

ATTACHMENT 1

GREATER SOUTH PARK PROPERTY & BUSINESS IMPROVEMENT DISTRICT RENEWAL

ASSESSMENT ENGINEER'S REPORT

*Formed in 2012 & 2015 - Being Renewed for 5 Years Pursuant to
California Streets and Highways Code Section 36600 et seq.
Property Business Improvement District Act of 1994, as amended*

*Prepared by
Edward V. Henning
California Registered Professional Engineer # 26549
Edward Henning & Associates*

May 26, 2017

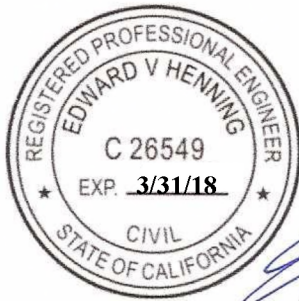
GREATER SOUTH PARK BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

ASSESSMENT ENGINEER’S REPORT

To Whom It May Concern:

I hereby certify to the best of my professional knowledge and experience that each of the identified benefiting properties located within the proposed renewed Greater South Park Property & Business Improvement District ("GSPBID") being renewed for a five (5) year term will receive a special benefit over and above the benefits conferred on the public at large and that the amount of the proposed assessment is proportional to, and no greater than the benefits conferred on each respective property.

Prepared by Edward V. Henning, California Registered Professional Engineer # 26549



A handwritten signature in blue ink that reads "Edward V. Henning". The signature is written over a horizontal line.

RPE #26549

May 26, 2017

Edward V. Henning

Date

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Introduction

This report serves as the “detailed engineer’s report” required by Section 4(b) of Article XIIIID of the California Constitution (Proposition 218) to support the benefit property assessments proposed to be levied within the proposed renewed GSPBID in the City of Los Angeles, California being renewed for a five (5) year term. The discussion and analysis contained within this Report constitutes the required “nexus” of rationale between assessment amounts levied and special benefits derived by real properties within the proposed renewed GSPBID.

GREATER SOUTH PARK BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

Background

The GSPBID is a property-based benefit assessment type district being renewed for a five (5) year term pursuant to Section 36600 et seq. of the California Streets and Highways Code (as amended), also known as the Property and Business Improvement District Law of 1994 (the “Act”). Due to the benefit assessment nature of assessments levied within a property and business improvement district (“PBID”), district program costs are to be distributed amongst all identified benefiting properties based on the proportional amount of special program benefit each property is expected to derive from the assessments levied. Within the Act, frequent references are made to the concept of relative “benefit” received from PBID programs and activities versus amount of assessment paid. Only those properties expected to derive special benefits from PBID funded programs and activities may be assessed and only in an amount proportional to the relative special benefits expected to be received.

Supplemental Article XIID Section 4(b) California Constitution Proposition 218 Procedures and Requirements

Proposition 218, approved by the voters of California in November of 1996, adds a supplemental array of procedures and requirements to be carried out prior to levying a property-based assessment like the GSPBID. These requirements are in addition to requirements imposed by State and local assessment enabling laws. These requirements were “chaptered” into law as Article XIID Section 4(b) of the California Constitution.

Since Article XIID provisions will affect all subsequent calculations to be made in the final assessment formula for the GSPBID, these supplemental requirements will be taken into account. The key provisions of Article XIID along with a description of how the GSPBID complies with each of these provisions are delineated below.

(Note: All section references below pertain to Article XIII of the California Constitution):

GREATER SOUTH PARK BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

Finding 1. From Section 4(a): “Identify all parcels which will have a special benefit conferred upon them and upon which an assessment will be imposed”

District Boundaries

Setting: The proposed Greater South Park Business Improvement District is being renewed and expanded to include an area known as the South Park II BID. It is located in the southwest section of Downtown Los Angeles, and is bounded by three existing Business Improvement Districts (BIDs): the Downtown Center BID, the Historic Downtown Los Angeles BID and the Los Angeles Fashion District BID, and two freeways: the Harbor (110) Freeway and the Santa Monica (10) Freeway.

District Boundary Description: The proposed renewed District is bounded by three existing Business Improvement Districts (BIDs) and two freeways: the Harbor (110) Freeway and the Santa Monica (10) Freeway. State PBID Law (Streets and Highways Code Section 36622) declares that: “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.” To the north, the proposed renewed District is bounded by the Downtown Center BID and the Historic Downtown Los Angeles BID. To the east, the proposed renewed District is bounded by the Los Angeles Fashion District BID. To the west, the District is bounded by the Harbor (110) Freeway, which both visually and physically separates the proposed renewed District from the neighborhood located west of the 110 Freeway. To the south, the District is bounded by the Santa Monica (10) Freeway and 17th Street (freeway frontage road) which both visually and physically separates the proposed renewed District from the neighborhood located south of the 10 Freeway. All parcels excluded from the proposed renewed District either lie within an existing BID, or lie west of the 110 Freeway or south of the 10 Freeway. The boundary of the proposed renewed District and parcels within it are shown on the map of the District in Appendix 2 attached to this Report. The District includes all parcels within the detailed boundaries described below.

True Point of Beginning: Beginning at the northwest corner of the District, at the intersection of the eastern edge of the 110 (Harbor) Freeway right-of-way and the centerline of James M. Wood Boulevard (9th Street), and continuing along said centerline of James M. Wood Boulevard and 9th Street to the centerline of Flower Street; thence south along said centerline of Flower Street to the centerline of Olympic Boulevard; thence east along Olympic Boulevard to the centerline of the said unnamed alley that runs parallel to and between Hill Street and Broadway; thence south along said centerline of the unnamed alley that runs parallel to and between Hill Street and Broadway to the centerline of 11th Street; thence east along said centerline of 11th Street to the centerline of the unnamed alley that runs parallel to and between Broadway and Main Street; thence south along said centerline of the said unnamed alley that runs parallel to and between Broadway and Main Street to the centerline of 12th Street; thence east along said centerline of 12th Street to the centerline of Main Street; thence south along said centerline of Main Street to the easterly prolongation of the south property line of APN 5139026012; thence west along said south property line of said APN 5139026012 to its intersection with the east property line of APN 5139026004; thence south along said east property line of said APN 5139026004 and continuing south along the east property lines of APN 5139026007, APN 5133010017, APN 5133010008, APN 5133010014, APN 5133009002, APN 5133009008, APN 5133008005, APN 5133008008, APN 5133007008, APN 5133007006, APN 5133006006 and APN 5133006005 to the centerline of 17th Street; thence west along said centerline

GREATER SOUTH PARK BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

of 17th Street to the easterly prolongation of the south property line of APN 5134008006 and continuing along said property line of said APN 5134008006, APN 5134008005, APN 5134008004, APN 5134007016 and APN 5134007018 to the intersection of said APN 5134007018 with the eastern edge of the Harbor (110) Freeway; thence north along said eastern edge of the Harbor (110) Freeway to the intersection of said eastern edge of the Harbor (110) Freeway with the centerline of LA Live Way; thence north along said centerline of LA Live Way to its intersection with said eastern edge of said Harbor (110) Freeway; thence north along said eastern edge of the Harbor (110) Freeway to the True Point of Beginning.

There are five zones within the District. The exterior perimeter boundaries of Zones 1, 2, 3, 4 and 5 are more specifically described as follows:

Benefit Zone 1 Description

Beginning at the northwest corner of Zone 1, at the intersection of the eastern edge of the Harbor (110) Freeway and the centerline of Olympic Boulevard; thence east along said centerline of Olympic Boulevard to the centerline of Figueroa Street; thence south along said centerline of Figueroa Street to the easterly prolongation of the south property line of APN 5138016913; thence west along said south property line of said APN 5138016913 to the intersection of said south property line of said APN 5138016913 with the west property line of said APN 5138016913; thence north along the western property line of said APN 5138016913 to the centerline of Chick Hearn Court; thence west along said centerline of Chick Hearn Court to the intersection of said centerline of Chick Hearn Court with the eastern edge of the Harbor (110) Freeway, thence north along said eastern edge of the Harbor (110) Freeway to the intersection of said eastern edge of the Harbor (110) Freeway with said centerline of Olympic Boulevard.

Benefit Zone 2 Description

Beginning at the northwest corner of Zone 2, at the intersection of the eastern edge of the Harbor (110) Freeway and the centerline of Chick Hearn Court; thence east along said centerline of Chick Hearn Court to the northerly prolongation of the eastern property line of APN 5138016912; thence south along said eastern property line of said APN 5138016912 and continuing south along the eastern property line of APN 5134007933 to the intersection of the southerly prolongation of said eastern property line of APN 5134007933 with the centerline of Venice Boulevard; thence west along said centerline of Venice Boulevard to its intersection with said centerline with LA Live Way; thence north along said centerline of LA Live Way to the centerline of Chick Hearn Court.

Benefit Zone 3 Description

Beginning at the northwest corner of Zone 3 (aka the True Point of Beginning), at the intersection of the eastern edge of the 110 (Harbor) Freeway and the centerline of James M. Wood Boulevard (9th Street), and continuing along said centerline of James M. Wood Boulevard and 9th Street to the intersection of 9th Street with the easterly prolongation of the north property line of APN 5138018027; thence east along said north property line of said APN 5138018027 to its intersection with the west property line of said APN 5138018027; thence south along said west property line of said APN 5138018027 and continuing south along the west property line of APN 5138002029, APN 5138002019, APN 5138002031, APN 5138012024, APN 5138012023, APN 5138012007, APN 5138012008, APN 5138012009,

GREATER SOUTH PARK BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

APN 5138012010, APN 5138012011 and APN 5138012012 to the intersection of the southerly prolongation of the west property line of said APN 5138012012 with the centerline of 11th Street; thence east along said centerline of 11th Street to the intersection of said centerline of 11th Street with the centerline of Flower Street; thence south along said centerline of Flower Street to the intersection of said centerline of Flower Street with the centerline of Pico Boulevard; thence east along said centerline of Pico Boulevard to the intersection of said centerline of Pico Boulevard with the northerly prolongation of the eastern property line of APN 5134010023; thence south along said eastern property line of said APN 5134010023 to the intersection of the southerly prolongation of said APN 5134010023 with the centerline of Cameron Lane; thence west along said centerline of Cameron Lane to the centerline of Lebanon Street; thence south along said centerline of Lebanon Street to the intersection of said centerline of Lebanon Street with the northern edge of the Santa Monica (10) Freeway; thence west along the northern edge of the Santa Monica (10) Freeway to its intersection with the centerline of Venice Boulevard; thence east along said centerline of Venice Boulevard to the centerline of Figueroa Street; thence north along said centerline of Figueroa Street to the centerline of Olympic Boulevard; thence west along said centerline of Olympic Boulevard to the intersection of said centerline of Olympic Boulevard with the eastern edge of the Harbor (110) Freeway; thence north along said eastern edge of the Harbor (110) Freeway to said intersection of the eastern edge of the 110 (Harbor) Freeway and the centerline of James M. Wood Boulevard (9th Street.)

Benefit Zone 4 Description

Beginning at the northwest corner of Zone 4, at the intersection of the centerline of Figueroa Street and the centerline of 9th Street, and continuing east along said centerline of 9th Street to its intersection with the centerline of Flower Street; thence south along said centerline of Flower Street to its intersection with the centerline of Olympic Boulevard; thence east along said centerline of Olympic Boulevard to its intersection with the centerline of Margo Street (an alley); thence south along said centerline of Margo Street to its intersection with the centerline of 14th Street; thence east along said centerline of 14th Street to its intersection with the centerline of Olive Street; thence south along said centerline of Olive Street to its intersection with the centerline of 15th Street; thence east along said centerline of 15th Street to its intersection with the centerline of Hill Street; thence south along said centerline of Hill Street to its intersection with the centerline of Venice Boulevard; thence west along said centerline of Venice Boulevard to its intersection with the centerline of 17th Street; thence west along said centerline of 17th Street to its intersection with the northern edge of the Santa Monica (10) Freeway; thence east along said northern edge of the Santa Monica (10) Freeway to its intersection with the centerline of Lebanon Street (an alley); thence north along said centerline of Lebanon Street to its intersection with Cameron Lane (an alley); thence east along said centerline of Cameron Lane to its intersection with the southerly prolongation of the western property line of APN 5134010004; thence north along said western property line of said APN 5134010004 to the centerline of Pico Boulevard; thence east along said centerline of Pico Boulevard to its intersection with the centerline of Flower Street; thence north along said centerline of Flower Street to its intersection with the centerline of Chick Hearn Court (aka 11th Street); thence west along said centerline of Chick Hearn Court to the southerly prolongation of the western property line of APN 5138012032; thence north along said western property line of said APN 5138012032, and continuing along the western property lines of APN 5138012030, APN 5138012026, APN 5138012017, APN 5138012016,

GREATER SOUTH PARK BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

APN 5138012015, APN 5138012014, APN 5138012013, APN 5138012002, and APN 5138002030 to its intersection with the southern property line of APN 5138018027; thence east along said southern property line of said APN 5138018027 to its intersection with the eastern property line of said APN 5138018027; thence north along said eastern property line of said APN 5138018027 to its intersection with the northern property line of said APN 5138018027; thence west along said northern property line of said APN 5138018027 to its intersection with the centerline of Figueroa Street; thence north along said centerline of Figueroa Street to its intersection with the centerline of 9th Street.

Benefit Zone 5 Description

Beginning at the northwest corner of Zone 5, at the intersection of the centerline of Olympic Boulevard and the centerline of Margo Street (an alley), and continuing east along said centerline of Olympic Boulevard to its intersection with the centerline of Blackstone Court (an alley); thence south along said centerline of Blackstone Court to its intersection with the centerline of 11th Street; thence east along said centerline of 11th Street to its intersection with an unnamed alley that runs parallel to and between Broadway and Main Street; thence south along said centerline of said unnamed alley that runs parallel to and between Broadway and Main Street to its intersection with the centerline of 12th Street; thence east along said centerline of 12th Street to its intersection with the centerline of Main Street; thence south along said centerline of Main Street to its intersection with the easterly prolongation of the southern property line of APN 5139026012; thence west along said south property line of said APN 5139026012 to its intersection with the east property line of APN 5139026004; thence south along said east property line of said APN 5139026004 and continuing south along the east property lines of APN 5139026007, APN 5133010017, APN 5133010008, APN 5133010014, APN 5133009002, APN 5133009008, APN 5133008005, APN 5133008008, APN 5133007008, APN 5133007006, APN 5133006006 and APN 5133006005 to the centerline of 17th Street; thence west along said centerline of 17th Street to its intersection with the centerline of Olive Street; thence north along said centerline of Olive Street to its intersection with the centerline of Venice Boulevard; thence east along said centerline of Venice Boulevard to its intersection with the centerline of Hill Street; thence north along said centerline of Hill Street to its intersection with the centerline of 15th Street; thence west along said centerline of 15th Street to its intersection with the centerline of Olive Street; thence north along said centerline of Olive Street to its intersection with the centerline of 14th Street; thence west along said centerline of 14th Street to its intersection with the centerline of Margo Street; thence north along said centerline of Margo Street to its intersection with the centerline of Olympic Boulevard.

District Boundary Rationale: In 2002, a group of property owners expressed interest in forming a new business improvement district (BID) in the western portion of a Downtown Los Angeles neighborhood known as South Park. The Greater South Park BID was approved by the City Council in 2004 and District services began in 2005. A decade later, in 2013, a group of property owners expressed interest in forming a new business improvement district (BID) in the eastern portion of South Park. The South Park II BID was approved by the Los Angeles City Council in 2015, and District services began in 2016. Both BIDs developed their budget, assessments and services based on a series of meetings with property owners within the District area. The Greater South Park BID is renewing and expanding to include the South Park II BID area; collectively, they comprise the entire Downtown Los Angeles neighborhood known as (Greater) South Park.

GREATER SOUTH PARK BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

The proposed renewed District is located in the southwest section of Downtown Los Angeles, and is bounded by three other existing Business Improvement Districts (BIDs): the Downtown Center BID, the Historic Downtown Los Angeles BID and the Los Angeles Fashion District BID, and two freeways: the Harbor (110) Freeway and the Santa Monica (10) Freeway. The proposed renewed District generally includes all properties between 9th Street/Olympic Boulevard on the north, 17th Street/Santa Monica (10) Freeway on the south and an irregular eastern boundary formed principally by an alley between Broadway and Main Streets. The eastern boundary of the District abuts and precisely conforms to the western boundary of the Los Angeles Fashion District BID (another property-based BID that was formed prior to the establishment of this District.) The District includes north-south corridors along Figueroa Street, Flower Street, Hope Street, Grand Avenue, Olive Street, Hill Street and Broadway, and east-west corridors along 9th Street, Olympic Boulevard, 11th Street, 12th Street, Pico Boulevard, 14th Place, 14th Street, 15th Street, Venice Boulevard and 17th Street.

Zone Boundary Rationale: There are five benefit zones within the proposed renewed District. The rationale for the boundaries of Zones 1, 2, 3, 4 and 5 are more specifically described as follows:

Benefit Zone 1 Rationale:

Zone 1 represents all identified assessed parcels within the Staples Center and LA Live/Nokia Center parcels. The need for a higher frequency of services is based upon the high density sports facility, tourism related, entertainment related and activities that require daily special benefit services to respond to the needs of each of these identified assessed parcels to mitigate the impact of high volumes of visitors and sports facility patrons. The residential condos within Benefit Zone 1 will derive a different type and higher frequency of special benefit services as articulated in the explanation on p. 18.

Benefit Zone 1 identified assessed parcels will pay assessments totaling \$500,598.98 or 20.12% of the overall renewed District first year revenues due to the fact that they have the greatest need due to the intensification of land use including sports facilities, hotels, restaurants, retail, residential and their proximity to Figueroa Street and the freeway off ramps.

Benefit Zone 2 Rationale:

Zone 2 identified assessed parcels are to be found in the immediate area owned and operated by the Los Angeles Convention Center. These parcels are generally bounded by the Harbor (110) Freeway from Chick Hearn Court to the Santa Monica (10) Freeway and along Venice Boulevard from the Santa Monica (10) Freeway to Figueroa Street. The Convention Center requires special benefit services delivered only on their periphery based upon the usage of the Center for various Conventions throughout the year. Special benefit services will be provided along the periphery of the Convention Center, particularly along Figueroa Street, scheduled to coincide with the size of the various Conventions and special events that are held at the Center. When Conventions are not using the Center, sidewalk sweeping services will be provided regularly along the periphery of the Convention Center identified assessed parcels including the following streets: Figueroa Street, Venice Boulevard, LA Live Way, Chick Hearn Court, Pico Boulevard between Figueroa Street and the 110 Freeway, except parcel number 5138-016-913, which is operated by the Staples Center.

GREATER SOUTH PARK BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

Benefit Zone 2 identified assessed parcels will pay assessments totaling \$89,120.59 or 3.58% of the overall renewed District first year revenues. Services will be provided as needed based upon budget limitations.

Benefit Zone 3 Rationale:

Zone 3 includes almost exclusively commercially zoned parcels abutting Staples Center and LA Live, oriented along the east side of Figueroa Street and the north side of Olympic Boulevard. These parcels experience intense pedestrian and commercial activity. Many Zone 3 parcel uses relate very directly to the Staples Center, LA Live and/or the Convention Center. Zone 3 identified assessed parcels have programs and services at a lower frequency than those in Benefit Zone 1. "Regular "sidewalk operations" services shall be allocated to these identified assessed parcels at a frequency less than Zone 1. These identified assessed parcels are located along the north side of Olympic Boulevard between the Santa Monica (10) Freeway and Figueroa Street. Benefit Zone 3 parcels also include those identified assessed parcels that front along Figueroa Street from the southern corners of the intersection of James W. Wood Boulevard and 9th Street running southward along the east side of Figueroa up to the Santa Monica (10) freeway. The residential condo identified assessed parcels within Benefit Zone 3 (where they are sporadically concentrated) will derive a different type and higher frequency of special benefit services as articulated in the explanation on p. 18.

Benefit Zone 3 identified assessed parcels will pay assessments totaling \$451,059.00 or 18.13% of the overall renewed District first year revenues. Services will be provided as needed based upon budget limitations.

Benefit Zone 4 Rationale:

Zone 4 includes a mix of commercially zoned parcels and high-density residentially zoned parcels (most of which have ground-floor commercial uses and/or parking) oriented along the north-south corridors of Flower Street, Hope Street and Grand Avenue. Zone 4 identified assessed parcels have programs and services at a lower frequency relative to Benefit Zones 1 and 3, based upon the lower demand of the identified assessed commercial, industrial, public and vacant parcels fronting along the public rights of way. The residential condo identified assessed parcels within Benefit Zone 4 (where they are highly concentrated) will derive a different type and higher frequency of special benefit services as articulated in the explanation on p. 18. Otherwise the identified assessed institutional public, industrial, commercial and residential rental parcels will receive special benefit services based upon a lower frequency of services than Benefit Zones 1, 3 and 4.

Benefit Zone 4 identified assessed parcels will pay assessments totaling, \$1,007,921.59 or 40.52% of the overall renewed District first year revenues. Of this total, the residential condo unit parcels make up \$441,661.39 or 43.82% of the total assessments paid within this benefit zone. It is due to this high concentration of residential condo identified assessed parcels that the enhanced clean & safe services are primarily allocated within this benefit zone - to provide proportional benefit based upon the assessments generated for these special benefit services. Services will be provided as needed based upon budget limitations.

Benefit Zone 5 Rationale:

GREATER SOUTH PARK BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

Zone 5 includes a mix of commercially zoned parcels and high-density residentially zoned parcels (many of which have ground-floor commercial uses and/or parking) oriented along the north-south corridors of Olive Street, Hill Street and Broadway. Zone 5 identified assessed parcels have programs and services at a lower frequency relative to Benefit Zones 1, 3 and 4, based upon the lower demand of the identified assessed commercial, industrial, public and vacant parcels fronting along the public rights of way. The public, industrial, commercial and residential rental properties will receive special benefit services based upon a lower frequency of services than Benefit Zones 1, 2, 3 and 4.

Benefit Zone 5 identified assessed parcels will pay assessments totaling, \$439,066.29 or 17.65% of the overall renewed District first year revenues. Services will be provided as needed based upon budget limitations.

A list of all parcels included in the proposed renewed GSPBID is shown as Appendix 1, attached to this Report with their respective Los Angeles County assessor parcel number. The boundary of the proposed renewed GSPBID and benefit zones are shown on the map of the proposed renewed GSPBID attached as Appendix 2 to this Report.

All identified assessed parcels within the above-described boundaries shall be assessed to fund supplemental special benefit programs, services and improvements as outlined in this Plan and in the Assessment Engineer’s Report. All GSPBID funded services, programs and improvements provided within the above described boundaries shall confer special benefit to identified assessed parcels inside the District boundaries and none will be provided outside of the District. Each assessed parcel within the GSPBID will proportionately specially benefit from the District funded programs and services such as supplemental Clean & Safe, Administration & Management, and Marketing & District Identity. These services, programs and improvements are intended to improve commerce, employment, rents and occupancy rates and investment return of individually assessed parcels and businesses on them within the GSPBID. The GSPBID confers special benefits on each and every individually assessed parcel by reducing crime, improving aesthetics and professionally marketing goods and services available from individually assessed parcels and the businesses on them within the District, all considered necessary in a competitive properly managed mixed-use business district. All District funded services programs and improvements are considered supplemental, above normal base level services provided by the City of Los Angeles and are only provided for the special benefit of assessed parcels within the boundaries of the proposed renewed GSPBID.

The District includes 2,047 parcels of which 2,044 are identified as assessable within five Benefit Zones and which are listed in the Assessment Roll included as Appendix 1. For further information, a District Boundary Map showing benefit zones is included as Appendix 2.

Finding 2. From Section 4(a): “Separate general benefits (if any) from the special benefits conferred on parcel(s). Only special benefits are assessable. “

QUANTITATIVE BENEFIT ANALYSIS

As stipulated in Article XIID Section 4(b) of the California Constitution, assessment district programs

GREATER SOUTH PARK BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

and activities confer a combination of general and special benefits to properties, but the only program benefits that can be assessed are those that provide special benefit to the assessed properties. For the purposes of this analysis, a “general benefit” is hereby defined as: “A benefit to properties in the area and in the surrounding community or benefit to the public in general resulting from the improvement, activity, or service to be provided by the assessment levied”. “Special benefit” as defined by the California State Constitution means a distinct benefit over and above general benefits conferred on real property located in the district or to the public at large.

The property uses within the boundaries of the PBID that will receive special benefits from PBID funded programs and services are currently a mix of general commercial, retail, office, entertainment, industrial, parking, residential and government facilities. Services, programs and improvements provided and funded by the PBID (i.e. Clean & Safe, Administration & Management, and Marketing & District Identity) are primarily designed to provide special benefits to identified assessed parcels and the array of land uses within the boundaries of the GSPBID as described in the Work Plan Details starting on page 17 of this Report.

The proposed PBID programs, improvements and services and Year 1 – 2018 budget allocation by Zone are shown in the Table below:

Year 1 – 2018 District Special Benefit Budget By Zone (Assessment Revenue Only)

YEAR 1 - 2018							
WORK PLAN CATEGORY	ZONE 1	ZONE 2	ZONE 3	ZONE 4	ZONE 5	TOTAL	%
CLEAN & SAFE	\$330,395.33	\$58,819.59	\$297,698.94	\$665,228.25	\$289,783.75	\$1,641,925.86	66%
ADMINISTRATION/MGMT	\$75,089.85	\$13,368.09	\$67,658.85	\$151,188.24	\$65,859.94	\$373,164.97	15%
MARKETING & DISTRICT ID	\$95,113.81	\$16,932.91	\$85,701.21	\$191,505.10	\$83,422.60	\$472,675.63	19%
TOTAL	\$500,598.98	\$89,120.59	\$451,059.00	\$1,007,921.59	\$439,066.29	\$2,487,766.45	100%

The special benefits conferred on assessed parcels within the GSPBID are particular and distinct to each and every identified assessed parcel within the GSPBID and are not provided to non-assessed parcels outside of the GSPBID. These programs, services and improvements will only be provided to each individual assessed parcel within the PBID boundaries and, in turn, confer proportionate "special benefits" to each assessed parcel.

In the case of the GSPBID, the very nature of the purpose of this GSPBID is to fund supplemental programs, services and improvements to assessed parcels within the PBID boundaries above and beyond what is being currently funded either via normal tax supported methods or other funding sources. The City of Los Angeles does not provide these programs and services. All benefits derived from the assessments to be levied on assessed parcels within the PBID are for services, programs and improvements directly benefiting each individual assessed parcel within the PBID. No PBID funded services, activities or programs will be provided outside of the PBID boundaries.

While every attempt is made to provide PBID services and programs to confer benefits only to those identified assessed parcels within the PBID, the California State Constitution was amended via Proposition 218 to stipulate that general benefits exist, either by design or unintentional, in all assessment districts and that a portion of the program costs must be considered attributable to general benefits and

GREATER SOUTH PARK BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

assigned a value. General benefits cannot be funded by assessment revenues. General benefits might be conferred on parcels within the GSPBID, or “spillover” onto parcels surrounding the GSPBID, or to the public at large who might be passing through the GSPBID with no intention of transacting business within the GSPBID or interest in the GSPBID itself.

Empirical assessment engineering analysis throughout California has found that general benefits within a given business improvement district tend to range from 2-6% of the total costs. There are three methods that have been used by this Engineer for determining general and special benefit values within assessment districts:

- (1) The parcel by parcel allocation method
- (2) The program/activity line item allocation method, and
- (3) The composite district overlay determinant method.

A majority of PBIDs in California for which this Assessment Engineer has provided assessment engineering services since the enactment of Proposition 218, (Article XIID Section 4(b) of the California Constitution) have used Method #3, the composite district overlay determinant method which will be used for the GSPBID. This method of computing the value of general benefit involves a composite of three distinct types of general benefit – general benefit to assessed parcels within the GSPBID, general benefit to the public at large within the GSPBID and general benefit to parcels outside the GSPBID.

General Benefit – Assessed Parcels within District

BID funded programs are narrowly designed and carefully implemented to specially benefit the assessed District parcels and are only provided for the special benefit to each and every assessed parcel within the District. It is the opinion of this Engineer, based on over 30 years of professional assessment engineering experience, that in the GSPBID, 100% of benefits conferred on assessed parcels within the District are distinct and special and that the general benefits conferred on assessed parcels within the GSPBID is 0%. This is because the GSPBID funded programs and services for assessed parcels in the GSPBID are specially geared to the unique needs of each assessed parcel within the GSPBID and are directed specially only to these assessed parcels within the BID. This concept is further reinforced by the proportionality of special benefits conferred on each assessed parcel within the District as determined by the special benefit assessment formula as it is applied to the unique and varying property characteristics unique to each assessed parcel.

General Benefit - Public At Large

While the GSPBID funded programs are narrowly designed and carefully implemented to specially benefit the assessed District parcels and are only provided for the special benefit to each and every assessed parcel within the District, these PBID funded programs may also provide an incidental general benefit to the public at large within the District. Assessment Engineering experience in California has found that generally over 95% of people moving about within PBID boundaries are engaged in business related to assessed parcels and businesses contained on them within the District, while the public at large “just passing through” is typically much less than 5%. Based on this experience curve and the focused nature of the proposed renewed GSPBID funded programs and over 30 years of assessment engineering

GREATER SOUTH PARK BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

experience, it is the opinion of this Engineer that a general benefit factor of 0.01 (1%) of GSPBID funded special benefit program costs that might provide an immediate general benefit to the public at large will be applied to these applicable program costs in order to compute the dollar and percent value of general benefits to the public at large. It is the opinion of this Engineer that the programs that may provide immediate general benefits to the public at large are “Clean and Safe”. The dollar value of this general benefit type equates to \$10,836.71 as delineated in the Table below.

	A	B	C	D	E
Program Element	Dollar Allocation	% Allocation of Special Benefit Cost	General Benefit Factor	General Benefit Percent (B x C)	General Benefit Value (D x A)
Clean and Safe Services	\$1,641,925.86	66.00%	0.01	0.66%	\$10,836.71

General Benefits – Outside Parcels

While District programs and services will not be provided directly to parcels outside the District boundaries, it is reasonable to conclude that District services may confer an indirect general benefit on parcels immediately adjacent to the District boundaries. An inventory of the District boundaries finds that the District is surrounded by 64 parcels, of which 61 are located within existing PBIDs immediately adjacent to or across a street or alley from the proposed GSPBID (14 parcels within the Downtown Center BID, 1 parcel within the Historic Core BID and 46 parcels within the Fashion District BID). There are 3 parcels west of LA Live Way, the western boundary of the proposed renewed GSPBID and east of the 110 Freeway that are not included in the GSPBID. It is noted that there are 3 non-identified (i.e. not assessed) publicly owned parcels within the proposed GSPBID. The area lying south of the southern boundary of the proposed GSPBID (south of 17th Street) is State owned right of way land for the elevated Santa Monica (10) Freeway. This area south of 17th Street is not subdivided into assessor parcels and is not included in the GSPBID. Further, the area lying west of the western boundary of the proposed GSPBID between Chick Hearn Court and James M Wood Boulevard is State owned right of way land for the elevated Harbor (110) Freeway. This area west of the western boundary of the proposed GSPBID is not subdivided into assessor parcels and is not included in the GSPBID.

Please see pages 23-25 for more detailed discussion regarding assessments on publicly owned parcels within the proposed renewed GSPBID.

The 61 parcels outside the District boundaries within other BIDs plus the 3 parcels outside the District boundaries not in other BIDs, plus the 3 non-identified parcels within and immediately adjacent to assessed parcels within the District can reasonably be assumed to receive some indirect general benefit as a result of BID funded programs, services and improvements. Based on over 30 years of assessment engineering experience, it is the opinion of this Engineer that a benefit factor of 1.0 be attributed to the 2,044 identified assessed parcels within the District; a benefit factor of 0.10 be attributed to general benefits conferred on the 3 non-identified parcels within the proposed renewed GSPBID; and, a benefit factor of 0.01 be attributed to general benefits conferred on the 61 parcels located in other existing BIDs immediately adjacent to or across the street from assessed parcels within the GSPBID, and a benefit factor of 0.05 be attributed to general benefits conferred on the 3 parcels across the street from assessed parcels within the GSPBID. The cumulative dollar value of this general benefit type equates to \$1,289.33 (\$365.89 + \$741.74 + \$181.70) as delineated in the Table below.

GREATER SOUTH PARK BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

Parcel Type	Quantity	Benefit Factor	Benefit Units	Benefit Percent	Benefit Value
Identified assessed parcels in the District	2,044	1.00	2,044	99.9482%	\$2,487,766.45
Non-identified parcels within the District	3	0.10	0.30	0.0147%	\$365.89
Parcels outside of District in other BIDs	61	0.01	0.61	0.0298%	\$741.74
Parcels outside the District, not in other BIDs	3	0.05	0.15	0.0073%	\$181.70
TOTAL			2,045.06	100.00%	\$2,489,055.78

Composite General Benefit

Based on the general benefit values delineated in the three sections above, the total value of general benefits conferred on assessed parcels within the District, the public at large and parcels outside the District equates to \$12,126.04 (\$10,836.71 + \$1,289.33) or 0.4851%. For the purposes of this benefit analysis, the 0.4851% general benefit value will be rounded up to 0.5% with a dollar value of \$12,501.34. This leaves a value of 99.5% assigned to special benefit related costs. The general benefit value of \$12,501.34 when added to the special benefit value of \$2,487,766.45 (Year 1 –2018 assessments) equates to a total Year 1 – 2018 program cost of \$2,500,267.79. Remaining costs that are attributed to general benefits, will need to be derived from other sources. A comparison of special and general benefit funding sources is shown in the Table on page 33 of this Report.

A breakdown of projected special and general benefit costs by benefit zone for each year of the 5-year renewal term is shown in the following Table:

5 Year Special + General Benefit Costs By Zone

SPECIAL + GENERAL BENEFIT COSTS BY CATEGORY & ZONE				
<u>YEAR 1 - 2018</u>	Clean & Safe	Admin/Mgmt	Mktg/D.I.	Total
<u>ZONE 1</u>				
Special Benefit Cost	\$330,395.33	\$75,089.85	\$95,113.81	\$500,598.98
General Benefit Cost	\$1,660.28	\$377.34	\$477.96	\$2,515.57
Sub Total Costs	\$332,055.60	\$75,467.18	\$95,591.77	\$503,114.55
<u>ZONE 2</u>				
Special Benefit Cost	\$58,819.59	\$13,368.09	\$16,932.91	\$89,120.59
General Benefit Cost	\$295.58	\$67.18	\$85.09	\$447.84
Sub Total Costs	\$59,115.17	\$13,435.26	\$17,018.00	\$89,568.43
<u>ZONE 3</u>				
Special Benefit Cost	\$297,698.94	\$67,658.85	\$85,701.21	\$451,059.00
General Benefit Cost	\$1,495.97	\$339.99	\$430.66	\$2,266.63
Sub Total Costs	\$299,194.91	\$67,998.84	\$86,131.87	\$453,325.63
<u>ZONE 4</u>				
Special Benefit Cost	\$665,228.25	\$151,188.24	\$191,505.10	\$1,007,921.59
General Benefit Cost	\$3,342.86	\$759.74	\$962.34	\$5,064.93
Sub Total Costs	\$668,571.11	\$151,947.98	\$192,467.44	\$1,012,986.52
<u>ZONE 5</u>				
Special Benefit Cost	\$289,783.75	\$65,859.94	\$83,422.60	\$439,066.29
General Benefit Cost	\$1,456.20	\$330.95	\$419.21	\$2,206.36
Sub Total Costs	\$291,239.95	\$66,190.90	\$83,841.80	\$441,272.65

GREATER SOUTH PARK BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

Total Yr 1 Special Benefit Costs	\$1,641,925.86	\$373,164.97	\$472,675.63	\$2,487,766.45
Total Yr 1 General Benefit Costs	\$8,250.88	\$1,875.20	\$2,375.25	\$12,501.34
TOTAL YR 1 - 2018 COSTS	\$1,650,176.74	\$375,040.17	\$475,050.88	\$2,500,267.79
<u>YEAR 2 - 2019</u>				
<u>ZONE 1</u>	Clean & Safe	Admin/Mgmt	Mktg/D.I.	Total
Special Benefit Cost	\$346,915.09	\$78,844.34	\$99,869.50	\$525,628.93
General Benefit Cost	\$1,743.29	\$396.20	\$501.86	\$2,641.35
Sub Total Costs	\$348,658.39	\$79,240.54	\$100,371.35	\$528,270.28
<u>ZONE 2</u>				
Special Benefit Cost	\$61,760.57	\$14,036.49	\$17,779.56	\$93,576.62
General Benefit Cost	\$310.35	\$70.54	\$89.34	\$470.23
Sub Total Costs	\$62,070.92	\$14,107.03	\$17,868.90	\$94,046.85
<u>ZONE 3</u>				
Special Benefit Cost	\$312,583.89	\$71,041.79	\$89,986.27	\$473,611.95
General Benefit Cost	\$1,570.77	\$356.99	\$452.19	\$2,379.96
Sub Total Costs	\$314,154.66	\$71,398.79	\$90,438.46	\$475,991.91
<u>ZONE 4</u>				
Special Benefit Cost	\$698,489.66	\$158,747.65	\$201,080.36	\$1,058,317.67
General Benefit Cost	\$3,510.00	\$797.73	\$1,010.45	\$5,318.18
Sub Total Costs	\$701,999.66	\$159,545.38	\$202,090.81	\$1,063,635.85
<u>ZONE 5</u>				
Special Benefit Cost	\$304,272.94	\$69,152.94	\$87,593.72	\$461,019.60
General Benefit Cost	\$1,529.01	\$347.50	\$440.17	\$2,316.68
Sub Total Costs	\$305,801.95	\$69,500.44	\$88,033.89	\$463,336.29
TOTAL YR 2 Special Benefit Costs	\$1,724,022.15	\$391,823.22	\$496,309.41	\$2,612,154.77
TOTAL YR 2 General Benefit Costs	\$8,663.43	\$1,968.96	\$2,494.02	\$13,126.41
TOTAL YR 2 - 2019 COSTS	\$1,732,685.58	\$393,792.18	\$498,803.42	\$2,625,281.18
<u>YEAR 3 - 2020</u>				
<u>ZONE 1</u>	Clean & Safe	Admin/Mgmt	Mktg/D.I.	Total
Special Benefit Cost	\$364,260.85	\$82,786.56	\$104,862.97	\$551,910.38
General Benefit Cost	\$1,830.46	\$416.01	\$526.95	\$2,773.42
Sub Total Costs	\$366,091.30	\$83,202.57	\$105,389.92	\$554,683.79
<u>ZONE 2</u>				
Special Benefit Cost	\$64,848.60	\$14,738.32	\$18,668.54	\$98,255.45
General Benefit Cost	\$325.87	\$74.06	\$93.81	\$493.75
Sub Total Costs	\$65,174.47	\$14,812.38	\$18,762.35	\$98,749.20
<u>ZONE 3</u>				
Special Benefit Cost	\$328,213.08	\$74,593.88	\$94,485.58	\$497,292.55
General Benefit Cost	\$1,649.31	\$374.84	\$474.80	\$2,498.96
Sub Total Costs	\$329,862.39	\$74,968.73	\$94,960.39	\$499,791.51
<u>ZONE 4</u>				
Special Benefit Cost	\$733,414.14	\$166,685.03	\$211,134.38	\$1,111,233.55
General Benefit Cost	\$3,685.50	\$837.61	\$1,060.98	\$5,584.09
Sub Total Costs	\$737,099.64	\$167,522.65	\$212,195.35	\$1,116,817.64

GREATER SOUTH PARK BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

<u>ZONE 5</u>				
Special Benefit Cost	\$319,486.59	\$72,610.59	\$91,973.41	\$484,070.58
General Benefit Cost	\$1,605.46	\$364.88	\$462.18	\$2,432.52
Sub Total Costs	\$321,092.05	\$72,975.47	\$92,435.59	\$486,503.10
TOTAL YR 3 Special Benefit Costs	\$1,810,223.26	\$411,414.38	\$521,124.88	\$2,742,762.51
TOTAL YR 3 General Benefit Costs	\$9,096.60	\$2,067.41	\$2,618.72	\$13,782.73
TOTAL YR 3 - 2020 COSTS	\$1,819,319.86	\$413,481.79	\$523,743.60	\$2,756,545.24
<u>YEAR 4 - 2021</u>				
<u>ZONE 1</u>	Clean & Safe	Admin/Mgmt	Mktg/D.I.	Total
Special Benefit Cost	\$382,473.89	\$86,925.88	\$110,106.12	\$579,505.89
General Benefit Cost	\$1,921.98	\$436.81	\$553.30	\$2,912.09
Sub Total Costs	\$384,395.87	\$87,362.70	\$110,659.42	\$582,417.98
<u>ZONE 2</u>				
Special Benefit Cost	\$68,091.03	\$15,475.23	\$19,601.96	\$103,168.22
General Benefit Cost	\$342.17	\$77.76	\$98.50	\$518.43
Sub Total Costs	\$68,433.19	\$15,553.00	\$19,700.46	\$103,686.66
<u>ZONE 3</u>				
Special Benefit Cost	\$344,623.74	\$78,323.58	\$99,209.86	\$522,157.17
General Benefit Cost	\$1,731.78	\$393.59	\$498.54	\$2,623.91
Sub Total Costs	\$346,355.51	\$78,717.16	\$99,708.41	\$524,781.08
<u>ZONE 4</u>				
Special Benefit Cost	\$770,084.85	\$175,019.28	\$221,691.09	\$1,166,795.23
General Benefit Cost	\$3,869.77	\$879.49	\$1,114.03	\$5,863.29
Sub Total Costs	\$773,954.63	\$175,898.78	\$222,805.12	\$1,172,658.52
<u>ZONE 5</u>				
Special Benefit Cost	\$335,460.92	\$76,241.12	\$96,572.08	\$508,274.11
General Benefit Cost	\$1,685.73	\$383.12	\$485.29	\$2,554.14
Sub Total Costs	\$337,146.65	\$76,624.24	\$97,057.37	\$510,828.26
TOTAL YR 4 Special Benefit Costs	\$1,900,734.42	\$431,985.10	\$547,181.12	\$2,879,900.64
TOTAL YR 4 General Benefit Costs	\$9,551.43	\$2,170.78	\$2,749.65	\$14,471.86
TOTAL YR 4 - 2021 COSTS	\$1,910,285.85	\$434,155.88	\$549,930.78	\$2,894,372.50
<u>YEAR 5 - 2022</u>				
<u>ZONE 1</u>	Clean & Safe	Admin/Mgmt	Mktg/D.I.	Total
Special Benefit Cost	\$401,597.58	\$91,272.18	\$115,611.43	\$608,481.19
General Benefit Cost	\$2,018.08	\$458.65	\$580.96	\$3,057.69
Sub Total Costs	\$403,615.66	\$91,730.83	\$116,192.39	\$611,538.88
<u>ZONE 2</u>				
Special Benefit Cost	\$71,495.58	\$16,249.00	\$20,582.06	\$108,326.63
General Benefit Cost	\$359.27	\$81.65	\$103.43	\$544.35
Sub Total Costs	\$71,854.85	\$16,330.65	\$20,685.49	\$108,870.99
<u>ZONE 3</u>				
Special Benefit Cost	\$361,854.92	\$82,239.76	\$104,170.36	\$548,265.03
General Benefit Cost	\$1,818.37	\$413.27	\$523.47	\$2,755.10
Sub Total Costs	\$363,673.29	\$82,653.02	\$104,693.83	\$551,020.13
<u>ZONE 4</u>				
Special Benefit Cost	\$808,589.09	\$183,770.25	\$232,775.65	\$1,225,134.99

GREATER SOUTH PARK BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

General Benefit Cost	\$4,063.26	\$923.47	\$1,169.73	\$6,156.46
Sub Total Costs	\$812,652.36	\$184,693.72	\$233,945.38	\$1,231,291.45
ZONE 5				
Special Benefit Cost	\$352,233.96	\$80,053.17	\$101,400.69	\$533,687.82
General Benefit Cost	\$1,770.02	\$402.28	\$509.55	\$2,681.85
Sub Total Costs	\$354,003.98	\$80,455.45	\$101,910.24	\$536,369.67
TOTAL YR 5 Special Benefit Costs	\$1,995,771.14	\$453,584.35	\$574,540.18	\$3,023,895.67
TOTAL YR 5 General Benefit Costs	\$10,029.00	\$2,279.32	\$2,887.14	\$15,195.46
TOTAL YR 5 - 2022 COSTS	\$2,005,800.14	\$455,863.67	\$577,427.31	\$3,039,091.13

PBID WORK PLAN

Overview

The Programs and activities to be funded by the GSPBID include Clean & Safe, Administration & Management, and Marketing & District Identity. The property uses within the boundaries of the PBID that will receive special benefits from PBID funded programs, services and improvements are currently a mix of general commercial, retail, office, industrial, entertainment, parking, residential and government facilities. PBID funded activities are primarily designed to provide special benefits as described below to identified assessed parcels and array of land uses within the boundaries of the PBID.

These benefits are particular and distinct to each and every identified assessed parcel within the GSPBID and are not provided to non-assessed parcels outside of the PBID. These programs, services and improvements will only be provided to each individual assessed parcel within the PBID boundaries and, in turn, confer proportionate "special benefits" to each assessed parcel.

In the case of the GSPBID, the very nature of the purpose of this PBID is to fund supplemental programs, services and improvements to assessed parcels within the PBID boundaries above and beyond what is being currently funded either via normal tax supported methods or other funding sources. The City of Los Angeles does not provide these programs and services. All benefits derived from the assessments to be levied on assessed parcels within the PBID are for services, programs and improvements directly benefiting each individual assessed parcel within the PBID. No PBID funded services, activities or programs will be provided outside of the PBID boundaries.

The projected program special benefit cost allocation of the PBID assessment revenues for the 5 year PBID term assuming a 5% maximum annual assessment rate increase is shown in the Table on page 21 of this Report.

WORK PLAN DETAILS

The following programs, services and improvements are proposed by the GSPBID to specially benefit each and every individually assessed parcel within the District boundaries. GSPBID services, programs and improvements will not be provided to parcels outside the District boundary. Assessment funds generated in each benefit zone shall only be used to provide services which specially benefit individual assessed parcels within that benefit zone.

- 1) *Clean & Safe Programs* *\$1,650,176.74 (Special + General Benefit Costs)* *66%*

GREATER SOUTH PARK BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

Clean encompasses all sidewalk, curb and other right-of-way services for each assessed parcel in the District and includes: sweeping, litter removal, enhanced emptying of trash cans, pressure washing/steam cleaning, graffiti/flyer/sticker/gum removal, tree trimming and weeding. Clean also includes the cost of equipment necessary to provide these services. Clean may also include property owner notification of conditions on private property that are unsafe or unfavorable to creating and preserving a clean and safe environment in the District (e.g. broken window/gate, vandalism, accumulated debris/garbage, etc.) Clean may also include notification to the City or other entities as appropriate (e.g. utilities) of any damage to public infrastructure or utilities.

Safe encompasses all patrol/ambassadorial services for each assessed parcel in the District and includes: personnel on foot, bike, or other vehicles (e.g. Segways, trucks, etc.), ambassadors (specially trained personnel able to provide directions, transit information, business information, event information, social service referrals, etc.), on-call assistance, crowd control, crime prevention activities (e.g. Neighborhood Watch), escort services and distribution of special bulletins (e.g. street closures, emergency alerts.) Safe also includes the cost of equipment necessary to provide these services.

The goal of the clean and safe programs is to ensure that all identified assessed parcels are clean, safe, and well maintained, thereby creating a safe and attractive District. Various levels of clean and safe activities will be required over time to maintain the District.

To assist the Owners’ Association in budgeting and the deployment of resources, an incident-tracking software/database has been developed to track calls for clean and safe services. The ongoing maintenance of this database and expansion as deemed necessary is also an important component of the clean and safe programs. This data will help ensure that negative public safety trends are identified quickly and can be addressed effectively with the right deployment of resources. Implementation of new technology to enhance the efficiency and efficacy of clean and safe services is also part of maintaining robust clean and safe programs.

Clean and safe programs will assist in creating a safe and secure environment for each assessed parcel in the District. A dirty or unsafe environment deters commerce and may fail to attract patrons and visitors, and reduce commercial rents and commercial occupancies. For parcels with general commercial, retail, office, entertainment, industrial and commercial parking uses, this activity is designed to increase vehicular and pedestrian traffic, increase commerce and customer activity, attract and retain new business and patrons, and may increase commercial rents and commercial occupancies for the assessed parcels within the BID boundaries. In the case of assessed publicly owned parcels, District funded clean and safe programs and services provide these parcels with safer and enhanced facility entrances and perimeters and better public facilities in turn for their employees, students, visitors, vendors and users of these public facilities. Further, in the case of assessed residential use parcels, District funded clean and safe programs and services are designed to improve the security of entrances and perimeters for the special benefit of each assessed residential parcel and in turn their tenants, visitors and owners, which, in turn, may increase occupancies and rental income. Each assessed parcel will specially benefit from the clean and safe programs and services which will only be provided to, and for the direct benefit of, each identified assessed parcel within the District boundaries.

2) *Administration & Management*

\$375,040.17 (*Special + General Benefit Costs*)

15%

GREATER SOUTH PARK BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

Administration & Management includes activities such as: personnel, operations, professional services (e.g. legal, accounting, insurance), production of the Annual Planning Report and Budget and quarterly reports, facilitation of meetings of the Owners’ Association, Brown Act compliance, outreach to District property and business owners, and participation in professional peer/best practice forums such as the LA BID Consortium, the California Downtown Association or the International Downtown Association. It also covers the costs associated with District renewal, as well as City and/or County fees associated with their oversight and implementation of the District, the Owners’ Association’s compliance with the terms of its contract with the City, and the implementation of the Management District Plan and the Engineer’s Report.

This component is key to the proper expenditure of District assessment funds and the administration of District programs and activities for the special benefit of all parcels and land uses within the GSPBID. The District Administration and Management program exists only for the purposes of the District and directly relates to the implementation of clean, safe, marketing and district identity programs, which specially benefit each identified assessed parcel within the District boundaries as described in #1 above and #3 below.

3) *Marketing & District Identity* \$475,050.88 (*Special + General Benefit Costs*) 19%

Marketing & District Identity includes activities designed to enhance the attractiveness and marketability of these parcels through the following activities: production of a quarterly (minimum frequency) newsletter that shall be distributed to property owners in the District, efforts to cultivate and recognize the satisfaction, retention and attraction of businesses, employees and customers/visitors, advertising, response to media inquiries, cultivation of media exposure, and promotion of the District as a great place to live, work or visit through a website and/or social media. To the extent that funds are available, it could also include additional efforts such as a District-wide marketing strategy, holiday lighting, street banners, wayfinding activities, art installation or development of special events (e.g. festival) or other community identity and branding efforts that promote the assessed parcels in the District.

For parcels with general commercial, retail, office, entertainment, industrial and commercial parking uses, marketing & district identity services are specifically designed to attract more customers, employees, tenants and investors for the special benefit of assessed parcels as a result of marketing assessed parcels and the goods and services and spaces available on these assessed parcels. This in turn, is intended to increase business volumes, sales transactions, commercial occupancies, commercial rental income and investment return. In the case of publicly owned parcels that are assessed for these programs, District funded marketing and district identity creates better public facilities and services on these assessed parcels by fostering better informed public employees, students, visitors, vendors and users of these public facilities. Further, in the case of residential use parcels, District funded marketing and district identity specially benefits each assessed residential parcel and creates better informed tenants, visitors and owners, which, in turn, enhance livability and may increase residential occupancies and rental income. The marketing and district identity program will only be provided to, and for the direct and special benefit of, each identified assessed parcel within the District.

Unique services for residential condominiums: Residential condominiums in the District require a higher level of service than other parcels in the District. Residential condominiums shall receive enhanced services in addition to those received by commercial, industrial and commercial condominium

GREATER SOUTH PARK BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

parcels in the District. These services correspond directly to the special assessments tied to these parcels, and to the assessment methodology outlined for residential condominium parcels beginning on p. 27 of this Report. These enhanced services provided to residential condominium parcels include:

- 1) More frequent sidewalk, curb and gutter cleaning on the frontages adjacent to the residential condominium identified assessed parcels;
- 2) More frequent pressure washing/steam cleaning on the frontages adjacent to the residential condominium identified assessed parcels;
- 3) Enhanced patrols in the evening hours, weekends or holidays on the frontages adjacent to the residential condominium identified assessed parcels;
- 4) Installation and restocking of pet waste stations on the frontages adjacent to the residential condominium identified assessed parcels;
- 5) Efforts to outreach, design and implement streetscape enhancements on the frontages adjacent to the residential condominium identified assessed parcels, pending the availability of sufficient funding;
- 6) Other services requested by the condominium owners that confer special benefit on the frontages adjacent to the residential condominium identified assessed parcels.

In summary, all District funded services, programs and improvements described above confer special benefits to identified assessed parcels inside the District boundaries and none will be provided outside of the District. Each assessed parcel within the GSPBID will proportionately specially benefit from the District Clean & Safe, Administration/District Management and Marketing & District Identity. These services, programs and improvements are intended to improve commerce, employment, livability, rents, occupancy rates and investment return of parcels, businesses and residences within the GSPBID by reducing crime, litter and debris, and professionally marketing goods, services and spaces available within the District, all considered necessary in a competitive properly managed contemporary mixed-use business district. All District funded services programs and improvements are considered supplemental, above normal base level services provided by the City of Los Angeles and are only provided for the special benefit of each and every assessed parcel within the boundaries of the GSPBID.

WORK PLAN BUDGET

Each identified assessed parcel within the GSPBID will be assessed the full amount of the proportionate special benefit conferred upon it based on the level of PBID funded services provided within each benefit zone. The projected PBID program special benefit (assessment) cost allocation budget for Year 1 (2018) is shown in the following Table:

GSPBID Year 1 (2018) Assessment Budget By Zone

<u>YEAR 1 - 2018</u>							
WORK PLAN CATEGORY	ZONE 1	ZONE 2	ZONE 3	ZONE 4	ZONE 5	TOTAL	%
CLEAN & SAFE	\$330,395.33	\$58,819.59	\$297,698.94	\$665,228.25	\$289,783.75	\$1,641,925.86	66%
ADMINISTRATION/MGMT	\$75,089.85	\$13,368.09	\$67,658.85	\$151,188.24	\$65,859.94	\$373,164.97	15%
MARKETING & DISTRICT ID	\$95,113.81	\$16,932.91	\$85,701.21	\$191,505.10	\$83,422.60	\$472,675.63	19%
TOTAL	\$500,598.98	\$89,120.59	\$451,059.00	\$1,007,921.59	\$439,066.29	\$2,487,766.45	100%

GREATER SOUTH PARK BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

In order to carry out the PBID programs outlined in the previous section, a Year 1 assessment budget of \$2,487,766.45 is projected. Since the renewed PBID is planned for a 5-year term, projected program costs for future years (Years 2-5) are set at the inception of the PBID. While future inflationary and other program cost increases are unknown at this point, a built in maximum increase of 5% per annum is incorporated into the projected program costs and assessment rates for the 5- year PBID term. Carryovers, if any, may be reapportioned the following year for related programs, services and improvements. Detailed annual budgets will be prepared by the Owner’s Association Board and included in an Annual Plan for the City Council’s review and approval.

It is recognized that market conditions may cause the cost of providing goods and services to fluctuate from year to year during the 5-year term of the proposed PBID. Accordingly, the Owners’ Association shall have the ability to reallocate up to 10% of any budget line item within the budget categories based on such cost fluctuations subject to the review and approval by the Owners’ Association Board and included in the Annual Planning Report that will be approved by the Los Angeles City Council pursuant to Streets and Highways Code Section 36650. Any accrued interest or delinquent payments may be expended in any budget category.

A 5-year projected GSPBID budget is shown in the following Table:

GREATER SOUTH PARK BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

YEAR 1-5 PROJECED PBID ASSESSMENT BUDGET SUMMARY (Special Benefit Costs)

(Assumes 5% max rate increase per year)

<u>YEAR 1 - 2018</u>							
WORK PLAN CATEGORY	ZONE 1	ZONE 2	ZONE 3	ZONE 4	ZONE 5	TOTAL	%
CLEAN & SAFE	\$330,395.33	\$58,819.59	\$297,698.94	\$665,228.25	\$289,783.75	\$1,641,925.86	66%
ADMINISTRATION/MGMT	\$75,089.85	\$13,368.09	\$67,658.85	\$151,188.24	\$65,859.94	\$373,164.97	15%
MARKETING & DISTRICT ID	\$95,113.81	\$16,932.91	\$85,701.21	\$191,505.10	\$83,422.60	\$472,675.63	19%
TOTAL	\$500,598.98	\$89,120.59	\$451,059.00	\$1,007,921.59	\$439,066.29	\$2,487,766.45	100%
<u>YEAR 2 - 2019</u>							
WORK PLAN CATEGORY	ZONE 1	ZONE 2	ZONE 3	ZONE 4	ZONE 5	TOTAL	%
CLEAN & SAFE	\$346,915.09	\$61,760.57	\$312,583.89	\$698,489.66	\$304,272.94	\$1,724,022.15	66%
ADMINISTRATION/MGMT	\$78,844.34	\$14,036.49	\$71,041.79	\$158,747.65	\$69,152.94	\$391,823.22	15%
MARKETING & DISTRICT ID	\$99,869.50	\$17,779.56	\$89,986.27	\$201,080.36	\$87,593.72	\$496,309.41	19%
TOTAL	\$525,628.93	\$93,576.62	\$473,611.95	\$1,058,317.67	\$461,019.60	\$2,612,154.77	100%
<u>YEAR 3 - 2020</u>							
WORK PLAN CATEGORY	ZONE 1	ZONE 2	ZONE 3	ZONE 4	ZONE 5	TOTAL	%
CLEAN & SAFE	\$364,260.85	\$64,848.60	\$328,213.08	\$733,414.14	\$319,486.59	\$1,810,223.26	66%
ADMINISTRATION/MGMT	\$82,786.56	\$14,738.32	\$74,593.88	\$166,685.03	\$72,610.59	\$411,414.38	15%
MARKETING & DISTRICT ID	\$104,862.97	\$18,668.54	\$94,485.58	\$211,134.38	\$91,973.41	\$521,124.88	19%
TOTAL	\$551,910.38	\$98,255.45	\$497,292.55	\$1,111,233.55	\$484,070.58	\$2,742,762.51	100%
<u>YEAR 4 - 2021</u>							
WORK PLAN CATEGORY	ZONE 1	ZONE 2	ZONE 3	ZONE 4	ZONE 5	TOTAL	%
CLEAN & SAFE	\$382,473.89	\$68,091.03	\$344,623.74	\$770,084.85	\$335,460.92	\$1,900,734.43	66%
ADMINISTRATION/MGMT	\$86,925.88	\$15,475.23	\$78,323.58	\$175,019.28	\$76,241.12	\$431,985.10	15%
MARKETING & DISTRICT ID	\$110,106.12	\$19,601.96	\$99,209.86	\$221,691.09	\$96,572.08	\$547,181.12	19%
TOTAL	\$579,505.89	\$103,168.22	\$522,157.17	\$1,166,795.23	\$508,274.11	\$2,879,900.64	100%
<u>YEAR 5 - 2022</u>							
WORK PLAN CATEGORY	ZONE 1	ZONE 2	ZONE 3	ZONE 4	ZONE 5	TOTAL	%
CLEAN & SAFE	\$401,597.58	\$71,495.58	\$361,854.92	\$808,589.09	\$352,233.96	\$1,995,771.13	66%
ADMINISTRATION/MGMT	\$91,272.18	\$16,249.00	\$82,239.76	\$183,770.25	\$80,053.17	\$453,584.35	15%
MARKETING & DISTRICT ID	\$115,611.43	\$20,582.06	\$104,170.36	\$232,775.65	\$101,400.69	\$574,540.18	19%
TOTAL	\$608,481.19	\$108,326.63	\$548,265.03	\$1,225,134.99	\$533,687.82	\$3,023,895.67	100%

The GSPBID assessments may increase for each individual parcel each year during the 5-year effective operating period, but not to exceed 5% per year and must be approved by the Owners’ Association Board of Directors, included in the Annual Planning Report and adopted by the City of Los Angeles City Council. Any accrued interest and delinquent payments will be expended within the budgeted categories. The Owners’ Association Board of the Directors (“Property Owner’s Association of the GSPBID) shall determine the percentage increase to the annual assessment and the methodology employed to determine

GREATER SOUTH PARK BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

the amount of the increase. The Owners’ Association Executive Director shall communicate the annual increase to the City each year in which the PBID operates at a time determined in the Administration Contract held between the Owners’ Association and the City of Los Angeles. No bonds are to be issued in conjunction with the proposed renewed PBID.

Pursuant to Section 36671 of the Streets and Highways Code, any funds remaining after the fifth year of operation will be rolled over into the renewal budget or returned to stakeholders. PBID assessment funds may be used to pay for costs related to the following PBID renewal term. If the PBID is not renewed or terminated for any reason, unexpended funds will be returned to the property owners.

Finding 3. From Section 4(a): “(Determine) the proportionate special benefit derived by each parcel in relationship to the entirety of the.....cost of public improvement(s) or the maintenance and operation expenses.....or the cost of the property related service being provided.

Each identified assessed parcel within the district will be assessed based on property characteristics unique only to that parcel. Based on the specific needs and corresponding nature of the program activities to be funded by the proposed renewed GSPBID (i.e. Clean & Safe, Administration & Management, and Marketing & District Identity). It is the opinion of this Assessment Engineer that the assessment factors on which to base assessment rates relate directly to the proportionate amount of building area, land area and street frontage, except where noted herein, within five benefit zones.

The calculated assessment rates are applied to the actual measured parameters of each parcel and thereby are proportional to each and every other identified assessed parcel within the district as a whole and the Benefit Zone in which it is located. Larger parcels and/or ones with larger building areas and/or located in Zone 1 are expected to impact the demand for services and programs to a greater extent than smaller land and/or building areas and/or located in other Zones and thus, are assigned a greater proportionate degree of assessment program and service costs. The relationship of service levels and assessment rates and proportionate benefits applies to Zones 2 through 5 as well. The proportionality is further achieved by setting targeted formula component weights for the respective parcel by parcel identified property attributes.

The proportionate special benefit cost for each parcel has been calculated based on proportionate formula components and is listed as an attachment to the Management District Plan and this Report. The individual percentages (i.e. proportionate relationship to the total special benefit related program and activity costs) is computed by dividing the individual parcel assessment by the total special benefit program costs.

Finding 4. From Section 4(a): “No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel.”

Not only are the proposed program costs reasonable due to the benefit of group purchasing and contracting which would be possible through the proposed renewed GSPBID, they are also considerably less than other options considered by the GSPBID Renewal Committee. The actual assessment rates for each parcel within the PBID directly relate to the level of service and, in turn, special benefit to be

GREATER SOUTH PARK BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

conferred on each parcel based on the respective building area and/or land area of each parcel within three benefit zones.

Finding 5. From Section 4(a): “Parcels.....that are owned or used by any (public) agency shall not be exempt from assessment.....”

The State Constitution - Article 13D (Proposition 218) 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.”

There are 13 publicly owned parcels within the District of which 10 are identified as assessable and for which special benefit services will be provided. Of the 10 identified assessed parcels, 6 are owned by the City of Los Angeles, 1 by the Los Angeles Water & Power Department, 1 by the Los Angeles Metro Transit Agency and 2 by the Los Angeles Unified School District. Of the 3 non-identified exempt parcels, 1 is owned by the State of California and 2 by the United States Government. There are special circumstances affecting the levy of District assessments on certain publicly owned parcels as follows:

1. There are two LAUSD owned parcels within the District:
 - A. One is an adult continuation school which covers an entire City block. LAUSD provides their own on-campus and perimeter security services with LAUSD Police personnel. No District security services will be provided to this LAUSD owned parcel. District assessments for this LAUSD owned parcel has been adjusted to reflect the actual District funded services and corresponding special benefits that will be conferred on this LAUSD parcel.
 - B. The second one is a multi-story public parking garage which occupies an entire City block. This parking facility is operated by a private parking vendor and operates just like any other public parking facility in or out of the GSPBID. The LAUSD ownership is incidental and not germane to the operation of this facility. Similar to the GSPBID assessment policy of fully assessing parking facilities used for public parking, it is the opinion of this Assessment Engineer that this parcel will be assessed at the respective benefit zone rate for the parking garage building area, the underlying land area and the parcel’s four-sided street frontage.
2. There are two US Federal publicly owned parcels within the District. The US Attorney General has declared that US Federal publicly owned parcels are exempt from local property assessments pursuant to the Supremacy Clause of the US Constitution. Proposition 218 does not allow parcels within a District to be assessed more than their respective proportionate amount of special benefit conferred on that parcel. As such, District funded services cannot be provided for the special benefit of parcels from which assessments cannot be levied or collected. Due to the Federal ruling on assessment exemption for Federal owned parcels, the District will provide no District funded services and programs that would specially benefit these particular US Federal

GREATER SOUTH PARK BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

publicly owned parcels. The District assessment amounts will be set at \$0 for these two Federal publicly owned parcels.

3. There is one State of California owned parcel within the District. This parcel covers an entire City block (1,011 linear feet of street frontage) with no other parcels within this four sided single State owned parcel and block. The State of California operates and provides regular 52 weeks a year full on-site and perimeter security and streetscape services for this State owned parcel similar to the security and streetscape services provided by the District. It is the opinion of this Engineer that this State owned parcel would receive no special benefits from duplicate clean and safe District funded services and can easily be isolated relative to not providing BID services on this four sided single parcel block. Further, it is the opinion of this Engineer that no special benefits will be conferred on this State owned parcel from District funded administration and management, marketing and district identity. The District will not interact administratively with this parcel or its owner or employees in any manner nor include it in any District communications such as newsletter distribution or list its presence or any matters or activities pertaining to this parcel on the District’s website. As such, the District will provide no District funded services and programs that would specially benefit this particular State owned parcel and the District assessment amount will be set at \$0.
4. Of the six parcels and facilities owned by the City of Los Angeles within the proposed renewed District, two are noted as follows:
 - City Public Works office building – this building has commercial space rented to private commercial businesses with public access. It is the opinion of this Engineer that this parcel will specially benefit from all District funded programs, services and improvements, including marketing and district identity and will be assessed at the same rates and methodology as commercial parcels in the District.
 - Fire Station - it is the opinion of this Engineer that the City owned Fire Station will NOT specially benefit from the District funded marketing and district identity programs, but will specially benefit from clean and safe programs and related management. As such, the assessment levied on this Fire Station parcel will coincide with this parcel’s proportionate share of marketing and district identity costs.

Each identified assessed publicly owned parcel and facility within the District will proportionately benefit from the District funded supplemental clean and safe programs, newsletter, website and administration and management, except as noted herein. For identified assessed publicly owned parcels and facilities, each of these parcels specially benefit from District funded programs and services from cleaner and safer facility entrances and perimeters. In addition, the District funded marketing and district identity programs benefit publicly owned parcels, except as noted herein, by announcing public events and activities held at these public facilities and apprise employees of important District news, security issues and alerts and crime statistics. These services improve the safety and cleanliness and usability of each publicly owned assessed parcel and facility within the District by reducing crime, litter and debris, all considered detractors to employment, visitation and use of public facilities if not contained and properly managed.

In the opinion of this Assessment Engineer, there is no clear and convincing evidence that these 10 non-exempt publicly owned parcels will not proportionately specially benefit from PBID services, programs and improvements; therefore, each non-exempt publicly owned parcel will be assessed at the full rate for

GREATER SOUTH PARK BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

their respective zones with assessments to be based on the building area, land area and street frontage of each parcel, except as delineated above for the LAUSD parcel and the City Fire Station parcel.

The Table below lists all publicly owned parcels within the proposed renewed GSPBID and their Year 1 (2017-18) assessment amounts:

GSPBID PUBLICLY OWNED PARCELS

APN	SITE ADDRESS	OWNER	LAND USE	ZONE	ASSESS-ABLE BLDG AREA	ASSESS-ABLE LAND AREA	ASSESS-ABLE FRONTAGE	2018 PBID ASMT	% TOTAL
5134007933	CITY OF LA	S FIGUEROA ST	CONV CTR	2	0	0	3,003	\$49,662.11	2.00%
5134025900	CITY OF LA	1343 S OLIVE ST	FIRE STA	5	11,058	13,670	137	\$2,193.26	0.09%
5138016912	CITY OF LA	1201 S FIGUEROA ST	CONV CTR	2	0	0	1,627	\$26,906.51	1.08%
5138016914	CITY OF LA	S FIGUEROA ST	CONV CTR	2	0	0	759	\$12,551.96	0.50%
5138025900	CITY OF LA	1258 S FIGUEROA ST	PKG LOT	3	0	18,825	297	\$5,278.37	0.21%
5139019900	CITY OF LA	1150 S HILL ST	OFFICE	5	429,560	49,658	645	<u>\$19,175.32</u>	0.77%
SUBTOTAL	CITY OF LA							\$115,767.53	4.65%
5138004900	LADWP	FRANCISCO ST	OFFICE	3	13,380	15,300	100	<u>\$3,157.02</u>	<u>0.13%</u>
SUBTOTAL	LADWP							\$3,157.02	0.13%
5138026900	LACMTA	1232 S FLOWER ST	PKG LOT	4	0	7,500	50	<u>\$882.00</u>	<u>0.04%</u>
SUBTOTAL	LACMTA							\$882.00	0.04%
5134022902	LAUSD	NONE	SCHOOL	5	130,900	14,591	387	\$7,726.14	0.31%
5134022903	LAUSD	240 VENICE BLVD	PKG STRC	4	825,416	58,370	916	<u>\$35,423.96</u>	<u>1.42%</u>
SUBTOTAL	LAUSD							\$43,150.10	1.73%
5133003902	STATE OF CALIF	1404 S HILL ST	OFFICE	5	0	0	0	<u>\$0.00</u>	<u>0.00%</u>
SUBTOTAL	STATE OF CALIF							\$0.00	0.00%
5139011900	U S GOVT	1043 S HILL ST	USPS	5	0	0	0	\$0.00	0.00%
5139011901	U S GOVT	1031 S HILL ST	USPS	5	0	0	0	<u>\$0.00</u>	<u>0.00%</u>
SUBTOTAL	U S GOVT							\$0.00	0.00%
TOTAL								\$162,956.65	6.55%

GREATER SOUTH PARK BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

Finding 6. From Section 4(b): “All assessments must be supported by a detailed engineer’s report prepared by a registered professional engineer certified by the State of California”.

This report serves as the “detailed engineer’s report” to support the benefit property assessments proposed to be levied within the proposed renewed GSPBID.

Finding 7. From Section 4(c): “The amount of the proposed assessment for each parcel shall be calculated (along with) the total amount thereof chargeable to the entire district, the duration of such payments, the reason for such assessment and the basis upon which the amount of the proposed assessment was calculated.”

The individual and total parcel assessments attributable to special property benefits are shown in Appendix 1 to the Management District Plan and this Report. The proposed renewed District and resultant assessment levies will continue for 5-years and may be renewed again at that time. The reasons (purposes) for the proposed assessments are outlined in Finding 2 above as well as in the Management District Plan. The calculation basis of the proposed assessment is attributed to building area, land area and street frontage, except where noted herein.

Assessment Formula Methodology

Step 1. Select “Basic Benefit Unit(s)”

Background - Assessment Formula Development

The method used to determine special benefits derived by each identified assessed property within a PBID begins with the selection of a suitable and tangible basic benefit unit. For property related services, such as those proposed in the GSPBID, the benefit unit may be measured in linear feet of street frontage or parcel size in square feet or building size in square feet or any combination of these factors. Factor quantities for each parcel are then measured or otherwise ascertained. From these figures, the amount of benefit units to be assigned to each property can be calculated. Special circumstances such as unique geography, land uses, development constraints etc. are carefully reviewed relative to specific programs and improvements to be funded by the PBID in order to determine any levels of different benefit that may apply on a parcel-by-parcel or categorical basis.

Based on the factors described above such as geography and nature of programs and activities proposed, an assessment formula is developed which is derived from a singular or composite basic benefit unit factor or factors. Within the assessment formula, different factors may be assigned different “weights” or percentage of values based on their relationship to programs/services to be funded.

Next, all program and activity costs, including incidental costs, District administration and ancillary program costs, are estimated. It is noted, as stipulated in Article XIID Section 4(b) of the California Constitution, and now required of all property based assessment Districts, indirect or general benefits costs may not be incorporated into the assessment formula and levied on the District properties; only direct or “special” benefits and costs may be considered. Indirect or general benefit costs, if any, must be identified and, if quantifiable, calculated and factored out of the assessment cost basis to produce a “net” cost figure. In addition, Article XIID Section 4(b) of the California Constitution also no longer automatically exempts publicly owned property from being assessed unless the respective public agency

GREATER SOUTH PARK BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

can provide clear and convincing evidence that their property does not specially benefit from the programs and services to be funded by the proposed special assessments. If special benefit is determined to be conferred upon such properties, they must be assessed in proportion to special benefits conferred in a manner similar to privately owned property assessments. (See pages 23-25 of this Report for discussion regarding publicly owned parcels within the GSPBID).

From the estimated net program costs, the value of a basic benefit unit or “basic net unit cost” can be computed by dividing the total amount of estimated net program costs by the total number of benefit units. The amount of assessment for each parcel can be computed at this time by multiplying the Net Unit Cost times the number of Basic Benefit Units per parcel. This is known as “spreading the assessment” or the “assessment spread” in that all costs are allocated proportionally or “spread” amongst all benefitting properties within the PBID.

The method and basis of spreading program costs varies from one PBID to another based on local geographic conditions, types of programs and activities proposed, and size and development complexity of the district. PBIDs may require secondary benefit zones to be identified to allow for a tiered assessment formula for variable or “stepped-down” benefits derived.

GSPBID Assessment Formula

Based on the specific needs and corresponding nature of the program activities to be funded by the proposed renewed GSPBID (i.e. Clean & Safe, Administration & Management, and Marketing & District Identity) it is the opinion of this Assessment Engineer that the assessment factors on which to base assessment rates relate directly to the proportionate amount of building area, land area and street frontage, except where noted herein, within five benefit zones.

The “Basic Benefit Units” will be expressed as a combined function of gross building square footage (Benefit Unit “A”), land square footage (Benefit Unit “B”), street frontage (Benefit Unit “C” or residential condominium building area (Benefit Unit “D”). Based on the shape of the proposed renewed GSPBID, as well as the nature of the District program elements, it is determined that all identified assessed properties will gain a direct and proportionate degree of special benefit based on the respective amount of building area, land area and street frontage, except where noted herein, within five benefit zones.

For the array of land uses within the PBID, the interactive application of building area, land area and street frontage quantities are a proven method of fairly and equitably spreading special benefit costs to these beneficiaries of PBID funded services, programs and improvements. Each of these factors directly relates to the degree of special benefit each assessed parcel will receive from PBID funded activities.

Building area is a direct measure of the static utilization of each parcel and its corresponding impact or draw on PBID funded activities. In the opinion of this Assessment Engineer, the targeted weight of this factor, building area, should generate approximately 20% of the total PBID revenue (20.683121% when adjusted for precise parcel measurements and program costs and service levels.

Land area is a direct measure of the current and future development capacity of each parcel and its corresponding impact or draw on PBID funded activities. In the opinion of this Assessment Engineer, the targeted weight of this factor, land area, should generate approximately 15% of the total PBID

GREATER SOUTH PARK BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

revenue (13.953195% when adjusted for precise parcel measurements and program costs and service levels).

Street Frontage is a direct measure of the static utilization of each parcel and its corresponding impact or draw on PBID funded activities, many of which are linear in nature (i.e. Clean & safe). In the opinion of this Assessment Engineer, the targeted weight of this factor, street frontage, should generate approximately 40% of the total PBID revenue (38.049106% when adjusted for precise parcel measurements and program costs and service levels).

Residential Condominium Building Area is a direct measure of the static utilization of each condominium unit (parcel) and its corresponding impact or draw on PBID funded activities. In the opinion of this Assessment Engineer, the targeted weight of this factor, residential condominium building area, with over 1,600 such units within the PBID, should generate approximately 30% of the total PBID revenue (27.314578% when adjusted for precise condominium unit measurements and program costs and service levels).

Step 2. Quantify Total Basic Benefit Units

Taking into account all identified specially benefiting parcels within the PBID and their respective assessable benefit units, the rates, cumulative quantities and assessment revenues by factor and zone are shown in the following Table:

Assessable Benefit Units; Year 1 – 2017/18 Projected Assessment Revenue

QUANTITIES	ZONE 1	ZONE 2	ZONE 3	ZONE 4	ZONE 5	TOTAL
# of assessed parcels	250	3	345	1,284	162	2,044
Building Area (sq ft)	3,522,657	0	1,587,598	4,899,281	3,912,242	13,921,778
Land Area (sq ft)	708,684	0	1,340,420	2,759,511	1,964,588	6,773,203
Street Frontage (lin ft)	6,583	5,389	13,332	28,075	26,268	79,647
Resid Condo Bldg Area (sq ft)	443,718	0	275,440	1,335,333	0	2,054,491
ASSESSMENT REVENUE	ZONE 1	ZONE 2	ZONE 3	ZONE 4	ZONE 5	TOTAL
Building Area \$	\$194,186.47	\$0.00	\$87,516.34	\$135,038.88	\$97,806.06	\$514,547.75
Land Area \$	\$50,786.42	\$0.00	\$96,058.52	\$121,694.44	\$78,583.53	\$347,122.91
Street Frontage \$	\$108,866.36	\$89,120.59	\$176,382.36	\$309,526.88	\$262,676.70	\$946,572.89
Resid Condo Bldg Area \$	<u>\$146,759.73</u>	<u>\$0.00</u>	<u>\$91,101.78</u>	<u>\$441,661.39</u>	<u>\$0.00</u>	<u>\$679,522.90</u>
Total \$\$	\$500,598.98	\$89,120.59	\$451,059.00	\$1,007,921.59	\$439,066.29	\$2,487,766.45
% of Total	20.122427%	3.582354%	18.131083%	40.515121%	17.649016%	100%

Step 3. Calculate Benefit Units for Each Property.

The number of Benefit Units for each identified benefiting parcel within the proposed renewed GSPBID was computed from data extracted from County Assessor records and maps. These data sources delineate current land uses, building areas, property areas and dimensions of record for each tax parcel. While it is understood that this data does not represent legal field survey measurements or detailed title search of recorded land subdivision maps or building records, it does provide an acceptable basis for the purpose of calculating property based assessments. All respective property data being used for assessment

GREATER SOUTH PARK BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

computations will be provided to each property owner in the PBID for their review. If a property owner believes there is an error on a parcel’s assessed footages, the District may confirm the data with the LA County Assessor’s office. If District data matches Assessor’s data, the property owner may opt to work with the Assessor’s office to correct the data so that the District assessment may be corrected.

Step 4. Determine Assessment Formula

In the opinion of this Engineer, the assessment formula for the proposed renewed GSPBID is as follows:

Zone 1, 3, 4, and 5 Assessments = Building Area (Unit A) Sq Ft x Unit A Zone Rate, plus
Land Area (Unit B) Sq Ft x Unit B Zone Rate, plus
Street Frontage (Unit C) Lin Ft x Unit C Zone Rate

Zone 2 Assessments = Street Frontage (Unit C) Lin Ft x Unit C Zone Rate

Residential Condominium Assessments = Building Area (Unit D) Sq Ft x Unit D Rate

(Note: Residential Condominium rates are the same for all Zones)

YEAR 1 –2017/18 ASSESSMENT RATE CHART

	BLDG AREA RATE	LAND AREA RATE	STREET FRONTAGE RATE	RESID CONDO BLDG AREA RATE
YEAR 1 (2018)				
ZONE 1	\$0.055125	\$0.071663	\$16.537500	\$0.330750
ZONE 2	\$0.000000	\$0.000000	\$16.537500	\$0.330750
ZONE 3	\$0.055125	\$0.071663	\$13.230000	\$0.330750
ZONE 4	\$0.027563	\$0.044100	\$11.025000	\$0.330750
ZONE 5	\$0.025000	\$0.040000	\$10.000000	\$0.330750

Assessment Special Provisions

Parking Garages

Parking garages that serve exclusively as employee and/or customer parking with no other public parking allowed, shall be assessed only for land and street frontage. Their parking garage building areas shall not be assessed. All other parking garages shall be fully assessed for building area, land area and street frontage at the respective Zone assessment rates.

Residential Condominiums

It is the opinion of this Assessment Engineer that residential condominium parcels will proportionately specially benefit from PBID funded programs and activities, but differently than commercial parcels. The building area assessments for residential condominium parcels shall be assessed at \$0.33075 per square foot of condominium unit building area. This assessment rate structure is commensurate with the types of special benefit services and programs provided by the District for the special benefit of residential condominium parcels and complexes.

GREATER SOUTH PARK BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

Mixed-Use Parcels

Mixed-use parcels will be assessed in accordance with the following special criteria:

Mixed –Use Rental With Ground Floor Commercial and Upper Floor Residential

- a. Commercial and residential building areas assessed at full building area zone rate
- b. Land area assessed at full land area zone rate for entire parcel
- c. Street frontage assessed at full street frontage zone rate for entire parcel

Mixed-Use Ground Floor Commercial Condos and Upper Floor Residential Condos

- a. Commercial condo unit building area assessed at full building area zone rate and residential condo unit building area at \$0.33075 per square foot in all zones
- b. Land area assessed at full land area zone rate on land area covered by each commercial unit
- c. Street frontage assessed at full frontage zone rate on frontage of each commercial unit

Multi-Floor Commercial Condos

- a. Building area assessed at full building area zone rate
- b. Land area assessed at full land area zone rate on land area covered by any commercial unit
- c. Street frontage assessed at full frontage zone rate on frontage of any commercial unit

Changes to Building or Parcel 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 area. In addition, any changes in parcel size as a result of land adjustments including but not limited to lot splits, consolidations, subdivisions, street dedications, right of way setbacks shall have their assessment adjusted upon final City approval of such parcel adjustments.

Other Future Development

Other than future maximum rates and the assessment methodology delineated in this Report, per State Law (Government Code Section 53750), future assessments may increase for any given parcel if such an increase is attributable to events other than an increased rate or revised methodology, such as a change in the density, intensity, or nature of the use of land. Any change in assessment formula methodology or rates other than as stipulated in this Plan would require a new Proposition 218 ballot procedure in order to approve any such changes.

The complete Year 1 – 2017-18 assessment roll of all parcels to be assessed by this PBID is included in this Plan as Appendix I.

Assessment Formula Unit Rates

Using figures from the Assessable Benefit Units Table on page 28 of this Report, the assessment rates and

GREATER SOUTH PARK BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

weighted multipliers for each factor and zone are calculated as follows:

ZONE 1

Building Area Rate (Unit 1-A)

$$(\$2,487,766.45 \times 20.122427\% \times 38.790824\%) / 3,522,657 \text{ units} = \$0.055125/\text{sq ft building area}$$

Land Area Rate (Unit 1-B)

$$(\$2,487,766.45 \times 20.122427\% \times 10.145131\%) / 708,684 \text{ units} = \$0.071663/\text{sq ft land area}$$

Street Frontage Rate (Unit 1-C)

$$(\$2,487,766.45 \times 20.122427\% \times 21.747220\%) / 6,583 \text{ units} = \$16.5375/\text{lin ft street frontage}$$

ZONE 2

Building Area Rate (Unit 2-A)

Not assessed in Zone 2

Land Area Rate (Unit 2-B)

Not assessed in Zone 2

Street Frontage Rate (Unit 2-C)

$$(\$2,487,766.45 \times 3.582354\% \times 100\%) / 5,389 \text{ units} = \$16.5375/\text{lin ft street frontage}$$

ZONE 3

Building Area Rate (Unit 3-A)

$$(\$2,487,766.45 \times 18.131083\% \times 19.402415\%) / 1,587,598 \text{ units} = \$0.055125/\text{sq ft building area}$$

Land Area Rate (Unit 3-B)

$$(\$2,487,766.45 \times 18.131083\% \times 21.296221\%) / 1,340,420 \text{ units} = \$0.071663/\text{sq ft land area}$$

Street Frontage Rate (Unit 3-C)

$$(\$2,487,766.45 \times 18.131083\% \times 39.104055\%) / 13,332 \text{ units} = \$13.2300/\text{lin ft street frontage}$$

GREATER SOUTH PARK BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

ZONE 4

Building Area Rate (Unit 4-A)

$(\$2,487,766.45 \times 40.515121\% \times 13.397756\%) / 4,899,281 \text{ units} = \$0.027563/\text{sq ft building area}$

Land Area Rate (Unit 4-B)

$(\$2,487,766.45 \times 40.515121\% \times 12.073800\%) / 2,759,511 \text{ units} = \$0.044100/\text{sq ft land area}$

Street Frontage Rate (Unit 4-C)

$(\$2,487,766.45 \times 40.515121\% \times 30.709421\%) / 28,075 \text{ units} = \$11.0250/\text{lin ft street frontage}$

ZONE 5

Building Area Rate (Unit 5-A)

$(\$2,487,766.45 \times 17.649016\% \times 22.275921\%) / 3,912,242 \text{ units} = \$0.025000/\text{sq ft building area}$

Land Area Rate (Unit 5-B)

$(\$2,487,766.45 \times 17.649016\% \times 17.897874\%) / 1,964,588 \text{ units} = \$0.04000/\text{sq ft land area}$

Street Frontage Rate (Unit 5-C)

$(\$2,487,766.45 \times 17.649016\% \times 59.826205\%) / 26,268 \text{ units} = \$10.0000/\text{lin ft street frontage}$

Residential Condominiums – All Zones

$(\$2,487,766.45 \times 27.314578\%) / 2,054,491 \text{ units} = \$0.33075/\text{sq ft condo bldg. area}$

Step 5. Estimate Total District Costs

The total projected 5-year special benefit costs for 2018 – 2022 of the PBID are shown in the Table on page 21 of this Report assuming a maximum 5% increase per year.

Step 6. Separate General Benefits from Special Benefits and Related Costs (Article XIII D Section 4(b) of the California Constitution – Proposition 218)

Total adjusted costs are estimated at \$2,500,267.79. General benefits are factored at 0.5% of total (see Finding 2 on page 10-13 of this Report) with special benefits set at 99.5%. Article XIII D Section 4(b) of the California Constitution limits the levy of property assessments to costs attributed to special benefits

GREATER SOUTH PARK BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

only. The 0.5% general benefit cost is computed to be \$12,501.34 with a resultant 99.5% special benefit limit computed at \$2,487,766.45. *Based on current data, zoning and land uses, this is the maximum amount of Year 1 (2017-18) revenue that can be derived from property assessments from the subject PBID.*

All program costs associated with general benefits will be derived from sources other than PBID assessments. Sample “other” revenue sources are shown in the following Table:

Special and General Benefit Revenue Sources

Revenue Source	Revenue	% of Total
PBID Assessments	\$2,487,766.45	99.5%
Grants, donations, sponsors, program income, etc	\$12,501.34	0.5%
TOTAL	\$2,500,267.79	100.0%

Step 7. Calculate “Basic Unit Cost”

With a YR 1 - 2018 assessment revenue portion of the budget set at \$2,487,766.45 (special benefit only), the Basic Unit Costs are shown above in Step 4. Since the PBID is being proposed for a 5-year term, maximum assessments for future years (2019-2022) must be set at the inception of the proposed PBID. An annual inflationary assessment rate increase of up to 5% may be imposed for future year assessments, on approval by the PBID Property Owner’s Association. The maximum assessment rates for the 5-year proposed PBID term of 2018-2022 are shown in the Table below. The assessment rates listed constitute the maximum assessment rates that may be imposed for each year of the proposed PBID term (2018-2022).

GREATER SOUTH PARK BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

**GSPBID – 5 Year Maximum Assessment Rates
(Includes a 5%/Yr. Max Increase)**

	BLDG AREA RATE	LAND AREA RATE	STREET FRONTAGE RATE	RESID CONDO BLDG AREA RATE
YEAR 1 (2018)				
ZONE 1	\$0.055125	\$0.071663	\$16.537500	\$0.330750
ZONE 2	\$0.000000	\$0.000000	\$16.537500	\$0.330750
ZONE 3	\$0.055125	\$0.071663	\$13.230000	\$0.330750
ZONE 4	\$0.027563	\$0.044100	\$11.025000	\$0.330750
ZONE 5	\$0.025000	\$0.040000	\$10.000000	\$0.330750
YEAR 2 (2019)				
ZONE 1	\$0.057881	\$0.075246	\$17.364375	\$0.347288
ZONE 2	\$0.000000	\$0.000000	\$17.364375	\$0.347288
ZONE 3	\$0.057881	\$0.075246	\$13.891500	\$0.347288
ZONE 4	\$0.028941	\$0.046305	\$11.576250	\$0.347288
ZONE 5	\$0.026250	\$0.042000	\$10.500000	\$0.347288
YEAR 3 (2020)				
ZONE 1	\$0.060775	\$0.079008	\$18.232594	\$0.364652
ZONE 2	\$0.000000	\$0.000000	\$18.232594	\$0.364652
ZONE 3	\$0.060775	\$0.079008	\$14.586075	\$0.364652
ZONE 4	\$0.030388	\$0.048620	\$12.155063	\$0.364652
ZONE 5	\$0.027563	\$0.044100	\$11.025000	\$0.364652
YEAR 4 (2021)				
ZONE 1	\$0.063814	\$0.082958	\$19.144223	\$0.382884
ZONE 2	\$0.000000	\$0.000000	\$19.144223	\$0.382884
ZONE 3	\$0.063814	\$0.082958	\$15.315379	\$0.382884
ZONE 4	\$0.031907	\$0.051051	\$12.762816	\$0.382884
ZONE 5	\$0.028941	\$0.046305	\$11.576250	\$0.382884
YEAR 5 (2022)				
ZONE 1	\$0.067005	\$0.087106	\$20.101435	\$0.402029
ZONE 2	\$0.000000	\$0.000000	\$20.101435	\$0.402029
ZONE 3	\$0.067005	\$0.087106	\$16.081148	\$0.402029
ZONE 4	\$0.033502	\$0.053604	\$13.400956	\$0.402029
ZONE 5	\$0.030388	\$0.048620	\$12.155063	\$0.402029

GREATER SOUTH PARK BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

Step 8. Spread the Assessments

The resultant assessment spread calculation results for each parcel within the PBID are shown in the Management District Plan and were determined by applying the District assessment formula to each identified benefiting property.

Miscellaneous District Provisions

Time and Manner of Collecting Assessments:

If necessary, the Los Angeles City Clerk shall prepare a manual billing for all assessments for the Property Tax Year beginning July 1, 2017 and ending June 30, 2018. If not necessary, assessments for the Property Tax Year beginning July 1, 2017 and ending June 30, 2018, shall be collected at the same time and in the same manner as ad valorem taxes paid to the County of Los Angeles. In either scenario, assessments for subsequent fiscal years, through and including the Fiscal Year ending June 30, 2022 (Operation Years 2019-2022) will be collected at the same time and in the same manner as ad valorem taxes paid to the County of Los Angeles. The District assessments shall appear as a separate line item on the property tax bills issued by the Los Angeles County Assessor. The City of Los Angeles is authorized to collect any assessments not placed on the County tax rolls, or to place assessments, unpaid delinquent assessments, or penalties on the County tax rolls as appropriate to implement this Management District Plan. If necessary, a manual billing may be prepared by the City of Los Angeles in lieu of the assessment’s inclusion on the Assessor’s property tax bills.

Bonds:

No bonds are to be issued in conjunction with this proposed PBID.

Duration

As allowed by State PBID Law, the District will have a five (5) year operational term from January 1, 2018 to December 31, 2022. The proposed renewed PBID operation is expected to begin services on January 1, 2018, or as soon as possible subsequent to the District’s renewal and the manual billing of assessments. If the District is not renewed, services will end on December 31, 2022.

APPENDIX 1

GSPBID YR 1 – 2017/2018 ASSESSMENT ROLL

GREATER SOUTH PARK BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

APN	BENEFIT ZONE	PROPOSED 2018 TOTAL BID ASMT (\$)	% OF TOTAL
5133001001	5	\$2,079.22	0.084%
5133001002	5	\$800.80	0.032%
5133001003	5	\$2,313.89	0.093%
5133001004	5	\$2,940.54	0.118%
5133001009	5	\$1,466.42	0.059%
5133001014	5	\$1,489.28	0.060%
5133001015	5	\$4,593.37	0.185%
5133002001	5	\$3,143.70	0.126%
5133002004	5	\$3,768.18	0.151%
5133002005	5	\$729.00	0.029%
5133002006	5	\$742.56	0.030%
5133002007	5	\$2,836.24	0.114%
5133002010	5	\$3,049.90	0.123%
5133003902	5	\$0.00	0.000%
5133004001	5	\$15,463.98	0.622%
5133005006	5	\$661.16	0.027%
5133005007	5	\$939.16	0.038%
5133005008	5	\$939.68	0.038%
5133005009	5	\$2,834.96	0.114%
5133005010	5	\$2,708.41	0.109%
5133005016	5	\$2,607.60	0.105%
5133005017	5	\$2,360.90	0.095%
5133005018	5	\$928.10	0.037%
5133006005	5	\$4,320.93	0.174%
5133006006	5	\$4,274.61	0.172%
5133007006	5	\$907.80	0.036%
5133007007	5	\$3,093.20	0.124%
5133007008	5	\$4,125.42	0.166%
5133008005	5	\$754.80	0.030%
5133008006	5	\$754.80	0.030%
5133008007	5	\$1,825.33	0.073%
5133008008	5	\$900.98	0.036%
5133008010	5	\$1,854.60	0.075%
5133008011	5	\$894.16	0.036%
5133009001	5	\$1,685.81	0.068%
5133009002	5	\$1,312.00	0.053%
5133009008	5	\$3,492.09	0.140%
5133010008	5	\$1,064.67	0.043%
5133010014	5	\$1,999.60	0.080%
5133010017	5	\$3,560.65	0.143%
5134007016	3	\$4,050.15	0.163%
5134007018	3	\$3,122.12	0.125%
5134007933	2	\$49,662.11	1.996%
5134008003	3	\$4,582.57	0.184%
5134008004	3	\$1,501.87	0.060%
5134008005	4	\$1,651.43	0.066%

5134008006	4	\$13,840.47	0.556%
5134008007	4	\$3,589.33	0.144%
5134009002	4	\$882.00	0.035%
5134009003	4	\$882.00	0.035%
5134009004	4	\$882.00	0.035%
5134009005	4	\$1,152.12	0.046%
5134009006	4	\$1,083.49	0.044%
5134009007	4	\$882.00	0.035%
5134009008	4	\$882.00	0.035%
5134009009	4	\$1,088.72	0.044%
5134009011	3	\$8,678.89	0.349%
5134009018	4	\$2,310.47	0.093%
5134009020	4	\$2,467.40	0.099%
5134009021	3	\$15,413.66	0.620%
5134009023	3	\$3,889.27	0.156%
5134010004	4	\$4,071.99	0.164%
5134010005	4	\$2,618.45	0.105%
5134010006	4	\$1,075.63	0.043%
5134010007	4	\$1,126.43	0.045%
5134010008	4	\$1,061.16	0.043%
5134010009	4	\$899.64	0.036%
5134010010	4	\$1,587.31	0.064%
5134010013	3	\$2,433.78	0.098%
5134010014	3	\$2,433.78	0.098%
5134010023	3	\$13,052.74	0.525%
5134010024	3	\$14,106.51	0.567%
5134010025	4	\$3,753.93	0.151%
5134011007	4	\$1,422.65	0.057%
5134011008	4	\$1,382.27	0.056%
5134011012	4	\$986.74	0.040%
5134011013	4	\$1,230.40	0.049%
5134011016	4	\$882.00	0.035%
5134011017	4	\$1,071.91	0.043%
5134011018	4	\$882.00	0.035%
5134011019	4	\$1,306.47	0.053%
5134011020	4	\$1,284.69	0.052%
5134011021	4	\$1,276.56	0.051%
5134011023	4	\$1,782.76	0.072%
5134011024	4	\$5,083.56	0.204%
5134011025	4	\$2,122.32	0.085%
5134011026	4	\$2,535.75	0.102%
5134011027	4	\$970.20	0.039%
5134011028	4	\$970.20	0.039%
5134011029	4	\$970.20	0.039%
5134011030	4	\$3,594.15	0.144%
5134011031	4	\$1,085.14	0.044%
5134011032	4	\$1,099.75	0.044%
5134012010	4	\$2,742.47	0.110%
5134012011	4	\$1,088.72	0.044%
5134012012	4	\$1,065.29	0.043%
5134012015	4	\$1,366.97	0.055%

GREATER SOUTH PARK BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

5134012016	4	\$1,081.83	0.043%
5134012017	4	\$1,051.51	0.042%
5134012018	4	\$2,031.42	0.082%
5134012020	4	\$1,195.66	0.048%
5134012024	4	\$2,166.42	0.087%
5134012026	4	\$8,162.44	0.328%
5134012027	4	\$4,997.53	0.201%
5134012028	4	\$2,601.90	0.105%
5134012029	4	\$893.03	0.036%
5134014008	4	\$1,012.60	0.041%
5134014010	4	\$820.26	0.033%
5134014011	4	\$1,020.09	0.041%
5134014012	4	\$1,601.64	0.064%
5134014019	4	\$2,688.78	0.108%
5134014020	4	\$4,526.59	0.182%
5134014021	4	\$4,132.33	0.166%
5134014022	4	\$985.64	0.040%
5134014024	4	\$4,379.13	0.176%
5134015012	4	\$1,564.16	0.063%
5134015013	4	\$3,335.79	0.134%
5134015019	4	\$819.25	0.033%
5134015025	4	\$4,831.46	0.194%
5134015026	4	\$1,321.99	0.053%
5134015027	4	\$6,810.09	0.274%
5134017004	4	\$1,053.72	0.042%
5134017005	4	\$2,860.67	0.115%
5134017006	4	\$2,967.44	0.119%
5134017009	4	\$6,705.43	0.270%
5134017011	4	\$2,140.19	0.086%
5134017014	4	\$1,213.86	0.049%
5134017016	4	\$1,157.08	0.047%
5134017020	4	\$1,064.49	0.043%
5134017028	4	\$19,680.83	0.791%
5134017029	4	\$10,792.28	0.434%
5134017030	4	\$3,552.80	0.143%
5134017031	4	\$3,242.14	0.130%
5134017032	4	\$3,303.97	0.133%
5134020001	4	\$2,142.38	0.086%
5134020002	4	\$2,138.85	0.086%
5134020003	4	\$981.23	0.039%
5134020004	4	\$981.23	0.039%
5134020023	4	\$6,893.56	0.277%
5134020024	4	\$5,451.59	0.219%
5134021001	4	\$2,138.85	0.086%
5134021002	4	\$2,960.74	0.119%
5134021003	4	\$1,119.32	0.045%
5134021016	4	\$9,372.43	0.377%
5134022902	5	\$7,726.14	0.311%
5134022903	4	\$35,423.96	1.424%
5134023001	4	\$2,297.39	0.092%
5134023002	4	\$5,505.93	0.221%
5134023006	4	\$3,580.88	0.144%

5134023009	4	\$3,856.59	0.155%
5134024001	5	\$2,471.60	0.099%
5134024002	5	\$849.60	0.034%
5134024003	5	\$852.30	0.034%
5134024004	5	\$2,072.60	0.083%
5134024005	5	\$890.00	0.036%
5134024006	5	\$890.00	0.036%
5134024008	5	\$740.00	0.030%
5134024010	5	\$1,526.00	0.061%
5134024013	5	\$2,327.60	0.094%
5134025001	5	\$2,663.76	0.107%
5134025002	5	\$974.70	0.039%
5134025003	5	\$1,932.45	0.078%
5134025004	5	\$890.00	0.036%
5134025005	5	\$812.00	0.033%
5134025008	5	\$887.00	0.036%
5134025009	5	\$841.65	0.034%
5134025010	5	\$709.64	0.029%
5134025011	5	\$1,320.93	0.053%
5134025012	5	\$805.75	0.032%
5134025013	5	\$815.00	0.033%
5134025014	5	\$635.54	0.026%
5134025015	5	\$890.00	0.036%
5134025016	5	\$1,122.59	0.045%
5134025017	5	\$740.00	0.030%
5134025018	5	\$766.00	0.031%
5134025019	5	\$696.00	0.028%
5134025020	5	\$1,131.60	0.045%
5134025021	5	\$1,567.86	0.063%
5134025022	5	\$787.26	0.032%
5134025023	5	\$712.00	0.029%
5134025024	5	\$1,456.60	0.059%
5134025025	5	\$2,552.00	0.103%
5134025026	5	\$2,679.20	0.108%
5134025027	5	\$1,399.20	0.056%
5134025028	5	\$1,923.33	0.077%
5134025029	5	\$1,340.00	0.054%
5134025030	5	\$674.44	0.027%
5134025031	5	\$1,672.31	0.067%
5134025032	5	\$1,480.00	0.059%
5134025033	5	\$740.00	0.030%
5134025034	5	\$740.00	0.030%
5134025035	5	\$700.00	0.028%
5134025036	5	\$885.00	0.036%
5134025037	5	\$940.00	0.038%
5134025038	5	\$862.50	0.035%
5134025040	5	\$1,767.48	0.071%
5134025041	5	\$1,640.40	0.066%
5134025042	4	\$6,526.52	0.262%
5134025043	4	\$2,853.83	0.115%
5134025044	4	\$2,092.78	0.084%
5134025045	4	\$1,109.18	0.045%

GREATER SOUTH PARK BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

5134025046	4	\$975.78	0.039%
5134025047	4	\$1,510.51	0.061%
5134025048	4	\$993.00	0.040%
5134025049	4	\$1,006.36	0.040%
5134025050	4	\$1,619.31	0.065%
5134025051	5	\$1,674.00	0.067%
5134025052	4	\$1,202.32	0.048%
5134025053	5	\$402.28	0.016%
5134025900	5	\$2,193.26	0.088%
5138002019	3	\$6,667.79	0.268%
5138002029	3	\$1,258.09	0.051%
5138002030	4	\$5,721.98	0.230%
5138002031	3	\$4,779.45	0.192%
5138002032	3	\$11,121.69	0.447%
5138002033	3	\$383.23	0.015%
5138003001	3	\$4,278.42	0.172%
5138003002	3	\$2,904.76	0.117%
5138003003	3	\$1,875.43	0.075%
5138003008	3	\$10,826.35	0.435%
5138003012	3	\$6,112.08	0.246%
5138003014	3	\$9,807.97	0.394%
5138003015	3	\$3,780.07	0.152%
5138004001	3	\$3,849.56	0.155%
5138004002	3	\$1,209.72	0.049%
5138004003	3	\$1,209.72	0.049%
5138004010	3	\$8,918.44	0.358%
5138004011	3	\$2,419.44	0.097%
5138004900	3	\$3,157.02	0.127%
5138005008	3	\$1,482.59	0.060%
5138005015	3	\$1,166.72	0.047%
5138005016	3	\$1,166.72	0.047%
5138005017	3	\$3,032.15	0.122%
5138005026	3	\$2,198.50	0.088%
5138005032	3	\$5,256.29	0.211%
5138005033	3	\$9,728.70	0.391%
5138005034	3	\$1,196.82	0.048%
5138005039	3	\$3,206.02	0.129%
5138005040	3	\$1,198.97	0.048%
5138005044	3	\$2,397.95	0.096%
5138005046	3	\$25,664.84	1.032%
5138006007	3	\$1,209.72	0.049%
5138006008	3	\$1,209.72	0.049%
5138006009	3	\$4,456.86	0.179%
5138006014	3	\$1,434.47	0.058%
5138006020	3	\$4,095.22	0.165%
5138006021	3	\$2,894.47	0.116%
5138006022	3	\$1,160.91	0.047%
5138006023	3	\$3,429.65	0.138%
5138006024	3	\$11,541.07	0.464%
5138006027	3	\$3,583.63	0.144%
5138007070	1	\$3,165.12	0.127%
5138007071	1	\$3,271.67	0.132%

5138007080	1	\$27,349.53	1.099%
5138007081	1	\$78,246.12	3.145%
5138007082	1	\$59,394.82	2.387%
5138007083	1	\$14,618.00	0.588%
5138007084	1	\$0.00	0.000%
5138007085	1	\$0.00	0.000%
5138007086	1	\$0.00	0.000%
5138007087	1	\$0.00	0.000%
5138007088	1	\$12,962.31	0.521%
5138007089	1	\$35,672.21	1.434%
5138007090	1	\$0.00	0.000%
5138007091	1	\$0.00	0.000%
5138007092	1	\$27,994.18	1.125%
5138007093	1	\$9,380.35	0.377%
5138007094	1	\$7,018.90	0.282%
5138007095	1	\$0.00	0.000%
5138007096	1	\$0.00	0.000%
5138007097	1	\$0.00	0.000%
5138007098	1	\$0.00	0.000%
5138007099	1	\$0.00	0.000%
5138007100	1	\$0.00	0.000%
5138007101	1	\$0.00	0.000%
5138007103	1	\$0.00	0.000%
5138012002	4	\$11,201.60	0.450%
5138012007	3	\$807.03	0.032%
5138012008	3	\$493.92	0.020%
5138012009	3	\$987.84	0.040%
5138012010	3	\$778.09	0.031%
5138012011	3	\$751.63	0.030%
5138012012	3	\$2,931.00	0.118%
5138012013	4	\$1,081.33	0.043%
5138012014	4	\$701.63	0.028%
5138012015	4	\$542.43	0.022%
5138012016	4	\$361.62	0.015%
5138012017	4	\$1,041.92	0.042%
5138012023	3	\$11,111.68	0.447%
5138012024	3	\$5,051.61	0.203%
5138012026	4	\$904.05	0.036%
5138012029	4	\$26.46	0.001%
5138012030	4	\$1,058.40	0.043%
5138012031	4	\$13.23	0.001%
5138012032	4	\$2,912.81	0.117%
5138013056	4	\$2,233.44	0.090%
5138013063	4	\$4,200.86	0.169%
5138013066	4	\$4,756.19	0.191%
5138013073	4	\$19,487.76	0.783%
5138013074	4	\$9,327.91	0.375%
5138014001	4	\$2,619.54	0.105%
5138014002	4	\$875.39	0.035%
5138014003	4	\$1,276.01	0.051%
5138014011	4	\$3,047.31	0.122%
5138014012	4	\$1,217.16	0.049%

GREATER SOUTH PARK BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

5138014015	4	\$6,086.31	0.245%
5138014021	4	\$609.90	0.025%
5138014022	4	\$553.34	0.022%
5138014023	4	\$518.62	0.021%
5138014024	4	\$628.76	0.025%
5138014025	4	\$470.99	0.019%
5138014026	4	\$471.98	0.019%
5138014027	4	\$474.96	0.019%
5138014028	4	\$470.99	0.019%
5138014029	4	\$471.98	0.019%
5138014030	4	\$474.96	0.019%
5138014031	4	\$470.99	0.019%
5138014032	4	\$471.98	0.019%
5138014033	4	\$474.96	0.019%
5138014034	4	\$458.75	0.018%
5138014035	4	\$710.78	0.029%
5138014036	4	\$473.63	0.019%
5138014037	4	\$470.66	0.019%
5138014038	4	\$469.67	0.019%
5138014039	4	\$473.63	0.019%
5138014040	4	\$470.66	0.019%
5138014041	4	\$469.67	0.019%
5138014042	4	\$473.63	0.019%
5138014043	4	\$470.66	0.019%
5138014044	4	\$469.67	0.019%
5138014045	4	\$743.53	0.030%
5138014046	4	\$519.94	0.021%
5138014047	4	\$553.34	0.022%
5138014048	4	\$609.90	0.025%
5138014049	4	\$407.48	0.016%
5138014050	4	\$392.93	0.016%
5138014051	4	\$490.83	0.020%
5138014052	4	\$452.47	0.018%
5138014053	4	\$476.28	0.019%
5138014054	4	\$416.75	0.017%
5138014055	4	\$476.28	0.019%
5138014056	4	\$416.75	0.017%
5138014057	4	\$476.28	0.019%
5138014058	4	\$416.75	0.017%
5138014059	4	\$435.93	0.018%
5138014060	4	\$435.93	0.018%
5138014061	4	\$416.75	0.017%
5138014062	4	\$476.28	0.019%
5138014063	4	\$416.75	0.017%
5138014064	4	\$476.28	0.019%
5138014065	4	\$416.75	0.017%
5138014066	4	\$476.28	0.019%
5138014067	4	\$452.47	0.018%
5138014068	4	\$490.83	0.020%
5138014069	4	\$392.93	0.016%
5138014070	4	\$407.48	0.016%
5138014071	4	\$392.93	0.016%

5138014072	4	\$490.83	0.020%
5138014073	4	\$451.80	0.018%
5138014074	4	\$475.62	0.019%
5138014075	4	\$416.08	0.017%
5138014076	4	\$475.62	0.019%
5138014077	4	\$416.08	0.017%
5138014078	4	\$475.62	0.019%
5138014079	4	\$416.08	0.017%
5138014080	4	\$435.27	0.017%
5138014081	4	\$435.27	0.017%
5138014082	4	\$416.08	0.017%
5138014083	4	\$475.62	0.019%
5138014084	4	\$416.08	0.017%
5138014085	4	\$475.62	0.019%
5138014086	4	\$416.08	0.017%
5138014087	4	\$475.62	0.019%
5138014088	4	\$451.80	0.018%
5138014089	4	\$490.83	0.020%
5138014090	4	\$392.93	0.016%
5138014091	4	\$698.54	0.028%
5138014092	4	\$686.31	0.028%
5138014093	4	\$650.92	0.026%
5138014094	4	\$436.92	0.018%
5138014095	4	\$545.08	0.022%
5138014096	4	\$403.85	0.016%
5138014097	4	\$466.03	0.019%
5138014098	4	\$403.85	0.016%
5138014099	4	\$545.08	0.022%
5138014100	4	\$403.85	0.016%
5138014101	4	\$423.03	0.017%
5138014102	4	\$498.77	0.020%
5138014103	4	\$482.90	0.019%
5138014104	4	\$545.08	0.022%
5138014105	4	\$482.90	0.019%
5138014106	4	\$545.08	0.022%
5138014107	4	\$482.90	0.019%
5138014108	4	\$545.08	0.022%
5138014109	4	\$514.98	0.021%
5138014110	4	\$745.84	0.030%
5138014111	4	\$686.97	0.028%
5138014112	4	\$6,275.84	0.252%
5138014113	4	\$3,279.50	0.132%
5138015027	3	\$23,154.47	0.931%
5138015039	3	\$0.00	0.000%
5138015040	3	\$0.00	0.000%
5138015041	3	\$0.00	0.000%
5138015042	3	\$0.00	0.000%
5138015043	3	\$0.00	0.000%
5138015044	3	\$0.00	0.000%
5138015045	3	\$39,779.16	1.599%
5138016912	2	\$26,906.51	1.082%
5138016914	2	\$12,551.96	0.505%

GREATER SOUTH PARK BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

5138017020	4	\$314.21	0.013%
5138017021	4	\$519.28	0.021%
5138017022	4	\$221.60	0.009%
5138017023	4	\$218.30	0.009%
5138017024	4	\$307.60	0.012%
5138017025	4	\$304.29	0.012%
5138017026	4	\$304.29	0.012%
5138017027	4	\$515.97	0.021%
5138017028	4	\$291.06	0.012%
5138017029	4	\$519.28	0.021%
5138017030	4	\$231.53	0.009%
5138017031	4	\$218.30	0.009%
5138017032	4	\$307.60	0.012%
5138017033	4	\$304.29	0.012%
5138017034	4	\$304.29	0.012%
5138017035	4	\$515.97	0.021%
5138017036	4	\$294.37	0.012%
5138017037	4	\$300.98	0.012%
5138017038	4	\$304.29	0.012%
5138017039	4	\$420.05	0.017%
5138017040	4	\$310.91	0.012%
5138017041	4	\$297.68	0.012%
5138017042	4	\$310.91	0.012%
5138017043	4	\$294.37	0.012%
5138017044	4	\$307.60	0.012%
5138017045	4	\$449.82	0.018%
5138017046	4	\$519.28	0.021%
5138017047	4	\$234.83	0.009%
5138017048	4	\$218.30	0.009%
5138017049	4	\$307.60	0.012%
5138017050	4	\$304.29	0.012%
5138017051	4	\$304.29	0.012%
5138017052	4	\$515.97	0.021%
5138017053	4	\$294.37	0.012%
5138017054	4	\$300.98	0.012%
5138017055	4	\$304.29	0.012%
5138017056	4	\$420.05	0.017%
5138017057	4	\$310.91	0.012%
5138017058	4	\$297.68	0.012%
5138017059	4	\$310.91	0.012%
5138017060	4	\$294.37	0.012%
5138017061	4	\$307.60	0.012%
5138017062	4	\$449.82	0.018%
5138017063	4	\$519.28	0.021%
5138017064	4	\$234.83	0.009%
5138017065	4	\$218.30	0.009%
5138017066	4	\$307.60	0.012%
5138017067	4	\$304.29	0.012%
5138017068	4	\$304.29	0.012%
5138017069	4	\$515.97	0.021%
5138017070	4	\$294.37	0.012%
5138017071	4	\$300.98	0.012%

5138017072	4	\$304.29	0.012%
5138017073	4	\$420.05	0.017%
5138017074	4	\$310.91	0.012%
5138017075	4	\$297.68	0.012%
5138017076	4	\$310.91	0.012%
5138017077	4	\$294.37	0.012%
5138017078	4	\$307.60	0.012%
5138017079	4	\$449.82	0.018%
5138017080	4	\$519.28	0.021%
5138017081	4	\$234.83	0.009%
5138017082	4	\$218.30	0.009%
5138017083	4	\$307.60	0.012%
5138017084	4	\$304.29	0.012%
5138017085	4	\$304.29	0.012%
5138017086	4	\$515.97	0.021%
5138017087	4	\$294.37	0.012%
5138017088	4	\$300.98	0.012%
5138017089	4	\$304.29	0.012%
5138017090	4	\$420.05	0.017%
5138017091	4	\$310.91	0.012%
5138017092	4	\$297.68	0.012%
5138017093	4	\$310.91	0.012%
5138017094	4	\$294.37	0.012%
5138017095	4	\$307.60	0.012%
5138017096	4	\$449.82	0.018%
5138017097	3	\$7,442.99	0.299%
5138017098	4	\$1,558.99	0.063%
5138018027	3	\$1,482.86	0.060%
5138018028	3	\$253.58	0.010%
5138018029	3	\$211.68	0.009%
5138018030	3	\$248.06	0.010%
5138018031	3	\$198.45	0.008%
5138018032	3	\$238.14	0.010%
5138018033	3	\$304.29	0.012%
5138018034	3	\$277.83	0.011%
5138018035	3	\$238.14	0.010%
5138018036	3	\$367.13	0.015%
5138018037	3	\$284.45	0.011%
5138018038	3	\$254.68	0.010%
5138018039	3	\$231.53	0.009%
5138018040	3	\$284.45	0.011%
5138018041	3	\$363.83	0.015%
5138018042	3	\$370.44	0.015%
5138018043	3	\$224.91	0.009%
5138018044	3	\$334.06	0.013%
5138018045	3	\$281.14	0.011%
5138018046	3	\$370.44	0.015%
5138018047	3	\$367.13	0.015%
5138018048	3	\$284.45	0.011%
5138018049	3	\$254.68	0.010%
5138018050	3	\$231.53	0.009%
5138018051	3	\$284.45	0.011%

GREATER SOUTH PARK BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

5138018052	3	\$363.83	0.015%
5138018053	3	\$370.44	0.015%
5138018054	3	\$224.91	0.009%
5138018055	3	\$234.83	0.009%
5138018056	3	\$254.68	0.010%
5138018057	3	\$224.91	0.009%
5138018058	3	\$370.44	0.015%
5138018059	3	\$367.13	0.015%
5138018060	3	\$284.45	0.011%
5138018061	3	\$254.68	0.010%
5138018062	3	\$231.53	0.009%
5138018063	3	\$284.45	0.011%
5138018064	3	\$363.83	0.015%
5138018065	3	\$370.44	0.015%
5138018066	3	\$224.91	0.009%
5138018067	3	\$234.83	0.009%
5138018068	3	\$254.68	0.010%
5138018069	3	\$224.91	0.009%
5138018070	3	\$370.44	0.015%
5138018071	3	\$367.13	0.015%
5138018072	3	\$284.45	0.011%
5138018073	3	\$254.68	0.010%
5138018074	3	\$231.53	0.009%
5138018075	3	\$284.45	0.011%
5138018076	3	\$363.83	0.015%
5138018077	3	\$370.44	0.015%
5138018078	3	\$224.91	0.009%
5138018079	3	\$234.83	0.009%
5138018080	3	\$254.68	0.010%
5138018081	3	\$224.91	0.009%
5138018082	3	\$370.44	0.015%
5138018083	3	\$367.13	0.015%
5138018084	3	\$284.45	0.011%
5138018085	3	\$254.68	0.010%
5138018086	3	\$231.53	0.009%
5138018087	3	\$284.45	0.011%
5138018088	3	\$363.83	0.015%
5138018089	3	\$370.44	0.015%
5138018090	3	\$224.91	0.009%
5138018091	3	\$234.83	0.009%
5138018092	3	\$254.68	0.010%
5138018093	3	\$224.91	0.009%
5138018094	3	\$370.44	0.015%
5138018095	3	\$367.13	0.015%
5138018096	3	\$284.45	0.011%
5138018097	3	\$254.68	0.010%
5138018098	3	\$231.53	0.009%
5138018099	3	\$284.45	0.011%
5138018100	3	\$363.83	0.015%
5138018101	3	\$370.44	0.015%
5138018102	3	\$224.91	0.009%
5138018103	3	\$234.83	0.009%

5138018104	3	\$254.68	0.010%
5138018105	3	\$224.91	0.009%
5138018106	3	\$370.44	0.015%
5138018107	3	\$367.13	0.015%
5138018108	3	\$284.45	0.011%
5138018109	3	\$254.68	0.010%
5138018110	3	\$231.53	0.009%
5138018111	3	\$284.45	0.011%
5138018112	3	\$363.83	0.015%
5138018113	3	\$370.44	0.015%
5138018114	3	\$224.91	0.009%
5138018115	3	\$234.83	0.009%
5138018116	3	\$254.68	0.010%
5138018117	3	\$224.91	0.009%
5138018118	3	\$370.44	0.015%
5138018119	3	\$363.83	0.015%
5138018120	3	\$284.45	0.011%
5138018121	3	\$254.68	0.010%
5138018122	3	\$231.53	0.009%
5138018123	3	\$284.45	0.011%
5138018124	3	\$363.83	0.015%
5138018125	3	\$370.44	0.015%
5138018126	3	\$224.91	0.009%
5138018127	3	\$234.83	0.009%
5138018128	3	\$254.68	0.010%
5138018129	3	\$224.91	0.009%
5138018130	3	\$370.44	0.015%
5138018131	3	\$367.13	0.015%
5138018132	3	\$284.45	0.011%
5138018133	3	\$254.68	0.010%
5138018134	3	\$231.53	0.009%
5138018135	3	\$284.45	0.011%
5138018136	3	\$363.83	0.015%
5138018137	3	\$370.44	0.015%
5138018138	3	\$224.91	0.009%
5138018139	3	\$234.83	0.009%
5138018140	3	\$254.68	0.010%
5138018141	3	\$224.91	0.009%
5138018142	3	\$370.44	0.015%
5138018143	3	\$367.13	0.015%
5138018144	3	\$284.45	0.011%
5138018145	3	\$254.68	0.010%
5138018146	3	\$231.53	0.009%
5138018147	3	\$284.45	0.011%
5138018148	3	\$363.83	0.015%
5138018149	3	\$370.44	0.015%
5138018150	3	\$224.91	0.009%
5138018151	3	\$234.83	0.009%
5138018152	3	\$254.68	0.010%
5138018153	3	\$224.91	0.009%
5138018154	3	\$370.44	0.015%
5138018155	3	\$367.13	0.015%

GREATER SOUTH PARK BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

5138018156	3	\$284.45	0.011%
5138018157	3	\$254.68	0.010%
5138018158	3	\$231.53	0.009%
5138018159	3	\$284.45	0.011%
5138018160	3	\$363.83	0.015%
5138018161	3	\$370.44	0.015%
5138018162	3	\$224.91	0.009%
5138018163	3	\$234.83	0.009%
5138018164	3	\$254.68	0.010%
5138018165	3	\$224.91	0.009%
5138018166	3	\$370.44	0.015%
5138018167	3	\$367.13	0.015%
5138018168	3	\$284.45	0.011%
5138018169	3	\$254.68	0.010%
5138018170	3	\$231.53	0.009%
5138018171	3	\$284.45	0.011%
5138018172	3	\$363.83	0.015%
5138018173	3	\$370.44	0.015%
5138018174	3	\$224.91	0.009%
5138018175	3	\$234.83	0.009%
5138018176	3	\$254.68	0.010%
5138018177	3	\$224.91	0.009%
5138018178	3	\$370.44	0.015%
5138019021	3	\$367.13	0.015%
5138019022	3	\$284.45	0.011%
5138019023	3	\$254.68	0.010%
5138019024	3	\$231.53	0.009%
5138019025	3	\$284.45	0.011%
5138019026	3	\$367.13	0.015%
5138019027	3	\$370.44	0.015%
5138019028	3	\$224.91	0.009%
5138019029	3	\$234.83	0.009%
5138019030	3	\$254.68	0.010%
5138019031	3	\$224.91	0.009%
5138019032	3	\$370.44	0.015%
5138019033	3	\$367.13	0.015%
5138019034	3	\$284.45	0.011%
5138019035	3	\$254.68	0.010%
5138019036	3	\$231.53	0.009%
5138019037	3	\$284.45	0.011%
5138019038	3	\$363.83	0.015%
5138019039	3	\$370.44	0.015%
5138019040	3	\$224.91	0.009%
5138019041	3	\$234.83	0.009%
5138019042	3	\$254.68	0.010%
5138019043	3	\$224.91	0.009%
5138019044	3	\$370.44	0.015%
5138019045	3	\$367.13	0.015%
5138019046	3	\$284.45	0.011%
5138019047	3	\$254.68	0.010%
5138019048	3	\$231.53	0.009%
5138019049	3	\$284.45	0.011%

5138019050	3	\$363.83	0.015%
5138019051	3	\$370.44	0.015%
5138019052	3	\$224.91	0.009%
5138019053	3	\$234.83	0.009%
5138019054	3	\$254.68	0.010%
5138019055	3	\$224.91	0.009%
5138019056	3	\$370.44	0.015%
5138019169	3	\$403.52	0.016%
5138019170	3	\$257.99	0.010%
5138019171	3	\$248.06	0.010%
5138019172	3	\$231.53	0.009%
5138019173	3	\$284.45	0.011%
5138019174	3	\$406.82	0.016%
5138019175	3	\$433.28	0.017%
5138019176	3	\$370.44	0.015%
5138019177	3	\$300.98	0.012%
5138019178	3	\$300.98	0.012%
5138019179	3	\$519.28	0.021%
5138019180	3	\$403.52	0.016%
5138019181	3	\$257.99	0.010%
5138019182	3	\$248.06	0.010%
5138019183	3	\$231.53	0.009%
5138019184	3	\$284.45	0.011%
5138019185	3	\$406.82	0.016%
5138019186	3	\$433.28	0.017%
5138019187	3	\$370.44	0.015%
5138019188	3	\$300.98	0.012%
5138019189	3	\$300.98	0.012%
5138019190	3	\$519.28	0.021%
5138019191	3	\$403.52	0.016%
5138019192	3	\$257.99	0.010%
5138019193	3	\$248.06	0.010%
5138019194	3	\$231.53	0.009%
5138019195	3	\$284.45	0.011%
5138019196	3	\$406.82	0.016%
5138019197	3	\$433.28	0.017%
5138019198	3	\$370.44	0.015%
5138019199	3	\$300.98	0.012%
5138019200	3	\$300.98	0.012%
5138019201	3	\$519.28	0.021%
5138019202	3	\$403.52	0.016%
5138019203	3	\$257.99	0.010%
5138019204	3	\$248.06	0.010%
5138019205	3	\$231.53	0.009%
5138019206	3	\$284.45	0.011%
5138019207	3	\$406.82	0.016%
5138019208	3	\$433.28	0.017%
5138019209	3	\$370.44	0.015%
5138019210	3	\$300.98	0.012%
5138019211	3	\$300.98	0.012%
5138019212	3	\$519.28	0.021%
5138019213	3	\$403.52	0.016%

GREATER SOUTH PARK BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

5138019214	3	\$257.99	0.010%
5138019215	3	\$248.06	0.010%
5138019216	3	\$231.53	0.009%
5138019217	3	\$284.45	0.011%
5138019218	3	\$406.82	0.016%
5138019219	3	\$433.28	0.017%
5138019220	3	\$370.44	0.015%
5138019221	3	\$300.98	0.012%
5138019222	3	\$300.98	0.012%
5138019223	3	\$519.28	0.021%
5138019224	3	\$668.12	0.027%
5138019225	3	\$489.51	0.020%
5138019226	3	\$717.73	0.029%
5138019227	3	\$704.50	0.028%
5138019228	3	\$525.89	0.021%
5138019229	3	\$515.97	0.021%
5138019230	3	\$668.12	0.027%
5138019231	3	\$489.51	0.020%
5138019232	3	\$717.73	0.029%
5138019233	3	\$704.50	0.028%
5138019234	3	\$525.89	0.021%
5138019235	3	\$515.97	0.021%
5138019236	3	\$668.12	0.027%
5138019237	3	\$489.51	0.020%
5138019238	3	\$724.34	0.029%
5138019239	3	\$727.65	0.029%
5138019240	3	\$562.28	0.023%
5138019241	3	\$648.27	0.026%
5138019242	3	\$668.12	0.027%
5138019243	3	\$489.51	0.020%
5138019244	3	\$724.34	0.029%
5138019245	3	\$727.65	0.029%
5138019246	3	\$562.28	0.023%
5138019247	3	\$648.27	0.026%
5138019248	3	\$668.12	0.027%
5138019249	3	\$489.51	0.020%
5138019250	3	\$724.34	0.029%
5138019251	3	\$727.65	0.029%
5138019252	3	\$562.28	0.023%
5138019253	3	\$648.27	0.026%
5138025014	3	\$4,182.31	0.168%
5138025016	3	\$705.80	0.028%
5138025017	3	\$4,228.31	0.170%
5138025900	3	\$5,278.37	0.212%
5138026010	4	\$893.03	0.036%
5138026011	4	\$1,087.98	0.044%
5138026014	4	\$1,300.96	0.052%
5138026016	4	\$1,295.45	0.052%
5138026017	4	\$1,088.72	0.044%
5138026019	4	\$1,106.64	0.044%
5138026020	4	\$1,106.36	0.044%
5138026022	4	\$2,826.85	0.114%

5138026023	4	\$1,105.57	0.044%
5138026025	4	\$1,306.47	0.053%
5138026026	4	\$2,120.94	0.085%
5138026028	4	\$3,674.81	0.148%
5138026036	4	\$12,796.82	0.514%
5138026900	4	\$882.00	0.035%
5138027001	1	\$542.43	0.022%
5138027002	1	\$618.50	0.025%
5138027003	1	\$555.66	0.022%
5138027004	1	\$327.44	0.013%
5138027005	1	\$555.66	0.022%
5138027006	1	\$648.27	0.026%
5138027007	1	\$562.28	0.023%
5138027008	1	\$549.05	0.022%
5138027009	1	\$618.50	0.025%
5138027010	1	\$562.28	0.023%
5138027011	1	\$327.44	0.013%
5138027012	1	\$558.97	0.022%
5138027013	1	\$654.89	0.026%
5138027014	1	\$562.28	0.023%
5138027015	1	\$552.35	0.022%
5138027016	1	\$621.81	0.025%
5138027017	1	\$410.13	0.016%
5138027018	1	\$565.58	0.023%
5138027019	1	\$337.37	0.014%
5138027020	1	\$330.75	0.013%
5138027021	1	\$793.80	0.032%
5138027022	1	\$562.28	0.023%
5138027023	1	\$562.28	0.023%
5138027024	1	\$658.19	0.026%
5138027025	1	\$552.35	0.022%
5138027026	1	\$628.43	0.025%
5138027027	1	\$420.05	0.017%
5138027028	1	\$572.20	0.023%
5138027029	1	\$340.67	0.014%
5138027030	1	\$334.06	0.013%
5138027031	1	\$373.75	0.015%
5138027032	1	\$565.58	0.023%
5138027033	1	\$496.13	0.020%
5138027034	1	\$658.19	0.026%
5138027035	1	\$565.58	0.023%
5138027036	1	\$562.28	0.023%
5138027037	1	\$635.04	0.026%
5138027038	1	\$423.36	0.017%
5138027039	1	\$578.81	0.023%
5138027040	1	\$343.98	0.014%
5138027041	1	\$337.37	0.014%
5138027042	1	\$377.06	0.015%
5138027043	1	\$572.20	0.023%
5138027044	1	\$496.13	0.020%
5138027045	1	\$664.81	0.027%
5138027046	1	\$565.58	0.023%

GREATER SOUTH PARK BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

5138027047	1	\$575.51	0.023%
5138027048	1	\$635.04	0.026%
5138027049	1	\$426.67	0.017%
5138027050	1	\$582.12	0.023%
5138027051	1	\$343.98	0.014%
5138027052	1	\$340.67	0.014%
5138027053	1	\$383.67	0.015%
5138027054	1	\$578.81	0.023%
5138027055	1	\$502.74	0.020%
5138027056	1	\$674.73	0.027%
5138027057	1	\$562.28	0.023%
5138027058	1	\$568.89	0.023%
5138027059	1	\$635.04	0.026%
5138027060	1	\$433.28	0.017%
5138027061	1	\$585.43	0.024%
5138027062	1	\$347.29	0.014%
5138027063	1	\$340.67	0.014%
5138027064	1	\$386.98	0.016%
5138027065	1	\$582.12	0.023%
5138027066	1	\$512.66	0.021%
5138027067	1	\$678.04	0.027%
5138027068	1	\$565.58	0.023%
5138027069	1	\$572.20	0.023%
5138027070	1	\$638.35	0.026%
5138027071	1	\$436.59	0.018%
5138027072	1	\$592.04	0.024%
5138027073	1	\$350.60	0.014%
5138027074	1	\$343.98	0.014%
5138027075	1	\$393.59	0.016%
5138027076	1	\$585.43	0.024%
5138027077	1	\$519.28	0.021%
5138027078	1	\$681.35	0.027%
5138027079	1	\$565.58	0.023%
5138027080	1	\$592.04	0.024%
5138027081	1	\$658.19	0.026%
5138027082	1	\$439.90	0.018%
5138027083	1	\$601.97	0.024%
5138027084	1	\$357.21	0.014%
5138027085	1	\$370.44	0.015%
5138027086	1	\$396.90	0.016%
5138027087	1	\$601.97	0.024%
5138027088	1	\$522.59	0.021%
5138027089	1	\$691.27	0.028%
5138027090	1	\$562.28	0.023%
5138027091	1	\$595.35	0.024%
5138027092	1	\$661.50	0.027%
5138027093	1	\$443.21	0.018%
5138027094	1	\$608.58	0.024%
5138027095	1	\$360.52	0.014%
5138027096	1	\$370.44	0.015%
5138027097	1	\$403.52	0.016%
5138027098	1	\$608.58	0.024%

5138027099	1	\$529.20	0.021%
5138027100	1	\$697.88	0.028%
5138027101	1	\$562.28	0.023%
5138027102	1	\$601.97	0.024%
5138027103	1	\$664.81	0.027%
5138027104	1	\$449.82	0.018%
5138027105	1	\$611.89	0.025%
5138027106	1	\$363.83	0.015%
5138027107	1	\$373.75	0.015%
5138027108	1	\$410.13	0.016%
5138027109	1	\$611.89	0.025%
5138027110	1	\$532.51	0.021%
5138027111	1	\$704.50	0.028%
5138027112	1	\$562.28	0.023%
5138027113	1	\$598.66	0.024%
5138027114	1	\$644.96	0.026%
5138027115	1	\$453.13	0.018%
5138027116	1	\$608.58	0.024%
5138027117	1	\$363.83	0.015%
5138027118	1	\$377.06	0.015%
5138027119	1	\$410.13	0.016%
5138027120	1	\$608.58	0.024%
5138027121	1	\$539.12	0.022%
5138027122	1	\$714.42	0.029%
5138027123	1	\$562.28	0.023%
5138027124	1	\$605.27	0.024%
5138027125	1	\$648.27	0.026%
5138027126	1	\$459.74	0.018%
5138027127	1	\$615.20	0.025%
5138027128	1	\$363.83	0.015%
5138027129	1	\$360.52	0.014%
5138027130	1	\$416.75	0.017%
5138027131	1	\$615.20	0.025%
5138027132	1	\$542.43	0.022%
5138027133	1	\$721.04	0.029%
5138027134	1	\$562.28	0.023%
5138027135	1	\$608.58	0.024%
5138027136	1	\$651.58	0.026%
5138027137	1	\$463.05	0.019%
5138027138	1	\$618.50	0.025%
5138027139	1	\$367.13	0.015%
5138027140	1	\$363.83	0.015%
5138027141	1	\$420.05	0.017%
5138027142	1	\$618.50	0.025%
5138027143	1	\$549.05	0.022%
5138027144	1	\$727.65	0.029%
5138027145	1	\$562.28	0.023%
5138027146	1	\$611.89	0.025%
5138027147	1	\$654.89	0.026%
5138027148	1	\$466.36	0.019%
5138027149	1	\$625.12	0.025%
5138027150	1	\$370.44	0.015%

GREATER SOUTH PARK BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

5138027151	1	\$367.13	0.015%
5138027152	1	\$423.36	0.017%
5138027153	1	\$625.12	0.025%
5138027154	1	\$552.35	0.022%
5138027155	1	\$734.27	0.030%
5138027156	1	\$562.28	0.023%
5138027157	1	\$611.89	0.025%
5138027158	1	\$651.58	0.026%
5138027159	1	\$873.18	0.035%
5138027160	1	\$826.88	0.033%
5138027161	1	\$1,025.33	0.041%
5138027162	1	\$730.30	0.029%
5138027163	1	\$1,409.00	0.057%
5138027164	1	\$618.50	0.025%
5138027165	1	\$658.19	0.026%
5138027166	1	\$863.26	0.035%
5138027167	1	\$833.49	0.034%
5138027168	1	\$1,035.25	0.042%
5138027169	1	\$734.27	0.030%
5138027170	1	\$1,415.61	0.057%
5138027171	1	\$621.81	0.025%
5138027172	1	\$658.19	0.026%
5138027173	1	\$879.80	0.035%
5138027174	1	\$836.80	0.034%
5138027175	1	\$1,041.86	0.042%
5138027176	1	\$740.88	0.030%
5138027177	1	\$1,422.23	0.057%
5138027178	1	\$621.81	0.025%
5138027179	1	\$654.89	0.026%
5138027180	1	\$879.80	0.035%
5138027181	1	\$840.11	0.034%
5138027182	1	\$1,048.48	0.042%
5138027183	1	\$744.19	0.030%
5138027184	1	\$1,428.84	0.057%
5138027185	1	\$621.81	0.025%
5138027186	1	\$658.19	0.026%
5138027187	1	\$876.49	0.035%
5138027188	1	\$836.80	0.034%
5138027189	1	\$1,038.56	0.042%
5138027190	1	\$737.57	0.030%
5138027191	1	\$1,422.23	0.057%
5138027192	1	\$608.58	0.024%
5138027193	1	\$651.58	0.026%
5138027194	1	\$859.95	0.035%
5138027195	1	\$823.57	0.033%
5138027196	1	\$1,018.71	0.041%
5138027197	1	\$727.65	0.029%
5138027198	1	\$1,405.69	0.057%
5138027199	1	\$595.35	0.024%
5138027200	1	\$644.96	0.026%
5138027201	1	\$836.80	0.034%
5138027202	1	\$800.42	0.032%

5138027203	1	\$985.64	0.040%
5138027204	1	\$707.81	0.028%
5138027205	1	\$1,379.23	0.055%
5138027206	1	\$575.51	0.023%
5138027207	1	\$638.35	0.026%
5138027208	1	\$807.03	0.032%
5138027209	1	\$770.65	0.031%
5138027210	1	\$945.95	0.038%
5138027211	1	\$684.65	0.028%
5138027212	1	\$1,349.46	0.054%
5138027213	1	\$1,160.93	0.047%
5138027214	1	\$734.27	0.030%
5138027215	1	\$800.42	0.032%
5138027216	1	\$873.18	0.035%
5138027217	1	\$783.88	0.032%
5138027218	1	\$1,180.78	0.047%
5138027219	1	\$2,179.64	0.088%
5138027220	1	\$1,451.99	0.058%
5138027221	1	\$1,485.07	0.060%
5138027222	1	\$1,435.46	0.058%
5138027223	1	\$1,461.92	0.059%
5138027224	1	\$2,216.03	0.089%
5139005014	4	\$511.23	0.021%
5139005015	4	\$392.82	0.016%
5139005016	4	\$1,122.40	0.045%
5139005017	4	\$683.99	0.027%
5139005018	4	\$770.65	0.031%
5139005019	4	\$764.03	0.031%
5139005020	4	\$764.03	0.031%
5139005021	4	\$764.03	0.031%
5139005022	4	\$1,203.93	0.048%
5139005023	4	\$443.21	0.018%
5139005024	4	\$585.43	0.024%
5139005025	4	\$284.45	0.011%
5139005026	4	\$327.44	0.013%
5139005027	4	\$287.75	0.012%
5139005028	4	\$327.44	0.013%
5139005029	4	\$284.45	0.011%
5139005030	4	\$327.44	0.013%
5139005031	4	\$350.60	0.014%
5139005032	4	\$340.67	0.014%
5139005033	4	\$291.06	0.012%
5139005034	4	\$367.13	0.015%
5139005035	4	\$307.60	0.012%
5139005036	4	\$549.05	0.022%
5139005037	4	\$568.89	0.023%
5139005038	4	\$519.28	0.021%
5139005039	4	\$582.12	0.023%
5139005040	4	\$284.45	0.011%
5139005041	4	\$327.44	0.013%
5139005042	4	\$287.75	0.012%
5139005043	4	\$327.44	0.013%

GREATER SOUTH PARK BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

5139005044	4	\$284.45	0.011%
5139005045	4	\$327.44	0.013%
5139005046	4	\$350.60	0.014%
5139005047	4	\$340.67	0.014%
5139005048	4	\$294.37	0.012%
5139005049	4	\$367.13	0.015%
5139005050	4	\$234.83	0.009%
5139005051	4	\$307.60	0.012%
5139005052	4	\$367.13	0.015%
5139005053	4	\$545.74	0.022%
5139005054	4	\$519.28	0.021%
5139005055	4	\$582.12	0.023%
5139005056	4	\$284.45	0.011%
5139005057	4	\$327.44	0.013%
5139005058	4	\$287.75	0.012%
5139005059	4	\$327.44	0.013%
5139005060	4	\$284.45	0.011%
5139005061	4	\$327.44	0.013%
5139005062	4	\$350.60	0.014%
5139005063	4	\$340.67	0.014%
5139005064	4	\$294.37	0.012%
5139005065	4	\$367.13	0.015%
5139005066	4	\$234.83	0.009%
5139005067	4	\$307.60	0.012%
5139005068	4	\$367.13	0.015%
5139005069	4	\$545.74	0.022%
5139005070	4	\$519.28	0.021%
5139005071	4	\$582.12	0.023%
5139005072	4	\$284.45	0.011%
5139005073	4	\$327.44	0.013%
5139005074	4	\$287.75	0.012%
5139005075	4	\$327.44	0.013%
5139005076	4	\$284.45	0.011%
5139005077	4	\$327.44	0.013%
5139005078	4	\$350.60	0.014%
5139005079	4	\$340.67	0.014%
5139005080	4	\$294.37	0.012%
5139005081	4	\$367.13	0.015%
5139005082	4	\$234.83	0.009%
5139005083	4	\$307.60	0.012%
5139005084	4	\$367.13	0.015%
5139005085	4	\$545.74	0.022%
5139005086	4	\$519.28	0.021%
5139005087	4	\$582.12	0.023%
5139005088	4	\$284.45	0.011%
5139005089	4	\$327.44	0.013%
5139005090	4	\$287.75	0.012%
5139005091	4	\$327.44	0.013%
5139005092	4	\$284.45	0.011%
5139005093	4	\$327.44	0.013%
5139005094	4	\$350.60	0.014%
5139005095	4	\$340.67	0.014%

5139005096	4	\$294.37	0.012%
5139005097	4	\$367.13	0.015%
5139005098	4	\$234.83	0.009%
5139005099	4	\$307.60	0.012%
5139005100	4	\$367.13	0.015%
5139005101	4	\$545.74	0.022%
5139005102	4	\$519.28	0.021%
5139005103	4	\$582.12	0.023%
5139005104	4	\$284.45	0.011%
5139005105	4	\$327.44	0.013%
5139005106	4	\$287.75	0.012%
5139005107	4	\$327.44	0.013%
5139005108	4	\$284.45	0.011%
5139005109	4	\$327.44	0.013%
5139005110	4	\$350.60	0.014%
5139005111	4	\$340.67	0.014%
5139005112	4	\$294.37	0.012%
5139005113	4	\$367.13	0.015%
5139005114	4	\$234.83	0.009%
5139005115	4	\$307.60	0.012%
5139005116	4	\$367.13	0.015%
5139005117	4	\$545.74	0.022%
5139005118	4	\$519.28	0.021%
5139005119	4	\$582.12	0.023%
5139005120	4	\$284.45	0.011%
5139005121	4	\$327.44	0.013%
5139005122	4	\$287.75	0.012%
5139005123	4	\$327.44	0.013%
5139005124	4	\$284.45	0.011%
5139005125	4	\$327.44	0.013%
5139005126	4	\$350.60	0.014%
5139005127	4	\$340.67	0.014%
5139005128	4	\$294.37	0.012%
5139005129	4	\$367.13	0.015%
5139005130	4	\$234.83	0.009%
5139005131	4	\$307.60	0.012%
5139005132	4	\$367.13	0.015%
5139005133	4	\$545.74	0.022%
5139005134	4	\$522.59	0.021%
5139005135	4	\$585.43	0.024%
5139005136	4	\$284.45	0.011%
5139005137	4	\$327.44	0.013%
5139005138	4	\$291.06	0.012%
5139005139	4	\$327.44	0.013%
5139005140	4	\$284.45	0.011%
5139005141	4	\$327.44	0.013%
5139005142	4	\$357.21	0.014%
5139005143	4	\$340.67	0.014%
5139005144	4	\$294.37	0.012%
5139005145	4	\$370.44	0.015%
5139005146	4	\$234.83	0.009%
5139005147	4	\$307.60	0.012%

GREATER SOUTH PARK BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

5139005148	4	\$367.13	0.015%
5139005149	4	\$549.05	0.022%
5139005150	4	\$522.59	0.021%
5139005151	4	\$585.43	0.024%
5139005152	4	\$284.45	0.011%
5139005153	4	\$327.44	0.013%
5139005154	4	\$291.06	0.012%
5139005155	4	\$327.44	0.013%
5139005156	4	\$284.45	0.011%
5139005157	4	\$327.44	0.013%
5139005158	4	\$357.21	0.014%
5139005159	4	\$340.67	0.014%
5139005160	4	\$300.98	0.012%
5139005161	4	\$370.44	0.015%
5139005162	4	\$231.53	0.009%
5139005163	4	\$307.60	0.012%
5139005164	4	\$367.13	0.015%
5139005165	4	\$549.05	0.022%
5139005166	4	\$522.59	0.021%
5139005167	4	\$585.43	0.024%
5139005168	4	\$284.45	0.011%
5139005169	4	\$327.44	0.013%
5139005170	4	\$291.06	0.012%
5139005171	4	\$327.44	0.013%
5139005172	4	\$284.45	0.011%
5139005173	4	\$327.44	0.013%
5139005174	4	\$357.21	0.014%
5139005175	4	\$340.67	0.014%
5139005176	4	\$300.98	0.012%
5139005177	4	\$370.44	0.015%
5139005178	4	\$231.53	0.009%
5139005179	4	\$307.60	0.012%
5139005180	4	\$367.13	0.015%
5139005181	4	\$549.05	0.022%
5139005182	4	\$522.59	0.021%
5139005183	4	\$585.43	0.024%
5139005184	4	\$284.45	0.011%
5139005185	4	\$327.44	0.013%
5139005186	4	\$291.06	0.012%
5139005187	4	\$327.44	0.013%
5139005188	4	\$284.45	0.011%
5139005189	4	\$327.44	0.013%
5139005190	4	\$357.21	0.014%
5139005191	4	\$340.67	0.014%
5139005192	4	\$300.98	0.012%
5139005193	4	\$370.44	0.015%
5139005194	4	\$231.53	0.009%
5139005195	4	\$307.60	0.012%
5139005196	4	\$367.13	0.015%
5139005197	4	\$549.05	0.022%
5139005198	4	\$522.59	0.021%
5139005199	4	\$582.12	0.023%

5139005200	4	\$284.45	0.011%
5139005201	4	\$327.44	0.013%
5139005202	4	\$291.06	0.012%
5139005203	4	\$327.44	0.013%
5139005204	4	\$284.45	0.011%
5139005205	4	\$327.44	0.013%
5139005206	4	\$357.21	0.014%
5139005207	4	\$340.67	0.014%
5139005208	4	\$300.98	0.012%
5139005209	4	\$370.44	0.015%
5139005210	4	\$231.53	0.009%
5139005211	4	\$307.60	0.012%
5139005212	4	\$367.13	0.015%
5139005213	4	\$549.05	0.022%
5139005214	4	\$522.59	0.021%
5139005215	4	\$582.12	0.023%
5139005216	4	\$284.45	0.011%
5139005217	4	\$327.44	0.013%
5139005218	4	\$291.06	0.012%
5139005219	4	\$327.44	0.013%
5139005220	4	\$284.45	0.011%
5139005221	4	\$327.44	0.013%
5139005222	4	\$357.21	0.014%
5139005223	4	\$340.67	0.014%
5139005224	4	\$307.60	0.012%
5139005225	4	\$370.44	0.015%
5139005226	4	\$231.53	0.009%
5139005227	4	\$307.60	0.012%
5139005228	4	\$367.13	0.015%
5139005229	4	\$549.05	0.022%
5139005230	4	\$519.28	0.021%
5139005231	4	\$582.12	0.023%
5139005232	4	\$327.44	0.013%
5139005233	4	\$572.20	0.023%
5139005234	4	\$327.44	0.013%
5139005235	4	\$327.44	0.013%
5139005236	4	\$350.60	0.014%
5139005237	4	\$340.67	0.014%
5139005238	4	\$304.29	0.012%
5139005239	4	\$370.44	0.015%
5139005240	4	\$565.58	0.023%
5139005241	4	\$625.12	0.025%
5139005242	4	\$522.59	0.021%
5139005243	4	\$588.74	0.024%
5139005244	4	\$572.20	0.023%
5139005245	4	\$476.28	0.019%
5139005246	4	\$635.04	0.026%
5139005247	4	\$578.81	0.023%
5139005248	4	\$998.87	0.040%
5139005249	4	\$889.72	0.036%
5139005250	4	\$714.42	0.029%
5139005251	4	\$572.20	0.023%

GREATER SOUTH PARK BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

5139005252	4	\$1,124.55	0.045%
5139005253	4	\$635.04	0.026%
5139008001	4	\$3,271.34	0.131%
5139008002	4	\$1,758.28	0.071%
5139008003	4	\$1,093.13	0.044%
5139008006	4	\$886.41	0.036%
5139008007	4	\$531.85	0.021%
5139008008	4	\$1,240.97	0.050%
5139008009	4	\$1,418.26	0.057%
5139008010	4	\$5,961.95	0.240%
5139008011	4	\$1,794.87	0.072%
5139008012	4	\$897.44	0.036%
5139008013	4	\$897.44	0.036%
5139008015	4	\$897.44	0.036%
5139008016	4	\$3,758.26	0.151%
5139008018	4	\$1,465.23	0.059%
5139008021	4	\$1,870.45	0.075%
5139008022	4	\$989.77	0.040%
5139008023	4	\$346.68	0.014%
5139008024	4	\$1,800.33	0.072%
5139008025	4	\$291.72	0.012%
5139008026	4	\$1,097.21	0.044%
5139008027	4	\$419.83	0.017%
5139008028	4	\$1.43	0.000%
5139008029	4	\$178.61	0.007%
5139008030	4	\$304.29	0.012%
5139008031	4	\$234.83	0.009%
5139008032	4	\$234.83	0.009%
5139008033	4	\$234.83	0.009%
5139008034	4	\$234.83	0.009%
5139008035	4	\$234.83	0.009%
5139008036	4	\$234.83	0.009%
5139008037	4	\$327.44	0.013%
5139008038	4	\$320.83	0.013%
5139008039	4	\$201.76	0.008%
5139008040	4	\$201.76	0.008%
5139008041	4	\$201.76	0.008%
5139008042	4	\$201.76	0.008%
5139008043	4	\$201.76	0.008%
5139008044	4	\$201.76	0.008%
5139008045	4	\$201.76	0.008%
5139008046	4	\$291.06	0.012%
5139008047	4	\$334.06	0.013%
5139008048	4	\$320.83	0.013%
5139008049	4	\$307.60	0.012%
5139008050	4	\$320.83	0.013%
5139008051	4	\$330.75	0.013%
5139008052	4	\$334.06	0.013%
5139008053	4	\$274.52	0.011%
5139008054	4	\$274.52	0.011%
5139008055	4	\$274.52	0.011%
5139008056	4	\$271.22	0.011%

5139008057	4	\$271.22	0.011%
5139008058	4	\$251.37	0.010%
5139008059	4	\$178.61	0.007%
5139008060	4	\$304.29	0.012%
5139008061	4	\$234.83	0.009%
5139008062	4	\$234.83	0.009%
5139008063	4	\$234.83	0.009%
5139008064	4	\$234.83	0.009%
5139008065	4	\$234.83	0.009%
5139008066	4	\$234.83	0.009%
5139008067	4	\$327.44	0.013%
5139008068	4	\$320.83	0.013%
5139008069	4	\$201.76	0.008%
5139008070	4	\$201.76	0.008%
5139008071	4	\$201.76	0.008%
5139008072	4	\$201.76	0.008%
5139008073	4	\$201.76	0.008%
5139008074	4	\$201.76	0.008%
5139008075	4	\$201.76	0.008%
5139008076	4	\$291.06	0.012%
5139008077	4	\$334.06	0.013%
5139008078	4	\$320.83	0.013%
5139008079	4	\$307.60	0.012%
5139008080	4	\$320.83	0.013%
5139008081	4	\$330.75	0.013%
5139008082	4	\$334.06	0.013%
5139008083	4	\$274.52	0.011%
5139008084	4	\$274.52	0.011%
5139008085	4	\$274.52	0.011%
5139008086	4	\$271.22	0.011%
5139008087	4	\$271.22	0.011%
5139008088	4	\$251.37	0.010%
5139008089	4	\$178.61	0.007%
5139008090	4	\$304.29	0.012%
5139008091	4	\$234.83	0.009%
5139008092	4	\$234.83	0.009%
5139008093	4	\$234.83	0.009%
5139008094	4	\$234.83	0.009%
5139008095	4	\$234.83	0.009%
5139008096	4	\$234.83	0.009%
5139008097	4	\$327.44	0.013%
5139008098	4	\$320.83	0.013%
5139008099	4	\$201.76	0.008%
5139008100	4	\$201.76	0.008%
5139008101	4	\$201.76	0.008%
5139008102	4	\$201.76	0.008%
5139008103	4	\$201.76	0.008%
5139008104	4	\$201.76	0.008%
5139008105	4	\$201.76	0.008%
5139008106	4	\$284.45	0.011%
5139008107	4	\$334.06	0.013%
5139008108	4	\$320.83	0.013%

GREATER SOUTH PARK BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

5139008109	4	\$307.60	0.012%
5139008110	4	\$320.83	0.013%
5139008111	4	\$330.75	0.013%
5139008112	4	\$334.06	0.013%
5139008113	4	\$274.52	0.011%
5139008114	4	\$274.52	0.011%
5139008115	4	\$274.52	0.011%
5139008116	4	\$271.22	0.011%
5139008117	4	\$271.22	0.011%
5139008118	4	\$251.37	0.010%
5139008119	4	\$529.20	0.021%
5139008120	4	\$549.05	0.022%
5139008121	4	\$472.97	0.019%
5139008122	4	\$472.97	0.019%
5139008123	4	\$469.67	0.019%
5139008124	4	\$472.97	0.019%
5139008125	4	\$472.97	0.019%
5139008126	4	\$443.21	0.018%
5139008127	4	\$562.28	0.023%
5139008128	4	\$433.28	0.017%
5139008129	4	\$433.28	0.017%
5139008130	4	\$433.28	0.017%
5139008131	4	\$429.98	0.017%
5139008132	4	\$429.98	0.017%
5139008133	4	\$701.19	0.028%
5139008134	4	\$539.12	0.022%
5139008135	4	\$499.43	0.020%
5139008136	4	\$502.74	0.020%
5139008137	4	\$502.74	0.020%
5139008138	4	\$502.74	0.020%
5139008139	4	\$502.74	0.020%
5139008140	4	\$502.74	0.020%
5139008141	4	\$502.74	0.020%
5139008142	4	\$502.74	0.020%
5139008143	4	\$502.74	0.020%
5139008144	4	\$506.05	0.020%
5139009015	4	\$15,988.23	0.643%
5139009016	5	\$6,803.76	0.273%
5139010001	5	\$2,525.04	0.101%
5139010002	5	\$971.46	0.039%
5139010005	4	\$1,327.42	0.053%
5139010007	4	\$1,104.16	0.044%
5139010008	5	\$952.24	0.038%
5139010010	5	\$992.10	0.040%
5139010011	5	\$985.97	0.040%
5139010013	4	\$4,437.03	0.178%
5139011001	5	\$1,780.40	0.072%
5139011002	5	\$665.38	0.027%
5139011009	5	\$2,267.95	0.091%
5139011010	5	\$869.41	0.035%
5139011011	5	\$3,163.61	0.127%
5139011014	5	\$2,530.60	0.102%

5139011016	5	\$1,635.20	0.066%
5139011900	5	\$0.00	0.000%
5139011901	5	\$0.00	0.000%
5139012001	5	\$3,375.03	0.136%
5139012002	5	\$798.00	0.032%
5139012003	5	\$845.88	0.034%
5139012004	5	\$718.20	0.029%
5139012005	5	\$798.00	0.032%
5139012010	5	\$995.30	0.040%
5139012013	5	\$2,527.25	0.102%
5139012014	5	\$993.10	0.040%
5139012015	5	\$7,700.08	0.310%
5139013003	5	\$800.00	0.032%
5139013004	5	\$800.00	0.032%
5139013005	5	\$788.00	0.032%
5139013006	5	\$789.20	0.032%
5139013008	5	\$2,094.53	0.084%
5139013015	5	\$2,217.20	0.089%
5139013017	5	\$788.00	0.032%
5139013018	5	\$788.00	0.032%
5139013019	5	\$2,333.13	0.094%
5139013021	5	\$2,278.55	0.092%
5139017001	5	\$4,818.63	0.194%
5139017002	5	\$721.36	0.029%
5139017008	5	\$849.14	0.034%
5139017009	5	\$730.48	0.029%
5139017010	5	\$608.30	0.024%
5139017011	5	\$372.57	0.015%
5139017012	5	\$734.12	0.030%
5139017013	5	\$735.95	0.030%
5139017014	5	\$2,263.65	0.091%
5139017025	5	\$1,626.36	0.065%
5139017026	5	\$726.81	0.029%
5139019011	5	\$1,125.44	0.045%
5139019015	5	\$473.60	0.019%
5139019022	5	\$6,476.87	0.260%
5139019029	5	\$802.19	0.032%
5139019034	5	\$6,580.43	0.265%
5139019035	5	\$9,083.48	0.365%
5139019036	5	\$1,760.84	0.071%
5139019038	5	\$37,926.39	1.525%
5139019040	5	\$4,813.20	0.193%
5139019900	5	\$19,175.32	0.771%
5139020006	5	\$1,337.10	0.054%
5139020007	5	\$740.51	0.030%
5139020021	5	\$8,289.11	0.333%
5139020022	5	\$3,430.65	0.138%
5139020025	5	\$3,592.28	0.144%
5139020028	4	\$436.59	0.018%
5139020029	4	\$459.74	0.018%
5139020030	4	\$380.36	0.015%
5139020031	4	\$724.34	0.029%

GREATER SOUTH PARK BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

5139020032	4	\$512.66	0.021%
5139020033	4	\$482.90	0.019%
5139020034	4	\$463.05	0.019%
5139020035	4	\$575.51	0.023%
5139020036	4	\$724.34	0.029%
5139020037	4	\$635.04	0.026%
5139020038	4	\$644.96	0.026%
5139020039	4	\$380.36	0.015%
5139020040	4	\$515.97	0.021%
5139020041	4	\$539.12	0.022%
5139020042	4	\$466.36	0.019%
5139020043	4	\$456.44	0.018%
5139020044	4	\$515.97	0.021%
5139020045	4	\$479.59	0.019%
5139020046	4	\$360.52	0.014%
5139020047	4	\$386.98	0.016%
5139020048	4	\$383.67	0.015%
5139020049	4	\$515.97	0.021%
5139020050	4	\$539.12	0.022%
5139020051	4	\$466.36	0.019%
5139020052	4	\$456.44	0.018%
5139020053	4	\$515.97	0.021%
5139020054	4	\$479.59	0.019%
5139020055	4	\$360.52	0.014%
5139020056	4	\$386.98	0.016%
5139020057	4	\$383.67	0.015%
5139020058	4	\$515.97	0.021%
5139020059	4	\$539.12	0.022%
5139020060	4	\$466.36	0.019%
5139020061	4	\$456.44	0.018%
5139020062	4	\$515.97	0.021%
5139020063	4	\$479.59	0.019%
5139020064	4	\$360.52	0.014%
5139020065	4	\$386.98	0.016%
5139020066	4	\$383.67	0.015%
5139020067	4	\$436.59	0.018%
5139020068	4	\$476.28	0.019%
5139020069	4	\$463.05	0.019%
5139020070	4	\$453.13	0.018%
5139020071	4	\$515.97	0.021%
5139020072	4	\$479.59	0.019%
5139020073	4	\$360.52	0.014%
5139020074	4	\$367.13	0.015%
5139020075	4	\$383.67	0.015%
5139020076	4	\$549.05	0.022%
5139020077	4	\$575.51	0.023%
5139020078	4	\$466.36	0.019%
5139020079	4	\$453.13	0.018%
5139020080	4	\$499.43	0.020%
5139020081	4	\$479.59	0.019%
5139020082	4	\$360.52	0.014%
5139020083	4	\$367.13	0.015%

5139020084	4	\$383.67	0.015%
5139020085	4	\$549.05	0.022%
5139020086	4	\$575.51	0.023%
5139020087	4	\$466.36	0.019%
5139020088	4	\$456.44	0.018%
5139020089	4	\$499.43	0.020%
5139020090	4	\$479.59	0.019%
5139020091	4	\$360.52	0.014%
5139020092	4	\$367.13	0.015%
5139020093	4	\$383.67	0.015%
5139020094	4	\$10,292.50	0.414%
5139021001	4	\$3,921.10	0.158%
5139021004	4	\$1,437.72	0.058%
5139021020	4	\$1,084.59	0.044%
5139021021	4	\$1,110.22	0.045%
5139021025	4	\$1,107.79	0.045%
5139021026	4	\$431.63	0.017%
5139021027	4	\$433.06	0.017%
5139021028	4	\$432.35	0.017%
5139021029	4	\$1,170.86	0.047%
5139021030	4	\$819.32	0.033%
5139021031	4	\$911.88	0.037%
5139021032	4	\$926.60	0.037%
5139021033	4	\$671.42	0.027%
5139021034	4	\$343.98	0.014%
5139021035	4	\$340.67	0.014%
5139021036	4	\$340.67	0.014%
5139021037	4	\$340.67	0.014%
5139021038	4	\$562.28	0.023%
5139021039	4	\$310.91	0.012%
5139021040	4	\$545.74	0.022%
5139021041	4	\$277.83	0.011%
5139021042	4	\$515.97	0.021%
5139021043	4	\$307.60	0.012%
5139021044	4	\$307.60	0.012%
5139021045	4	\$310.91	0.012%
5139021046	4	\$549.05	0.022%
5139021047	4	\$396.90	0.016%
5139021048	4	\$314.21	0.013%
5139021049	4	\$611.89	0.025%
5139021050	4	\$264.60	0.011%
5139021051	4	\$697.88	0.028%
5139021052	4	\$363.83	0.015%
5139021053	4	\$363.83	0.015%
5139021054	4	\$360.52	0.014%
5139021055	4	\$363.83	0.015%
5139021056	4	\$363.83	0.015%
5139021057	4	\$363.83	0.015%
5139021058	4	\$343.98	0.014%
5139021059	4	\$535.82	0.022%
5139021060	4	\$277.83	0.011%
5139021061	4	\$502.74	0.020%

GREATER SOUTH PARK BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

5139021062	4	\$320.83	0.013%
5139021063	4	\$307.60	0.012%
5139021064	4	\$317.52	0.013%
5139021065	4	\$552.35	0.022%
5139021066	4	\$396.90	0.016%
5139021067	4	\$317.52	0.013%
5139021068	4	\$684.65	0.028%
5139021069	4	\$261.29	0.011%
5139021070	4	\$697.88	0.028%
5139021071	4	\$363.83	0.015%
5139021072	4	\$363.83	0.015%
5139021073	4	\$360.52	0.014%
5139021074	4	\$363.83	0.015%
5139021075	4	\$363.83	0.015%
5139021076	4	\$363.83	0.015%
5139021077	4	\$343.98	0.014%
5139021078	4	\$535.82	0.022%
5139021079	4	\$277.83	0.011%
5139021080	4	\$502.74	0.020%
5139021081	4	\$320.83	0.013%
5139021082	4	\$307.60	0.012%
5139021083	4	\$317.52	0.013%
5139021084	4	\$552.35	0.022%
5139021085	4	\$396.90	0.016%
5139021086	4	\$317.52	0.013%
5139021087	4	\$684.65	0.028%
5139021088	4	\$261.29	0.011%
5139021089	4	\$694.58	0.028%
5139021090	4	\$363.83	0.015%
5139021091	4	\$363.83	0.015%
5139021092	4	\$360.52	0.014%
5139021093	4	\$363.83	0.015%
5139021094	4	\$363.83	0.015%
5139021095	4	\$363.83	0.015%
5139021096	4	\$343.98	0.014%
5139021097	4	\$535.82	0.022%
5139021098	4	\$277.83	0.011%
5139021099	4	\$502.74	0.020%
5139021100	4	\$320.83	0.013%
5139021101	4	\$307.60	0.012%
5139021102	4	\$317.52	0.013%
5139021103	4	\$552.35	0.022%
5139021104	4	\$396.90	0.016%
5139021105	4	\$317.52	0.013%
5139021106	4	\$684.65	0.028%
5139021107	4	\$261.29	0.011%
5139021108	4	\$697.88	0.028%
5139021109	4	\$363.83	0.015%
5139021110	4	\$363.83	0.015%
5139021111	4	\$360.52	0.014%
5139021112	4	\$363.83	0.015%
5139021113	4	\$363.83	0.015%

5139021114	4	\$363.83	0.015%
5139021115	4	\$343.98	0.014%
5139021116	4	\$535.82	0.022%
5139021117	4	\$277.83	0.011%
5139021118	4	\$502.74	0.020%
5139021119	4	\$320.83	0.013%
5139021120	4	\$307.60	0.012%
5139021121	4	\$317.52	0.013%
5139021122	4	\$552.35	0.022%
5139021123	4	\$396.90	0.016%
5139021124	4	\$317.52	0.013%
5139021125	4	\$684.65	0.028%
5139021126	4	\$261.29	0.011%
5139021127	4	\$697.88	0.028%
5139021128	4	\$363.83	0.015%
5139021129	4	\$363.83	0.015%
5139021130	4	\$360.52	0.014%
5139021131	4	\$363.83	0.015%
5139021132	4	\$363.83	0.015%
5139021133	4	\$363.83	0.015%
5139021134	4	\$343.98	0.014%
5139021135	4	\$535.82	0.022%
5139021136	4	\$277.83	0.011%
5139021137	4	\$502.74	0.020%
5139021138	4	\$320.83	0.013%
5139021139	4	\$307.60	0.012%
5139021140	4	\$317.52	0.013%
5139021141	4	\$552.35	0.022%
5139021142	4	\$396.90	0.016%
5139021143	4	\$317.52	0.013%
5139021144	4	\$684.65	0.028%
5139021145	4	\$261.29	0.011%
5139021146	4	\$697.88	0.028%
5139021147	4	\$363.83	0.015%
5139021148	4	\$363.83	0.015%
5139021149	4	\$360.52	0.014%
5139021150	4	\$363.83	0.015%
5139021151	4	\$363.83	0.015%
5139021152	4	\$363.83	0.015%
5139021153	4	\$343.98	0.014%
5139021154	4	\$535.82	0.022%
5139021155	4	\$277.83	0.011%
5139021156	4	\$502.74	0.020%
5139021157	4	\$320.83	0.013%
5139021158	4	\$307.60	0.012%
5139021159	4	\$317.52	0.013%
5139021160	4	\$552.35	0.022%
5139021161	4	\$396.90	0.016%
5139021162	4	\$317.52	0.013%
5139021163	4	\$684.65	0.028%
5139021164	4	\$261.29	0.011%
5139021165	4	\$694.58	0.028%

GREATER SOUTH PARK BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

5139021166	4	\$363.83	0.015%
5139021167	4	\$357.21	0.014%
5139021168	4	\$353.90	0.014%
5139021169	4	\$360.52	0.014%
5139021170	4	\$360.52	0.014%
5139021171	4	\$360.52	0.014%
5139021172	4	\$343.98	0.014%
5139021173	4	\$658.19	0.026%
5139021174	4	\$658.19	0.026%
5139021175	4	\$314.21	0.013%
5139021176	4	\$304.29	0.012%
5139021177	4	\$310.91	0.012%
5139021178	4	\$552.35	0.022%
5139021179	4	\$396.90	0.016%
5139021180	4	\$314.21	0.013%
5139021181	4	\$681.35	0.027%
5139021182	4	\$257.99	0.010%
5139021183	4	\$674.73	0.027%
5139021184	4	\$343.98	0.014%
5139021185	4	\$337.37	0.014%
5139021186	4	\$334.06	0.013%
5139021187	4	\$340.67	0.014%
5139021188	4	\$337.37	0.014%
5139021189	4	\$343.98	0.014%
5139021190	4	\$754.11	0.030%
5139021191	4	\$783.88	0.032%
5139021192	4	\$585.43	0.024%
5139021193	4	\$588.74	0.024%
5139021194	4	\$519.28	0.021%
5139021195	4	\$668.12	0.027%
5139021196	4	\$257.99	0.010%
5139021197	4	\$879.80	0.035%
5139021198	4	\$635.04	0.026%
5139021199	4	\$644.96	0.026%
5139021200	4	\$1,048.48	0.042%
5139021201	4	\$1,041.86	0.042%
5139021202	4	\$588.74	0.024%
5139021203	4	\$585.43	0.024%
5139021204	4	\$830.18	0.033%
5139021207	4	\$883.94	0.036%
5139022001	4	\$5,225.77	0.210%
5139022002	4	\$1,574.56	0.063%
5139022003	4	\$1,330.61	0.053%
5139022004	4	\$1,108.84	0.045%
5139022006	4	\$4,805.05	0.193%
5139022008	4	\$4,667.15	0.188%
5139022009	4	\$1,217.16	0.049%
5139022010	4	\$1,570.79	0.063%
5139022011	4	\$1,076.04	0.043%
5139022012	4	\$582.12	0.023%
5139022013	4	\$582.12	0.023%
5139022018	4	\$4,316.07	0.173%

5139022020	4	\$2,217.20	0.089%
5139022021	4	\$1,145.28	0.046%
5139023009	5	\$928.75	0.037%
5139023010	5	\$2,485.44	0.100%
5139023020	4	\$3,077.57	0.124%
5139023038	5	\$7,278.00	0.293%
5139023039	4	\$8,986.83	0.361%
5139024007	5	\$5,367.90	0.216%
5139024008	5	\$1,269.50	0.051%
5139024013	5	\$3,482.77	0.140%
5139024016	5	\$4,736.40	0.190%
5139024017	5	\$7,991.80	0.321%
5139025002	5	\$2,393.98	0.096%
5139025028	5	\$44,663.32	1.795%
5139026004	5	\$1,159.84	0.047%
5139026007	5	\$914.50	0.037%
5139026008	5	\$2,247.45	0.090%
5139026012	5	\$9,793.34	0.394%
5139028001	4	\$684.71	0.028%
5139028002	4	\$428.05	0.017%
5139028003	4	\$420.60	0.017%
5139028004	4	\$490.78	0.020%
5139028005	4	\$410.30	0.016%
5139028006	4	\$783.88	0.032%
5139028007	4	\$721.04	0.029%
5139028008	4	\$777.26	0.031%
5139028009	4	\$780.57	0.031%
5139028010	4	\$965.79	0.039%
5139028011	4	\$694.58	0.028%
5139028012	4	\$390.29	0.016%
5139028013	4	\$360.52	0.014%
5139028014	4	\$396.90	0.016%
5139028015	4	\$347.29	0.014%
5139028016	4	\$489.51	0.020%
5139028017	4	\$317.52	0.013%
5139028018	4	\$360.52	0.014%
5139028019	4	\$353.90	0.014%
5139028020	4	\$479.59	0.019%
5139028021	4	\$304.29	0.012%
5139028022	4	\$370.44	0.015%
5139028023	4	\$294.37	0.012%
5139028024	4	\$340.67	0.014%
5139028025	4	\$377.06	0.015%
5139028026	4	\$337.37	0.014%
5139028027	4	\$360.52	0.014%
5139028028	4	\$400.21	0.016%
5139028029	4	\$542.43	0.022%
5139028030	4	\$489.51	0.020%
5139028031	4	\$370.44	0.015%
5139028032	4	\$386.98	0.016%
5139028033	4	\$337.37	0.014%
5139028034	4	\$383.67	0.015%

GREATER SOUTH PARK BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

5139028035	4	\$423.36	0.017%
5139028036	4	\$410.13	0.016%
5139028037	4	\$370.44	0.015%
5139028038	4	\$360.52	0.014%
5139028039	4	\$400.21	0.016%
5139028040	4	\$343.98	0.014%
5139028041	4	\$291.06	0.012%
5139028042	4	\$317.52	0.013%
5139028043	4	\$489.51	0.020%
5139028044	4	\$353.90	0.014%
5139028045	4	\$360.52	0.014%
5139028046	4	\$307.60	0.012%
5139028047	4	\$479.59	0.019%
5139028048	4	\$294.37	0.012%
5139028049	4	\$373.75	0.015%
5139028050	4	\$377.06	0.015%
5139028051	4	\$337.37	0.014%
5139028052	4	\$360.52	0.014%
5139028053	4	\$343.98	0.014%
5139028054	4	\$545.74	0.022%
5139028055	4	\$410.13	0.016%
5139028056	4	\$370.44	0.015%
5139028057	4	\$492.82	0.020%
5139028058	4	\$386.98	0.016%
5139028059	4	\$337.37	0.014%
5139028060	4	\$383.67	0.015%
5139028061	4	\$423.36	0.017%
5139028062	4	\$400.21	0.016%
5139028063	4	\$370.44	0.015%
5139028064	4	\$360.52	0.014%
5139028065	4	\$396.90	0.016%
5139028066	4	\$347.29	0.014%
5139028067	4	\$291.06	0.012%
5139028068	4	\$317.52	0.013%
5139028069	4	\$489.51	0.020%
5139028070	4	\$350.60	0.014%
5139028071	4	\$360.52	0.014%
5139028072	4	\$304.29	0.012%
5139028073	4	\$479.59	0.019%
5139028074	4	\$294.37	0.012%
5139028075	4	\$370.44	0.015%
5139028076	4	\$377.06	0.015%
5139028077	4	\$340.67	0.014%
5139028078	4	\$360.52	0.014%
5139028079	4	\$337.37	0.014%
5139028080	4	\$545.74	0.022%
5139028081	4	\$400.21	0.016%
5139028082	4	\$370.44	0.015%
5139028083	4	\$489.51	0.020%
5139028084	4	\$386.98	0.016%
5139028085	4	\$337.37	0.014%
5139028086	4	\$383.67	0.015%

5139028087	4	\$423.36	0.017%
5139028088	4	\$406.82	0.016%
5139028089	4	\$360.52	0.014%
5139028090	4	\$370.44	0.015%
5139028091	4	\$396.90	0.016%
5139028092	4	\$347.29	0.014%
5139028093	4	\$294.37	0.012%
5139028094	4	\$320.83	0.013%
5139028095	4	\$377.06	0.015%
5139028096	4	\$304.29	0.012%
5139028097	4	\$277.83	0.011%
5139028098	4	\$459.74	0.018%
5139028099	4	\$383.67	0.015%
5139028100	4	\$601.97	0.024%
5139028101	4	\$519.28	0.021%
5139028102	4	\$406.82	0.016%
5139028103	4	\$360.52	0.014%
5139028104	4	\$370.44	0.015%
5139028105	4	\$406.82	0.016%
5139028106	4	\$347.29	0.014%
5139028107	4	\$297.68	0.012%
5139028108	4	\$320.83	0.013%
5139028109	4	\$383.67	0.015%
5139028110	4	\$304.29	0.012%
5139028111	4	\$277.83	0.011%
5139028112	4	\$251.37	0.010%
5139028113	4	\$383.67	0.015%
5139028114	4	\$248.06	0.010%
5139028115	4	\$284.45	0.011%
5139028116	4	\$297.68	0.012%
5139028117	4	\$463.05	0.019%
5139028118	4	\$463.05	0.019%
5139028119	4	\$406.82	0.016%
5139028120	4	\$360.52	0.014%
5139028121	4	\$370.44	0.015%
5139028122	4	\$406.82	0.016%
5139028123	4	\$347.29	0.014%
5139028124	4	\$297.68	0.012%
5139028125	4	\$320.83	0.013%
5139028126	4	\$390.29	0.016%
5139028127	4	\$304.29	0.012%
5139028128	4	\$277.83	0.011%
5139028129	4	\$251.37	0.010%
5139028130	4	\$390.29	0.016%
5139028131	4	\$248.06	0.010%
5139028132	4	\$284.45	0.011%
5139028133	4	\$297.68	0.012%
5139028134	4	\$463.05	0.019%
5139028135	4	\$463.05	0.019%
5139028136	4	\$406.82	0.016%
5139028137	4	\$360.52	0.014%
5139028138	4	\$370.44	0.015%

GREATER SOUTH PARK BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

5139028139	4	\$406.82	0.016%
5139028140	4	\$347.29	0.014%
5139028141	4	\$297.68	0.012%
5139028142	4	\$320.83	0.013%
5139028143	4	\$390.29	0.016%
5139028144	4	\$304.29	0.012%
5139028145	4	\$277.83	0.011%
5139028146	4	\$251.37	0.010%
5139028147	4	\$383.67	0.015%
5139028148	4	\$248.06	0.010%
5139028149	4	\$284.45	0.011%
5139028150	4	\$297.68	0.012%
5139028151	4	\$463.05	0.019%
5139028152	4	\$463.05	0.019%
5139028153	4	\$406.82	0.016%
5139028154	4	\$360.52	0.014%
5139028155	4	\$370.44	0.015%
5139028156	4	\$406.82	0.016%
5139028157	4	\$347.29	0.014%
5139028158	4	\$297.68	0.012%
5139028159	4	\$320.83	0.013%
5139028160	4	\$390.29	0.016%
5139028161	4	\$304.29	0.012%
5139028162	4	\$277.83	0.011%
5139028163	4	\$251.37	0.010%
5139028164	4	\$383.67	0.015%
5139028165	4	\$248.06	0.010%
5139028166	4	\$284.45	0.011%
5139028167	4	\$297.68	0.012%
5139028168	4	\$463.05	0.019%
5139028169	4	\$463.05	0.019%
5139028170	4	\$406.82	0.016%
5139028171	4	\$360.52	0.014%
5139028172	4	\$370.44	0.015%
5139028173	4	\$406.82	0.016%
5139028174	4	\$347.29	0.014%
5139028175	4	\$297.68	0.012%
5139028176	4	\$320.83	0.013%
5139028177	4	\$390.29	0.016%
5139028178	4	\$304.29	0.012%
5139028179	4	\$277.83	0.011%
5139028180	4	\$251.37	0.010%
5139028181	4	\$383.67	0.015%
5139028182	4	\$248.06	0.010%
5139028183	4	\$284.45	0.011%
5139028184	4	\$297.68	0.012%
5139028185	4	\$463.05	0.019%
5139028186	4	\$463.05	0.019%
5139028187	4	\$406.82	0.016%
5139028188	4	\$360.52	0.014%
5139028189	4	\$370.44	0.015%
5139028190	4	\$406.82	0.016%

5139028191	4	\$347.29	0.014%
5139028192	4	\$297.68	0.012%
5139028193	4	\$320.83	0.013%
5139028194	4	\$390.29	0.016%
5139028195	4	\$304.29	0.012%
5139028196	4	\$277.83	0.011%
5139028197	4	\$251.37	0.010%
5139028198	4	\$383.67	0.015%
5139028199	4	\$248.06	0.010%
5139028200	4	\$284.45	0.011%
5139028201	4	\$297.68	0.012%
5139028202	4	\$463.05	0.019%
5139028203	4	\$463.05	0.019%
5139029001	4	\$406.82	0.016%
5139029002	4	\$360.52	0.014%
5139029003	4	\$370.44	0.015%
5139029004	4	\$406.82	0.016%
5139029005	4	\$347.29	0.014%
5139029006	4	\$297.68	0.012%
5139029007	4	\$320.83	0.013%
5139029008	4	\$377.06	0.015%
5139029009	4	\$304.29	0.012%
5139029010	4	\$277.83	0.011%
5139029011	4	\$251.37	0.010%
5139029012	4	\$383.67	0.015%
5139029013	4	\$248.06	0.010%
5139029014	4	\$284.45	0.011%
5139029015	4	\$297.68	0.012%
5139029016	4	\$463.05	0.019%
5139029017	4	\$463.05	0.019%
5139029018	4	\$783.88	0.032%
5139029019	4	\$777.26	0.031%
5139029020	4	\$684.65	0.028%
5139029021	4	\$314.21	0.013%
5139029022	4	\$304.29	0.012%
5139029023	4	\$377.06	0.015%
5139029024	4	\$459.74	0.018%
5139029025	4	\$277.83	0.011%
5139029026	4	\$793.80	0.032%
5139029027	4	\$386.98	0.016%
5139029028	4	\$767.34	0.031%
5139029029	4	\$783.88	0.032%
5139029030	4	\$777.26	0.031%
5139029031	4	\$684.65	0.028%
5139029032	4	\$314.21	0.013%
5139029033	4	\$304.29	0.012%
5139029034	4	\$386.98	0.016%
5139029035	4	\$459.74	0.018%
5139029036	4	\$277.83	0.011%
5139029037	4	\$793.80	0.032%
5139029038	4	\$386.98	0.016%
5139029039	4	\$767.34	0.031%

GREATER SOUTH PARK BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

5139029040	4	\$783.88	0.032%
5139029041	4	\$777.26	0.031%
5139029042	4	\$684.65	0.028%
5139029043	4	\$314.21	0.013%
5139029044	4	\$304.29	0.012%
5139029045	4	\$386.98	0.016%
5139029046	4	\$459.74	0.018%
5139029047	4	\$277.83	0.011%
5139029048	4	\$793.80	0.032%
5139029049	4	\$386.98	0.016%
5139029050	4	\$767.34	0.031%
5139029051	4	\$783.88	0.032%
5139029052	4	\$777.26	0.031%
5139029053	4	\$684.65	0.028%
5139029054	4	\$314.21	0.013%
5139029055	4	\$304.29	0.012%
5139029056	4	\$386.98	0.016%
5139029057	4	\$459.74	0.018%
5139029058	4	\$277.83	0.011%
5139029059	4	\$793.80	0.032%
5139029060	4	\$386.98	0.016%
5139029061	4	\$767.34	0.031%
5139029062	4	\$783.88	0.032%
5139029063	4	\$777.26	0.031%
5139029064	4	\$684.65	0.028%
5139029065	4	\$314.21	0.013%
5139029066	4	\$304.29	0.012%
5139029067	4	\$386.98	0.016%
5139029068	4	\$459.74	0.018%
5139029069	4	\$277.83	0.011%
5139029070	4	\$793.80	0.032%
5139029071	4	\$386.98	0.016%
5139029072	4	\$767.34	0.031%
5139029073	4	\$783.88	0.032%
5139029074	4	\$777.26	0.031%
5139029075	4	\$684.65	0.028%
5139029076	4	\$314.21	0.013%
5139029077	4	\$304.29	0.012%
5139029078	4	\$386.98	0.016%

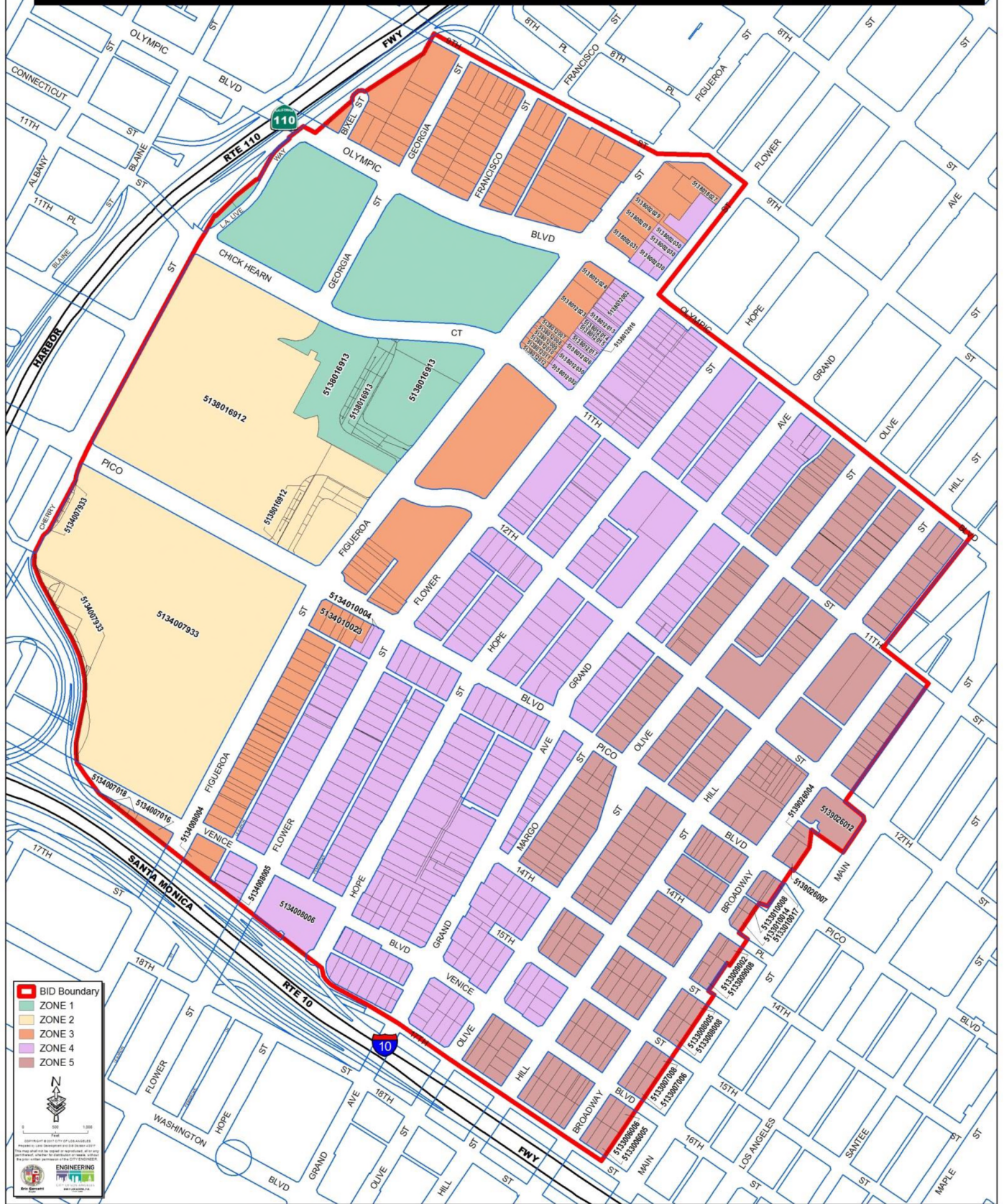
5139029079	4	\$459.74	0.018%
5139029080	4	\$277.83	0.011%
5139029081	4	\$793.80	0.032%
5139029082	4	\$386.98	0.016%
5139029083	4	\$767.34	0.031%
5139029084	4	\$783.88	0.032%
5139029085	4	\$777.26	0.031%
5139029086	4	\$684.65	0.028%
5139029087	4	\$314.21	0.013%
5139029088	4	\$304.29	0.012%
5139029089	4	\$386.98	0.016%
5139029090	4	\$459.74	0.018%
5139029091	4	\$277.83	0.011%
5139029092	4	\$793.80	0.032%
5139029093	4	\$386.98	0.016%
5139029094	4	\$767.34	0.031%
5139029095	4	\$783.88	0.032%
5139029096	4	\$777.26	0.031%
5139029097	4	\$684.65	0.028%
5139029098	4	\$314.21	0.013%
5139029099	4	\$304.29	0.012%
5139029100	4	\$386.98	0.016%
5139029101	4	\$459.74	0.018%
5139029102	4	\$277.83	0.011%
5139029103	4	\$793.80	0.032%
5139029104	4	\$386.98	0.016%
5139029105	4	\$767.34	0.031%
5139029106	4	\$787.19	0.032%
5139029107	4	\$780.57	0.031%
5139029108	4	\$1,309.77	0.053%
5139029109	4	\$1,213.85	0.049%
5139029110	4	\$737.57	0.030%
5139029111	4	\$737.57	0.030%
5139029112	4	\$1,309.77	0.053%
5139029113	4	\$1,213.85	0.049%
8940356003	1	\$74,766.04	3.005%
		\$2,487,766.44	100.000%

APPENDIX 2

GSPBID BOUNDARY MAP

Greater South Park Property BID 2018-2022

City of Los Angeles



City of Los Angeles
Department of Public Works
Engineering Division
Assessment Engineer's Report
Greater South Park Property BID 2018-2022