

City of Los Angeles

CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

July 31, 2012

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

Council District 14

**REGARDING: GREATER SOUTH PARK (PROPERTY BASED) BUSINESS
IMPROVEMENT DISTRICT RENEWAL**

Honorable Members:

The City Clerk has received materials relative to the formation of a proposed property and business improvement district to be called the Greater South Park Business Improvement District ("District"). The District would be formed pursuant to the provisions of the Property and Business Improvement District Law of 1994 (Section 36600 et seq., Streets and Highways Code, State of California).

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

BACKGROUND

The District originally established through adoption of City Ordinance 176132 on August 4, 2004 and reestablished through adoption of City Ordinance 179160 on August 15, 2007 and is set to expire on December 31, 2012. The District is being established in accordance with the provisions of the Property and Business Improvement District Law of 1994 (Section 36600 et seq., Streets and Highways Code, State of California)("State Law"), which allows for the establishment of a district in which operations would be supported by revenue collected from property owners in the district.

The proposed District programs include, but are not limited to the following: Sidewalk Operations, Security and Cleaning, District Identity Marketing and Promotions, Enhanced Beautification, Administration and Corporate Operations and Contingency.

PRELIMINARY PETITIONS

In order to proceed with the establishment process under the State Law, the proponent group needed to secure written support for the project in the form of petitions signed by property owners who will pay more than 50 percent of the assessments proposed to be levied. The proponent group for the proposed District, the South Park Stakeholders Group, has presented to the Office of the City Clerk a set of petitions that support the formation of the proposed District. This Office has verified the validity of the petitions using various City and County of Los Angeles sources. In addition, this Office has verified the accuracy of the assessment calculations.

The petitions received indicate affirmative financial support of the project in an amount equivalent to \$947,367.80. This represents 50.88 percent (50.88 %) of the proposed District's projected first year revenue of \$1,861,889.09. Because the more than 50 percent threshold of preliminary support has been achieved, the formal business improvement district establishment process, including a public hearing before the City Council, may be initiated.

PROPOSED DISTRICT BOUNDARIES

The boundaries of the proposed District are detailed in the Management District Plan. A general description of the area within the boundaries of the proposed District is as follows: The new proposed District area boundaries will remain the same as the current South Park PBID area, which consists of approximately 22 blocks in the southwest portion of downtown Los Angeles, including all property within a boundary that begins at 9th Street and the 110 Freeway and runs east to Flower Street then south to Olympic Boulevard, east on Olympic Boulevard to Grand Avenue south on Grand Avenue to the 10 Freeway, including property located under the Freeway right-of-way. The Southern boundary follows the 10 Freeway west to Convention Center Drive, then back east to Figueroa Street, then north on Figueroa Street to Chick Hearn Court, west on Chick Hearn Court to Cherry Street, then turns north along the right-of-way for the 110 Freeway to the starting point at the intersection of the 110 Freeway and 9th Street.

There are 1956 parcels owned by 1107 stakeholders in the District. The map included in the District's Management District Plan gives sufficient detail to locate each parcel of property within the proposed District.

DISTRICT ESTABLISHMENT AND PROPOSITION 218 COMPLIANCE

Article XIID of the California Constitution (Proposition 218) requires, among other things, that: 1) the City Council identify all parcels that will have a special benefit conferred upon them and upon which assessments will be imposed; 2) the City Council not impose an assessment on a parcel which exceeds the reasonable cost of the proportional benefit conferred on that parcel; 3) the City Council separate the general

benefits from the special benefits conferred on a parcel; and 4) all assessments be supported by a detailed Engineer's Report prepared by a registered professional Engineer certified by the State of California. The Engineer's Report included herewith supports the assessments contained in the Management District Plan and, in addition, includes facts, which would support City Council findings relative to items 1 through 3 above.

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

EXEMPTION UNDER PROPOSITION 26

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

PROPOSED IMPROVEMENTS AND PROGRAMS

The District is expected to generate \$1,861,889.00 annually over a five-year period with a maximum five percent (5%) increase per year. The revenue will be utilized to fund the proposed District's improvements and activities that include, but are not limited to: Sidewalk Operations, Security and Cleaning, District Identity Marketing and Promotions, Enhanced Beautification, Administration and Corporate Operations and Contingency.

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

ASSESSMENT FORMULA AND DISBURSEMENTS

There are four (4) Benefit Zones within the proposed new District. Assessments within these 'benefit zones' vary according to the type and frequency of services that will be delivered to each of the respective areas as described in the Management District Plan.

The District's proposed assessment formula will be based on linear footage of all sides of each property, except in Benefit Zone 2 where only the northern, southern and eastern frontages of the LA Convention Center will be assessed. Services will only be delivered on these sides of the Convention Center property. Additionally, single-family residential units will pay only for their parcel building square footage.

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

CONTRACTING WITH OWNERS' ASSOCIATION

Upon the establishment of the District, State law requires that the City enter into an agreement with an Owners' Association for the administration of the District. City policy dictates that competitive bidding requirements are to be met when contracting. However, Charter section 371(e)(10) provides an exception to the competitive bidding requirements, and states, in relevant part, that the competitive bidding process does not apply to contracts "where the contracting authority finds that the use of competitive bidding would be undesirable, impractical or impossible or where the common law otherwise excuses compliance with competitive bidding requirements."

The South Park Stakeholders Group has administered the Greater South Park Business Improvement District since the District was originally established, overseeing expenditures, managing and implementing the District's improvements and activities. The South Park Stakeholders Group possesses the unique knowledge and expertise relative to the administration of the District and has a vested interest in the success of the District. Therefore, it would be impractical, not advantageous and undesirable to comply with the competitive bidding requirements or to select another entity to administer the District, if the District is renewed.

ASSESSABLE CITY PROPERTY

There are six (6) City-owned parcels within the District which includes four (4) General Fund parcels, one (1) Department of Water and Power (DWP) parcel and one (1) City-owned parcel, leased and assessed to the Staples Center. The total assessment for all

City-owned properties within the District is \$180,780.93, representing 9.71% of the total assessments levied in the District.

FISCAL IMPACT

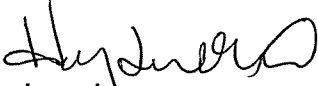
Assessments levied on the four (4) City-owned properties within the District to be paid from the General Fund total \$86,018.30 for the first year of the District. Funding is available in the Business Improvement District Trust Fund 659 to pay the General Fund share of assessments for the first operating year. Assessments levied on the DWP property and the City-owned parcel leased to the Staples Center within the District will not be paid from the General Fund.

RECOMMENDATIONS

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

8. FIND that the proposed improvements and activities are completely separate from the day to day operations of the City of Los Angeles.
9. APPROVE the South Park Stakeholders Group to serve as the Owners' Association to administer the Greater South Park Business Improvement District.
10. ADOPT the Preliminary Report of the City Clerk.
11. ADOPT the attached Management District Plan.
12. ADOPT the attached Engineer's Report.
13. ADOPT the attached Ordinance of Intention to establish the Greater South Park Business Improvement District.
14. AUTHORIZE the City Clerk, upon establishment of the District, to prepare, execute and administer a contract between the City of Los Angeles and the South Park Stakeholder's Group, a non-profit corporation, for the administration of the District's programs upon adoption of the ordinance establishing the District.
15. DIRECT the City Clerk to comply with the notice, protest, and hearing procedures prescribed in the Proposition 218 Omnibus Implementation Act (California Government Code, Section 53750 et seq.).
16. REQUEST the City Attorney, with the assistance of the City Clerk, to prepare an enabling Ordinance establishing the Greater South Park Business Improvement District for City Council consideration at the conclusion of the required public hearing.

Sincerely,


June Lagmay
City Clerk

JL:HLW:MCP:RMH:PM:rks

Attachments:

Draft Ordinance of Intention
Management District Plan
Engineer's Report

THE **FINAL**
GREATER SOUTH PARK
PROPERTY BUSINESS IMPROVEMENT DISTRICT

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RECEIVED

**MANAGEMENT DISTRICT PLAN
FOR 2013-2017**

Prepared Pursuant to the
Formed Under California Streets and Highway Code Section 36600
Property Business Improvement District Act of 1994

FINAL

Final Draft Plan

Presented by:
New City America, Inc.

For the South Park Stakeholders Group
Councilwoman Jan Perry
Los Angeles City Clerk's Office

September 2011

Revised March 6, 2012

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SECTION 1

MANAGEMENT DISTRICT PLAN – SUMMARY

The Greater South Park Property Business Improvement District (PBID) is being established under the California Streets and Highway Code Section 36600, Property Business Improvement District Act of 1994.

Developed by the South Park Stakeholders Group – this Management District Plan is proposed to continue to improve and provide special benefits to individually assessed parcels located within the boundaries of the current 2007 Los Angeles South Park Business and Community Benefit District, (referred to hereafter as "*the current district plan*"). The proposed Greater South Park Property Business Improvement District will provide special benefit district improvements and activities, including cleaning, security, beautification and other special programs to individually assessed parcels within the new PBID.

The current District Plan is a benefit assessment district that has provided improvements and special benefits to individually assessed parcels in the existing boundaries of the proposed Greater South Park PBID. The existing individual parcel have been provided enhanced services for the past eight years including landscaping, sidewalk cleaning, trash collection, improvement of the image of South Park, business interest advocacy, marketing and promotions, and security services, (above those currently provided by the City of Los Angeles).

The current District Plan has served to improve the individually assessed parcels, attract new customers to their businesses, increase sales, increase occupancies and enhance the benefitting individually assessed parcels within the district. The proposed Greater South Park Property Business Improvement District will continue these special benefit services and additionally acknowledges the fact that this is a significant residential, convention, sports and cultural community with many varied land uses. The proposed PBID seeks to fund the special benefits that will be provided over the next five years, based upon keeping the current district plan area clean, safe, orderly, attractive, well marketed with special events and programs, and increase commerce within the boundaries.

Boundaries:

See Section 2, pages 10 and 11 for maps of the Benefit Zones and boundaries. The boundaries of the new PBID shall remain consistent with the boundaries of the current district plan adopted in 2007.

Budget:

The total first year Greater South Park PBID budget is approximately \$1,861,889.00. Please see Section 3 for a breakdown of the categories of special benefit services and their allocation of services by Benefit Zone.

Improvements Activities and Services of the Greater South Park PBID Plan:

There are five basic categories of special benefit services that will be funded with this Greater South Park PBID. All of these services will confer a special benefit to the individually assessed parcels within the Greater South Park PBID. The categories of special benefits are as follows:

1. **Sidewalk Operation Services:** this includes all sidewalk cleaning services, steam cleaning services, graffiti removal, trash removal, and private security services and administration services related to oversight of these services. These services equal \$ 937,007.00 or 50% of the first year annual budget of the renewed district.
2. **District Identity:** this includes the newsletter, branding, publicity, special events, marketing and promotions, web site development and maintenance, holiday decorations, pedestrian and vehicular way-finding systems and administrative services related to oversight of these services. These services equal \$ 346,190.00 or 19% of the first year annual budget of the renewed district.
3. **Enhanced beautification and sidewalk services** allocated predominantly to the blocks and areas which have condo residents. These services equal \$297,902.00 or 16% of the first year annual budget of the renewed district. These services include administrative services related to oversight of these services as well as their share of contingency costs.
4. **Administration and Corporate Operations.** These services equal \$186,188.00 or 10% of the first year annual budget of the new district.
5. **Contingency/City Fees/Reserve.** This fund equals \$94,602.00 or 5% of the first year annual budget of the renewed district. This contingency anticipates a "historic" non-payment rate percentage of around 2%. The City and County of Los Angeles will charge the PBID Owners Association a specific percentage fee of 2% for the collection process. If a surplus exists in the contingency budget, the Board can reallocate those funds to other budget line items such as Sidewalk Operation Services.

Table 1 – A

Programs	Percent of Annual Budget	Estimated Annual Costs
Sidewalk Operation Services (Security, sidewalk cleaning)	50%	\$937,007.00
District Identity (Marketing and Promotions)	19%	\$346,190.00
Enhanced Beautification and Sidewalk Services	16%	\$297,902.00
Administration and Corporation Operations	10%	\$186,188.00
Contingency	5%	\$94,602.00
Total	100%	\$1,861,889.00

The categories of special benefit services are similar to the current District Plan. Demands for prioritization of one special benefit need over another within the same category above will occur year by year. Security may be a priority one year, however enhanced steam cleaning may be a priority another year. Both of these services fall within the same special benefit category. This plan proposes percentages for groups of services with the intent that they will provide district individually assessed parcels with an understanding of the portion of the budget allocated to fund those services, while simultaneously giving the Owners' an understanding of the proportional benefit they will receive.

Market costs may vary from year-to-year; per service category so budget line items may vary by up to 10% per budget line item. Ten per cent of the services will not be allocated from the Enhanced Beautification and Sidewalk Services since these services are directly related to the special benefits conferred to individually assessed residential condo parcels Furthermore, since the services in the Benefit Zones are related to the special benefit services for each of the respective zones, this 10% variance will not provide for transfer of funds between Benefit Zones, as each zone is assessed for its specific menu of services. The percentage of funds generated per Benefit Zone relative to the overall PBID, will remain constant, regardless of alterations in the categories of services.

Method of Financing:

A levy of special assessments upon real property that receive special benefits from the improvements and activities. See Section 4 for assessment methodology and compliance with Proposition 218.

Benefit Zones:

State law and the State constitution, Article XIID require that special assessments be levied according to the special benefit each individual parcel receives from the improvements. As in the current District Plan, there will be four benefit zones assessing individual parcels various rates based upon the benefits they will receive. Minor adjustments have been made in the location of parcels in Benefit Zone 3 to create a more rational approach to proportionate benefit for the individually assessed parcels in the blocks of those Benefit Zones. Please see Section 2 and the map on page 10 for identification of the separate benefit zones. The four benefit zones will generate approximately the following amount and percentage for the first year of the proposed Greater South Park PBID:

Benefit Zone	First Year Annual Contribution to overall district	First Year Percentage of total renewed PBID budget
1	\$ 478,142.00	26%
2	\$ 80,835.00	4%
3	\$ 386,309.00	21%
4	\$ 916,603.00	49%
Total	\$ 1,861,889.00	100%

Cost:

Annual assessments are based upon an allocation of program costs by assessable linear frontage, assessable lot square footage, assessable building square footage and assessable residential condo building square footage. All four property variables, including an individually assessed parcel's location within a specific benefit zone will be used in the calculation of the annual assessment. The 2013 year assessments per assessment variable and benefit zone will not exceed the amounts listed in the following chart; the assessment rate remains unchanged from the 2007 current District Plan.

Property Variable	Benefit Zone 1	Benefit Zone 2	Benefit Zone 3	Benefit Zone 4
Linear Frontage	\$15.00	\$15.00	\$12.00	\$ 10.00
Lot Square Footage	\$0.065	\$0.00	\$0.065	\$0.04
Building Square Footage	\$0.05	\$0.00	\$0.05	\$0.025
Residential Condo Square Footage	\$0.30	\$0.30	\$0.30	\$0.30

Cap:

Annual assessment increases will not exceed 5% per year. Increases will be determined by the Owners Association and will vary between 0 – 5% in any given year, relative to the rate of the previous year.

Changes in land use, development of empty parcels, demolition of existing buildings in Benefit Zones 1, 3, and 4, and creation of new parcels through new building or condo development may alter the budget from year-to-year based upon the changes in the building square footage

of an individually assessed parcels. Since linear frontage and lot size normally are not altered in the redevelopment of a site, the only changes will be realized in the Benefit Zones 1, 3, and 4 building square footage amount and costs of the individual parcel, based upon which Benefit Zone it is located within. Zone 2 is not affected because it is assessed only on linear frontage. Linear frontage is never altered unless entire streets are vacated and the linear frontage is removed. Due to the Convention Center configuration on the parcels adjacent to the Santa Monica/nterstate10 and 110 Freeway, we do not anticipate the vacating of any streets in Benefit Zone 2.

Bonds

The District will not issue any bonds related to any program.

District Formation:

District formation under Section 36600 of the Streets and Highway Code requires submission of petitions from individually assessed parcels representing at least 50% of the total weighted assessments. Once the petitions have been submitted to the City Clerk's office, the Los Angeles City Council will consider adoption of the Ordinance of Intention to establish the district and mail out of ballots to all affected individually assessed parcels. Ballots are weighted by each property owner's assessment as proportionate to the total proposed District assessment amount. The District is formed if the weighted majority of returned ballots support the District formation.

Duration:

The proposed Greater South Park PBID will have a 5-year life beginning January 1, 2013 and ending on December 31st, 2017.

Governance:

An Owners' Association may contract with the City of Los Angeles to implement the improvements and activities and oversee the day-to-day implementation of the Management District Plan as well as submit recommendations to the City on issues including the annual budget and assessment rates.

SECTION 2

Greater South Park Property Business Improvement District (PBID) Boundaries and District Boundary Map

Boundaries:

In general, the boundaries of the proposed Greater South Park Property Business Improvement District will remain the same as the previous City approved boundaries for the current District Plan.

Boundaries of the Proposed PBID:

The proposed Greater South Park PBID boundaries are as follows:

On the west, commencing at the most northwestern boundary beginning on the two corners of the southeastern corner of the intersection of James M. Wood Blvd and the 110 freeway, (parcel 5138-006-024 running southward along the east side of the 110 freeway down to Chick Hearn Street. South of Chick Hearn Street, the west side of the boundaries of the renewed PBID will be along the east side of LA Live Way/Sentuous Street and LA Live Way/Cherry Street running southeast along the west side of the LA Convention Center ending at Venice Boulevard.

On the south, continuing and commencing at the southeastern corner of the intersection of Venice Boulevard and the Santa Monica Freeway/Interstate 10 (parcel number 5134-007-018), run along the north side of Santa Monica Freeway/Interstate 10 up to the northwestern corner of the intersection of 17th Street and Olive Street, (parcel number 5134-022-903).

On the east, continuing and commencing from the northwestern corner of the intersection of 17th Street and Olive Street, (parcel number 5134-0220-903, running northward along the west side of the one block of Olive Street up to Venice Boulevard. Running one block east along the north side of Venice Boulevard including the block bounded by Hill Street on the east, Venice Boulevard on the south, and 15th Street on the north. From the intersection of 15th Street and Olive Street run northward along the west side of Olive Street up to 14th Street. Continuing, run westward along 14th Street from the southwestern corner of 14th Street and Olive Street to the parcel at the northwest corner of Margo Street and 14th Street, (parcel number 5134-025-050. Continuing, the boundaries run northward along the west side of Margo Street up to parcel number 5139-009-012, on parcel south of the southwestern corner of the intersection of Margo Street and Olympic Boulevard.

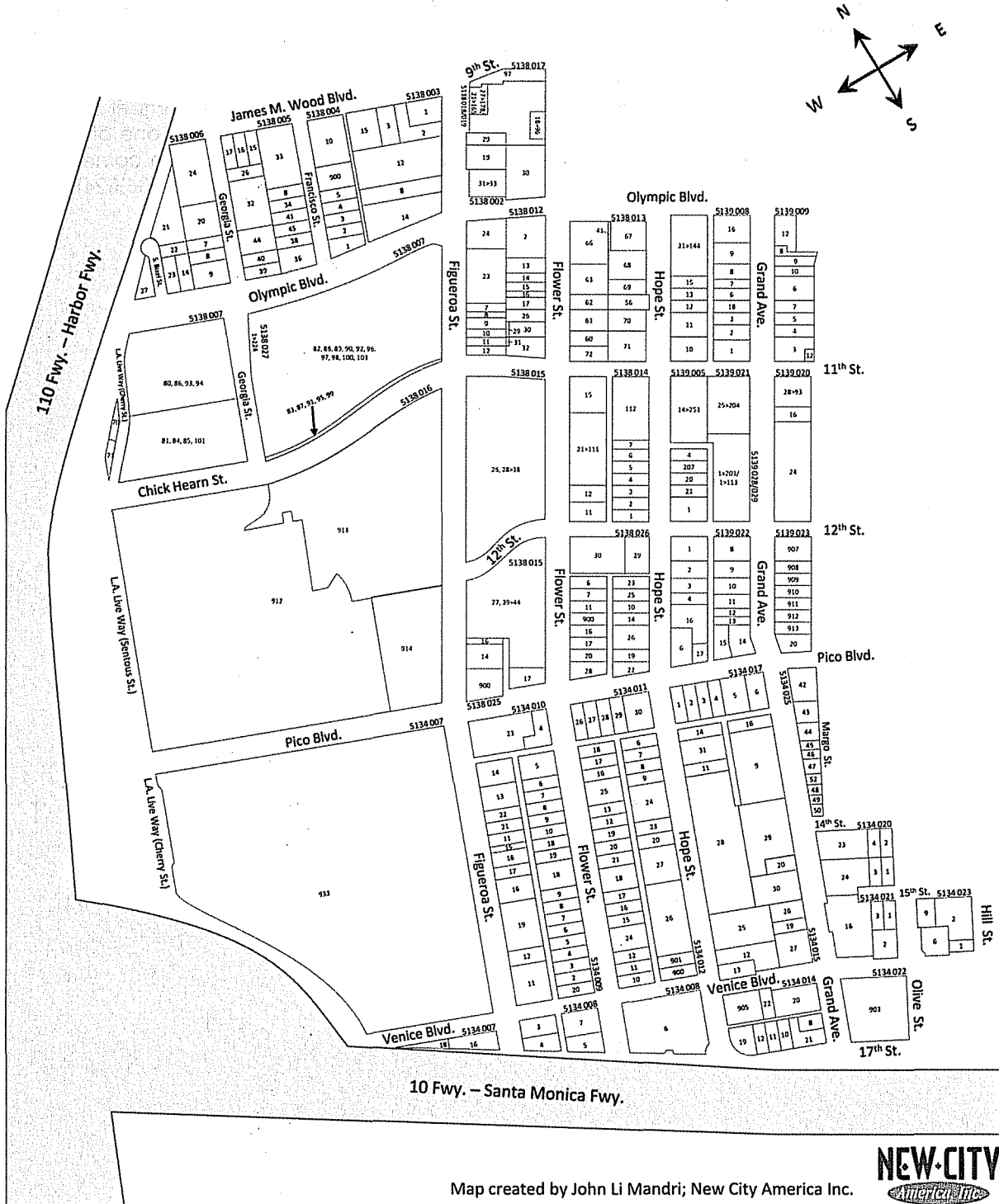
Parcels on the east side of Margo, Olive and Hill Streets are not part of another PBID in Downtown Los Angeles nor are they defined by a major roadway or freeway, similar to the western and southern boundaries. Parcels on the east side of Margo, Olive and Hill Streets are not included in the boundaries due to the fact that they have never been considered part of the "Greater South Park" community and the land uses on these east sides of the streets are of an industrial and warehouse nature, whereas the land uses on the west side of these streets (within the PBID) are consistent with an office, retail and residential nature found elsewhere throughout the four benefit zones of the PBID.

The Greater South Park community has historically been defined by this eastern boundary, including the block bounded by 15th Street, Hill Street and Venice Boulevard, which specifically is part of the California Hospital campus (the Eisner Center). The hospital management specifically requested that all blocks of its sprawling campus be included in the clean and safe services of

the PBID since the entire campus required these special benefit services. The boundaries on the eastern boundary have remained constant since the first establishment of the special benefits district in 2004.

On the north, commencing at the southeastern corner of Grand Avenue and Olympic Boulevard parcel number 5139-009-012) running westward along the south side of Olympic Boulevard up to the southeastern corner of the intersection of Flower Street and Olympic Boulevard. From that point running northward along the western side of Flower Street to the parcel at the southwestern corner of the intersection of 9th Street and Flower Street (parcel number 5138-017-097). From that point, continuing westward along the south side of 9th Street for one block and then James M. Wood Boulevard's south side up to the parcel at the southeastern corner of the intersection of James M. Wood Boulevard and 110 Freeway (parcel number 5138-006-024).

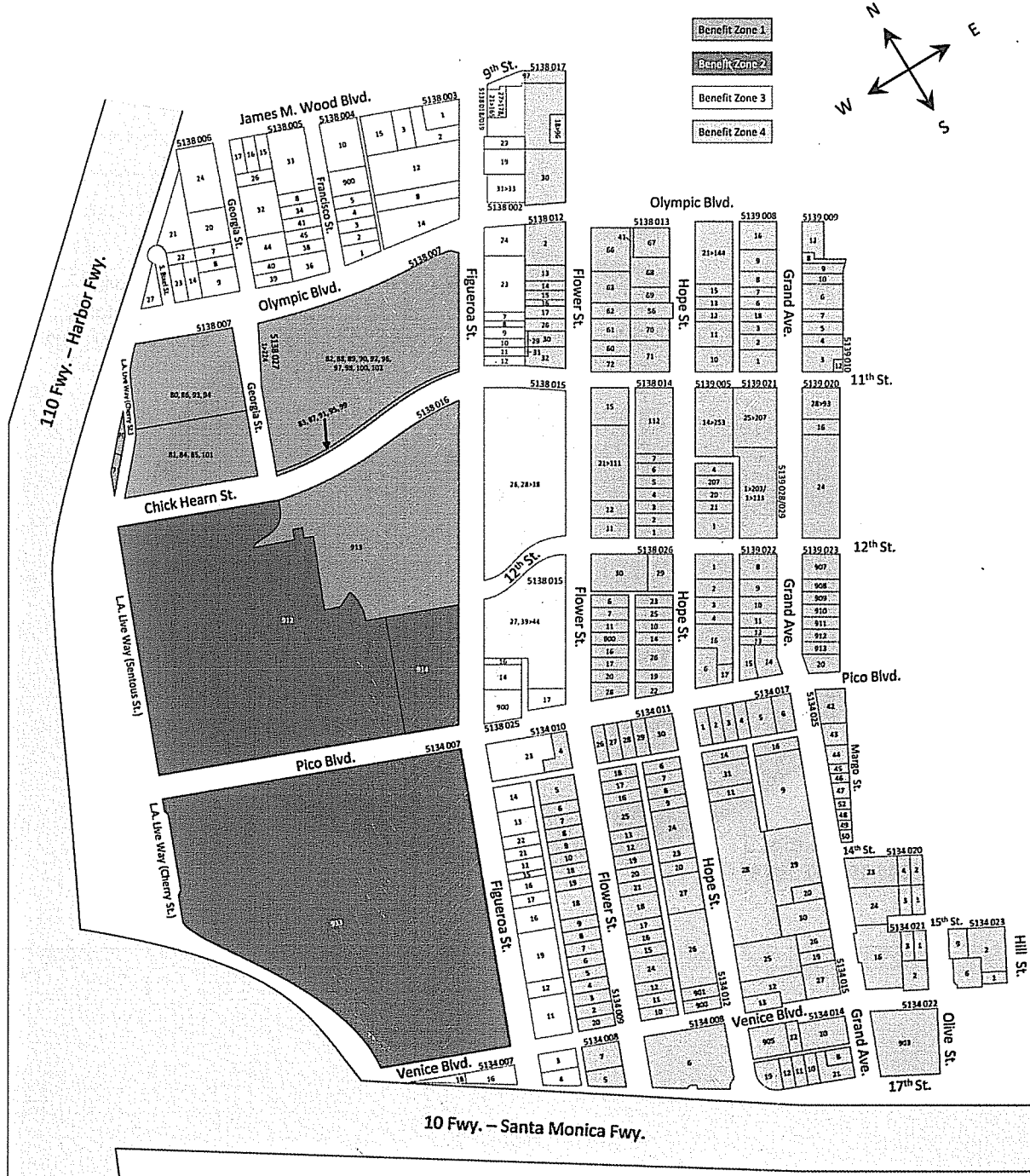
Greater South Park BID – Boundaries



Map created by John Li Mandri; New City America Inc.



Greater South Park BID Benefit Zone Map

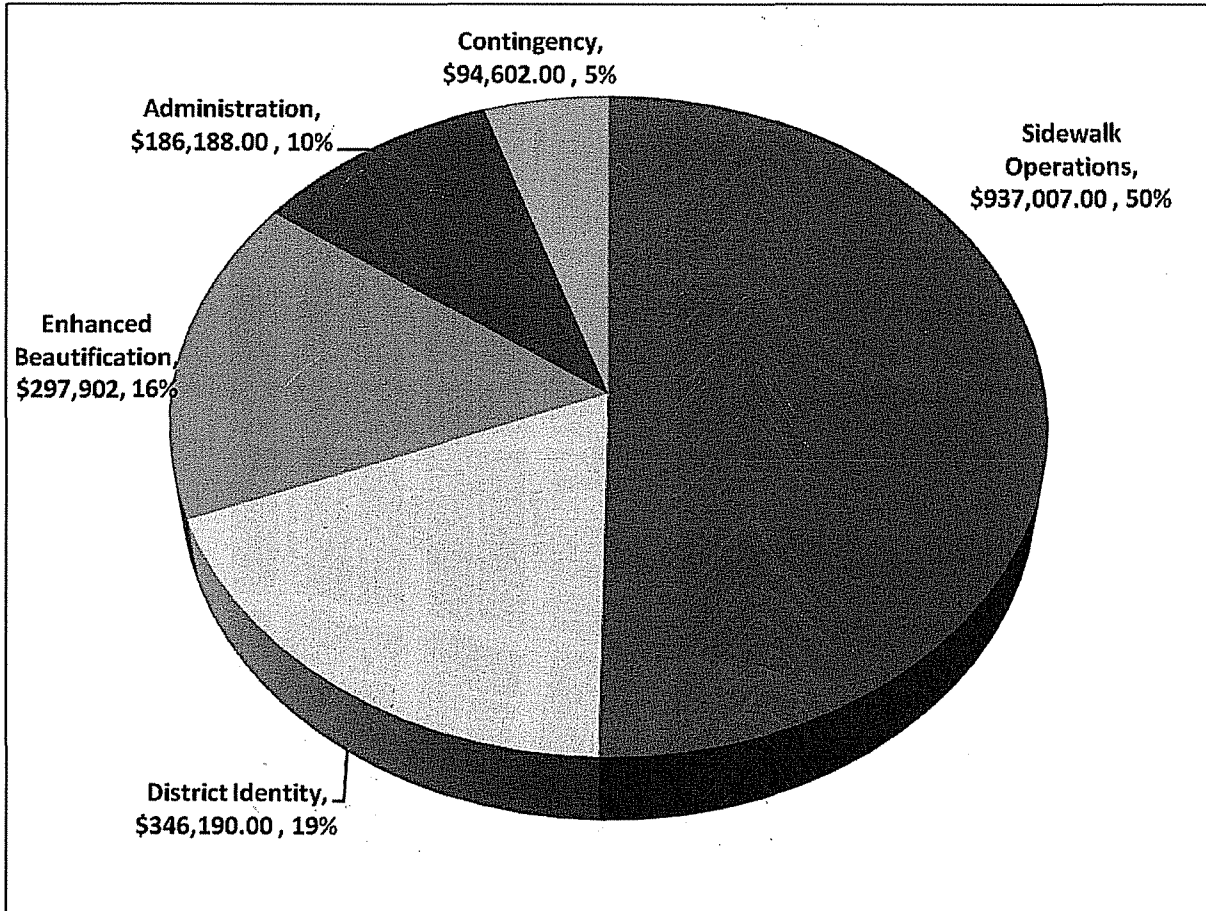


Map created by John Li Mandri; New City America Inc.

SECTION 3

GREATER SOUTH PARK PBID IMPROVEMENT AND ACTIVITY PLAN

The summary of the FY 2013 operating budget for the Greater South Park Property Business Improvement District is provided below. Table 3A shows the total improvement and activity plan budget for FY 2013, which is to be funded totally by property assessments, and is projected to be:



DISTRICT IMPROVEMENT AND ACTIVITY PLAN

The summary of the 2013 operating budget for the Greater South Park PBID including the five-year projection, is provided on page 26. The total improvement and activity plan budget for FY2013, which is to be funded totally by property assessments is below:

Table 3 – A

PROGRAM OR ACTIVITY FUNDED BY THE GREATER SOUTH PARK PROPERTY BUSINESS IMPROVEMENT DISTRICT	APPROXIMATE% OF ANNUAL BUDGET	ESTIMATED ANNUAL COSTS
Sidewalk Operation Services	50%	\$ 937,007.00
District Identity	19%	\$ 346,190.00
Enhanced Beautification and Sidewalk Services	16%	\$ 297,902.00
Administration/Corporate Operations	10%	\$ 186,188.00
Contingency/City Fees/Reserves	5%	\$ 94,602.00
<i>TOTAL</i>	<i>100%</i>	<i>\$ 1,861,889.00</i>

DIVISION OF SPECIAL BENEFIT SERVICES BY CATEGORY

EXPLANATION OF SPECIAL BENEFIT SERVICE PLAN COMPONENTS BY BENEFIT ZONE

The proposed Greater South Park PBID Committee has prioritized the following categories of special benefit services for the new PBID based upon the services that have been provided over the past eight years that the current district plan has been in place. The categories of special benefit services are provided below. Within each category, various special benefit services are identified which fall within that category. Demands for prioritization of one special benefit need over another will occur year by year. Security may be a priority one year, however cleaning and beautification may be a priority another year. This plan proposes percentages for groups of services with the intent that they will provide individually assessed parcels with an understanding of the portion of the budget allocated to fund those services, while simultaneously giving the Owners' Association the flexibility it needs to allocate the services based upon the changing needs of the individually assessed parcels from year-to-year.

The following category of special benefit services shall only be provided to the individually assessed parcels within the district and whose frequency is determined by their benefit zone:

SIDEWALK OPERATIONS SERVICES

\$ 937,007.00 is the budget for the Greater South Park PBID for Sidewalk Operations. All of these services are special benefit services, over and above what the City of Los Angeles is currently providing to the individually assessed parcels. These services are implemented in all four benefit zones, at varying frequencies, and will provide a special benefit due to the fact that each individually assessed parcel is receiving the services on a frequent basis between the curb and property line of that parcel. Those special benefit services and their frequency are listed below.

Examples of these special benefit services and costs to the individually assessed parcels include, but are not limited to:

- *Private security, provided at various frequencies for Benefit Zones, based upon the needs of individually assessed parcels within that Zone;*
- *Regular sidewalk and gutter sweeping, provided at various frequencies for Benefit Zones, based upon the needs of individually assessed parcels within that zone;*
- *Regular sidewalk steam cleaning;*
- *Spot steam cleaning as necessary;*
- *Enhanced trash emptying, provided at various frequencies for Benefit Zones, based upon the needs of individually assessed parcels within that Zone;*
- *Removal of bulky items as necessary;*
- *Graffiti removal, within 24 hours as necessary;*
- *Tree trimming and vegetation upkeep;*
- *Equipment, supplies, tools*
- *Vehicle maintenance and insurance*
- *Administrative services related to the delivery of these services;*

The following category of special benefit services shall only be provided to individually assessed parcels within the district and whose frequency is determined by their benefit zone:

DISTRICT IDENTITY:

\$ 346,190.00 is the budget for the Greater South Park PBID for District Identity. All of these services are special benefit services, over and above what the City of Los Angeles is currently providing to the individually assessed parcels. These special benefit services are not funded by, and do not include Benefit Zone 2/LA Convention Center. Government owned buildings or residential condo individually assessed parcels.

Examples of these special benefit services and costs include, but are not limited to:

- *Special events provided only for Benefit Zone 1 and 3 and 4 individually assessed parcels (except residential condos). Benefit Zone 1 parcels will pay higher building assessments to fund the additional benefits they will receive from these services;*
- *Marketing and promotions strategies, provided primarily for Benefit Zone 1 and 3 individually assessed parcels and to Benefit Zone 4 individually assessed parcels that have retail land uses;*
- *Holiday decorations, primarily for Benefit Zones 1, 3 and 4 individually assessed parcels;*
- *Personnel related to Marketing and promotions provided primarily for Benefit Zone 1 individually assessed parcels*

- *Web site development and maintenance for Benefit Zones 1, 3, and 4 to benefit the Greater South Park PBID individually assessed parcels;*
- *Advertising for commercial land uses in Benefit Zones 1, 3 and 4 individually assessed parcels;*
- *Community identity and branding projects for Benefit Zones 1, 3 and 4;*
- *Wayfinding signage to promote South Park PBID for pedestrians and vehicles especially around the Blue Line Pico light rail station for individually assessed parcels in all four benefit zones;*
- *Administrative services related to the delivery of these services;*

The following category of special benefit services allocated to individually assessed parcels shall only be provided to parcels within the District and whose frequency is determined by their benefit zone:

ENHANCED BEAUTIFICATION AND SIDEWALK CLEANING SERVICES:

\$ 297,902.00 is the budget for the Greater South Park PBID for Enhanced Beautification and Sidewalk cleaning services. All of these services are special benefit services, over and above what the City of Los Angeles is currently providing to the individually assessed parcels. These services will be provided to those specific blocks and individually assessed parcels where there are buildings with high concentrations of residential condos. These special benefit services would be provided only in Benefit Zones 1, 3 and 4, where there currently is the highest concentration of these residential condos individually assessed parcels.

Examples of these special benefit services and costs include, but are not limited to:

- *Daily sidewalk and gutter sweeping on the frontages adjacent to the blocks with high concentrations of residential condo individually assessed parcels;*
- *Enhanced steam cleaning on the frontages adjacent to the blocks with high concentrations of residential condo individually assessed parcels;*
- *Installation, stocking and upkeep of pet waste distribution stations on the frontages adjacent to the blocks with high concentrations of residential condo individually assessed parcels;*
- *Enhancement and beautification of sidewalks on the frontages adjacent to the blocks with high concentrations of residential individually assessed parcels;*
- *Installation of hanging plants, planters and tree planting and upkeep in the sidewalks surrounding these blocks with high concentrations of residential condo individually assessed parcels;*
- *Enhanced homeless intervention services on the frontages adjacent to the blocks with high concentrations of residential condo individually assessed parcels;*
- *Enhanced security in the evening hours, on the weekends and on holidays on the frontages adjacent to the blocks with high concentrations of residential condo individually assessed parcels;*

- *Other services requested by the residents that confer special benefit to the areas directly adjacent to the blocks with high concentrations of residential condo individually assessed parcels;*
- *Proportional share of the Administrative and Contingency costs to cover the oversight of the Enhanced beautification special benefit services.*
- *Administrative services related to the delivery of these services, also a portion of the contingency budget;*

ADMINISTRATION AND CORPORATE OPERATIONS:

\$ 186,188.00 is the new budget for the Greater South Park PBID for Administration and Corporate Operations. All of these services are special benefit services, over and above what the City of Los Angeles is currently providing to the individually assessed parcels.

Examples of these special benefit services and costs include, but are not limited to:

- *Staff and administrative costs*
- *Insurance*
- *Office related expenses*
- *Financial reporting*
- *Legal and accounting*

CONTINGENCY/CITY FEES/RESERVE:

\$ 94,602.00 is the new budget for the Greater South Park PBID for Contingency/City Fees and Reserve.

Examples of these special benefit services and costs include, but are not limited to:

- *Delinquencies**
- *City Fee and County fees***
- *Reserves****

Contingency/City Fees/Reserve. This fund equals \$94,602.00 or 5% of the first year annual budget of the renewed district. This contingency anticipates a "historic" non-payment rate percentage of around 2%. The City and County of Los Angeles will charge the PBID Owners Association approximately a 2% annual fee for the collection process. If a surplus exists in the contingency budget, the Board can reallocate those funds to other budget line items within their respective Benefit Zones;

Reserve for Slow Payments (Delinquencies)*

A percent of the budget is held in reserve to offset delinquent and/or slow payment from both public and private properties.

City Fees:**

Assessments are budgeted in order to fund the expenses charged by the City of Los Angeles and County of Los Angeles for collection and distribution of District revenue. This line item expense shall be found in the "Contingency/City Fees/Reserve" portion of the budget.

Reserves:***

Reserves are budgeted for those funds that might remain from the 5% set aside, that are over and above those that have not been collected and are over and above the city fees. These reserves shall be carried forward from year-to-year, or may be reallocated to the designated budgetary categories found within the Management District Plan.

The summary of the FY 2013 operating budget for the proposed Greater South Park Property Business Improvement District including the five-year projection, is provided on page 24. Table 3D shows the total improvement and activity plan budget for FY 2013, which is to be funded totally by property assessments, and is projected to be \$1,861,889.00.

Market costs may vary from year-to-year; per service category so budget line items may vary by up to 10% per budget line item. Ten per cent of the services will not be allocated from the Enhanced Beautification and Sidewalk Services since these services are directly related to the special benefits conferred to individually assessed residential condo parcels. Furthermore, since the services in the Benefit Zones are related to the special benefit services for each of the respective zones, this 10% variance will not provide for transfer of funds between Benefit Zones, as each zone is assessed for its specific menu of services. The percentage of funds generated per Benefit Zone relative to the overall PBID, will remain constant, regardless of alterations in the categories of services.

**FREQUENCY OF SIDEWALK OPERATIONS, DISTRICT IDENTITY AND ADMINISTRATIVE SPECIAL BENEFIT SERVICES
BY BENEFIT ZONES IN THE PROPOSED
GREATER SOUTH PARK PBID - 2013**

TABLE 3 B – SERVICES FREQUENCIES FOR BENEFIT ZONES 1 AND 2

Special Benefit Service/ Sidewalk Operation Services*	Benefit Zone 1 Frequency	Benefit Zone 2 Frequency
<i>Private Security Services</i>	Daily	During Conventions or at minimum 5 days per week
<i>Regular sidewalk and gutter sweeping</i>	7 days per week	5 days per week
<i>Sidewalk Steam cleaning</i>	Monthly	As needed
<i>Beautification, landscaping</i>	Weekly	Not funded
<i>Enhanced trash emptying</i>	Daily	As needed
<i>Removal of bulky items</i>	As needed	As needed
<i>Graffiti removal within 24 hours</i>	As needed	As needed
<i>Tree planting and upkeep</i>	As needed	As needed
<i>Special events</i>	Seasonally	Not funded
<i>Marketing and Promotions</i>	As needed	Not funded
<i>Advertising</i>	As determined by Owners Association	Not funded
<i>Administration</i>	Ongoing oversight	Ongoing oversight
<i>Enhanced beautification Services</i>	Daily, around blocks with high concentrations of residential condo units	Not funded

*Individually assessed parcels benefit from these services due to the fact that their parcels will receive sidewalk cleaning and security services over and above those services provided through the general benefits of the City of Los Angeles. The system of special benefit sidewalk cleaning and security will enhance these parcels and provide for greater commerce, economic development activity, promote district identity and beautify the sidewalks based upon the Benefit Zones of these individually assessed parcels.

See page 29 for a breakdown of services and their costs by Benefit Zone.

TABLE 3 C – SERVICES FREQUENCIES FOR BENEFIT ZONES 3 AND 4

Special Benefit Service/Sidewalk Operations Services*	Benefit Zone 3 Frequency	Benefit Zone 4 Frequency
<i>Private Security</i>	Daily	Daily
<i>Regular sidewalk and gutter sweeping</i>	6 days per week, to begin and then increasing as new building funding permits	5 days per week for commercial buildings and 7 days per week blocks with high concentrations of condo complexes as residential funding permits
<i>Sidewalk Steam cleaning</i>	Quarterly or as funding permits, but monthly around blocks with high concentrations of residential condo units	Quarterly as funding permits, but monthly around blocks with high concentrations of residential condo units
<i>Beautification and landscaping</i>	As funding permits, but hanging plants and enhanced beautification but weekly around blocks with high concentrations of residential condo units	As funding permits, but hanging plants and enhanced beautification programs around blocks with high concentrations of residential condo units
<i>Enhanced trash emptying</i>	6 days per week	5 days per week for commercial buildings and 7 times per week around blocks with high concentrations of residential condo units
<i>Removal of bulky items</i>	As needed	As needed
<i>Graffiti removal within 24 hours</i>	As needed	As needed
<i>Tree planting and upkeep</i>	As needed	As needed
<i>Special events</i>	Seasonally	Seasonally
<i>Marketing and Promotions</i>	Based upon retail needs as well as branding of the commercial buildings	Based upon retail needs as well as branding of the commercial buildings
<i>Advertising</i>	Based upon retail needs as well as branding of the commercial buildings	Based upon retail needs as well as branding of the commercial buildings
<i>Administration</i>	Ongoing oversight	Ongoing oversight
<i>Enhanced beautification Services</i>	Daily, around blocks with high concentrations of residential condo units	Daily, around blocks with high concentrations of residential condo units

*Individually assessed parcels benefit from these services due to the fact that their parcels will receive sidewalk cleaning and security services over and above those services provided through the general benefits of the City of Los Angeles. The system of special benefit sidewalk cleaning and security will enhance these parcels and provide for greater commerce, economic development activity, promote district identity and beautify the sidewalks based upon the Benefit Zones of these individually assessed parcels.

See page 29 for a breakdown of services and their costs by Benefit Zone.

DIVISION OF SPECIAL BENEFIT SERVICES BY CATEGORY

EXPLANATION OF SPECIAL BENEFIT SERVICE PLAN COMPONENTS BY BENEFIT ZONE

(Rationale for Benefit Zones)

There shall be four benefit zones in the Greater South Park Property Business Improvement District. The benefit zones specific boundaries are based upon the continuation of the varying needs for special benefit services in operating the current District plan since its renewal in 2007.

The costs of these services are based upon historically proven budgets and costs of specific special benefit services that have been funded by the current District Plan since 2004. The costs of each service have been calculated per benefit zone and have been divided among the various property variables in each benefit zone, which various property variables funded certain special benefits. The costs of the special benefit services, per individually assessed parcel within each benefit zone, do not exceed the costs of that service within that benefit zone.

This plan proposes percentages for groups of services with the intent that they will provide district individually assessed parcels with an understanding of the portion of the budget allocated to fund those special benefit services, while simultaneously giving the Owners' an understanding of the proportional benefit they will receive.

Benefit Zone 1 represents all individually assessed parcels within the Staples Center and LA Live/Nokia Center parcels. (See attached). 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 these individual parcel owners 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 pages 23 and 24. *Benefit Zone 1 individually assessed parcels will pay assessments totaling \$ 478,142.00 or 26% of the overall renewed PBID 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 individually assessed parcels are to be found in the immediate area owned and operated by the Los Angeles Convention Center. (See attached) These parcels are generally bounded by the 110 freeway from Chick Hearn Street to the Santa Monica/Interstate 10 freeway and along Venice Boulevard from the Santa Monica/Interstate 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 individually assessed parcels including the following streets: Figueroa Street, Venice Boulevard, Cherry Street, Sentuous Street, Pico Boulevard between Figueroa Street and the 110 Freeway,

except parcel number 5138-016-913, which is operated by the Staples Center. *Benefit Zone 2 individually assessed parcels will pay assessments totaling \$ 80,835.00 or 4% of the overall renewed PBID first year revenues. Services will be provided as needed and as needed based upon budget limitations.*

Benefit Zone 3 individually assessed parcels have programs and services at a lower frequency than those in Benefit Zones 1. "Regular "sidewalk operations" services shall be allocated to these individually assessed parcels at a frequency less than Zone 1. These individually assessed parcels are located along the north side of Olympic Boulevard between the Santa Monica/Interstate 110 Freeway and Figueroa Street. Benefit Zone 3 parcels also include those individually assessed parcels that front along Figueroa Street from the southern corners of the intersection of James W. Wood and 9th Street running southward along the east side of Figueroa up to the Santa Monica/Interstate 10 freeway. The residential condo individually 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 pages 23 and 24. *Benefit Zone 3 individual parcel owners will pay assessments totaling \$ 386,309.00 or 21% of the overall renewed PBID first year revenues.*

Benefit Zone 4 individually assessed parcels have programs and services at a lower frequency relative to Benefit Zones 1 and 3, based upon the lower demand of the individual commercial, industrial, institutional, public and vacant parcels fronting along the public rights of way. The residential condo individually assessed parcels within Benefit Zone 4 (where they are highly concentrated within the same block) will derive a different type and higher frequency of special benefit services as articulated in the explanation on pages 23 and 24. Otherwise the institutional, public, industrial, distribution and commercial and residential *rental* properties will receive special benefit services based upon a lower frequency of services listed later in this Management District Plan. *Benefit Zone 4 individual parcel owners will pay assessments totaling, \$916,603.00 or 49% of the overall renewed PBID first year revenues.*

Of this total, the residential condo unit parcels make up \$403,488.00 or 44% of the total assessments paid within this benefit zone. It is due to this high concentration of residential condo individually assessed parcels that the enhanced beautification services are primarily allocated within this benefit zone – to provide proportional benefit based upon the assessments generated for these special benefit services.

Residential and Commercial Condominium Parcel Assessments: Residential condo individually assessed parcels *in Benefit Zones 1, 3 and 4* will be assessed as they were in the current District Plan, at a rate of \$0.30 per livable unit building square foot. All residential condo individually assessed parcel owners will pay based upon their verifiable building square foot size per condo and their assessments will fund special benefit services that are delivered 7 days per week directly adjacent to the individually assessed parcels where they are located.

All commercial condos as other parcels in Zones 1, 3 and 4 and will be assessed on lot, building square footage and linear frontage similar to the assessment methodology for other commercial individually assessed parcels in the other Benefit Zones.

Residential condo individually assessed parcels built on commercially zoned parcels are assessed as a separate category. These residential condo individually assessed parcels will be assessed for their building square footage only at the rate of \$0.30 per square foot per year, commencing the first year of the new PBID. The rationale for this assessment of building square footage rate only is provided below. This assessment will be levied on the actual residential condo building square footage, regardless of Benefit Zone in the Greater South Park PBID.

Residential condo individually assessed parcels are assessed differently than multi-unit, for-rent apartment buildings, due to the frequency of special benefit services required by each parcel. The residential condo individually assessed parcels will receive the highest frequency of sidewalk operation services and will be the only parcels to receive enhanced beautification service due their required services. The multi-unit apartment buildings are commercial properties in which the tenant and landlord have a business relationship. They are required to have a business license to operate in the City of Los Angeles and these residential apartment buildings can be bought or sold just as commercial buildings can be bought and sold. In addition, these tenants can be evicted by a landlord, something that sets them apart from residential condo unit parcels. Their stake, and therefore their special benefit, are of a different nature and is very similar to a commercial property owner and a tenant.

Distinctions between residential tenants and residential condominium owners, relationship to the assessment methodology and the special benefits they will receive, are as follows:

1. Distinctions between condo owners and tenants are codified in the California Civil Codes, Davis Sterling Act. This piece of legislation creates an entire set of rules and regulations on how residential condo owners have obligations based upon their "separate interests". Renters have no such rights.
2. Los Angeles acknowledges the distinction between tenants and the extraordinary rights of owners by creating tenant eviction laws;
3. In practice, residential condo unit owners have demonstrated greater concern and are more forceful for quality of life issues such as noise levels, placement of poor land uses, alcohol serving establishments, homeless issues;
4. The state constitution requires that property assessment districts "confer special benefits to real property owners". Residential owners are "real property owners" and have the right to vote in a 218 hearing, tenants do not have that right;
5. Residential owners have legal rights to have pets, which impact their neighborhood; tenants have no such legal entitlements. These individually assessed residential parcels require special and enhanced needs to accommodate their pets;
6. Residential condo owners are required by law to pay into and participate in a legally established Homeowners Association to oversee the maintenance of the building. They are required to monitor the impact of negative uses on that property and oversee the overall maintenance issues affecting their property. Residential tenants have no such legal obligation or requirement to oversee and maintain the property.
7. Permanent land use changes will affect residential condo owners to a much greater affect than residential tenants due to the fact that those land use changes may specifically benefit or harm their individually assessed parcels. Residential tenants have no such stake in those land use changes.
8. Land use, zoning and planning advocacy represent a special benefit that is conferred on all individual parcel owners including residential condo owners. No such special benefits are conferred upon residential tenants.

The assessment methodology has been written to confer additional special benefits to these residential condo individual assessed parcels, as compared to residential tenants, since these owners have higher expectations of special benefits and sidewalk "public space enhancements" than do residents. The residential condos' special assessment methodology ensures that a fund will be established to maintain extremely high levels of special benefit services directly applied and proportional to the blocks that are demand the highest special benefit services, seven days per week, 365 days per year.

Similar to the PBID's benefit in providing commercial property owners higher rent tenancies due to the improvements in the PBID area, residential condo owners will derive enhanced benefits from their ownership due to the appreciation in values, and possibly rent increases, that they will derive from the special benefits funded by the PBID. Residential tenants derive no such benefit.

Ground floor commercial or retail condominiums or parcels will be assessed consistent with the assessment methodology used for other commercial parcels.

A total of 2,085,071 building square feet of condominium parcels is currently in Benefits zones 1, 3 and 4 of the PBID. The amount of residential condos is expected to increase by the next term of the PBID. These resident condo owners have a different relationship with the public rights of way as the district is truly their "neighborhood". They have pets, they walk and jog, they are present on a daily basis, they have children that attend school and they recreate in this growing urban environment. Of the total, 1,344,963 condominium building square feet is located in Benefit Zone 4. This represents 23% of this particular land use in that Benefit Zone. These residential condominium unit parcels will generate a total of \$625,521 of the overall budget, or 34% of the overall budget of the renewed district. \$403,490 of the total of \$625,521 will be generated from Benefit Zone 4 and the balance of \$88,917 will be generated from Benefit Zone 3 and \$133,115 will be generated from Benefit Zone 1.

Market rate residential building construction will be the fastest growing component of land use changes in the next five years of the district. To facilitate this growth and respond to existing residential special benefit needs, approximately 50% of the residential condo individually assessed parcels assessments or \$312,760 will be allocated to the "Sidewalk Operations" special benefit category and 50% of these assessments will be allocated to fund the "enhanced beautification and cleanliness" special benefit services to those sidewalks directly adjacent to the larger buildings which house these new condo parcels, as well as administrative services related to oversight of those services. The residential condos will also pay a portion of the contingency budget.

The "enhanced beautification" special benefit services may include, but not be limited to:

- Daily sidewalk and gutter sweeping on the frontages adjacent to the residential condo individually assessed parcels;
- enhanced steam cleaning on the frontages adjacent to the residential condo individually assessed parcels;
- pet waste distribution stations on the frontages adjacent to the residential condo individually assessed parcels;
- enhanced beautification benefit services on the frontages adjacent to the residential condo individually assessed parcels;

- installation of hanging plants, planters and tree planting and upkeep in the sidewalks on the frontages adjacent to the residential condo individually assessed parcels;
- design, and implementation of public spaces on the frontages adjacent to the residential condo individually assessed parcels;
- enhanced security in the evening hours, on the weekends and on holidays on the frontages adjacent to the residential condo individually assessed parcels;
- and other services requested by the condo individually assessed parcels that confer special benefit to the frontages adjacent to the residential condo individually assessed parcels;
- administrative oversight and representing these residential condo owners on issues of land use, zoning and planning.

All special benefit services of the Greater South Park PBID are over and above what the City of Los Angeles provides to individually assessed parcels within the boundaries of the PBID. These services confer a special benefit to the individually assessed parcels within the district based upon the assessments paid to fund the allocation of these services. These special benefit services are only provided for individually assessed parcels within the boundaries of the District, and not to any parcels outside of those boundaries.

<i>Benefit Zone</i>	<i>First Year Annual Contribution to District</i>	<i>First Year Percentage</i>
1	\$ 478,142.00	26%
2	\$ 80,835.00	4%
3	\$ 386,309.00	21%
4	\$ 916,603.00	49%
<i>Total</i>	<i>\$ 1,861,889.00</i>	<i>100%</i>

Duration:

The renewed district shall have a five-year term which shall commence on January 1, 2013 and expire on December 31, 2017.

Cap:

Annual assessment increases will not exceed 5% per year. Increases will be determined by the PBID Owner's Association and will vary between 0 – 5% in any given year, relative to the rate of the previous year.

Changes in land use, development of empty parcels, demolition of existing buildings in Benefit Zones 1, 3, and 4, and creation of new parcels through new building or residential condo development may alter the budget from year-to-year based upon the changes in the building square footage of an individual parcels. Since linear frontage and lot size normally are not altered in the redevelopment of a site, the only changes will be realized in the Benefit Zones 1, 3, and 4 building square footage amount and costs of the individual parcel, based upon which Benefit Zone it is located within.

Bonds

The District will not issue any bonds related to any program.

Reallocation of Annual Operating Budget:

Revenues for specific programs may be reallocated from year-to-year among District activities within a 10% range within each budget line item and may not exceed 10% of the total budget for all program and activities based upon changes in market conditions for those services. Market costs may vary from year-to-year; per service category so budget line items may vary by up to 10% per budget line item. Ten per cent of the services will not be allocated from the Enhanced Beautification and Sidewalk Services since these services are directly related to the special benefits conferred to individually assessed residential condo parcels. Furthermore, since the services in the Benefit Zones are related to the special benefit services for each of the respective zones, this 10% variance will not provide for transfer of funds between Benefit Zones, as each zone is assessed for its specific menu of services. The percentage of funds generated per Benefit Zone relative to the overall PBID, will remain constant, regardless of alterations in the categories of services.

A ten percent (10%) deviation in a budget line item will not be considered significant. If deviation in a budget line item exceeds 10%, or if the District decides to make budget allocation changes that exceed 10% of the total budget for all programs, improvements and activities, and such changes could or may adversely impact the benefits received by the assessed individual parcels in the District, the District will request City Council authorization to modify the programs, improvements and activities to be funded pursuant to the PBID ordinance. However, in no event may the Owners' Association spend more than the total amount budgeted in the Management District Plan for any given year, including delinquent payments, interest income and rollover funds, without City Clerk or City Council approval.

Five Year Maximum Assessments for the PBID:

A projected five-year operating budget for the Greater South Park PBID is provided below. The projections are based upon the following assumptions that there will be a five per cent maximum increase annually, even though this decision will be made by the Board of the Owners Association of the renewed District.

**Five Year Projection of Maximum Assessment for the
Greater South Park Property Business Improvement District- Table 3 – D**

	FY 1	FY2	FY3	FY 4	FY 5
Sidewalk Operations, Beautification	\$ 937,007.00	\$ 983,857.35	\$ 1,033,050.22	\$ 1,084,702.73	\$ 1,138,937.86
District Identity	\$ 346,190.00	\$ 363,499.50	\$ 381,674.48	\$ 400,758.20	\$ 420,796.11
Enhanced Beautification and Sidewalk Cleaning	\$ 297,902.00	\$ 312,797.10	\$ 328,436.96	\$ 344,858.80	\$ 362,101.74
Administration/ Corporate Operations	\$ 186,188.00	\$ 195,497.40	\$ 205,272.27	\$ 215,535.88	\$ 226,312.68
Contingency/City Fees	\$ 94,602.00	\$ 99,332.10	\$ 104,298.71	\$ 109,513.64	\$ 114,989.32
Total	\$ 1,861,889.00	\$ 1,954,983.45	\$ 2,052,732.62	\$ 2,155,369.25	\$ 2,263,137.72

Continuation of Budget & Assessments

Assessments for the maintenance of improvements constructed by the District, if any, shall continue to be levied on each parcel of land within the District for a period of time equal to the useful life of improvement, as determined by the City Clerk, regardless of whether the District is disestablished or the term of the original levy has expired. This Management District Plan or the PBID assessments will not fund any construction of long term capital improvements by the PBID.

SECTION 4

ASSESSMENT METHODOLOGY

The recommended methodology for the Greater South Park Property Business Improvement District employs the following property variables in funding the special benefit assessments: building square footage, lot size, linear frontage, residential condominium parcel unit building square footage and location within a particular benefit zone. See Attachment II. The Assessment Engineers Report, for a complete analysis of the assessment methodology.

Calculation of Assessments

The proportionate special benefit derived by each identified parcel shall be determined in a relationship to the entirety of the capital cost of an improvement or the maintenance and operation expenses of an improvement or for the cost of property service being provided. Per California Constitutional Amendment Article XIII D, Section 2(i), "Special benefit" means a particular and distinct benefit over and above general benefits conferred on real property located in the district or to the public at large.

No assessment shall be imposed on any parcel, which exceeds the reasonable cost of the proportional special benefits conferred upon that parcel. Only special benefits are assessable and these benefits must be separated from any general benefits. A general benefit is defined as a benefit to properties in the district as well as within the surrounding area or a benefit to the public in general resulting from improvement, activity or service to be provided by the assessment levied.

All benefits derived from the assessments outlined in the Management District Plan are for specific services directly benefiting the individually assessed parcels within each Benefit Zone within this area. All activities and improvements are provided solely to the individually assessed parcels within the renewed District to enhance the image of the benefiting parcels of the district. All services are delivered within the boundaries and designed only for the direct benefit of the individually assessed parcels in the renewed District. No services will be provided to non-assessed parcels outside of the District. Any potential spillover effect is unquantifiable as previously mentioned in this report. All general benefits (if any) are intangible and unquantifiable.

These individually assessed parcels have been defined on the County Assessor's most current parcel maps.

Due to the "four property variable" assessment methodology, any changes to the building square footage, or construction of condominium unit parcels in Benefit Zones 1, 3 or 4 may result in subsequent additions or subtractions of assessable assessments for parcels included and assessed in these three zones.

No services will be provided to any non-assessed parcels in the PBID. There are no exempted parcels in the proposed PBID.

The preceding methodology is applied to the parcel database within the renewed District. The process for compiling the property database includes the following steps:

- A report was submitted to the City Clerk's office using the data obtained from the County of Los Angeles Assessor's office. The City Clerk verified the report in August and then October 2011.
- A list of properties to be included within the Greater South Park Business Improvement District is provided in Section 7 Page 39.

The methodology assigns specific special benefit services to property variables and the zones of those property variables. Each zone must pay for the special benefit services provided to the individually assessed parcels within that zone, based upon the frequency that meets their special benefit needs.

Each special benefit service is funded by a property variable, or combination of property variables in all four benefit zones. Each Benefit Zone will contribute to Administration since this special benefit activity has to do with special benefits conferred throughout the whole district on a daily basis, or in the case of Contingency, a debt or non-payment impacting the district as a whole.

The total assessable footage within the renewed district is as follows:

Table 4 – A
Total Assessed Property Variables within the District

<i>Assessed Property Variable</i>	<i>Total Assessed Square Feet within the District</i>
Linear Frontage	53,836 linear feet
Building Square Footage (non- residential condo parcels)	9,220,915 building square feet
Lot or parcel size	5,147,114 square feet
Residential Condo Building Square Feet	2,085,071 square feet

Table 4 – B

Total Revenue Generated by Property Variable within the District

<i>Assessed Property Variable</i>	<i>Total Assessed Amount within all Four Benefit Zones of the District</i>
Linear Frontage	\$ 624,246.00
Building Square Footage (non- residential condo parcels)	\$ 346,090.00
Lot Size	\$ 266,032.00
Residential Condo Building Square Feet	\$ 625,521.00
Total	\$1,861,889.00

Table 4 – C
First Year Total Assessments by Benefit Zone and Property Variable

<i>Property Variable</i>	<i>Benefit Zone 1</i>	<i>Benefit Zone 2</i>	<i>Benefit Zone 3</i>	<i>Benefit Zone 4</i>
Linear Frontage	\$98,745.00	\$ 80,835.00	\$ 156,156.00	\$288,510.00
Lot Size Sq. Footage	\$70,149.00	00	\$ 86,235.00	\$109,648.00
Building Square Footage	\$176,133.00	00	\$55,001.00	\$114,955.00
Residential Condo Square Footage	\$133,115.00	00	\$88,917.00	\$403,490.00
Total	\$ 478,142.00	\$ 80,835.00	\$386,309.00	\$916,603.00

Table 4 – D
First Year Annual Cost by Benefit Zone and Property Variable

<i>Property Variable</i>	<i>Benefit Zone 1</i>	<i>Benefit Zone 2</i>	<i>Benefit Zone 3</i>	<i>Benefit Zone 4</i>
Linear Frontage	\$15.00	\$15.00	\$12.00	\$ 10.00
Lot Size Sq. Footage	\$0.065	\$0.00	\$0.065	\$0.04
Building Square Footage	\$0.05	\$0.00	\$0.05	\$0.025
Residential Condo Square Footage	\$0.30	\$0.30	\$0.30	\$0.30

Sidewalk Operations Services, analysis of costs:

The \$ 937,007.00 costs for Sidewalk Operations services are based upon:

1. Annual Security Services: The existing PBID is currently spending approximately \$420,000 in 2011 for private security services providing by Securitas, a private security contractor, and allocated throughout the District.
2. Annual sidewalk cleaning, trash removal and sidewalk steam cleaning services, trash removal, graffiti removal, landscaping and other sidewalk related services are currently by the LA Conservation Corp and are estimated to cost \$ 372,000 for 2011. This may increase to \$400,000 in 2013.
3. Approximately \$ 50,000 is allocated currently for cleaning supplies, trash bags, pet waste dispenser bags, fuel for vehicles, vehicle maintenance and other supplies to deliver the services per Benefit Zone.
4. Approximately \$ 30,000 will be allocated for other costs increases and approximately \$50,000 will be provided for new maintenance equipment in the renewed District including, but not limited to: a new industrial steam clean machine (\$30,000), small pickup truck, (\$15,000) and miscellaneous cleaning materials.
5. The sum of these costs constitutes the first annual budget for Sidewalk Operations for 2013.

Table 4 – E

Maintenance and Security Services allocated to each Benefit Zone in Proportion to their property variable contribution to this service

Sidewalk operations constitutes 50% or \$937,007.00 of the overall renewed District first year budget. These services will be funded by:

- a. 100% of the 53,836 linear feet assessments throughout all Benefit Zone (see Table 4-C) = \$ 624,246.00
- b. Plus 50% of the residential condo unit building square foot assessments in all 4 Benefit Zones = \$ 312,761.00

Person hours for maintenance and security are currently set in the current District Plan at a blended gross hourly rate of \$20.50 per hour for maintenance and security. Based upon this hourly rate the Sidewalk operations services will be allocated by Benefit Zones during the first year of the District as follows:

<i>Assessed Property Variable</i>	<i>Benefit Zone 1</i>	<i>Benefit Zone 2</i>	<i>Benefit Zone 3</i>	<i>Benefit Zone 4</i>
100% of Linear Frontage Annual Revenues Per Benefit Zone	\$98,745.00	\$80,835.00	\$156,156.00	\$288,510.00
50% of Annual Revenues from Residential Condos	\$66,558.00		\$44,458.00	\$201,745.00
<i>Sub-total of costs allocated for Sidewalk Operations Services per Benefit Zone</i>	<i>\$165,303.00</i>	<i>\$80,835.00</i>	<i>\$200,614.00</i>	<i>\$490,255.00</i>
Annual allocation of personnel hours*	Approximately 8,000 hours	Approximately 4,000 hours	Approximately 9800 hours	Approximately 2400 hours
Monthly allocation of personnel hours	Approximately 670 hours	Approximately 330 hours	Approximately 800 hours	Approximately 2,000 hours
Weekly allocation of personnel hours	Approximately 150 hours	Approximately 75 hours	Approximately 200 hours	Approximately 450 hours

*** Hourly rate for security and maintenance employees is set at a current rate of approximately \$20.50 gross hourly rate.**

Market costs may vary from year-to-year, per service category so budget line items may vary by up to 10%.

District Identity Services:

The Owners Association will commence an aggressive campaign to brand South Park for retail businesses, to promote business attraction, new customers, promote the area as the finest sport and entertainment venue in Southern California as well as build up the transit oriented access to the community. More importantly, South Park is becoming one of the fast growing residential urban neighborhoods in the region and the District Identity fund can do much to advance this

image of the area. Therefore, all land uses and all individual parcel owners in Benefit Zones 1, 3 and 4 (except residential condos and government parcels) have much to gain from a systematic campaign that brings positive attention and commerce to the renewed District.

District Identity Special Benefits will be funded by the commercial building square footage assessments in Benefit Zones 1, 3 and 4. *Since Benefit Zone 2 represents the Los Angeles Convention Center and only pays for sidewalk operations services, it will not receive any District Identity special benefits under this plan. Additionally, residential condo and government individually assessed parcels will not pay into the District Identity special benefits for the PBID.*

As seen in Table 4-B above, the annual budget for District Identity Services for the first year of the renewed District will be \$346,190.00. This represents 19% of the overall renewed first year District budget. Section 3, page 20 of this plan lists the potential District Identity special benefit services that are anticipated within the first year of the renewed District's operations.

See pages 18 and 19 for estimated costs which give the rationale for the determination of costs for District Identity special benefit services in the renewed PBID. Market costs may vary from year-to-year, per service category so budget line items may vary by up to 10%.

Enhanced Beautification Services:

The services in this category primarily serve the condo parcels in Benefit Zones 1, 3, and 4. These services respond to the needs of residential condo individually assessed parcels within the PBID based upon the rationale explained on page 21. The services for this category of special benefit services are outlined in Section 3, on pages 20 thru 24 in the District Improvements and Activities Section of this report.

The Enhanced Beautification services will be funded by 48% of the residential condominium unit building square footage parcel assessments or \$297,902.00 during the first year of the renewed District. The remaining balance will **not** be allocated District Identity services, but rather to the Sidewalk Operations and Administrative related and Contingency special benefit services categories within Benefit Zones 1, 3, and 4.

These residential condo assessments will also cover administration and contingency as part of this category of assessment allocation.

Administration and Contingency:

Administration and Contingency costs are listed as a straight percentage of the overall budget. Though the Administrative and Contingency do not specifically confer actual tangible benefits to individually assessed parcels in the same way that Sidewalk Operations and District Identity do, they are a necessary component of any special benefits district.

A figure of 15% for both Administrative and Contingency has been inserted to ensure that this section of the budget is adequately funded for proper oversight of the special benefit services of the renewed District, as well as to make accommodations for assessment delinquencies and reserve needs. This 15% figure is well within the standard for administrative and contingency oversight costs. Market costs may vary from year-to-year; per service category so budget line items may vary by up to 10%. To sum up, the various categories of special benefits are funded by the following property variables in the district:

Table 4 – E

Special Benefit Services Funded by Specific Property Variables in the Renewed District

PROGRAM OR ACTIVITY FUNDED BY THE GREATER SOUTH PARK BUSINESS IMPROVEMENT DISTRICT	FUNDED BY PROPERTY VARIABLE IN ALL BENEFIT ZONES	APPROXIMATE% OF ANNUAL BUDGET	ESTIMATED ANNUAL COSTS
Sidewalk Operation Services	100% of all Linear Frontage assessments in all four Benefit zones and approximately 52% of all residential condominium unit assessments in Benefit Zones 1, 3 and 4	50%	\$ 937,007.00
District Identity	Building Square footage assessments in Benefit zones 1, 3 and 4 and DOES NOT include residential condo unit assessments	19%	\$ 346,190.00
Enhanced Beautification and Sidewalk Services	48% of the residential condominium unit assessments in Zones 1, 3 and 4	16%	\$ 297,902.00
Administration/Corporate Operations	Lot or parcel square footage assessments in Zones 1, 3 and 4, including a portion from the residential condo assessments	10%	\$ 186,188.00
Contingency/City Fees/Reserves	Lot or parcel square footage assessments in Zones 1, 3 and 4 including a portion from the residential condo assessments	5%	\$ 94,602.00
TOTAL		100%	\$ 1,861,889.00

Calculation of Annual Individual Parcel Assessments by Benefit Zone:

Using a 5,000 square foot parcel, with 3,000 square foot building, and 50 linear feet, the following first year all assessments would be paid per individual parcel per Benefit Zone. The total first year assessment is the sum of all assessed property variables within each benefit zone, based upon the special benefit services they will receive in the renewed district.

Benefit Zone 1:

Linear frontage: 50 linear feet x \$ 15.00 = \$ 750.00

5,000 sq. feet of lot size x \$0.065 = \$325.00

3,000 square foot of building x \$0.05 = \$150.00

Total first year assessment: \$1,225.00

Benefit Zone 2:

Linear frontage: 50 linear feet x \$ 15.00 = \$ 750.00

5,000 sq. feet of lot size x \$0.00 = 0

3,000 square foot of building x \$0.0 = 0

Total first year assessment: \$750.00

Benefit Zone 3:

Linear frontage: 50 linear feet x \$ 12.00 = \$600.00

5,000 sq. feet of lot size x \$0.065 = \$325.00

3,000 square foot of building x \$0.05 = \$150.00

Total first year assessment: \$1,075.00

Benefit Zone 4:

Linear frontage: 50 linear feet x \$ 10.00 = \$500.00

5,000 sq. feet of lot size x \$0.04 = \$200.00

3,000 square foot of building x \$0.025 = \$75.00

Total first year assessment: \$775.00

Residential Condo Building Square Footage/All Benefit Zones:

Building Square foot x \$0.30 per square foot =

500 sq. feet = \$150.00

1,000 sq. feet = \$300.00

1,500 sq. feet = \$450.00

2,000 sq. feet = \$ 600.00

Future Development:

As a result of continued new development, the renewed District will experience the addition or subtraction of assessable commercial buildings or the conversion of empty parcels into new buildings or high density residential condo complexes. In addition, the new Farmers Field is anticipated to possibly be included on the Los Angeles Convention Center site. The proposed and anticipated changes in the renewed District have been considered in selecting the Benefit zone boundary lines. The Management District Plan assessment methodology will accommodate any and all changes anticipated within the term of the PBID with annual adjustments being submitted to the City, as these assessment formula and property variable alterations occur. In future years, the assessments for the special benefits bestowed upon the include benefitting PBID parcels may change in accordance with the assessment methodology formula listed in this plan and Engineer's report provided the assessment rate does not change. If

the assessment formula if proposed to be increased, then a Proposition 218 mail ballot procedure will be required for approval of increasing the formula changes.

Five Year Assessment Increases Based Upon a 5% Annual Increase, per Property Variable and Per Benefit Zone, 2013 - 2017

Table 4 - F / Benefit Zone 1

Projected Assessment	FY 1	FY2	FY3	FY4	FY5
Linear Frontage	\$15.00	\$15.75	\$16.54	\$17.36	\$18.23
Lot Square Footage	0.065	0.068	0.072	0.075	0.079
Building Square Footage	\$0.05	\$0.05	\$0.06	\$0.06	\$0.06
Residential Condo Building Square Footage	\$0.30	\$0.32	\$0.33	\$0.35	\$0.36

Table 4 - G / Benefit Zone 2

Projected Assessment	FY 1	FY2	FY3	FY4	FY5
Linear Frontage	\$15.00	\$15.75	\$16.54	\$17.36	\$18.23

Table 4 - H / Benefit Zone 3

Projected Assessment	FY 1	FY2	FY3	FY4	FY5
Linear Frontage	\$12.00	\$12.60	\$13.23	\$13.89	\$14.59
Lot Square Footage	\$0.065	\$0.068	\$0.072	\$0.075	\$0.079
Building Square Footage	\$0.050	\$0.053	\$0.055	\$0.058	\$0.061
Residential Condo Building Square Footage	\$0.30	\$0.32	\$0.33	\$0.35	\$0.36

Table 4 - I / Benefit Zone 4

Projected Assessment	FY 1	FY2	FY3	FY4	FY5
Linear Frontage 1	\$10.00	\$10.50	\$11.03	\$11.58	\$12.16
Lot Square Footage	\$0.040	\$0.042	\$0.044	\$0.046	\$0.049
Building Square Footage	\$0.025	\$0.026	\$0.028	\$0.029	\$0.030
Residential Condo Building Square Footage	\$0.300	\$0.315	\$0.331	\$0.347	\$0.365

Budget Adjustments

Annual budget surpluses, if any, will be rolled into the following year's budget.

Time and Manner for Collecting Assessments

The PBID assessments will appear as a separate line item on annual property tax bills prepared by the County of Los Angeles. In addition, for the first fiscal year, 2013, the City of Los Angeles may prepare a manual billing to ensure that special benefit services are funded commencing January 1, 2013.

Cap:

Annual assessment increases will not exceed 5% per year. Increases will be determined by the PBID Owner's Association and will vary between 0 – 5% in any given year, relative to the rate of the previous year.

Changes in land use, development of empty parcels, demolition of existing buildings in Benefit Zones 1, 3, and 4, and creation of new parcels through new building or condo development may alter the budget from year-to-year based upon the changes in the building square footage of an individually assessed parcel. Since linear frontage and lot size normally are not altered in the redevelopment of a site, the only changes will be realized in the Benefit Zones 1, 3, and 4 building square footage amount and costs of the individual parcel, based upon which Benefit Zone it is located within.

Disestablishment

Each year of its existence, Section 36670 provides a 30 day annual window for disestablishment of the PBID. If the PBID is dis-established, the balance of remaining special benefit assessments shall be distributed to district individually assessed parcels based upon the same weight in which they were contributed.

Government Assessments

The Management District Plan assumes that the City of Los Angeles and other government entities will pay assessments for the public property within the boundaries of the District. Article XIII D, Sec 4 of the California Constitution was added in November of 1996 to provide for these payments.

Parcels owned by the City of Los Angeles, the Los Angeles Unified School District and the County of Los Angeles shall receive special benefits, commensurate with the assessments paid into the District. The publicly owned parcels are presumed to benefit in proportion to their assessments equally to the privately owned parcels, consistent with their location within their respective benefit zones. Publicly owned parcels do pay into the District Identity budget.

Table 4 - J

Government Owned Parcels

APN	Legal Owner	ST. #	Site Street	Benefit Zone	Annual Assessment
5138 016 913	City Of Los Angeles	1111	S Figueroa St	1	\$91,899.13
5134 007 933	City Of Los Angeles		S Figueroa St	2	\$45,045.00
5138 016 912	City Of Los Angeles	1201	S Figueroa St	2	\$24,405.00
5138 016 914	City Of Los Angeles		*no Site Address*	2	\$11,385.00
5138 025 900	City Of Los Angeles	1258	S Figueroa St	3	\$5,183.30
				Total	\$177,917.43
5134 014 905	Community Redevelopment Agency	1600	S Hope St	4	\$3,343.92
5134 012 900	Community Redevelopment Agency	1521	S Hope St	4	\$2,360.00
5134 012 901	Community Redevelopment Agency	1515	S Hope St	4	\$810.00
				Total	\$6,513.92
5138 004 900	L A City Dept Of Water & Power		*no Site Address*	3	\$2,863.50
5134 022 903	L A Unified School Dist	240	Venice Blvd	4	\$31,493.80
5138 026 900	LACMTA	1232	S Flower St	4	\$822.50
5139 023 907	State Bar Of Calif.	312	W 12th St	4	\$3,196.00
5139 023 908	State Bar Of Calif.		*no Site Address*	4	\$867.08
5139 023 909	State Bar Of Calif.	1216	S Grand Ave	4	\$818.00
5139 023 910	State Bar Of Calif.	1220	S Grand Ave	4	\$818.00
5139 023 911	State Bar Of Calif.	1228	S Grand Ave	4	\$818.00
5139 023 912	State Bar Of Calif.	1230	S Grand Ave	4	\$818.00
5139 023 913	State Bar Of Calif.	1236	S Grand Ave	4	\$818.00
				Total	\$8,153.08

SECTION 5

DISTRICT RULES AND REGULATIONS

A Property Business Improvement District (PBID) may establish rules and regulations that uniquely apply to the District. The Greater South Park Property Business Improvement District has not adopted any specific rules, every property will pay its proportional share of assessments to fund the special benefits conferred on that specific parcel.

BONDS

The District will not issue any bonds related to any program.

SECTION 6

IMPLEMENTATION TIMETABLE

The Greater South Park Property Business Improvement District is expected to begin implementation of the Management District Plan on January 1, 2013. The Greater South Park Property Business Improvement District will have a five-year life beginning January 1, 2013 through December 31, 2017.

SECTION 7

**PARCEL NUMBERS OF PROPERTIES INCLUDED IN THE
GREATER SOUTH PARK PROPERTY BUSINESS IMPROVEMENT DISTRICT**

List of Parcels in the Greater South Park Property Business Improvement District:

<u>APN</u>	<u>BZ</u>	<u>Assessment</u>						
5134 007 016	3	\$3,673.60	5134 011 012	4	\$895.00	5134 017 002	4	\$1,118.00
5134 007 018	3	\$2,831.85	5134 011 013	4	\$1,116.00	5134 017 003	4	\$1,050.50
5134 007 933	2	\$45,045.00	5134 011 016	4	\$800.00	5134 017 004	4	\$955.75
5134 008 003	3	\$4,156.53	5134 011 017	4	\$972.25	5134 017 005	4	\$2,594.70
5134 008 004	3	\$1,362.24	5134 011 018	4	\$800.00	5134 017 006	4	\$2,691.55
5134 008 005	4	\$1,351.64	5134 011 019	4	\$1,185.00	5134 017 009	4	\$6,082.00
5134 008 006	4	\$13,180.11	5134 011 020	4	\$1,165.25	5134 017 011	4	\$1,941.20
5134 008 007	4	\$3,255.63	5134 011 021	4	\$1,157.88	5134 017 014	4	\$1,101.00
5134 009 002	4	\$800.00	5134 011 023	4	\$1,617.00	5134 017 016	4	\$1,049.50
5134 009 003	4	\$800.00	5134 011 024	4	\$4,610.90	5134 017 020	4	\$975.52
5134 009 004	4	\$800.00	5134 011 025	4	\$1,925.00	5134 017 028	4	\$19,890.96
5134 009 005	4	\$1,045.00	5134 011 026	4	\$2,300.00	5134 017 029	4	\$9,788.82
5134 009 006	4	\$982.75	5134 011 027	4	\$880.00	5134 017 030	4	\$5,172.47
5134 009 007	4	\$800.00	5134 011 028	4	\$880.00	5134 017 031	4	\$2,562.20
5134 009 008	4	\$800.00	5134 011 029	4	\$880.00	5134 020 001	4	\$1,943.20
5134 009 009	4	\$987.50	5134 011 030	4	\$3,260.00	5134 020 002	4	\$1,940.00
5134 009 011	3	\$7,872.00	5134 012 010	4	\$2,487.50	5134 020 003	4	\$890.00
5134 009 012	3	\$1,434.88	5134 012 011	4	\$987.50	5134 020 004	4	\$890.00
5134 009 016	3	\$2,283.80	5134 012 012	4	\$966.25	5134 020 023	4	\$6,212.63
5134 009 018	4	\$2,095.66	5134 012 015	4	\$1,239.88	5134 020 024	4	\$4,344.73
5134 009 019	3	\$4,415.00	5134 012 016	4	\$981.25	5134 021 001	4	\$1,940.00
5134 009 020	4	\$2,238.00	5134 012 017	4	\$953.75	5134 021 002	4	\$2,835.48
5134 010 004	4	\$3,693.40	5134 012 018	4	\$1,842.55	5134 021 003	4	\$1,015.25
5134 010 005	4	\$2,375.00	5134 012 020	4	\$1,084.50	5134 021 016	4	\$8,621.04
5134 010 006	4	\$975.63	5134 012 024	4	\$1,965.00	5134 022 903	4	\$31,493.80
5134 010 007	4	\$1,021.70	5134 012 026	4	\$7,403.53	5134 023 001	4	\$1,973.80
5134 010 008	4	\$962.50	5134 012 027	4	\$4,532.87	5134 023 002	4	\$4,994.03
5134 010 009	4	\$816.00	5134 012 900	4	\$2,360.00	5134 023 006	4	\$3,257.95
5134 010 010	4	\$1,439.73	5134 012 901	4	\$810.00	5134 023 009	4	\$2,861.85
5134 010 011	3	\$1,180.48	5134 014 008	4	\$918.46	5134 025 042	4	\$4,979.74
5134 010 013	3	\$2,207.50	5134 014 010	4	\$744.00	5134 025 043	4	\$2,578.50
5134 010 014	3	\$2,207.50	5134 014 011	4	\$925.25	5134 025 044	4	\$1,888.21
5134 010 015	3	\$622.13	5134 014 012	4	\$1,452.73	5134 025 045	4	\$966.06
5134 010 016	3	\$1,324.50	5134 014 019	4	\$2,438.80	5134 025 046	4	\$905.06
5134 010 017	3	\$1,328.53	5134 014 020	4	\$4,105.74	5134 025 047	4	\$1,360.08
5134 010 018	4	\$912.00	5134 014 021	4	\$3,748.13	5134 025 048	4	\$890.68
5134 010 019	4	\$880.00	5134 014 022	4	\$1,044.00	5134 025 049	4	\$912.80
5134 010 021	3	\$1,103.75	5134 014 905	4	\$3,343.92	5134 025 050	4	\$1,468.76
5134 010 022	3	\$1,103.75	5134 015 012	4	\$1,418.73	5134 025 052	4	\$630.54
5134 010 023	3	\$11,839.20	5134 015 013	4	\$3,025.65	5138 002 019	3	\$6,047.88
5134 011 006	4	\$1,003.75	5134 015 019	4	\$743.08	5138 002 029	3	\$1,141.13
5134 011 007	4	\$1,290.38	5134 015 025	4	\$4,382.25	5138 002 030	4	\$5,180.00
5134 011 008	4	\$1,253.75	5134 015 026	4	\$1,199.08	5138 002 031	3	\$4,335.09
5134 011 009	4	\$997.50	5134 015 027	4	\$6,176.93	5138 002 032	3	\$10,087.70
			5134 017 001	4	\$2,252.92	5138 002 033	3	\$347.60

5138 003 001	3	\$3,880.65	5138 007 096	1	\$0.00	5138 014 029	4	\$428.10
5138 003 002	3	\$3,962.80	5138 007 097	1	\$0.00	5138 014 030	4	\$430.80
5138 003 003	3	\$1,699.44	5138 007 098	1	\$0.00	5138 014 031	4	\$427.20
5138 003 008	3	\$9,803.17	5138 007 099	1	\$0.00	5138 014 032	4	\$428.10
5138 003 012	3	\$7,485.62	5138 007 100	1	\$0.00	5138 014 033	4	\$430.80
5138 003 014	3	\$8,896.10	5138 007 101	1	\$0.00	5138 014 034	4	\$416.10
5138 003 015	3	\$3,422.07	5138 007 103	1	\$0.00	5138 014 035	4	\$644.70
5138 004 001	3	\$5,213.83	5138 012 002	4	\$10,160.08	5138 014 036	4	\$429.60
5138 004 002	3	\$1,508.80	5138 012 007	3	\$732.00	5138 014 037	4	\$426.90
5138 004 003	3	\$1,097.25	5138 012 008	3	\$448.00	5138 014 038	4	\$426.00
5138 004 004	3	\$1,097.25	5138 012 009	3	\$896.00	5138 014 039	4	\$429.60
5138 004 005	3	\$1,097.25	5138 012 010	3	\$705.75	5138 014 040	4	\$426.90
5138 004 010	3	\$8,089.28	5138 012 011	3	\$681.75	5138 014 041	4	\$426.00
5138 004 900	3	\$2,863.50	5138 012 012	3	\$2,658.50	5138 014 042	4	\$429.60
5138 005 008	3	\$1,344.75	5138 012 013	4	\$980.80	5138 014 043	4	\$426.90
5138 005 015	3	\$1,851.75	5138 012 014	4	\$636.40	5138 014 044	4	\$426.00
5138 005 016	3	\$1,058.25	5138 012 015	4	\$492.00	5138 014 045	4	\$674.40
5138 005 017	3	\$2,750.25	5138 012 016	4	\$328.00	5138 014 046	4	\$471.60
5138 005 026	3	\$1,994.10	5138 012 017	4	\$945.05	5138 014 047	4	\$501.90
5138 005 032	3	\$4,767.60	5138 012 023	3	\$10,078.61	5138 014 048	4	\$553.20
5138 005 033	3	\$8,824.20	5138 012 024	3	\$4,581.95	5138 014 049	4	\$369.60
5138 005 034	3	\$1,085.55	5138 012 026	4	\$820.00	5138 014 050	4	\$356.40
5138 005 036	3	\$3,806.25	5138 012 029	4	\$24.00	5138 014 051	4	\$445.20
5138 005 038	3	\$1,090.75	5138 012 030	4	\$960.00	5138 014 052	4	\$410.40
5138 005 039	3	\$2,907.95	5138 012 031	4	\$12.00	5138 014 053	4	\$432.00
5138 005 040	3	\$1,087.50	5138 012 032	4	\$2,642.00	5138 014 054	4	\$378.00
5138 005 041	3	\$1,004.66	5138 013 041	4	\$151.56	5138 014 055	4	\$432.00
5138 005 044	3	\$2,175.00	5138 013 056	4	\$2,025.78	5138 014 056	4	\$378.00
5138 005 045	3	\$1,174.05	5138 013 060	4	\$982.08	5138 014 057	4	\$432.00
5138 006 007	3	\$1,097.25	5138 013 061	4	\$1,423.72	5138 014 058	4	\$378.00
5138 006 008	3	\$1,097.25	5138 013 062	4	\$987.20	5138 014 059	4	\$395.40
5138 006 009	3	\$4,342.50	5138 013 063	4	\$3,810.28	5138 014 060	4	\$395.40
5138 006 014	3	\$1,601.50	5138 013 066	4	\$4,314.00	5138 014 061	4	\$378.00
5138 006 020	3	\$3,714.48	5138 013 067	4	\$6,562.13	5138 014 062	4	\$432.00
5138 006 021	3	\$2,625.36	5138 013 068	4	\$1,968.00	5138 014 063	4	\$378.00
5138 006 022	3	\$1,052.98	5138 013 069	4	\$984.00	5138 014 064	4	\$432.00
5138 006 023	3	\$3,110.79	5138 013 070	4	\$1,525.20	5138 014 065	4	\$378.00
5138 006 024	3	\$10,468.07	5138 013 071	4	\$3,486.00	5138 014 066	4	\$432.00
5138 006 027	3	\$3,250.45	5138 013 072	4	\$9,315.25	5138 014 067	4	\$410.40
5138 007 070	1	\$2,870.85	5138 014 001	4	\$2,376.00	5138 014 068	4	\$445.20
5138 007 071	1	\$2,967.50	5138 014 002	4	\$794.00	5138 014 069	4	\$356.40
5138 007 080	1	\$24,806.76	5138 014 003	4	\$1,157.38	5138 014 070	4	\$369.60
5138 007 081	1	\$70,971.48	5138 014 004	4	\$803.80	5138 014 071	4	\$356.40
5138 007 082	1	\$53,872.67	5138 014 005	4	\$793.80	5138 014 072	4	\$445.20
5138 007 083	1	\$13,258.95	5138 014 006	4	\$793.80	5138 014 073	4	\$409.80
5138 007 084	1	\$0.00	5138 014 007	4	\$583.20	5138 014 074	4	\$431.40
5138 007 085	1	\$0.00	5138 014 011	4	\$3,364.00	5138 014 075	4	\$377.40
5138 007 086	1	\$0.00	5138 014 012	4	\$1,621.50	5138 014 076	4	\$431.40
5138 007 087	1	\$0.00	5138 014 015	4	\$5,519.35	5138 014 077	4	\$377.40
5138 007 088	1	\$11,757.20	5138 014 021	4	\$553.20	5138 014 078	4	\$431.40
5138 007 089	1	\$32,355.75	5138 014 022	4	\$501.90	5138 014 079	4	\$377.40
5138 007 090	1	\$0.00	5138 014 023	4	\$470.40	5138 014 080	4	\$394.80
5138 007 091	1	\$0.00	5138 014 024	4	\$570.30	5138 014 081	4	\$394.80
5138 007 092	1	\$25,391.55	5138 014 025	4	\$427.20	5138 014 082	4	\$377.40
5138 007 093	1	\$8,508.25	5138 014 026	4	\$428.10	5138 014 083	4	\$431.40
5138 007 094	1	\$6,366.35	5138 014 027	4	\$430.80	5138 014 084	4	\$377.40
5138 007 095	1	\$0.00	5138 014 028	4	\$427.20	5138 014 085	4	\$431.40

5138 014 086	4	\$377.40	5138 017 026	4	\$276.00	5138 017 083	4	\$279.00
5138 014 087	4	\$431.40	5138 017 027	4	\$468.00	5138 017 084	4	\$276.00
5138 014 088	4	\$409.80	5138 017 028	4	\$264.00	5138 017 085	4	\$276.00
5138 014 089	4	\$445.20	5138 017 029	4	\$471.00	5138 017 086	4	\$468.00
5138 014 090	4	\$356.40	5138 017 030	4	\$210.00	5138 017 087	4	\$267.00
5138 014 091	4	\$633.60	5138 017 031	4	\$198.00	5138 017 088	4	\$273.00
5138 014 092	4	\$622.50	5138 017 032	4	\$279.00	5138 017 089	4	\$276.00
5138 014 093	4	\$590.40	5138 017 033	4	\$276.00	5138 017 090	4	\$381.00
5138 014 094	4	\$396.30	5138 017 034	4	\$276.00	5138 017 091	4	\$282.00
5138 014 095	4	\$494.40	5138 017 035	4	\$468.00	5138 017 092	4	\$270.00
5138 014 096	4	\$366.30	5138 017 036	4	\$267.00	5138 017 093	4	\$282.00
5138 014 097	4	\$422.70	5138 017 037	4	\$273.00	5138 017 094	4	\$267.00
5138 014 098	4	\$366.30	5138 017 038	4	\$276.00	5138 017 095	4	\$279.00
5138 014 099	4	\$494.40	5138 017 039	4	\$381.00	5138 017 096	4	\$408.00
5138 014 100	4	\$366.30	5138 017 040	4	\$282.00	5138 017 097	4	\$5,324.00
5138 014 101	4	\$383.70	5138 017 041	4	\$270.00	5138 018 027	3	\$1,345.00
5138 014 102	4	\$452.40	5138 017 042	4	\$282.00	5138 018 028	3	\$230.00
5138 014 103	4	\$438.00	5138 017 043	4	\$267.00	5138 018 029	3	\$192.00
5138 014 104	4	\$494.40	5138 017 044	4	\$279.00	5138 018 030	3	\$225.00
5138 014 105	4	\$438.00	5138 017 045	4	\$408.00	5138 018 031	3	\$180.00
5138 014 106	4	\$494.40	5138 017 046	4	\$471.00	5138 018 032	3	\$216.00
5138 014 107	4	\$438.00	5138 017 047	4	\$213.00	5138 018 033	3	\$276.00
5138 014 108	4	\$494.40	5138 017 048	4	\$198.00	5138 018 034	3	\$252.00
5138 014 109	4	\$467.10	5138 017 049	4	\$279.00	5138 018 035	3	\$216.00
5138 014 110	4	\$676.50	5138 017 050	4	\$276.00	5138 018 036	3	\$333.00
5138 014 111	4	\$623.10	5138 017 051	4	\$276.00	5138 018 037	3	\$258.00
5138 014 112	4	\$9,842.30	5138 017 052	4	\$468.00	5138 018 038	3	\$231.00
5138 015 026	3	\$36,080.78	5138 017 053	4	\$267.00	5138 018 039	3	\$210.00
5138 015 027	3	\$21,001.74	5138 017 054	4	\$273.00	5138 018 040	3	\$258.00
5138 015 028	3	\$23.65	5138 017 055	4	\$276.00	5138 018 041	3	\$330.00
5138 015 029	3	\$23.65	5138 017 056	4	\$381.00	5138 018 042	3	\$336.00
5138 015 030	3	\$23.65	5138 017 057	4	\$282.00	5138 018 043	3	\$204.00
5138 015 031	3	\$23.65	5138 017 058	4	\$270.00	5138 018 044	3	\$303.00
5138 015 032	3	\$23.65	5138 017 059	4	\$282.00	5138 018 045	3	\$255.00
5138 015 033	3	\$23.65	5138 017 060	4	\$267.00	5138 018 046	3	\$336.00
5138 015 034	3	\$23.65	5138 017 061	4	\$279.00	5138 018 047	3	\$333.00
5138 015 035	3	\$23.65	5138 017 062	4	\$408.00	5138 018 048	3	\$258.00
5138 015 036	3	\$23.65	5138 017 063	4	\$471.00	5138 018 049	3	\$231.00
5138 015 037	3	\$23.65	5138 017 064	4	\$213.00	5138 018 050	3	\$210.00
5138 015 038	3	\$23.65	5138 017 065	4	\$198.00	5138 018 051	3	\$258.00
5138 015 039	3	\$0.00	5138 017 066	4	\$279.00	5138 018 052	3	\$330.00
5138 015 040	3	\$0.00	5138 017 067	4	\$276.00	5138 018 053	3	\$336.00
5138 015 041	3	\$0.00	5138 017 068	4	\$276.00	5138 018 054	3	\$204.00
5138 015 042	3	\$0.00	5138 017 069	4	\$468.00	5138 018 055	3	\$213.00
5138 015 043	3	\$0.00	5138 017 070	4	\$267.00	5138 018 056	3	\$231.00
5138 015 044	3	\$0.00	5138 017 071	4	\$273.00	5138 018 057	3	\$204.00
5138 016 912	2	\$24,405.00	5138 017 072	4	\$276.00	5138 018 058	3	\$336.00
5138 016 913	1	\$91,899.13	5138 017 073	4	\$381.00	5138 018 059	3	\$333.00
5138 016 914	2	\$11,385.00	5138 017 074	4	\$282.00	5138 018 060	3	\$258.00
5138 017 018	3	\$1,932.55	5138 017 075	4	\$270.00	5138 018 061	3	\$231.00
5138 017 019	4	\$159.25	5138 017 076	4	\$282.00	5138 018 062	3	\$210.00
5138 017 020	4	\$285.00	5138 017 077	4	\$267.00	5138 018 063	3	\$258.00
5138 017 021	4	\$471.00	5138 017 078	4	\$279.00	5138 018 064	3	\$330.00
5138 017 022	4	\$201.00	5138 017 079	4	\$408.00	5138 018 065	3	\$336.00
5138 017 023	4	\$198.00	5138 017 080	4	\$471.00	5138 018 066	3	\$204.00
5138 017 024	4	\$279.00	5138 017 081	4	\$213.00	5138 018 067	3	\$213.00
5138 017 025	4	\$276.00	5138 017 082	4	\$198.00	5138 018 068	3	\$231.00

5138 018 069	3	\$204.00	5138 018 126	3	\$204.00	5138 019 025	3	\$258.00
5138 018 070	3	\$336.00	5138 018 127	3	\$213.00	5138 019 026	3	\$333.00
5138 018 071	3	\$333.00	5138 018 128	3	\$231.00	5138 019 027	3	\$336.00
5138 018 072	3	\$258.00	5138 018 129	3	\$204.00	5138 019 028	3	\$204.00
5138 018 073	3	\$231.00	5138 018 130	3	\$336.00	5138 019 029	3	\$213.00
5138 018 074	3	\$210.00	5138 018 131	3	\$333.00	5138 019 030	3	\$231.00
5138 018 075	3	\$258.00	5138 018 132	3	\$258.00	5138 019 031	3	\$204.00
5138 018 076	3	\$330.00	5138 018 133	3	\$231.00	5138 019 032	3	\$336.00
5138 018 077	3	\$336.00	5138 018 134	3	\$210.00	5138 019 033	3	\$333.00
5138 018 078	3	\$204.00	5138 018 135	3	\$258.00	5138 019 034	3	\$258.00
5138 018 079	3	\$213.00	5138 018 136	3	\$330.00	5138 019 035	3	\$231.00
5138 018 080	3	\$231.00	5138 018 137	3	\$336.00	5138 019 036	3	\$210.00
5138 018 081	3	\$204.00	5138 018 138	3	\$204.00	5138 019 037	3	\$258.00
5138 018 082	3	\$336.00	5138 018 139	3	\$213.00	5138 019 038	3	\$333.00
5138 018 083	3	\$333.00	5138 018 140	3	\$231.00	5138 019 039	3	\$336.00
5138 018 084	3	\$258.00	5138 018 141	3	\$204.00	5138 019 040	3	\$204.00
5138 018 085	3	\$231.00	5138 018 142	3	\$336.00	5138 019 041	3	\$213.00
5138 018 086	3	\$210.00	5138 018 143	3	\$333.00	5138 019 042	3	\$231.00
5138 018 087	3	\$258.00	5138 018 144	3	\$258.00	5138 019 043	3	\$204.00
5138 018 088	3	\$330.00	5138 018 145	3	\$231.00	5138 019 044	3	\$336.00
5138 018 089	3	\$336.00	5138 018 146	3	\$210.00	5138 019 045	3	\$333.00
5138 018 090	3	\$204.00	5138 018 147	3	\$258.00	5138 019 046	3	\$258.00
5138 018 091	3	\$213.00	5138 018 148	3	\$330.00	5138 019 047	3	\$231.00
5138 018 092	3	\$231.00	5138 018 149	3	\$336.00	5138 019 048	3	\$210.00
5138 018 093	3	\$204.00	5138 018 150	3	\$204.00	5138 019 049	3	\$258.00
5138 018 094	3	\$336.00	5138 018 151	3	\$213.00	5138 019 050	3	\$333.00
5138 018 095	3	\$333.00	5138 018 152	3	\$231.00	5138 019 051	3	\$336.00
5138 018 096	3	\$258.00	5138 018 153	3	\$204.00	5138 019 052	3	\$204.00
5138 018 097	3	\$231.00	5138 018 154	3	\$336.00	5138 019 053	3	\$213.00
5138 018 098	3	\$210.00	5138 018 155	3	\$333.00	5138 019 054	3	\$231.00
5138 018 099	3	\$258.00	5138 018 156	3	\$258.00	5138 019 055	3	\$204.00
5138 018 100	3	\$330.00	5138 018 157	3	\$231.00	5138 019 056	3	\$336.00
5138 018 101	3	\$336.00	5138 018 158	3	\$210.00	5138 019 057	3	\$333.00
5138 018 102	3	\$204.00	5138 018 159	3	\$258.00	5138 019 058	3	\$258.00
5138 018 103	3	\$213.00	5138 018 160	3	\$330.00	5138 019 059	3	\$231.00
5138 018 104	3	\$231.00	5138 018 161	3	\$336.00	5138 019 060	3	\$210.00
5138 018 105	3	\$204.00	5138 018 162	3	\$204.00	5138 019 061	3	\$258.00
5138 018 106	3	\$336.00	5138 018 163	3	\$213.00	5138 019 062	3	\$333.00
5138 018 107	3	\$333.00	5138 018 164	3	\$231.00	5138 019 063	3	\$336.00
5138 018 108	3	\$258.00	5138 018 165	3	\$204.00	5138 019 064	3	\$204.00
5138 018 109	3	\$231.00	5138 018 166	3	\$336.00	5138 019 065	3	\$213.00
5138 018 110	3	\$210.00	5138 018 167	3	\$333.00	5138 019 066	3	\$231.00
5138 018 111	3	\$258.00	5138 018 168	3	\$258.00	5138 019 067	3	\$204.00
5138 018 112	3	\$330.00	5138 018 169	3	\$231.00	5138 019 068	3	\$336.00
5138 018 113	3	\$336.00	5138 018 170	3	\$210.00	5138 019 069	3	\$333.00
5138 018 114	3	\$204.00	5138 018 171	3	\$258.00	5138 019 070	3	\$258.00
5138 018 115	3	\$213.00	5138 018 172	3	\$330.00	5138 019 071	3	\$231.00
5138 018 116	3	\$231.00	5138 018 173	3	\$336.00	5138 019 072	3	\$210.00
5138 018 117	3	\$204.00	5138 018 174	3	\$204.00	5138 019 073	3	\$258.00
5138 018 118	3	\$336.00	5138 018 175	3	\$213.00	5138 019 074	3	\$333.00
5138 018 119	3	\$330.00	5138 018 176	3	\$231.00	5138 019 075	3	\$336.00
5138 018 120	3	\$258.00	5138 018 177	3	\$204.00	5138 019 076	3	\$204.00
5138 018 121	3	\$231.00	5138 018 178	3	\$336.00	5138 019 077	3	\$213.00
5138 018 122	3	\$210.00	5138 019 021	3	\$333.00	5138 019 078	3	\$231.00
5138 018 123	3	\$258.00	5138 019 022	3	\$258.00	5138 019 079	3	\$204.00
5138 018 124	3	\$330.00	5138 019 023	3	\$231.00	5138 019 080	3	\$336.00
5138 018 125	3	\$336.00	5138 019 024	3	\$210.00	5138 019 081	3	\$366.00

5138 019 082	3	\$234.00	5138 019 139	3	\$639.00	5138 027 010	1	\$510.00
5138 019 083	3	\$225.00	5138 019 140	3	\$477.00	5138 027 011	1	\$297.00
5138 019 084	3	\$210.00	5138 019 141	3	\$468.00	5138 027 012	1	\$507.00
5138 019 085	3	\$258.00	5138 019 142	3	\$606.00	5138 027 013	1	\$594.00
5138 019 086	3	\$369.00	5138 019 143	3	\$444.00	5138 027 014	1	\$510.00
5138 019 087	3	\$393.00	5138 019 144	3	\$651.00	5138 027 015	1	\$501.00
5138 019 088	3	\$336.00	5138 019 145	3	\$639.00	5138 027 016	1	\$564.00
5138 019 089	3	\$273.00	5138 019 146	3	\$477.00	5138 027 017	1	\$372.00
5138 019 090	3	\$273.00	5138 019 147	3	\$468.00	5138 027 018	1	\$513.00
5138 019 091	3	\$471.00	5138 019 148	3	\$606.00	5138 027 019	1	\$306.00
5138 019 092	3	\$366.00	5138 019 149	3	\$444.00	5138 027 020	1	\$300.00
5138 019 093	3	\$234.00	5138 019 150	3	\$657.00	5138 027 021	1	\$720.00
5138 019 094	3	\$225.00	5138 019 151	3	\$660.00	5138 027 022	1	\$510.00
5138 019 095	3	\$210.00	5138 019 152	3	\$510.00	5138 027 023	1	\$510.00
5138 019 096	3	\$258.00	5138 019 153	3	\$588.00	5138 027 024	1	\$597.00
5138 019 097	3	\$369.00	5138 019 154	3	\$606.00	5138 027 025	1	\$501.00
5138 019 098	3	\$393.00	5138 019 155	3	\$444.00	5138 027 026	1	\$570.00
5138 019 099	3	\$336.00	5138 019 156	3	\$657.00	5138 027 027	1	\$381.00
5138 019 100	3	\$273.00	5138 019 157	3	\$660.00	5138 027 028	1	\$519.00
5138 019 101	3	\$273.00	5138 019 158	3	\$510.00	5138 027 029	1	\$309.00
5138 019 102	3	\$471.00	5138 019 159	3	\$588.00	5138 027 030	1	\$303.00
5138 019 103	3	\$366.00	5138 019 160	3	\$606.00	5138 027 031	1	\$339.00
5138 019 104	3	\$234.00	5138 019 161	3	\$444.00	5138 027 032	1	\$513.00
5138 019 105	3	\$210.00	5138 019 162	3	\$657.00	5138 027 033	1	\$450.00
5138 019 106	3	\$210.00	5138 019 163	3	\$660.00	5138 027 034	1	\$597.00
5138 019 107	3	\$258.00	5138 019 164	3	\$510.00	5138 027 035	1	\$513.00
5138 019 108	3	\$369.00	5138 019 165	3	\$588.00	5138 027 036	1	\$510.00
5138 019 109	3	\$393.00	5138 025 014	3	\$3,793.48	5138 027 037	1	\$576.00
5138 019 110	3	\$336.00	5138 025 016	3	\$640.18	5138 027 038	1	\$384.00
5138 019 111	3	\$273.00	5138 025 017	3	\$3,835.20	5138 027 039	1	\$525.00
5138 019 112	3	\$273.00	5138 025 900	3	\$5,183.30	5138 027 040	1	\$312.00
5138 019 113	3	\$471.00	5138 026 006	4	\$800.00	5138 027 041	1	\$306.00
5138 019 114	3	\$366.00	5138 026 007	4	\$1,175.00	5138 027 042	1	\$342.00
5138 019 115	3	\$234.00	5138 026 010	4	\$810.00	5138 027 043	1	\$519.00
5138 019 116	3	\$225.00	5138 026 011	4	\$986.83	5138 027 044	1	\$450.00
5138 019 117	3	\$210.00	5138 026 014	4	\$1,180.00	5138 027 045	1	\$603.00
5138 019 118	3	\$258.00	5138 026 016	4	\$1,175.00	5138 027 046	1	\$513.00
5138 019 119	3	\$369.00	5138 026 017	4	\$987.50	5138 027 047	1	\$522.00
5138 019 120	3	\$393.00	5138 026 019	4	\$1,003.75	5138 027 048	1	\$576.00
5138 019 121	3	\$336.00	5138 026 020	4	\$1,003.50	5138 027 049	1	\$387.00
5138 019 122	3	\$273.00	5138 026 022	4	\$2,564.03	5138 027 050	1	\$528.00
5138 019 123	3	\$273.00	5138 026 023	4	\$1,002.79	5138 027 051	1	\$312.00
5138 019 124	3	\$471.00	5138 026 025	4	\$1,185.00	5138 027 052	1	\$309.00
5138 019 125	3	\$366.00	5138 026 026	4	\$1,923.75	5138 027 053	1	\$348.00
5138 019 126	3	\$234.00	5138 026 028	4	\$3,333.15	5138 027 054	1	\$525.00
5138 019 127	3	\$225.00	5138 026 029	4	\$3,258.00	5138 027 055	1	\$456.00
5138 019 128	3	\$210.00	5138 026 030	4	\$6,678.18	5138 027 056	1	\$612.00
5138 019 129	3	\$258.00	5138 026 900	4	\$822.50	5138 027 057	1	\$510.00
5138 019 130	3	\$369.00	5138 027 001	1	\$492.00	5138 027 058	1	\$516.00
5138 019 131	3	\$393.00	5138 027 002	1	\$561.00	5138 027 059	1	\$576.00
5138 019 132	3	\$336.00	5138 027 003	1	\$504.00	5138 027 060	1	\$393.00
5138 019 133	3	\$273.00	5138 027 004	1	\$297.00	5138 027 061	1	\$531.00
5138 019 134	3	\$273.00	5138 027 005	1	\$504.00	5138 027 062	1	\$315.00
5138 019 135	3	\$471.00	5138 027 006	1	\$588.00	5138 027 063	1	\$309.00
5138 019 136	3	\$606.00	5138 027 007	1	\$510.00	5138 027 064	1	\$351.00
5138 019 137	3	\$444.00	5138 027 008	1	\$498.00	5138 027 065	1	\$528.00
5138 019 138	3	\$651.00	5138 027 009	1	\$561.00	5138 027 066	1	\$465.00

5138 027 067	1	\$615.00	5138 027 124	1	\$549.00	5138 027 181	1	\$762.00
5138 027 068	1	\$513.00	5138 027 125	1	\$588.00	5138 027 182	1	\$951.00
5138 027 069	1	\$519.00	5138 027 126	1	\$417.00	5138 027 183	1	\$675.00
5138 027 070	1	\$579.00	5138 027 127	1	\$558.00	5138 027 184	1	\$1,296.00
5138 027 071	1	\$396.00	5138 027 128	1	\$330.00	5138 027 185	1	\$564.00
5138 027 072	1	\$537.00	5138 027 129	1	\$327.00	5138 027 186	1	\$597.00
5138 027 073	1	\$318.00	5138 027 130	1	\$378.00	5138 027 187	1	\$795.00
5138 027 074	1	\$312.00	5138 027 131	1	\$558.00	5138 027 188	1	\$759.00
5138 027 075	1	\$357.00	5138 027 132	1	\$492.00	5138 027 189	1	\$942.00
5138 027 076	1	\$531.00	5138 027 133	1	\$654.00	5138 027 190	1	\$669.00
5138 027 077	1	\$471.00	5138 027 134	1	\$510.00	5138 027 191	1	\$1,290.00
5138 027 078	1	\$618.00	5138 027 135	1	\$552.00	5138 027 192	1	\$552.00
5138 027 079	1	\$513.00	5138 027 136	1	\$591.00	5138 027 193	1	\$591.00
5138 027 080	1	\$537.00	5138 027 137	1	\$420.00	5138 027 194	1	\$780.00
5138 027 081	1	\$597.00	5138 027 138	1	\$561.00	5138 027 195	1	\$747.00
5138 027 082	1	\$399.00	5138 027 139	1	\$333.00	5138 027 196	1	\$924.00
5138 027 083	1	\$546.00	5138 027 140	1	\$330.00	5138 027 197	1	\$660.00
5138 027 084	1	\$324.00	5138 027 141	1	\$381.00	5138 027 198	1	\$1,275.00
5138 027 085	1	\$336.00	5138 027 142	1	\$561.00	5138 027 199	1	\$540.00
5138 027 086	1	\$360.00	5138 027 143	1	\$498.00	5138 027 200	1	\$585.00
5138 027 087	1	\$546.00	5138 027 144	1	\$660.00	5138 027 201	1	\$759.00
5138 027 088	1	\$474.00	5138 027 145	1	\$510.00	5138 027 202	1	\$726.00
5138 027 089	1	\$627.00	5138 027 146	1	\$555.00	5138 027 203	1	\$894.00
5138 027 090	1	\$510.00	5138 027 147	1	\$594.00	5138 027 204	1	\$642.00
5138 027 091	1	\$540.00	5138 027 148	1	\$423.00	5138 027 205	1	\$1,251.00
5138 027 092	1	\$600.00	5138 027 149	1	\$567.00	5138 027 206	1	\$522.00
5138 027 093	1	\$402.00	5138 027 150	1	\$336.00	5138 027 207	1	\$579.00
5138 027 094	1	\$552.00	5138 027 151	1	\$333.00	5138 027 208	1	\$732.00
5138 027 095	1	\$327.00	5138 027 152	1	\$384.00	5138 027 209	1	\$699.00
5138 027 096	1	\$336.00	5138 027 153	1	\$567.00	5138 027 210	1	\$858.00
5138 027 097	1	\$366.00	5138 027 154	1	\$501.00	5138 027 211	1	\$621.00
5138 027 098	1	\$552.00	5138 027 155	1	\$666.00	5138 027 212	1	\$1,224.00
5138 027 099	1	\$480.00	5138 027 156	1	\$510.00	5138 027 213	1	\$1,053.00
5138 027 100	1	\$633.00	5138 027 157	1	\$555.00	5138 027 214	1	\$666.00
5138 027 101	1	\$510.00	5138 027 158	1	\$591.00	5138 027 215	1	\$726.00
5138 027 102	1	\$546.00	5138 027 159	1	\$792.00	5138 027 216	1	\$792.00
5138 027 103	1	\$603.00	5138 027 160	1	\$750.00	5138 027 217	1	\$711.00
5138 027 104	1	\$408.00	5138 027 161	1	\$930.00	5138 027 218	1	\$1,071.00
5138 027 105	1	\$555.00	5138 027 162	1	\$662.40	5138 027 219	1	\$1,977.00
5138 027 106	1	\$330.00	5138 027 163	1	\$1,278.00	5138 027 220	1	\$1,317.00
5138 027 107	1	\$339.00	5138 027 164	1	\$561.00	5138 027 221	1	\$1,347.00
5138 027 108	1	\$372.00	5138 027 165	1	\$597.00	5138 027 222	1	\$1,302.00
5138 027 109	1	\$555.00	5138 027 166	1	\$783.00	5138 027 223	1	\$1,326.00
5138 027 110	1	\$483.00	5138 027 167	1	\$756.00	5138 027 224	1	\$2,010.00
5138 027 111	1	\$639.00	5138 027 168	1	\$939.00	5139 005 014	4	\$463.70
5138 027 112	1	\$510.00	5138 027 169	1	\$666.00	5139 005 015	4	\$356.30
5138 027 113	1	\$543.00	5138 027 170	1	\$1,284.00	5139 005 016	4	\$1,018.05
5138 027 114	1	\$585.00	5138 027 171	1	\$564.00	5139 005 017	4	\$620.40
5138 027 115	1	\$411.00	5138 027 172	1	\$597.00	5139 005 018	4	\$699.00
5138 027 116	1	\$552.00	5138 027 173	1	\$798.00	5139 005 019	4	\$693.00
5138 027 117	1	\$330.00	5138 027 174	1	\$759.00	5139 005 020	4	\$693.00
5138 027 118	1	\$342.00	5138 027 175	1	\$945.00	5139 005 021	4	\$693.00
5138 027 119	1	\$372.00	5138 027 176	1	\$672.00	5139 005 022	4	\$1,092.00
5138 027 120	1	\$552.00	5138 027 177	1	\$1,290.00	5139 005 023	4	\$402.00
5138 027 121	1	\$489.00	5138 027 178	1	\$564.00	5139 005 024	4	\$531.00
5138 027 122	1	\$648.00	5138 027 179	1	\$594.00	5139 005 025	4	\$258.00
5138 027 123	1	\$510.00	5138 027 180	1	\$798.00	5139 005 026	4	\$297.00

5139 005 027	4	\$261.00	5139 005 084	4	\$333.00	5139 005 141	4	\$297.00
5139 005 028	4	\$297.00	5139 005 085	4	\$495.00	5139 005 142	4	\$324.00
5139 005 029	4	\$258.00	5139 005 086	4	\$471.00	5139 005 143	4	\$309.00
5139 005 030	4	\$297.00	5139 005 087	4	\$528.00	5139 005 144	4	\$267.00
5139 005 031	4	\$318.00	5139 005 088	4	\$258.00	5139 005 145	4	\$336.00
5139 005 032	4	\$309.00	5139 005 089	4	\$297.00	5139 005 146	4	\$213.00
5139 005 033	4	\$264.00	5139 005 090	4	\$261.00	5139 005 147	4	\$279.00
5139 005 034	4	\$333.00	5139 005 091	4	\$297.00	5139 005 148	4	\$333.00
5139 005 035	4	\$279.00	5139 005 092	4	\$258.00	5139 005 149	4	\$498.00
5139 005 036	4	\$498.00	5139 005 093	4	\$297.00	5139 005 150	4	\$474.00
5139 005 037	4	\$516.00	5139 005 094	4	\$318.00	5139 005 151	4	\$531.00
5139 005 038	4	\$471.00	5139 005 095	4	\$309.00	5139 005 152	4	\$258.00
5139 005 039	4	\$528.00	5139 005 096	4	\$267.00	5139 005 153	4	\$297.00
5139 005 040	4	\$258.00	5139 005 097	4	\$333.00	5139 005 154	4	\$264.00
5139 005 041	4	\$297.00	5139 005 098	4	\$213.00	5139 005 155	4	\$297.00
5139 005 042	4	\$261.00	5139 005 099	4	\$279.00	5139 005 156	4	\$258.00
5139 005 043	4	\$297.00	5139 005 100	4	\$333.00	5139 005 157	4	\$297.00
5139 005 044	4	\$258.00	5139 005 101	4	\$495.00	5139 005 158	4	\$324.00
5139 005 045	4	\$297.00	5139 005 102	4	\$471.00	5139 005 159	4	\$309.00
5139 005 046	4	\$318.00	5139 005 103	4	\$528.00	5139 005 160	4	\$273.00
5139 005 047	4	\$309.00	5139 005 104	4	\$258.00	5139 005 161	4	\$336.00
5139 005 048	4	\$267.00	5139 005 105	4	\$297.00	5139 005 162	4	\$210.00
5139 005 049	4	\$333.00	5139 005 106	4	\$261.00	5139 005 163	4	\$279.00
5139 005 050	4	\$213.00	5139 005 107	4	\$297.00	5139 005 164	4	\$333.00
5139 005 051	4	\$279.00	5139 005 108	4	\$258.00	5139 005 165	4	\$498.00
5139 005 052	4	\$333.00	5139 005 109	4	\$297.00	5139 005 166	4	\$474.00
5139 005 053	4	\$495.00	5139 005 110	4	\$318.00	5139 005 167	4	\$531.00
5139 005 054	4	\$471.00	5139 005 111	4	\$309.00	5139 005 168	4	\$258.00
5139 005 055	4	\$528.00	5139 005 112	4	\$267.00	5139 005 169	4	\$297.00
5139 005 056	4	\$258.00	5139 005 113	4	\$333.00	5139 005 170	4	\$264.00
5139 005 057	4	\$297.00	5139 005 114	4	\$213.00	5139 005 171	4	\$297.00
5139 005 058	4	\$261.00	5139 005 115	4	\$279.00	5139 005 172	4	\$258.00
5139 005 059	4	\$297.00	5139 005 116	4	\$333.00	5139 005 173	4	\$297.00
5139 005 060	4	\$258.00	5139 005 117	4	\$495.00	5139 005 174	4	\$324.00
5139 005 061	4	\$297.00	5139 005 118	4	\$471.00	5139 005 175	4	\$309.00
5139 005 062	4	\$318.00	5139 005 119	4	\$528.00	5139 005 176	4	\$273.00
5139 005 063	4	\$309.00	5139 005 120	4	\$258.00	5139 005 177	4	\$336.00
5139 005 064	4	\$267.00	5139 005 121	4	\$297.00	5139 005 178	4	\$210.00
5139 005 065	4	\$333.00	5139 005 122	4	\$261.00	5139 005 179	4	\$279.00
5139 005 066	4	\$213.00	5139 005 123	4	\$297.00	5139 005 180	4	\$333.00
5139 005 067	4	\$279.00	5139 005 124	4	\$258.00	5139 005 181	4	\$498.00
5139 005 068	4	\$333.00	5139 005 125	4	\$297.00	5139 005 182	4	\$474.00
5139 005 069	4	\$495.00	5139 005 126	4	\$318.00	5139 005 183	4	\$531.00
5139 005 070	4	\$471.00	5139 005 127	4	\$309.00	5139 005 184	4	\$258.00
5139 005 071	4	\$528.00	5139 005 128	4	\$267.00	5139 005 185	4	\$297.00
5139 005 072	4	\$258.00	5139 005 129	4	\$333.00	5139 005 186	4	\$264.00
5139 005 073	4	\$297.00	5139 005 130	4	\$213.00	5139 005 187	4	\$297.00
5139 005 074	4	\$261.00	5139 005 131	4	\$279.00	5139 005 188	4	\$258.00
5139 005 075	4	\$297.00	5139 005 132	4	\$333.00	5139 005 189	4	\$297.00
5139 005 076	4	\$258.00	5139 005 133	4	\$495.00	5139 005 190	4	\$324.00
5139 005 077	4	\$297.00	5139 005 134	4	\$474.00	5139 005 191	4	\$309.00
5139 005 078	4	\$318.00	5139 005 135	4	\$531.00	5139 005 192	4	\$273.00
5139 005 079	4	\$309.00	5139 005 136	4	\$258.00	5139 005 193	4	\$336.00
5139 005 080	4	\$267.00	5139 005 137	4	\$297.00	5139 005 194	4	\$210.00
5139 005 081	4	\$333.00	5139 005 138	4	\$264.00	5139 005 195	4	\$279.00
5139 005 082	4	\$213.00	5139 005 139	4	\$297.00	5139 005 196	4	\$333.00
5139 005 083	4	\$279.00	5139 005 140	4	\$258.00	5139 005 197	4	\$498.00

5139 005 198	4	\$474.00	5139 008 002	4	\$1,594.80	5139 008 065	4	\$213.00
5139 005 199	4	\$528.00	5139 008 003	4	\$991.50	5139 008 066	4	\$213.00
5139 005 200	4	\$258.00	5139 008 006	4	\$804.00	5139 008 067	4	\$297.00
5139 005 201	4	\$297.00	5139 008 007	4	\$482.40	5139 008 068	4	\$291.00
5139 005 202	4	\$264.00	5139 008 008	4	\$1,125.60	5139 008 069	4	\$183.00
5139 005 203	4	\$297.00	5139 008 009	4	\$1,286.40	5139 008 070	4	\$183.00
5139 005 204	4	\$258.00	5139 008 010	4	\$5,160.50	5139 008 071	4	\$183.00
5139 005 205	4	\$297.00	5139 008 011	4	\$1,628.00	5139 008 072	4	\$183.00
5139 005 206	4	\$324.00	5139 008 012	4	\$814.00	5139 008 073	4	\$183.00
5139 005 207	4	\$309.00	5139 008 013	4	\$814.00	5139 008 074	4	\$183.00
5139 005 208	4	\$273.00	5139 008 015	4	\$814.00	5139 008 075	4	\$183.00
5139 005 209	4	\$336.00	5139 008 016	4	\$3,408.86	5139 008 076	4	\$264.00
5139 005 210	4	\$210.00	5139 008 018	4	\$1,329.00	5139 008 077	4	\$303.00
5139 005 211	4	\$279.00	5139 008 021	4	\$1,696.55	5139 008 078	4	\$291.00
5139 005 212	4	\$333.00	5139 008 022	4	\$897.75	5139 008 079	4	\$279.00
5139 005 213	4	\$498.00	5139 008 023	4	\$314.45	5139 008 080	4	\$291.00
5139 005 214	4	\$474.00	5139 008 024	4	\$1,632.95	5139 008 081	4	\$300.00
5139 005 215	4	\$528.00	5139 008 025	4	\$264.60	5139 008 082	4	\$303.00
5139 005 216	4	\$258.00	5139 008 026	4	\$995.20	5139 008 083	4	\$249.00
5139 005 217	4	\$297.00	5139 008 027	4	\$380.80	5139 008 084	4	\$249.00
5139 005 218	4	\$264.00	5139 008 028	4	\$1.30	5139 008 085	4	\$249.00
5139 005 219	4	\$297.00	5139 008 029	4	\$162.00	5139 008 086	4	\$246.00
5139 005 220	4	\$258.00	5139 008 030	4	\$276.00	5139 008 087	4	\$246.00
5139 005 221	4	\$297.00	5139 008 031	4	\$213.00	5139 008 088	4	\$228.00
5139 005 222	4	\$324.00	5139 008 032	4	\$213.00	5139 008 089	4	\$162.00
5139 005 223	4	\$309.00	5139 008 033	4	\$213.00	5139 008 090	4	\$276.00
5139 005 224	4	\$279.00	5139 008 034	4	\$213.00	5139 008 091	4	\$213.00
5139 005 225	4	\$336.00	5139 008 035	4	\$213.00	5139 008 092	4	\$213.00
5139 005 226	4	\$210.00	5139 008 036	4	\$213.00	5139 008 093	4	\$213.00
5139 005 227	4	\$279.00	5139 008 037	4	\$297.00	5139 008 094	4	\$213.00
5139 005 228	4	\$333.00	5139 008 038	4	\$291.00	5139 008 095	4	\$213.00
5139 005 229	4	\$498.00	5139 008 039	4	\$183.00	5139 008 096	4	\$213.00
5139 005 230	4	\$471.00	5139 008 040	4	\$183.00	5139 008 097	4	\$297.00
5139 005 231	4	\$528.00	5139 008 041	4	\$183.00	5139 008 098	4	\$291.00
5139 005 232	4	\$297.00	5139 008 042	4	\$183.00	5139 008 099	4	\$183.00
5139 005 233	4	\$519.00	5139 008 043	4	\$183.00	5139 008 100	4	\$183.00
5139 005 234	4	\$297.00	5139 008 044	4	\$183.00	5139 008 101	4	\$183.00
5139 005 235	4	\$297.00	5139 008 045	4	\$183.00	5139 008 102	4	\$183.00
5139 005 236	4	\$318.00	5139 008 046	4	\$264.00	5139 008 103	4	\$183.00
5139 005 237	4	\$309.00	5139 008 047	4	\$303.00	5139 008 104	4	\$183.00
5139 005 238	4	\$276.00	5139 008 048	4	\$291.00	5139 008 105	4	\$183.00
5139 005 239	4	\$336.00	5139 008 049	4	\$279.00	5139 008 106	4	\$258.00
5139 005 240	4	\$513.00	5139 008 050	4	\$291.00	5139 008 107	4	\$303.00
5139 005 241	4	\$567.00	5139 008 051	4	\$300.00	5139 008 108	4	\$291.00
5139 005 242	4	\$474.00	5139 008 052	4	\$303.00	5139 008 109	4	\$279.00
5139 005 243	4	\$534.00	5139 008 053	4	\$249.00	5139 008 110	4	\$291.00
5139 005 244	4	\$519.00	5139 008 054	4	\$249.00	5139 008 111	4	\$300.00
5139 005 245	4	\$432.00	5139 008 055	4	\$249.00	5139 008 112	4	\$303.00
5139 005 246	4	\$576.00	5139 008 056	4	\$246.00	5139 008 113	4	\$249.00
5139 005 247	4	\$525.00	5139 008 057	4	\$246.00	5139 008 114	4	\$249.00
5139 005 248	4	\$906.00	5139 008 058	4	\$228.00	5139 008 115	4	\$249.00
5139 005 249	4	\$807.00	5139 008 059	4	\$162.00	5139 008 116	4	\$246.00
5139 005 250	4	\$648.00	5139 008 060	4	\$276.00	5139 008 117	4	\$246.00
5139 005 251	4	\$519.00	5139 008 061	4	\$213.00	5139 008 118	4	\$228.00
5139 005 252	4	\$1,020.00	5139 008 062	4	\$213.00	5139 008 119	4	\$480.00
5139 005 253	4	\$576.00	5139 008 063	4	\$213.00	5139 008 120	4	\$498.00
5139 008 001	4	\$2,967.20	5139 008 064	4	\$213.00	5139 008 121	4	\$429.00

5139 008 122	4	\$429.00	5139 020 050	4	\$489.00	5139 021 034	4	\$312.00
5139 008 123	4	\$426.00	5139 020 051	4	\$423.00	5139 021 035	4	\$309.00
5139 008 124	4	\$429.00	5139 020 052	4	\$414.00	5139 021 036	4	\$309.00
5139 008 125	4	\$429.00	5139 020 053	4	\$468.00	5139 021 037	4	\$309.00
5139 008 126	4	\$402.00	5139 020 054	4	\$435.00	5139 021 038	4	\$510.00
5139 008 127	4	\$510.00	5139 020 055	4	\$327.00	5139 021 039	4	\$282.00
5139 008 128	4	\$393.00	5139 020 056	4	\$351.00	5139 021 040	4	\$495.00
5139 008 129	4	\$393.00	5139 020 057	4	\$348.00	5139 021 041	4	\$252.00
5139 008 130	4	\$393.00	5139 020 058	4	\$468.00	5139 021 042	4	\$468.00
5139 008 131	4	\$390.00	5139 020 059	4	\$489.00	5139 021 043	4	\$279.00
5139 008 132	4	\$390.00	5139 020 060	4	\$423.00	5139 021 044	4	\$279.00
5139 008 133	4	\$636.00	5139 020 061	4	\$414.00	5139 021 045	4	\$282.00
5139 008 134	4	\$489.00	5139 020 062	4	\$468.00	5139 021 046	4	\$498.00
5139 008 135	4	\$453.00	5139 020 063	4	\$435.00	5139 021 047	4	\$360.00
5139 008 136	4	\$456.00	5139 020 064	4	\$327.00	5139 021 048	4	\$285.00
5139 008 137	4	\$456.00	5139 020 065	4	\$351.00	5139 021 049	4	\$555.00
5139 008 138	4	\$456.00	5139 020 066	4	\$348.00	5139 021 050	4	\$240.00
5139 008 139	4	\$456.00	5139 020 067	4	\$396.00	5139 021 051	4	\$633.00
5139 008 140	4	\$456.00	5139 020 068	4	\$432.00	5139 021 052	4	\$330.00
5139 008 141	4	\$456.00	5139 020 069	4	\$420.00	5139 021 053	4	\$330.00
5139 008 142	4	\$456.00	5139 020 070	4	\$411.00	5139 021 054	4	\$327.00
5139 008 143	4	\$456.00	5139 020 071	4	\$468.00	5139 021 055	4	\$330.00
5139 008 144	4	\$459.00	5139 020 072	4	\$435.00	5139 021 056	4	\$330.00
5139 009 008	4	\$566.00	5139 020 073	4	\$327.00	5139 021 057	4	\$330.00
5139 009 009	4	\$653.60	5139 020 074	4	\$333.00	5139 021 058	4	\$312.00
5139 009 010	4	\$667.48	5139 020 075	4	\$348.00	5139 021 059	4	\$486.00
5139 009 012	4	\$2,715.76	5139 020 076	4	\$498.00	5139 021 060	4	\$252.00
5139 010 003	4	\$2,754.00	5139 020 077	4	\$522.00	5139 021 061	4	\$456.00
5139 010 004	4	\$814.00	5139 020 078	4	\$423.00	5139 021 062	4	\$291.00
5139 010 005	4	\$1,204.00	5139 020 079	4	\$411.00	5139 021 063	4	\$279.00
5139 010 006	4	\$2,348.56	5139 020 080	4	\$453.00	5139 021 064	4	\$288.00
5139 010 007	4	\$1,001.50	5139 020 081	4	\$435.00	5139 021 065	4	\$501.00
5139 010 012	4	\$454.00	5139 020 082	4	\$327.00	5139 021 066	4	\$360.00
5139 020 016	4	\$972.00	5139 020 083	4	\$333.00	5139 021 067	4	\$288.00
5139 020 024	4	\$8,370.80	5139 020 084	4	\$348.00	5139 021 068	4	\$621.00
5139 020 028	4	\$396.00	5139 020 085	4	\$498.00	5139 021 069	4	\$237.00
5139 020 029	4	\$417.00	5139 020 086	4	\$522.00	5139 021 070	4	\$633.00
5139 020 030	4	\$345.00	5139 020 087	4	\$423.00	5139 021 071	4	\$330.00
5139 020 031	4	\$657.00	5139 020 088	4	\$414.00	5139 021 072	4	\$330.00
5139 020 032	4	\$465.00	5139 020 089	4	\$453.00	5139 021 073	4	\$327.00
5139 020 033	4	\$438.00	5139 020 090	4	\$435.00	5139 021 074	4	\$330.00
5139 020 034	4	\$420.00	5139 020 091	4	\$327.00	5139 021 075	4	\$330.00
5139 020 035	4	\$522.00	5139 020 092	4	\$333.00	5139 021 076	4	\$330.00
5139 020 036	4	\$657.00	5139 020 093	4	\$348.00	5139 021 077	4	\$312.00
5139 020 037	4	\$576.00	5139 021 001	4	\$3,556.55	5139 021 078	4	\$486.00
5139 020 038	4	\$585.00	5139 021 004	4	\$1,304.05	5139 021 079	4	\$252.00
5139 020 039	4	\$345.00	5139 021 020	4	\$983.75	5139 021 080	4	\$456.00
5139 020 040	4	\$468.00	5139 021 021	4	\$1,007.00	5139 021 081	4	\$291.00
5139 020 041	4	\$489.00	5139 021 025	4	\$576.00	5139 021 082	4	\$279.00
5139 020 042	4	\$423.00	5139 021 026	4	\$330.00	5139 021 083	4	\$288.00
5139 020 043	4	\$414.00	5139 021 027	4	\$336.00	5139 021 084	4	\$501.00
5139 020 044	4	\$468.00	5139 021 028	4	\$333.00	5139 021 085	4	\$360.00
5139 020 045	4	\$435.00	5139 021 029	4	\$687.00	5139 021 086	4	\$288.00
5139 020 046	4	\$327.00	5139 021 030	4	\$714.00	5139 021 087	4	\$621.00
5139 020 047	4	\$351.00	5139 021 031	4	\$765.00	5139 021 088	4	\$237.00
5139 020 048	4	\$348.00	5139 021 032	4	\$756.00	5139 021 089	4	\$630.00
5139 020 049	4	\$468.00	5139 021 033	4	\$609.00	5139 021 090	4	\$330.00

5139 021 091	4	\$330.00	5139 021 148	4	\$330.00	5139 021 207	4	\$801.76
5139 021 092	4	\$327.00	5139 021 149	4	\$327.00	5139 022 001	4	\$4,739.90
5139 021 093	4	\$330.00	5139 021 150	4	\$330.00	5139 022 002	4	\$1,428.17
5139 021 094	4	\$330.00	5139 021 151	4	\$330.00	5139 022 003	4	\$1,206.90
5139 021 095	4	\$330.00	5139 021 152	4	\$330.00	5139 022 004	4	\$1,005.75
5139 021 096	4	\$312.00	5139 021 153	4	\$312.00	5139 022 006	4	\$4,358.30
5139 021 097	4	\$486.00	5139 021 154	4	\$486.00	5139 022 008	4	\$4,233.23
5139 021 098	4	\$252.00	5139 021 155	4	\$252.00	5139 022 009	4	\$1,104.00
5139 021 099	4	\$456.00	5139 021 156	4	\$456.00	5139 022 010	4	\$1,424.75
5139 021 100	4	\$291.00	5139 021 157	4	\$291.00	5139 022 011	4	\$976.00
5139 021 101	4	\$279.00	5139 021 158	4	\$279.00	5139 022 012	4	\$528.00
5139 021 102	4	\$288.00	5139 021 159	4	\$288.00	5139 022 013	4	\$528.00
5139 021 103	4	\$501.00	5139 021 160	4	\$501.00	5139 022 014	4	\$2,760.40
5139 021 104	4	\$360.00	5139 021 161	4	\$360.00	5139 022 015	4	\$1,339.32
5139 021 105	4	\$288.00	5139 021 162	4	\$288.00	5139 022 016	4	\$2,179.70
5139 021 106	4	\$621.00	5139 021 163	4	\$621.00	5139 022 017	4	\$871.20
5139 021 107	4	\$237.00	5139 021 164	4	\$237.00	5139 023 020	4	\$2,791.45
5139 021 108	4	\$633.00	5139 021 165	4	\$630.00	5139 023 907	4	\$3,196.00
5139 021 109	4	\$330.00	5139 021 166	4	\$330.00	5139 023 908	4	\$867.08
5139 021 110	4	\$330.00	5139 021 167	4	\$324.00	5139 023 909	4	\$818.00
5139 021 111	4	\$327.00	5139 021 168	4	\$321.00	5139 023 910	4	\$818.00
5139 021 112	4	\$330.00	5139 021 169	4	\$327.00	5139 023 911	4	\$818.00
5139 021 113	4	\$330.00	5139 021 170	4	\$327.00	5139 023 912	4	\$818.00
5139 021 114	4	\$330.00	5139 021 171	4	\$327.00	5139 023 913	4	\$818.00
5139 021 115	4	\$312.00	5139 021 172	4	\$312.00	5139 028 001	4	\$621.05
5139 021 116	4	\$486.00	5139 021 173	4	\$597.00	5139 028 002	4	\$388.25
5139 021 117	4	\$252.00	5139 021 174	4	\$597.00	5139 028 003	4	\$381.50
5139 021 118	4	\$456.00	5139 021 175	4	\$285.00	5139 028 004	4	\$445.15
5139 021 119	4	\$291.00	5139 021 176	4	\$276.00	5139 028 005	4	\$372.15
5139 021 120	4	\$279.00	5139 021 177	4	\$282.00	5139 028 006	4	\$711.00
5139 021 121	4	\$288.00	5139 021 178	4	\$501.00	5139 028 007	4	\$654.00
5139 021 122	4	\$501.00	5139 021 179	4	\$360.00	5139 028 008	4	\$705.00
5139 021 123	4	\$360.00	5139 021 180	4	\$285.00	5139 028 009	4	\$708.00
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5139 021 127	4	\$633.00	5139 021 184	4	\$312.00	5139 028 013	4	\$327.00
5139 021 128	4	\$330.00	5139 021 185	4	\$306.00	5139 028 014	4	\$360.00
5139 021 129	4	\$330.00	5139 021 186	4	\$303.00	5139 028 015	4	\$315.00
5139 021 130	4	\$327.00	5139 021 187	4	\$309.00	5139 028 016	4	\$444.00
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5139 021 135	4	\$486.00	5139 021 192	4	\$531.00	5139 028 021	4	\$276.00
5139 021 136	4	\$252.00	5139 021 193	4	\$534.00	5139 028 022	4	\$336.00
5139 021 137	4	\$456.00	5139 021 194	4	\$471.00	5139 028 023	4	\$267.00
5139 021 138	4	\$291.00	5139 021 195	4	\$606.00	5139 028 024	4	\$309.00
5139 021 139	4	\$279.00	5139 021 196	4	\$234.00	5139 028 025	4	\$342.00
5139 021 140	4	\$288.00	5139 021 197	4	\$798.00	5139 028 026	4	\$306.00
5139 021 141	4	\$501.00	5139 021 198	4	\$576.00	5139 028 027	4	\$327.00
5139 021 142	4	\$360.00	5139 021 199	4	\$585.00	5139 028 028	4	\$363.00
5139 021 143	4	\$288.00	5139 021 200	4	\$951.00	5139 028 029	4	\$492.00
5139 021 144	4	\$621.00	5139 021 201	4	\$945.00	5139 028 030	4	\$444.00
5139 021 145	4	\$237.00	5139 021 202	4	\$534.00	5139 028 031	4	\$336.00
5139 021 146	4	\$633.00	5139 021 203	4	\$531.00	5139 028 032	4	\$351.00
5139 021 147	4	\$330.00	5139 021 204	4	\$753.00	5139 028 033	4	\$306.00

5139 028 034	4	\$348.00	5139 028 091	4	\$360.00	5139 028 148	4	\$225.00
5139 028 035	4	\$384.00	5139 028 092	4	\$315.00	5139 028 149	4	\$258.00
5139 028 036	4	\$372.00	5139 028 093	4	\$267.00	5139 028 150	4	\$270.00
5139 028 037	4	\$336.00	5139 028 094	4	\$291.00	5139 028 151	4	\$420.00
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5139 028 039	4	\$363.00	5139 028 096	4	\$276.00	5139 028 153	4	\$369.00
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5139 028 041	4	\$264.00	5139 028 098	4	\$417.00	5139 028 155	4	\$336.00
5139 028 042	4	\$288.00	5139 028 099	4	\$348.00	5139 028 156	4	\$369.00
5139 028 043	4	\$444.00	5139 028 100	4	\$546.00	5139 028 157	4	\$315.00
5139 028 044	4	\$321.00	5139 028 101	4	\$471.00	5139 028 158	4	\$270.00
5139 028 045	4	\$327.00	5139 028 102	4	\$369.00	5139 028 159	4	\$291.00
5139 028 046	4	\$279.00	5139 028 103	4	\$327.00	5139 028 160	4	\$354.00
5139 028 047	4	\$435.00	5139 028 104	4	\$336.00	5139 028 161	4	\$276.00
5139 028 048	4	\$267.00	5139 028 105	4	\$369.00	5139 028 162	4	\$252.00
5139 028 049	4	\$339.00	5139 028 106	4	\$315.00	5139 028 163	4	\$228.00
5139 028 050	4	\$342.00	5139 028 107	4	\$270.00	5139 028 164	4	\$348.00
5139 028 051	4	\$306.00	5139 028 108	4	\$291.00	5139 028 165	4	\$225.00
5139 028 052	4	\$327.00	5139 028 109	4	\$348.00	5139 028 166	4	\$258.00
5139 028 053	4	\$312.00	5139 028 110	4	\$276.00	5139 028 167	4	\$270.00
5139 028 054	4	\$495.00	5139 028 111	4	\$252.00	5139 028 168	4	\$420.00
5139 028 055	4	\$372.00	5139 028 112	4	\$228.00	5139 028 169	4	\$420.00
5139 028 056	4	\$336.00	5139 028 113	4	\$348.00	5139 028 170	4	\$369.00
5139 028 057	4	\$447.00	5139 028 114	4	\$225.00	5139 028 171	4	\$327.00
5139 028 058	4	\$351.00	5139 028 115	4	\$258.00	5139 028 172	4	\$336.00
5139 028 059	4	\$306.00	5139 028 116	4	\$270.00	5139 028 173	4	\$369.00
5139 028 060	4	\$348.00	5139 028 117	4	\$420.00	5139 028 174	4	\$315.00
5139 028 061	4	\$384.00	5139 028 118	4	\$420.00	5139 028 175	4	\$270.00
5139 028 062	4	\$363.00	5139 028 119	4	\$369.00	5139 028 176	4	\$291.00
5139 028 063	4	\$336.00	5139 028 120	4	\$327.00	5139 028 177	4	\$354.00
5139 028 064	4	\$327.00	5139 028 121	4	\$336.00	5139 028 178	4	\$276.00
5139 028 065	4	\$360.00	5139 028 122	4	\$369.00	5139 028 179	4	\$252.00
5139 028 066	4	\$315.00	5139 028 123	4	\$315.00	5139 028 180	4	\$228.00
5139 028 067	4	\$264.00	5139 028 124	4	\$270.00	5139 028 181	4	\$348.00
5139 028 068	4	\$288.00	5139 028 125	4	\$291.00	5139 028 182	4	\$225.00
5139 028 069	4	\$444.00	5139 028 126	4	\$354.00	5139 028 183	4	\$258.00
5139 028 070	4	\$318.00	5139 028 127	4	\$276.00	5139 028 184	4	\$270.00
5139 028 071	4	\$327.00	5139 028 128	4	\$252.00	5139 028 185	4	\$420.00
5139 028 072	4	\$276.00	5139 028 129	4	\$228.00	5139 028 186	4	\$420.00
5139 028 073	4	\$435.00	5139 028 130	4	\$354.00	5139 028 187	4	\$369.00
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5139 028 079	4	\$306.00	5139 028 136	4	\$369.00	5139 028 193	4	\$291.00
5139 028 080	4	\$495.00	5139 028 137	4	\$327.00	5139 028 194	4	\$354.00
5139 028 081	4	\$363.00	5139 028 138	4	\$336.00	5139 028 195	4	\$276.00
5139 028 082	4	\$336.00	5139 028 139	4	\$369.00	5139 028 196	4	\$252.00
5139 028 083	4	\$444.00	5139 028 140	4	\$315.00	5139 028 197	4	\$228.00
5139 028 084	4	\$351.00	5139 028 141	4	\$270.00	5139 028 198	4	\$348.00
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5139 028 087	4	\$384.00	5139 028 144	4	\$276.00	5139 028 201	4	\$270.00
5139 028 088	4	\$369.00	5139 028 145	4	\$252.00	5139 028 202	4	\$420.00
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5139 028 090	4	\$336.00	5139 028 147	4	\$348.00	5139 029 001	4	\$369.00

5139 029 002	4	\$327.00	5139 029 040	4	\$711.00	5139 029 078	4	\$351.00
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5139 029 004	4	\$369.00	5139 029 042	4	\$621.00	5139 029 080	4	\$252.00
5139 029 005	4	\$315.00	5139 029 043	4	\$285.00	5139 029 081	4	\$720.00
5139 029 006	4	\$270.00	5139 029 044	4	\$276.00	5139 029 082	4	\$351.00
5139 029 007	4	\$291.00	5139 029 045	4	\$351.00	5139 029 083	4	\$696.00
5139 029 008	4	\$342.00	5139 029 046	4	\$417.00	5139 029 084	4	\$711.00
5139 029 009	4	\$276.00	5139 029 047	4	\$252.00	5139 029 085	4	\$705.00
5139 029 010	4	\$252.00	5139 029 048	4	\$720.00	5139 029 086	4	\$621.00
5139 029 011	4	\$228.00	5139 029 049	4	\$351.00	5139 029 087	4	\$285.00
5139 029 012	4	\$348.00	5139 029 050	4	\$696.00	5139 029 088	4	\$276.00
5139 029 013	4	\$225.00	5139 029 051	4	\$711.00	5139 029 089	4	\$351.00
5139 029 014	4	\$258.00	5139 029 052	4	\$705.00	5139 029 090	4	\$417.00
5139 029 015	4	\$270.00	5139 029 053	4	\$621.00	5139 029 091	4	\$252.00
5139 029 016	4	\$420.00	5139 029 054	4	\$285.00	5139 029 092	4	\$720.00
5139 029 017	4	\$420.00	5139 029 055	4	\$276.00	5139 029 093	4	\$351.00
5139 029 018	4	\$711.00	5139 029 056	4	\$351.00	5139 029 094	4	\$696.00
5139 029 019	4	\$705.00	5139 029 057	4	\$417.00	5139 029 095	4	\$711.00
5139 029 020	4	\$621.00	5139 029 058	4	\$252.00	5139 029 096	4	\$705.00
5139 029 021	4	\$285.00	5139 029 059	4	\$720.00	5139 029 097	4	\$621.00
5139 029 022	4	\$276.00	5139 029 060	4	\$351.00	5139 029 098	4	\$285.00
5139 029 023	4	\$342.00	5139 029 061	4	\$696.00	5139 029 099	4	\$276.00
5139 029 024	4	\$417.00	5139 029 062	4	\$711.00	5139 029 100	4	\$351.00
5139 029 025	4	\$252.00	5139 029 063	4	\$705.00	5139 029 101	4	\$417.00
5139 029 026	4	\$720.00	5139 029 064	4	\$621.00	5139 029 102	4	\$252.00
5139 029 027	4	\$351.00	5139 029 065	4	\$285.00	5139 029 103	4	\$720.00
5139 029 028	4	\$696.00	5139 029 066	4	\$276.00	5139 029 104	4	\$351.00
5139 029 029	4	\$711.00	5139 029 067	4	\$351.00	5139 029 105	4	\$696.00
5139 029 030	4	\$705.00	5139 029 068	4	\$417.00	5139 029 106	4	\$714.00
5139 029 031	4	\$621.00	5139 029 069	4	\$252.00	5139 029 107	4	\$708.00
5139 029 032	4	\$285.00	5139 029 070	4	\$720.00	5139 029 108	4	\$1,188.00
5139 029 033	4	\$276.00	5139 029 071	4	\$351.00	5139 029 109	4	\$1,101.00
5139 029 034	4	\$351.00	5139 029 072	4	\$696.00	5139 029 110	4	\$669.00
5139 029 035	4	\$417.00	5139 029 073	4	\$711.00	5139 029 111	4	\$669.00
5139 029 036	4	\$252.00	5139 029 074	4	\$705.00	5139 029 112	4	\$1,188.00
5139 029 037	4	\$720.00	5139 029 075	4	\$621.00	5139 029 113	4	\$1,101.00
5139 029 038	4	\$351.00	5139 029 076	4	\$285.00			
5139 029 039	4	\$696.00	5139 029 077	4	\$276.00			

ATTACHMENT I

REGISTERED PROFESSIONAL ENGINEER'S REPORT

RECEIVED
2012 APR 24 PM 2:43

**THE GREATER SOUTH PARK
BUSINESS IMPROVEMENT DISTRICT**

FINAL

*Being Established Under California Streets and Highway Code Section 36600 et seq
The Property and Business Improvement District Law of 1994*

FINAL

**DISTRICT
ASSESSMENT ENGINEER'S
REPORT**

ATTACHMENT A

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

MARCH 6, 2012

DISTRICT 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 parcels located within the proposed Greater South Park Business Improvement District ("GSPBID") being established for 5 years 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 parcel.

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



Edward V. Henning
Edward V. Henning RPE #26549

3-6-12

Date

(NOT VALID WITHOUT CERTIFICATION SEAL AND SIGNATURE HERE)

Introduction

This report serves as the "detailed engineer's report" required by Section 4(b) of Article XIID of the California Constitution (Proposition 218) to support the benefit property assessments proposed to be levied on individual parcels within the GSPBID in the City of Los Angeles, California being established for a 5 year period. The discussion and analysis contained within constitutes the required "nexus" of rationale between assessment amounts levied and special benefits derived by parcels within the GSPBID.

NOTE: The terminology "identified benefiting parcel" or "property" is used throughout this report pursuant to SB 919 - "Proposition 218 Omnibus Implementation Act" which clarified portions of Prop 218. It provides the Assessment Engineer with the ability to actually identify individual parcels which will specially benefit directly either in whole or in part from the proposed District funded programs and improvements and does not imply that all parcels within a District receive the same, or any, assessable benefits.

Background

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

The method used to determine special benefits derived by each identified property within a BID 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 primary street frontage or parcel size in square feet or building size in square feet or number of building floors or proximity to major corridors in average linear feet, or any combination of these factors. Quantity takeoffs 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 BID in order to determine any levels of different benefit which 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 Proposition 218, and now required of all property based assessment Districts, indirect or general benefits may not be incorporated into the assessment formula and levied on the District parcels; 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, Proposition 218 no longer automatically exempts government owned property from being assessed and if special benefit is determined to be conferred upon such parcels, they must be assessed in proportion to special benefits conferred in a manner similar to privately owned property assessments.

From this, 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 parcels within the BID.

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

Supplemental 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 “chapters” into law as Article XIII of the California Constitution.

Since Prop 218 provisions will affect all subsequent calculations to be made in the final assessment formula for the GSPBID, Prop 218 requirements will be taken into account. The key provisions of Prop 218 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):

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”

There are 1,956 parcels within the proposed GSPBID of which 1,936 are “identified” assessable parcels that will derive special benefit from the proposed District programs and activities. Parcels included in the District but not “identified” as assessable are parcels that have been assigned an assessor parcel number (APN) by the County of Los Angeles but which currently have no measurable property or building characteristics that would provide a basis for benefit assessment. If and when these non-identified parcels are developed, they will be assessed at rates in effect at that time.

The benefits bestowed upon identified parcels within the District are special and unique only to the identified parcels because programs and services (i.e. sidewalk operation services, district identity, enhanced

beautification and sidewalk services, administration/corporate operations, and contingency/City fees/reserves) will only be provided directly for the identified parcels within the proposed District. These identified benefiting parcels are located within the GSPBID perimeter boundary which is shown on the Boundary Map included in the Management District Plan and are listed as an attachment to the Plan and this Report - identified by assessor parcel number. Any future development and/or land subdivisions within the District will adhere to the assessment rate structures described herein. There are four benefit zones within the proposed GSPBID.

District Boundaries

In general, the boundaries of the proposed Greater South Park Business Improvement District will remain the same as the previous City approved boundaries for the 2007 South Park BID. The boundaries are as follows:

On the west, commencing at the most northwestern boundary beginning on the two corners of the southeastern corner of the intersection of James M. Wood Blvd and the 110 freeway, (parcel 5138-006-024 running southward along the east side of the 110 freeway down to Chick Hearn Street. South of Chick Hearn Street, the west side of the boundaries of the proposed PBID will be along the east side of LA Live Way/Sentuous Street and LA Live Way/Cherry Street running southeast along the west side of the LA Convention Center ending at Venice Boulevard.

On the south, continuing and commencing at the southeastern corner of the intersection of Venice Boulevard and the Santa Monica Freeway/Interstate 10 (parcel number 5134-007-018), run along the north side of Santa Monica Freeway/Interstate 10 up to the northwestern corner of the intersection of 17th Street and Olive Street, (parcel number 5134-022-903).

On the east, continuing and commencing from the northwestern corner of the intersection of 17th Street and Olive Street, (parcel number 5134-0220-903, running northward along the west side of the one block of Olive Street up to Venice Boulevard. Running one block east along the north side of Venice Boulevard including the block bounded by Hill Street on the east, Venice Boulevard on the south, and 15th Street on the north. From the intersection of 15th Street and Olive Street run northward along the west side of Olive Street up to 14th Street. Continuing, run westward along 14th Street from the southwestern corner of 14th Street and Olive Street to the parcel at the northwest corner of Margo Street and 14th Street, (parcel number 5134-025-050. Continuing, the boundaries run northward along the west side of Margo Street up to parcel number 5139-009-012, on parcel south of the southwestern corner of the intersection of Margo Street and Olympic Boulevard.

Parcels on the east side of Margo, Olive and Hill Streets are not part of another PBID in Downtown Los Angeles nor are they defined by a major roadway or freeway, similar to the western and southern boundaries. Parcels on the east side of Margo, Olive and Hill Streets are not included in the boundaries due to the fact that they have never been considered part of the "Greater South Park" community and the land uses on these east sides of the streets are of an industrial and warehouse nature, whereas the land uses on the west side of these streets(within the PBID) are

consistent with an office, retail and residential nature found elsewhere throughout the four benefit zones of the PBID.

The Greater South Park community has historically been defined by this eastern boundary, including the block bounded by 15th Street, Hill Street and Venice Boulevard, which specifically is part of the California Hospital campus (the Eisner Center). The hospital management specifically requested that all blocks of its sprawling campus be included in the clean and safe services of the PBID since the entire campus required these special benefit services. The boundaries on the eastern boundary have remained constant since the first establishment of the special benefits district in 2004.

On the north, commencing at the southeastern corner of Grand Avenue and Olympic Boulevard parcel number 5139-009-012) running westward along the south side of Olympic Boulevard up to the southeastern corner of the intersection of Flower Street and Olympic Boulevard. From that point running northward along the western side of Flower Street to the parcel at the southwestern corner of the intersection of 9th Street and Flower Street (parcel number 5138-017-097). From that point, continuing westward along the south side of 9th Street for one block and then James M. Wood Boulevard's south side up to the parcel at the southeastern corner of the intersection of James M. Wood Boulevard and 110 Freeway (parcel number 5138-006-024).

All identified parcels within the above-described boundaries will be assessed to fund special benefit services, programs and improvements for the benefit of individual parcels within the proposed District as outlined in this report and the Management District Plan. GSPBID funded activities will only be provided to individual parcels inside the District boundaries – none outside. All GSPBID funded programs and services are considered supplemental above normal base level services provided to individual parcels within the District by the City of Los Angeles and only within the boundaries of the GSPBID.

Benefit Zones

There are four benefit zones in the Greater South Park Business Improvement District. The benefit zone boundaries are based upon the varying land uses and program needs for providing special benefit services to individual assessed parcels within the Greater South Park District.

The costs of these services are based upon historically proven budgets and costs of specific special benefit services that have been funded by the current South Park district since 2004. The costs of each service have been calculated per benefit zone and have been spread amongst the various property variables in each benefit zone. The costs of the special benefit services, per individual parcel within each benefit zone, do not exceed the costs of that service within that benefit zone.

Since market costs may vary from year to year per service category, budget line items may be adjusted accordingly by up to 10%.

Benefit Zone 1 represents all individually assessed parcels within the Staples Center and LA Live/Nokia Center parcels. (See attached). 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 these individual parcel owners 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 pages 23 and 24. *Benefit Zone 1 parcels will be assessed a total of \$ 478,142.00 or 26% of the overall proposed PBID 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 individually assessed parcels are to be found in the immediate area owned and operated by the Los Angeles Convention Center. (See attached) These parcels are generally bounded by the 110 freeway from Chick Hearn Street to the Santa Monica/Interstate 10 freeway and along Venice Boulevard from the Santa Monica/Interstate 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 individually assessed parcels including the following streets: Figueroa Street, Venice Boulevard, Cherry Street, Sentuous Street, Pico Boulevard between Figueroa Street and the 110 Freeway, except parcel number 5138-016-913, which is operated by the Staples Center. *Benefit Zone 2 parcels will be assessed a total of \$ 80,835.00 or 4% of the overall proposed PBID first year revenues. Services will be provided as needed and based upon budget limitations.*

Benefit Zone 3 individually assessed parcels have programs and services at a lower frequency than those in Benefit Zones 1. "Regular "sidewalk operations" services shall be allocated to these individually assessed parcels at a frequency less than Zone 1. These individually assessed parcels are located along the north side of Olympic Boulevard between the Santa Monica/Interstate 110 Freeway and Figueroa Street. Benefit Zone 3 parcels also include those individually assessed parcels that front along Figueroa Street from the southern corners of the intersection of James W. Wood and 9th Street running southward along the east side of Figueroa up to the Santa Monica/Interstate 10 freeway. The residential condo individually 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 pages 23 and 24. *Benefit Zone 3 parcels will be assessed a total of \$ 386,309.00 or 21% of the overall proposed PBID first year revenues.*

Benefit Zone 4 individually assessed parcels have programs and services at a lower frequency relative to Benefit Zones 1 and 3, based upon the lower demand of the individual commercial, industrial, institutional, public and vacant parcels fronting along the public rights of way. The residential condo individually assessed parcels within Benefit Zone 4 (where they are highly concentrated within the same block) will derive a different type and higher frequency of special benefit services as articulated in the explanation on pages 23 and 24. Otherwise the institutional, public, industrial, distribution and commercial and residential *rental* properties will receive special benefit services based upon a lower frequency of services listed later in this Management District Plan. *Benefit Zone 4 parcels will be assessed a total of \$916,603.00 or 49% of the overall proposed PBID first year revenues.*

Of this total, the residential condo unit parcels make up \$403,488.00 or 44% of the total assessments paid within this benefit zone. It is due to this high concentration of residential condo individually assessed parcels that the enhanced beautification services are primarily allocated within this benefit zone – to provide proportional benefit based upon the assessments generated for these special benefit services.

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

As stipulated by Proposition 218, assessment District programs and activities may confer a combination of general and special benefits to parcels, but the only program benefits that can be assessed are those that provide special benefit to the individual properties within the District. For the purposes of this analysis, a “general benefit” is hereby defined as: “A benefit to parcels 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 land uses on specially benefitting identified parcels within the boundaries of the GSPBID are a mix of retail, office, entertainment, residential and parking. Services, programs and improvements provided by the District are exclusively designed to provide special benefits to individual identified parcels within the boundaries of the District.

Existing City of Los Angeles services to individual assessed parcels will be enhanced, not replaced or duplicated, by GSPBID services. In the case of the GSPBID, the very nature of the purpose of this District is to fund supplemental programs, improvements and services within the GSPBID boundaries above and beyond what is being currently funded either via normal tax supported methods or other funding sources. These services, programs and improvements, are designed to enhance the individual assessed parcels within the District, increase tenancy and marketing of the parcels in the GSPBID, and improve the aesthetic appearance adjacent to individual identified parcels in the GSPBID for the direct special benefit to individual parcels within the District. All special benefits derived from the assessments to be levied on individual parcels within the GSPBID are for services, programs and improvements directly benefiting the individual assessed parcels within the District and support increased

cleanliness, commerce, business attraction and retention, increased property rental income, enhance livability and improved District identity. No services will be provided beyond the GSPBID boundaries.

The proposed Greater South Park BID Formation Committee has prioritized the following categories of special benefit services for the proposed district based upon the services that have been provided by the current district. The categories of special benefit services are provided below. Within each category, various special benefit services are identified which fall within that category. Demands for prioritization of one special benefit need over another will occur year by year. Security may be a priority one year, however cleaning and beautification may be a priority another year. This plan proposes percentages for groups of services with the intent that they will provide an understanding of the portion of the budget allocated to fund those services, while simultaneously giving the Owners' Association the flexibility it needs to allocate the services based upon the changing needs of the district from year to year.

The following detailed services, programs and improvements will provide special benefit to the identified parcels within the GSPBID boundaries:

The following category of special benefit services shall only be provided to parcels within the district and whose frequency is determined by their benefit zone:

SIDEWALK OPERATIONS SERVICES

\$ 937,007.00 is the budget for the Greater South Park PBID for Sidewalk Operations. All of these services are special benefit services, over and above what the City of Los Angeles is currently providing to the individually assessed parcels. These services are implemented in all four benefit zones, at varying frequencies, and will provide a special benefit due to the fact that each individually assessed parcel is receiving the services on a frequent basis between the curb and property line of that parcel. Those special benefit services and their frequency are listed below. Examples of these special benefit services and costs to the individually assessed parcels include, but are not limited to:

- *Private security, provided at various frequencies for Benefit Zones, based upon the needs of individually assessed parcels within that Zone;*
- *Regular sidewalk and gutter sweeping, provided at various frequencies for Benefit Zones, based upon the needs of individually assessed parcels within that zone;*
- *Regular sidewalk steam cleaning;*
- *Spot steam cleaning as necessary;*
- *Enhanced trash emptying, provided at various frequencies for Benefit Zones, based upon the needs of individually assessed parcels within that Zone;*
- *Removal of bulky items as necessary;*
- *Graffiti removal, within 24 hours as necessary;*

- *Tree trimming and vegetation upkeep;*
- *Equipment, supplies, tools*
- *Vehicle maintenance and insurance*
- *Administrative services related to the delivery of these services;*

The Sidewalk Operation Services will assist in enhancing the appearance, safety and attractiveness of the GSPBID area. This activity is designed to increase commerce, workability and livability, as applicable, for each individual assessed parcel within the District. Because these sidewalk operation services will only be provided to each individual assessed parcel within the GSPBID boundaries, these improvements will constitute "special benefits".

The following category of special benefit services shall only be provided to parcels within the district and whose frequency is determined by their benefit zone:

DISTRICT IDENTITY:

\$ 346,190.00 is the budget for the Greater South Park PBID for District Identity. All of these services are special benefit services, over and above what the City of Los Angeles is currently providing to the individually assessed parcels. These special benefit services are not funded by, and do not include Benefit Zone 2/LA Convention Center. Government owned buildings or residential condo individually assessed parcels.

Examples of these special benefit services and costs include, but are not limited to:

- *Special events, provided only for Benefit Zone 1 and 3 and 4 individually assessed parcels (except residential condos). Benefit Zone 1 parcels will pay higher building assessments to fund the additional benefits they will receive from these services;*
- *Marketing and promotions strategies, provided primarily for Benefit Zone 1 and 3 individually assessed parcels and to Benefit Zone 4 individually assessed parcels that have retail land uses;*
- *Holiday decorations, primarily for Benefit Zones 1, 3 and 4 individually assessed parcels;*
- *Personnel related to Marketing and promotions provided primarily for Benefit Zone 1 individually assessed parcels*
- *Web site development and maintenance for Benefit Zones 1, 3, and 4 to benefit the Greater South Park PBID individually assessed parcels;*
- *Advertising for commercial land uses in Benefit Zones 1, 3 and 4 individually assessed parcels;*
- *Community identity and branding projects for Benefit Zones 1, 3 and 4;*
- *Wayfinding signage to promote South Park PBID for pedestrians and vehicles especially around the Blue Line Pico light rail station for individually assessed parcels in all four benefit zones;*
- *Administrative services related to the delivery of these services;*

The District Identity services and improvements will beautify and enhance the image of each individual parcel

within the District and thereby increase commerce, workability and livability, as applicable, of individual assessed parcels in the District. This activity is designed to increase commerce and attract and retain new business and patrons within the PBID boundaries for the direct special benefit of each individual identified parcel within the District. Because the District Identity services and improvements will only be provided to each individual assessed parcel within the PBID boundaries, these improvements will constitute "special benefits".

The following category of special benefit services allocated to individual parcels shall only be provided to parcels within the district and whose frequency is determined by their benefit zone:

ENHANCED BEAUTIFICATION AND SIDEWALK CLEANING SERVICES:

\$ 297,902.00 is the budget for the Greater South Park PBID for Enhanced Beautification and Sidewalk cleaning services. All of these services are special benefit services, over and above what the City of Los Angeles is currently providing to the individually assessed parcels. These services will be provided to those specific blocks and individually assessed parcels where there are buildings with high concentrations of residential condos. These special benefit services would be provided only in Benefit Zones 1, 3 and 4, where there currently is the highest concentration of these residential condos individually assessed parcels. Examples of these special benefit services and costs include, but are not limited to:

- *Daily sidewalk and gutter sweeping on the frontages adjacent to the blocks with high concentrations of residential condo individually assessed parcels;*
- *Enhanced steam cleaning on the frontages adjacent to the blocks with high concentrations of residential condo individually assessed parcels;*
- *Installation, stocking and upkeep of pet waste distribution stations on the frontages adjacent to the blocks with high concentrations of residential condo individually assessed parcels;*
- *Enhancement and beautification of sidewalks on the frontages adjacent to the blocks with high concentrations of residential individually assessed parcels;*
- *Installation of hanging plants, planters and tree planting and upkeep in the sidewalks surrounding these blocks with high concentrations of residential condo individually assessed parcels;*
- *Enhanced homeless intervention services on the frontages adjacent to the blocks with high concentrations of residential condo individually assessed parcels;*
- *Enhanced security in the evening hours, on the weekends and on holidays on the frontages adjacent to the*

blocks with high concentrations of residential condo individually assessed parcels;

- *Other services requested by the residents that confer special benefit to the areas directly adjacent to the blocks with high concentrations of residential condo individually assessed parcels;*
- *Proportional share of the Administrative and Contingency costs to cover the oversight of the Enhanced beautification special benefit services.*
- *Administrative services related to the delivery of these services, also a portion of the contingency budget;*

A total of 2,085,071 building square feet of condominium parcels is currently in Benefits zones 1, 3 and 4 of the PBID. The amount of residential condos is expected to increase by the next term of the PBID. These resident condo uses have a different relationship with the public rights of way as the district is truly their “neighborhood”. They have pets, they walk and jog, they are present on a daily basis, they have children that attend school and they recreate in this growing urban environment. Of the total, 1,344,963 condominium building square feet is located in Benefit Zone 4. This represents 23% of this particular land use in that Benefit Zone. These residential condominium unit parcels will generate a total of \$625,521 of the overall budget, or 34% of the overall budget of the proposed district. \$403,490 of the total of \$625,521 will be generated from Benefit Zone 4 and the balance of \$88,917 will be generated from Benefit Zone 3 and \$133,115 will be generated from Benefit Zone 1.

Market rate residential building construction will be the fastest growing component of land use changes in the next five years of the district. To facilitate this growth and respond to existing residential special benefit needs, approximately 50% of the residential condo individually assessed parcels assessments or \$312,760 will be allocated to the “Sidewalk Operations” special benefit category and 50% of these assessments will be allocated to fund the “enhanced beautification and cleanliness” special benefit services to those sidewalks directly adjacent to the larger buildings which house these new condo parcels, as well as administrative services related to oversight of those services. The residential condo parcels will also pay a portion of the contingency budget.

The “enhanced beautification” special benefit services may include, but not be limited to:

- Daily sidewalk and gutter sweeping on the frontages adjacent to the residential condo individually assessed parcels;
- enhanced steam cleaning on the frontages adjacent to the residential condo individually assessed parcels;
- pet waste distribution stations on the frontages adjacent to the residential condo individually assessed parcels;
- enhanced beautification benefit services on the frontages adjacent to the residential condo individually assessed parcels;
- installation of hanging plants, planters and tree planting and upkeep in the sidewalks on the frontages

- adjacent to the residential condo individually assessed parcels;
- design, and implementation of public spaces on the frontages adjacent to the residential condo individually assessed parcels;
- enhanced security in the evening hours, on the weekends and on holidays on the frontages adjacent to the residential condo individually assessed parcels;
- and other services requested by the condo individually assessed parcels that confer special benefit to the frontages adjacent to the residential condo individually assessed parcels;
- administrative oversight and representing these residential condo owners on issues of land use, zoning and planning.

The Enhanced Beautification and Sidewalk Services will beautify and enhance the image primarily of each individual assessed condominium parcels within the District and thereby increase livability and safety for each residential condominium parcel in the district. Because the Enhanced Beautification and Sidewalk Services will only be provided to individual assessed parcels within the District, these services and improvements will constitute "special benefits".

The following category of special benefit services shall only be provided to parcels within the district and whose frequency is determined by their benefit zone:

ADMINISTRATION AND CORPORATE OPERATIONS:

\$ 186,188.00 is the new budget for the Greater South Park PBID for Administration and Corporate Operations. All of these services are special benefit services, over and above what the City of Los Angeles is currently providing to the individually assessed parcels.

Examples of these special benefit services and costs include, but are not limited to:

- *Staff and administrative costs*
- *Insurance*
- *Office related expenses*
- *Financial reporting*
- *Legal and accounting*

Administration and Corporate Operations is key to the proper expenditure of GSPBID assessment funds and the administration of GSPBID programs and activities which are intended to promote commerce, workability and livability, as applicable, for individual assessed parcels within the District. Because Administration and Corporate Operation program exists only for the purposes of the BID and will only be provided for matters which benefit each individual assessed parcel within the District, this program will constitute a "special benefit".

The following category of special benefit services shall only be provided to parcels within the district and whose frequency is determined by their benefit zone:

CONTINGENCY/CITY FEES/RESERVE:

\$ 94,602.00 is the new budget for the Greater South Park PBID for Contingency/City Fees and Reserve.

Examples of these special benefit services and costs include, but are not limited to:

- *Delinquencies**
- *City Fee and County fees***
- *Reserves****

Contingency/City Fees/Reserve. This fund equals \$94,602.00 or 5% of the first year annual budget of the proposed district. This contingency anticipates a "historic" non-payment rate percentage of around 2%. The City and County of Los Angeles will charge the PBID Owners Association approximately a 2% annual fee for the collection process. If a surplus exists in the contingency budget, the Board can reallocate those funds to other budget line items within their respective Benefit Zones;

The Contingency budget is designed to facilitate the viability of the District operation, services and programs which in turn will promote commerce, workability and livability, as applicable, for individual assessed parcels within the District. Because the contingency services will only be provided for the benefit of each individual assessed parcel within the District, this program constitutes a "special benefit".

Reserve for Slow Payments (Delinquencies)*

A percent of the budget is held in reserve to offset delinquent and/or slow payment from both public and private properties.

City Fees:**

Assessments are budgeted in order to fund the expenses charged by the City of Los Angeles and County of Los Angeles for collection and distribution of District revenue. This line item expense shall be found in the "Contingency/City Fees/Reserve" portion of the budget.

Reserves:***

Reserves are budgeted for those funds that remain from the 4% set aside, that are over and above those that have not been collected and are over and above the city fees. These reserves shall be carried forward from year to year, or may be reallocated to the designated budgetary categories found within the Management District Plan.

Frequency of Service for Benefit Zones 1 and 2

Special Benefit Service/ Sidewalk Operation Services*	Benefit Zone 1 Frequency	Benefit Zone 2 Frequency
<i>Private Security Services</i>	Daily	During Conventions or at minimum 5 days per week
<i>Regular sidewalk and gutter sweeping</i>	7 days per week	5 days per week
<i>Sidewalk Steam cleaning</i>	Monthly	As needed
<i>Beautification, landscaping</i>	Weekly	Not funded
<i>Enhanced trash emptying</i>	Daily	As needed
<i>Removal of bulky items</i>	As needed	As needed
<i>Graffiti removal within 24 hours</i>	As needed	As needed
<i>Tree planting and upkeep</i>	As needed	As needed
<i>Special events</i>	Seasonally	Not funded
<i>Marketing and Promotions</i>	As needed	Not funded
<i>Advertising</i>	As determined by Owners Association	Not funded
<i>Administration</i>	Ongoing oversight	Ongoing oversight
<i>Enhanced beautification Services</i>	Daily, around blocks with high concentrations of residential condo units	Not funded

Frequency of Service for Benefit Zones 3 and 4

Special Benefit Service/Sidewalk Operations Services*	Benefit Zone 3 Frequency	Benefit Zone 4 Frequency
<i>Private Security</i>	Daily	Daily
<i>Regular sidewalk and gutter sweeping</i>	6 days per week, to begin and then increasing as new building funding permits	5 days per week for commercial buildings and 7 days per week blocks with high concentrations of condo complexes as residential funding permits
<i>Sidewalk Steam cleaning</i>	Quarterly or as funding permits, but monthly around blocks with high concentrations of residential condo units	Quarterly as funding permits, but monthly around blocks with high concentrations of residential condo units
<i>Beautification and landscaping</i>	As funding permits, but hanging plants and enhanced beautification but weekly around blocks with high concentrations of residential condo units	As funding permits, but hanging plants and enhanced beautification programs around blocks with high concentrations of residential condo units
<i>Enhanced trash emptying</i>	6 days per week	5 days per week for commercial buildings and 7 times per week around blocks with high concentrations of residential condo units
<i>Removal of bulky items</i>	As needed	As needed
<i>Graffiti removal within 24 hours</i>	As needed	As needed
<i>Tree planting and upkeep</i>	As needed	As needed
<i>Special events</i>	Seasonally	Seasonally
<i>Marketing and Promotions</i>	Based upon retail needs as well as branding of the commercial buildings	Based upon retail needs as well as branding of the commercial buildings
<i>Advertising</i>	Based upon retail needs as well as branding of the commercial buildings	Based upon retail needs as well as branding of the commercial buildings
<i>Administration</i>	Ongoing oversight	Ongoing oversight
<i>Enhanced beautification Services</i>	Daily, around blocks with high concentrations of residential condo units	Daily, around blocks with high concentrations of residential condo units

The summary of the FY 2013 operating budget for the proposed Greater South Park Business Improvement District including the five year projection, is provided later in this Report. The 5 year budget projection shows the total improvement and activity plan budget for FY 2013 - 2017, which is to be funded totally by property assessments, with 2013 to be set at \$1,861,889.00.

Market costs may vary from year-to-year, per service category so budget line items may vary by up to 10% per budget line item. Ten per cent of the services will not be allocated from the Enhanced Beautification and Sidewalk Services since these services are directly related to the special benefits conferred to individually assessed residential condo parcels. Furthermore, since the services in the Benefit Zones are related to the special benefit services for each of the respective zones, this 10% variance will not provide for transfer of funds between Benefit Zones, as each zone is assessed for its specific menu of services. The percentage of funds generated per Benefit Zone relative to the overall PBID, will remain constant, regardless of alterations in the categories of services.

Unexpended GSPBID assessment funds remaining at the end of the current GSPBID term may be used to develop the next renewal Management District Plan and Engineer's Report.

In conclusion, relative to the GSPBID funded work program, all of the above described services, activities and improvements work together to create a more pleasing environment within the District that is conducive to strengthening the current and future economic vitality of this area through increased commerce, workability and livability, as applicable, for the direct benefit of individual assessed parcels within the District. The programs, improvements and services are designed to specifically benefit identified assessed parcels within the GSPBID boundaries. The proposed GSPBID assessments will only be levied on identified parcels within the GSPBID boundaries and assessment revenues will be spent to deliver services that provide a direct and special benefit to assessed parcels and to improve the economic vitality of these parcels. Inasmuch as no services will be provided beyond the GSPBID boundaries to the surrounding communities or to the public in general, any general benefit is unintentional. It is hereby determined that general benefits, if any, are not quantifiable, measurable, or tangible.

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 parcel within the district will be assessed based on property characteristics unique only to that parcel. The calculated assessment rates are applied to the actual measured parameters of each parcel and thereby are proportional to each and every other identified parcel within the district as a whole. Larger parcels and ones with larger buildings and street frontages are expected to impact the demand for services and programs to a greater extent than smaller ones and thus are assigned a higher proportionate degree of assessment program and service costs. The proportionality is further achieved by setting targeted formula component weights for the respective parcel by parcel identified land attributes.

The proportionate special benefit cost for each parcel has been calculated based on optimum 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 GSPBID, they are also considerably less than other options considered by the GSPBID renewal proponent group. The actual assessment rate for each parcel within the GSPBID directly relate to the level of service to be provided based on the respective benefit zone, street frontage, land area and /or building area of each parcel.

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

There are 18 publicly owned parcels within the District, including five by the City of Los Angeles. It is assumed that the City of Los Angeles and other government entities will pay assessments for the public property within the boundaries of the District. Article XIII D, Sec 4 of the California Constitution was added in November of 1996 to provide for assessments of government owned properties.

In the opinion of this Engineer, all identified government owned parcels within the District will receive special benefits, commensurate with the assessments paid into the District. The publicly owned parcels are presumed to benefit in proportion to their assessments equally to the privately owned parcels, consistent with their location within their respective benefit zones. Real and tangible special benefit services will be provided to all individual parcels within the District, whether owned by public or private entities. It is noted that publicly owned parcels used for surface parking or raw land are not assessed for District Identity since that budget category is generated 100% from commercial building area within the District.

There is no clear and convincing evidence that publicly owned parcels would not benefit from District funded programs and services other than as noted above.

A list of publicly owned parcels within the District and their respective assessment amounts and percent of the total assessment is shown below.

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Government Owned Parcels within the GSPBID

APN	Legal Owner	ST. #	Site Street	Benefit Zone	2013 Assessment	% of Total
5138 016 913	City Of Los Angeles	1111	S Figueroa St	1	\$91,899.13	4.94%
5134 007 933	City Of Los Angeles		S Figueroa St	2	\$45,045.00	2.42%
5138 016 912	City Of Los Angeles	1201	S Figueroa St	2	\$24,405.00	1.31%
5138 016 914	City Of Los Angeles		*no Site Address*	2	\$11,385.00	0.61%
5138 025 900	City Of Los Angeles	1258	S Figueroa St	3	\$5,183.30	0.28%
				Total	\$177,917.43	9.56%
5134 014 905	Community Redevelopment Agency	1600	S Hope St	4	\$3,343.92	0.18%
5134 012 900	Community Redevelopment Agency	1521	S Hope St	4	\$2,360.00	0.13%
5134 012 901	Community Redevelopment Agency	1515	S Hope St	4	\$810.00	0.04%
				Total	\$6,513.92	0.35%
5138 004 900	L A City Dept Of Water & Power		*no Site Address*	3	\$2,863.50	0.15%
5134 022 903	L A Unified School Dist	240	Venice Blvd	4	\$31,493.80	1.69%
5138 026 900	LACMTA	1232	S Flower St	4	\$822.50	0.04%
5139 023 907	State Bar Of Calif.	312	W 12th St	4	\$3,196.00	0.17%
5139 023 908	State Bar Of Calif.		*no Site Address*	4	\$867.08	0.05%
5139 023 909	State Bar Of Calif.	1216	S Grand Ave	4	\$818.00	0.04%
5139 023 910	State Bar Of Calif.	1220	S Grand Ave	4	\$818.00	0.04%
5139 023 911	State Bar Of Calif.	1228	S Grand Ave	4	\$818.00	0.04%
5139 023 912	State Bar Of Calif.	1230	S Grand Ave	4	\$818.00	0.04%
5139 023 913	State Bar Of Calif.	1236	S Grand Ave	4	\$818.00	0.04%
				Total	\$8,153.08	0.44%

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 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.”

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The individual and total parcel assessments attributable to special property benefits are shown on Appendix 1 to the Management District Plan and this Report. The District and resultant assessment payments will continue for 5 years and may be proposed again at that time. The reasons 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 street frontage, land area and/or building area. There are four benefit zones.

Assessment Formula Methodology

Step 1. Select "Basic Benefit Unit(s)"

GSPBID assessment formulas typically are based on either property street frontage or parcel and building size or location, all which relate to the amount of special benefit conferred on a particular parcel and the proportionate assessment to be paid. The formula may base assessments on a single factor or a combination of factors.

Based on the specific needs and corresponding nature of the program activities to be funded by the GSPBID (i.e. sidewalk operation services, district identity, enhanced beautification and sidewalk services, administration/corporate operations, and contingency/City fees/reserves) 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 street frontage, land area, and building area for commercially used parcels and building pad area for residential condominiums. Services will be provided only to and for the special benefit of individual assessed parcels within the District.

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

For residential condominiums, the use of net building pad area is the most equitable method of spreading special benefit costs to this specialized beneficiary (residential condominium uses) of focused GSPBID funded services, programs and improvements tailored uniquely for this land use and ownership category.

Street frontage is a direct measure of the static utilization of each parcel and its corresponding impact or draw on GSPBID funded activities such as sidewalk operation services. In the opinion of this Assessment Engineer, the targeted weight of this factor, street frontage, should generate approximately 30% of the total GSPBID revenue based on program needs, priorities and corresponding costs.

Land area is a direct measure of the current and future development capacity of each parcel and its corresponding

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impact or draw on GSPBID funded activities such as administration/corporate operations and contingency/reserves. In the opinion of this Assessment Engineer, the targeted weight of this factor, land area, should generate approximately 15% of the total GSPBID revenue based on program needs, priorities and corresponding costs.

Building Area is a direct measure of the dynamic utilization of each parcel and its corresponding impact or draw on GSPBID funded activities such as district identity for commercial uses and enhanced beautification and sidewalk services for residential condominium uses based on development density. In the opinion of this Assessment Engineer, the targeted weight of this factor, building area, should generate approximately 20% of the total GSPBID revenue for commercial parcels and 35% for residential condominium parcels based on program needs, priorities and corresponding costs.

The “Basic Benefit Units” will be expressed, for commercial parcels, as a combined function of street frontage (Benefit Unit “A”), land area (Benefit Unit “B”), building area (Benefit Unit “C”) and for residential condominiums, building pad area (Benefit Unit “D”). Based on the shape of the GSPBID, as well as the nature of the District program elements, it is determined that all commercial parcels will gain a direct and proportionate degree of benefit based on the respective amount of street frontage, land area and building area, and residential condominiums based on building pad area, all within four benefit zones.

Residential and Commercial Condominiums

Residential condominium unit parcels in Benefit Zones 1, 3 and 4 will be assessed at a rate of \$0.30 per livable unit building pad area. All residential condominium parcels will be assessed based upon their verifiable building square foot size per condo. These assessments will fund special benefit services that are delivered 7 days per week directly adjacent to the individual parcels where they are located. The rationale for this assessment of building square footage rate only is provided below. This assessment will be levied on the actual building square footage, regardless of benefit zone in the Greater South Park BID.

All ground floor commercial condos (retail or office) generally will be assessed based on actual land area covered, condo building pad area and direct street frontage for each unit. Because such uses are typically developed as part of a multi-floor mixed-use complex, special methodologies are needed to address the levy of assessments on such land uses.

Mixed-use rental uses and multi-floor mixed-use condominium uses will be assessed in accordance with the following assessment methodology:

Mixed –Use Ground floor Commercial and Upper Residential Rental

- Building area at building area rate for respective Zone commercial and multi-family residential rental building areas

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- Land area at respective Zone land area rate
- Street frontage at respective Zone street frontage rate

Multi-Floor Commercial Only Condominiums

- Building pad area at respective Zone building area rate
- Land area at respective Zone land area rate but pro-rated for each unit based on ratio of unit building area to total building area
- Street frontage at respective Zone street frontage rate but pro-rated for each unit based on ratio of unit building area to total building area

Mixed-Use Commercial Condos and Residential Condominiums

- Commercial building pad area at respective Zone commercial building area rate and at residential condominium building rate for residential condominium building pad area
- Land area at respective Zone land area rate (assessed on ground floor commercial condo parcels for actual land area covered)
- Street frontage at respective Zone street frontage rate (assessed on ground floor commercial condo parcels for actual street frontage)

Residential condominium unit parcels are assessed differently than multi-unit rental apartment or mixed-use buildings due to the nature of their unique ownership. Multi-unit apartment buildings are commercial rental properties in which the tenant and landlord have a business relationship. They are required to have a business license to operate in the City of Los Angeles and these residential apartment buildings can be bought or sold just as commercial buildings can be bought and sold. In addition, these tenants can be evicted by a landlord, something that sets them apart from residential condo unit parcels.

Distinctions between residential tenants and residential condominium owners, relationship to the assessment methodology and the special benefits they will receive are as follows:

1. Distinctions between condo owners and tenants are codified in the California Civil Codes, Davis Sterling Act. This piece of legislation creates an entire set of rules and regulations on how residential condo owners have obligations based upon their “separate interests”. Renters have no such rights.
2. Los Angeles acknowledges the distinction between tenants and the extraordinary rights of owners by creating tenant eviction laws;
3. In the real world, resident condominium unit owners have demonstrated greater concern and are more forceful for quality of life issues such as noise levels and placement of poor land uses;
4. The state constitution requires that the district “confers benefits to real property owners”. Residential owners are “real property owners” and have the right to vote in a 218 ballot procedure, tenants do not;

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5. Considering residential tenants and residential condominium unit owners under the same methodology will make some pay more for the same services based upon the density and number of units per complex;
6. Residential owners have legal rights to have pets, which impact their neighborhood, tenants have no such legal entitlements;

The assessment methodology has been written to confer additional special benefits to these residential condominium owners, as compared to residential tenants, since these owners have higher expectations of special benefits and sidewalk “public space enhancements” than do rental property residents. The residential condominium special assessment methodology ensures that a fund will be established to maintain extremely high levels of special benefit services directly applied and proportional to the blocks that demand the highest special benefit services, seven days per week, 365 days per year.

Future Development

As future new development occurs within the District, current property characteristics and parcel configurations may also change. This may occur due to various land related modifications such as new subdivisions, lot line adjustments, reversions to acreage and parcel consolidations. In turn, street frontage measurements, parcel size and building areas and land uses may also change. Any such modifications will result in recalculation of assessments for new and/or modified parcels based on assessment rates in effect when such changes occur in accordance with future maximum rates and the assessment methodology delineated in this Report..

It is noted that any change in assessment formula methodology or rates other than as stipulated in this Report would require a new Proposition 218 ballot procedure in order to approve any such changes.

Step 2. Quantify Total Basic Benefit Units

Taking into account all identified benefiting parcels and their respective assessable benefit units, there are 53,836 Benefit “A” Units, 5,147,114 Benefit “B” Units, 9,220,915 Benefit “C” Units, and, 2,085,071 Benefit “D” Units.

A breakdown of benefit units by Zone and rate factor is shown in the chart below:

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GSPBID Benefit Units By Zone

<i>Benefit Zone</i>	<i>Street Frontage Total (Lin Ft) "A" Units</i>	<i>Land Area Total (Sq Ft) "B" Units</i>	<i>Building Area Total (Sq FT) "C" Units</i>	<i>Residential Condo Building Area Total (Sq Ft) "D" Units</i>
1	6,583	1,079,209	3,522,657	443,718
2	5,389	--	--	--
3	13,013	1,326,689	1,100,019	296,390
4	28,851	2,741,216	4,598,239	1,344,963
Total	53,836	5,147,114	9,220,915	2,085,071

Step 3. Calculate Benefit Units for Each Property.

The number of Benefit Units for each identified benefiting parcel within the 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 computations will be provided to each property owner in the GSPBID for their review. All known or reported discrepancies, errors or misinformation will be corrected.

Step 4. Determine Assessment Formula

In the opinion of this Engineer, the GSPBID assessment is to be based on four Basic Benefit Unit factors; street frontage (Benefit "A" Unit), parcel size (Benefit "B" Units), commercial building size (Benefit "C" Units), and residential condominium building pad size (Benefit "D" Units) within four (4) Benefit Zones. Residential condominium assessments will be based solely on the actual building size of each dwelling unit due to the unique but limited benefits derived by this land use.

Based on estimated program costs for major land uses (i.e. commercial versus residential condominiums), it is the opinion of this Engineer that commercial parcels should generate approximately 2/3rds (66.40394% adjusted) of the total revenue or \$1,236,367.79 and residential condominiums 1/3 (33.596056% adjusted or \$625,521.30).

Based on estimated program costs for each benefit zone it is the opinion of this Engineer that the commercial assessments weighted target should be levied approximately 30% (27.906456% adjusted) on Zone 1, approximately 5% (6.538103% adjusted) on Zone 2, approximately 25% (24.053663% adjusted) on Zone 3 and approximately 40% on Zone 4 (41.501778% adjusted).

In the opinion of this Engineer, in each Benefit Zone, each applicable formula element - i.e. street frontage, land area

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and building area will be assigned a targeted weight as well.

In Zone 1, frontage is weighted at 30% (28.619546% adjusted), land area at 20% (20.331365% adjusted) and building area at 50% (51.049088% adjusted).

In Zone 2, frontage is weighted at 100%, land area at 0% and building area at 0%.

In Zone 3, frontage is weighted at 50% (52.508520% adjusted), land area at 30% (28.997035% adjusted) and building area at 20% (18.494445% adjusted).

In Zone 4, frontage is weighted at 55% (56.227204% adjusted), land area at 20% (21.369230% adjusted) and building area at 25% (22.403567% adjusted).

For all residential condos, regardless of Zone, frontage is weighted at 0%, land area at 0% and building pad area at 100%. The resulting unit assessment rates are computed as follows:

It is noted that the reason that the targeted formula factor weights are adjusted from the initial target weights is due to a simplicity rounding that occurs when calculating the actual Year 1 assessment rates for the proposed District. If actual calculated rates based on initial "whole" percentage target weights were used, the resulting assessment formula rates would need to be expressed in rather odd numbers requiring up to 8-10 decimal place expressions. Thus, for simplicity purposes, it is deemed appropriate to round the Year 1 assessment rates when explaining the assessment formula and rates to property owners who will be considering signing support petitions and ultimately casting ballots. It is further noted that Year 2 through 5 assessment rates may be increased up to 5% each year and the resulting calculated rates will become the actual computed numbers which will require possibly 8-10 decimal place expressions.

The assessment formula rates are now calculated using the weight factors delineated above for each Zone and each applicable assessment factor:

Assessment Formula Rate Calculations:

Zone 1 Commercial

Frontage: (Benefit Unit "1-A") = $\$1,236,367.79 \times 27.906456\% \times 28.619546\% / 6,583 \text{ units} = \$15.00/\text{unit}$

Land Area: (Benefit Unit "1-B") = $\$1,236,367.79 \times 27.906456\% \times 20.331365\% / 1,079,209 \text{ units} = \$0.065/\text{unit}$

Building Area: (Benefit Unit "1-C") = $\$1,236,367.79 \times 27.906456\% \times 51.049088\% / 3,522,657 \text{ units} = \$0.05/\text{unit}$

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Zone 2

Frontage: (Benefit Unit "2-A") = $\$1,236,367.79 \times 6.538103\% \times 100\% / 5,389 \text{ units} = \$15.00/\text{unit}$

Zone 3

Frontage: (Benefit Unit "3-A") = $\$1,236,367.79 \times 24.053663\% \times 52.508520\% / 13,013 \text{ units} = \$12.00/\text{unit}$

Land Area: (Benefit Unit "3-B") = $\$1,236,367.79 \times 24.053663\% \times 28.997035\% / 1,326,689 \text{ units} = \$0.065/\text{unit}$

Bldg Area: (Benefit Unit "3-C") = $\$1,236,367.79 \times 24.053663\% \times 18.494445\% / 1,100,019 \text{ units} = \$0.05/\text{unit}$

Zone 4

Frontage: (Benefit Unit "4-A") = $\$1,236,367.79 \times 41.501778\% \times 56.227204\% / 28,851 \text{ units} = \$10.00/\text{unit}$

Land Area: (Benefit Unit "4-B") = $\$1,236,367.79 \times 41.501778\% \times 21.369230\% / 2,741,216 \text{ units} = \$0.04/\text{unit}$

Bldg Area: (Benefit Unit "4-C") = $\$1,236,367.79 \times 41.501778\% \times 22.403567\% / 4,598,239 \text{ units} = \$0.025/\text{unit}$

Residential Condominiums (All Zones)

Building Area: (Benefit Unit "D") = $\$625,521.30 \times 100\% / 2,085,071 \text{ units} = \$0.30/\text{unit}$

Assessment Rate Formula Application:

The assessment formula for commercial parcels is:

Frontage x Frontage Zone Rate + Land Area x Land Area Zone Rate + Building Area x Building Area Zone Rate

The assessment formula for residential condominium parcels is:

Condo Building Pad Area x Condo Building Pad Area Rate (All Zones)

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Step 5. Estimate Total District Costs

The total District costs for 2013-2022 of the GSPBID are projected to be as shown below.

2013-2022 District Costs (assumes 5% annual max increase)

	FY 1	FY2	FY3	FY 4	FY 5
Sidewalk Operations, Beautification	\$ 937,007.00	\$ 983,857.35	\$ 1,033,050.22	\$ 1,084,702.73	\$ 1,138,937.86
District Identity	\$ 346,190.00	\$ 363,499.50	\$ 381,674.48	\$ 400,758.20	\$ 420,796.11
Enhanced Beautification and Sidewalk Cleaning	\$ 297,902.00	\$ 312,797.10	\$ 328,436.96	\$ 344,858.80	\$ 362,101.74
Administration/ Corporate Operations	\$ 186,188.00	\$ 195,497.40	\$ 205,272.27	\$ 215,535.88	\$ 226,312.68
Contingency/City Fees	\$ 94,602.00	\$ 99,332.10	\$ 104,298.71	\$ 109,513.64	\$ 114,989.32
Total	\$ 1,861,889.00	\$ 1,954,983.45	\$ 2,052,732.62	\$ 2,155,369.25	\$ 2,263,137.72

* Since market costs may vary from year to year per service category, budget line items may be adjusted accordingly by up to 10%.

Step 6. Separate General Benefits from Special Benefits and Related Costs (Prop 218)

All benefits derived from the assessments outlined in the Management District Plan and this Report are for supplemental services, programs and improvements directly benefiting the identified parcels within the GSPBID. All GSPBID funded activities are provided solely to parcels within the GSPBID. All services will be delivered only within the boundaries and designed only for the direct special benefit of the identified assessed parcels in the GSPBID. No services will be provided to non-assessed parcels outside the GSPBID boundaries. Any potential spill over effect is unquantifiable as previously discussed in this report. Thus, all general benefits (if any) within or outside of the GSPBID, are inadvertent, intangible and immeasurable. Total District revenues are shown below.

Total 2013 District Revenues

Funding Source	Revenue	% of Total
GSPBID Assessments	\$1,861,889	100.00%
TOTAL DISTRICT REVENUE	\$1,861,889	100.00%

Step 7. Calculate "Basic Unit Cost"

With a 2013 budget of \$1,861,889 (special benefit only), the Basic Unit Costs are shown above in Step 4. Since the

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GSPBID is being proposed for a 5 year term, maximum assessment rates for future years (2014-2017) must be set at the inception of the proposed GSPBID. *An annual flat inflationary assessment rate increase of up to 5% may be imposed each year for 2014-2017*, based on approval by the GSPBID Property Owner’s Association. The maximum assessment rates for 2013-2017 are shown below. The assessment rates listed constitute the starting basis of assessment for future years of the GSPBID (2013-2017).

2013-2017 Maximum District Assessment Rates (assumes 5% max annual increase)

Benefit Zone 1					
Projected Assessment	2013	2014	2015	2016	2017
Linear Frontage	\$15.00	\$15.75	\$16.54	\$17.36	\$18.23
Lot Square Footage	0.065	0.068	0.072	0.075	0.079
Building Square Footage	\$0.05	\$0.05	\$0.06	\$0.06	\$0.06
Residential Building Square Footage	\$0.30	\$0.32	\$0.33	\$0.35	\$0.36
Benefit Zone 2					
Projected Assessment	2013	2014	2015	2016	2017
Linear Frontage	\$15.00	\$15.75	\$16.54	\$17.36	\$18.23

Benefit Zone 3					
Projected Assessment	2013	2014	2015	2016	2017
Linear Frontage	\$12.00	\$12.60	\$13.23	\$13.89	\$14.59
Lot Square Footage	\$0.065	\$0.068	\$0.072	\$0.075	\$0.079
Building Square Footage	\$0.050	\$0.053	\$0.055	\$0.058	\$0.061
Residential Building Square Footage	\$0.30	\$0.32	\$0.33	\$0.35	\$0.36
Benefit Zone 4					
Projected Assessment	2013	2014	2015	2016	2017
Linear Frontage 1	\$10.00	\$10.50	\$11.03	\$11.58	\$12.16
Lot Square Footage	\$0.040	\$0.042	\$0.044	\$0.046	\$0.049
Building Square Footage	\$0.025	\$0.026	\$0.028	\$0.029	\$0.030
Residential Building Square Footage	\$0.300	\$0.315	\$0.331	\$0.347	\$0.365

Step 8. Spread the Assessments

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

APPENDIX 1

2013 ASSESSMENT ROLL

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<u>APN</u>	<u>BZ</u>	<u>Assessment</u>						
5134 007 016	3	\$3,673.60	5134 011 025	4	\$1,925.00	5134 021 001	4	\$1,940.00
5134 007 018	3	\$2,831.85	5134 011 026	4	\$2,300.00	5134 021 002	4	\$2,835.48
5134 007 933	2	\$45,045.00	5134 011 027	4	\$880.00	5134 021 003	4	\$1,015.25
5134 008 003	3	\$4,156.53	5134 011 028	4	\$880.00	5134 021 016	4	\$8,621.04
5134 008 004	3	\$1,362.24	5134 011 029	4	\$880.00	5134 022 903	4	\$31,493.80
5134 008 005	4	\$1,351.64	5134 011 030	4	\$3,260.00	5134 023 001	4	\$1,973.80
5134 008 006	4	\$13,180.11	5134 012 010	4	\$2,487.50	5134 023 002	4	\$4,994.03
5134 008 007	4	\$3,255.63	5134 012 011	4	\$987.50	5134 023 006	4	\$3,257.95
5134 009 002	4	\$800.00	5134 012 012	4	\$966.25	5134 023 009	4	\$2,861.85
5134 009 003	4	\$800.00	5134 012 015	4	\$1,239.88	5134 025 042	4	\$4,979.74
5134 009 004	4	\$800.00	5134 012 016	4	\$981.25	5134 025 043	4	\$2,578.50
5134 009 005	4	\$1,045.00	5134 012 017	4	\$953.75	5134 025 044	4	\$1,888.21
5134 009 006	4	\$982.75	5134 012 018	4	\$1,842.55	5134 025 045	4	\$966.06
5134 009 007	4	\$800.00	5134 012 020	4	\$1,084.50	5134 025 046	4	\$905.06
5134 009 008	4	\$800.00	5134 012 024	4	\$1,965.00	5134 025 047	4	\$1,360.08
5134 009 009	4	\$987.50	5134 012 026	4	\$7,403.53	5134 025 048	4	\$890.68
5134 009 011	3	\$7,872.00	5134 012 027	4	\$4,532.87	5134 025 049	4	\$912.80
5134 009 012	3	\$1,434.88	5134 012 900	4	\$2,360.00	5134 025 050	4	\$1,468.76
5134 009 016	3	\$2,283.80	5134 012 901	4	\$810.00	5134 025 052	4	\$630.54
5134 009 018	4	\$2,095.66	5134 014 008	4	\$918.46	5138 002 019	3	\$6,047.88
5134 009 019	3	\$4,415.00	5134 014 010	4	\$744.00	5138 002 029	3	\$1,141.13
5134 009 020	4	\$2,238.00	5134 014 011	4	\$925.25	5138 002 030	4	\$5,180.00
5134 010 004	4	\$3,693.40	5134 014 012	4	\$1,452.73	5138 002 031	3	\$4,335.09
5134 010 005	4	\$2,375.00	5134 014 019	4	\$2,438.80	5138 002 032	3	\$10,087.70
5134 010 006	4	\$975.63	5134 014 020	4	\$4,105.74	5138 002 033	3	\$347.60
5134 010 007	4	\$1,021.70	5134 014 021	4	\$3,748.13	5138 003 001	3	\$3,880.65
5134 010 008	4	\$962.50	5134 014 022	4	\$1,044.00	5138 003 002	3	\$3,962.80
5134 010 009	4	\$816.00	5134 014 905	4	\$3,343.92	5138 003 003	3	\$1,699.44
5134 010 010	4	\$1,439.73	5134 015 012	4	\$1,418.73	5138 003 008	3	\$9,803.17
5134 010 011	3	\$1,180.48	5134 015 013	4	\$3,025.65	5138 003 012	3	\$7,485.62
5134 010 013	3	\$2,207.50	5134 015 019	4	\$743.08	5138 003 014	3	\$8,896.10
5134 010 014	3	\$2,207.50	5134 015 025	4	\$4,382.25	5138 003 015	3	\$3,422.07
5134 010 015	3	\$622.13	5134 015 026	4	\$1,199.08	5138 004 001	3	\$5,213.83
5134 010 016	3	\$1,324.50	5134 015 027	4	\$6,176.93	5138 004 002	3	\$1,508.80
5134 010 017	3	\$1,328.53	5134 017 001	4	\$2,252.92	5138 004 003	3	\$1,097.25
5134 010 018	4	\$912.00	5134 017 002	4	\$1,118.00	5138 004 004	3	\$1,097.25
5134 010 019	4	\$880.00	5134 017 003	4	\$1,050.50	5138 004 005	3	\$1,097.25
5134 010 021	3	\$1,103.75	5134 017 004	4	\$955.75	5138 004 010	3	\$8,089.28
5134 010 022	3	\$1,103.75	5134 017 005	4	\$2,594.70	5138 004 900	3	\$2,863.50
5134 010 023	3	\$11,839.20	5134 017 006	4	\$2,691.55	5138 005 008	3	\$1,344.75
5134 011 006	4	\$1,003.75	5134 017 009	4	\$6,082.00	5138 005 015	3	\$1,851.75
5134 011 007	4	\$1,290.38	5134 017 011	4	\$1,941.20	5138 005 016	3	\$1,058.25
5134 011 008	4	\$1,253.75	5134 017 014	4	\$1,101.00	5138 005 017	3	\$2,750.25
5134 011 009	4	\$997.50	5134 017 016	4	\$1,049.50	5138 005 026	3	\$1,994.10
5134 011 012	4	\$895.00	5134 017 020	4	\$975.52	5138 005 032	3	\$4,767.60
5134 011 013	4	\$1,116.00	5134 017 028	4	\$19,890.96	5138 005 033	3	\$8,824.20
5134 011 016	4	\$800.00	5134 017 029	4	\$9,788.82	5138 005 034	3	\$1,085.55
5134 011 017	4	\$972.25	5134 017 030	4	\$5,172.47	5138 005 036	3	\$3,806.25
5134 011 018	4	\$800.00	5134 017 031	4	\$2,562.20	5138 005 038	3	\$1,090.75
5134 011 019	4	\$1,185.00	5134 020 001	4	\$1,943.20	5138 005 039	3	\$2,907.95
5134 011 020	4	\$1,165.25	5134 020 002	4	\$1,940.00	5138 005 040	3	\$1,087.50
5134 011 021	4	\$1,157.88	5134 020 003	4	\$890.00	5138 005 041	3	\$1,004.66
5134 011 023	4	\$1,617.00	5134 020 004	4	\$890.00	5138 005 044	3	\$2,175.00
5134 011 024	4	\$4,610.90	5134 020 023	4	\$6,212.63	5138 005 045	3	\$1,174.05
			5134 020 024	4	\$4,344.73	5138 006 007	3	\$1,097.25

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5138 006 008	3	\$1,097.25	5138 013 061	4	\$1,423.72	5138 014 057	4	\$432.00
5138 006 009	3	\$4,342.50	5138 013 062	4	\$987.20	5138 014 058	4	\$378.00
5138 006 014	3	\$1,601.50	5138 013 063	4	\$3,810.28	5138 014 059	4	\$395.40
5138 006 020	3	\$3,714.48	5138 013 066	4	\$4,314.00	5138 014 060	4	\$395.40
5138 006 021	3	\$2,625.36	5138 013 067	4	\$6,562.13	5138 014 061	4	\$378.00
5138 006 022	3	\$1,052.98	5138 013 068	4	\$1,968.00	5138 014 062	4	\$432.00
5138 006 023	3	\$3,110.79	5138 013 069	4	\$984.00	5138 014 063	4	\$378.00
5138 006 024	3	\$10,468.07	5138 013 070	4	\$1,525.20	5138 014 064	4	\$432.00
5138 006 027	3	\$3,250.45	5138 013 071	4	\$3,486.00	5138 014 065	4	\$378.00
5138 007 070	1	\$2,870.85	5138 013 072	4	\$9,315.25	5138 014 066	4	\$432.00
5138 007 071	1	\$2,967.50	5138 014 001	4	\$2,376.00	5138 014 067	4	\$410.40
5138 007 080	1	\$24,806.76	5138 014 002	4	\$794.00	5138 014 068	4	\$445.20
5138 007 081	1	\$70,971.48	5138 014 003	4	\$1,157.38	5138 014 069	4	\$356.40
5138 007 082	1	\$53,872.67	5138 014 004	4	\$803.80	5138 014 070	4	\$369.60
5138 007 083	1	\$13,258.95	5138 014 005	4	\$793.80	5138 014 071	4	\$356.40
5138 007 084	1	\$0.00	5138 014 006	4	\$793.80	5138 014 072	4	\$445.20
5138 007 085	1	\$0.00	5138 014 007	4	\$583.20	5138 014 073	4	\$409.80
5138 007 086	1	\$0.00	5138 014 011	4	\$3,364.00	5138 014 074	4	\$431.40
5138 007 087	1	\$0.00	5138 014 012	4	\$1,621.50	5138 014 075	4	\$377.40
5138 007 088	1	\$11,757.20	5138 014 015	4	\$5,519.35	5138 014 076	4	\$431.40
5138 007 089	1	\$32,355.75	5138 014 021	4	\$553.20	5138 014 077	4	\$377.40
5138 007 090	1	\$0.00	5138 014 022	4	\$501.90	5138 014 078	4	\$431.40
5138 007 091	1	\$0.00	5138 014 023	4	\$470.40	5138 014 079	4	\$377.40
5138 007 092	1	\$25,391.55	5138 014 024	4	\$570.30	5138 014 080	4	\$394.80
5138 007 093	1	\$8,508.25	5138 014 025	4	\$427.20	5138 014 081	4	\$394.80
5138 007 094	1	\$6,366.35	5138 014 026	4	\$428.10	5138 014 082	4	\$377.40
5138 007 095	1	\$0.00	5138 014 027	4	\$430.80	5138 014 083	4	\$431.40
5138 007 096	1	\$0.00	5138 014 028	4	\$427.20	5138 014 084	4	\$377.40
5138 007 097	1	\$0.00	5138 014 029	4	\$428.10	5138 014 085	4	\$431.40
5138 007 098	1	\$0.00	5138 014 030	4	\$430.80	5138 014 086	4	\$377.40
5138 007 099	1	\$0.00	5138 014 031	4	\$427.20	5138 014 087	4	\$431.40
5138 007 100	1	\$0.00	5138 014 032	4	\$428.10	5138 014 088	4	\$409.80
5138 007 101	1	\$0.00	5138 014 033	4	\$430.80	5138 014 089	4	\$445.20
5138 007 103	1	\$0.00	5138 014 034	4	\$416.10	5138 014 090	4	\$356.40
5138 012 002	4	\$10,160.08	5138 014 035	4	\$644.70	5138 014 091	4	\$633.60
5138 012 007	3	\$732.00	5138 014 036	4	\$429.60	5138 014 092	4	\$622.50
5138 012 008	3	\$448.00	5138 014 037	4	\$426.90	5138 014 093	4	\$590.40
5138 012 009	3	\$896.00	5138 014 038	4	\$426.00	5138 014 094	4	\$396.30
5138 012 010	3	\$705.75	5138 014 039	4	\$429.60	5138 014 095	4	\$494.40
5138 012 011	3	\$681.75	5138 014 040	4	\$426.90	5138 014 096	4	\$366.30
5138 012 012	3	\$2,658.50	5138 014 041	4	\$426.00	5138 014 097	4	\$422.70
5138 012 013	4	\$980.80	5138 014 042	4	\$429.60	5138 014 098	4	\$366.30
5138 012 014	4	\$636.40	5138 014 043	4	\$426.90	5138 014 099	4	\$494.40
5138 012 015	4	\$492.00	5138 014 044	4	\$426.00	5138 014 100	4	\$366.30
5138 012 016	4	\$328.00	5138 014 045	4	\$674.40	5138 014 101	4	\$383.70
5138 012 017	4	\$945.05	5138 014 046	4	\$471.60	5138 014 102	4	\$452.40
5138 012 023	3	\$10,078.61	5138 014 047	4	\$501.90	5138 014 103	4	\$438.00
5138 012 024	3	\$4,581.95	5138 014 048	4	\$553.20	5138 014 104	4	\$494.40
5138 012 026	4	\$820.00	5138 014 049	4	\$369.60	5138 014 105	4	\$438.00
5138 012 029	4	\$24.00	5138 014 050	4	\$356.40	5138 014 106	4	\$494.40
5138 012 030	4	\$960.00	5138 014 051	4	\$445.20	5138 014 107	4	\$438.00
5138 012 031	4	\$12.00	5138 014 052	4	\$410.40	5138 014 108	4	\$494.40
5138 012 032	4	\$2,642.00	5138 014 053	4	\$432.00	5138 014 109	4	\$467.10
5138 013 041	4	\$151.56	5138 014 054	4	\$378.00	5138 014 110	4	\$676.50
5138 013 056	4	\$2,025.78	5138 014 055	4	\$432.00	5138 014 111	4	\$623.10
5138 013 060	4	\$982.08	5138 014 056	4	\$378.00	5138 014 112	4	\$9,842.30

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5138 015 026	3	\$36,080.78	5138 017 052	4	\$468.00	5138 018 037	3	\$258.00
5138 015 027	3	\$21,001.74	5138 017 053	4	\$267.00	5138 018 038	3	\$231.00
5138 015 028	3	\$23.65	5138 017 054	4	\$273.00	5138 018 039	3	\$210.00
5138 015 029	3	\$23.65	5138 017 055	4	\$276.00	5138 018 040	3	\$258.00
5138 015 030	3	\$23.65	5138 017 056	4	\$381.00	5138 018 041	3	\$330.00
5138 015 031	3	\$23.65	5138 017 057	4	\$282.00	5138 018 042	3	\$336.00
5138 015 032	3	\$23.65	5138 017 058	4	\$270.00	5138 018 043	3	\$204.00
5138 015 033	3	\$23.65	5138 017 059	4	\$282.00	5138 018 044	3	\$303.00
5138 015 034	3	\$23.65	5138 017 060	4	\$267.00	5138 018 045	3	\$255.00
5138 015 035	3	\$23.65	5138 017 061	4	\$279.00	5138 018 046	3	\$336.00
5138 015 036	3	\$23.65	5138 017 062	4	\$408.00	5138 018 047	3	\$333.00
5138 015 037	3	\$23.65	5138 017 063	4	\$471.00	5138 018 048	3	\$258.00
5138 015 038	3	\$23.65	5138 017 064	4	\$213.00	5138 018 049	3	\$231.00
5138 015 039	3	\$0.00	5138 017 065	4	\$198.00	5138 018 050	3	\$210.00
5138 015 040	3	\$0.00	5138 017 066	4	\$279.00	5138 018 051	3	\$258.00
5138 015 041	3	\$0.00	5138 017 067	4	\$276.00	5138 018 052	3	\$330.00
5138 015 042	3	\$0.00	5138 017 068	4	\$276.00	5138 018 053	3	\$336.00
5138 015 043	3	\$0.00	5138 017 069	4	\$468.00	5138 018 054	3	\$204.00
5138 015 044	3	\$0.00	5138 017 070	4	\$267.00	5138 018 055	3	\$213.00
5138 016 912	2	\$24,405.00	5138 017 071	4	\$273.00	5138 018 056	3	\$231.00
5138 016 913	1	\$91,899.13	5138 017 072	4	\$276.00	5138 018 057	3	\$204.00
5138 016 914	2	\$11,385.00	5138 017 073	4	\$381.00	5138 018 058	3	\$336.00
5138 017 018	3	\$1,932.55	5138 017 074	4	\$282.00	5138 018 059	3	\$333.00
5138 017 019	4	\$159.25	5138 017 075	4	\$270.00	5138 018 060	3	\$258.00
5138 017 020	4	\$285.00	5138 017 076	4	\$282.00	5138 018 061	3	\$231.00
5138 017 021	4	\$471.00	5138 017 077	4	\$267.00	5138 018 062	3	\$210.00
5138 017 022	4	\$201.00	5138 017 078	4	\$279.00	5138 018 063	3	\$258.00
5138 017 023	4	\$198.00	5138 017 079	4	\$408.00	5138 018 064	3	\$330.00
5138 017 024	4	\$279.00	5138 017 080	4	\$471.00	5138 018 065	3	\$336.00
5138 017 025	4	\$276.00	5138 017 081	4	\$213.00	5138 018 066	3	\$204.00
5138 017 026	4	\$276.00	5138 017 082	4	\$198.00	5138 018 067	3	\$213.00
5138 017 027	4	\$468.00	5138 017 083	4	\$279.00	5138 018 068	3	\$231.00
5138 017 028	4	\$264.00	5138 017 084	4	\$276.00	5138 018 069	3	\$204.00
5138 017 029	4	\$471.00	5138 017 085	4	\$276.00	5138 018 070	3	\$336.00
5138 017 030	4	\$210.00	5138 017 086	4	\$468.00	5138 018 071	3	\$333.00
5138 017 031	4	\$198.00	5138 017 087	4	\$267.00	5138 018 072	3	\$258.00
5138 017 032	4	\$279.00	5138 017 088	4	\$273.00	5138 018 073	3	\$231.00
5138 017 033	4	\$276.00	5138 017 089	4	\$276.00	5138 018 074	3	\$210.00
5138 017 034	4	\$276.00	5138 017 090	4	\$381.00	5138 018 075	3	\$258.00
5138 017 035	4	\$468.00	5138 017 091	4	\$282.00	5138 018 076	3	\$330.00
5138 017 036	4	\$267.00	5138 017 092	4	\$270.00	5138 018 077	3	\$336.00
5138 017 037	4	\$273.00	5138 017 093	4	\$282.00	5138 018 078	3	\$204.00
5138 017 038	4	\$276.00	5138 017 094	4	\$267.00	5138 018 079	3	\$213.00
5138 017 039	4	\$381.00	5138 017 095	4	\$279.00	5138 018 080	3	\$231.00
5138 017 040	4	\$282.00	5138 017 096	4	\$408.00	5138 018 081	3	\$204.00
5138 017 041	4	\$270.00	5138 017 097	4	\$5,324.00	5138 018 082	3	\$336.00
5138 017 042	4	\$282.00	5138 018 027	3	\$1,345.00	5138 018 083	3	\$333.00
5138 017 043	4	\$267.00	5138 018 028	3	\$230.00	5138 018 084	3	\$258.00
5138 017 044	4	\$279.00	5138 018 029	3	\$192.00	5138 018 085	3	\$231.00
5138 017 045	4	\$408.00	5138 018 030	3	\$225.00	5138 018 086	3	\$210.00
5138 017 046	4	\$471.00	5138 018 031	3	\$180.00	5138 018 087	3	\$258.00
5138 017 047	4	\$213.00	5138 018 032	3	\$216.00	5138 018 088	3	\$330.00
5138 017 048	4	\$198.00	5138 018 033	3	\$276.00	5138 018 089	3	\$336.00
5138 017 049	4	\$279.00	5138 018 034	3	\$252.00	5138 018 090	3	\$204.00
5138 017 050	4	\$276.00	5138 018 035	3	\$216.00	5138 018 091	3	\$213.00
5138 017 051	4	\$276.00	5138 018 036	3	\$333.00	5138 018 092	3	\$231.00

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5138 018 093	3	\$204.00	5138 018 149	3	\$336.00	5138 019 047	3	\$231.00
5138 018 094	3	\$336.00	5138 018 150	3	\$204.00	5138 019 048	3	\$210.00
5138 018 095	3	\$333.00	5138 018 151	3	\$213.00	5138 019 049	3	\$258.00
5138 018 096	3	\$258.00	5138 018 152	3	\$231.00	5138 019 050	3	\$333.00
5138 018 097	3	\$231.00	5138 018 153	3	\$204.00	5138 019 051	3	\$336.00
5138 018 098	3	\$210.00	5138 018 154	3	\$336.00	5138 019 052	3	\$204.00
5138 018 099	3	\$258.00	5138 018 155	3	\$333.00	5138 019 053	3	\$213.00
5138 018 100	3	\$330.00	5138 018 156	3	\$258.00	5138 019 054	3	\$231.00
5138 018 101	3	\$336.00	5138 018 157	3	\$231.00	5138 019 055	3	\$204.00
5138 018 102	3	\$204.00	5138 018 158	3	\$210.00	5138 019 056	3	\$336.00
5138 018 103	3	\$213.00	5138 018 159	3	\$258.00	5138 019 057	3	\$333.00
5138 018 104	3	\$231.00	5138 018 160	3	\$330.00	5138 019 058	3	\$258.00
5138 018 105	3	\$204.00	5138 018 161	3	\$336.00	5138 019 059	3	\$231.00
5138 018 106	3	\$336.00	5138 018 162	3	\$204.00	5138 019 060	3	\$210.00
5138 018 107	3	\$333.00	5138 018 163	3	\$213.00	5138 019 061	3	\$258.00
5138 018 108	3	\$258.00	5138 018 164	3	\$231.00	5138 019 062	3	\$333.00
5138 018 109	3	\$231.00	5138 018 165	3	\$204.00	5138 019 063	3	\$336.00
5138 018 110	3	\$210.00	5138 018 166	3	\$336.00	5138 019 064	3	\$204.00
5138 018 111	3	\$258.00	5138 018 167	3	\$333.00	5138 019 065	3	\$213.00
5138 018 112	3	\$330.00	5138 018 168	3	\$258.00	5138 019 066	3	\$231.00
5138 018 113	3	\$336.00	5138 018 169	3	\$231.00	5138 019 067	3	\$204.00
5138 018 114	3	\$204.00	5138 018 170	3	\$210.00	5138 019 068	3	\$336.00
5138 018 115	3	\$213.00	5138 018 171	3	\$258.00	5138 019 069	3	\$333.00
5138 018 116	3	\$231.00	5138 018 172	3	\$330.00	5138 019 070	3	\$258.00
5138 018 117	3	\$204.00	5138 018 173	3	\$336.00	5138 019 071	3	\$231.00
5138 018 118	3	\$336.00	5138 018 174	3	\$204.00	5138 019 072	3	\$210.00
5138 018 119	3	\$330.00	5138 018 175	3	\$213.00	5138 019 073	3	\$258.00
5138 018 120	3	\$258.00	5138 018 176	3	\$231.00	5138 019 074	3	\$333.00
5138 018 121	3	\$231.00	5138 018 177	3	\$204.00	5138 019 075	3	\$336.00
5138 018 122	3	\$210.00	5138 018 178	3	\$336.00	5138 019 076	3	\$204.00
5138 018 123	3	\$258.00	5138 019 021	3	\$333.00	5138 019 077	3	\$213.00
5138 018 124	3	\$330.00	5138 019 022	3	\$258.00	5138 019 078	3	\$231.00
5138 018 125	3	\$336.00	5138 019 023	3	\$231.00	5138 019 079	3	\$204.00
5138 018 126	3	\$204.00	5138 019 024	3	\$210.00	5138 019 080	3	\$336.00
5138 018 127	3	\$213.00	5138 019 025	3	\$258.00	5138 019 081	3	\$366.00
5138 018 128	3	\$231.00	5138 019 026	3	\$333.00	5138 019 082	3	\$234.00
5138 018 129	3	\$204.00	5138 019 027	3	\$336.00	5138 019 083	3	\$225.00
5138 018 130	3	\$336.00	5138 019 028	3	\$204.00	5138 019 084	3	\$210.00
5138 018 131	3	\$333.00	5138 019 029	3	\$213.00	5138 019 085	3	\$258.00
5138 018 132	3	\$258.00	5138 019 030	3	\$231.00	5138 019 086	3	\$369.00
5138 018 133	3	\$231.00	5138 019 031	3	\$204.00	5138 019 087	3	\$393.00
5138 018 134	3	\$210.00	5138 019 032	3	\$336.00	5138 019 088	3	\$336.00
5138 018 135	3	\$258.00	5138 019 033	3	\$333.00	5138 019 089	3	\$273.00
5138 018 136	3	\$330.00	5138 019 034	3	\$258.00	5138 019 090	3	\$273.00
5138 018 137	3	\$336.00	5138 019 035	3	\$231.00	5138 019 091	3	\$471.00
5138 018 138	3	\$204.00	5138 019 036	3	\$210.00	5138 019 092	3	\$366.00
5138 018 139	3	\$213.00	5138 019 037	3	\$258.00	5138 019 093	3	\$234.00
5138 018 140	3	\$231.00	5138 019 038	3	\$333.00	5138 019 094	3	\$225.00
5138 018 141	3	\$204.00	5138 019 039	3	\$336.00	5138 019 095	3	\$210.00
5138 018 142	3	\$336.00	5138 019 040	3	\$204.00	5138 019 096	3	\$258.00
5138 018 143	3	\$333.00	5138 019 041	3	\$213.00	5138 019 097	3	\$369.00
5138 018 144	3	\$258.00	5138 019 042	3	\$231.00	5138 019 098	3	\$393.00
5138 018 145	3	\$231.00	5138 019 043	3	\$204.00	5138 019 099	3	\$336.00
5138 018 146	3	\$210.00	5138 019 044	3	\$336.00	5138 019 100	3	\$273.00
5138 018 147	3	\$258.00	5138 019 045	3	\$333.00	5138 019 101	3	\$273.00
5138 018 148	3	\$330.00	5138 019 046	3	\$258.00	5138 019 102	3	\$471.00

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5138 019 103	3	\$366.00	5138 019 159	3	\$588.00	5138 027 029	1	\$309.00
5138 019 104	3	\$234.00	5138 019 160	3	\$606.00	5138 027 030	1	\$303.00
5138 019 105	3	\$210.00	5138 019 161	3	\$444.00	5138 027 031	1	\$339.00
5138 019 106	3	\$210.00	5138 019 162	3	\$657.00	5138 027 032	1	\$513.00
5138 019 107	3	\$258.00	5138 019 163	3	\$660.00	5138 027 033	1	\$450.00
5138 019 108	3	\$369.00	5138 019 164	3	\$510.00	5138 027 034	1	\$597.00
5138 019 109	3	\$393.00	5138 019 165	3	\$588.00	5138 027 035	1	\$513.00
5138 019 110	3	\$336.00	5138 025 014	3	\$3,793.48	5138 027 036	1	\$510.00
5138 019 111	3	\$273.00	5138 025 016	3	\$640.18	5138 027 037	1	\$576.00
5138 019 112	3	\$273.00	5138 025 017	3	\$3,835.20	5138 027 038	1	\$384.00
5138 019 113	3	\$471.00	5138 025 900	3	\$5,183.30	5138 027 039	1	\$525.00
5138 019 114	3	\$366.00	5138 026 006	4	\$800.00	5138 027 040	1	\$312.00
5138 019 115	3	\$234.00	5138 026 007	4	\$1,175.00	5138 027 041	1	\$306.00
5138 019 116	3	\$225.00	5138 026 010	4	\$810.00	5138 027 042	1	\$342.00
5138 019 117	3	\$210.00	5138 026 011	4	\$986.83	5138 027 043	1	\$519.00
5138 019 118	3	\$258.00	5138 026 014	4	\$1,180.00	5138 027 044	1	\$450.00
5138 019 119	3	\$369.00	5138 026 016	4	\$1,175.00	5138 027 045	1	\$603.00
5138 019 120	3	\$393.00	5138 026 017	4	\$987.50	5138 027 046	1	\$513.00
5138 019 121	3	\$336.00	5138 026 019	4	\$1,003.75	5138 027 047	1	\$522.00
5138 019 122	3	\$273.00	5138 026 020	4	\$1,003.50	5138 027 048	1	\$576.00
5138 019 123	3	\$273.00	5138 026 022	4	\$2,564.03	5138 027 049	1	\$387.00
5138 019 124	3	\$471.00	5138 026 023	4	\$1,002.79	5138 027 050	1	\$528.00
5138 019 125	3	\$366.00	5138 026 025	4	\$1,185.00	5138 027 051	1	\$312.00
5138 019 126	3	\$234.00	5138 026 026	4	\$1,923.75	5138 027 052	1	\$309.00
5138 019 127	3	\$225.00	5138 026 028	4	\$3,333.15	5138 027 053	1	\$348.00
5138 019 128	3	\$210.00	5138 026 029	4	\$3,258.00	5138 027 054	1	\$525.00
5138 019 129	3	\$258.00	5138 026 030	4	\$6,678.18	5138 027 055	1	\$456.00
5138 019 130	3	\$369.00	5138 026 900	4	\$822.50	5138 027 056	1	\$612.00
5138 019 131	3	\$393.00	5138 027 001	1	\$492.00	5138 027 057	1	\$510.00
5138 019 132	3	\$336.00	5138 027 002	1	\$561.00	5138 027 058	1	\$516.00
5138 019 133	3	\$273.00	5138 027 003	1	\$504.00	5138 027 059	1	\$576.00
5138 019 134	3	\$273.00	5138 027 004	1	\$297.00	5138 027 060	1	\$393.00
5138 019 135	3	\$471.00	5138 027 005	1	\$504.00	5138 027 061	1	\$531.00
5138 019 136	3	\$606.00	5138 027 006	1	\$588.00	5138 027 062	1	\$315.00
5138 019 137	3	\$444.00	5138 027 007	1	\$510.00	5138 027 063	1	\$309.00
5138 019 138	3	\$651.00	5138 027 008	1	\$498.00	5138 027 064	1	\$351.00
5138 019 139	3	\$639.00	5138 027 009	1	\$561.00	5138 027 065	1	\$528.00
5138 019 140	3	\$477.00	5138 027 010	1	\$510.00	5138 027 066	1	\$465.00
5138 019 141	3	\$468.00	5138 027 011	1	\$297.00	5138 027 067	1	\$615.00
5138 019 142	3	\$606.00	5138 027 012	1	\$507.00	5138 027 068	1	\$513.00
5138 019 143	3	\$444.00	5138 027 013	1	\$594.00	5138 027 069	1	\$519.00
5138 019 144	3	\$651.00	5138 027 014	1	\$510.00	5138 027 070	1	\$579.00
5138 019 145	3	\$639.00	5138 027 015	1	\$501.00	5138 027 071	1	\$396.00
5138 019 146	3	\$477.00	5138 027 016	1	\$564.00	5138 027 072	1	\$537.00
5138 019 147	3	\$468.00	5138 027 017	1	\$372.00	5138 027 073	1	\$318.00
5138 019 148	3	\$606.00	5138 027 018	1	\$513.00	5138 027 074	1	\$312.00
5138 019 149	3	\$444.00	5138 027 019	1	\$306.00	5138 027 075	1	\$357.00
5138 019 150	3	\$657.00	5138 027 020	1	\$300.00	5138 027 076	1	\$531.00
5138 019 151	3	\$660.00	5138 027 021	1	\$720.00	5138 027 077	1	\$471.00
5138 019 152	3	\$510.00	5138 027 022	1	\$510.00	5138 027 078	1	\$618.00
5138 019 153	3	\$588.00	5138 027 023	1	\$510.00	5138 027 079	1	\$513.00
5138 019 154	3	\$606.00	5138 027 024	1	\$597.00	5138 027 080	1	\$537.00
5138 019 155	3	\$444.00	5138 027 025	1	\$501.00	5138 027 081	1	\$597.00
5138 019 156	3	\$657.00	5138 027 026	1	\$570.00	5138 027 082	1	\$399.00
5138 019 157	3	\$660.00	5138 027 027	1	\$381.00	5138 027 083	1	\$546.00
5138 019 158	3	\$510.00	5138 027 028	1	\$519.00	5138 027 084	1	\$324.00

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5138 027 085	1	\$336.00	5138 027 141	1	\$381.00	5138 027 197	1	\$660.00
5138 027 086	1	\$360.00	5138 027 142	1	\$561.00	5138 027 198	1	\$1,275.00
5138 027 087	1	\$546.00	5138 027 143	1	\$498.00	5138 027 199	1	\$540.00
5138 027 088	1	\$474.00	5138 027 144	1	\$660.00	5138 027 200	1	\$585.00
5138 027 089	1	\$627.00	5138 027 145	1	\$510.00	5138 027 201	1	\$759.00
5138 027 090	1	\$510.00	5138 027 146	1	\$555.00	5138 027 202	1	\$726.00
5138 027 091	1	\$540.00	5138 027 147	1	\$594.00	5138 027 203	1	\$894.00
5138 027 092	1	\$600.00	5138 027 148	1	\$423.00	5138 027 204	1	\$642.00
5138 027 093	1	\$402.00	5138 027 149	1	\$567.00	5138 027 205	1	\$1,251.00
5138 027 094	1	\$552.00	5138 027 150	1	\$336.00	5138 027 206	1	\$522.00
5138 027 095	1	\$327.00	5138 027 151	1	\$333.00	5138 027 207	1	\$579.00
5138 027 096	1	\$336.00	5138 027 152	1	\$384.00	5138 027 208	1	\$732.00
5138 027 097	1	\$366.00	5138 027 153	1	\$567.00	5138 027 209	1	\$699.00
5138 027 098	1	\$552.00	5138 027 154	1	\$501.00	5138 027 210	1	\$858.00
5138 027 099	1	\$480.00	5138 027 155	1	\$666.00	5138 027 211	1	\$621.00
5138 027 100	1	\$633.00	5138 027 156	1	\$510.00	5138 027 212	1	\$1,224.00
5138 027 101	1	\$510.00	5138 027 157	1	\$555.00	5138 027 213	1	\$1,053.00
5138 027 102	1	\$546.00	5138 027 158	1	\$591.00	5138 027 214	1	\$666.00
5138 027 103	1	\$603.00	5138 027 159	1	\$792.00	5138 027 215	1	\$726.00
5138 027 104	1	\$408.00	5138 027 160	1	\$750.00	5138 027 216	1	\$792.00
5138 027 105	1	\$555.00	5138 027 161	1	\$930.00	5138 027 217	1	\$711.00
5138 027 106	1	\$330.00	5138 027 162	1	\$662.40	5138 027 218	1	\$1,071.00
5138 027 107	1	\$339.00	5138 027 163	1	\$1,278.00	5138 027 219	1	\$1,977.00
5138 027 108	1	\$372.00	5138 027 164	1	\$561.00	5138 027 220	1	\$1,317.00
5138 027 109	1	\$555.00	5138 027 165	1	\$597.00	5138 027 221	1	\$1,347.00
5138 027 110	1	\$483.00	5138 027 166	1	\$783.00	5138 027 222	1	\$1,302.00
5138 027 111	1	\$639.00	5138 027 167	1	\$756.00	5138 027 223	1	\$1,326.00
5138 027 112	1	\$510.00	5138 027 168	1	\$939.00	5138 027 224	1	\$2,010.00
5138 027 113	1	\$543.00	5138 027 169	1	\$666.00	5139 005 014	4	\$463.70
5138 027 114	1	\$585.00	5138 027 170	1	\$1,284.00	5139 005 015	4	\$356.30
5138 027 115	1	\$411.00	5138 027 171	1	\$564.00	5139 005 016	4	\$1,018.05
5138 027 116	1	\$552.00	5138 027 172	1	\$597.00	5139 005 017	4	\$620.40
5138 027 117	1	\$330.00	5138 027 173	1	\$798.00	5139 005 018	4	\$699.00
5138 027 118	1	\$342.00	5138 027 174	1	\$759.00	5139 005 019	4	\$693.00
5138 027 119	1	\$372.00	5138 027 175	1	\$945.00	5139 005 020	4	\$693.00
5138 027 120	1	\$552.00	5138 027 176	1	\$672.00	5139 005 021	4	\$693.00
5138 027 121	1	\$489.00	5138 027 177	1	\$1,290.00	5139 005 022	4	\$1,092.00
5138 027 122	1	\$648.00	5138 027 178	1	\$564.00	5139 005 023	4	\$402.00
5138 027 123	1	\$510.00	5138 027 179	1	\$594.00	5139 005 024	4	\$531.00
5138 027 124	1	\$549.00	5138 027 180	1	\$798.00	5139 005 025	4	\$258.00
5138 027 125	1	\$588.00	5138 027 181	1	\$762.00	5139 005 026	4	\$297.00
5138 027 126	1	\$417.00	5138 027 182	1	\$951.00	5139 005 027	4	\$261.00
5138 027 127	1	\$558.00	5138 027 183	1	\$675.00	5139 005 028	4	\$297.00
5138 027 128	1	\$330.00	5138 027 184	1	\$1,296.00	5139 005 029	4	\$258.00
5138 027 129	1	\$327.00	5138 027 185	1	\$564.00	5139 005 030	4	\$297.00
5138 027 130	1	\$378.00	5138 027 186	1	\$597.00	5139 005 031	4	\$318.00
5138 027 131	1	\$558.00	5138 027 187	1	\$795.00	5139 005 032	4	\$309.00
5138 027 132	1	\$492.00	5138 027 188	1	\$759.00	5139 005 033	4	\$264.00
5138 027 133	1	\$654.00	5138 027 189	1	\$942.00	5139 005 034	4	\$333.00
5138 027 134	1	\$510.00	5138 027 190	1	\$669.00	5139 005 035	4	\$279.00
5138 027 135	1	\$552.00	5138 027 191	1	\$1,290.00	5139 005 036	4	\$498.00
5138 027 136	1	\$591.00	5138 027 192	1	\$552.00	5139 005 037	4	\$516.00
5138 027 137	1	\$420.00	5138 027 193	1	\$591.00	5139 005 038	4	\$471.00
5138 027 138	1	\$561.00	5138 027 194	1	\$780.00	5139 005 039	4	\$528.00
5138 027 139	1	\$333.00	5138 027 195	1	\$747.00	5139 005 040	4	\$258.00
5138 027 140	1	\$330.00	5138 027 196	1	\$924.00	5139 005 041	4	\$297.00

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5139 005 042	4	\$261.00	5139 005 098	4	\$213.00	5139 005 154	4	\$264.00
5139 005 043	4	\$297.00	5139 005 099	4	\$279.00	5139 005 155	4	\$297.00
5139 005 044	4	\$258.00	5139 005 100	4	\$333.00	5139 005 156	4	\$258.00
5139 005 045	4	\$297.00	5139 005 101	4	\$495.00	5139 005 157	4	\$297.00
5139 005 046	4	\$318.00	5139 005 102	4	\$471.00	5139 005 158	4	\$324.00
5139 005 047	4	\$309.00	5139 005 103	4	\$528.00	5139 005 159	4	\$309.00
5139 005 048	4	\$267.00	5139 005 104	4	\$258.00	5139 005 160	4	\$273.00
5139 005 049	4	\$333.00	5139 005 105	4	\$297.00	5139 005 161	4	\$336.00
5139 005 050	4	\$213.00	5139 005 106	4	\$261.00	5139 005 162	4	\$210.00
5139 005 051	4	\$279.00	5139 005 107	4	\$297.00	5139 005 163	4	\$279.00
5139 005 052	4	\$333.00	5139 005 108	4	\$258.00	5139 005 164	4	\$333.00
5139 005 053	4	\$495.00	5139 005 109	4	\$297.00	5139 005 165	4	\$498.00
5139 005 054	4	\$471.00	5139 005 110	4	\$318.00	5139 005 166	4	\$474.00
5139 005 055	4	\$528.00	5139 005 111	4	\$309.00	5139 005 167	4	\$531.00
5139 005 056	4	\$258.00	5139 005 112	4	\$267.00	5139 005 168	4	\$258.00
5139 005 057	4	\$297.00	5139 005 113	4	\$333.00	5139 005 169	4	\$297.00
5139 005 058	4	\$261.00	5139 005 114	4	\$213.00	5139 005 170	4	\$264.00
5139 005 059	4	\$297.00	5139 005 115	4	\$279.00	5139 005 171	4	\$297.00
5139 005 060	4	\$258.00	5139 005 116	4	\$333.00	5139 005 172	4	\$258.00
5139 005 061	4	\$297.00	5139 005 117	4	\$495.00	5139 005 173	4	\$297.00
5139 005 062	4	\$318.00	5139 005 118	4	\$471.00	5139 005 174	4	\$324.00
5139 005 063	4	\$309.00	5139 005 119	4	\$528.00	5139 005 175	4	\$309.00
5139 005 064	4	\$267.00	5139 005 120	4	\$258.00	5139 005 176	4	\$273.00
5139 005 065	4	\$333.00	5139 005 121	4	\$297.00	5139 005 177	4	\$336.00
5139 005 066	4	\$213.00	5139 005 122	4	\$261.00	5139 005 178	4	\$210.00
5139 005 067	4	\$279.00	5139 005 123	4	\$297.00	5139 005 179	4	\$279.00
5139 005 068	4	\$333.00	5139 005 124	4	\$258.00	5139 005 180	4	\$333.00
5139 005 069	4	\$495.00	5139 005 125	4	\$297.00	5139 005 181	4	\$498.00
5139 005 070	4	\$471.00	5139 005 126	4	\$318.00	5139 005 182	4	\$474.00
5139 005 071	4	\$528.00	5139 005 127	4	\$309.00	5139 005 183	4	\$531.00
5139 005 072	4	\$258.00	5139 005 128	4	\$267.00	5139 005 184	4	\$258.00
5139 005 073	4	\$297.00	5139 005 129	4	\$333.00	5139 005 185	4	\$297.00
5139 005 074	4	\$261.00	5139 005 130	4	\$213.00	5139 005 186	4	\$264.00
5139 005 075	4	\$297.00	5139 005 131	4	\$279.00	5139 005 187	4	\$297.00
5139 005 076	4	\$258.00	5139 005 132	4	\$333.00	5139 005 188	4	\$258.00
5139 005 077	4	\$297.00	5139 005 133	4	\$495.00	5139 005 189	4	\$297.00
5139 005 078	4	\$318.00	5139 005 134	4	\$471.00	5139 005 190	4	\$324.00
5139 005 079	4	\$309.00	5139 005 135	4	\$531.00	5139 005 191	4	\$309.00
5139 005 080	4	\$267.00	5139 005 136	4	\$258.00	5139 005 192	4	\$273.00
5139 005 081	4	\$333.00	5139 005 137	4	\$297.00	5139 005 193	4	\$336.00
5139 005 082	4	\$213.00	5139 005 138	4	\$264.00	5139 005 194	4	\$210.00
5139 005 083	4	\$279.00	5139 005 139	4	\$297.00	5139 005 195	4	\$279.00
5139 005 084	4	\$333.00	5139 005 140	4	\$258.00	5139 005 196	4	\$333.00
5139 005 085	4	\$495.00	5139 005 141	4	\$297.00	5139 005 197	4	\$498.00
5139 005 086	4	\$471.00	5139 005 142	4	\$324.00	5139 005 198	4	\$474.00
5139 005 087	4	\$528.00	5139 005 143	4	\$309.00	5139 005 199	4	\$528.00
5139 005 088	4	\$258.00	5139 005 144	4	\$267.00	5139 005 200	4	\$258.00
5139 005 089	4	\$297.00	5139 005 145	4	\$336.00	5139 005 201	4	\$297.00
5139 005 090	4	\$261.00	5139 005 146	4	\$213.00	5139 005 202	4	\$264.00
5139 005 091	4	\$297.00	5139 005 147	4	\$279.00	5139 005 203	4	\$297.00
5139 005 092	4	\$258.00	5139 005 148	4	\$333.00	5139 005 204	4	\$258.00
5139 005 093	4	\$297.00	5139 005 149	4	\$498.00	5139 005 205	4	\$297.00
5139 005 094	4	\$318.00	5139 005 150	4	\$471.00	5139 005 206	4	\$324.00
5139 005 095	4	\$309.00	5139 005 151	4	\$531.00	5139 005 207	4	\$309.00
5139 005 096	4	\$267.00	5139 005 152	4	\$258.00	5139 005 208	4	\$273.00
5139 005 097	4	\$333.00	5139 005 153	4	\$297.00	5139 005 209	4	\$336.00

THE GREATER SOUTH PARK BUSINESS IMPROVEMENT DISTRICT

5139 005 210	4	\$210.00	5139 008 016	4	\$3,408.86	5139 008 075	4	\$183.00
5139 005 211	4	\$279.00	5139 008 018	4	\$1,329.00	5139 008 076	4	\$264.00
5139 005 212	4	\$333.00	5139 008 021	4	\$1,696.55	5139 008 077	4	\$303.00
5139 005 213	4	\$498.00	5139 008 022	4	\$897.75	5139 008 078	4	\$291.00
5139 005 214	4	\$474.00	5139 008 023	4	\$314.45	5139 008 079	4	\$279.00
5139 005 215	4	\$528.00	5139 008 024	4	\$1,632.95	5139 008 080	4	\$291.00
5139 005 216	4	\$258.00	5139 008 025	4	\$264.60	5139 008 081	4	\$300.00
5139 005 217	4	\$297.00	5139 008 026	4	\$995.20	5139 008 082	4	\$303.00
5139 005 218	4	\$264.00	5139 008 027	4	\$380.80	5139 008 083	4	\$249.00
5139 005 219	4	\$297.00	5139 008 028	4	\$1.30	5139 008 084	4	\$249.00
5139 005 220	4	\$258.00	5139 008 029	4	\$162.00	5139 008 085	4	\$249.00
5139 005 221	4	\$297.00	5139 008 030	4	\$276.00	5139 008 086	4	\$246.00
5139 005 222	4	\$324.00	5139 008 031	4	\$213.00	5139 008 087	4	\$246.00
5139 005 223	4	\$309.00	5139 008 032	4	\$213.00	5139 008 088	4	\$228.00
5139 005 224	4	\$279.00	5139 008 033	4	\$213.00	5139 008 089	4	\$162.00
5139 005 225	4	\$336.00	5139 008 034	4	\$213.00	5139 008 090	4	\$276.00
5139 005 226	4	\$210.00	5139 008 035	4	\$213.00	5139 008 091	4	\$213.00
5139 005 227	4	\$279.00	5139 008 036	4	\$213.00	5139 008 092	4	\$213.00
5139 005 228	4	\$333.00	5139 008 037	4	\$297.00	5139 008 093	4	\$213.00
5139 005 229	4	\$498.00	5139 008 038	4	\$291.00	5139 008 094	4	\$213.00
5139 005 230	4	\$471.00	5139 008 039	4	\$183.00	5139 008 095	4	\$213.00
5139 005 231	4	\$528.00	5139 008 040	4	\$183.00	5139 008 096	4	\$213.00
5139 005 232	4	\$297.00	5139 008 041	4	\$183.00	5139 008 097	4	\$297.00
5139 005 233	4	\$519.00	5139 008 042	4	\$183.00	5139 008 098	4	\$291.00
5139 005 234	4	\$297.00	5139 008 043	4	\$183.00	5139 008 099	4	\$183.00
5139 005 235	4	\$297.00	5139 008 044	4	\$183.00	5139 008 100	4	\$183.00
5139 005 236	4	\$318.00	5139 008 045	4	\$183.00	5139 008 101	4	\$183.00
5139 005 237	4	\$309.00	5139 008 046	4	\$264.00	5139 008 102	4	\$183.00
5139 005 238	4	\$276.00	5139 008 047	4	\$303.00	5139 008 103	4	\$183.00
5139 005 239	4	\$336.00	5139 008 048	4	\$291.00	5139 008 104	4	\$183.00
5139 005 240	4	\$513.00	5139 008 049	4	\$279.00	5139 008 105	4	\$183.00
5139 005 241	4	\$567.00	5139 008 050	4	\$291.00	5139 008 106	4	\$258.00
5139 005 242	4	\$474.00	5139 008 051	4	\$300.00	5139 008 107	4	\$303.00
5139 005 243	4	\$534.00	5139 008 052	4	\$303.00	5139 008 108	4	\$291.00
5139 005 244	4	\$519.00	5139 008 053	4	\$249.00	5139 008 109	4	\$279.00
5139 005 245	4	\$432.00	5139 008 054	4	\$249.00	5139 008 110	4	\$291.00
5139 005 246	4	\$576.00	5139 008 055	4	\$249.00	5139 008 111	4	\$300.00
5139 005 247	4	\$525.00	5139 008 056	4	\$246.00	5139 008 112	4	\$303.00
5139 005 248	4	\$906.00	5139 008 057	4	\$246.00	5139 008 113	4	\$249.00
5139 005 249	4	\$807.00	5139 008 058	4	\$228.00	5139 008 114	4	\$249.00
5139 005 250	4	\$648.00	5139 008 059	4	\$162.00	5139 008 115	4	\$249.00
5139 005 251	4	\$519.00	5139 008 060	4	\$276.00	5139 008 116	4	\$246.00
5139 005 252	4	\$1,020.00	5139 008 061	4	\$213.00	5139 008 117	4	\$246.00
5139 005 253	4	\$576.00	5139 008 062	4	\$213.00	5139 008 118	4	\$228.00
5139 008 001	4	\$2,967.20	5139 008 063	4	\$213.00	5139 008 119	4	\$480.00
5139 008 002	4	\$1,594.80	5139 008 064	4	\$213.00	5139 008 120	4	\$498.00
5139 008 003	4	\$991.50	5139 008 065	4	\$213.00	5139 008 121	4	\$429.00
5139 008 006	4	\$804.00	5139 008 066	4	\$213.00	5139 008 122	4	\$429.00
5139 008 007	4	\$482.40	5139 008 067	4	\$297.00	5139 008 123	4	\$426.00
5139 008 008	4	\$1,125.60	5139 008 068	4	\$291.00	5139 008 124	4	\$429.00
5139 008 009	4	\$1,286.40	5139 008 069	4	\$183.00	5139 008 125	4	\$429.00
5139 008 010	4	\$5,160.50	5139 008 070	4	\$183.00	5139 008 126	4	\$402.00
5139 008 011	4	\$1,628.00	5139 008 071	4	\$183.00	5139 008 127	4	\$510.00
5139 008 012	4	\$814.00	5139 008 072	4	\$183.00	5139 008 128	4	\$393.00
5139 008 013	4	\$814.00	5139 008 073	4	\$183.00	5139 008 129	4	\$393.00
5139 008 015	4	\$814.00	5139 008 074	4	\$183.00	5139 008 130	4	\$393.00

THE GREATER SOUTH PARK BUSINESS IMPROVEMENT DISTRICT

5139 008 131	4	\$390.00	5139 020 058	4	\$468.00	5139 021 041	4	\$252.00
5139 008 132	4	\$390.00	5139 020 059	4	\$489.00	5139 021 042	4	\$468.00
5139 008 133	4	\$636.00	5139 020 060	4	\$423.00	5139 021 043	4	\$279.00
5139 008 134	4	\$489.00	5139 020 061	4	\$414.00	5139 021 044	4	\$279.00
5139 008 135	4	\$453.00	5139 020 062	4	\$468.00	5139 021 045	4	\$282.00
5139 008 136	4	\$456.00	5139 020 063	4	\$435.00	5139 021 046	4	\$498.00
5139 008 137	4	\$456.00	5139 020 064	4	\$327.00	5139 021 047	4	\$360.00
5139 008 138	4	\$456.00	5139 020 065	4	\$351.00	5139 021 048	4	\$285.00
5139 008 139	4	\$456.00	5139 020 066	4	\$348.00	5139 021 049	4	\$555.00
5139 008 140	4	\$456.00	5139 020 067	4	\$396.00	5139 021 050	4	\$240.00
5139 008 141	4	\$456.00	5139 020 068	4	\$432.00	5139 021 051	4	\$633.00
5139 008 142	4	\$456.00	5139 020 069	4	\$420.00	5139 021 052	4	\$330.00
5139 008 143	4	\$456.00	5139 020 070	4	\$411.00	5139 021 053	4	\$330.00
5139 008 144	4	\$459.00	5139 020 071	4	\$468.00	5139 021 054	4	\$327.00
5139 009 008	4	\$566.00	5139 020 072	4	\$435.00	5139 021 055	4	\$330.00
5139 009 009	4	\$653.60	5139 020 073	4	\$327.00	5139 021 056	4	\$330.00
5139 009 010	4	\$667.48	5139 020 074	4	\$333.00	5139 021 057	4	\$330.00
5139 009 012	4	\$2,715.76	5139 020 075	4	\$348.00	5139 021 058	4	\$312.00
5139 010 003	4	\$2,754.00	5139 020 076	4	\$498.00	5139 021 059	4	\$486.00
5139 010 004	4	\$814.00	5139 020 077	4	\$522.00	5139 021 060	4	\$252.00
5139 010 005	4	\$1,204.00	5139 020 078	4	\$423.00	5139 021 061	4	\$456.00
5139 010 006	4	\$2,348.56	5139 020 079	4	\$411.00	5139 021 062	4	\$291.00
5139 010 007	4	\$1,001.50	5139 020 080	4	\$453.00	5139 021 063	4	\$279.00
5139 010 012	4	\$454.00	5139 020 081	4	\$435.00	5139 021 064	4	\$288.00
5139 020 016	4	\$972.00	5139 020 082	4	\$327.00	5139 021 065	4	\$501.00
5139 020 024	4	\$8,370.80	5139 020 083	4	\$333.00	5139 021 066	4	\$360.00
5139 020 028	4	\$396.00	5139 020 084	4	\$348.00	5139 021 067	4	\$288.00
5139 020 029	4	\$417.00	5139 020 085	4	\$498.00	5139 021 068	4	\$621.00
5139 020 030	4	\$345.00	5139 020 086	4	\$522.00	5139 021 069	4	\$237.00
5139 020 031	4	\$657.00	5139 020 087	4	\$423.00	5139 021 070	4	\$633.00
5139 020 032	4	\$465.00	5139 020 088	4	\$414.00	5139 021 071	4	\$330.00
5139 020 033	4	\$438.00	5139 020 089	4	\$453.00	5139 021 072	4	\$330.00
5139 020 034	4	\$420.00	5139 020 090	4	\$435.00	5139 021 073	4	\$327.00
5139 020 035	4	\$522.00	5139 020 091	4	\$327.00	5139 021 074	4	\$330.00
5139 020 036	4	\$657.00	5139 020 092	4	\$333.00	5139 021 075	4	\$330.00
5139 020 037	4	\$576.00	5139 020 093	4	\$348.00	5139 021 076	4	\$330.00
5139 020 038	4	\$585.00	5139 021 001	4	\$3,556.55	5139 021 077	4	\$312.00
5139 020 039	4	\$345.00	5139 021 004	4	\$1,304.05	5139 021 078	4	\$486.00
5139 020 040	4	\$468.00	5139 021 020	4	\$983.75	5139 021 079	4	\$252.00
5139 020 041	4	\$489.00	5139 021 021	4	\$1,007.00	5139 021 080	4	\$456.00
5139 020 042	4	\$423.00	5139 021 025	4	\$576.00	5139 021 081	4	\$291.00
5139 020 043	4	\$414.00	5139 021 026	4	\$330.00	5139 021 082	4	\$279.00
5139 020 044	4	\$468.00	5139 021 027	4	\$336.00	5139 021 083	4	\$288.00
5139 020 045	4	\$435.00	5139 021 028	4	\$333.00	5139 021 084	4	\$501.00
5139 020 046	4	\$327.00	5139 021 029	4	\$687.00	5139 021 085	4	\$360.00
5139 020 047	4	\$351.00	5139 021 030	4	\$714.00	5139 021 086	4	\$288.00
5139 020 048	4	\$348.00	5139 021 031	4	\$765.00	5139 021 087	4	\$621.00
5139 020 049	4	\$468.00	5139 021 032	4	\$756.00	5139 021 088	4	\$237.00
5139 020 050	4	\$489.00	5139 021 033	4	\$609.00	5139 021 089	4	\$630.00
5139 020 051	4	\$423.00	5139 021 034	4	\$312.00	5139 021 090	4	\$330.00
5139 020 052	4	\$414.00	5139 021 035	4	\$309.00	5139 021 091	4	\$330.00
5139 020 053	4	\$468.00	5139 021 036	4	\$309.00	5139 021 092	4	\$327.00
5139 020 054	4	\$435.00	5139 021 037	4	\$309.00	5139 021 093	4	\$330.00
5139 020 055	4	\$327.00	5139 021 038	4	\$510.00	5139 021 094	4	\$330.00
5139 020 056	4	\$351.00	5139 021 039	4	\$282.00	5139 021 095	4	\$330.00
5139 020 057	4	\$348.00	5139 021 040	4	\$495.00	5139 021 096	4	\$312.00

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5139 021 097	4	\$486.00	5139 021 153	4	\$312.00	5139 022 004	4	\$1,005.75
5139 021 098	4	\$252.00	5139 021 154	4	\$486.00	5139 022 006	4	\$4,358.30
5139 021 099	4	\$456.00	5139 021 155	4	\$252.00	5139 022 008	4	\$4,233.23
5139 021 100	4	\$291.00	5139 021 156	4	\$456.00	5139 022 009	4	\$1,104.00
5139 021 101	4	\$279.00	5139 021 157	4	\$291.00	5139 022 010	4	\$1,424.75
5139 021 102	4	\$288.00	5139 021 158	4	\$279.00	5139 022 011	4	\$976.00
5139 021 103	4	\$501.00	5139 021 159	4	\$288.00	5139 022 012	4	\$528.00
5139 021 104	4	\$360.00	5139 021 160	4	\$501.00	5139 022 013	4	\$528.00
5139 021 105	4	\$288.00	5139 021 161	4	\$360.00	5139 022 014	4	\$2,760.40
5139 021 106	4	\$621.00	5139 021 162	4	\$288.00	5139 022 015	4	\$1,339.32
5139 021 107	4	\$237.00	5139 021 163	4	\$621.00	5139 022 016	4	\$2,179.70
5139 021 108	4	\$633.00	5139 021 164	4	\$237.00	5139 022 017	4	\$871.20
5139 021 109	4	\$330.00	5139 021 165	4	\$630.00	5139 022 020	4	\$2,791.45
5139 021 110	4	\$330.00	5139 021 166	4	\$330.00	5139 023 907	4	\$3,196.00
5139 021 111	4	\$327.00	5139 021 167	4	\$324.00	5139 023 908	4	\$867.08
5139 021 112	4	\$330.00	5139 021 168	4	\$321.00	5139 023 909	4	\$818.00
5139 021 113	4	\$330.00	5139 021 169	4	\$327.00	5139 023 910	4	\$818.00
5139 021 114	4	\$330.00	5139 021 170	4	\$327.00	5139 023 911	4	\$818.00
5139 021 115	4	\$312.00	5139 021 171	4	\$327.00	5139 023 912	4	\$818.00
5139 021 116	4	\$486.00	5139 021 172	4	\$312.00	5139 023 913	4	\$818.00
5139 021 117	4	\$252.00	5139 021 173	4	\$597.00	5139 028 001	4	\$621.05
5139 021 118	4	\$456.00	5139 021 174	4	\$597.00	5139 028 002	4	\$388.25
5139 021 119	4	\$291.00	5139 021 175	4	\$285.00	5139 028 003	4	\$381.50
5139 021 120	4	\$279.00	5139 021 176	4	\$276.00	5139 028 004	4	\$445.15
5139 021 121	4	\$288.00	5139 021 177	4	\$282.00	5139 028 005	4	\$372.15
5139 021 122	4	\$501.00	5139 021 178	4	\$501.00	5139 028 006	4	\$711.00
5139 021 123	4	\$360.00	5139 021 179	4	\$360.00	5139 028 007	4	\$654.00
5139 021 124	4	\$288.00	5139 021 180	4	\$285.00	5139 028 008	4	\$705.00
5139 021 125	4	\$621.00	5139 021 181	4	\$618.00	5139 028 009	4	\$708.00
5139 021 126	4	\$237.00	5139 021 182	4	\$234.00	5139 028 010	4	\$876.00
5139 021 127	4	\$633.00	5139 021 183	4	\$612.00	5139 028 011	4	\$630.00
5139 021 128	4	\$330.00	5139 021 184	4	\$312.00	5139 028 012	4	\$354.00
5139 021 129	4	\$330.00	5139 021 185	4	\$306.00	5139 028 013	4	\$327.00
5139 021 130	4	\$327.00	5139 021 186	4	\$303.00	5139 028 014	4	\$360.00
5139 021 131	4	\$330.00	5139 021 187	4	\$309.00	5139 028 015	4	\$315.00
5139 021 132	4	\$330.00	5139 021 188	4	\$306.00	5139 028 016	4	\$444.00
5139 021 133	4	\$330.00	5139 021 189	4	\$312.00	5139 028 017	4	\$288.00
5139 021 134	4	\$312.00	5139 021 190	4	\$684.00	5139 028 018	4	\$327.00
5139 021 135	4	\$486.00	5139 021 191	4	\$711.00	5139 028 019	4	\$321.00
5139 021 136	4	\$252.00	5139 021 192	4	\$531.00	5139 028 020	4	\$435.00
5139 021 137	4	\$456.00	5139 021 193	4	\$534.00	5139 028 021	4	\$276.00
5139 021 138	4	\$291.00	5139 021 194	4	\$471.00	5139 028 022	4	\$336.00
5139 021 139	4	\$279.00	5139 021 195	4	\$606.00	5139 028 023	4	\$267.00
5139 021 140	4	\$288.00	5139 021 196	4	\$234.00	5139 028 024	4	\$309.00
5139 021 141	4	\$501.00	5139 021 197	4	\$798.00	5139 028 025	4	\$342.00
5139 021 142	4	\$360.00	5139 021 198	4	\$576.00	5139 028 026	4	\$306.00
5139 021 143	4	\$288.00	5139 021 199	4	\$585.00	5139 028 027	4	\$327.00
5139 021 144	4	\$621.00	5139 021 200	4	\$951.00	5139 028 028	4	\$363.00
5139 021 145	4	\$237.00	5139 021 201	4	\$945.00	5139 028 029	4	\$492.00
5139 021 146	4	\$633.00	5139 021 202	4	\$534.00	5139 028 030	4	\$444.00
5139 021 147	4	\$330.00	5139 021 203	4	\$531.00	5139 028 031	4	\$336.00
5139 021 148	4	\$330.00	5139 021 204	4	\$753.00	5139 028 032	4	\$351.00
5139 021 149	4	\$327.00	5139 021 207	4	\$801.76	5139 028-033	4	\$306.00
5139 021 150	4	\$330.00	5139 022 001	4	\$4,739.90	5139 028 034	4	\$348.00
5139 021 151	4	\$330.00	5139 022 002	4	\$1,428.17	5139 028 035	4	\$384.00
5139 021 152	4	\$330.00	5139 022 003	4	\$1,206.90	5139 028 036	4	\$372.00

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5139 028 037	4	\$336.00	5139 028 093	4	\$267.00	5139 028 149	4	\$258.00
5139 028 038	4	\$327.00	5139 028 094	4	\$291.00	5139 028 150	4	\$270.00
5139 028 039	4	\$363.00	5139 028 095	4	\$342.00	5139 028 151	4	\$420.00
5139 028 040	4	\$312.00	5139 028 096	4	\$276.00	5139 028 152	4	\$420.00
5139 028 041	4	\$264.00	5139 028 097	4	\$252.00	5139 028 153	4	\$369.00
5139 028 042	4	\$288.00	5139 028 098	4	\$417.00	5139 028 154	4	\$327.00
5139 028 043	4	\$444.00	5139 028 099	4	\$348.00	5139 028 155	4	\$336.00
5139 028 044	4	\$321.00	5139 028 100	4	\$546.00	5139 028 156	4	\$369.00
5139 028 045	4	\$327.00	5139 028 101	4	\$471.00	5139 028 157	4	\$315.00
5139 028 046	4	\$279.00	5139 028 102	4	\$369.00	5139 028 158	4	\$270.00
5139 028 047	4	\$435.00	5139 028 103	4	\$327.00	5139 028 159	4	\$291.00
5139 028 048	4	\$267.00	5139 028 104	4	\$336.00	5139 028 160	4	\$354.00
5139 028 049	4	\$339.00	5139 028 105	4	\$369.00	5139 028 161	4	\$276.00
5139 028 050	4	\$342.00	5139 028 106	4	\$315.00	5139 028 162	4	\$252.00
5139 028 051	4	\$306.00	5139 028 107	4	\$270.00	5139 028 163	4	\$228.00
5139 028 052	4	\$327.00	5139 028 108	4	\$291.00	5139 028 164	4	\$348.00
5139 028 053	4	\$312.00	5139 028 109	4	\$348.00	5139 028 165	4	\$225.00
5139 028 054	4	\$495.00	5139 028 110	4	\$276.00	5139 028 166	4	\$258.00
5139 028 055	4	\$372.00	5139 028 111	4	\$252.00	5139 028 167	4	\$270.00
5139 028 056	4	\$336.00	5139 028 112	4	\$228.00	5139 028 168	4	\$420.00
5139 028 057	4	\$447.00	5139 028 113	4	\$348.00	5139 028 169	4	\$420.00
5139 028 058	4	\$351.00	5139 028 114	4	\$225.00	5139 028 170	4	\$369.00
5139 028 059	4	\$306.00	5139 028 115	4	\$258.00	5139 028 171	4	\$327.00
5139 028 060	4	\$348.00	5139 028 116	4	\$270.00	5139 028 172	4	\$336.00
5139 028 061	4	\$384.00	5139 028 117	4	\$420.00	5139 028 173	4	\$369.00
5139 028 062	4	\$363.00	5139 028 118	4	\$420.00	5139 028 174	4	\$315.00
5139 028 063	4	\$336.00	5139 028 119	4	\$369.00	5139 028 175	4	\$270.00
5139 028 064	4	\$327.00	5139 028 120	4	\$327.00	5139 028 176	4	\$291.00
5139 028 065	4	\$360.00	5139 028 121	4	\$336.00	5139 028 177	4	\$354.00
5139 028 066	4	\$315.00	5139 028 122	4	\$369.00	5139 028 178	4	\$276.00
5139 028 067	4	\$264.00	5139 028 123	4	\$315.00	5139 028 179	4	\$252.00
5139 028 068	4	\$288.00	5139 028 124	4	\$270.00	5139 028 180	4	\$228.00
5139 028 069	4	\$444.00	5139 028 125	4	\$291.00	5139 028 181	4	\$348.00
5139 028 070	4	\$318.00	5139 028 126	4	\$354.00	5139 028 182	4	\$225.00
5139 028 071	4	\$327.00	5139 028 127	4	\$276.00	5139 028 183	4	\$258.00
5139 028 072	4	\$276.00	5139 028 128	4	\$252.00	5139 028 184	4	\$270.00
5139 028 073	4	\$435.00	5139 028 129	4	\$228.00	5139 028 185	4	\$420.00
5139 028 074	4	\$267.00	5139 028 130	4	\$354.00	5139 028 186	4	\$420.00
5139 028 075	4	\$336.00	5139 028 131	4	\$225.00	5139 028 187	4	\$369.00
5139 028 076	4	\$342.00	5139 028 132	4	\$258.00	5139 028 188	4	\$327.00
5139 028 077	4	\$309.00	5139 028 133	4	\$270.00	5139 028 189	4	\$336.00
5139 028 078	4	\$327.00	5139 028 134	4	\$420.00	5139 028 190	4	\$369.00
5139 028 079	4	\$306.00	5139 028 135	4	\$420.00	5139 028 191	4	\$315.00
5139 028 080	4	\$495.00	5139 028 136	4	\$369.00	5139 028 192	4	\$270.00
5139 028 081	4	\$363.00	5139 028 137	4	\$327.00	5139 028 193	4	\$291.00
5139 028 082	4	\$336.00	5139 028 138	4	\$336.00	5139 028 194	4	\$354.00
5139 028 083	4	\$444.00	5139 028 139	4	\$369.00	5139 028 195	4	\$276.00
5139 028 084	4	\$351.00	5139 028 140	4	\$315.00	5139 028 196	4	\$252.00
5139 028 085	4	\$306.00	5139 028 141	4	\$270.00	5139 028 197	4	\$228.00
5139 028 086	4	\$348.00	5139 028 142	4	\$291.00	5139 028 198	4	\$348.00
5139 028 087	4	\$384.00	5139 028 143	4	\$354.00	5139 028 199	4	\$225.00
5139 028 088	4	\$369.00	5139 028 144	4	\$276.00	5139 028 200	4	\$258.00
5139 028 089	4	\$327.00	5139 028 145	4	\$252.00	5139 028 201	4	\$270.00
5139 028 090	4	\$336.00	5139 028 146	4	\$228.00	5139 028 202	4	\$420.00
5139 028 091	4	\$360.00	5139 028 147	4	\$348.00	5139 028 203	4	\$420.00
5139 028 092	4	\$315.00	5139 028 148	4	\$225.00	5139 029 001	4	\$369.00

THE GREATER SOUTH PARK BUSINESS IMPROVEMENT DISTRICT

5139 029 002	4	\$327.00	5139 029 040	4	\$711.00	5139 029 078	4	\$351.00
5139 029 003	4	\$336.00	5139 029 041	4	\$705.00	5139 029 079	4	\$417.00
5139 029 004	4	\$369.00	5139 029 042	4	\$621.00	5139 029 080	4	\$252.00
5139 029 005	4	\$315.00	5139 029 043	4	\$285.00	5139 029 081	4	\$720.00
5139 029 006	4	\$270.00	5139 029 044	4	\$276.00	5139 029 082	4	\$351.00
5139 029 007	4	\$291.00	5139 029 045	4	\$351.00	5139 029 083	4	\$696.00
5139 029 008	4	\$342.00	5139 029 046	4	\$417.00	5139 029 084	4	\$711.00
5139 029 009	4	\$276.00	5139 029 047	4	\$252.00	5139 029 085	4	\$705.00
5139 029 010	4	\$252.00	5139 029 048	4	\$720.00	5139 029 086	4	\$621.00
5139 029 011	4	\$228.00	5139 029 049	4	\$351.00	5139 029 087	4	\$285.00
5139 029 012	4	\$348.00	5139 029 050	4	\$696.00	5139 029 088	4	\$276.00
5139 029 013	4	\$225.00	5139 029 051	4	\$711.00	5139 029 089	4	\$351.00
5139 029 014	4	\$258.00	5139 029 052	4	\$705.00	5139 029 090	4	\$417.00
5139 029 015	4	\$270.00	5139 029 053	4	\$621.00	5139 029 091	4	\$252.00
5139 029 016	4	\$420.00	5139 029 054	4	\$285.00	5139 029 092	4	\$720.00
5139 029 017	4	\$420.00	5139 029 055	4	\$276.00	5139 029 093	4	\$351.00
5139 029 018	4	\$711.00	5139 029 056	4	\$351.00	5139 029 094	4	\$696.00
5139 029 019	4	\$705.00	5139 029 057	4	\$417.00	5139 029 095	4	\$711.00
5139 029 020	4	\$621.00	5139 029 058	4	\$252.00	5139 029 096	4	\$705.00
5139 029 021	4	\$285.00	5139 029 059	4	\$720.00	5139 029 097	4	\$621.00
5139 029 022	4	\$276.00	5139 029 060	4	\$351.00	5139 029 098	4	\$285.00
5139 029 023	4	\$342.00	5139 029 061	4	\$696.00	5139 029 099	4	\$276.00
5139 029 024	4	\$417.00	5139 029 062	4	\$711.00	5139 029 100	4	\$351.00
5139 029 025	4	\$252.00	5139 029 063	4	\$705.00	5139 029 101	4	\$417.00
5139 029 026	4	\$720.00	5139 029 064	4	\$621.00	5139 029 102	4	\$252.00
5139 029 027	4	\$351.00	5139 029 065	4	\$285.00	5139 029 103	4	\$720.00
5139 029 028	4	\$696.00	5139 029 066	4	\$276.00	5139 029 104	4	\$351.00
5139 029 029	4	\$711.00	5139 029 067	4	\$351.00	5139 029 105	4	\$696.00
5139 029 030	4	\$705.00	5139 029 068	4	\$417.00	5139 029 106	4	\$714.00
5139 029 031	4	\$621.00	5139 029 069	4	\$252.00	5139 029 107	4	\$708.00
5139 029 032	4	\$285.00	5139 029 070	4	\$720.00	5139 029 108	4	\$1,188.00
5139 029 033	4	\$276.00	5139 029 071	4	\$351.00	5139 029 109	4	\$1,101.00
5139 029 034	4	\$351.00	5139 029 072	4	\$696.00	5139 029 110	4	\$669.00
5139 029 035	4	\$417.00	5139 029 073	4	\$711.00	5139 029 111	4	\$669.00
5139 029 036	4	\$252.00	5139 029 074	4	\$705.00	5139 029 112	4	\$1,188.00
5139 029 037	4	\$720.00	5139 029 075	4	\$621.00	5139 029 113	4	\$1,101.00
5139 029 038	4	\$351.00	5139 029 076	4	\$285.00			
5139 029 039	4	\$696.00	5139 029 077	4	\$276.00			

ORDINANCE NO. _____

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

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

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

NOW THEREOFRE,

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

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

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

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

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

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

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

Sec. 7. DISTRICT BOUNDARIES. The City Council hereby declares that the boundaries of the proposed District are as detailed in the Management District Plan. The proposed Greater South Park area consists of 22 blocks in the southwest portion of downtown Los Angeles, including all property within a boundary that begins at 9th Street and the 110 Freeway and runs east to Flower Street then south to Olympic Boulevard, east on Olympic Boulevard to Grand Avenue south on Grand Avenue to the 10 Freeway, including property located under the Freeway right-of-way. The Southern boundary follows the 10 Freeway west to Convention Center Drive, then back east to Figueroa Street, then north on Figueroa Street to Chick Hearn Court, west on Chick Hearn court to Cherry Street, then turns north along the right-of-way for the 110 Freeway to the starting point at the intersection of the 110 Freeway and 9th Street. All property within the approximate boundaries described above are included in the proposed District.

There are 1,956 parcels owned by 1,107 stakeholders in the proposed District. The map included in the District's Management District Plan gives sufficient detail to locate each parcel of property within the proposed District.

Sec. 8. IMPROVEMENTS AND ACTIVITIES. The City Council hereby declares that the proposed activities and improvements to be funded by the levy of assessments on the property within the District are detailed in the Management District Plan. They include, but are not limited to, Sidewalk Operation Services, District Identity, Enhanced Beautification and Sidewalk Services, Administration and Corporation Operations and Contingency.

Sec. 9. ANNUAL ASSESSMENTS AND DURATION. The District's total assessment for five (5) years is estimated to be \$10,288,112.04. The district's total annual assessment for the first year is estimated to be \$1,861,889. Annual assessments for subsequent years may be adjusted by a flat percentage rate to be determined by the Owners' Association, not to exceed five percent of the pervious year's rate. It is proposed that the District be established for a five (5) year period. The District will not issue bonds.

Sec. 10. COLLECTION OF ASSESSMENTS. The City Council hereby declares that to the extent possible, assessments shall be collected at the same time and in the same manner as County ad valorem property taxes and shall be subject to all laws providing for the collection and enforcement of assessments. For properties that do not appear on the County tax rolls or for assessments for any years in which the City is unable to transmit the assessment information to the County in sufficient time for the

County to collect the assessments with the County ad valorem property taxes, the City Clerk may bill and collect the assessments by mailing assessment notices (Statement of Assessment Due) to each property owner within the District at the address shown on City records. Assessments billed by the City Clerk are due 45 calendar days after the Statement of Assessment Due.

Sec. 11. NOTICE, PROTESTS AND HEARING PROCEDURES. The City Clerk shall follow the notice, protest, and hearing procedures prescribed in the Proposition 218 Omnibus Implementation Act (California Government Code, Section 53750 *et seq.*).

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

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

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

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

Sec. 16. AMENDMENT TO ENABLING STATUTE. The properties and

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

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

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

JUNE LAGMAY, City Clerk

By _____
Deputy

Approved _____

Mayor

Approved as to Form and Legality

CARMEN A. TRUTANICH, City Attorney

By *Robert B. Edman*
Deputy City Attorney

Chief Clerk
Date *July 31, 2012*

File No. _____