

HOLLY L. WOLCOTT
CITY CLERK

SHANNON D. HOPPE
EXECUTIVE OFFICER

City of Los Angeles CALIFORNIA



ERIC GARCETTI
MAYOR

OFFICE OF THE
CITY CLERK

NEIGHBORHOOD AND BUSINESS
IMPROVEMENT DISTRICT DIVISION
200 N. SPRING STREET, ROOM 224
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MIRANDA PASTER
DIVISION MANAGER

clerk.lacity.org

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

Council Districts 1, 4 & 10

REGARDING: WILSHIRE CENTER MERCHANT-BASED BUSINESS
IMPROVEMENT DISTRICT 2017 RECONFIRMATION AND
ASSESSMENT INCREASE PROCEDURE

Honorable Members:

On October 31, 1995, the City Council adopted Ordinance 170,755, which established the Wilshire Center Business Improvement District, located in Council Districts One, Four and Ten (CFs 94-1949, 99-2168, 04-2480, 06-2513, 09-2715 & 12-1696). The City is required to conduct reconfirmation proceedings in order to levy a special assessment, which supports each year of District operations. The Wilshire Center Business Improvement District will complete its twenty-first operating year on December 31, 2016. The Wilshire Center Business Improvement District Advisory Board has approved and submitted an Annual Report and is ready to proceed with the reconfirmation of the Wilshire Center Business Improvement District. The Annual Report for the Business Improvement District's twenty-second operating year, beginning January 1, 2017 through December 31, 2017, is presented with this Report for Council consideration as "Attachment 1."

RECONFIRMATION PROCESS

The reconfirmation process consists of the adoption of an Ordinance of Intention, the approval of the Annual Report from the District's management entity and a public meeting and a public hearing prior to the adoption of an Ordinance, which would authorize the special assessment to fund operations for the next year of the program. We have received and reviewed the Annual Report as submitted by the Wilshire Center Business Improvement District Advisory Board and as required by law (Section 36533, California Streets and Highways Code). The report includes the various programs and activities, which would be supported by assessment revenue and interest earnings.

PROPOSED BUDGET

The proposed budget for the Wilshire Center Business Improvement District's 2017 operating year is \$577,120.44. This amount includes revenue of \$577,229.93 from Business Improvement District assessments less approximately \$24,051.25 for uncollected assessments. The difference between expense and revenue of \$109.49 will be placed in the projected reserve fund of approximately \$180,000.00 rolled over to pay end of the year expenses for 2016. Any remaining surplus funds, not used for end of the year expenses, will be used for the 2016 Business Improvement District year improvements and activities expenses and 2017 first quarter expenses prior to receiving 2017 assessment funds from the City. A copy of the budget is included in the Annual Report (Attachment 1, Exhibit A).

PROPOSED DISTRICT BOUNDARIES

The Wilshire Center Business Improvement District's boundaries for its 2017 operating year are unchanged from the Business Improvement District's 2016 operating year and are generally described as the north side of Third Street on the north, the south side of Eighth Street on the south, the west side of Hoover Street to the east, and the west side of Wilton Place on the west. A map illustrating the Wilshire Center Business Improvement District's boundaries for its 2017 operating year is included in the Annual Report (Attachment 1, Exhibit E).

PROPOSED IMPROVEMENTS AND PROGRAMS

The Wilshire Center Business Improvement District's activities and programs for the 2017 operating year include, but are not limited to: maintenance, marketing, security and administrative costs which would be supported by assessment revenue and are described in its Annual Report (Attachment 1).

ASSESSMENT METHODOLOGY

The assessment methodology for the Wilshire Center Business Improvement District is based on services received, business classification, assessable square footage and location (zone) within the Business Improvement District area. The database of assessable area within the Wilshire Center Business Improvement District's boundaries of 38,980,652 square feet has been verified by the Technical Research Unit of the City Clerk's Neighborhood and Business Improvement District Division. There are three zones within the Business Improvement District, Zone A1, Zone A2 and Zone A3. The Annual Report for 2017 proposes a rate of \$0.0117 (1.17 cents) per square foot of gross building area or land area, whichever is larger for Zone A1. This rate is an increase of 20% from 2016. The Annual Report for 2017 proposes a rate of \$0.0169 (1.69 cents) per square foot of gross building area or land area, whichever is larger for Zone A2. This rate is an increase of 24% from 2016. The Annual Report for 2017 proposes a rate

of \$0.0270 (2.70 cents) per square foot of gross building area or land area, whichever is larger for Zone A3. This rate is an increase of 24% from 2016. The assessment rates determined by this assessment methodology reflect the specific benefits to the payors from the services provided.

A full description of the assessment methodology with the classification of businesses and assessment schedule by benefit zone is included in the Annual Report (Attachment 1, Exhibits B, C and D). A listing of all Wilshire Center Business Improvement District stakeholders, by address and benefit zone with assessment amount for totals for 2017, is attached to this transmittal (Attachment 2).

DISTRICT ADVISORY BOARD

The Business Improvement District will be governed by an advisory board consisting of business owners. The advisory board provides general oversight of Business Improvement District operations, prepares annual reports and makes recommendations to the City Council on district budget and other issues. The advisory board is required to be appointed by the City Council pursuant to Section 36530 of the Streets and Highways Code. The City Council may designate existing advisory boards or commissions to serve as the advisory board for the District or may create a new advisory board for that purpose. A list of the proposed District's current advisory board members is attached.

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, Proposition 26 provides for exemptions.

Under Proposition 26, assessments for specific benefits are not defined as taxes and are exempt under Article XIII C §1(e)(1) which states, "A charge imposed for a specific benefit conferred or privilege granted directly to the payor that is not provided to those not charged, and which does not exceed the reasonable costs to the local government of conferring the benefit or granting the privilege." For the City Council to find that the Wilshire Center Business Improvement District is exempt from Proposition 26, it must find that 1) the assessment dollars are used in a manner that creates a clear and direct link between the services provided and the benefit to the assessed business; 2) no business other than the assessed businesses will benefit from the assessment and services; and 3) the assessment imposed does not exceed the reasonable cost to the local government of conferring the benefit.

The assessments for the Wilshire Center Business Improvement District are used to provide specific benefits directly to the payor. The specific benefit to the payor are the maintenance services, marketing and security services and administrative services which will be provided directly to assessed businesses within the Wilshire Center

Business Improvement District. These services will, in turn, provide specific benefits to the payors in the form of overall improved area aesthetics, which will result in an increase in customers and visitors to the district. This will, in turn, result in the increase of retail and commercial business to payors located within the District boundaries. The services are funded solely by the assessments collected and are provided only to the businesses which pay the assessments. No services are provided to businesses which do not pay the assessments or to businesses located outside of the District boundaries. Such services cannot be provided without charging the assessment. Furthermore, the assessments are calculated based on the reasonable cost of providing the services to the payor and, thus, do not exceed the reasonable cost to the local government in conferring the benefit.

Government Code Section 53758 was recently enacted to, among other things, clarify the definition of specific benefit. The discussion provided herein regarding the specific benefit to payors is consistent with Government Code Section 53758.

CONTRACTING WITH NON-PROFIT SERVICE PROVIDER

Upon the establishment of the District, State law requires that the City enter into an agreement with an Owners' Association for the administration of the District. City policy dictates that competitive bidding requirements are to be met when contracting. However, Charter Sections 371(e)(2) and 371(e)(10) provide exceptions to the competitive bidding requirements and states, in relevant part, that the competitive bidding process does not apply to contracts "for the performance of professional, scientific, expert, technical, or other special services of a temporary and occasional character" and "where the contracting authority finds that the use of competitive bidding would be undesirable, impractical or impossible or where the common law otherwise excuses compliance with competitive bidding requirements."

From its first operating year, the Wilshire Center Business Improvement District has been administered by the Wilshire Center Business Improvement Corporation, a California non-profit mutual benefit corporation which oversees expenditures and manages and implements improvements and activities related to the Business Improvement District. Through its longstanding presence in the Wilshire Center community and as administrator of the Business Improvement District during its twenty years of operation, the Wilshire Center Business Improvement Corporation possesses unique knowledge and expertise of the Wilshire Center Business Improvement District and has a vested interest in its success. Therefore, the City Clerk finds that it would be undesirable and impractical to comply with the competitive bidding requirements or to select another entity to administer the District.

ASSESSABLE CITY PROPERTY

There are seven (7) City-owned properties located within the Wilshire Center Business Improvement District boundaries. Because the Wilshire Center Business Improvement

District is a merchant-based Business Improvement District, there are no assessments to be paid for these City-owned properties.

FISCAL IMPACT

This is a merchant-based Business Improvement District and there are no assessments for City-owned properties within the Business Improvement District, therefore, there is no impact on the General Fund.

RECOMMENDATIONS:

1. FIND that the assessments and the increase imposed by the Wilshire Center Business Improvement District for the 2017 fiscal year provide services that directly benefit each of the businesses which pay the assessments.
2. FIND that the services funded by the assessments are provided only to each of the assessed businesses within the boundaries of the District.
3. FIND that the assessment imposed does not exceed the reasonable cost of conferring the benefits.
4. FIND that the proposed improvements and activities are completely separate from the day to day operations of the City of Los Angeles.
5. FIND that the assessments for the proposed business based District are not taxes and that the District qualifies for exemption from Proposition 26 under exemption 1 of Article XIII C §1(e)(1).
6. FIND that the services to be provided by the Owners' Association, Wilshire Center Business Improvement Corporation, 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.
7. ADOPT an Ordinance of Intention confirming the Wilshire Center Business Improvement District's Annual Report and levying an annual assessment for the Wilshire Center Business Improvement District's twenty-second operating year, January 1, 2017 to December 31, 2017.
8. DIRECT the City Clerk to schedule, prepare, publish, and mail the joint notice of public meeting and public hearing, as required by the provisions of Section 36500 et seq. of the California Streets and Highways Code.

9. INSTRUCT the City Clerk, subject to approval by the City Attorney as to form and legality, to prepare an enabling Ordinance levying the special assessment for the Wilshire Center Business Improvement District's twenty-second operating period beginning January 1, 2017 to December 31, 2017.
10. APPROVE the Wilshire Center Business Improvement Corporation, a California non-profit mutual benefit corporation, to administer the proposed services of the Wilshire Center Business Improvement District pursuant to Section 36500 et seq. of the California Streets and Highways Code and City regulations.
11. AUTHORIZE the City Clerk, subject to City Attorney approval, to prepare, execute, and administer a contract between the City and the Wilshire Center Business Improvement Corporation to administer the Wilshire Center Business Improvement District, if the Ordinance reconfirming the Business Improvement District is adopted.
12. APPOINT the attached Advisory Board.

Sincerely,



Holly L. Wolcott
City Clerk

HLW:SDH:MCP:RMH:rks

Attachments: Wilshire Center Business Improvement District's 2017 Annual Report;
Ordinance of Intention



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A Non-Profit Corporation

Advisory Board to the
City of Los Angeles for the
Wilshire Center Business
Improvement District

NBID

SEP 12 2016

September 6, 2016

Miranda Paster, Chief
Neighborhood and Business Improvement District Division
Office of the City Clerk
Room 224, City Hall
200 North Spring Street
Los Angeles, CA 90012

Attachment 

Ref: WILSHIRE CENTER BUSINESS IMPROVEMENT DISTRICT 2017 ANNUAL
REPORT

Dear Ms. Miranda,

As required under our agreement C-127122 with the City of Los Angeles, the Wilshire Center Business Improvement Advisory Board has reviewed in detail both the year to date activities and the proposed 2017 budget.

We are pleased to endorse and approve the Annual Report for the renewal year 2017.

Sincerely,

A handwritten signature in black ink, appearing to read "Mike Sarebanha".

Mike Sarebanha
Board Secretary

cc: Rick Scott

July 21, 2016

Rick Scott
Neighborhood and Business Improvement District Division
Office of the City Clerk
Room 224, City Hall
200 North Spring Street
Los Angeles, CA 90012

Ref: WILSHIRE CENTER BUSINESS IMPROVEMENT DISTRICT 2017
REPORT

As required under our agreement, C-127122, with the City of Los Angeles, the Wilshire Center Business Improvement Corporation (WCBIC) Board is pleased to submit the following report for the Wilshire Center Business Improvement District (District) for the calendar year of 2017. This report outlines the District's proposed goal, plans/programs, and budget for Zone A1, Zone A2 and the A3 Zone.

The proposed goal for 2017 is to improve the District as a place to live, shop and work, and to enhance business opportunities for all District businesses.

The proposed plans/programs will be as follows:

Zone A1

Boundaries. From those assessed businesses facing on the west side of Wilton Place to those facing on east side of Hoover Street and from those facing on south side of 7th Street to those facing on the north side of 6th Street. See attached map and assessed list.

Maintenance. The Maintenance Program consists of landscape maintenance of the median islands and flowerpots along Wilshire Blvd. The Program also includes the general cleaning of the major sidewalks, dispose of litter and debris from those sidewalks and street gutters, remove graffiti from public street furniture, empty trash cans once or twice a week, remove posted advertisements from public areas and occasionally steam clean sidewalks.

Marketing/Advocacy. The Marketing/Advocacy Program is to consist of marketing, promotional activities, and communications for internal and external use. The main effort is to get the message out about the Wilshire Center District of Koreatown, and to advocate for our community's interests, to work towards constructive change and improvement for the District, to help the District become a greater place to work, live and shop. The promotion and advocacy is done by the web site, social media, emails, newsletters, maps, community activities, community involvement, and active discussions with city officials.

Security. The Security Program is to consist of four bike patrol officers who patrol the zone from 10:30 am to 6:30 pm. The security officers will work with the Los Angeles Police Department and report illegal activities, street code violations and other quality of life problems. They work with transients by

They report graffiti and bulky item, potholes and other issues to the City, and remove hundreds of illegal signs on public furniture. The bike patrol officers act as our ambassadors by helping individuals where they can, providing directions and community information. They will maintain friendly, courteous relations with merchants, workers, customers and residents.

General Administrative. The General Administrative program services include accounting, insurance, supplies and telephone to support the operation services of the District enabling the District's other services to be carried out efficiently and professionally.

City Administrative Costs. City Administrative Costs are direct costs collected by the City for the District's portion of the City's BID Program administration.

Other Programs. The WCBIC will continue to look for ways to improve the District and to enhance business opportunities for all District businesses and develop other business improvement activities as may be identified.

Zone A2

Boundaries. From those assessed businesses facing on the west side of Wilton Place to those facing on east side of Hoover Street and from those assessed north of those facing on north side of 6th Street to those facing on the north side of 3rd Street. See attached map and assessed list.

Maintenance. The Maintenance Program is to consist of general cleaning of the major sidewalks, dispose of litter and debris from those sidewalks and street gutters, remove graffiti from public street furniture, empty trash cans once or twice a week, remove posted advertisements from public areas and occasionally steam clean sidewalks.

Marketing/Advocacy. The Marketing/Advocacy Program is to consist of marketing, promotional activities, and communications for internal and external use. The main effort is to get the message out about the Wilshire Center District of Koreatown, and to advocate for our community's interests, to work towards constructive change and improvement for the District, to help the District become a greater place to work, live and shop. The promotion and advocacy is done by the web site, social media, emails, newsletters, maps, community activities, community involvement, and active discussions with city officials.

Security. The Security Program is to consist of four bike patrol officers who patrol the zone from 10:30 am to 6:30 pm. The security officers will work with the Los Angeles Police Department and report illegal activities, street code violations and other quality of life problems. They work with transients by providing referral to meal and shelter services. They report graffiti and bulky item, potholes and other issues to the City, and remove hundreds of illegal signs on public furniture. The bike patrol officers act as our ambassadors by helping individuals where they can, providing directions and community information. They will maintain friendly, courteous relations with merchants, workers, customers and residents.

General Administrative. The General Administrative program services include accounting, insurance, supplies and telephone to support the operation services of the District enabling the District's other services to be carried out efficiently and professionally.

City Administrative Costs. City Administrative Costs are direct costs collected by the City for the District's portion of the City's BID Program administration.

Other Programs. The WCBIC will continue to look for ways to improve the District and to enhance business opportunities for all District businesses and develop other business improvement activities as may be identified.

Zone A3

Boundaries. From those assessed businesses facing on the west side of Wilton Place to those facing on east side of Hoover Street and from those assessed south of those facing on south side of 7th Street to those facing on the south side of 8th Street. See attached map and assessed list.

Maintenance. The Maintenance Program is to consist of general cleaning of the major sidewalks, dispose of litter and debris from those sidewalks and street gutters, remove graffiti from public street furniture, empty trash cans once or twice a week, remove posted advertisements from public areas and occasionally steam clean sidewalks.

Marketing. The Marketing/Advocacy Program is to consist of marketing, promotional activities, and communications for internal and external use. The main effort is to get the message out about the Wilshire Center District of Koreatown, and to advocate for our community's interests, to work towards constructive change and improvement for the District, to help the District become a greater place to work, live and shop. The promotion and advocacy is done by the web site, social media, emails, newsletters, maps, community activities, community involvement, and active discussions with city officials.

Security. The Security Program is to consist of four bike patrol officers who patrol the zone from 10:30 am to 6:30 pm. The security officers will work with the Los Angeles Police Department and report illegal activities, street code violations and other quality of life problems. They work with transients by providing referral to meal and shelter services. They report graffiti and bulky item, potholes and other issues to the City, and remove hundreds of illegal signs on public furniture. The bike patrol officers act as our ambassadors by helping individuals where they can, providing directions and community information. They will maintain friendly, courteous relations with merchants, workers, customers and residents.

General Administrative. The General Administrative program services include accounting, insurance, supplies and telephone to support the operation services of the District enabling the District's other services to be carried out efficiently and professionally.

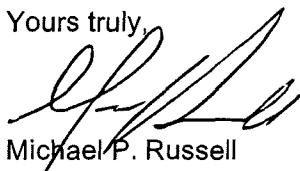
City Administrative Costs. City Administrative Costs are direct costs collected by the City for the District's portion of the City's BID Program administration.

Other Programs. The WCBIC will continue to look for ways to improve the District and to enhance business opportunities for all District businesses and develop other business improvement activities as may be identified.

The assessments for all three zones are used to provide special benefits directly to the businesses. The special benefit to the businesses are the maintenance services, marketing and security services and administrative services which will be provided directly to assessed businesses within the Wilshire Center Business Improvement District. These services will in turn, provide special benefits to the businesses in the form of overall improved area aesthetics which will result in an increase in customers and visitors to the district. This will in turn, result in the increase of retail and commercial business to businesses located within the District boundaries. The services are funded solely by the assessments collected and are provided only to the businesses which pay the assessments. No services are provided to businesses which do not pay the assessments or to businesses located outside of the District boundaries. Such services cannot be provided without charging the assessment. Furthermore, the assessments are calculated based on the reasonable cost of providing the services to the businesses and thus, do not exceed the reasonable cost to the local government in conferring the benefit.

For 2017, the WCBIC Board voted to increase the assessments in each of its Zones (A1, A2, A3) by a fraction of a cent in order to account for the Los Angeles Minimum Wage Ordinance increase. The new assessment rate for the assessees is \$0.0117 per square foot for Zone A1, \$0.0169 per square foot for Zone A2, and \$0.0270 for Zone A3. The District's 2017 budget proposes a total revenue of \$577,229.93 and an expense of \$577,120.44 with the difference between the revenue and expense of \$109.49 transferred to the projected reserve fund of 2017. The proposed 2017 budget is enclosed. New assessed businesses will be exempt from the levy of assessment for the first year of operation. There will be approximately \$180,000 which comes from the 2016 reserve which will be rolled over to 2017 to pay first quarter operating expenses until funds are received from the City in latter part of the first quarter of 2017.

Yours truly,



Michael P. Russell
Executive Director

Wilshire Center Business Improvement Corporation

**2017 STATEMENT OF REVENUE & EXPENSE BUDGET
FOR THE PERIOD 1/1/2017 TO 12/31/2017
WILSHIRE CENTER BUSINESS IMPROVEMENT DISTRICT**

	Zone A1 2017 Budget	Zone A2 2017 Budget	Zone A3 2017 Budget	Total 2017 Budget
Revenue				
Assessment Rate	0.0117	0.0169	0.0270	
Assessment Area	20,642,221	13,403,015	4,935,416	38,980,652
BID Assessments	\$241,513.99	\$226,510.95	\$133,256.23	\$601,281.17
Uncollected Assessments	(\$9,660.56)	(\$9,060.44)	(\$5,330.25)	(\$24,051.25)
Total Revenue	\$231,853.43	\$217,450.52	\$127,925.98	\$577,229.93
Projected Reserve Funds From 2016	\$96,000.00	\$58,000.00	\$26,000.00	\$180,000.00
Total	\$327,853.43	\$275,450.52	\$153,925.98	\$757,229.93
Expense				
City Administrative Cost	\$7,245.42	\$6,795.33	\$3,997.69	\$18,038.44
General Administrative				
Accounting	\$400.00	\$600.00	\$100.00	\$1,100.00
Insurance	\$5,000.00	\$4,800.00	\$2,200.00	\$12,000.00
Admin. & Operations Services	\$40,000.00	\$37,000.00	\$10,800.00	\$87,800.00
Supplies	\$200.00	\$100.00	\$100.00	\$400.00
Telephone	\$600.00	\$500.00	\$100.00	\$1,200.00
General Administrative	\$46,200.00	\$43,000.00	\$13,300.00	\$102,500.00
Maintenance				
Sidewalk Cleaning	\$73,120.00	\$78,780.00	\$37,472.00	\$189,372.00
Streetscape Repairs	\$6,000.00			\$6,000.00
General Maintenance	\$5,000.00	\$5,000.00	\$2,000.00	\$12,000.00
Streetscape Landscape	\$23,000.00			\$23,000.00
Streetscape Electrical	\$2,000.00			\$2,000.00
Streetscape Water	\$10,000.00			\$10,000.00
Maintenance	\$119,120.00	\$83,780.00	\$39,472.00	\$242,372.00
Marketing/Advocacy				
Supplies	\$100.00	\$100.00	\$100.00	\$300.00
Promotion	\$6,000.00	\$4,500.00	\$2,500.00	\$13,000.00
Community Events	\$1,000.00	\$2,000.00	\$1,000.00	\$4,000.00
Public Relations	\$11,200.00	\$14,000.00	\$8,000.00	\$33,200.00
Marketing/Advocacy	\$18,300.00	\$20,600.00	\$11,600.00	\$50,500.00
Security	\$41,235.00	\$62,100.00	\$60,375.00	\$163,710.00
Total Expense	\$232,100.42	\$216,275.33	\$128,744.69	\$577,120.44
Reserve	\$95,753.00	\$59,175.19	\$25,181.30	\$180,109.49
Total	\$327,853.42	\$275,450.52	\$153,925.98	\$757,229.91

EXHIBIT B

**WILSHIRE CENTER
BUSINESS IMPROVEMENT DISTRICT**

Classification of Businesses and Assessment Schedule, Operating Year 2017

ZONE A1

<u>Business Classification</u>	<u>Annual Assessment</u>
A. Office, Commercial Buildings, Rentals (Sec 21.98 LAMC)	1.17 cents (\$0.0117) per square foot of gross building area or land area, whichever is larger
B. Other businesses for which Classification A1 does not apply	1.17 cents (\$0.0117) per square foot of building area occupied by respective business or businesses
C. Other business for which Classification A1 does apply	\$0

Notes

1. In Zone A1, assessments shall be levied first on business Classification A (i.e. commercial building rental. If this classification of business does not exist or is exempt from such classification for whatever reason, assessments shall then be levied on the individual business or businesses occupying the subject building or land area.
2. Assessments shall not be levied twice for the same building or land area (i.e. commercial building rental and the business or businesses occupying the building or land area).
3. Vacant buildings or building areas do not exempt the entire building area from being assessed.
4. Unimproved parcels shall generally be assessed under Classification C (i.e \$0), unless an active revenue producing use such as surface parking or public storage is being conducted. In such case, these parcels shall be assessed at the Classification A rate for the amount of gross land area being commercially used in accordance with Notes 1 and 2 above.

EXHIBIT C

**WILSHIRE CENTER
BUSINESS IMPROVEMENT DISTRICT**

Classification of Businesses and Assessment Schedule, Operating Year 2017

ZONE A2

<u>Business Classification</u>	<u>Annual Assessment</u>
A. Office, Commercial Buildings, Rentals (Sec 21.98 LAMC)	1.69 cents (\$0.0169) per square foot of gross building area or land area, whichever is larger
B. Other businesses for which Classification A2 does not apply	1.69 cents (\$0.0169) per square foot of building area occupied by respective business or businesses
C. Other business for which Classification A2 does apply	\$0

Notes

1. In Zone A2, assessments shall be levied first on business Classification A (i.e. commercial building rental. If this classification of business does not exist or is exempt from such classification for whatever reason, assessments shall then be levied on the individual business or businesses occupying the subject building or land area.
2. Assessments shall not be levied twice for the same building or land area (i.e. commercial building rental and the business or businesses occupying the building or land area).
3. Vacant buildings or building areas do not exempt the entire building area from being assessed.
4. Unimproved parcels shall generally be assessed under Classification C (i.e \$0), unless an active revenue producing use such as surface parking or public storage is being conducted. In such case, these parcels shall be assessed at the Classification A rate for the amount of gross land area being commercially used in accordance with Notes 1 and 2 above.

EXHIBIT D

**WILSHIRE CENTER
BUSINESS IMPROVEMENT DISTRICT**

Classification of Businesses and Assessment Schedule, Operating Year 2017

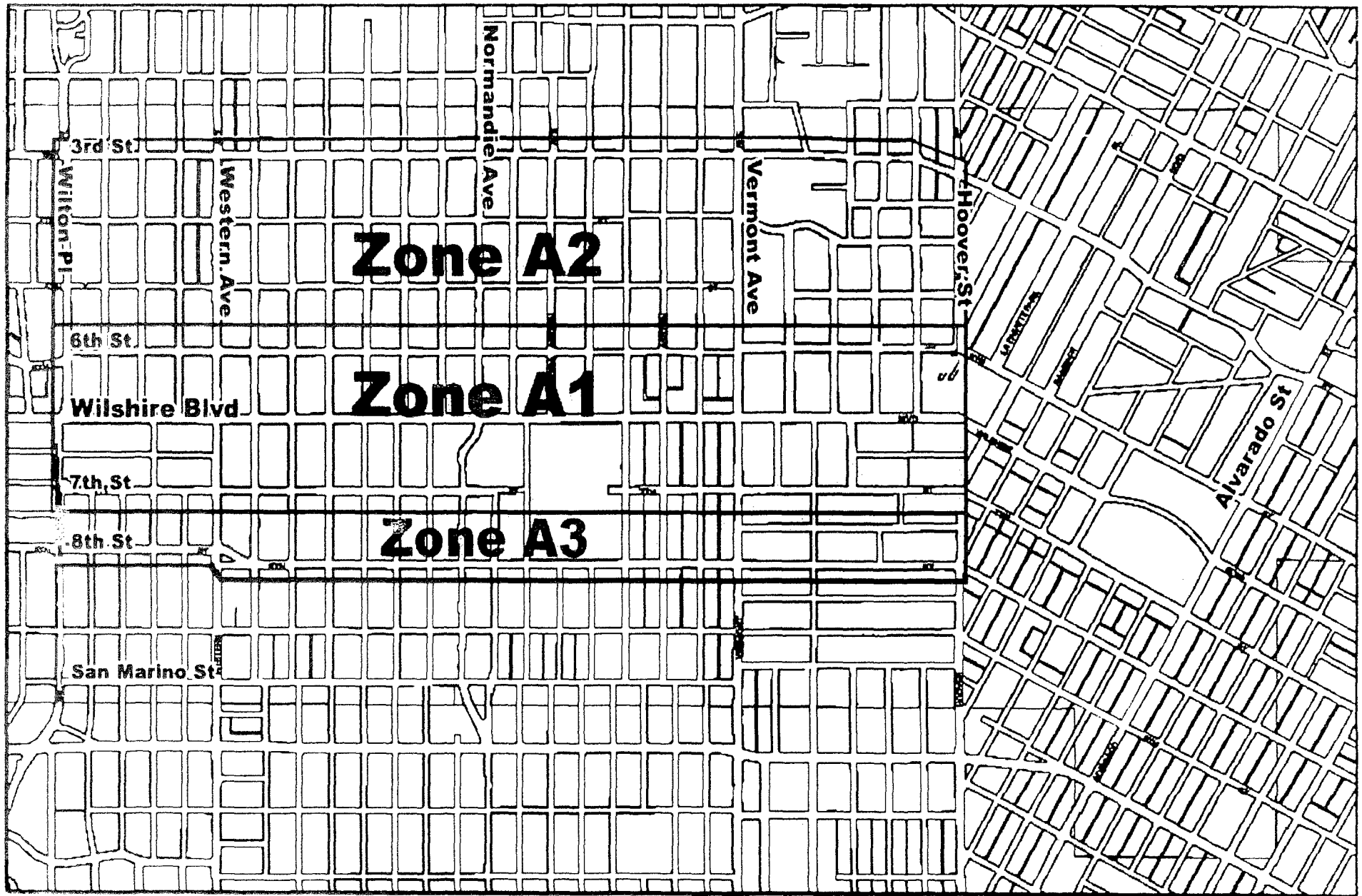
ZONE A3

<u>Business Classification</u>	<u>Annual Assessment</u>
A. Office, Commercial Buildings, Rentals (Sec 21.98 LAMC)	2.70 cents (\$0.0270) per square foot of gross building area or land area, whichever is larger
B. Other businesses for which Classification A3 does not apply	2.70 cents (\$0.0270) per square foot of building area occupied by respective business or businesses
C. Other business for which Classification A3 does apply	\$0

Notes

1. In Zone A3, assessments shall be levied first on business Classification A (i.e. commercial building rental. If this classification of business does not exist or is exempt from such classification for whatever reason, assessments shall then be levied on the individual business or businesses occupying the subject building or land area.
2. Assessments shall not be levied twice for the same building or land area (i.e. commercial building rental and the business or businesses occupying the building or land area).
3. Vacant buildings or building areas do not exempt the entire building area from being assessed.
4. Unimproved parcels shall generally be assessed under Classification C (i.e \$0), unless an active revenue producing use such as surface parking or public storage is being conducted. In such case, these parcels shall be assessed at the Classification A rate for the amount of gross land area being commercially used in accordance with Notes 1 and 2 above.

Exhibit E



B.I.D. PROPERTIES

B.I.D. BOUNDARY



Ordinance 170766
Council File 94-1849



WILSHIRE CENTER

BUSINESS IMPROVEMENT DISTRICT

Map To Order
1-800-451-4848 July 2002



**Wilshire Center Business Improvement District
2017
Advisory Board Members**

Paul Kim - Jamison Services
Debra Leathers - Southwestern Law School
Mike Hakim - SM Properties
Mike Sarebanha - Seligman Western
Dustin Storey – Century West Partners
Niall Kelly - Hotel Normandie LA
Jimmy Han - Beer Belly

APN	Site Address	2017 Assmt
5077001001	3007 W 5th St	\$253.33
5077001002	435 S Hoover St	\$172.01
5077001003	429 S Hoover St	\$172.01
5077001004	423 S Hoover St	\$321.10
5077001009	3028 W 4th St	\$229.40
5077001010	410 S Commonwealth Ave	\$172.38
5077001013	430 S Commonwealth Ave	\$179.68
5077001016	3055 W 5th St	\$471.41
5077001017	441 S Commonwealth Ave	\$172.19
5077001020	419 S Commonwealth Ave	\$187.20
5077001021	409 S Commonwealth Ave	\$175.19
5077001031	401 S Hoover St	\$806.65
5077001033	414 S Virgil Ave	\$819.62
5077001034	418 S Commonwealth Ave	\$292.08
5077001035	424 S Commonwealth Ave	\$303.19
5077001037	3062 W 4th St	\$438.13
5077002013	434 S Westmoreland Ave	\$292.03
5077002032	444 S Westmoreland Ave	\$229.84
5077002034	411 S Virgil Ave	\$819.62
5077002077	423 S Westmoreland Ave	\$657.17
5077002171	433 S Westmoreland Ave	\$876.81
5077002174	411 S Westmoreland Ave	\$4,520.77
5077002175	412 S Westmoreland Ave	\$999.70
5077003009	507 Shatto Pl	\$374.27
5077003010	515 Shatto Pl	\$330.06
5077003013	543 Shatto Pl	\$279.28
5077003025	425 Shatto Pl	\$851.76
5077003032	501 Shatto Pl	\$1,315.51
5077003033	400 S Vermont Ave	\$491.25
5077003034	401 Shatto Pl	\$326.49
5077003036	440 S Vermont Ave	\$857.17
5077004009	3019 W 6th St	\$55.28
5077004015	500 S Westmoreland Ave	\$779.83
5077004016	3160 W 5th St	\$599.38
5077004018	519 S Westmoreland Ave	\$167.85
5077004019	523 S Westmoreland Ave	\$511.73
5077004020	533 S Westmoreland Ave	\$287.30
5077004021	3101 W 6th St	\$233.02
5077004025	514 Shatto Pl	\$470.55
5077004026	500 Shatto Pl	\$1,018.83
5077004028	505 S Virgil Ave	\$690.30
5077004029	3005 W 6th St	\$308.30
5077004030	525 S Virgil Ave	\$947.62
5077004034	3033 W 6th St	\$247.31
5077005012	2999 W 6th St	\$397.33
5077005018	531 S Commonwealth Ave	\$172.38
5077005019	2965 W 6th St	\$56.16
5077005020	2951 W 6th St	\$102.96
5077005021	500 S Virgil Ave	\$683.94
5077005022	520 S Virgil Ave	\$823.10

APN	Site Address	2017 Assmt
5077005028	540 S Commonwealth Ave	\$172.38
5077006011	600 S Commonwealth Av	\$4,411.03
5077007020	2975 Wilshire Blvd	\$1,422.04
5077007025	639 S Commonwealth Ave	\$2,322.24
5077007026	631 S Commonwealth Ave	\$574.36
5077007029	601 S Commonwealth Ave	\$934.83
5077008001	3000 W 6th St	\$390.08
5077008002	611 S Virgil Av	\$332.61
5077008003	615 S Virgil Ave	\$197.24
5077008004	621 S Virgil Av	\$615.37
5077008010	616 S Westmoreland Av	\$322.03
5077008015	3030 W 6th St	\$328.19
5077008016	3055 Wilshire Blvd	\$2,833.90
5077008018	3033 Wilshire Blvd	\$3,930.22
5077009001	601 S Westmoreland Av	\$218.79
5077009002	609 S Westmoreland Ave	\$99.45
5077009005	3075 Wilshire Blvd	\$1,531.41
5077009009	616 Shatto Pl	\$177.84
5077009010	612 Shatto Pl	\$133.38
5077009011	610 Shatto Pl	\$133.38
5077009012	3130 W 6th St	\$133.38
5077009026	621 S Westmoreland Av	\$298.35
5077009028	630 Shatto Pl	\$580.85
5077009916	3183 Wilshire Blvd	\$4,991.90
5077010007	661 Shatto Pl	\$280.80
5077010009	673 Shatto Pl	\$280.80
5077010010	681 Shatto Pl	\$288.31
5077010011	687 Shatto Pl	\$395.93
5077010012	693 Shatto Pl	\$280.80
5077010021	698 S Vermont Av	\$303.31
5077010022	3055 W 7th St	\$148.31
5077010025	3150 Wilshire Blvd	\$6,093.65
5077011001	3100 Wilshire Blvd	\$438.86
5077011007	688 Shatto Pl	\$203.30
5077011009	676 Shatto Pl	\$312.58
5077011010	670 Shatto Pl	\$211.58
5077011011	666 Shatto Pl	\$143.84
5077011015	3130 Wilshire Blvd	\$866.09
5077011025	3041 W 7th St	\$1,180.27
5077011026	3050 Wilshire Blvd	\$3,244.16
5077013011	2960 Wilshire Blvd	\$153.28
5077013012	2966 Wilshire Blvd	\$88.02
5077013013	2972 Wilshire Blvd	\$129.53
5077013014	2980 Wilshire Blvd	\$405.73
5077013015	3006 Wilshire Blvd	\$227.11
5077013017	2915 Sunset Pl	\$201.72
5077013018	2893 Sunset Pl	\$192.94
5077013020	2879 Sunset Pl	\$86.29
5077013034	2809 Sunset Place	\$1,178.32
5077017007	3052 W 7th St	\$90.68

2017 Wilshire Center Business Improvement District Assessment Listing

APN	Site Address	2017 Assmt
5077013035	667 S Hoover St	\$103.55
5077013036	2950 Wilshire Blvd	\$222.63
5077013038	3020 Wilshire Blvd	\$954.36
5077014002	2815 W 7th St	\$93.37
5077014006	685 S Hoover St	\$230.42
5077014013	2870 Sunset Pl	\$85.41
5077014014	2876 Sunset Pl	\$85.41
5077014020	2901 W 7th St	\$85.39
5077014021	2889 W 7th St	\$85.36
5077014022	2881 W 7th St	\$85.35
5077014060	2865 W 7th St	\$293.09
5077014026	2859 W 7th St	\$168.48
5077014027	2855 W 7th St	\$95.57
5077014037	690 Wilshire Pl	\$390.59
5077014038	2900 Sunset Pl	\$661.95
5077014039	687 S Hoover St	\$162.96
5077014041	680 Wilshire Pl	\$576.81
5077014058	2816 Sunset Pl	\$133.33
5077015001	707 S Hoover St	\$134.90
5077015002	2806 W 7th St	\$108.81
5077015008	2866 W 7th St	\$108.81
5077015009	2861 Leeward Ave	\$292.95
5077015010	2859 Leeward Ave	\$215.68
5077015011	2847 Leeward Ave	\$251.10
5077015012	2841 Leeward Ave	\$251.10
5077015013	2833 Leeward Ave	\$251.10
5077015015	2819 Leeward Ave	\$722.41
5077015016	2811 Leeward Ave	\$251.10
5077015017	2809 Leeward Ave	\$251.10
5077016001	709 Magnolia Av	\$90.68
5077016003	2892 W 7th St	\$407.75
5077016005	2916 W 7th St	\$108.81
5077016006	2920 W 7th St	\$118.40
5077016007	2930 W 7th St	\$139.23
5077016012	700 S Westmoreland Av	\$285.85
5077016013	722 S Westmoreland Ave	\$257.72
5077016014	2975 Leeward Ave	\$759.02
5077016021	2917 Leeward Ave	\$251.10
5077016022	2911 Leeward Ave	\$505.44
5077016023	2905 Leeward Ave	\$505.44
5077016024	2889 Leeward Ave	\$1,529.44
5077016027	2946 W 7th St	\$626.00
5077016028	2959 Leeward Ave	\$1,071.31
5077016029	2886 W 7th St	\$88.92
5077017001	701 S Westmoreland Av	\$321.80
5077017002	3014 W 7th St	\$181.35
5077017004	3036 W 7th St	\$108.81
5077017006	3050 W 7th St	\$90.68
5077020022	2866 Leeward Ave	\$220.81
5077020023	2874 Leeward Ave	\$214.81

APN	Site Address	2017 Assmt
5077017008	3062 W 7th St	\$304.20
5077017012	3077 Leeward Ave	\$209.25
5077017013	3071 Leeward Ave	\$586.22
5077017014	3065 Leeward Ave	\$291.60
5077017015	3057 Leeward Ave	\$251.42
5077017016	3051 Leeward Ave	\$588.17
5077017017	3045 Leeward Ave	\$458.87
5077017019	3029 Leeward Ave	\$326.62
5077017020	3023 Leeward Ave	\$209.25
5077017021	3003 Leeward Ave	\$922.73
5077017022	700 S Vermont Av	\$286.44
5077017024	3040 W 7th St	\$90.68
5077018001	768 S Vermont Ave	\$180.12
5077018002	2961 W 8th St	\$161.60
5077018003	2955 W 8th St	\$210.92
5077018004	2947 W 8th St	\$167.40
5077018006	2933 W 8th St	\$612.36
5077018008	2919 W 8th St	\$308.88
5077018010	777 S Westmoreland Ave	\$656.86
5077018011	3030 Leeward Ave	\$3,688.20
5077018013	3036 Leeward Ave	\$251.72
5077018014	3044 Leeward Ave	\$400.14
5077018017	3062 Leeward Ave	\$209.55
5077018018	2971 W 8th St	\$886.28
5077018019	742 S Vermont Ave	\$317.57
5077019005	2841 W 8th St	\$249.48
5077019006	2833 W 8th St	\$168.75
5077019007	2825 W 8th St	\$168.75
5077019009	2815 W 8th St	\$168.75
5077019010	2809 W 8th St	\$358.83
5077019011	2910 Leeward Ave	\$610.74
5077019012	2918 Leeward Ave	\$273.78
5077019013	2924 Leeward Ave	\$489.32
5077019019	2847 W 8th St	\$168.75
5077020001	2701 W 8th St	\$476.33
5077020005	2743 W 8th St	\$168.75
5077020010	2773 W 8th St	\$168.75
5077020012	2787 W 8th St	\$183.49
5077020013	2795 W 8th St	\$545.40
5077020014	751 S Hoover St	\$680.40
5077020015	2810 Leeward Ave	\$533.95
5077020016	2818 Leeward Ave	\$438.10
5077020018	2832 Leeward Ave	\$254.29
5077020019	2838 Leeward Ave	\$254.15
5077020020	2850 Leeward Ave	\$735.26
5077020021	2858 Leeward Ave	\$430.60
5092029010	3930 Ingraham St	\$102.45
5092029011	3926 Ingraham St	\$101.79
5092029012	3920 Ingraham St	\$105.02
5092029013	3914 Ingraham St	\$101.79

2017 Wilshire Center Business Improvement District Assessment Listing

APN	Site Address	2017 Assmt
5077020025	2890 Leeward Ave	\$600.97
5077020026	2723 W 8th St	\$618.27
5077021001	801 S Hoover St	\$320.95
5077021012	2786 W 8th St	\$168.75
5077021013	2790 W 8th St	\$168.75
5077021028	2748 W 8th St	\$559.68
5077022002	2802 W 8th St	\$246.78
5077022005	2820 W 8th St	\$362.64
5077022006	2830 W 8th St	\$244.35
5077022007	2836 W 8th St	\$168.75
5077022010	2858 W 8th St	\$168.75
5077022011	2862 W 8th St	\$168.75
5077022013	2874 W 8th St	\$168.75
5077022030	2846 W 8th St	\$329.40
5077022032	2808 W 8th St	\$168.75
5077023013	2900 W 8th St	\$202.50
5077023014	2910 W 8th St	\$604.80
5077023019	2954 W 8th St	\$169.64
5077023026	2960 W 8th St	\$784.62
5077023029	800 S Vermont Ave	\$553.88
5092024001	801 S St Andrews Pl	\$388.13
5092024011	800 Gramercy Dr	\$185.63
5092025001	801 Gramercy Dr	\$886.46
5092025011	3950 W 8th St	\$631.80
5092026001	3960 W 8th St	\$208.66
5092026013	3992 W 8th St	\$202.07
5092027003	704 S Wilton Pl	\$189.00
5092027004	712 S Wilton Pl	\$559.44
5092027005	716 S Wilton Pl	\$211.14
5092027006	722 S Wilton Pl	\$189.00
5092027007	726 S Wilton Pl	\$189.00
5092027009	736 S Wilton Pl	\$189.00
5092027011	752 S Wilton Pl	\$378.00
5092027027	749 S Gramercy Pl & 755 S Gramercy Dr	\$310.12
5092028003	715 S St Andrews Pl	\$634.18
5092028006	729 S St Andrews Pl	\$566.14
5092028007	735 S St Andrews Pl	\$602.64
5092028010	3912 W 7th St	\$87.75
5092028015	732 S Gramercy Dr	\$219.38
5092028016	736 S Gramercy Dr	\$168.75
5092028018	748 S Gramercy Dr	\$298.54
5092028019	749 S Gramercy Dr	\$185.11
5092028023	729 S Gramercy Dr	\$172.31
5092028026	701 Gramercy Dr	\$571.57
5092028035	3945 W 8th St	\$301.43
5092028036	701 S St Andrews Pl	\$398.28
5092028037	3901 W 8th St	\$251.32
5092028038	735 S Gramercy Dr	\$573.40
5092029002	3980 Ingraham St	\$80.73
5092029006	3956 Ingraham St	\$95.34

APN	Site Address	2017 Assmt
5092029014	3908 Ingraham St	\$101.79
5092029015	3900 Ingraham St	\$125.82
5092029016	3901 W 7th St	\$234.61
5092029018	3927 W 7th St	\$107.41
5092029019	3933 W 7th St	\$105.30
5092029020	3939 W 7th St	\$105.30
5092029021	3943 W 7th St	\$105.30
5092029022	3951 W 7th St	\$100.91
5092029024	3963 W 7th St	\$94.79
5092029045	3915 W 7th St	\$340.47
5092029046	3957 W 7th St	\$169.99
5092029050	3986 W 7th St	\$288.69
5092030003	3974 Wilshire Blvd	\$122.85
5092030006	3950 Wilshire Blvd	\$105.30
5092030007	3944 Wilshire Blvd	\$105.30
5092030008	3938 Wilshire Blvd	\$136.19
5092030009	3932 Wilshire Blvd	\$280.33
5092030024	3960 Wilshire Blvd	\$370.70
5092030033	3918 Wilshire Blvd	\$340.55
5092030034	3966 Wilshire Blvd	\$688.18
5092030035	3986 Wilshire Blvd	\$322.34
5092030036	3900 Wilshire Blvd	\$593.14
5092030037	3912 Wilshire Blvd	\$308.88
5093002001	3838 W 8th St	\$226.48
5093002011	3866 W 8th St	\$214.65
5093003011	802 S Manhattan Pl	\$185.63
5093003025	801 S Western Ave	\$352.08
5093004001	703 S Western Av	\$110.38
5093004004	729 S Western Ave	\$209.52
5093004005	735 S Western Ave	\$209.52
5093004006	3803 W 8th St	\$773.87
5093004007	3815 W 8th St	\$263.79
5093004011	722 S Manhattan Pl	\$323.06
5093004015	3840 W 7th St	\$114.94
5093004016	709 S Manhattan Pl	\$486.00
5093004017	717 S Manhattan Pl	\$202.50
5093004018	723 S Manhattan Pl	\$220.75
5093004023	3835 W 8th St	\$1,168.18
5093004029	722 S St Andrews	\$477.95
5093004032	710 S St Andrews	\$308.56
5093004033	702 S St Andrews Pl	\$117.96
5093004034	740 S St Andrews	\$734.83
5093005001	3850 Wilshire Blvd	\$336.75
5093005002	3846 Wilshire Blvd	\$105.30
5093018021	700 S Hobart Blvd	\$554.45
5093018022	740 S Hobart Blvd	\$659.18
5093018023	720 S Hobart Blvd	\$1,234.04
5093018024	711 S Harvard Blvd	\$547.72
5093019001	3630 Wilshire Blvd	\$121.14
5093019019	679 S Harvard Blvd	\$174.07

2017 Wilshire Center Business Improvement District Assessment Listing

APN	Site Address	2017 Assmt
5092029008	3944 Ingraham St	\$101.79
5092029009	3940 Ingraham St	\$102.45
5093005003	3834 Wilshire Blvd	\$210.60
5093005004	3828 Wilshire Blvd	\$105.30
5093005005	3820 Wilshire Blvd	\$105.30
5093005006	3818 Wilshire Blvd	\$105.30
5093005013	686 S St Andrews Pl	\$135.72
5093005014	3846 Ingraham St	\$215.65
5093005015	3840 Ingraham St	\$170.66
5093005026	3827 W 7th St	\$105.30
5093005027	3835 W 7th St	\$157.95
5093005028	3847 W 7th St	\$166.73
5093005032	3828 Ingraham St	\$547.17
5093005034	695 S Western Av	\$311.71
5093005037	3855 W 7th St	\$205.84
5093005061	681 S Western Av	\$562.10
5093006019	3700 Wilshire Blvd	\$4,478.76
5093006028	3680 Wilshire Blvd	\$1,500.68
5093006029	670 S Western Av	\$685.13
5093006030	100 Wilshire Blvd	\$1,717.42
5093007008	764 S Western Ave	\$123.09
5093007016	701 S Oxford Ave	\$219.04
5093007017	737 S Oxford Ave	\$680.02
5093007019	710 S Western Ave	\$506.25
5093007020	700 S Western Av	\$113.38
5093007021	3569 W 8th ST	\$293.22
5093007027	745 S Oxford Ave	\$1,871.56
5093007028	715 S Oxford Ave	\$875.37
5093007029	730 S Western Ave	\$781.54
5093008013	800 S Western Ave	\$281.18
5093008014	3550 W 8th St	\$338.50
5093010016	3500 W 8th St	\$1,295.65
5093011001	708 S Oxford Ave	\$191.81
5093011006	727 S Serrano Ave	\$693.68
5093011012	730 S Oxford Ave	\$390.64
5093011013	3525 W 8th St	\$2,563.95
5093014002	714 S Serrano Ave	\$732.54
5093014005	736 S Serrano Ave	\$303.75
5093014009	3475 W 8th St	\$108.76
5093014010	3469 W 8th St	\$100.17
5093014011	3461 W 8th St	\$205.36
5093014012	755 S Hobart Blvd	\$263.25
5093014014	741 S Hobart Blvd	\$303.21
5093014018	715 S Hobart Blvd	\$381.02
5093014019	701 S Hobart Blvd	\$305.16
5093014020	730 S Serrano Ave	\$686.69
5093015019	3460 W 8th St	\$599.83
5093017012	3428 W 8th St	\$207.06
5093017031	808 S Hobart Blvd	\$996.98
5093018008	3451 W 8th St	\$366.69

APN	Site Address	2017 Assmt
5093019020	3660 Wilshire Blvd	\$5,001.91
5093019022	695 S Harvard Blvd	\$146.19
5093020001	3600 Wilshire Blvd	\$4,934.69
5093021010	3520 W 7th St	\$94.77
5093021012	709 S Kingsley Dr	\$307.80
5093021019	749 S Kingsley Dr	\$218.70
5093021020	757 S Kingsley Dr	\$323.19
5093021022	3401 W 8th St	\$282.15
5093021023	3411 W 8th St	\$410.40
5093021024	715 S Kingsley Dr	\$2,452.55
5093021029	742 S Harvard Blvd	\$823.45
5093021031	701 S Kingsley Dr	\$199.98
5093021033	737 S Kingsley Dr	\$1,825.52
5093022012	3418 W 8th St	\$145.80
5093022024	3400 W 8th St	\$314.77
5093024013	3372 W 8th St	\$87.75
5093024025	3360 W 8th St	\$149.18
5093024028	3388 W 8th St	\$328.05
5093025002	766 S Kingsley Dr	\$182.25
5093025005	748 S Kingsley Dr	\$171.32
5093025010	720 S Kingsley Dr	\$340.20
5093025024	759 S Ardmore Ave	\$182.25
5093025025	3361 W 8th St	\$346.28
5093025026	730 S Kingsley Dr	\$1,302.48
5093025028	3460 W 7th St	\$2,105.87
5093025101	737 S Ardmore Ave	\$1,307.48
5093026033	3580 Wilshire Blvd	\$6,121.46
5093026037	675 S Ardmore Ave	\$7,267.81
5093026039	3550 Wilshire Blvd	\$5,818.81
5093027001	3810 Wilshire Blvd	\$749.19
5094001001	686 S Ardmore Av	\$175.22
5094001002	3540 Wilshire Blvd	\$2,532.27
5094001012	687 Irolo St	\$3,277.30
5094001019	3530 Wilshire Blvd	\$4,974.44
5094001020	3500 Wilshire Blvd	\$194.21
5094002004	682 Irolo St	\$736.32
5094002019	3440 Wilshire Blvd	#####
5094002023	698 Irolo St	\$202.41
5094003001	3339 W 8th St	\$565.16
5094003003	758 S Ardmore Ave	\$733.29
5094003007	734 S Ardmore Ave	\$182.25
5094003008	722 S Ardmore Ave	\$729.00
5094003011	3410 W 7th St	\$94.77
5094003012	709 Irolo St	\$182.25
5094003016	731 Irolo St	\$182.25
5094003021	759 Irolo St	\$199.96
5094003022	765 Irolo St	\$543.24
5094003023	3331 W 8th St	\$164.03
5094003028	741 Irolo St	\$2,440.80
5094004001	3301 W 8th St	\$2,025.00

2017 Wilshire Center Business Improvement District Assessment Listing

APN	Site Address	2017 Assmt
5093018009	3447 W 8th St	\$182.25
5093018010	3530 W 7th St	\$134.50
5093018015	735 S Harvard Blvd	\$273.89
5093018016	743 S Harvard Blvd	\$182.57
5093018020	3431 W 8th St	\$374.19
5094004004	739 S Normandie Ave	\$604.64
5094004005	729 S Normandie Ave	\$1,462.10
5094004007	715 S Normandie Av	\$1,546.86
5094004008	3317 W 8th St	\$417.96
5094004010	770 Irolo St	\$972.00
5094004011	750 Irolo St	\$182.25
5094004013	742 Irolo St	\$182.25
5094004014	724 Irolo St	\$546.75
5094004017	700 Irolo St	\$351.23
5094004020	720 Irolo St	\$580.28
5094005001	701 S Mariposa Ave	\$315.29
5094005002	709 S Mariposa Ave	\$623.05
5094005004	721 S Mariposa Ave	\$640.22
5094005005	727 S Mariposa Ave	\$663.55
5094005006	733 S Mariposa Ave	\$434.38
5094005007	739 S Mariposa Ave	\$503.82
5094005008	745 S Mariposa Ave	\$218.70
5094005009	751 S Mariposa Ave	\$646.92
5094005010	757 S Mariposa Ave	\$654.91
5094005012	3259 W 8th St	\$816.40
5094005013	756 S Normandie Ave	\$452.95
5094005014	750 S Normandie Ave	\$212.49
5094005015	746 S Normandie Ave	\$610.63
5094005017	732 S Normandie Ave	\$609.01
5094005018	720 S Normandie Ave	\$1,494.77
5094005020	706 S Normandie Av	\$675.97
5094006002	756 S Mariposa Ave	\$654.37
5094006003	750 S Mariposa Ave	\$573.05
5094006005	738 S Mariposa Ave	\$650.70
5094006006	732 S Mariposa Ave	\$218.30
5094006007	724 S Mariposa Ave	\$653.40
5094006008	720 S Mariposa Ave	\$218.30
5094006009	712 S Mariposa Ave	\$218.30
5094006010	702 S Mariposa Ave	\$1,070.33
5094006013	688 S Mariposa Ave	\$125.94
5094006014	684 S Mariposa Av	\$135.56
5094006015	3424 Wilshire Blvd	\$2,777.90
5094006022	764 S Mariposa Ave	\$236.47
5094007001	3348 Wilshire Blvd	\$2,160.77
5094007009	689 S Berendo St	\$566.94
5094007010	3191 W 7th St	\$627.78
5094007014	680 S Catalina St	\$107.93
5094007015	674 S Catalina St	\$101.79
5094007021	3324 Wilshire Blvd	\$520.65
5094007022	690 S Catalina St	\$906.54

APN	Site Address	2017 Assmt
5094004002	751 S Normandie Ave	\$925.86
5094004003	745 S Normandie Ave	\$1,010.88
5094009013	717 S Berendo St	\$771.82
5094009014	725 S Berendo St	\$290.84
5094009017	743 S Berendo St	\$324.00
5094009018	749 S Berendo St	\$243.00
5094009019	757 S Berendo St	\$1,120.07
5094009021	3101 W 8th St	\$218.70
5094009023	3117 W 8th St	\$544.59
5094009026	744 S Catalina St	\$615.49
5094009027	740 S Catalina St	\$197.96
5094009028	734 S Catalina St	\$265.68
5094009029	730 S Catalina St	\$615.38
5094009033	3198 W 7th St	\$859.46
5094009035	748 S Catalina St	\$790.32
5094010001	701 S New Hampshire Av	\$377.33
5094010004	725 S New Hampshire Ave	\$303.75
5094010005	731 S New Hampshire Ave	\$243.00
5094010006	741 S New Hampshire Ave	\$295.65
5094010007	747 S New Hampshire Ave	\$383.08
5094010008	757 S New Hampshire Ave	\$759.29
5094010009	3049 W 8th St	\$1,291.90
5094010010	3065 W 8th St	\$596.94
5094010011	748 S Berendo St	\$249.59
5094010012	742 S Berendo St	\$234.90
5094010013	734 S Berendo St	\$484.54
5094010014	728 S Berendo St	\$611.28
5094010015	724 S Berendo St	\$384.75
5094010016	716 S Berendo St	\$1,110.24
5094010019	700 S Berendo St	\$226.63
5094011002	711 S Vermont Ave	\$587.25
5094011003	737 S Vermont Ave	\$1,411.21
5094011009	3019 W 8th St	\$337.58
5094011010	756 S New Hampshire Ave	\$202.55
5094011013	738 S New Hampshire Ave	\$777.22
5094011014	728 S New Hampshire Ave	\$391.50
5094011015	724 S New Hampshire Ave	\$377.06
5094011016	714 S New Hampshire Ave	\$433.78
5094011018	700 S New Hampshire Av	\$98.36
5094011024	703 S Vermont Av	\$172.43
5094012028	801 S Vermont Ave	\$306.80
5094012029	3030 W 8th St	\$943.95
5094013001	3054 W 8th St	\$392.26
5094013023	3062 W 8th St	\$338.15
5094014001	3100 W 8th St	\$256.39
5094014022	3120 W 8th St	\$352.35
5094015001	3130 W 8th St	\$156.60
5094016011	3178 W 8th St	\$1,123.96
5094016013	3160 W 8th St	\$498.72
5094017010	3206 W 8th St	\$702.41

2017 Wilshire Center Business Improvement District Assessment Listing

APN	Site Address	2017 Assmt
5094008018	3240 Wilshire Blvd	\$1,623.14
5094008026	3200 Wilshire Blvd	\$4,352.40
5094008027	3250 Wilshire Blvd	\$5,207.39
5094008030	3278 Wilshire Blvd	\$1,401.31
5094008040	688 S Berendo St	\$877.50
5094008041	685 S New Hampshire Ave	\$1,534.64
5094009011	707 S Berendo St	\$100.91
5094009012	3192 W 7th St	\$192.31
5501021003	315 S Commonwealth Ave	\$131.82
5501021006	3155 Geneva St	\$164.78
5501021025	333 S Virgil Ave	\$514.91
5501021028	319 S Virgil Ave	\$1,078.96
5501021029	300 S Westmoreland Ave	\$278.01
5501021030	314 S Virgil Ave	\$899.76
5501022004	357 S Hoover St	\$157.83
5501022007	327 S Hoover St	\$690.50
5501022014	312 S Commonwealth Ave	\$148.53
5501022015	318 S Commonwealth Ave	\$249.44
5501022016	322 S Commonwealth Ave	\$193.30
5501022017	3121 Geneva St	\$232.07
5501022018	352 S Commonwealth Ave	\$197.32
5501022019	358 S Commonwealth Ave	\$173.09
5501022022	376 S Commonwealth Ave	\$278.04
5501022024	373 S Hoover St	\$540.46
5501022025	3011 W 4th St	\$273.07
5501022026	3100 W 3rd St	\$703.51
5501024010	3300 W 3rd St	\$140.02
5501024021	3255 W 4th St	\$757.17
5501024025	334 S Vermont Ave	\$930.35
5502001001	3901 W 4th St	\$203.05
5502001004	335 S Normandie Ave	\$300.09
5502001007	319 S Normandie Ave	\$190.13
5502001008	311 S Normandie Ave	\$158.08
5502001009	4000 W 3rd St	\$187.86
5502001010	304 S Ardmore Ave	\$155.65
5502001018	327 S Normandie Ave	\$483.69
5502001019	338 S Ardmore Ave	\$616.66
5502002001	354 S Normandie Ave	\$195.36
5502002004	326 S Normandie Ave	\$527.11
5502002005	320 S Normandie Ave	\$133.95
5502002009	3900 W 3rd St	\$151.26
5502002011	315 S Mariposa Ave	\$171.43
5502002012	319 S Mariposa Ave	\$171.43
5502002013	321 S Mariposa Ave	\$173.77
5502002014	331 S Mariposa Ave	\$177.45
5502002015	341 S Mariposa Ave	\$177.45
5502002016	351 S Mariposa Ave	\$147.89
5502002017	3801 W 4th St	\$147.86
5502002018	340 S Normandie Ave	\$734.93
5502002020	3914 W 3rd St	\$249.11

APN	Site Address	2017 Assmt
5094018009	800 S Normandie Ave	\$786.05
5094018010	3242 W 8th St	\$574.16
5094019022	3318 W 8th St	\$321.92
5094019023	3300 W 8th St	\$517.27
5094020025	3334 W 8th St	\$656.10
5501021001	303 S Commonwealth Ave	\$233.52
5501021002	307 S Commonwealth Ave	\$131.82
5502004002	350 S Alexandria Ave	\$170.27
5502004003	336 S Alexandria Ave	\$428.14
5502004004	328 S Alexandria Ave	\$183.37
5502004005	320 S Alexandria Ave	\$419.14
5502004006	314 S Alexandria Ave	\$653.20
5502004007	300 S Alexandria Ave	\$223.22
5502004008	301 S Kenmore Ave	\$814.04
5502004009	317 S Kenmore Ave	\$261.95
5502004010	321 S Kenmore Ave	\$188.60
5502004013	345 S Kenmore Ave	\$371.88
5502004014	353 S Kenmore Ave	\$228.71
5502004015	341 S Kenmore Ave	\$802.28
5502005004	330 S Kenmore Ave	\$192.88
5502005005	324 S Kenmore Ave	\$154.43
5502005007	310 S Kenmore Ave	\$382.63
5502005021	340 S Kenmore Ave	\$766.33
5502005053	3658 E 3rd St	\$249.83
5502005054	323 S Catalina St	\$2,068.90
5502005055	300 S Kenmore Ave	\$182.79
5502006001	304 S Catalina St	\$190.50
5502006002	308 S Catalina St	\$131.47
5502006003	314 S Catalina St	\$146.02
5502006005	324 S Catalina St	\$387.08
5502006012	357 S Berendo St	\$131.40
5502006015	335 S Berendo St	\$421.82
5502006018	321 S Berendo St	\$336.85
5502006021	3600 W 3rd St	\$125.89
5502006022	333 S Berendo St	\$618.95
5502006023	334 S Catalina St	\$535.95
5502006024	341 S Berendo St	\$579.75
5502006027	342 S Catalina St	\$657.41
5502007001	3578 W 3rd St	\$203.21
5502007002	310 S Berendo St	\$152.10
5502007003	316 S Berendo St	\$278.85
5502007008	348 S Berendo St	\$253.50
5502007009	345 S New Hampshire Ave	\$852.98
5502007014	311 S New Hampshire Ave	\$199.28
5502007015	3546 W 3rd St	\$201.60
5502007016	333 S New Hampshire Ave	\$732.14
5502007017	319 S New Hampshire Ave	\$522.18
5502007018	330 S Berendo St 206	\$1,142.12
5502008005	3333 W 4th St	\$1,056.79
5502008012	311 S Vermont Ave	\$147.03

2017 Wilshire Center Business Improvement District Assessment Listing

APN	Site Address	2017 Assmt
5502003001	360 S Mariposa Ave	\$235.40
5502003002	350 S Mariposa Ave	\$164.78
5502003005	320 S Mariposa Ave	\$201.11
5502003006	318 S Mariposa Ave	\$163.52
5502003009	302 S Mariposa Ave	\$166.13
5502003011	327 S Alexandria Ave	\$269.39
5502003015	330 S Mariposa Ave	\$316.88
5502003016	310 S Mariposa Ave	\$575.24
5502003017	309 S Alexandria Ave	\$590.01
5502004001	3671 W 4th St	\$157.17
5502009007	448 S New Hampshire Ave	\$157.17
5502009008	454 S New Hampshire Ave	\$157.17
5502009009	3317 W 5th St	\$183.37
5502009011	459 S Vermont Ave	\$167.11
5502009012	443 S Vermont Ave	\$392.08
5502009020	401 S Vermont Ave	\$582.90
5502010011	464 S Berendo St	\$363.11
5502010012	475 S New Hampshire	\$547.83
5502010013	459 S New Hampshire Ave	\$152.10
5502010020	415 S New Hampshire Ave	\$288.11
5502010022	430 S Berendo St	\$706.83
5502010023	425 S New Hampshire Ave	\$538.57
5502010024	400 S Berendo St	\$983.55
5502010027	444 S Berendo St	\$657.68
5502010028	445 S New Hampshire Ave	\$1,259.19
5502011001	400 S Catalina St	\$315.35
5502011002	412 S Catalina St	\$157.68
5502011003	420 S Catalina St	\$156.76
5502011005	430 S Catalina St	\$144.55
5502011008	448 S Catalina St	\$157.68
5502011009	454 S Catalina St	\$442.10
5502011010	3471 W 5th St	\$941.55
5502011015	427 S Berendo St	\$434.16
5502011018	411 S Berendo St	\$303.59
5502011020	440 S Catalina St	\$548.32
5502011021	455 S Berendo St	\$706.20
5502011022	447 S Berendo St	\$620.30
5502011024	421 S Berendo St	\$805.00
5502012001	456 S Kenmore Ave	\$217.17
5502012002	450 S Kenmore Ave	\$526.67
5502012003	442 S Kenmore Ave	\$191.41
5502012006	422 S Kenmore Ave	\$166.53
5502012007	414 S Kenmore Ave	\$160.89
5502012009	400 S Kenmore Ave	\$705.12
5502012010	455 S Catalina St	\$344.66
5502012011	443 S Catalina St	\$434.67
5502012012	439 S Catalina St	\$194.45
5502012019	434 S Kenmore Ave	\$590.45
5502012020	425 S Catalina St	\$593.60
5502012021	411 S Catalina St	\$998.52

APN	Site Address	2017 Assmt
5502008013	310 S New Hampshire Ave	\$307.95
5502008015	301 S Vermont Ave	\$309.34
5502008018	330 S New Hampshire Ave	\$707.59
5502008019	351 S Vermont Ave	\$260.06
5502008020	3518 W 3rd St	\$290.61
5502008021	336 S New Hampshire Ave	\$648.01
5502009002	408 S New Hampshire Ave	\$314.34
5502009003	418 S New Hampshire Ave	\$160.82
5502009004	426 S New Hampshire Ave	\$432.23
5502009005	432 S New Hampshire Ave	\$1,085.91
5502019008	500 S Mariposa Ave	\$272.02
5502019009	501 S Alexandria Ave	\$196.46
5502019010	511 S Alexandria Ave	\$196.46
5502019011	515 S Alexandria Ave	\$399.21
5502019017	535 S Alexandria Ave	\$1,164.93
5502019019	3505 W 6th St	\$410.82
5502020002	528 S Alexandria Ave	\$496.79
5502020003	522 S Alexandria Ave	\$163.73
5502020004	516 S Alexandria Ave	\$299.89
5502020005	510 S Alexandria Ave	\$170.27
5502020006	500 S Alexandria Ave	\$363.82
5502020007	501 S Kenmore Ave	\$380.91
5502020008	511 S Kenmore Ave	\$323.84
5502020009	517 S Kenmore Ave	\$185.98
5502020010	525 S Kenmore Ave	\$183.37
5502020011	531 S Kenmore Ave	\$264.86
5502020012	537 S Kenmore Ave	\$422.16
5502020016	3451 W 6th St	\$667.37
5502021001	3421 W 6th St	\$895.56
5502021003	530 S Kenmore Ave	\$454.54
5502021004	520 S Kenmore Ave	\$317.43
5502021005	516 S Kenmore Ave	\$305.77
5502021006	510 S Kenmore Ave	\$836.14
5502021007	3520 W 5th St	\$178.89
5502021008	503 S Catalina St	\$293.47
5502021013	537 S Catalina St	\$221.59
5502021014	3401 W 6th St	\$863.25
5502021015	535 S Catalina St	\$806.72
5502022001	539 S Berendo St	\$185.90
5502022002	531 S Berendo St	\$185.90
5502022008	3325 W 6th St	\$159.52
5502022017	530 S Catalina St	\$624.10
5502022019	540 S Catalina St	\$1,223.48
5502022020	514 S Catalina St	\$772.75
5502022022	500 S Catalina St	\$645.58
5502022089	501 S Berendo St	\$701.37
5502022090	3303 W 6th	\$253.47
5502023022	3251 W 6th St	\$570.52
5502023109	501 S New Hampshire Ave	\$3,876.56
5502024001	3326 W 5th St	\$235.57

2017 Wilshire Center Business Improvement District Assessment Listing

APN	Site Address	2017 Assmt
5502013001	3575 W 5th St	\$228.34
5502013002	448 S Alexandria Ave	\$311.11
5502013003	442 S Alexandria Ave	\$176.74
5502013006	420 S Alexandria Ave	\$340.54
5502013007	410 S Alexandria Ave	\$314.04
5502013008	400 S Alexandria Ave	\$196.46
5502013009	401 S Kenmore Ave	\$450.22
5502013010	407 S Kenmore Ave	\$390.32
5502013011	417 S Kenmore Ave	\$222.73
5502013062	435 S Kenmore Ave	\$587.71
5502013063	453 S Kenmore Ave	\$483.02
5502014001	470 S Mariposa Ave	\$217.77
5502014002	452 S Mariposa Ave	\$167.12
5502014003	442 S Mariposa Ave	\$292.03
5502014004	430 S Mariposa Ave	\$211.99
5502014005	428 S Mariposa Ave	\$190.13
5502014006	422 S Mariposa Ave	\$384.39
5502014007	410 S Mariposa Ave	\$190.13
5502014008	400 S Mariposa Ave	\$282.84
5502014009	3704 W 4th St	\$688.40
5502014010	415 S Alexandria Ave	\$196.53
5502014011	425 S Alexandria Ave	\$439.96
5502014012	435 S Alexandria Ave	\$612.79
5502014013	443 S Alexandria Ave	\$183.37
5502014014	449 S Alexandria Ave	\$223.08
5502014015	455 S Alexandria Ave	\$189.91
5502015001	3725 W 5th St	\$361.64
5502015002	450 S Normandie Ave	\$151.96
5502015003	442 S Normandie Ave 2	\$145.14
5502015007	418 S Normandie Ave	\$1,042.48
5502015008	401 S Mariposa Ave	\$494.88
5502015009	411 S Mariposa Ave	\$180.26
5502015010	417 S Mariposa Ave	\$366.92
5502015011	427 S Mariposa Ave	\$692.22
5502015012	435 S Mariposa Ave	\$368.03
5502015013	443 S Mariposa Ave	\$339.01
5502015014	457 S Mariposa Ave	\$355.91
5502015016	436 S Normandie Ave	\$925.17
5502016014	414 S Ardmore Ave	\$3,103.41
5502017003	541 S Normandie Ave	\$126.75
5502017004	535 S Normandie Ave	\$373.51
5502017012	521 S Normandie Ave	\$256.19
5502017014	507 S Normandie Ave	\$126.75
5502017015	501 S Normandie Ave	\$125.94
5502017018	526 S Ardmore Ave	\$988.50
5502017019	510 S Ardmore Ave	\$1,442.89
5502017020	3601 W 6th St	\$228.03
5502017021	3625 W 6th St	\$394.31
5502018005	522 S Normandie Ave	\$275.61
5502018009	501 S Mariposa Ave	\$344.74

APN	Site Address	2017 Assmt
5502024004	514 S New Hampshire Ave	\$157.17
5502024011	508 S New Hampshire Ave	\$157.17
5502024013	505 S Vermont Ave	\$516.79
5502024017	3201 W 6th St	\$653.49
5502024024	3223 W 6th St	\$593.88
5502025006	643 S Vermont Av	\$114.66
5502025007	3201 Wilshire Blvd	\$228.15
5502025012	618 S New Hampshire Av	\$133.10
5502025013	608 S New Hampshire Av	\$105.98
5502025016	635 S Vermont Av	\$295.00
5502025021	600 S New Hampshire Av	\$104.82
5502026003	619 S New Hampshire Av	\$123.26
5502026004	625 S New Hampshire Av	\$283.80
5502026012	624 S Berendo St	\$379.10
5502026015	610 1/2 S Berendo St	\$79.19
5502026016	3266 W 6th St	\$81.90
5502026020	3255 Wilshire Blvd	\$2,358.70
5502026021	3273 Wilshire Blvd	\$367.10
5502026022	638 S Berendo St	\$177.86
5502026023	639 S New Hampshire Ave	\$246.73
5502026024	603 S New Hampshire Ave	\$465.65
5502027010	3325 Wilshire Blvd	\$2,515.03
5502027011	616 S Catalina St	\$84.83
5502027012	620 S Catalina St	\$106.66
5502027017	3303 Wilshire Blvd	\$2,300.65
5502027018	3324 W 6th St	\$197.48
5502027020	625 S Berendo St	\$85.29
5502028004	630 S Kenmore Av	\$763.21
5502028008	610 S Kenmore Av	\$333.45
5502028009	3434 W 6th St	\$310.64
5502028010	3418 W 6th St	\$52.88
5502028017	611 S Catalina St	\$462.93
5502028018	3400 W 6th St	\$412.72
5502028019	3333 Wilshire Blvd	\$2,419.16
5502028020	3345 Wilshire Blvd	\$1,977.39
5502028021	621 S Catalina St	\$284.66
5502029021	3377 Wilshire Blvd	\$542.74
5502029022	3355 Wilshire Blvd	\$1,817.30
5502029026	3470 W 6th St	\$489.36
5502029028	3450 W 6th St	\$308.41
5502029053	615 S Kenmore Av	\$742.55
5502030014	3435 Wilshire Blvd	\$9,097.70
5502030016	3500 W 6th St	\$2,060.41
5502031011	616 S Normandie Av	\$1,818.72
5502031012	603 S Mariposa Ave	\$118.63
5502031014	600 S Normandie Av	\$958.14
5502032003	627 S Normandie Av	\$871.88
5502032004	611 S Normandie Av	\$360.98
5502032005	3600 W 6th St	\$567.60
5502032008	620 S Ardmore Ave	\$355.91

2017 Wilshire Center Business Improvement District Assessment Listing

APN	Site Address	2017 Assmt
5502018010	511 S Mariposa Ave	\$311.23
5502018011	515 S Mariposa Ave	\$311.23
5502018012	523 S Mariposa Ave	\$261.98
5502018013	531 S Mariposa Ave	\$272.06
5502018014	535 S Mariposa Ave	\$153.79
5502018018	530 S Normandie Ave	\$218.64
5502018022	510 S Normandie Ave	\$464.36
5502018024	504 S Normandie Ave	\$315.44
5502018025	540 S Normandie Ave	\$1,361.55
5502019003	542 S Mariposa Ave	\$444.91
5502019004	520 S Mariposa Ave	\$481.18
5502019005	518 S Mariposa Ave	\$152.10
5502019006	514 S Mariposa Ave	\$207.77
5502019007	510 S Mariposa Ave	\$316.89
5503001021	340 S St Andrews Pl	\$1,078.08
5503001022	4414 W 3rd St	\$646.53
5503002004	321 S Western Ave	\$152.95
5503002006	329 S Western Ave	\$175.08
5503002007	337 S Western Ave	\$243.36
5503002008	347 S Western Ave	\$141.96
5503002010	4269 W 4th St 2	\$155.78
5503002011	350 S Manhattan Pl	\$146.49
5503002016	320 S Manhattan Pl	\$469.75
5503002017	314 S Manhattan Pl	\$192.96
5503002018	304 S Manhattan Pl	\$577.81
5503002019	4356 W 3rd St	\$267.63
5503002021	344 S Manhattan Pl	\$365.38
5503002022	301 S Western Ave	\$409.99
5503002023	361 S Western Ave	\$262.96
5503002024	326 S Manhattan Pl	\$341.45
5503003001	356 S Western Ave	\$403.57
5503003002	354 S Western Ave	\$296.09
5503003005	324 S Western Ave	\$152.10
5503003011	333 S Oxford Ave	\$157.37
5503003016	355 S Oxford Ave	\$365.51
5503003019	338 S Western Ave	\$178.35
5503003021	345 S Oxford Ave	\$236.41
5503004001	4171 W 4th St	\$215.91
5503004004	344 S Oxford Ave	\$166.97
5503004005	338 S Oxford Ave	\$186.14
5503004008	320 S Oxford Ave	\$152.10
5503004009	314 S Oxford Ave	\$172.72
5503004011	4278 W 3rd St	\$152.10
5503004012	4250 W 3rd St	\$152.10
5503004014	315 S Serrano Ave	\$136.21
5503004016	327 S Serrano Ave	\$152.10
5503004017	333 S Serrano Ave	\$160.21
5503004018	337 S Serrano Ave	\$163.52
5503004020	351 S Serrano Ave	\$167.31
5503004021	4161 W 4th St	\$170.49

APN	Site Address	2017 Assmt
5502032009	628 S Ardmore Av	\$184.09
5502032016	3626 W 6th St	\$356.29
5502032017	3515 Wilshire Blvd	\$3,453.95
5503001004	307 S Manhattan Pl	\$292.03
5503001005	329 S Manhattan Pl	\$152.10
5503001006	329 S Manhattan Pl	\$457.79
5503001008	339 S Manhattan Pl	\$292.03
5503001009	345 S Manhattan Pl	\$292.03
5503001010	351 S Manhattan Pl	\$354.97
5503001011	4343 W 4th St	\$151.29
5503001016	324 S St Andrews Pl	\$292.03
5503001017	320 S St Andrews Pl	\$292.03
5503001018	314 S St Andrews Pl	\$292.03
5503001019	310 S St Andrews Pl	\$292.03
5503006007	321 S Harvard Blvd	\$152.18
5503006010	301 S Harvard Blvd	\$149.84
5503006011	4071 W 4th St	\$183.94
5503006012	350 S Hobart Blvd	\$163.73
5503006013	344 S Hobart Blvd	\$163.78
5503006017	320 S Hobart Blvd	\$156.07
5503006021	334 S Hobart Blvd	\$468.20
5503006022	300 S Hobart Blvd	\$435.19
5503007014	320 S Harvard Blvd	\$164.98
5503007019	350 S Harvard Blvd	\$163.25
5503007021	333 S Kingsley Dr	\$1,369.63
5503007022	330 S Harvard Blvd	\$997.52
5503008008	4054 W 3rd St	\$181.07
5503008010	318 S Kingsley Dr	\$694.84
5503008016	304 S Kingsley Dr	\$477.93
5503008017	331 Ardmore Ave	\$1,063.23
5503008018	339 S Ardmore Ave	\$1,128.43
5503009003	400 S Kingsley Dr	\$725.31
5503009016	445 S Ardmore Ave	\$1,923.91
5503009017	401 S Ardmore Ave	\$1,135.98
5503009018	444 S Kingsley Dr	\$2,159.26
5503010001	425 S Kingsley Dr	\$263.64
5503010008	420 S Harvard Blvd	\$365.04
5503010022	400 S Harvard Blvd	\$942.61
5503010023	432 S Harvard Blvd	\$942.61
5503010024	456 S Harvard Blvd	\$587.71
5503010025	401 S Kingsley Dr	\$1,128.58
5503010051	451 S Kingsley Dr	\$1,551.81
5503011020	400 S Hobart Blvd	\$311.10
5503011021	430 S Hobart Blvd	\$939.72
5503011022	410 S Hobart Blvd	\$939.72
5503011023	431 S Harvard Blvd	\$587.71
5503011024	415 S Harvard Blvd	\$587.71
5503011025	401 S Harvard Blvd	\$587.71
5503011026	451 S Harvard Blvd	\$2,068.49
5503012017	439 S Hobart Blvd	\$288.38

2017 Wilshire Center Business Improvement District Assessment Listing

APN	Site Address	2017 Assmt
5503004022	350 S Oxford Ave	\$152.10
5503005002	350 S Serrano Ave	\$126.75
5503005003	344 S Serrano Ave	\$161.16
5503005004	336 S Serrano Ave	\$152.10
5503005006	326 S Serrano Ave	\$168.12
5503005011	4200 W 3rd St	\$125.30
5503005012	309 S Hobart Blvd	\$184.29
5503005016	333 S Hobart Blvd	\$126.75
5503005019	357 S Hobart Blvd	\$354.90
5503005020	343 S Hobart Blvd	\$356.86
5503005021	321 S Hobart Blvd	\$342.46
5503005022	308 S Serrano Ave	\$421.37
5503006001	4051 W 4th St	\$149.33
5503006003	341 S Harvard Blvd	\$153.42
5503006004	337 S Harvard Blvd	\$153.42
5503006005	331 S Harvard Blvd	\$152.88
5503015012	450 S Manhattan Pl	\$155.75
5503015013	444 S Manhattan Pl	\$155.75
5503015014	438 S Manhattan Pl	\$155.75
5503015015	432 S Manhattan Pl	\$187.59
5503015016	426 S Manhattan Pl	\$407.63
5503015017	420 S Manhattan Pl	\$146.02
5503015018	414 S Manhattan Pl	\$270.43
5503015019	410 S Manhattan Pl	\$270.43
5503015020	4270 W 4th St	\$154.47
5503015021	425 S Western Ave	\$131.82
5503015022	429 S Western Ave	\$131.82
5503015023	437 S Western Ave	\$136.25
5503016001	4304 W 4th St	\$180.09
5503016002	409 S Manhattan Pl	\$322.93
5503016005	427 S Manhattan Pl	\$278.83
5503016017	420 S St Andrews Pl	\$159.54
5503016018	414 S St Andrews Pl	\$159.54
5503016019	406 S St Andrews Pl	\$183.67
5503016020	4316 W 4th St	\$174.85
5503016021	421 S Manhattan Pl	\$153.47
5503016022	430 S St Andrews Pl	\$916.35
5503016080	457 S Manhattan Pl	\$1,011.70
5503017001	4007 W 6th St	\$65.64
5503017002	4001 W 6th St	\$150.23
5503017003	545 S Manhattan Pl	\$301.77
5503017004	539 S Manhattan Pl	\$289.60
5503017005	535 S Manhattan Pl	\$152.10
5503017006	527 S Manhattan Pl	\$164.61
5503017007	521 S Manhattan Pl	\$289.19
5503017008	515 S Manhattan Pl	\$165.65
5503017010	501 S Manhattan Pl	\$331.78
5503017013	516 S St Andrews Pl	\$668.43
5503017015	526 S St Andrews Pl 13	\$321.44
5503017016	540 S St Andrews Pl	\$171.57

APN	Site Address	2017 Assmt
5503012021	401 S Hobart Blvd	\$601.10
5503012022	433 S Hobart Blvd	\$613.30
5503012023	421 S Hobart Blvd	\$601.10
5503012025	445 S Hobart Blvd	\$1,032.25
5503013010	400 S Oxford Ave	\$292.03
5503013021	440 S Oxford Ave	\$373.42
5503013022	450 S Oxford Ave	\$763.12
5503014005	430 S Western Ave	\$190.13
5503014006	422 S Western Ave	\$190.13
5503014020	450 S Western Ave	\$1,336.47
5503014021	415 S Oxford Ave	\$1,554.31
5503014026	414 S Western Ave	\$661.30
5503015006	431 S Western Ave	\$141.96
5503015008	445 S Western Ave	\$502.13
5503015010	4157 W 5th St	\$255.56
5503015011	460 S Manhattan Pl	\$146.30
5503019011	4102 W 5th St	\$370.57
5503019012	511 S Oxford Ave	\$668.43
5503019015	528 S Western Ave	\$152.10
5503019016	512 S Western Ave	\$291.53
5503019018	500 S Western Ave	\$148.55
5503019019	543 S Oxford Ave	\$593.00
5503019020	525 S Oxford Ave	\$676.83
5503019021	508 S Western Ave	\$141.96
5503020003	544 S Oxford Ave	\$166.30
5503020004	538 S Oxford Ave	\$292.03
5503020006	535 S Serrano Ave	\$157.37
5503020007	539 S Serrano Ave	\$155.92
5503020008	545 S Serrano Ave	\$130.81
5503020011	505 S Serrano Ave	\$169.61
5503020012	511 S Serrano Ave	\$718.72
5503020013	515 S Serrano Ave	\$156.43
5503020014	519 S Serrano Ave	\$139.43
5503020015	525 S Serrano Ave	\$292.03
5503020016	526 S Oxford Ave	\$596.82
5503020022	3851 W 6th St	\$209.03
5503020023	534 S Oxford Ave	\$249.90
5503020024	3867 W 6th St	\$207.18
5503020025	552 S Oxford Ave	\$152.10
5503021004	540 S Serrano Ave	\$168.65
5503021007	545 S Hobart Blvd	\$406.21
5503021011	509 S Hobart Blvd	\$292.03
5503021013	521 S Hobart Blvd	\$174.66
5503021014	527 S Hobart Blvd	\$549.59
5503021016	520 S Serrano Ave	\$339.69
5503021018	508 S Serrano Ave	\$480.50
5503021021	4020 W 5th St	\$678.97
5503021022	515 S Hobart Blvd	\$276.62
5503021023	3801 W 6th St	\$391.13
5503021024	533 S Hobart Blvd	\$669.21

2017 Wilshire Center Business Improvement District Assessment Listing

APN	Site Address	2017 Assmt
5503017017	544 S St Andrews Pl	\$291.37
5503017018	550 S St Andrews Pl	\$210.04
5503017019	509 S Manhattan Pl	\$454.61
5503017020	500 S St Andrews Pl	\$353.95
5503018003	525 S Western Ave	\$365.41
5503018005	511 S Western Ave	\$152.10
5503018007	501 S Western Ave	\$136.42
5503018009	504 S Manhattan Pl	\$152.10
5503018010	512 S Manhattan Pl	\$152.10
5503018011	520 S Manhattan Pl	\$152.10
5503018017	3967 W 6th St	\$104.74
5503018019	537 S Western Av	\$375.62
5503018020	538 S Manhattan Pl	\$651.36
5503018021	526 S Manhattan Pl	\$707.47
5503019001	3923 W 6th St	\$382.54
5503019002	550 S Western Ave	\$210.41
5503019005	532 S Western Ave	\$152.39
5503019010	3901 W 6th St	\$177.79
5503023017	501 S Kingsley Dr	\$190.53
5503023020	3727 W 6th St	\$817.64
5503023074	557 S Kingsley Dr	\$117.22
5503024001	3663 W 6th St	\$471.15
5503024003	534 S Kingsley Dr	\$331.53
5503024005	548 S Kingsley Dr	\$212.75
5503024006	3671 W 6th St	\$131.06
5503024012	530 S Kingsley Dr	\$533.62
5503025004	611 S Ardmore Av	\$240.83
5503025006	3680 W 6th St	\$135.05
5503025008	626 S Kingsley Dr	\$208.85
5503025012	3545 Wilshire Blvd	\$810.81
5503025013	3563 Wilshire Blvd	\$507.94
5503025014	601 S Ardmore Ave	\$172.45
5503026004	625 S Kingsley Dr	\$235.24
5503026005	611 S Kingsley Dr	\$216.74
5503026006	601 S Kingsley Dr	\$172.69
5503026007	600 S Harvard Blvd	\$339.42
5503026008	618 S Harvard Blvd	\$654.07
5503028005	616 S Serrano Av	\$109.69
5503028006	610 S Serrano Av	\$105.30
5503028007	608 S Serrano Av	\$105.30
5503028008	3824 W 6th St	\$219.40
5503028009	607 S Hobart Blvd	\$105.50
5503028010	611 S Hobart Blvd	\$105.50
5503028020	3699 Wilshire Blvd	\$3,919.23
5503028021	3675 Wilshire Blvd	\$2,066.93
5503029017	3731 Wilshire Blvd	\$2,345.63
5503029020	606 S Oxford Ave	\$210.60
5503029021	3866 W 6th St	\$430.00
5503029024	3701 Wilshire Blvd	\$2,345.63
5503030017	3751 Wilshire Blvd	\$586.36

APN	Site Address	2017 Assmt
5503021025	550 S Serrano Ave	\$595.93
5503022001	3751 W 6th St	\$402.12
5503022006	505 S Harvard Blvd	\$159.60
5503022007	501 S Harvard Blvd	\$163.83
5503022012	532 S Hobart Blvd	\$346.79
5503022013	528 S Hobart Blvd	\$139.43
5503022014	520 S Hobart Blvd	\$479.22
5503022015	512 S Hobart Blvd	\$678.50
5503022017	500 S Hobart Blvd	\$307.66
5503022018	542 S Hobart Blvd	\$365.38
5503022019	529 S Harvard Blvd	\$589.03
5503022020	515 S Harvard Blvd	\$632.30
5503023005	532 S Harvard Blvd	\$173.93
5503023012	524 S Harvard Blvd	\$165.65
5503023013	528 S Harvard Blvd	\$159.98
5503023014	527 S Kingsley Dr	\$383.98
5503023015	525 S Kingsley Dr	\$190.13
5503023016	515 S Kingsley Dr	\$211.52
5504024037	331 S Gramercy Pl	\$303.78
5504024038	326 S Wilton Pl	\$116.83
5504024039	356 S Wilton Pl	\$141.28
5504024040	346 S Wilton Pl	\$114.92
5504024044	321 S Gramercy Pl	\$152.32
5504024082	345 S Gramercy Pl	\$875.77
5504025004	440 S Wilton Pl 207	\$128.86
5504025006	430 S Wilton Pl	\$179.75
5504025007	428 S Wilton Pl	\$128.86
5504025011	406 S Wilton Pl	\$128.86
5504025012	4420 W 4th St	\$128.86
5504025013	407 S Gramercy Pl	\$352.60
5504025016	421 S Gramercy Pl	\$135.30
5504025017	427 S Gramercy Pl	\$135.28
5504025021	453 S Gramercy Pl	\$145.24
5504025022	4305 W 5th St	\$154.26
5504025043	411 S Gramercy Pl	\$285.41
5504025045	435 S Gramercy Pl	\$279.80
5504026001	559 S Gramercy Pl	\$84.60
5504026002	551 S Gramercy Pl	\$141.96
5504026003	545 S Gramercy Pl	\$141.96
5504026004	537 S Gramercy Pl	\$147.37
5504026005	535 S Gramercy Pl	\$499.90
5504026009	509 S Gramercy Pl	\$197.48
5504026010	501 S Gramercy Pl	\$145.34
5504026022	525 S Gramercy Pl 812	\$441.12
5504026024	4125 W 6th St	\$93.88
5504026025	519 S Gramercy Pl	\$521.64
5504027005	621 S Gramercy Pl	\$522.52
5504027008	607 S Gramercy Pl	\$130.91
5504027009	601 S Gramercy Pl	\$113.14
5504027020	3959 Wilshire Blvd	\$420.90

2017 Wilshire Center Business Improvement District Assessment Listing

APN	Site Address	2017 Assmt
5503030211	3785 Wilshire Blvd	\$631.96
5503031001	3807 Wilshire Blvd	\$1,900.22
5503031006	607 S Western Ave	\$337.57
5503031007	3950 W 6th St	\$374.38
5503031008	3966 W 6th St	\$128.26
5503031017	633 S Western Av	\$997.54
5503031018	3839 Wilshire Blvd	\$262.69
5503031019	621 S Western Ave	\$856.55
5503032001	3855 Wilshire Blvd	\$131.06
5503032006	4000 W 6th St	\$128.26
5503032008	614 S St Andrews Pl	\$876.66
5503032009	620 S St Andrews Pl	\$507.78
5503032010	626 S St Andrews Pl	\$122.85
5503032011	3875 Wilshire Blvd	\$762.21
5503032012	615 Manhattan Pl	\$1,364.97
5504024004	340 S Wilton Pl	\$128.86
5504024006	332 S Wilton Pl	\$115.97
5504024013	4506 W 3rd St	\$118.37
5504024019	333 S Gramercy Pl	\$135.45
5504024020	341 S Gramercy Pl	\$265.97
5504030055	400 S Gramercy Pl	\$1,067.15
5504031009	351 S St Andrews Pl	\$292.03
5504031010	357 S St Andrews Pl	\$262.24
5504031017	326 S Gramercy Pl	\$126.75
5504031020	310 S Gramercy Pl	\$126.75
5504031023	334 S Gramercy Pl	\$676.47
5504031026	301 S St Andrews Pl	\$864.05
5504031027	333 S St Andrews Pl	\$1,090.93
5504031095	300 S Gramercy Pl	\$533.16

APN	Site Address	2017 Assmt
5504027023	3975 Wilshire Blvd	\$120.28
5504028013	634 S Gramercy Pl	\$583.63
5504028018	3933 Wilshire Blvd	\$972.15
5504029001	553 S St Andrews Pl	\$510.27
5504029002	543 S St Andrews Pl	\$191.66
5504029006	515 S St Andrews Pl	\$456.30
5504029007	4254 W 5th St	\$160.48
5504029010	514 S Gramercy Pl	\$332.91
5504029012	532 S Gramercy Pl	\$292.03
5504029013	538 S Gramercy Pl	\$152.10
5504029017	500 S Gramercy Pl	\$557.77
5504029019	544 S Gramercy Pl	\$850.64
5504030001	401 S St Andrews Pl	\$233.07
5504030003	415 S St Andrews Pl	\$163.66
5504030004	421 S St Andrews Pl	\$162.85
5504030008	447 S St Andrews Pl	\$177.45
5504030010	458 S Gramercy Pl	\$162.24
5504030014	436 S Gramercy Pl	\$126.75
5504030022	439 S St Andrews Pl	\$361.09
5504030023	430 S Gramercy Pl	\$346.40

ORDINANCE NO. _____

An Ordinance of Intention of the City of Los Angeles to confirm the Annual Report for the Wilshire Center Business Improvement District (District) and to levy a special assessment upon businesses located within the District for the District's twenty-second operating year beginning January 1, 2017.

WHEREAS, the Parking and Improvement Area Law of 1989, as contained in Sections 36500 *et seq.* of the California Streets and Highways Code (Act) authorizes the establishment of parking and business improvement districts for the purpose of levying assessments on district businesses for certain purposes; and

WHEREAS, the City Council on October 31, 1995, adopted Ordinance No. 170,755, which established the District and authorized the levy of a special assessment to support District operations for the District's first operating year; and

WHEREAS, pursuant to Section 36500 *et seq.* of the Act, an annual report is required to be prepared for each operating year for which assessments are to be levied and collected; and

WHEREAS, the Advisory Board for the District has caused to be prepared and filed the required annual report, which includes a description of programs and activities and any changes or modifications for the District's twenty-second operating year; and,

WHEREAS, the subject annual report for fiscal year 2017 has been reviewed and approved by the Office of the City Clerk as complying with the provisions of Section 36533 of the Act.

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

Section 1. **DECLARATION OF INTENTION.** Pursuant to provisions of the Act, the City Council hereby declares its intention to confirm and approve the Annual Report for the District's twenty-second operating year, prepared by the Advisory Board for the Wilshire Center Business Improvement District which is filed with the City Clerk and is contained in Council File No. 12-1696, to provide for the levy of assessments upon businesses operating within the Wilshire Center Business Improvement District during the 2017 operating year, and to adopt an ordinance to that effect. Assessments will be levied on and collected from all businesses located within the District in the amounts and according to the classifications set forth in the Annual Report prepared by the District's Advisory Board and filed with the City Clerk. These levies may be based on proposed changes to the district boundaries, to district benefit zones and/or to the basis and method of levying assessments within the District in accord with Section 36533 of the Act.

Sec. 2. ANNUAL ASSESSMENT. The District's total assessment for the 2017 operating year is \$601,281.17.

Sec. 3. DISTRICT BOUNDARIES. The boundaries of the District for the 2017 operating year are unchanged from the boundaries as set forth for the 2016 operating year. A description of the boundaries of the District for 2017 are as follows: Third Street to the north, Eighth Street to the south, Hoover to the east and Wilton Place to the west. A full description of the boundaries and a map are included in the Annual Report on file with the City Clerk.

Sec. 4. IMPROVEMENTS AND ACTIVITIES. The improvements and activities to be funded by the assessments may include, but are not limited to sidewalk and landscape maintenance and general cleaning, destination marketing and promotion, security patrol, guide and information services, administration costs, and other activities as identified in Sections 36510 and 36513 of the Act.

Sec. 5. METHOD AND BASIS FOR LEVYING ASSESSMENT. The proposed method and basis for levying the assessment is set forth in the Annual Report filed with, and reviewed and approved by, the Office of the City Clerk. Except where funds are otherwise available, an assessment to pay for all specified improvements and activities within the District will be levied annually following a public hearing and adoption of a resolution by the City Council.

Sec. 6. BILLING AND COLLECTION OF ASSESSMENTS. The billing and collection of the special assessment will occur after the effective date of the ordinance confirming the annual report and levying of special assessments. The billing and collection will be accomplished by the mailing of assessment notices (Statement of Assessment Due) to each business owner in the District, to the address shown on City records, with the assessments becoming due 45 calendar days from the notice date on the Statement of Assessment Due.

Sec. 7. PENALTY FOR DELINQUENT PAYMENT. No business owner shall fail to pay or refuse to pay the special assessment hereby imposed. Any business owner who fails to pay the special assessment levied shall receive a notice of failure to pay (Notice of Delinquent Assessment) on or about the 46th calendar day from the notice date on the Statement of Assessment Due.

If the business owner has not paid the full assessment, the City shall add a penalty of 10% of the assessment amount on the 46th day and every 30 days thereafter, until which time the assessment and applicable penalties are paid in full. If the business owner continues to fail to pay, an action may be brought by the City of Los Angeles in a court of competent jurisdiction. The penalty amount to be added shall not exceed 100% of the base assessment amount.

Sec. 8. EXEMPTION OF NEW BUSINESSES. Businesses subject to assessments and commenced during the year, following the renewal of the levy of assessment for the District, shall not be exempt from such assessments, but shall be assessed the appropriate amount as listed in the Annual Report in a prorated format based upon the number of whole months remaining in the assessment period.

Sec. 9. PUBLIC MEETING AND PUBLIC HEARING. Pursuant to Section 54954.6 of the Government Code, one public meeting and one public hearing shall be held before the City Council. The public meeting shall be held on _____, at 10:00 a.m., or as soon thereafter as this matter may be heard, in the John Ferraro Council Chamber in Room 340 at City Hall, 200 North Spring Street, Los Angeles, California 90012. The public hearing shall be held on _____, at 10:00 a.m., or as soon thereafter as this matter may be heard, in the John Ferraro Council Chamber in Room 340 at City Hall, 200 North Spring Street, Los Angeles, California 90012. The public meeting shall take place no earlier than ten days after the first publication of the joint notice. The public hearing shall take place no earlier than seven days after the public meeting and no earlier than 45 days after the first publication of the joint notice. City Council may continue the public hearing from time to time. At this hearing the City Council will consider the adoption of the ordinance authorizing the assessment for the District's 2017 operating year.

Sec. 10. PROTESTS. At the public hearing, the City Council shall hear and consider all protests against the proposed levying of the assessment on businesses located within the District for the subject operating year, the extent of the District, or the furnishing of specified types of improvements or activities within the District. A protest may be made orally or in writing by any interested person. Any protest pertaining to the regularity or sufficiency of the proceedings shall be in writing and shall clearly set forth the irregularity or defect to which the objection is made.

Every written protest shall be filed with the City Clerk prior to or during the public hearing. The City Council may waive any irregularity in the form or content of any written protest and at the public hearing may correct minor defects in the proceedings. A written protest may be withdrawn in writing at any time prior to the conclusion of the public hearing.

Each written protest shall contain a description of the business in which the person subscribing the protest is interested sufficient to identify the business and, if a person subscribing is not shown on the official records of the City as the owner of the business, the protest shall contain or be accompanied by written evidence that the person subscribing is the owner of the business. A written protest that does not comply with these requirements shall not be counted in determining a majority protest.

Written protests can be on a form supplied by the City Clerk (Form SAS 143B). The form may be obtained at the Council and Public Services public counter in Room

395 at City Hall, 200 North Spring Street, Los Angeles, California 90012 or by telephoning (213) 978-1099.

If written protests are received from the owners of businesses in the District who will pay 50% or more of the assessments proposed to be levied and protests are not withdrawn so as to reduce the protests to less than 50%, no further proceedings to levy the proposed assessment shall be taken for a period of one year from the date of the finding of a majority protest by the City Council.

If the majority protest is only against the furnishing of a specified type or types of improvement or activity within the District, those types of improvements or activities shall be eliminated.

Sec. 11. QUESTIONS OR COMMENTS. Any person having a question or comment regarding the hearing proceedings may telephone (213) 978-1099 [facsimile (213) 978-1130] and address the questions or comments to the Deputy City Clerk assigned to answer inquiries regarding the hearing proceedings.

Sec. 12. NOTICE REQUIREMENT. The City Clerk is directed to give notice of the public hearing pursuant to Section 36523 of the Act.

Sec. 13. 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 _____.

HOLLY L. WOLCOTT, City Clerk


By _____ Deputy

Approved _____

Mayor

Approved as to Form and Legality

MICHAEL N. FEUER, City Attorney

By 
CHRISTY NUMANO-HUIRA
Deputy City Attorney

Date 9-27-16

File No. 12-1696