

Determination of Special versus General Benefits

California Constitution Article XIII D, section 4 (Proposition 218) states, "while assessment District programs may confer a combination of general and special benefits to properties, only the special parcel-related benefits can be funded through assessments." In accordance with Proposition 218, this District is renewed to continue providing special benefits directly to the individually-assessed parcels within the District boundaries.

The law provides that the expenses of the District shall be apportioned in proportion to the special benefit received by each individually-assessed parcel. In addition, Proposition 218 requires that parcel assessments may not exceed the reasonable cost of the proportional special benefit conferred on that individually-assessed parcel. Only special benefits are assessable. An assessment formula, based on benefit zone and parcel use, has been created to apportion special benefit appropriately between individually-assessed parcels. The assessment rates relate directly to the services and benefit received by individually-assessed parcels.

A special benefit is a particular and distinct benefit over and above general benefits conferred on the public at large, including real property within the District. Conversely, a general benefit is a benefit to parcels in the area and in the surrounding community or a benefit to the public in general, resulting from the improvement, activity, or service to be provided by the assessment levied. Many general benefits to the public at large are conveyed by municipal services such as fire protection, police services, and public transit services. These services are targeted to serve the public at large and do not confer special benefits on particular parcels. Unlike these public services, the services provided by the District are carefully designed to provide only special benefits, and only to individually-assessed parcels within the District.

The programs and services in the San Pedro Historic Waterfront Property and Business Improvement District's Management District Plan are designed to provide targeted services to individually-assessed parcels, apportioned by parcel use and by benefit zone, within the District. These programs and services are tailored not to serve the general public, but rather the specific individually-assessed parcels of the District. For example, the cleanup crew program is focused on the specific individually-assessed parcels within the District, and cleanup crew services are not provided outside the District. This cleanup program includes increased cleaning and sidewalk pressure washing provided only to the individually-assessed parcels within all benefit zones. The District will also aesthetically improve the District with additional landscaping and streetscape projects, which will not be provided outside the District. Pedestrian Ambassadors will only work in the District, to direct pedestrian traffic to, and thereby increase commerce on, the individually-assessed parcels. Collateral materials, such as District maps, will promote only the individually-assessed parcels within the District. Special events will occur within the District, and will bring additional pedestrians and increased commercial activity to the individually-assessed parcels in the District. The streetscape and landscape, and administration and advocacy programs will improve economic development within the District, thereby benefiting the individually-assessed parcels within the District. The culmination of the District's services is an increase in commercial activity within the District, directly and specially benefitting the individually-assessed parcels.

The programs and services paid for by assessment revenue are parcel services conferring special benefit on individually-assessed parcels within the District. In addition, these services are not for the benefit of the general public or parcels outside the District. The programs and services provide special benefits, and all benefits derived from assessments outlined in the Management District Plan are only for programs and services directly benefiting the individually-assessed parcels in the District. The services are designed to increase foot traffic, improve the commercial area, increase marketing of commercial entities in the District, improve the aesthetic appearance of the District, and to provide these services only to individually-assessed parcels within the District.

boundaries. It is therefore appropriate that these special, parcel-related benefits be funded by special assessments. Due to the fact that the District assessments will only be levied on individually-assessed parcels within its boundaries and, in turn, assessment revenues will only be spent on programs, improvements and services that provide direct special benefit to individually-assessed parcels within the District boundaries, it has been determined that any general benefits to the surrounding community or the public in general are de minimus, intangible, and unquantifiable. The assessment is proportional to the special benefit conferred on the individually-assessed parcels. The programs and services listed in the Management District Plan will be, and contribute to, a special benefit for each of the individually-assessed parcels within the District.

Time and Manner for Collecting Assessments

The District special assessment will appear as a separate line item on annual Property Tax bills prepared by the County of Los Angeles. Property Tax bills are generally distributed in the fall, and payment is expected by lump sum or installments. The County of Los Angeles shall distribute funds collected to the City of Los Angeles. Then, the City of Los Angeles will disburse the funds to the District's Owners' Association, pursuant to the authorization of the Management District Plan. Existing laws for enforcement and appeal of parcel taxes apply to the District assessments. If necessary, the City of Los Angeles City Clerk's Office will directly bill property owners or entities that do not appear on the tax roll.

Assessment Notice Process

After submission of petitions from property owners who will pay 50% or more of the assessment, the City may adopt a resolution declaring its intention to renew the District. Once the resolution is adopted, a ballot and an assessment notice will be sent to owners of each individually-assessed parcel within the District boundaries. The assessment notice provides the assessment amount, based upon the benefit zone, parcel square footage, and building square footage. Property owners will have at least forty-five days to review the notice and return their ballots. After at least forty-five days, the City Council will hold a public hearing on the proposed assessment, which owners can attend and make comments to the City Council. At the conclusion of the public hearing, the returned ballots will be tabulated. If a majority of the returned ballots favor implementing the assessment, the City Council may adopt a renewing forming the District. A list of individually-assessed parcels included in the District is provided in the Assessment Calculation Table included as Appendix 1 of this Engineer's Report.

Bonds

Bonds will not be issued as part of this SPHWBID.

IV. MANAGEMENT DISTRICT PLAN COST ESTIMATE

The following services are included in the San Pedro Historic Waterfront Property and Business Improvement Management District Plan:

1. Pedestrian and Tourist Ambassador Service

The ambassador service will assist customers, pedestrians, tourists, tenants and residents by answering questions, providing directions and referrals, and distributing maps and information about the District area. These services will continue to be provided in the area that was the original district, and will be expanded into the new areas of the District. The ambassadors' service will promote commercial and recreational opportunities that are provided on publicly and privately owned, individually-assessed parcels throughout the District boundaries. The ambassadors' presence is intended to create and enhance pedestrian perceptions of comfort and safety in an effort to specially benefit individually-assessed parcels by improving commerce on those individually-assessed parcels. These services, which were not being provided prior to creation of the District, will continue to serve as a catalyst for increased vehicle and pedestrian traffic patterns and linkages within the District.

Transportation linkages will continue to connect the waterfront and traditional downtown San Pedro. The PBID will continue providing shuttle transit service between the Maritime Museum, Ports O'Call Village, and downtown locations in the District. The shuttle service will continue to supplement, not supplant, the other existing transportation services which operate on a limited basis in the District. Shuttle services will specially benefit individually-assessed parcels by increasing access to and improving commerce on those individually-assessed parcels.

Uniformed ambassadors will also supplement, not supplant, the services of and work closely with the Los Angeles Police Department and Port Police Department in the District. Their presence will help prevent, deter, and report illegal activities in the District.

To effectively address issues that arise from the transient and homeless population in the District boundaries, the PBID will fund homeless service coordination. Coordination and referral services that are provided by various social service organizations will improve the effectiveness of the District's services. The District will facilitate the presence of social service agencies dedicated to assisting the homeless. These services will specially benefit individually-assessed parcels by creating a safer environment and enhancing pedestrians' perceptions of comfort and safety, thereby increasing commerce on those parcels.

Pedestrian kiosks will be staffed and maintained. Kiosk ambassadors will provide pedestrians with information, directions, brochures, flyers and other relevant collateral to increase visitation to the District. Also, the ambassadors will highlight transportation services as convenient, cost-effective means of transportation in the District.

These services will only be provided within the District boundaries, and will create a special benefit to those individually-assessed parcels by increasing pedestrian and automobile traffic within the District, thus increasing commerce and attracting and retaining businesses to locate in the District. Parcels outside of the District boundaries will not receive these services or any special benefit from these services.

a. Zone 1A

Individually-assessed parcels in Zone 1A have a high amount of pedestrian traffic and will receive special benefit from all of the District's pedestrian and tourist-related services described above, including multiple shuttle stops. Kiosks will benefit Zone 1A individually-assessed parcels by advertising the amenities and services available in Zone 1A.

b. Zone 1B

Individually-assessed parcels in Zone 1B have a moderate need for pedestrian services because they have a moderate amount of pedestrian traffic.

c. Zone 2

Individually-assessed parcels in Zone 2 will receive special benefit from all of the services described in Zone 1A above, including two shuttle stops. Zone 2 will receive the majority of these services only on specific days, as it has a high amount of traffic on days when cruise ships are in port and nearly no traffic on days when cruise ships are not in port. Tourism ambassadors will be provided in Zone 2 only on days when cruise ships are in port, approximately 6 hours per day, 120 days per year. Ambassadors will specially benefit Zone 2 individually-assessed parcels by providing assistance and direction to Zone 2 pedestrians.

2. Sanitation, Cleaning and Beautification

Sanitation, cleaning, and beautification programs will maintain the uniform standard of operation, cleanliness and beauty throughout the District. Activities may include: sidewalk sweeping, monthly sidewalk pressure washing; street sweeping; porter service; cleaning of vacant lots; painting of fixtures including fire hydrants; graffiti removal; street litter and illegal dumping pick-up; cleaning bus shelters and bus stops; street and alley cleaning patrols to remove litter, graffiti, stickers, and weeds; irrigation, operation, and trimming and cleaning of landscaping including trees and tree wells, art, lighting and other streetscape improvements; street tree “twinkle” lighting, holiday decorations, street lights and banners, and utility services. These services will be provided on rights-of-way, parkways, and medians surrounding the Maritime Museum; and the Ports O’Call Village; and rights-of-way, parkways, medians, easements, and parking lots within the District. Additional cleaning along the rights of way for North Harbor Drive, a gateway into the District, is needed and will be provided. Neither the City of Los Angeles nor the Port of Los Angeles is currently conducting any of the described services. District activities will also continue to enable conducting events within the District, which will characterize a real downtown / waterfront connection, by supporting the burden created by such events.

The District will continue endeavoring to leverage public agency and private funds, as well as using its own budget, to further encourage commerce and install landscaping and beautification improvements throughout the District for the benefit of all individually-assessed parcels within the District. All such improvements shall provide an aesthetically improved visual to the District to further encourage homeowners, renters and pedestrians to use the District’s resources.

These services will only be provided to individually-assessed parcels within the District boundaries, and will create a special benefit to those individually-assessed parcels by increasing pedestrian and automobile traffic within the District, which will increase commerce and attract and retain businesses within the District. Parcels outside of the District boundaries will not receive these services nor any benefit from these services.

a. Zone 1A

Individually-assessed parcels in Zone 1A will receive all of the services described above.

b. Zone 1B

Individually-assessed parcels in Zone 1B have a moderate need for the services described above because they have a moderate amount of pedestrian traffic. Services will be provided as needed rather than on a daily basis.

c. Zone 2

Individually-assessed parcels in Zone 2 will receive special benefit from all of the services described above. Services will be provided as needed rather than on a daily basis.

3. Marketing, Promotions and Waterfront Special Events

Marketing, promotions, events, signing and public relations initiatives will build upon the established District identity. Activities will continue to focus on waterfront attractions, tourism, and weekend and holiday special events. Events and activities will be planned and conducted along the waterfront, adjacent parking lots, adjacent streets, and throughout the District area. Other initiatives may include: website updates and operation, newsletter publication, graphics program development, branding and marketing program

development, printing and advertising, public relations activities, special events and activities, advertisements, and placement of promotional materials in various media. Events may include waterfront concerts, food festivals, maritime displays, military resource displays, and sports activities. None of the described marketing and promotions activities were being provided prior to District establishment. The District programs will not duplicate any marketing or promotions currently provided by others.

The District marketing and promotions efforts will only be provided for individually-individually-assessed parcels within the District boundaries, and will provide a special benefit to those individually-assessed parcels by increasing pedestrian and automobile traffic within the District, which will increase commerce and attract and retain businesses in the District. Parcels outside of the District boundaries will not receive these services or any special benefit from these services.

a. Zone 1A

Individually-assessed parcels in Zone 1A will receive all of the services described above. Marketing may include television ads, social media, direct mail, print ads, special events and festivals.

b. Zone 1B

Individually-assessed parcels in Zone 1B will receive all of the services described above.

c. Zone 2

Individually-assessed parcels in Zone 2 will receive all of the services described above.

4. Policy Development, District Management, and Administration

District activities will be managed by a professional manager who may be assisted by centralized administrative support. Management and other positions that may be hired in connection with the District include an executive director, administrative assistant, and clerical assistant. These positions may be employees or contractors at the discretion of the owners' association board of directors.

The staff will provide professional policy development serving District interests on a broad scale. Efforts to build upon existing, and create new, partnerships with governmental, non-profit, and private section organizations will benefit the District. Knowledgeable and effective participation in the elaborate, rigorous, and political competition for limited resources will produce special benefits for the District. It will also help propose and develop solutions to District issues such as parking, signage, and code enforcement. None of these programs were provided prior to District establishment.

The District will continue efforts to attract and recruit businesses to the District. This program will include preparation of public relations and promotional materials; marketing programs and activities; market and economic analysis, forecasts, and development plans; and targeted outreach. None of these services were provided prior to District establishment.

The professional development, management, and administration services only exist for District purposes and will only address matters for the special benefit of individually-assessed parcels within the District boundaries.

Various District office supply, material, insurance, service, and other necessary expenses are included in this budget category. All of these expense items support attraction of additional pedestrian and automobile traffic to the District, and constitute a special benefit for the individually-assessed parcels located within the District's boundaries. None of the described services were provided prior to District establishment. Parcels outside of the District boundaries will not receive these services nor any benefit from these services.

Each zone will pay its fair share of the administrative cost. The share of each zone shall be directly proportional to the amount of the District's services provided in that zone. Individually-assessed parcels in each zone will specially benefit from these services, which will increase commerce on those individually-assessed parcels.

5. Contingency and Renewal

A prudent portion of the District’s budget will be retained in a contingency fund to cover the costs of uncollected assessments, unanticipated or increased program costs, and variations in the market price of District services. Contingency funds will only be spent for special benefit to the individually-assessed parcels in the District, on expenses within the confines of this Plan. If at the time of District expiration there are contingency funds remaining and owners wish to renew the District, those funds could be used for the costs of District renewal.

Each zone will pay its fair share of the contingency and renewal cost. The share of each zone shall be directly proportional to the amount of the District’s services provided in that zone. Individually-assessed parcels in each zone will specially benefit from these services, which will increase commerce on those parcels.

Summary of District Services Provided by Zone

Service	Zone 1A	Zone 1B	Zone 2
Shuttle Bus Stops	Several	Several	Two
Pedestrian Ambassadors	5 officers daily	5 officers daily	120 days / year
Homeless Services	√	√	120 days /year
Sidewalk Pressure Washing	1 x month	1 x month	3 x year
Clean-Up Patrols	4 man crew daily	As needed	As needed
Streetscape Improvements	√	√	√
Landscape Watering / Trimming	Daily	As needed	As needed
Events	√	√	√
Website	√	√	√
Advertisements	√	√	√

Annual Budget

The following Management District Plan cost estimate has been developed by the Owners’ Association to deliver services throughout the District. An annual budget will be developed by the Owners’ Association. Unexpended funds will rollover one year to the next. If there are funds remaining at the end of the District’s five (5) year term, and the owners choose to renew the District, those remaining funds will be transferred to the renewed District. A portion of remaining funds may be reserved and used for the District’s renewal. If the District is not renewed, all remaining funds will be returned to parcel owners. The District will not issue bonds to finance improvements.

TABLE 1 - MANAGEMENT DISTRICT PLAN COST ESTIMATE, YEAR ONE

Cost Description	Percent	Amount
Pedestrian	45.5	\$449,275.38
Sanitation	17.0	\$167,861.13
Marketing	15.0	\$148,112.76
Administration	20.5	\$202,420.78
Contingency	2.0	\$19,748.37
Totals	100	\$987,418.42

Any accrued interest or delinquent payments will be expended in the above categories. After five (5) years the petition process, ballot process, and hearing process must be repeated for the District to be re-established.

TABLE 2 - DISTRICT ESTIMATED ANNUAL ASSESSMENT TOTALS PER YEAR
 (including 3% annual increase and no categorical adjustments)

Category	%	Year One 2013	Year Two 2014	Year Three 2015	Year Four 2016	Year Five 2017	Five-Year Total
Pedestrian	45.5	\$449,275.38	\$462,753.64	\$476,636.25	\$490,935.34	\$505,663.40	\$2,385,264.01
Sanitation	17.0	\$167,861.13	\$172,896.97	\$178,083.87	\$183,426.39	\$188,929.18	\$891,197.54
Marketing	15.0	\$148,112.76	\$152,556.15	\$157,132.83	\$161,846.82	\$166,702.22	\$786,350.77
Administration	20.5	\$202,420.78	\$208,493.40	\$214,748.20	\$221,190.65	\$227,826.37	\$1,074,679.39
Contingency	2.0	\$19,748.37	\$20,340.82	\$20,951.04	\$21,579.58	\$22,226.96	\$104,846.77
Totals	100	\$987,418.42	\$1,017,040.97	\$1,047,552.20	\$1,078,978.77	\$1,111,348.13	\$5,242,338.49

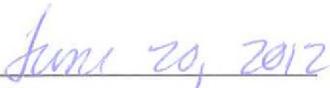
V. CERTIFICATION

I hereby certify, to the best of my knowledge and experience, that each of the identified benefiting parcels located within the San Pedro Historic Waterfront Property and Business Improvement District will receive a special benefit over and above the general benefits conferred and that the amount of the assessment is proportional to, and no greater than, the special benefits conferred on each individually-assessed parcel, as described in this Engineer's Report.

Preparation of the Engineer's Report for the San Pedro Historic Waterfront Property and Business Improvement District was completed by:



Orin N. Bennett, PE
State of California
Registered Civil Engineer No. 25169



Date



TRUSTED ENGINEERING ADVISORS

Bennett Engineering Services
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APPENDIX 1: ASSESSMENT CALCULATION TABLE

Map ID	Assessor's Parcel Number (APN)	Zone	Exempt*	Parcel Size (Sq Ft)	Initial Parcel Assessment	Building Size (Sq Ft)	Initial Building Assessment	Total Initial Assessment
1	7440024911	2		3,574,098	\$0.00	238,890	\$13,138.95	\$13,138.95
2	7440026903	2		1,957,586	\$0.00	119,750	\$6,586.25	\$6,586.25
3	7440030802	1B		1,307	\$69.31	0	\$0.00	\$69.31
4	7440030821	1B	4	20,760	\$0.00	0	\$0.00	\$0.00
5	7440030822	1B		3,190	\$169.17	0	\$0.00	\$169.17
6	7440030906	1B		684,328	\$36,289.91	54,557	\$4,200.89	\$40,490.80
7	7440030908	1B		67,082	\$3,557.36	0	\$0.00	\$3,557.36
8	7440030910	1B		50,530	\$2,679.61	0	\$0.00	\$2,679.61
9	7440030911	1B		11,500	\$609.85	0	\$0.00	\$609.85
10	7440030917	1B		12,565	\$666.32	0	\$0.00	\$666.32
11	7440030918	1B	4	40,075	\$0.00	0	\$0.00	\$0.00
12	7440030919	1B		11,500	\$609.85	0	\$0.00	\$609.85
13	7440030920	1B		12,565	\$666.32	0	\$0.00	\$666.32
14	7440030921	1B		40,075	\$2,125.18	0	\$0.00	\$2,125.18
15	7440031806	1B	4	70,132	\$0.00	0	\$0.00	\$0.00
16	7440031904	1B		1,429,639	\$75,813.76	149,929	\$11,544.53	\$87,358.29
17	7440031910	1B	4	141,570	\$0.00	0	\$0.00	\$0.00
18	7440031911	1B		141,570	\$7,507.46	0	\$0.00	\$7,507.46
19	7451018022	1A		20,996	\$2,227.68	0	\$0.00	\$2,227.68
20	7451018900	1A	1	16,793	\$1,781.74	3,692	\$284.28	\$2,066.02
21	7451027017	1A		16,117	\$1,710.01	6,202	\$954.49	\$2,664.50
22	7451027021	1A		18,774	\$1,991.92	7,878	\$1,212.42	\$3,204.34
23	7451028023	1A		21,240	\$2,253.56	7,326	\$1,127.47	\$3,381.03
24	7451028026	1A		12,720	\$1,349.59	11,850	\$1,823.72	\$3,173.31
25	7451037011	1A		5,009	\$531.45	5,000	\$769.50	\$1,300.95
26	7451037012	1A		4,400	\$466.84	1,590	\$244.70	\$711.54
27	7451037028	1A		12,219	\$1,296.44	8,910	\$1,371.25	\$2,667.69
28	7451037030	1A		9,800	\$1,039.78	3,045	\$468.63	\$1,508.41
29	7451037901	1A		6,011	\$637.77	5,500	\$846.45	\$1,484.22
30	7454003021	1A		6,011	\$637.77	15,030	\$2,313.12	\$2,950.89
31	7454003022	1A		3,006	\$318.94	2,582	\$397.37	\$716.31
32	7454003023	1A		4,500	\$477.45	4,500	\$692.55	\$1,170.00
33	7454003024	1A		4,500	\$477.45	4,500	\$692.55	\$1,170.00
34	7454003025	1A		9,017	\$956.70	8,500	\$1,308.15	\$2,264.85
35	7454004025	1A		9,017	\$956.70	5,412	\$832.91	\$1,789.61
36	7454004026	1A		9,017	\$956.70	8,100	\$1,246.59	\$2,203.29
37	7454004027	1A		9,017	\$956.70	8,314	\$1,279.52	\$2,236.22
38	7454011023	1A		9,000	\$954.90	900	\$138.51	\$1,093.41
39	7454011024	1A		6,000	\$636.60	4,000	\$615.60	\$1,252.20

Map ID	Assessor's Parcel Number (APN)	Zone	Exempt*	Parcel Size (Sq Ft)	Initial Parcel Assessment	Building Size (Sq Ft)	Initial Building Assessment	Total Initial Assessment
40	7454011030	1A		8,700	\$923.07	0	\$0.00	\$923.07
41	7454011031	1A		7,974	\$846.04	0	\$0.00	\$846.04
42	7454011032	1A		7,892	\$837.34	6,655	\$1,024.20	\$1,861.54
43	7455002002	1A		3,006	\$318.94	1,125	\$173.14	\$492.08
44	7455002014	1A	1	6,700	\$710.87	7,844	\$603.99	\$1,314.86
45	7455002015	1A	1	6,795	\$720.95	1,264	\$97.33	\$818.28
46	7455002018	1A		18,382	\$1,950.33	1,050	\$161.60	\$2,111.93
47	7455002020	1A		22,956	\$2,435.63	11,430	\$1,759.08	\$4,194.71
48	7455002022	1A	1	33,715	\$3,577.16	63,354	\$4,878.26	\$8,455.42
49	7455002026	1A		5,083	\$539.31	2,750	\$423.23	\$962.54
50	7455002027	1A	1	43,996	\$4,667.98	55,726	\$4,290.90	\$8,958.88
51	7455002028	1A		14,450	\$1,533.15	24,937	\$3,837.80	\$5,370.95
52	7455003001	1A		13,504	\$1,432.77	5,000	\$769.50	\$2,202.27
53	7455003003	1A		6,752	\$716.39	4,500	\$692.55	\$1,408.94
54	7455003006	1A		6,229	\$660.90	4,400	\$677.16	\$1,338.06
55	7455003007	1A		6,229	\$660.90	1,450	\$223.16	\$884.06
56	7455003008	1A	1	6,229	\$660.90	2,191	\$168.71	\$829.61
57	7455003009	1A	1	6,229	\$660.90	1,370	\$105.49	\$766.39
58	7455003012	1A		12,981	\$1,377.28	6,250	\$961.88	\$2,339.16
59	7455003015	1A		12,502	\$1,326.46	11,250	\$1,731.38	\$3,057.84
60	7455003016	1A		20,255	\$2,149.06	30,803	\$4,740.58	\$6,889.64
61	7455003017	1A		26,005	\$2,759.13	0	\$0.00	\$2,759.13
62	7455003018	1A		38,340	\$4,067.87	35,400	\$5,448.06	\$9,515.93
63	7455004001	1A		12,502	\$1,326.46	11,600	\$1,785.24	\$3,111.70
64	7455004005	1A		6,229	\$660.90	9,536	\$1,467.59	\$2,128.49
65	7455004006	1A		6,229	\$660.90	6,250	\$961.88	\$1,622.78
66	7455004007	1A		6,229	\$660.90	4,000	\$615.60	\$1,276.50
67	7455004010	1A		12,502	\$1,326.46	11,949	\$1,838.95	\$3,165.41
68	7455004016	1A		6,250	\$663.13	7,450	\$1,146.56	\$1,809.69
69	7455004018	1A		4,373	\$463.98	2,800	\$430.92	\$894.90
70	7455004019	1A		32,374	\$3,434.88	11,800	\$1,816.02	\$5,250.90
71	7455004800	1A		22,651	\$2,403.27	57,223	\$8,806.62	\$11,209.89
72	7455004900	1A		5,750	\$610.08	0	\$0.00	\$610.08
73	7455004901	1A		5,750	\$610.08	0	\$0.00	\$610.08
74	7455004902	1A		1,873	\$198.73	0	\$0.00	\$198.73
75	7455004903	1A		18,748	\$1,989.16	17,352	\$2,670.47	\$4,659.63
76	7455005001	1A		13,504	\$1,432.77	12,833	\$1,975.00	\$3,407.77
77	7455005002	1A		3,136	\$332.73	3,000	\$461.70	\$794.43
78	7455005003	1A		3,136	\$332.73	2,875	\$442.46	\$775.19
79	7455005004	1A		6,229	\$660.90	0	\$0.00	\$660.90
80	7455005005	1A		12,502	\$1,326.46	10,764	\$1,656.58	\$2,983.04

Map ID	Assessor's Parcel Number (APN)	Zone	Exempt*	Parcel Size (Sq Ft)	Initial Parcel Assessment	Building Size (Sq Ft)	Initial Building Assessment	Total Initial Assessment
81	7455005006	1A		6,229	\$660.90	13,393	\$2,061.18	\$2,722.08
82	7455005007	1A		6,229	\$660.90	16,985	\$2,613.99	\$3,274.89
83	7455005008	1A		6,229	\$660.90	6,250	\$961.88	\$1,622.78
84	7455005009	1A		6,229	\$660.90	14,572	\$2,242.63	\$2,903.53
85	7455005011	1A		8,494	\$901.21	8,170	\$1,257.36	\$2,158.57
86	7455005012	1A	1	4,487	\$476.07	2,370	\$182.49	\$658.56
87	7455005020	1A		4,792	\$508.43	4,800	\$738.72	\$1,247.15
88	7455005021	1A		4,792	\$508.43	3,728	\$573.74	\$1,082.17
89	7455005022	1A		7,492	\$794.90	22,500	\$3,462.75	\$4,257.65
90	7455005025	1A		2,396	\$254.22	1,600	\$246.24	\$500.46
91	7455005026	1A		5,998	\$636.39	5,400	\$831.06	\$1,467.45
92	7455005027	1A		12,998	\$1,379.09	21,453	\$3,301.62	\$4,680.71
93	7455005900	1A		4,800	\$509.28	0	\$0.00	\$509.28
94	7455005901	1A		9,601	\$1,018.67	0	\$0.00	\$1,018.67
95	7455005902	1A		2,400	\$254.64	0	\$0.00	\$254.64
96	7455005903	1A		4,796	\$508.86	0	\$0.00	\$508.86
97	7455005904	1A		4,796	\$508.86	0	\$0.00	\$508.86
98	7455005905	1A		4,796	\$508.86	0	\$0.00	\$508.86
99	7455006001	1A		11,979	\$1,270.97	19,820	\$3,050.30	\$4,321.27
100	7455006002	1A		6,011	\$637.77	0	\$0.00	\$637.77
101	7455006005	1A		3,964	\$420.58	7,823	\$1,203.96	\$1,624.54
102	7455006006	1A		4,001	\$424.51	3,795	\$584.05	\$1,008.56
103	7455006007	1A		3,964	\$420.58	5,610	\$863.38	\$1,283.96
104	7455006008	1A		6,011	\$637.77	6,000	\$923.40	\$1,561.17
105	7455006015	1A	1	12,502	\$1,326.46	16,470	\$1,268.19	\$2,594.65
106	7455006016	1A		6,229	\$660.90	2,570	\$395.52	\$1,056.42
107	7455006021	1A		10,000	\$1,061.00	8,415	\$1,295.07	\$2,356.07
108	7455006022	1A		2,500	\$265.25	2,050	\$315.50	\$580.75
109	7455006025	1A		6,011	\$637.77	2,462	\$378.90	\$1,016.67
110	7455006026	1A	1	5,000	\$530.50	1,530	\$117.81	\$648.31
111	7455006027	1A	1	5,000	\$530.50	1,530	\$117.81	\$648.31
112	7455006030	1A	1	728	\$77.24	1,617	\$124.51	\$201.75
113	7455006031	1A	1	728	\$77.24	1,520	\$117.04	\$194.28
114	7455006032	1A	1	728	\$77.24	1,617	\$124.51	\$201.75
115	7455006033	1A	1	728	\$77.24	970	\$74.69	\$151.93
116	7455006034	1A	1	728	\$77.24	1,617	\$124.51	\$201.75
117	7455006035	1A	1	728	\$77.24	970	\$74.69	\$151.93
118	7455006036	1A	1	728	\$77.24	1,617	\$124.51	\$201.75
119	7455006037	1A	1	728	\$77.24	970	\$74.69	\$151.93
120	7455006038	1A	1	728	\$77.24	1,617	\$124.51	\$201.75
121	7455006039	1A	1	728	\$77.24	1,240	\$95.48	\$172.72

Map ID	Assessor's Parcel Number (APN)	Zone	Exempt*	Parcel Size (Sq Ft)	Initial Parcel Assessment	Building Size (Sq Ft)	Initial Building Assessment	Total Initial Assessment
122	7455006040	1A	1	728	\$77.24	1,050	\$80.85	\$158.09
123	7455006041	1A	1	728	\$77.24	1,060	\$81.62	\$158.86
124	7455006042	1A	1	728	\$77.24	1,030	\$79.31	\$156.55
125	7455006043	1A	1	728	\$77.24	1,617	\$124.51	\$201.75
126	7455006044	1A	1	728	\$77.24	1,300	\$100.10	\$177.34
127	7455006045	1A	1	728	\$77.24	1,617	\$124.51	\$201.75
128	7455006046	1A	1	728	\$77.24	970	\$74.69	\$151.93
129	7455006047	1A	1	728	\$77.24	1,617	\$124.51	\$201.75
130	7455006048	1A	1	728	\$77.24	970	\$74.69	\$151.93
131	7455006049	1A	1	728	\$77.24	1,617	\$124.51	\$201.75
132	7455006050	1A	1	728	\$77.24	1,500	\$115.50	\$192.74
133	7455006051	1A	1	728	\$77.24	1,617	\$124.51	\$201.75
134	7455006052	1A		728	\$77.24	3,380	\$520.18	\$597.42
135	7455006053	1A	1	728	\$77.24	1,550	\$119.35	\$196.59
136	7455006054	1A	1	728	\$77.24	970	\$74.69	\$151.93
137	7455006055	1A	1	728	\$77.24	970	\$74.69	\$151.93
138	7455006056	1A	1	728	\$77.24	970	\$74.69	\$151.93
139	7455006057	1A	1	728	\$77.24	1,240	\$95.48	\$172.72
140	7455006058	1A	1	728	\$77.24	1,140	\$87.78	\$165.02
141	7455006059	1A	1	728	\$77.24	1,220	\$93.94	\$171.18
142	7455006060	1A	1	728	\$77.24	1,450	\$111.65	\$188.89
143	7455006061	1A	1	728	\$77.24	1,390	\$107.03	\$184.27
144	7455006062	1A	1	728	\$77.24	1,060	\$81.62	\$158.86
145	7455006063	1A	1	728	\$77.24	1,730	\$133.21	\$210.45
146	7455006064	1A	1	728	\$77.24	1,030	\$79.31	\$156.55
147	7455006065	1A	1	728	\$77.24	1,320	\$101.64	\$178.88
148	7455006066	1A	1	728	\$77.24	1,020	\$78.54	\$155.78
149	7455006067	1A	1	728	\$77.24	970	\$74.69	\$151.93
150	7455006068	1A	1	728	\$77.24	970	\$74.69	\$151.93
151	7455006069	1A	1	728	\$77.24	1,500	\$115.50	\$192.74
152	7455006070	1A	1	728	\$77.24	1,617	\$124.51	\$201.75
153	7455006071	1A	1	728	\$77.24	2,616	\$201.43	\$278.67
154	7455006072	1A	1	728	\$77.24	1,617	\$124.51	\$201.75
155	7455006073	1A	1	728	\$77.24	1,617	\$124.51	\$201.75
156	7455006074	1A	1	728	\$77.24	1,617	\$124.51	\$201.75
157	7455006075	1A	1	728	\$77.24	1,617	\$124.51	\$201.75
158	7455006076	1A	1	728	\$77.24	1,617	\$124.51	\$201.75
159	7455006077	1A	1	728	\$77.24	1,617	\$124.51	\$201.75
160	7455006078	1A	1	728	\$77.24	1,617	\$124.51	\$201.75
161	7455006079	1A	1	728	\$77.24	2,042	\$157.23	\$234.47
162	7455006080	1A	1	728	\$77.24	1,450	\$111.65	\$188.89

Map ID	Assessor's Parcel Number (APN)	Zone	Exempt*	Parcel Size (Sq Ft)	Initial Parcel Assessment	Building Size (Sq Ft)	Initial Building Assessment	Total Initial Assessment
163	7455006081	1A	1	728	\$77.24	1,544	\$118.89	\$196.13
164	7455006082	1A	1	728	\$77.24	1,953	\$150.38	\$227.62
165	7455006083	1A	1	728	\$77.24	1,450	\$111.65	\$188.89
166	7455006084	1A	1	728	\$77.24	1,525	\$117.43	\$194.67
167	7455006085	1A	1	728	\$77.24	1,525	\$117.43	\$194.67
168	7455006086	1A	1	728	\$77.24	1,525	\$117.43	\$194.67
169	7455006087	1A	1	728	\$77.24	2,162	\$166.47	\$243.71
170	7455006088	1A	1	728	\$77.24	1,617	\$124.51	\$201.75
171	7455006089	1A	1	728	\$77.24	1,700	\$130.90	\$208.14
172	7455006090	1A	1	728	\$77.24	1,617	\$124.51	\$201.75
173	7455006091	1A	1	728	\$77.24	1,617	\$124.51	\$201.75
174	7455006092	1A	1	728	\$77.24	1,617	\$124.51	\$201.75
175	7455006093	1A	1	728	\$77.24	1,617	\$124.51	\$201.75
176	7455006094	1A	1	728	\$77.24	1,617	\$124.51	\$201.75
177	7455006095	1A	1	728	\$77.24	2,529	\$194.73	\$271.97
178	7455006096	1A	1	728	\$77.24	1,617	\$124.51	\$201.75
179	7455006900	1A		15,002	\$1,591.71	0	\$0.00	\$1,591.71
180	7455007001	1A		10,803	\$1,146.20	18,000	\$2,770.20	\$3,916.40
181	7455007002	1A		3,615	\$383.55	3,000	\$461.70	\$845.25
182	7455007003	1A		1,786	\$189.49	1,500	\$230.85	\$420.34
183	7455007006	1A	1	16,204	\$1,719.24	53,192	\$4,095.78	\$5,815.02
184	7455007011	1A		11,195	\$1,187.79	9,180	\$1,412.80	\$2,600.59
185	7455007013	1A		5,401	\$573.05	3,752	\$577.43	\$1,150.48
186	7455007016	1A	1	8,102	\$859.62	0	\$0.00	\$859.62
187	7455007017	1A	1	8,102	\$859.62	0	\$0.00	\$859.62
188	7455007019	1A		7,677	\$814.53	11,246	\$1,730.76	\$2,545.29
189	7455007020	1A		4,118	\$436.92	0	\$0.00	\$436.92
190	7455007021	1A	1	32,801	\$3,480.19	31,890	\$2,455.53	\$5,935.72
191	7455007900	1A		16,200	\$1,718.82	0	\$0.00	\$1,718.82
192	7455007902	1A		16,200	\$1,718.82	0	\$0.00	\$1,718.82
193	7455007903	1A		6,682	\$708.96	0	\$0.00	\$708.96
194	7455008014	1A		5,000	\$530.50	3,000	\$461.70	\$992.20
195	7455008015	1A		10,000	\$1,061.00	4,500	\$692.55	\$1,753.55
196	7455008024	1A		14,510	\$1,539.51	0	\$0.00	\$1,539.51
197	7455010902	1A		42,079	\$4,464.58	0	\$0.00	\$4,464.58
198	7455010903	1A		28,331	\$3,005.92	18,000	\$2,770.20	\$5,776.12
199	7455011001	1A		4,860	\$515.65	3,660	\$563.27	\$1,078.92
200	7455011002	1A		4,792	\$508.43	0	\$0.00	\$508.43
201	7455011003	1A		4,792	\$508.43	1,200	\$184.68	\$693.11
202	7455011007	1A		3,000	\$318.30	3,250	\$500.18	\$818.48
203	7455011009	1A		4,792	\$508.43	2,716	\$417.99	\$926.42

Map ID	Assessor's Parcel Number (APN)	Zone	Exempt*	Parcel Size (Sq Ft)	Initial Parcel Assessment	Building Size (Sq Ft)	Initial Building Assessment	Total Initial Assessment
204	7455011010	1A		4,800	\$509.28	3,000	\$461.70	\$970.98
205	7455011011	1A		4,792	\$508.43	7,896	\$1,215.19	\$1,723.62
206	7455011020	1A		5,009	\$531.45	3,200	\$492.48	\$1,023.93
207	7455011021	1A		5,009	\$531.45	4,400	\$677.16	\$1,208.61
208	7455011022	1A		5,009	\$531.45	2,200	\$338.58	\$870.03
209	7455011055	1A		10,000	\$1,061.00	0	\$0.00	\$1,061.00
210	7455011026	1A		5,009	\$531.45	2,400	\$369.36	\$900.81
211	7455011027	1A		28,270	\$2,999.45	2,777	\$427.38	\$3,426.83
212	7455011028	1A		35,998	\$3,819.39	20,980	\$3,228.82	\$7,048.21
213	7455011029	1A		4,200	\$445.62	2,800	\$430.92	\$876.54
214	7455011032	1A	1	650	\$68.97	1,330	\$102.41	\$171.38
215	7455011033	1A	1	650	\$68.97	2,030	\$156.31	\$225.28
216	7455011034	1A	1	650	\$68.97	1,617	\$124.51	\$193.48
217	7455011035	1A	1	650	\$68.97	1,617	\$124.51	\$193.48
218	7455011036	1A	1	650	\$68.97	1,470	\$113.19	\$182.16
219	7455011037	1A	1	650	\$68.97	970	\$74.69	\$143.66
220	7455011038	1A	1	650	\$68.97	970	\$74.69	\$143.66
221	7455011039	1A	1	650	\$68.97	1,480	\$113.96	\$182.93
222	7455011040	1A	1	650	\$68.97	1,330	\$102.41	\$171.38
223	7455011041	1A	1	650	\$68.97	1,140	\$87.78	\$156.75
224	7455011042	1A	1	650	\$68.97	970	\$74.69	\$143.66
225	7455011043	1A	1	650	\$68.97	1,480	\$113.96	\$182.93
226	7455011044	1A	1	650	\$68.97	1,330	\$102.41	\$171.38
227	7455011045	1A	1	650	\$68.97	2,030	\$156.31	\$225.28
228	7455011046	1A	1	650	\$68.97	1,617	\$124.51	\$193.48
229	7455011047	1A	1	650	\$68.97	1,617	\$124.51	\$193.48
230	7455011048	1A	1	650	\$68.97	1,470	\$113.19	\$182.16
231	7455011049	1A	1	650	\$68.97	970	\$74.69	\$143.66
232	7455011050	1A	1	650	\$68.97	970	\$74.69	\$143.66
233	7455011051	1A	1	650	\$68.97	1,480	\$113.96	\$182.93
234	7455011052	1A	1	650	\$68.97	1,330	\$102.41	\$171.38
235	7455011053	1A	1	650	\$68.97	1,140	\$87.78	\$156.75
236	7455011054	1A	1	650	\$68.97	970	\$74.69	\$143.66
237	7455012001	1A		5,009	\$531.45	9,290	\$1,429.73	\$1,961.18
238	7455012002	1A		5,009	\$531.45	4,800	\$738.72	\$1,270.17
239	7455012003	1A		5,009	\$531.45	4,400	\$677.16	\$1,208.61
240	7455012004	1A		5,009	\$531.45	3,200	\$492.48	\$1,023.93
241	7455012005	1A		5,009	\$531.45	4,800	\$738.72	\$1,270.17
242	7455012006	1A		6,229	\$660.90	5,250	\$807.98	\$1,468.88
243	7455012007	1A		5,009	\$531.45	5,000	\$769.50	\$1,300.95
244	7455012008	1A		3,746	\$397.45	3,720	\$572.51	\$969.96

Map ID	Assessor's Parcel Number (APN)	Zone	Exempt*	Parcel Size (Sq Ft)	Initial Parcel Assessment	Building Size (Sq Ft)	Initial Building Assessment	Total Initial Assessment
245	7455012009	1A		5,009	\$531.45	4,000	\$615.60	\$1,147.05
246	7455012010	1A		5,009	\$531.45	4,000	\$615.60	\$1,147.05
247	7455012011	1A		5,009	\$531.45	11,600	\$1,785.24	\$2,316.69
248	7455012012	1A		5,009	\$531.45	5,000	\$769.50	\$1,300.95
249	7455012013	1A		5,009	\$531.45	3,200	\$492.48	\$1,023.93
250	7455012014	1A		5,009	\$531.45	3,900	\$600.21	\$1,131.66
251	7455012015	1A		5,009	\$531.45	5,000	\$769.50	\$1,300.95
252	7455012016	1A		9,583	\$1,016.76	28,368	\$4,365.84	\$5,382.60
253	7455012017	1A		4,480	\$475.33	0	\$0.00	\$475.33
254	7455012018	1A		4,480	\$475.33	0	\$0.00	\$475.33
255	7455012019	1A		4,480	\$475.33	3,000	\$461.70	\$937.03
256	7455012020	1A		4,792	\$508.43	1,200	\$184.68	\$693.11
257	7455012021	1A		4,792	\$508.43	0	\$0.00	\$508.43
258	7455012022	1A		4,792	\$508.43	0	\$0.00	\$508.43
259	7455012023	1A		4,792	\$508.43	6,880	\$1,058.83	\$1,567.26
260	7455012024	1A		9,600	\$1,018.56	9,600	\$1,477.44	\$2,496.00
261	7455012025	1A		4,792	\$508.43	0	\$0.00	\$508.43
262	7455012026	1A		4,792	\$508.43	1,200	\$184.68	\$693.11
263	7455012027	1A		4,792	\$508.43	3,240	\$498.64	\$1,007.07
264	7455012028	1A		4,792	\$508.43	0	\$0.00	\$508.43
265	7455013001	1A		14,636	\$1,552.88	4,072	\$626.68	\$2,179.56
266	7455013002	1A		7,754	\$822.70	6,800	\$1,046.52	\$1,869.22
267	7455013003	1A		1,917	\$203.39	1,935	\$297.80	\$501.19
268	7455013004	1A		1,917	\$203.39	1,935	\$297.80	\$501.19
269	7455013005	1A		3,877	\$411.35	1,462	\$225.00	\$636.35
270	7455013006	1A		3,877	\$411.35	636	\$97.88	\$509.23
271	7455013007	1A		3,877	\$411.35	0	\$0.00	\$411.35
272	7455013015	1A		6,490	\$688.59	2,848	\$438.31	\$1,126.90
273	7455013901	1A		78,000	\$8,275.80	36,409	\$5,603.35	\$13,879.15
274	7455013902	1A		6,830	\$724.66	0	\$0.00	\$724.66
275	7455013903	1A		3,868	\$410.39	0	\$0.00	\$410.39
276	7455013904	1A		11,609	\$1,231.71	0	\$0.00	\$1,231.71
277	7455014029	1A	1	81,893	\$8,688.85	135,389	\$10,424.95	\$19,113.80
278	7455014032	1A	1	175,547	\$18,625.54	61,240	\$4,715.48	\$23,341.02
279	7455014033	1A		40,942	\$4,343.95	35,723	\$5,497.77	\$9,841.72
280	7455014035	1A		37,392	\$3,967.29	23,837	\$3,668.51	\$7,635.80
281	7455019916	1A		113,256	\$12,016.46	95,380	\$14,678.98	\$26,695.44
282	7455019922	1A		83,200	\$8,827.52	51,000	\$7,848.90	\$16,676.42
283	7455019923	1A		83,635	\$8,873.67	72,688	\$11,186.68	\$20,060.35
284	7455020043	1A		72,310	\$7,672.09	488,488	\$75,178.30	\$82,850.39
285	7455020045	1A	1	353	\$37.45	1,300	\$100.10	\$137.55

Map ID	Assessor's Parcel Number (APN)	Zone	Exempt*	Parcel Size (Sq Ft)	Initial Parcel Assessment	Building Size (Sq Ft)	Initial Building Assessment	Total Initial Assessment
286	7455020046	1A	1	353	\$37.45	1,300	\$100.10	\$137.55
287	7455020047	1A	1	353	\$37.45	1,300	\$100.10	\$137.55
288	7455020048	1A	1	353	\$37.45	1,300	\$100.10	\$137.55
289	7455020049	1A	1	353	\$37.45	1,300	\$100.10	\$137.55
290	7455020050	1A	1	353	\$37.45	1,320	\$101.64	\$139.09
291	7455020051	1A	1	353	\$37.45	1,180	\$90.86	\$128.31
292	7455020052	1A	1	353	\$37.45	670	\$51.59	\$89.04
293	7455020053	1A	1	353	\$37.45	1,000	\$77.00	\$114.45
294	7455020054	1A	1	353	\$37.45	1,710	\$131.67	\$169.12
295	7455020055	1A	1	353	\$37.45	1,000	\$77.00	\$114.45
296	7455020056	1A	1	353	\$37.45	970	\$74.69	\$112.14
297	7455020057	1A	1	353	\$37.45	1,000	\$77.00	\$114.45
298	7455020058	1A	1	353	\$37.45	1,500	\$115.50	\$152.95
299	7455020059	1A	1	353	\$37.45	730	\$56.21	\$93.66
300	7455020060	1A	1	353	\$37.45	720	\$55.44	\$92.89
301	7455020061	1A	1	353	\$37.45	1,010	\$77.77	\$115.22
302	7455020062	1A	1	353	\$37.45	1,240	\$95.48	\$132.93
303	7455020063	1A	1	353	\$37.45	670	\$51.59	\$89.04
304	7455020064	1A	1	353	\$37.45	670	\$51.59	\$89.04
305	7455020065	1A	1	353	\$37.45	670	\$51.59	\$89.04
306	7455020066	1A	1	353	\$37.45	670	\$51.59	\$89.04
307	7455020067	1A	1	353	\$37.45	700	\$53.90	\$91.35
308	7455020068	1A	1	353	\$37.45	1,320	\$101.64	\$139.09
309	7455020069	1A	1	353	\$37.45	1,180	\$90.86	\$128.31
310	7455020070	1A	1	353	\$37.45	670	\$51.59	\$89.04
311	7455020071	1A	1	353	\$37.45	1,160	\$89.32	\$126.77
312	7455020072	1A	1	353	\$37.45	1,710	\$131.67	\$169.12
313	7455020073	1A	1	353	\$37.45	1,000	\$77.00	\$114.45
314	7455020074	1A	1	353	\$37.45	970	\$74.69	\$112.14
315	7455020075	1A	1	353	\$37.45	1,000	\$77.00	\$114.45
316	7455020076	1A	1	353	\$37.45	1,500	\$115.50	\$152.95
317	7455020077	1A	1	353	\$37.45	730	\$56.21	\$93.66
318	7455020078	1A	1	353	\$37.45	670	\$51.59	\$89.04
319	7455020079	1A	1	353	\$37.45	670	\$51.59	\$89.04
320	7455020080	1A	1	353	\$37.45	720	\$55.44	\$92.89
321	7455020081	1A	1	353	\$37.45	1,010	\$77.77	\$115.22
322	7455020082	1A	1	353	\$37.45	1,240	\$95.48	\$132.93
323	7455020083	1A	1	353	\$37.45	670	\$51.59	\$89.04
324	7455020084	1A	1	353	\$37.45	670	\$51.59	\$89.04
325	7455020085	1A	1	353	\$37.45	670	\$51.59	\$89.04
326	7455020086	1A	1	353	\$37.45	670	\$51.59	\$89.04

Map ID	Assessor's Parcel Number (APN)	Zone	Exempt*	Parcel Size (Sq Ft)	Initial Parcel Assessment	Building Size (Sq Ft)	Initial Building Assessment	Total Initial Assessment
327	7455020087	1A	1	353	\$37.45	700	\$53.90	\$91.35
328	7455020088	1A	1	353	\$37.45	1,320	\$101.64	\$139.09
329	7455020089	1A	1	353	\$37.45	980	\$75.46	\$112.91
330	7455020090	1A	1	353	\$37.45	740	\$56.98	\$94.43
331	7455020091	1A	1	353	\$37.45	1,180	\$90.86	\$128.31
332	7455020092	1A	1	353	\$37.45	670	\$51.59	\$89.04
333	7455020093	1A	1	353	\$37.45	1,160	\$89.32	\$126.77
334	7455020094	1A	1	353	\$37.45	1,710	\$131.67	\$169.12
335	7455020095	1A	1	353	\$37.45	1,000	\$77.00	\$114.45
336	7455020096	1A	1	353	\$37.45	970	\$74.69	\$112.14
337	7455020097	1A	1	353	\$37.45	1,000	\$77.00	\$114.45
338	7455020098	1A	1	353	\$37.45	1,380	\$106.26	\$143.71
339	7455020099	1A	1	353	\$37.45	730	\$56.21	\$93.66
340	7455020100	1A	1	353	\$37.45	670	\$51.59	\$89.04
341	7455020101	1A	1	353	\$37.45	670	\$51.59	\$89.04
342	7455020102	1A	1	353	\$37.45	720	\$55.44	\$92.89
343	7455020103	1A	1	353	\$37.45	1,010	\$77.77	\$115.22
344	7455020104	1A	1	353	\$37.45	1,240	\$95.48	\$132.93
345	7455020105	1A	1	353	\$37.45	670	\$51.59	\$89.04
346	7455020106	1A	1	353	\$37.45	670	\$51.59	\$89.04
347	7455020107	1A	1	353	\$37.45	670	\$51.59	\$89.04
348	7455020108	1A	1	353	\$37.45	670	\$51.59	\$89.04
349	7455020109	1A	1	353	\$37.45	700	\$53.90	\$91.35
350	7455020110	1A	1	353	\$37.45	1,320	\$101.64	\$139.09
351	7455020111	1A	1	353	\$37.45	980	\$75.46	\$112.91
352	7455020112	1A	1	353	\$37.45	740	\$56.98	\$94.43
353	7455020113	1A	1	353	\$37.45	1,180	\$90.86	\$128.31
354	7455020114	1A	1	353	\$37.45	670	\$51.59	\$89.04
355	7455020115	1A	1	353	\$37.45	1,160	\$89.32	\$126.77
356	7455020116	1A	1	353	\$37.45	1,710	\$131.67	\$169.12
357	7455020117	1A	1	353	\$37.45	1,000	\$77.00	\$114.45
358	7455020118	1A	1	353	\$37.45	970	\$74.69	\$112.14
359	7455020119	1A	1	353	\$37.45	1,000	\$77.00	\$114.45
360	7455020120	1A	1	353	\$37.45	1,430	\$110.11	\$147.56
361	7455020121	1A	1	353	\$37.45	730	\$56.21	\$93.66
362	7455020122	1A	1	353	\$37.45	670	\$51.59	\$89.04
363	7455020123	1A	1	353	\$37.45	670	\$51.59	\$89.04
364	7455020124	1A	1	353	\$37.45	720	\$55.44	\$92.89
365	7455020125	1A	1	353	\$37.45	1,010	\$77.77	\$115.22
366	7455020126	1A	1	353	\$37.45	1,240	\$95.48	\$132.93
367	7455020127	1A	1	353	\$37.45	670	\$51.59	\$89.04

Map ID	Assessor's Parcel Number (APN)	Zone	Exempt*	Parcel Size (Sq Ft)	Initial Parcel Assessment	Building Size (Sq Ft)	Initial Building Assessment	Total Initial Assessment
368	7455020128	1A	1	353	\$37.45	670	\$51.59	\$89.04
369	7455020129	1A	1	353	\$37.45	670	\$51.59	\$89.04
370	7455020130	1A	1	353	\$37.45	670	\$51.59	\$89.04
371	7455020131	1A	1	353	\$37.45	980	\$75.46	\$112.91
372	7455020132	1A	1	353	\$37.45	1,270	\$97.79	\$135.24
373	7455020133	1A	1	353	\$37.45	980	\$75.46	\$112.91
374	7455020134	1A	1	353	\$37.45	740	\$56.98	\$94.43
375	7455020135	1A	1	353	\$37.45	1,180	\$90.86	\$128.31
376	7455020136	1A	1	353	\$37.45	670	\$51.59	\$89.04
377	7455020137	1A	1	353	\$37.45	1,160	\$89.32	\$126.77
378	7455020138	1A	1	353	\$37.45	1,710	\$131.67	\$169.12
379	7455020139	1A	1	353	\$37.45	1,000	\$77.00	\$114.45
380	7455020140	1A	1	353	\$37.45	970	\$74.69	\$112.14
381	7455020141	1A	1	353	\$37.45	1,000	\$77.00	\$114.45
382	7455020142	1A	1	353	\$37.45	1,430	\$110.11	\$147.56
383	7455020143	1A	1	353	\$37.45	730	\$56.21	\$93.66
384	7455020144	1A	1	353	\$37.45	670	\$51.59	\$89.04
385	7455020145	1A	1	353	\$37.45	670	\$51.59	\$89.04
386	7455020146	1A	1	353	\$37.45	720	\$55.44	\$92.89
387	7455020147	1A	1	353	\$37.45	1,010	\$77.77	\$115.22
388	7455020148	1A	1	353	\$37.45	1,240	\$95.48	\$132.93
389	7455020149	1A	1	353	\$37.45	670	\$51.59	\$89.04
390	7455020150	1A	1	353	\$37.45	670	\$51.59	\$89.04
391	7455020151	1A	1	353	\$37.45	670	\$51.59	\$89.04
392	7455020152	1A	1	353	\$37.45	670	\$51.59	\$89.04
393	7455020153	1A	1	353	\$37.45	980	\$75.46	\$112.91
394	7455020154	1A	1	353	\$37.45	1,270	\$97.79	\$135.24
395	7455020155	1A	1	353	\$37.45	980	\$75.46	\$112.91
396	7455020156	1A	1	353	\$37.45	740	\$56.98	\$94.43
397	7455020157	1A	1	353	\$37.45	1,180	\$90.86	\$128.31
398	7455020158	1A	1	353	\$37.45	670	\$51.59	\$89.04
399	7455020159	1A	1	353	\$37.45	1,160	\$89.32	\$126.77
400	7455020160	1A	1	353	\$37.45	1,710	\$131.67	\$169.12
401	7455020161	1A	1	353	\$37.45	1,000	\$77.00	\$114.45
402	7455020162	1A	1	353	\$37.45	970	\$74.69	\$112.14
403	7455020163	1A	1	353	\$37.45	1,000	\$77.00	\$114.45
404	7455020164	1A	1	353	\$37.45	1,430	\$110.11	\$147.56
405	7455020165	1A	1	353	\$37.45	730	\$56.21	\$93.66
406	7455020166	1A	1	353	\$37.45	670	\$51.59	\$89.04
407	7455020167	1A	1	353	\$37.45	670	\$51.59	\$89.04
408	7455020168	1A	1	353	\$37.45	720	\$55.44	\$92.89

Map ID	Assessor's Parcel Number (APN)	Zone	Exempt*	Parcel Size (Sq Ft)	Initial Parcel Assessment	Building Size (Sq Ft)	Initial Building Assessment	Total Initial Assessment
409	7455020169	1A	1	353	\$37.45	1,010	\$77.77	\$115.22
410	7455020170	1A	1	353	\$37.45	1,240	\$95.48	\$132.93
411	7455020171	1A	1	353	\$37.45	670	\$51.59	\$89.04
412	7455020172	1A	1	353	\$37.45	670	\$51.59	\$89.04
413	7455020173	1A	1	353	\$37.45	670	\$51.59	\$89.04
414	7455020174	1A	1	353	\$37.45	670	\$51.59	\$89.04
415	7455020175	1A	1	353	\$37.45	980	\$75.46	\$112.91
416	7455020176	1A	1	353	\$37.45	1,270	\$97.79	\$135.24
417	7455020177	1A	1	353	\$37.45	980	\$75.46	\$112.91
418	7455020178	1A	1	353	\$37.45	740	\$56.98	\$94.43
419	7455020179	1A	1	353	\$37.45	1,180	\$90.86	\$128.31
420	7455020180	1A	1	353	\$37.45	670	\$51.59	\$89.04
421	7455020181	1A	1	353	\$37.45	1,160	\$89.32	\$126.77
422	7455020182	1A	1	353	\$37.45	1,550	\$119.35	\$156.80
423	7455020183	1A	1	353	\$37.45	1,000	\$77.00	\$114.45
424	7455020184	1A	1	353	\$37.45	970	\$74.69	\$112.14
425	7455020185	1A	1	353	\$37.45	1,000	\$77.00	\$114.45
426	7455020186	1A	1	353	\$37.45	1,380	\$106.26	\$143.71
427	7455020187	1A	1	353	\$37.45	730	\$56.21	\$93.66
428	7455020188	1A	1	353	\$37.45	670	\$51.59	\$89.04
429	7455020189	1A	1	353	\$37.45	670	\$51.59	\$89.04
430	7455020190	1A	1	353	\$37.45	720	\$55.44	\$92.89
431	7455020191	1A	1	353	\$37.45	1,010	\$77.77	\$115.22
432	7455020192	1A	1	353	\$37.45	1,240	\$95.48	\$132.93
433	7455020193	1A	1	353	\$37.45	670	\$51.59	\$89.04
434	7455020194	1A	1	353	\$37.45	670	\$51.59	\$89.04
435	7455020195	1A	1	353	\$37.45	670	\$51.59	\$89.04
436	7455020196	1A	1	353	\$37.45	670	\$51.59	\$89.04
437	7455020197	1A	1	353	\$37.45	980	\$75.46	\$112.91
438	7455020198	1A	1	353	\$37.45	1,270	\$97.79	\$135.24
439	7455020199	1A	1	353	\$37.45	980	\$75.46	\$112.91
440	7455020200	1A	1	353	\$37.45	740	\$56.98	\$94.43
441	7455020201	1A	1	353	\$37.45	1,180	\$90.86	\$128.31
442	7455020202	1A	1	353	\$37.45	670	\$51.59	\$89.04
443	7455020203	1A	1	353	\$37.45	1,160	\$89.32	\$126.77
444	7455020204	1A	1	353	\$37.45	1,550	\$119.35	\$156.80
445	7455020205	1A	1	353	\$37.45	1,000	\$77.00	\$114.45
446	7455020206	1A	1	353	\$37.45	970	\$74.69	\$112.14
447	7455020207	1A	1	353	\$37.45	1,000	\$77.00	\$114.45
448	7455020208	1A	1	353	\$37.45	1,430	\$110.11	\$147.56
449	7455020209	1A	1	353	\$37.45	730	\$56.21	\$93.66

Map ID	Assessor's Parcel Number (APN)	Zone	Exempt*	Parcel Size (Sq Ft)	Initial Parcel Assessment	Building Size (Sq Ft)	Initial Building Assessment	Total Initial Assessment
450	7455020210	1A	1	353	\$37.45	670	\$51.59	\$89.04
451	7455020211	1A	1	353	\$37.45	670	\$51.59	\$89.04
452	7455020212	1A	1	353	\$37.45	720	\$55.44	\$92.89
453	7455020213	1A	1	353	\$37.45	1,010	\$77.77	\$115.22
454	7455020214	1A	1	353	\$37.45	1,240	\$95.48	\$132.93
455	7455020215	1A	1	353	\$37.45	670	\$51.59	\$89.04
456	7455020216	1A	1	353	\$37.45	670	\$51.59	\$89.04
457	7455020217	1A	1	353	\$37.45	670	\$51.59	\$89.04
458	7455020218	1A	1	353	\$37.45	670	\$51.59	\$89.04
459	7455020219	1A	1	353	\$37.45	980	\$75.46	\$112.91
460	7455020220	1A	1	353	\$37.45	1,270	\$97.79	\$135.24
461	7455020221	1A	1	353	\$37.45	980	\$75.46	\$112.91
462	7455020222	1A	1	353	\$37.45	740	\$56.98	\$94.43
463	7455020223	1A	1	353	\$37.45	1,180	\$90.86	\$128.31
464	7455020224	1A	1	353	\$37.45	670	\$51.59	\$89.04
465	7455020225	1A	1	353	\$37.45	1,160	\$89.32	\$126.77
466	7455020226	1A	1	353	\$37.45	1,550	\$119.35	\$156.80
467	7455020227	1A	1	353	\$37.45	1,000	\$77.00	\$114.45
468	7455020228	1A	1	353	\$37.45	970	\$74.69	\$112.14
469	7455020229	1A	1	353	\$37.45	1,000	\$77.00	\$114.45
470	7455020230	1A	1	353	\$37.45	1,430	\$110.11	\$147.56
471	7455020231	1A	1	353	\$37.45	730	\$56.21	\$93.66
472	7455020232	1A	1	353	\$37.45	670	\$51.59	\$89.04
473	7455020233	1A	1	353	\$37.45	670	\$51.59	\$89.04
474	7455020234	1A	1	353	\$37.45	720	\$55.44	\$92.89
475	7455020235	1A	1	353	\$37.45	1,010	\$77.77	\$115.22
476	7455020236	1A	1	353	\$37.45	1,240	\$95.48	\$132.93
477	7455020237	1A	1	353	\$37.45	670	\$51.59	\$89.04
478	7455020238	1A	1	353	\$37.45	670	\$51.59	\$89.04
479	7455020239	1A	1	353	\$37.45	670	\$51.59	\$89.04
480	7455020240	1A	1	353	\$37.45	670	\$51.59	\$89.04
481	7455020241	1A	1	353	\$37.45	980	\$75.46	\$112.91
482	7455020242	1A	1	353	\$37.45	1,270	\$97.79	\$135.24
483	7455020243	1A	1	353	\$37.45	980	\$75.46	\$112.91
484	7455020244	1A	1	353	\$37.45	740	\$56.98	\$94.43
485	7455020245	1A	1	353	\$37.45	1,180	\$90.86	\$128.31
486	7455020246	1A	1	353	\$37.45	670	\$51.59	\$89.04
487	7455020247	1A	1	353	\$37.45	1,160	\$89.32	\$126.77
488	7455020248	1A	1	353	\$37.45	1,550	\$119.35	\$156.80
489	7455020249	1A	1	353	\$37.45	1,000	\$77.00	\$114.45
490	7455020250	1A	1	353	\$37.45	970	\$74.69	\$112.14

Map ID	Assessor's Parcel Number (APN)	Zone	Exempt*	Parcel Size (Sq Ft)	Initial Parcel Assessment	Building Size (Sq Ft)	Initial Building Assessment	Total Initial Assessment
491	7455020251	1A	1	353	\$37.45	1,000	\$77.00	\$114.45
492	7455020252	1A	1	353	\$37.45	1,430	\$110.11	\$147.56
493	7455020253	1A	1	353	\$37.45	1,090	\$83.93	\$121.38
494	7455020254	1A	1	353	\$37.45	1,000	\$77.00	\$114.45
495	7455020255	1A	1	353	\$37.45	720	\$55.44	\$92.89
496	7455020256	1A	1	353	\$37.45	1,010	\$77.77	\$115.22
497	7455020257	1A	1	353	\$37.45	1,240	\$95.48	\$132.93
498	7455021034	1A		89,298	\$9,474.52	173,135	\$26,645.48	\$36,120.00
499	7455021036	1A	1	513	\$54.43	1,700	\$130.90	\$185.33
500	7455021037	1A	1	513	\$54.43	1,680	\$129.36	\$183.79
501	7455021038	1A	1	513	\$54.43	1,680	\$129.36	\$183.79
502	7455021039	1A	1	513	\$54.43	1,680	\$129.36	\$183.79
503	7455021040	1A	1	513	\$54.43	2,640	\$203.28	\$257.71
504	7455021041	1A	1	513	\$54.43	1,960	\$150.92	\$205.35
505	7455021042	1A	1	513	\$54.43	1,080	\$83.16	\$137.59
506	7455021043	1A	1	513	\$54.43	1,110	\$85.47	\$139.90
507	7455021044	1A	1	513	\$54.43	750	\$57.75	\$112.18
508	7455021045	1A	1	513	\$54.43	1,120	\$86.24	\$140.67
509	7455021046	1A	1	513	\$54.43	840	\$64.68	\$119.11
510	7455021047	1A	1	513	\$54.43	1,040	\$80.08	\$134.51
511	7455021048	1A	1	513	\$54.43	1,160	\$89.32	\$143.75
512	7455021049	1A	1	513	\$54.43	830	\$63.91	\$118.34
513	7455021050	1A	1	513	\$54.43	1,120	\$86.24	\$140.67
514	7455021051	1A	1	513	\$54.43	760	\$58.52	\$112.95
515	7455021052	1A	1	513	\$54.43	1,120	\$86.24	\$140.67
516	7455021053	1A	1	513	\$54.43	1,080	\$83.16	\$137.59
517	7455021054	1A	1	513	\$54.43	1,120	\$86.24	\$140.67
518	7455021055	1A	1	513	\$54.43	1,290	\$99.33	\$153.76
519	7455021056	1A	1	513	\$54.43	1,140	\$87.78	\$142.21
520	7455021057	1A	1	513	\$54.43	1,140	\$87.78	\$142.21
521	7455021058	1A	1	513	\$54.43	1,420	\$109.34	\$163.77
522	7455021059	1A	1	513	\$54.43	1,120	\$86.24	\$140.67
523	7455021060	1A	1	513	\$54.43	750	\$57.75	\$112.18
524	7455021061	1A	1	513	\$54.43	1,110	\$85.47	\$139.90
525	7455021062	1A	1	513	\$54.43	1,090	\$83.93	\$138.36
526	7455021063	1A	1	513	\$54.43	1,080	\$83.16	\$137.59
527	7455021064	1A	1	513	\$54.43	1,120	\$86.24	\$140.67
528	7455021065	1A	1	513	\$54.43	700	\$53.90	\$108.33
529	7455021066	1A	1	513	\$54.43	750	\$57.75	\$112.18
530	7455021067	1A	1	513	\$54.43	750	\$57.75	\$112.18
531	7455021068	1A	1	513	\$54.43	1,120	\$86.24	\$140.67

Map ID	Assessor's Parcel Number (APN)	Zone	Exempt*	Parcel Size (Sq Ft)	Initial Parcel Assessment	Building Size (Sq Ft)	Initial Building Assessment	Total Initial Assessment
532	7455021069	1A	1	513	\$54.43	840	\$64.68	\$119.11
533	7455021070	1A	1	513	\$54.43	1,030	\$79.31	\$133.74
534	7455021071	1A	1	513	\$54.43	1,160	\$89.32	\$143.75
535	7455021072	1A	1	513	\$54.43	830	\$63.91	\$118.34
536	7455021073	1A	1	513	\$54.43	1,120	\$86.24	\$140.67
537	7455021074	1A	1	513	\$54.43	760	\$58.52	\$112.95
538	7455021075	1A	1	513	\$54.43	1,120	\$86.24	\$140.67
539	7455021076	1A	1	513	\$54.43	1,080	\$83.16	\$137.59
540	7455021077	1A	1	513	\$54.43	1,120	\$86.24	\$140.67
541	7455021078	1A	1	513	\$54.43	760	\$58.52	\$112.95
542	7455021079	1A	1	513	\$54.43	1,140	\$87.78	\$142.21
543	7455021080	1A	1	513	\$54.43	1,140	\$87.78	\$142.21
544	7455021081	1A	1	513	\$54.43	1,190	\$91.63	\$146.06
545	7455021082	1A	1	513	\$54.43	790	\$60.83	\$115.26
546	7455021083	1A	1	513	\$54.43	1,120	\$86.24	\$140.67
547	7455021084	1A	1	513	\$54.43	750	\$57.75	\$112.18
548	7455021085	1A	1	513	\$54.43	750	\$57.75	\$112.18
549	7455021086	1A	1	513	\$54.43	700	\$53.90	\$108.33
550	7455021087	1A	1	513	\$54.43	1,120	\$86.24	\$140.67
551	7455021088	1A	1	513	\$54.43	1,090	\$83.93	\$138.36
552	7455021089	1A	1	513	\$54.43	1,570	\$120.89	\$175.32
553	7455021090	1A	1	513	\$54.43	1,710	\$131.67	\$186.10
554	7455021091	1A	1	513	\$54.43	1,710	\$131.67	\$186.10
555	7455021092	1A	1	513	\$54.43	1,710	\$131.67	\$186.10
556	7455021093	1A	1	513	\$54.43	1,710	\$131.67	\$186.10
557	7455021094	1A	1	513	\$54.43	1,710	\$131.67	\$186.10
558	7455021095	1A	1	513	\$54.43	1,710	\$131.67	\$186.10
559	7455021096	1A	1	513	\$54.43	1,710	\$131.67	\$186.10
560	7455021097	1A	1	513	\$54.43	1,710	\$131.67	\$186.10
561	7455021098	1A	1	513	\$54.43	1,570	\$120.89	\$175.32
562	7455021099	1A	1	513	\$54.43	1,080	\$83.16	\$137.59
563	7455021100	1A	1	513	\$54.43	1,120	\$86.24	\$140.67
564	7455021101	1A	1	513	\$54.43	700	\$53.90	\$108.33
565	7455021102	1A	1	513	\$54.43	750	\$57.75	\$112.18
566	7455021103	1A	1	513	\$54.43	750	\$57.75	\$112.18
567	7455021104	1A	1	513	\$54.43	1,120	\$86.24	\$140.67
568	7455021105	1A	1	513	\$54.43	840	\$64.68	\$119.11
569	7455021106	1A	1	513	\$54.43	1,030	\$79.31	\$133.74
570	7455021107	1A	1	513	\$54.43	1,160	\$89.32	\$143.75
571	7455021108	1A	1	513	\$54.43	830	\$63.91	\$118.34
572	7455021109	1A	1	513	\$54.43	1,120	\$86.24	\$140.67

Map ID	Assessor's Parcel Number (APN)	Zone	Exempt*	Parcel Size (Sq Ft)	Initial Parcel Assessment	Building Size (Sq Ft)	Initial Building Assessment	Total Initial Assessment
573	7455021110	1A	1	513	\$54.43	760	\$58.52	\$112.95
574	7455021111	1A	1	513	\$54.43	1,120	\$86.24	\$140.67
575	7455021112	1A	1	513	\$54.43	1,080	\$83.16	\$137.59
576	7455021113	1A	1	513	\$54.43	1,120	\$86.24	\$140.67
577	7455021114	1A	1	513	\$54.43	760	\$58.52	\$112.95
578	7455021115	1A	1	513	\$54.43	1,140	\$87.78	\$142.21
579	7455021116	1A	1	513	\$54.43	1,140	\$87.78	\$142.21
580	7455021117	1A	1	513	\$54.43	1,190	\$91.63	\$146.06
581	7455021118	1A	1	513	\$54.43	790	\$60.83	\$115.26
582	7455021119	1A	1	513	\$54.43	1,120	\$86.24	\$140.67
583	7455021120	1A	1	513	\$54.43	750	\$57.75	\$112.18
584	7455021121	1A	1	513	\$54.43	750	\$57.75	\$112.18
585	7455021122	1A	1	513	\$54.43	700	\$53.90	\$108.33
586	7455021123	1A	1	513	\$54.43	1,120	\$86.24	\$140.67
587	7455021124	1A	1	513	\$54.43	1,090	\$83.93	\$138.36
588	7455021125	1A	1	513	\$54.43	1,020	\$78.54	\$132.97
589	7455021126	1A	1	513	\$54.43	1,240	\$95.48	\$149.91
590	7455021127	1A	1	513	\$54.43	1,030	\$79.31	\$133.74
591	7455021128	1A	1	513	\$54.43	700	\$53.90	\$108.33
592	7455021129	1A	1	513	\$54.43	690	\$53.13	\$107.56
593	7455021130	1A	1	513	\$54.43	750	\$57.75	\$112.18
594	7455021131	1A	1	513	\$54.43	1,030	\$79.31	\$133.74
595	7455021132	1A	1	513	\$54.43	840	\$64.68	\$119.11
596	7455021133	1A	1	513	\$54.43	960	\$73.92	\$128.35
597	7455021134	1A	1	513	\$54.43	840	\$64.68	\$119.11
598	7455021135	1A	1	513	\$54.43	830	\$63.91	\$118.34
599	7455021136	1A	1	513	\$54.43	1,030	\$79.31	\$133.74
600	7455021137	1A	1	513	\$54.43	760	\$58.52	\$112.95
601	7455021138	1A	1	513	\$54.43	1,120	\$86.24	\$140.67
602	7455021139	1A	1	513	\$54.43	1,020	\$78.54	\$132.97
603	7455021140	1A	1	513	\$54.43	1,030	\$79.31	\$133.74
604	7455021141	1A	1	513	\$54.43	1,290	\$99.33	\$153.76
605	7455021142	1A	1	513	\$54.43	1,050	\$80.85	\$135.28
606	7455021143	1A	1	513	\$54.43	830	\$63.91	\$118.34
607	7455021144	1A	1	513	\$54.43	1,410	\$108.57	\$163.00
608	7455021145	1A	1	513	\$54.43	1,050	\$80.85	\$135.28
609	7455021146	1A	1	513	\$54.43	750	\$57.75	\$112.18
610	7455021147	1A	1	513	\$54.43	700	\$53.90	\$108.33
611	7455021148	1A	1	513	\$54.43	700	\$53.90	\$108.33
612	7455021149	1A	1	513	\$54.43	1,030	\$79.31	\$133.74
613	7455021150	1A	1	513	\$54.43	1,130	\$87.01	\$141.44

Map ID	Assessor's Parcel Number (APN)	Zone	Exempt*	Parcel Size (Sq Ft)	Initial Parcel Assessment	Building Size (Sq Ft)	Initial Building Assessment	Total Initial Assessment
614	7455021151	1A	1	513	\$54.43	1,030	\$79.31	\$133.74
615	7455021153	1A		513	\$54.43	11,070	\$1,703.67	\$1,758.10
616	7455021154	1A		513	\$54.43	9,420	\$1,449.74	\$1,504.17
617	7455022001	1A		10,803	\$1,146.20	10,400	\$1,600.56	\$2,746.76
618	7455022002	1A		5,401	\$573.05	5,340	\$821.83	\$1,394.88
619	7455022003	1A		5,401	\$573.05	5,400	\$831.06	\$1,404.11
620	7455022008	1A		5,184	\$550.02	9,600	\$1,477.44	\$2,027.46
621	7455022009	1A		5,184	\$550.02	0	\$0.00	\$550.02
622	7455022010	1A		5,184	\$550.02	0	\$0.00	\$550.02
623	7455022011	1A		5,401	\$573.05	0	\$0.00	\$573.05
624	7455022012	1A		5,401	\$573.05	0	\$0.00	\$573.05
625	7455022013	1A	1	4,800	\$509.28	3,346	\$257.64	\$766.92
626	7455022014	1A	1	8,407	\$891.98	4,608	\$354.82	\$1,246.80
627	7455022015	1A	1	8,407	\$891.98	4,380	\$337.26	\$1,229.24
628	7455022016	1A		12,589	\$1,335.69	1,500	\$230.85	\$1,566.54
629	7455022017	1A		13,504	\$1,432.77	6,440	\$991.12	\$2,423.89
630	7455022018	1A		9,017	\$956.70	5,912	\$909.86	\$1,866.56
631	7455022019	1A		4,487	\$476.07	4,500	\$692.55	\$1,168.62
632	7455022020	1A		12,981	\$1,377.28	0	\$0.00	\$1,377.28
633	7455022021	1A		5,184	\$550.02	0	\$0.00	\$550.02
634	7455022028	1A	1	669	\$70.98	1,110	\$85.47	\$156.45
635	7455022029	1A	1	669	\$70.98	1,100	\$84.70	\$155.68
636	7455022030	1A	1	669	\$70.98	680	\$52.36	\$123.34
637	7455022031	1A	1	669	\$70.98	680	\$52.36	\$123.34
638	7455022032	1A	1	669	\$70.98	820	\$63.14	\$134.12
639	7455022033	1A	1	669	\$70.98	1,010	\$77.77	\$148.75
640	7455022034	1A	1	669	\$70.98	680	\$52.36	\$123.34
641	7455022035	1A	1	669	\$70.98	680	\$52.36	\$123.34
642	7455022036	1A	1	669	\$70.98	1,130	\$87.01	\$157.99
643	7455022037	1A	1	669	\$70.98	830	\$63.91	\$134.89
644	7455022038	1A	1	669	\$70.98	850	\$65.45	\$136.43
645	7455022039	1A	1	669	\$70.98	710	\$54.67	\$125.65
646	7455022040	1A	1	669	\$70.98	670	\$51.59	\$122.57
647	7455022041	1A	1	669	\$70.98	1,110	\$85.47	\$156.45
648	7455022042	1A	1	669	\$70.98	1,100	\$84.70	\$155.68
649	7455022043	1A	1	669	\$70.98	1,030	\$79.31	\$150.29
650	7455022044	1A	1	669	\$70.98	1,030	\$79.31	\$150.29
651	7455022045	1A	1	669	\$70.98	1,290	\$99.33	\$170.31
652	7455022046	1A	1	669	\$70.98	1,010	\$77.77	\$148.75
653	7455022047	1A	1	669	\$70.98	1,030	\$79.31	\$150.29
654	7455022048	1A	1	669	\$70.98	1,030	\$79.31	\$150.29

Map ID	Assessor's Parcel Number (APN)	Zone	Exempt*	Parcel Size (Sq Ft)	Initial Parcel Assessment	Building Size (Sq Ft)	Initial Building Assessment	Total Initial Assessment
655	7455022049	1A	1	669	\$70.98	1,160	\$89.32	\$160.30
656	7455022050	1A	1	669	\$70.98	1,250	\$96.25	\$167.23
657	7455022051	1A	1	669	\$70.98	1,270	\$97.79	\$168.77
658	7455022052	1A	1	669	\$70.98	710	\$54.67	\$125.65
659	7455022053	1A	1	669	\$70.98	670	\$51.59	\$122.57
660	7455022054	1A	1	669	\$70.98	630	\$48.51	\$119.49
661	7455022055	1A	1	669	\$70.98	460	\$35.42	\$106.40
662	7455022056	1A	1	669	\$70.98	1,400	\$107.80	\$178.78
663	7455022057	1A	1	669	\$70.98	1,730	\$133.21	\$204.19
664	7455022058	1A	1	669	\$70.98	1,750	\$134.75	\$205.73
665	7455022059	1A	1	669	\$70.98	1,710	\$131.67	\$202.65
666	7455023021	1A		4,487	\$476.07	690	\$106.19	\$582.26
667	7455023022	1A		4,487	\$476.07	1,575	\$242.39	\$718.46
668	7455023023	1A		4,487	\$476.07	1,264	\$194.53	\$670.60
669	7455023024	1A		4,487	\$476.07	3,007	\$462.78	\$938.85
670	7455023025	1A		9,017	\$956.70	6,226	\$958.18	\$1,914.88
671	7455025003	1A		5,940	\$630.23	4,884	\$751.65	\$1,381.88
672	7455025018	1A		5,940	\$630.23	0	\$0.00	\$630.23
673	7455025019	1A	1	47,520	\$5,041.87	107,567	\$8,282.66	\$13,324.53
674	7455025900	1A		76,400	\$8,106.04	0	\$0.00	\$8,106.04
675	7455025901	1A		31,050	\$3,294.41	74,031	\$11,393.37	\$14,687.78
676	7455025903	1A		34,539	\$3,664.59	0	\$0.00	\$3,664.59
677	7455025904	1A		23,762	\$2,521.15	18,499	\$2,847.00	\$5,368.15
678	7455025905	1A		4,051	\$429.81	0	\$0.00	\$429.81
679	7455025906	1A		4,051	\$429.81	0	\$0.00	\$429.81
680	7455025907	1A		4,051	\$429.81	0	\$0.00	\$429.81
681	7455025908	1A		4,051	\$429.81	0	\$0.00	\$429.81
682	7455025909	1A		2,047	\$217.19	0	\$0.00	\$217.19
683	7455025910	1A		2,004	\$212.62	0	\$0.00	\$212.62
684	7455025911	1A		4,051	\$429.81	0	\$0.00	\$429.81
685	7455026046	1A		56,192	\$5,961.97	30,790	\$4,738.58	\$10,700.55
686	7455026048	1A		70,132	\$7,441.01	11,248	\$1,731.07	\$9,172.08
687	7455026050	1A		37,026	\$3,928.46	23,600	\$3,632.04	\$7,560.50
688	7455026051	1A		33,537	\$3,558.28	4,169	\$641.61	\$4,199.89
689	7455026052	1A		71,386	\$7,574.05	57,061	\$8,781.69	\$16,355.74
690	7455026900	1A		11,500	\$1,220.15	76,479	\$11,770.12	\$12,990.27
691	7455026939	1A		10,019	\$1,063.02	0	\$0.00	\$1,063.02
692	7455027932	1A		63,162	\$6,701.49	0	\$0.00	\$6,701.49
693	7455027933	1A		54,886	\$5,823.40	29,000	\$4,463.10	\$10,286.50
694	7455028001	1A	1	353	\$37.45	710	\$54.67	\$92.12
695	7455028002	1A	1	353	\$37.45	670	\$51.59	\$89.04

Map ID	Assessor's Parcel Number (APN)	Zone	Exempt*	Parcel Size (Sq Ft)	Initial Parcel Assessment	Building Size (Sq Ft)	Initial Building Assessment	Total Initial Assessment
696	7455028003	1A	1	353	\$37.45	670	\$51.59	\$89.04
697	7455028004	1A	1	353	\$37.45	670	\$51.59	\$89.04
698	7455028005	1A	1	353	\$37.45	980	\$75.46	\$112.91
699	7455028006	1A	1	353	\$37.45	1,310	\$100.87	\$138.32
700	7455028007	1A	1	353	\$37.45	980	\$75.46	\$112.91
701	7455028008	1A	1	353	\$37.45	740	\$56.98	\$94.43
702	7455028009	1A	1	353	\$37.45	1,180	\$90.86	\$128.31
703	7455028010	1A	1	353	\$37.45	670	\$51.59	\$89.04
704	7455028011	1A	1	353	\$37.45	1,160	\$89.32	\$126.77
705	7455028012	1A	1	353	\$37.45	1,710	\$131.67	\$169.12
706	7455028013	1A	1	353	\$37.45	1,000	\$77.00	\$114.45
707	7455028014	1A	1	353	\$37.45	970	\$74.69	\$112.14
708	7455028015	1A	1	353	\$37.45	1,000	\$77.00	\$114.45
709	7455028016	1A	1	353	\$37.45	1,380	\$106.26	\$143.71
710	7455028017	1A	1	353	\$37.45	1,090	\$83.93	\$121.38
711	7455028018	1A	1	353	\$37.45	1,000	\$77.00	\$114.45
712	7455028019	1A	1	353	\$37.45	720	\$55.44	\$92.89
713	7455028020	1A	1	353	\$37.45	1,010	\$77.77	\$115.22
714	7455028021	1A	1	353	\$37.45	1,240	\$95.48	\$132.93
715	7455028022	1A	1	353	\$37.45	710	\$54.67	\$92.12
716	7455028023	1A	1	353	\$37.45	670	\$51.59	\$89.04
717	7455028024	1A	1	353	\$37.45	670	\$51.59	\$89.04
718	7455028025	1A	1	353	\$37.45	670	\$51.59	\$89.04
719	7455028026	1A	1	353	\$37.45	980	\$75.46	\$112.91
720	7455028027	1A	1	353	\$37.45	1,310	\$100.87	\$138.32
721	7455028028	1A	1	353	\$37.45	980	\$75.46	\$112.91
722	7455028029	1A	1	353	\$37.45	740	\$56.98	\$94.43
723	7455028030	1A	1	353	\$37.45	1,180	\$90.86	\$128.31
724	7455028031	1A	1	353	\$37.45	670	\$51.59	\$89.04
725	7455028032	1A	1	353	\$37.45	1,160	\$89.32	\$126.77
726	7455028033	1A	1	353	\$37.45	1,550	\$119.35	\$156.80
727	7455028034	1A	1	353	\$37.45	1,000	\$77.00	\$114.45
728	7455028035	1A	1	353	\$37.45	970	\$74.69	\$112.14
729	7455028036	1A	1	353	\$37.45	1,000	\$77.00	\$114.45
730	7455028037	1A	1	353	\$37.45	1,430	\$110.11	\$147.56
731	7455028038	1A	1	353	\$37.45	1,090	\$83.93	\$121.38
732	7455028039	1A	1	353	\$37.45	1,000	\$77.00	\$114.45
733	7455028040	1A	1	353	\$37.45	720	\$55.44	\$92.89
734	7455028041	1A	1	353	\$37.45	1,010	\$77.77	\$115.22
735	7455028042	1A	1	353	\$37.45	1,240	\$95.48	\$132.93
736	7455028043	1A	1	353	\$37.45	710	\$54.67	\$92.12

Map ID	Assessor's Parcel Number (APN)	Zone	Exempt*	Parcel Size (Sq Ft)	Initial Parcel Assessment	Building Size (Sq Ft)	Initial Building Assessment	Total Initial Assessment
737	7455028044	1A	1	353	\$37.45	670	\$51.59	\$89.04
738	7455028045	1A	1	353	\$37.45	670	\$51.59	\$89.04
739	7455028046	1A	1	353	\$37.45	670	\$51.59	\$89.04
740	7455028047	1A	1	353	\$37.45	980	\$75.46	\$112.91
741	7455028048	1A	1	353	\$37.45	1,310	\$100.87	\$138.32
742	7455028049	1A	1	353	\$37.45	980	\$75.46	\$112.91
743	7455028050	1A	1	353	\$37.45	740	\$56.98	\$94.43
744	7455028051	1A	1	353	\$37.45	1,180	\$90.86	\$128.31
745	7455028052	1A	1	353	\$37.45	670	\$51.59	\$89.04
746	7455028053	1A	1	353	\$37.45	1,160	\$89.32	\$126.77
747	7455028054	1A	1	353	\$37.45	1,710	\$131.67	\$169.12
748	7455028055	1A	1	353	\$37.45	1,000	\$77.00	\$114.45
749	7455028056	1A	1	353	\$37.45	970	\$74.69	\$112.14
750	7455028057	1A	1	353	\$37.45	1,000	\$77.00	\$114.45
751	7455028058	1A	1	353	\$37.45	1,430	\$110.11	\$147.56
752	7455028059	1A	1	353	\$37.45	1,090	\$83.93	\$121.38
753	7455028060	1A	1	353	\$37.45	1,000	\$77.00	\$114.45
754	7455028061	1A	1	353	\$37.45	720	\$55.44	\$92.89
755	7455028062	1A	1	353	\$37.45	1,010	\$77.77	\$115.22
756	7455028063	1A	1	353	\$37.45	1,240	\$95.48	\$132.93
757	7455028064	1A	1	353	\$37.45	710	\$54.67	\$92.12
758	7455028065	1A	1	353	\$37.45	670	\$51.59	\$89.04
759	7455028066	1A	1	353	\$37.45	670	\$51.59	\$89.04
760	7455028067	1A	1	353	\$37.45	670	\$51.59	\$89.04
761	7455028068	1A	1	353	\$37.45	980	\$75.46	\$112.91
762	7455028069	1A	1	353	\$37.45	1,310	\$100.87	\$138.32
763	7455028070	1A	1	353	\$37.45	980	\$75.46	\$112.91
764	7455028071	1A	1	353	\$37.45	740	\$56.98	\$94.43
765	7455028072	1A	1	353	\$37.45	1,180	\$90.86	\$128.31
766	7455028073	1A	1	353	\$37.45	670	\$51.59	\$89.04
767	7455028074	1A	1	353	\$37.45	1,210	\$93.17	\$130.62
768	7455028075	1A	1	353	\$37.45	1,710	\$131.67	\$169.12
769	7455028076	1A	1	353	\$37.45	1,000	\$77.00	\$114.45
770	7455028077	1A	1	353	\$37.45	970	\$74.69	\$112.14
771	7455028078	1A	1	353	\$37.45	1,000	\$77.00	\$114.45
772	7455028079	1A	1	353	\$37.45	1,430	\$110.11	\$147.56
773	7455028080	1A	1	353	\$37.45	1,090	\$83.93	\$121.38
774	7455028081	1A	1	353	\$37.45	1,000	\$77.00	\$114.45
775	7455028082	1A	1	353	\$37.45	720	\$55.44	\$92.89
776	7455028083	1A	1	353	\$37.45	1,010	\$77.77	\$115.22
777	7455028084	1A	1	353	\$37.45	1,240	\$95.48	\$132.93

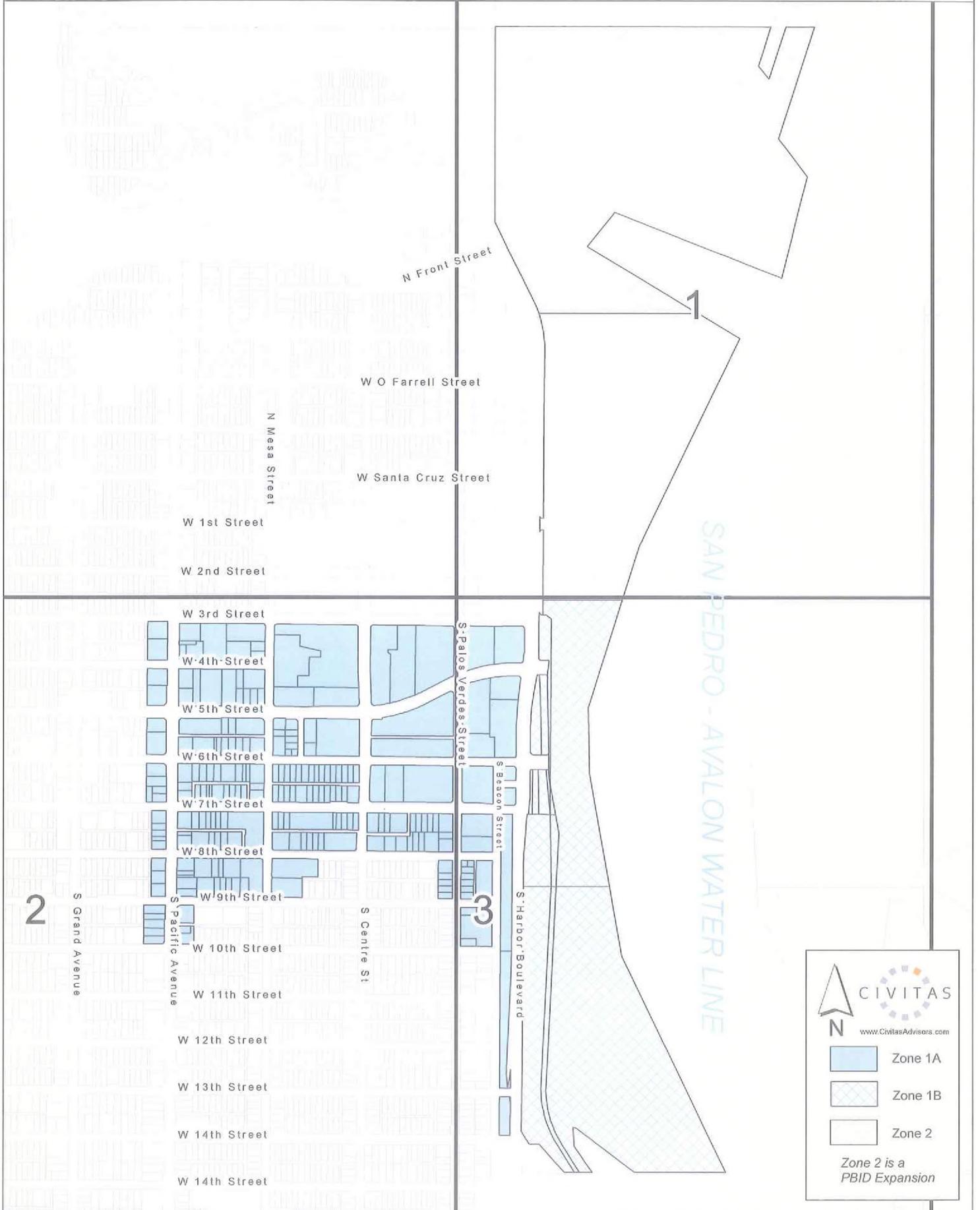
Map ID	Assessor's Parcel Number (APN)	Zone	Exempt*	Parcel Size (Sq Ft)	Initial Parcel Assessment	Building Size (Sq Ft)	Initial Building Assessment	Total Initial Assessment
778	7455028085	1A	1	353	\$37.45	710	\$54.67	\$92.12
779	7455028086	1A	1	353	\$37.45	670	\$51.59	\$89.04
780	7455028087	1A	1	353	\$37.45	670	\$51.59	\$89.04
781	7455028088	1A	1	353	\$37.45	670	\$51.59	\$89.04
782	7455028089	1A	1	353	\$37.45	980	\$75.46	\$112.91
783	7455028090	1A	1	353	\$37.45	1,310	\$100.87	\$138.32
784	7455028091	1A	1	353	\$37.45	980	\$75.46	\$112.91
785	7455028092	1A	1	353	\$37.45	740	\$56.98	\$94.43
786	7455028093	1A	1	353	\$37.45	1,180	\$90.86	\$128.31
787	7455028094	1A	1	353	\$37.45	670	\$51.59	\$89.04
788	7455028095	1A	1	353	\$37.45	1,210	\$93.17	\$130.62
789	7455028096	1A	1	353	\$37.45	1,710	\$131.67	\$169.12
790	7455028097	1A	1	353	\$37.45	1,000	\$77.00	\$114.45
791	7455028098	1A	1	353	\$37.45	970	\$74.69	\$112.14
792	7455028099	1A	1	353	\$37.45	1,000	\$77.00	\$114.45
793	7455028100	1A	1	353	\$37.45	1,380	\$106.26	\$143.71
794	7455028101	1A	1	353	\$37.45	1,090	\$83.93	\$121.38
795	7455028102	1A	1	353	\$37.45	1,000	\$77.00	\$114.45
796	7455028103	1A	1	353	\$37.45	720	\$55.44	\$92.89
797	7455028104	1A	1	353	\$37.45	1,010	\$77.77	\$115.22
798	7455028105	1A	1	353	\$37.45	1,240	\$95.48	\$132.93
799	7456011800	1A		436	\$46.26	0	\$0.00	\$46.26
800	7456011900	1A		59,259	\$6,287.38	0	\$0.00	\$6,287.38
801	7456012024	1A		20,909	\$2,218.44	26,242	\$4,038.64	\$6,257.08
802	7456012800	1A		436	\$46.26	0	\$0.00	\$46.26
805	7455007014	1A	1	5,403	\$573.26	1,324	\$101.95	\$675.21
806	7455007015	1A	1	5,402	\$573.15	1,778	\$136.91	\$710.06
	TOTAL			11,812,513	\$506,616.10	4,035,312	\$480,802.32	\$987,418.42

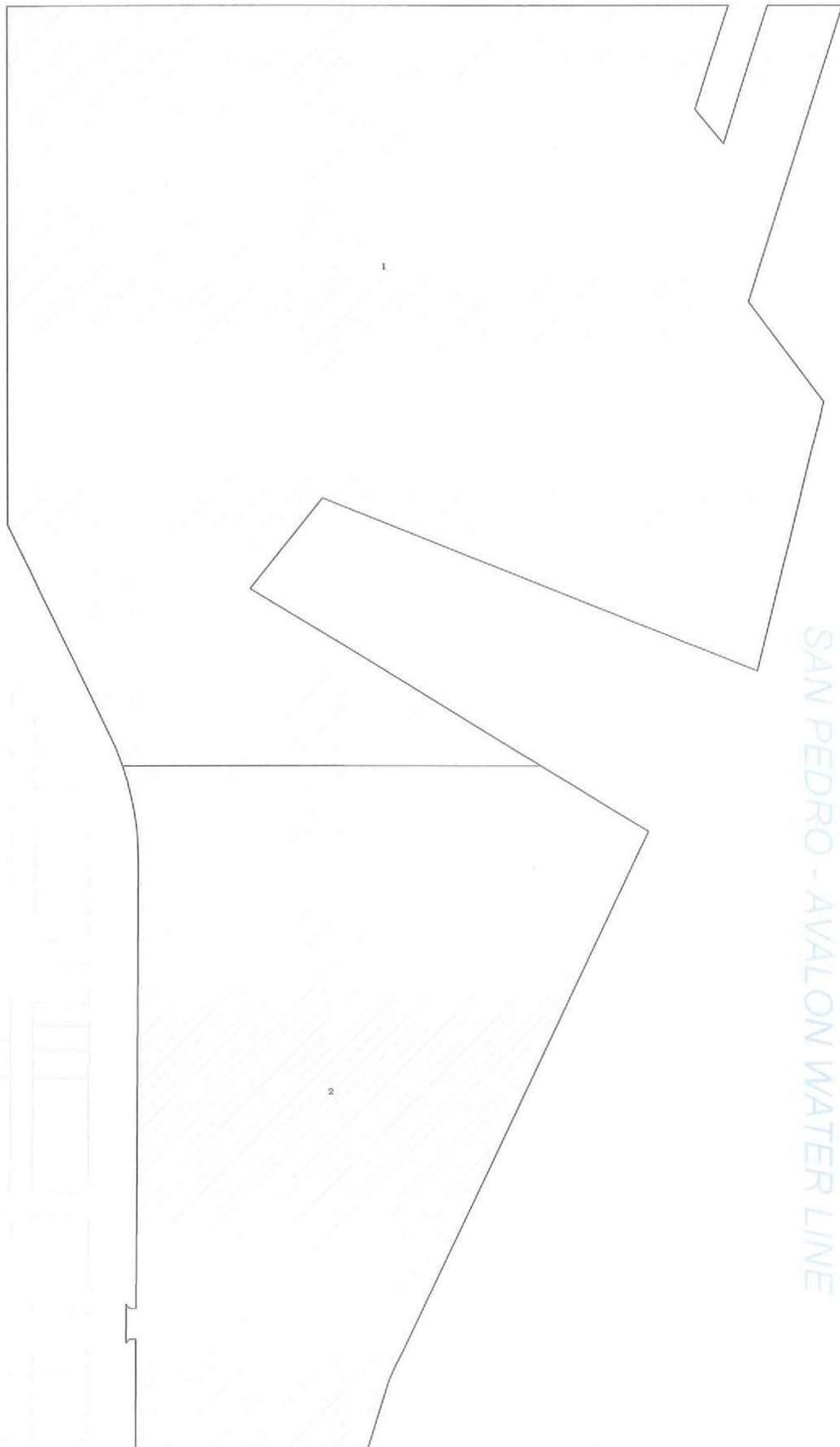
**Exemptions:*

1. Residentially-Zoned Parcels (RD4 or higher) will pay their full parcel assessment rate.
2. Residentially-Zoned Parcels (RD1.5 to RD3) will not be assessed.
3. Agriculturally-Zoned Parcels will not be assessed.
4. Parcels with Right-of-Way Uses will not be assessed.

APPENDIX 2: DISTRICT BOUNDARY MAP

San Pedro Historic Waterfront PBID



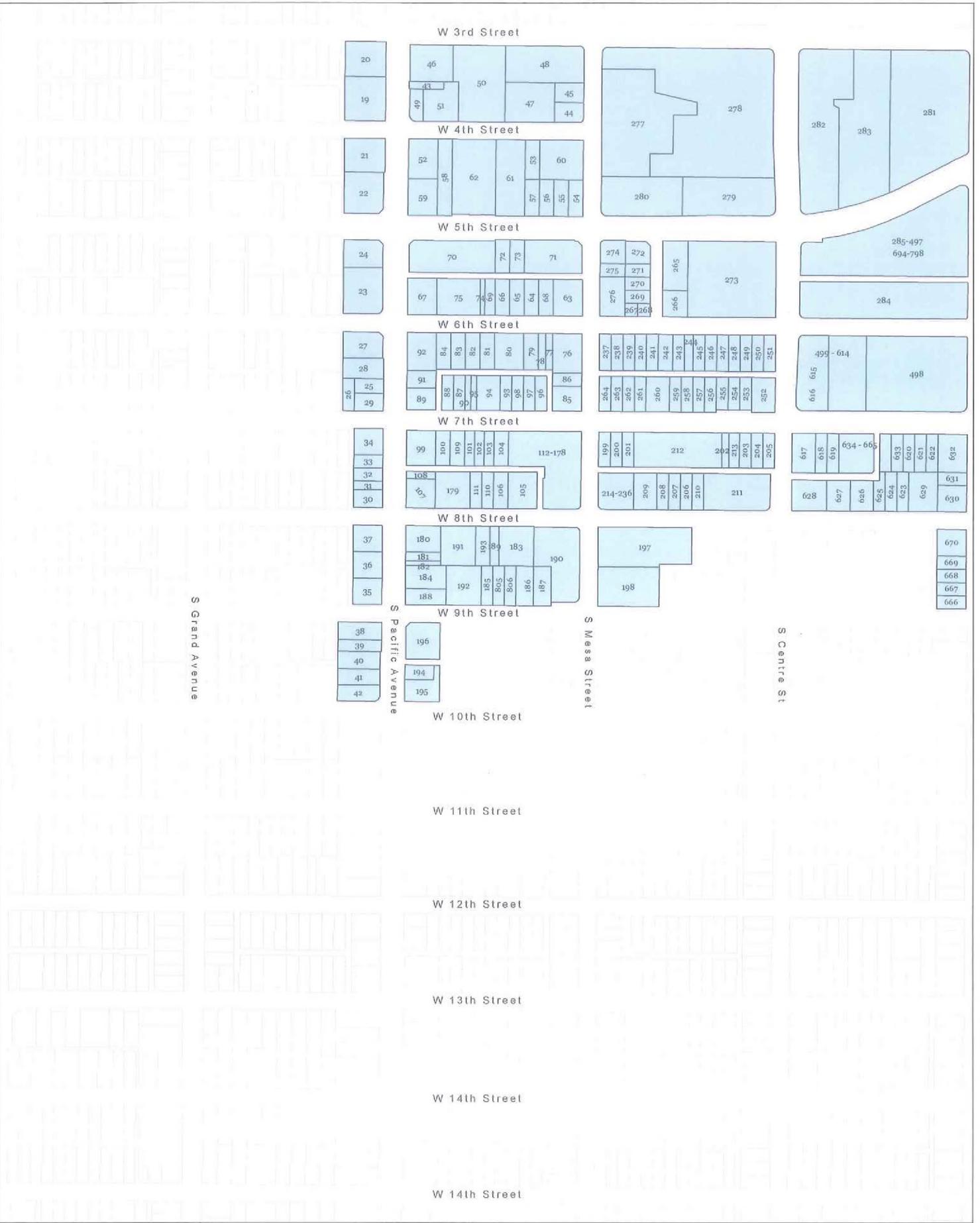


SAN PEDRO - AVALON WATER LINE

San Pedro Historic Waterfront PBID

- Zone 1A
- Zone 1B
- Zone 2

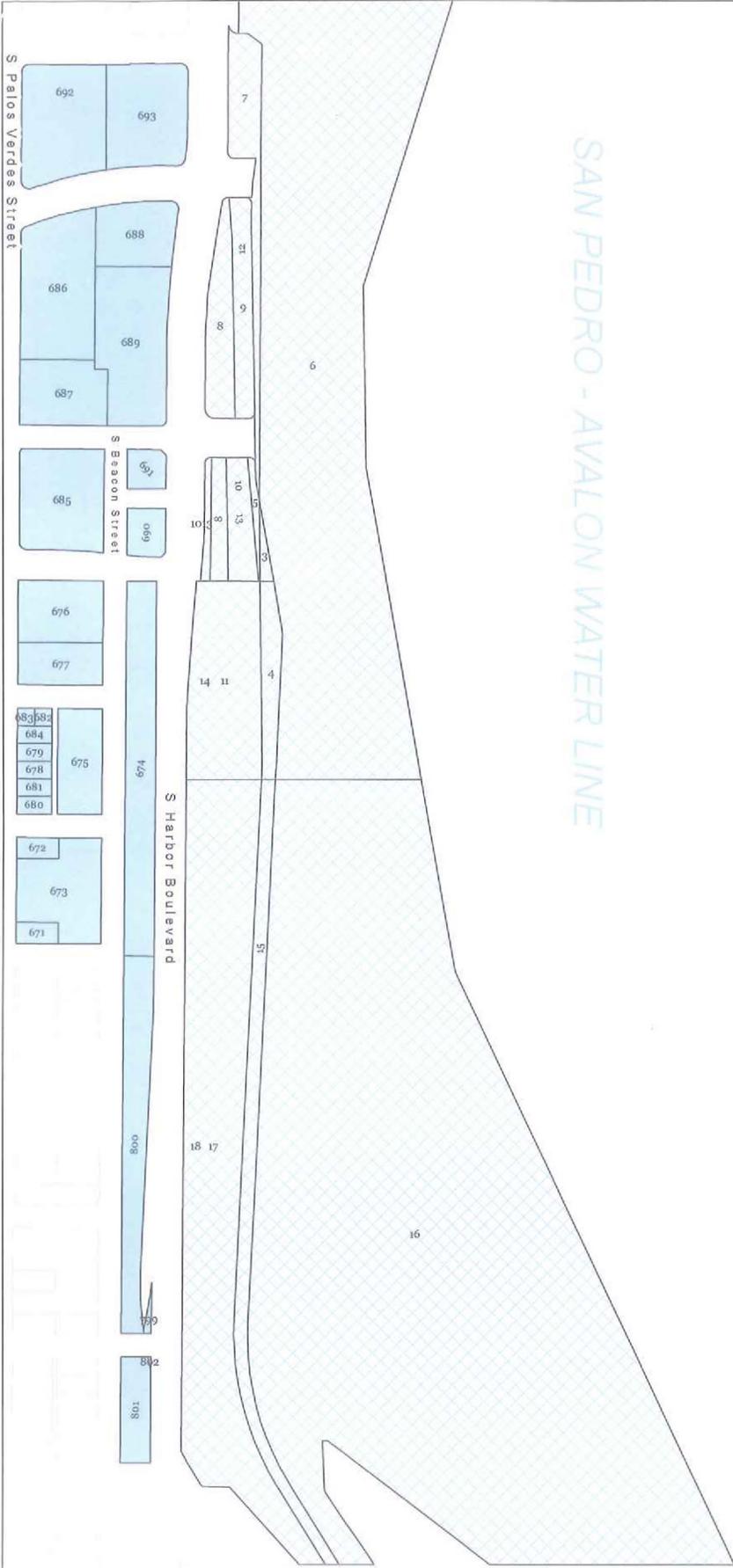




San Pedro Historic Waterfront PBID



SAN PEDRO - AVALON WATER LINE



ORDINANCE NO. _____

An Ordinance of Intention to establish a Property and Business Improvement District to be known as the "**San Pedro Historic Waterfront Property and Business Improvement District**" pursuant to the Provisions of the Property and Business Improvement District Law of 1994 (Division 18, Part 7, Streets and Highways Code, State of California) and to levy assessments.

WHEREAS, the Property and Business Improvement District Law of 1994 authorizes cities to establish Property and Business Improvement Districts for the purpose of levying assessments on real property for certain purposes; and

WHEREAS, property owners in the San Pedro Historic Waterfront business community who will pay more than 50 percent of the total amount of assessments to be levied, have filed written petitions requesting that the City Council establish a district to be named the San Pedro Historic Waterfront Property and Business Improvement District.

NOW THEREFORE,

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

Section 1. **DECLARATION.** Pursuant to the provisions of Property and Business Improvement District Law of 1994, Section 36600 *et seq.*, of the Streets and Highways Code (Act), the City Council declares its intention to consider the establishment of a Property and Business Improvement District to be named the San Pedro Historic Waterfront Property and Business Improvement District (District).

Sec. 2. **ADOPTION OF ENGINEER'S REPORT AND MANAGEMENT DISTRICT PLAN.** The City Council hereby adopts, approves and confirms the Engineer's Report and the Management District Plan included in Council File No. _____.

Sec. 3. **PARCELS WITHIN THE DISTRICT.** The City Council hereby affirms its finding that all parcels, which will have a special benefit conferred upon them and upon which an assessment will be imposed, are identified in the Management District Plan.

Sec. 4. **PROPORTIONAL BENEFIT.** The City Council hereby reaffirms that the assessment proposed to be imposed on each parcel does not exceed the reasonable cost of the proportional benefit conferred on that parcel.

Sec. 5. **SEPARATION OF GENERAL AND SPECIAL BENEFITS.** The City Council hereby affirms that it has separated the general benefits, if any, from the special benefits conferred on each parcel.

Sec. 6. ASSESSMENTS SUPPORTED BY ENGINEER'S REPORT. The City Council hereby affirms that all proposed assessments are supported by a detailed engineer's report prepared by a registered professional engineer certified by the state of California.

Sec. 7. DISTRICT BOUNDARIES. The City Council hereby declares that the boundaries of the proposed District are as detailed in the Management District Plan. The proposed San Pedro Historic Waterfront BID area consists of approximately 31 blocks generally described with its exterior boundaries bounded by Pacific Avenue on the west, Third Street and the Vincent Thomas Bridge on the north, the waterline of the San Pedro Harbor on the East, and 10th and 14th Streets on the south. All property within the approximate boundaries described above are included in the San Pedro Historic Waterfront BID.

There are 804 parcels owned by 281 stakeholders in the proposed District. The map included in the District's Management District Plan gives sufficient detail to locate each parcel of property within the proposed District.

Sec. 8. IMPROVEMENTS AND ACTIVITIES. The City Council hereby declares that the proposed activities and improvements to be funded by the levy of assessments on property within the District are detailed in the Management District Plan. They include, but are not limited to, Pedestrian and Tourist Ambassador Service; Sanitation, Cleaning, and Beautification; Marketing, Promotions, and Waterfront Special Events; Policy Development, District Management, and Administration; and Contingency and Renewal.

Sec. 9. ANNUAL ASSESSMENTS AND DURATION. The District's total assessment for five years is estimated to be \$10,484,677. The District's total annual assessment for the first year is estimated to be \$987,418. Annual assessments for subsequent years may be adjusted as determined by the Owners Association not to exceed 3 (three) percent of the previous year's rate. It is proposed that the District be established for a 5 (five)-year period. The District will not issue bonds.

Sec. 10. COLLECTION OF ASSESSMENTS. The City Council hereby declares that to the extent possible, assessments shall be collected at the same time and in the same manner as County ad valorem property taxes and shall be subject to all laws providing for the collection and enforcement of assessments. For properties that do not appear on the County tax rolls or for assessments for any years in which the City is unable to transmit the assessment information to the County in sufficient time for the County to collect the assessments with the County ad valorem property taxes, the City Clerk may bill and collect the assessments by mailing assessment notices (Statement of Assessment Due) to each property owner within the District at the address shown on City records. Assessments billed by the City Clerk are due 45 calendar days after the Statement of Assessment Due.

Sec. 11. NOTICE, PROTESTS AND HEARING PROCEDURES. The City Clerk

shall follow the notice, protest, and hearing procedures prescribed in the Proposition 218 Omnibus Implementation Act (California Government Code, Section 53750 *et seq.*).

Sec. 12. PUBLIC HEARING. The City Council will hold a public hearing to determine whether to establish the District and levy assessments on _____ at 10:00 a.m., or as soon thereafter as City Council business permits, and on any hours and days for continued hearing as ordered by the City Council, in the John Ferraro Council Chamber, Room 340, City Hall, 200 North Spring Street, Los Angeles, California 90012. At the hearing, all interested persons will be permitted to present written or oral testimony, and the City Council will consider all objections or protests to the proposed assessment.

Sec. 13. NOTICE TO RECORD OWNERS. The City Clerk shall give notice of the public hearing, in the manner specified in Government Code Section 53753, to the record owner of each parcel subject to the levy of an assessment. The notice shall be given at least 45 days before the public hearing date and shall specify that the public hearing will be to determine whether the City Council will establish the District and levy assessments.

Sec. 14. TABULATION OF ASSESSMENT BALLOTS. At the conclusion of the public hearing, the City Clerk shall tabulate all assessment ballots that have been submitted and not withdrawn. To be included in the tabulation, assessment ballots must be received by the City Clerk either at the address indicated in the notice required by Government Code Section 53753 or at the site of the public hearing prior to the conclusion of the public hearing. The City Clerk will certify the results of the tabulation to the City Council during its meeting on _____ at 10:00 a.m., or as soon thereafter as City Council business permits, in the John Ferraro Council Chamber, Room 340, City Hall, 200 North Spring Street, Los Angeles, California 90012.

Sec. 15. MAJORITY PROTEST. If there is a majority protest against the imposition of the assessment, the City Council will not impose the assessment. A majority protest will exist if the assessment ballots submitted, and not withdrawn, in opposition to the proposed assessment exceed the assessment ballots submitted, and not withdrawn, in its favor, weighting those assessment ballots by the amount of the proposed assessment to be imposed upon the identified parcel for which each assessment ballot was submitted.

Sec. 16. AMENDMENT TO ENABLING STATUTE. The properties and businesses within the District established by this Ordinance shall be subject to any amendments to the Property and Business Improvement District Law of 1994 (Division 18, Part 7, Streets and Highways Code, State of California).

Sec. 17. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

I hereby certify that this ordinance was passed by the Council of the City of Los Angeles, at its meeting of _____.

JUNE LAGMAY, City Clerk

By _____
Deputy

Approved _____

Mayor

Approved as to Form and Legality

CARMEN A. TRUTANICH, City Attorney

By  CHRISTY NUMANO-HILERA
Deputy City Attorney

Date 6-26-12

File No. CF _____