

# Chatsworth Business Improvement District

## 2021 Annual Report

The fiscal year is from  
January 1, 2021 to December 31, 2021

*Prepared by:*  
Marian Gorman  
BID Administrator

# **2021 Annual Report Chatsworth Business Improvement District (Chatsworth BID)**

Name of Business Improvement District:  
Chatsworth Business Improvement District

Fiscal year:  
January 1, 2021 to December 31, 2021

Advisory Board Members:

1. Steven Muro
2. Ronald Bernheim
3. Martina Turner
4. Julie Lewis
5. Nick Montano
6. R. Grace Rodriguez

**The advisory board approved this 2021 Annual Report on 9/22/2020**

There are no proposed changes to the boundaries or benefit zones.

New businesses that opened within the Chatsworth BID after the notice of the required public hearing for the ordinance for levying the 2021 assessments was sent by the Los Angeles City Clerk will be exempt from the 2021 assessment; however, they will be subject to assessments in future years. Any businesses that relocate within the BID year and remain within the BID area must pay their assessments and the rolls will be updated.

The estimated cost for providing improvements and activities for 2021 is **\$116,870.00** as presented in the Budget Proposal in **Attachment 1**. The total amount of assessments that businesses will be billed is \$114,280.00. The assessment methodology and assessment listing for Chatsworth businesses are attached to this report as **Attachment 2**. The Chatsworth BID has an estimated surplus balance of \$2,590.00 in the general fund, all these funds will be carried forward to the 2021 fiscal year.

To our knowledge, there are no other grants or contributions to be made from other sources other than the assessments levied pursuant to this report.

## **2021 PLANNED ACTIVITIES:**

The BID worked very closely with a strategic planner to develop a long-term plan to improve the Corridor while preserving the history and heritage of our Chatsworth community. 2021 will be the sixth year in the execution of this plan. Our focus will continue to be on:

- Communication to Stakeholders
- Marketing our Stakeholder in the Community
- Security Services
- Landscaping

The 2021 objectives include:

- A. **Administration:** We will outsource administration to By The People Document Preparation Center to accomplish the day-to-day operations of the BID. The administrator will also oversee part-time personnel and all volunteers' work including data entry and the preparation and distribution of all communication materials to stakeholders. The annual CPA review required shall be conducted in this category as well. The Administrator will also support and coordinate programs, events, advertising and promotional programs intended to increase business within the BID among Stakeholders and with the community at large.
- B. **Communication:** For 2021, the BID will continue to improve all aspects of its communication strategy.
  - The highlight of our communication plan will be the Ambassador program which has proven to be an effective communication outreach program. The BID will continue to utilize its hired Security Service to outreach to Stakeholders on a weekly basis.
- C. **Security/Business Watch:** Both the Night Security Patrol Program and Business Watch Program during the afternoon will continue in 2021. This year the BID will continue the increase of the night-time and afternoon security patrols during the week to meet the needs and concerns of its stakeholders highlighted in the results of the survey and focus groups. Patrols will also act as ambassadors to communicate the services of the BID to its stakeholders via brochures and other tools. This program will continue to be this year's focus to enhance Chatsworth as a safer place to work and do business.

D. **Streetscape/Landscape Maintenance:** For 2021, we will continue to pursue streetscape enhancements accomplished in 2020 which include the maintenance of all tree-wells and the benches and trash receptacles to enhance the overall look of the Devonshire corridor.


- **Tree Maintenance** - At the direction of the BID, a maintenance company will continue to maintain the trees and the tree wells along the Devonshire Corridor that were originally planted by the BID using an approved maintenance company.
- **Benches and Receptacles** - At the direction of the BID, the maintenance company will continue to clean the benches and receptacles and paint them, as necessary, to remove graffiti or vandalism.
- **American Flag Placement-** The BID will continue to contract the Chatsworth Kiwanis Club to install and maintain our American Flags along the corridor.
- **Art Box Project** – The BID will be continue the maintenance of our art boxes with 11:11 Creative Collection, along the Devonshire corridor.
- **DIG (Devonshire Improvement Group) Projects-** The BID will continue its beautification efforts by looking into projects such as the American Flag installation 2 times a year hiring the Chatsworth Kiwanis to put them up and take them down. The board will complete a new project, “Chatsworth Heros” banners installed on the light poles located along the corridor.

E. **New Projects:** There will be no new projects scheduled in 2021 as COVID-19 has restricted funding.

Costs for the 2021 planned activities mentioned above are outlined in the 2021 Budget Proposal which is attached to this report as ***Attachment 1.***

I certify that I represent the non-profit organization of the Chatsworth Business Improvement District, Incorporated and I am authorized to submit this report on behalf of the organization.

Respectfully submitted by:



**Marian Gorman**  
**BID Administrator**



**RON BERNHEIM**  
**2020 BID President**

**Chatsworth Business Improvement District**  
**Budget 2021 CONTRACT**  
**January 1, 2021-December 31, 2021**

**ESTIMATED REVENUE FOR 2021:**

Amount in bank account	\$2,590.00	
Projected Assessments 2021	\$114,280.00	
<b>Total Estimated Revenue.</b>		<b>\$116,870.00</b>

**ESTIMATED EXPENSES FOR 1/1/21-12/31/21:****Administration (A)**

• Outsource full administrative services:	\$24,500.00	
Including Marketing, Assistance, Newsletter		
Production/Publishing/Copying		
• Insurance (Directors and Offices Liability)	\$5,000	
• General Postage/Supplies	\$1,000	
• Bank service charges/print checks	\$200	
• CPA Tax Preparation	\$1,800	
• IRS/STATE TAXES	\$500	
• City Assessment Collection Fee	\$6,000	
• CPA Review	\$2,500	
• Web Hosting	\$150	
<b>Total Administration Expenses</b>		<b>\$41,650.00</b>

**Communication (B)**

• Marketing Tools (Web. Updates, Email Marketing, Social media...)	\$300	
• Promotional Materials	\$400	
<b>Total Marketing Expenses</b>		<b>\$700.00</b>

**Security/Business Watch ( C )**

• Day Time & Night Time Security Patrols	\$60,000.00	
Including Ambassador Program		
<b>Total Security/Business Watch Expenses</b>		<b>\$60,000.00</b>

**Streetscape/Landscape Maintenance (D)**

• Street art box maintenance	\$1,000.00	
• DIG Projects (clean streets/clean starts, Median,...) & Maintenance	\$4,300	
• Bench and Trash Maintenance Services	\$5,000	
• American Flag Installations	\$2,220	
• Cleaning, Repairs & Maintenance ( e.g. signs )	\$2,000	
<b>Total Streetscape/Landscape Maintenance Expenses</b>		<b>\$14,520.00</b>

**New Projects:**

NONE

<b>Total New Projects Expenses</b>	<b>\$0.00</b>
<b>Total Estimated Expenses Budget</b>	<b>\$116,870.00</b>

## **Attachment 2:**

### **PROPOSED BOUNDARIES & ASSESSMENT METHODOLOGY**

#### **CHATSWORTH BID - - PROPOSED BOUNDARIES**

**The following streets and address series comprise the BID areas:**

Street	Address Series
Devonshire Street	20419 - 21930
Mason Avenue	10116 – 10370 (Even) 10241 – 10317 (Odd)
Old Depot Plaza Road	10030 - 10050

#### **CHATSWORTH BID - - ASSESSMENT METHODOLOGY**

Each business within the Chatsworth BID will be assigned to a category based on the type of business conducted and assessed according to the amount assigned to that category.

The following is a list of assessment amounts that have been assigned to each category of business:

<b>CATEGORY BUSINESS</b>	<b>AMOUNT FOR EACH</b>
A. MAJOR FINANCIAL, UTILITY, & TOURISM RELATED	\$ 1,200.00
B. MAJOR RETAIL	\$ 720.00
C. RETAIL ORIENTED	\$ 360.00
D. SERVICES	\$ 240.00
E. PROFESSIONALS	\$ 180.00
F. MANUFACTURERS, WHOSESALE, NON-PROFITS, ETC.	\$ 120.00
G. AUTOMOTIVE SERVICES	\$ 240.00

#### **CHATSWORTH BID - - ASSESSMENT METHODOLOGY CATEGORIES**

The following seven Categories of Business comprise the Chatsworth BID:

- A. Major Financial, Utility, & Tourism Related:** The following Category A businesses include but are not limited to:  
Banks; Financial Institutions; Major Theaters (3 locations or more); Hotels with 100 rooms or more
- B. Major Retail Oriented:** Businesses grossing over \$1,000,000 per year according to L.A. annual business license data.  
(See Category C for types of businesses included as part of Category B.)
- C. Retail Oriented:** Businesses grossing less than \$999,999 per year according to L.A. annual business license data. The following Category C businesses include but are not limited to:  
Amusement Centers; Antique Stores; Art Supply; Auto Retail Supply; Bakery; Bars/Lounges;

Billiard Rooms; Bookstores; Bowling Alleys; Cafes/Esspresso Bars/ Juice Bars; Camera Stores; Cellular Phone Retail Stores; Check Cashing Businesses; Clothing and Apparel Stores; Coffee Shops; Community Newsletters; Commercial Property Owners leasing/renting in the BID; Computer Stores; Department Stores; Drug Stores; Duty Free Stores; Electronic Components and Stereo Stores; Factory Outlet Stores; Galleries; Ice Cream and Yogurt Shops; Jewelry Stores; Liquor Stores; Markets; Micro Breweries; Money Exchange Businesses; Hotels/Motels (under 100 rooms); Musical Instruments and Recorded Music Stores; Office Supply Stores; Parking Lots; Perfume Stores; Pet Supply Stores; Pool/Spa Supply Stores; Restaurants; Second Hand Stores; Shoe Stores; Sports Equipment Retail Stores; Video/Game Stores; Virtual Reality Stores

**D. Services:** The following Category D businesses include but are not limited to:

Auto Rentals; Auto Sales (New or Used); Automotive Retail Parts Replacement; Barbers/Nails/Beautifications; Carpet Cleaners; Computer/Electronic Repairs; Contractors; Copy Centers; Cosmetic and Skin Related; Dry Cleaners and Laundry; Equipment Rentals; Flooring and Draperies Sales; Floral Related; Furniture Stores/Home Furnishings; Gas and Services Stations; Hardware Related; Limousine Related; Locksmith/Key Maker; Piano Repairers; Mail Centers; Martial Arts Centers; Nursery and Garden Related; Pet Groomers; Pharmacies; Photographers; Photo Developers; Religious Gifts; Shoe Repair/ Shoe Shine Stands; Sport Equipment Repair; Swimming Pool Services; Tanning Salons; Ticket Sellers; TV Repairs

**E. Professionals:** The following Category E businesses include but are not limited to:

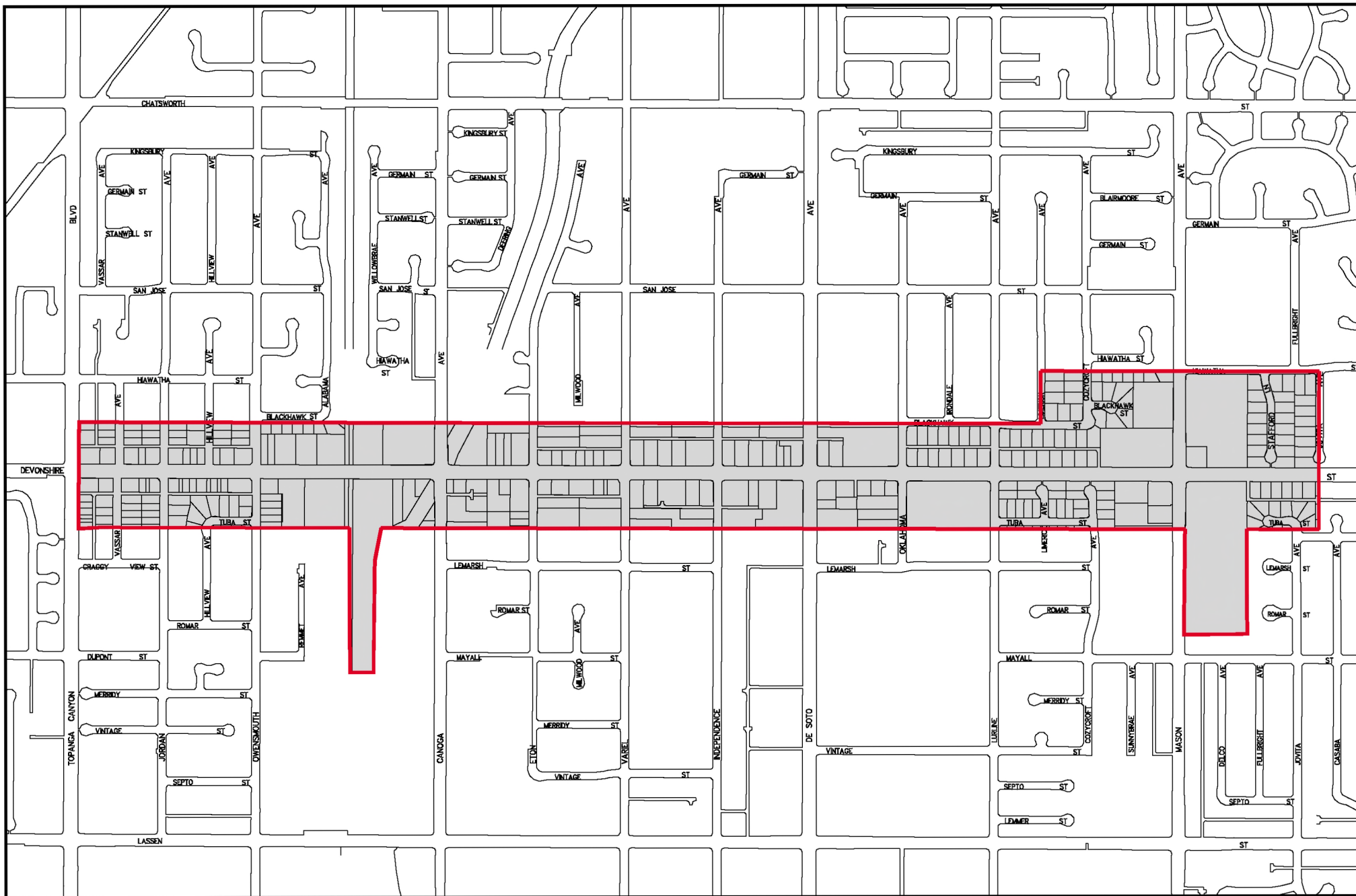
Advertising and Public Relations; Animal Hospitals and Vets; Architects; Artists; Attorneys; Auto Brokers; Beauty Schools; Broadcasters; Caterers; Certifies Produce; Child Care Centers; Consultants; Convalescent Homes; CPAs; Dance Studios; Draftsmen and Blueprint and Surveyors; Engineers; Financial/Investment Brokers or Planners; Funeral and Mortuaries; Graphic Artists; Health Care/Medical Doctors; Hospitals; Insurance Brokers and Agents; Interior Designers; Landscapers; Loan Counselors; Messengers; Music Studios; Nursing and Convalescent Homes; Plumbers; Printers/Publications; Property Managers; Real Estate Brokers and Agents; Retirement Homes; Security Services; Software/Web Designers; Tailors; Temporary Services; Traffic Schools; Travel Agent and Related

**F. Manufacturers, Wholesale, Non-Profits, Etc.:** The following Category F businesses include but are not limited to:

Bottling Companies; Charter Bus Companies; Chemical and Janitorial; Common Carries/Buses; Dairies; Distributors; Drapery/Window Treatment Subcontractors; Heating and Air Conditioning; Import/Export Industrial; Interstate sales/shipping; Labor Unions; Linen Supply; Manufacturing; Metal Working; Non-Profit Businesses; Recycling; Refuse; Self-Storage; Silk Screening; Towing; Trade Unions; Trucking Companies; Upholsterers; Vocational Schools; Warehousing; Wholesale Sales

**G. Automotive Services:** The following Category G businesses include but are not limited to:

Auto Body and Paint Shops; Auto Repair/Mechanics Services; Auto Parts Wholesale; Auto Wrecking



B.I.D. PROPERTIES (MERCHANT BASED - Not all shaded are assessed)



B.I.D. BOUNDARY



Ordinance 172795  
Council File 96-1007

Mapped By: DEPARTMENT OF CITY PLANNING - GIS DIVISION

**CHATSWORTH**

**BUSINESS IMPROVEMENT DISTRICT**



Not To Scale  
chatsm.aml Mar 2000





Chatsworth BID 2021 Assessments

	<b>Business Name</b>	<b>Business Address</b>	<b>2021 Asmt</b>
1	Chatsworth / Porter Ranch Chamber Of Commerce	10038 Old Depot Plaza Rd	\$180
2	Silver Panda	10116 Mason Ave	\$360
3	H & R Block	10118 Mason Ave	\$180
4	Rite Aid #5545 c/o Carolyn Young	10120 Mason Ave	\$720
5	Fitness 19	10130 Mason Ave	\$360
6	Nail Studio Service	10156 Mason Ave	\$240
7	Forever Bar	10158 Mason Ave	\$240
8	Forever Healthy	10158 Mason Ave	\$360
9	Super Relax	10160 Mason Ave	\$240
10	Partners Personnel	10162 Mason Ave	\$180
11	Acupuncture On Health	10164 Mason Ave	\$360
12	Honshu Sushi	10166 Mason Ave	\$360
13	Hertz Corporation	10170 Mason Ave	\$360
14	Lance Dunham DDS	10172 Mason Ave	\$180
15	Providence Expresscare	10174 Mason Ave	\$180
16	Valley Family Optometry	10176 Mason Ave	\$180
17	San Carlo Italian Import & Deli	10178 Mason Ave	\$360
18	Elie's Lock And Key	10180 Mason Ave	\$240
19	Banfield Pet Hospital #5059	10204 Mason Ave	\$180
20	Automobile Club of Southern California	10210 Mason Ave	\$240
21	Autzone #6171	10216 Mason Ave	\$360
22	Lauras Beauty Supply	10220 Mason Ave	\$360
23	Smoke Shop	10222 Mason Ave	\$360
24	House of Shish Kabab	10224 Mason Ave	\$360
25	Roberto Chiropractic	10226 Mason Ave #333	\$180
26	Plush Salon	10228 Mason Ave	\$240
27	Sherwin Williams Paints	10230 Mason Ave	\$360
28	Chatsworth Carwash	10241 Mason Ave	\$240
29	Wells Fargo Bank	10250 Mason Ave	\$1,200
30	Palace Cleaners	10312 Mason Ave	\$240
31	Chatsworth Dentistry	10316 Mason Ave	\$180
32	Cicek's Chicken	10317 Mason Ave	\$360
33	Logix Federal Credit Union	10324 Mason Ave	\$1,200
34	Trader Joe's #184	10330 Mason Ave	\$720
35	Smart & Final #528	10340 Mason Ave	\$720
36	Kahoots	10360 Mason Ave	\$720
37	Flame Broiler	10364 Mason Ave	\$360
38	Little Caesar's #5726	10366 Mason Ave	\$360
39	Subway #11669	10368 Mason Ave	\$360
40	Debra Neel	10370 Mason Ave	\$1,200
41	Sharky's Mexican Grill	20419 Devonshire St	\$720
42	Nail Spa	20423 Devonshire St	\$240
43	PMS Holdings Inc	20423 Devonshire St	\$180
44	Earl's Donut House	20429 Devonshire St	\$360
45	AT&T Wireless Store	20437 Devonshire St	\$240

46	Coinstar Asset Holdings LLC	20440 Devonshire St	\$180
47	Redbox Automated Retail LLC	20440 Devonshire St	\$180
48	Starbucks #1671	20440 Devonshire St	\$360
49	Vons 1671	20440 Devonshire St	\$1,200
50	Baskin Robbins 31 Ice Cream	20445 Devonshire St	\$360
51	Arco/ AM PM	20455 Devonshire St	\$720
52	One West Bank	20505 Devonshire St	\$1,200
53	House Of Bread	20507 Devonshire St	\$360
54	Robek's Juice #306	20509 Devonshire St	\$360
55	Panda Express #433	20515 Devonshire St	\$360
56	Bank of the West	20516 Devonshire St #A	\$1,200
57	Bubbles.net	20516 Devonshire St #A2	\$240
58	Starbucks Coffee #5341	20516 Devonshire St #B	\$360
59	Western Bagel Too	20516 Devonshire St #D	\$360
60	MDJ Cycling	20517 Devonshire St	\$360
61	Voltage Indoor Cycling	20517 Devonshire St	\$240
62	Round Table Pizza	20519 Devonshire St	\$360
63	Citi Lease Accounting	20520 Devonshire St	\$1,200
64	X-Tend Pilates	20521 Devonshire St	\$180
65	Edward Dove DDS PC	20523 Devonshire St	\$180
66	Cafe Orient	20527 Devonshire St	\$360
67	Encore Nail Lounge	20529 Devonshire St	\$240
68	Renees Art Studio	20531 Devonshire St	\$240
69	Pampered Foot Spa	20533 Devonshire St	\$240
70	Mason Cleaners	20535 Devonshire St	\$240
71	Horizon Personnel Services	20537 Devonshire St	\$180
72	Mariscos La Barquita	20539 Devonshire St	\$360
73	Fantastic Sam's	20541 Devonshire St	\$240
74	Leslies Swimming Pool Supply	20543 Devonshire St	\$360
75	Lanza Fitness	20551 Devonshire St	\$360
76	Sampul Dance Academy	20553 Devonshire St	\$180
77	UPS Store #4934	20555 Devonshire St	\$360
78	Sizzler #1238	20557 Devonshire St	\$720
79	Chabad of Chatsworth	20735 Devonshire St	\$120
80	Brookdale Chatsworth	20801 Devonshire St	\$240
81	Salon PS California LLC	20801 Devonshire St	\$240
82	Burger King 5896	20838 Devonshire St	\$720
83	De Soto 76	20841 Devonshire St	\$240
84	J & R Auto Service	20841 Devonshire St	\$240
85	Kellys Shell	20850 Devonshire St	\$240
86	Desoto Auto Repair	20850 Devonshire St	\$240
87	Walgreens #07015	20901 Devonshire St	\$720
88	Desoto Chevron	20904 Devonshire St	\$240
89	McDonalds #2257	20932 Devonshire St	\$720
90	Alpha Chiropractic Center	20933 Devonshire St #102	\$180
91	TLC for Smiles	20933 Devonshire St #103	\$180
92	Atkal Communications	20936 Devonshire St #A	\$360

93	Left Lane Production Inc	20936 Devonshire St #A1	\$180
94	We Can Be Heroes Comics	20936 Devonshire St #C	\$240
95	Spear Law Firm	20943 Devonshire St #206	\$180
96	Speech for Young Toddlers	20945 Devonshire St #101B	\$180
97	NBP Computer Products	20945 Devonshire St #101C	\$360
98	CIV USA Inc	20945 Devonshire St #101D	\$180
99	Virto Commerce	20945 Devonshire St #102	\$240
100	Gentle Home Health Care	20945 Devonshire St #103	\$180
101	NPC Investments	20945 Devonshire St #104	\$180
102	HHC Health Care	20945 Devonshire St #106	\$180
103	New Savory Sound	20945 Devonshire St #107	\$180
104	State Farm Insurance	20945 Devonshire St #202	\$180
105	Network-911.com	20945 Devonshire St #204	\$240
106	Law Offices of Paul D Spear	20945 Devonshire St #206	\$180
107	M & R Accounting	20945 Devonshire St #207A	\$180
108	Corintre Inc	20945 Devonshire St #207C	\$180
109	Chatsworth Veterans Resource Center	20946 Devonshire St #101	\$120
110	Golden Oak Co-Op	20946 Devonshire St #200	\$180
111	Villanueva Mexican Grill	20951 Devonshire St	\$360
112	Megga Hospice LLC	20953 Devonshire St #1	\$180
113	Dato	20953 Devonshire St #4	\$240
114	Serene Hospice Care	20953 Devonshire St #5	\$180
115	Special Care Hospice	20953 Devonshire St #7	\$180
116	Good Life Palliative	20953 Devonshire St #8	\$180
117	Express Shoe Lab	20955 Devonshire St	\$240
118	Mutsumi Sushi	20957 Devonshire St	\$360
119	To Cut Dye For and More	20961 Devonshire St	\$240
120	Krave Smoke Shop	20963 Devonshire St	\$360
121	Computer Resource Specialists	21000 Devonshire St #101B	\$180
122	Zip Reports	21000 Devonshire St #102A	\$240
123	Nursecare Home Health Inc	21000 Devonshire St #102C	\$180
124	Professional Income Tax Service	21000 Devonshire St #103	\$180
125	New Era Tax & Accounting	21000 Devonshire St #103A	\$180
126	Old English Tattoo Studio	21000 Devonshire St #104	\$240
127	Augustus Sutherland EA Tax & Acctg	21000 Devonshire St #105	\$180
128	MTV Inc	21000 Devonshire St #108	\$180
129	Arlene Dempsey CPA Inc	21000 Devonshire St #109	\$180
130	KLS Travel & Tours	21000 Devonshire St #110	\$180
131	Law Offices of R Grace Rodriguez	21000 Devonshire St #111	\$180
132	Law Offices of David Glaubiger	21000 Devonshire St #112	\$180
133	Dream Team Realty & Loans Inc	21000 Devonshire St #114B	\$180
134	Ultimate Lending & Tax Services	21000 Devonshire St #114B	\$180
135	Real Property Management West San Fernando Valley	21000 Devonshire St #200	\$180
136	Safety Alliance Group	21000 Devonshire St #201	\$180
137	Northridge Medical Transportation	21000 Devonshire St #203	\$180
138	Mindset Multimedia	21000 Devonshire St #204	\$240
139	Ocon & Associates	21000 Devonshire St #205	\$240

140	James A Pasternak DDS	21000 Devonshire St #209	\$360
141	Bank of America	21001 Devonshire St	\$1,200
142	Heaven Tours Inc	21006 Devonshire St #201	\$180
143	Pacific Crest Actuaries LLC	21006 Devonshire St #205	\$180
144	Tax Heat Relief	21006 Devonshire St #205	\$180
145	Access Home Care Services	21006 Devonshire St #208	\$180
146	Bodywise	21006 Devonshire St #209	\$180
147	Linx Home Health Care	21006 Devonshire St #210	\$180
148	Cycle Crazz	21008 Devonshire St	\$180
149	Craz-Z-Fitness	21008 Devonshire St	\$360
150	Sameh Messiha Insurance Services	21010 Devonshire St	\$180
151	Nused Motors	21012 Devonshire St	\$360
152	Bombay Market	21016 Devonshire St	\$360
153	Bam Thai Spa	21018 Devonshire St	\$240
154	San Fernando Valley Heart Ins	21021 Devonshire St #101	\$180
155	American Tool	21021 Devonshire St #102	\$180
156	Jeffrey Schoenherr Law Offices	21021 Devonshire St #103	\$180
157	Golden Oaks Hospice Inc	21021 Devonshire St #108	\$180
158	For Senior Care Home Health	21021 Devonshire St #201	\$180
159	Law Office of Christine M Hearn	21021 Devonshire St #202	\$180
160	Law Office of Jasmeen Ubhi	21021 Devonshire St #202	\$180
161	Law & Mediation Offices of Christine McClane	21021 Devonshire St #202	\$180
162	SNC Law Office	21021 Devonshire St #202	\$180
163	Blue Butterfly Hospice Inc	21021 Devonshire St #203	\$180
164	Ideal Care Home Health Service	21021 Devonshire St #203	\$180
165	Pacer Print Corp	21021 Devonshire St #204	\$180
166	Law Offices of Mark Tseselsky	21021 Devonshire St #205	\$180
167	Mega Builders	21021 Devonshire St #205	\$360
168	Beachwood Home Health	21021 Devonshire St #206	\$180
169	Chatsworth Family Dental Group	21029 Devonshire St	\$180
170	Anthem Music Lessons	21031 Devonshire St	\$240
171	The Hungry Ninja	21032 Devonshire St #101	\$360
172	Shear Trends Barber & Salon	21032 Devonshire St #102	\$240
173	Buda Boba	21032 Devonshire St #103	\$360
174	Infinity Nails & Spa	21032 Devonshire St #104	\$240
175	Dennish Insurance Services	21032 Devonshire St #106	\$180
176	Thai Valley Restaurant	21032 Devonshire St #107	\$360
177	All Ways Gaming	21032 Devonshire St #109	\$360
178	Mother India Catering	21032 Devonshire St #111	\$180
179	Devonshire Animal Hospital	21032 Devonshire St #112	\$240
180	MG Logistics	21032 Devonshire St #202A	\$240
181	Medicus Home Health Agency	21032 Devonshire St #202B	\$180
182	Advanced Tech Supply	21032 Devonshire St #203	\$180
183	State Farm Insurance	21032 Devonshire St #204	\$180
184	A Cinema Spells	21032 Devonshire St #205A	\$240
185	Instant Home Health	21032 Devonshire St #206	\$180
186	Wysiwyg Productions Inc	21032 Devonshire St #206	\$360

187	Eagle Eye Security	21032 Devonshire St #207	\$180
188	Pulse Home Health Services Inc	21032 Devonshire St #208	\$180
189	Orr & Associates	21032 Devonshire St #209	\$180
190	Hammonds & Frey	21032 Devonshire St #210	\$180
191	Best Rate Insurance Services	21032 Devonshire St #211	\$180
192	Tree of Life Church	21032 Devonshire St #213	\$120
193	ADD	21032 Devonshire St #214	\$240
194	Excel Academy	21032 Devonshire St #215	\$180
195	Dan Goldberg Appraisals	21032 Devonshire St #216	\$180
196	All Nations Church	21032 Devonshire St #217	\$120
197	Best Care Nursing Hospice Inc	21032 Devonshire St #218	\$180
198	Community Choice Home Health	21032 Devonshire St #218	\$180
199	Albec Company	21033 Devonshire St	\$180
200	Curly Gates Hair & Nails	21035 Devonshire St	\$180
201	ALLCare Center	21039 Devonshire St	\$180
202	Comprehensive Podiatric Care Inc	21049 Devonshire St #101	\$180
203	BLUE BUTTERFLY HOSPICE, INC	21049 Devonshire St #103A	\$180
204	Freedom Church	21049 Devonshire St #106	\$120
205	Chatsworth Hills Insurance Services	21049 Devonshire St #201A	\$180
206	JF Zimmelman & Associates	21049 Devonshire St #202	\$180
207	Service Specialties	21049 Devonshire St #203	\$180
208	Real Tandem	21049 Devonshire St #204	\$360
209	State Farm Insurance	21049 Devonshire St #205	\$180
210	Elim Hide & Meat Corporation	21049 Devonshire St #210A	\$180
211	Fusion Marketing	21049 Devonshire St #211	\$240
212	KARIN HOMEHEALTH CARE	21050 Devonshire St #103B	\$180
213	TRANSCOUNTY ACCOCIATES, INC	21051 Devonshire St #105B	\$180
214	Friends of The Chatsworth Library	21052 Devonshire St	\$180
215	ORACLE SECURITY CONSULTANTS, INC	21052 Devonshire St #201B	\$180
216	Jeanne Kim Psyd	21053 Devonshire St #101	\$180
217	Neuropsychological Rehab Center	21053 Devonshire St #101	\$180
218	Sepulveda Dentistry Lab	21053 Devonshire St #102	\$180
219	KM Waldrip Cpa	21053 Devonshire St #103	\$180
220	Brent E Vallens Atty At Law	21053 Devonshire St #104	\$180
221	360 Lending Corp	21053 Devonshire St #105	\$360
222	Statewide Mortgage And Realtor	21053 Devonshire St #105	\$180
223	Geniel Construction Inc	21053 Devonshire St #105	\$180
224	Firmalab Inc	21053 Devonshire St #106	\$180
225	SCH & Associates PC	21053 Devonshire St #201	\$240
226	Hammond & Hammond	21053 Devonshire St #202	\$180
227	State Farm Insurance	21053 Devonshire St #203	\$180
228	Tariq Elite / King Flex Ent	21053 Devonshire St #203	\$240
229	BRIGHT UNIVERSAL HOSPICE, INC.	21053 Devonshire St #210B	\$180
230	IHOP	21103 Devonshire St	\$360
231	Luxe Hookah Lounge	21104 Devonshire St	\$360
232	Acupuncture and Healing Center	21108 Devonshire St	\$240
233	Ameci Pizza/Pasta	21110 Devonshire St	\$360

234	Christ Vision Church	21112 Devonshire St	\$120
235	Bannerway	21112 Devonshire St	\$240
236	Vivi Thai Massage And Wellness	21113 Devonshire St	\$240
237	CA Conservatory of Performing Arts	21114 Devonshire St	\$180
238	Cameo Draperies & Blinds	21115 Devonshire St	\$360
239	CQ Auto Parts	21116 Devonshire St	\$360
240	Black Anchor Barber Shop	21117 Devonshire St	\$240
241	Taco Bell	21120 Devonshire St	\$720
242	Social Workout Fitness Studio	21141 Devonshire St	\$180
243	Devonshire Preschool	21203 Devonshire St	\$240
244	Hindu Temple & Indian Cultural Center	21213 Devonshire St	\$120
245	CJ Massage	21215 Devonshire St	\$240
246	Green Scenes	21220 Devonshire St #102	\$180
247	Shield National Security Inc	21220 Devonshire St #103	\$180
248	Devoted Home Health Services	21220 Devonshire St #201	\$180
249	We Do Care Home Health	21220 Devonshire St #202	\$180
250	J & V Real Estate	21220 Devonshire St #202A	\$180
251	Written Communications	21220 Devonshire St #202B	\$180
252	Cave Patrol	21220 Devonshire St #203	\$180
253	Interim Healthcare	21220 Devonshire St #203	\$240
254	Professional Security Guard	21220 Devonshire St #204	\$180
255	Body Basics Inc	21220 Devonshire St #205	\$360
256	Smart Home Health Care Services	21220 Devonshire St #206	\$180
257	Hinson Insurance & Financial Services	21220 Devonshire St #208	\$180
258	Upshot USA Inc	21220 Devonshire St #209	\$360
259	R & L Property Management	21220 Devonshire St #211	\$180
260	Marv's Car Wash Coin-Op	21221 Devonshire St	\$240
261	Hikari Sushi	21230 Devonshire St	\$360
262	Miron's Auto Electric & Air Conditioning	21300 Devonshire St #1	\$240
263	Rob's Service Center	21300 Devonshire St #12	\$240
264	Chatsworth Auto Upholstery	21300 Devonshire St #17	\$240
265	R1 Motosport	21300 Devonshire St #5	\$240
266	O'Reilly Auto Parts #2666	21309 Devonshire St	\$360
267	Oceanside Cleaners	21317 Devonshire St	\$240
268	LA Car Gallery	21323 Devonshire St	\$240
269	Valley Vista Automotive	21323 Devonshire St	\$320
270	U-Haul Center #711-80	21326 Devonshire St	\$360
271	Ramada Chatsworth	21340 Devonshire St	\$1,200
272	Rodeo King of Ramada	21340 Devonshire St #B	\$360
273	America's Best Karate and Krav Maga	21360 Devonshire St	\$240
274	Nina Lending	21405 Devonshire St #201	\$180
275	Farmers Insurance	21405 Devonshire St #202	\$180
276	Remodeling Home Advisors	21405 Devonshire St #204	\$240
277	RN Development	21405 Devonshire St #205	\$180
278	Sood Tax Services Inc	21405 Devonshire St #209	\$180
279	ACG Auto Brokers	21405 Devonshire St #210	\$240
280	The Skin Within	21405 Devonshire St #211	\$240

281	Hypnophysics Hypnotherapy	21405 Devonshire St #217	\$180
282	White Star Properties	21405 Devonshire St #227	\$180
283	Viva La Fiesta	21407 Devonshire St	\$360
284	Purcell/Noppe Associates	21408 Devonshire St	\$360
285	Paris Nails	21411 Devonshire St	\$240
286	Care-a-Lot Pharmacy	21413 Devonshire St	\$240
287	Angel's Barber Shop	21415 Devonshire St	\$240
288	Kitchen And Flooring Emporium	21417 Devonshire St	\$240
289	VCA Chatsworth Veterinary Center	21418 Devonshire St	\$180
290	Strands Salon & Day Spa	21419 Devonshire St	\$240
291	Chatsworth Plaza Dental	21423 Devonshire St	\$180
292	Dr Ramil Macasaet Dmd	21423 Devonshire St	\$180
293	Painting with a Twist	21425 Devonshire St	\$240
294	Coinstar Asset Holdings LLC	21431 Devonshire St	\$180
295	Keyme Inc	21431 Devonshire St	\$180
296	Ralphs #710 Grocery Co	21431 Devonshire St	\$1,200
297	Redbox Automated Retail LLC	21431 Devonshire St	\$180
298	Dollar Tree #07503	21505 Devonshire St	\$1,200
299	Maru Sushi Bar	21515 Devonshire St	\$360
300	Anytime Fitness	21525 Devonshire St	\$360
301	Munch Box	21532 Devonshire St	\$360
302	Ora Grill	21534 Devonshire St #B	\$360
303	Dr Leo Rudoy DDS	21534 Devonshire St #C	\$180
304	Rumours Salon	21534 Devonshire St #D	\$240
305	Lucky Relax Spa	21534 Devonshire St #E	\$240
306	Pet Café	21534 Devonshire St #F	\$360
307	Lift	21534 Devonshire St #G	\$240
308	Ciggy's for Less	21534 Devonshire St #H	\$360
309	Cell Plus	21534 Devonshire St #I	\$360
310	Fruzion	21534 Devonshire St #J	\$180
311	Extra Space Storage	21536 Devonshire St	\$360
312	Ground Breaking Energy	21601 Devonshire St #101	\$180
313	LBA Insurance Services	21601 Devonshire St #105	\$180
314	Mass Inc	21601 Devonshire St #108	\$240
315	Baja Plumbing	21601 Devonshire St #112	\$240
316	Skysilk Inc	21601 Devonshire St #116	\$240
317	Cpr For Life	21601 Devonshire St #117	\$180
318	Tom J Hull And Co	21601 Devonshire St #128	\$180
319	Law Office Of Julia Cantu Chimarusti	21601 Devonshire St #200	\$180
320	Tender Touch Home Care	21601 Devonshire St #206	\$180
321	Chatsworth Insurance	21601 Devonshire St #207	\$180
322	Chatsworth CPA	21601 Devonshire St #217	\$180
323	Jerrel W Dunsworth	21601 Devonshire St #218	\$180
324	BDM Mortgage Services	21601 Devonshire St #219	\$180
325	JK Retailing Inc	21601 Devonshire St #228	\$180
326	Mostly Magic	21601 Devonshire St #228	\$240
327	Dycam Development Company	21601 Devonshire St #300	\$360

328	Vinco Tax Services	21601 Devonshire St #301	\$180
329	R Curtis Dalton/Craig Mathias	21601 Devonshire St #309	\$180
330	Ita LLC	21601 Devonshire St #312	\$180
331	SSA Security Group Inc	21601 Devonshire St #317	\$360
332	Brenner & Associates Inc	21601 Devonshire St #320	\$180
333	Designspinners	21601 Devonshire St #328	\$240
334	Travel Lodge	21603 Devonshire St	\$720
335	Chatsworth Liquor	21615 Devonshire St	\$360
336	Nice And Clean Coin Laundry	21621 Devonshire St	\$360
337	Medical Marijuana Collective	21627 Devonshire St #B	\$360
338	Chatsworth Auto Repair	21630 Devonshire St	\$240
339	The Cowboy Palace Saloon	21635 Devonshire St	\$360
340	Chatsworth Auto Body	21638 Devonshire St	\$240
341	Fast Auto & Payday Loans Inc	21700 Devonshire St	\$360
342	Phô Saigon 1	21701 Devonshire St #A	\$360
343	Liz Jones Hair Studio And Skin Spa	21701 Devonshire St #E	\$240
344	Edward Jones	21701 Devonshire St #F	\$180
345	Denise's Pet Grooming	21701 Devonshire St #G	\$240
346	Global Postal Center	21704 Devonshire St	\$240
347	Indian Grocery Spices and Boutique	21706 Devonshire St	\$360
348	Thai Spa & Acupuncture	21710 Devonshire St	\$240
349	Yvonne's Beauty Care	21712 Devonshire St	\$240
350	Vegan My Thai & Seafood	21714 Devonshire St	\$360
351	Country Squire Market	21717 Devonshire St	\$360
352	Barthel Motoren Werke	21718 Devonshire St	\$240
353	Ayala's Custom Upholstery	21721 Devonshire St	\$240
354	Village Florist	21722 Devonshire St	\$240
355	Geogianna's Grooming	21723 Devonshire St	\$240
356	Silver King	21728 Devonshire St	\$360
357	Silvers Accountancy Corporation	21730 Devonshire St	\$180
358	Clark Inc	21732 Devonshire St #B	\$240
359	Emergency Concepts	21740 Devonshire St	\$180
360	Valley Chiropractic	21740 Devonshire St	\$180
361	Soteria Training Services Inc	21740 Devonshire St	\$340
362	Los Toros Mexican Restaurant	21743 Devonshire St	\$720
363	Everyone Can Sing	21744 Devonshire St	\$180
364	Craftiness	21746 Devonshire St	\$360
365	Marydales Param Yoga Healing Arts Center	21750 Devonshire St	\$180
366	My Creative Outlet	21754 Devonshire St	\$240
367	L J Tees And Accessories	21756 Devonshire St	\$360
368	Law Offices of Bruce P Wolfe	21757 Devonshire St #10	\$180
369	Good Guard Security Services	21757 Devonshire St #10	\$240
370	LPL Financial	21757 Devonshire St #11	\$180
371	Financial Freedom Wealth Management Services	21757 Devonshire St #11	\$360
372	Best Hospice Inc	21757 Devonshire St #11A	\$180
373	Indelife Services	21757 Devonshire St #14A	\$180
374	Keshishian Law Firm APLC	21757 Devonshire St #2	\$180



375	Larry Clough Attorney At Law	21757 Devonshire St #2	\$180
376	Tri Tek Enginerring	21757 Devonshire St #3	\$240
377	Boomerville-A Century of Speed	21757 Devonshire St #5	\$180
378	Best Ever Home Health	21757 Devonshire St #6	\$180
379	The Office	21757 Devonshire St #6A	\$240
380	Concepts in Print LLC	21757 Devonshire St #7	\$240
381	Universal Concrete	21757 Devonshire St #8	\$240
382	Allied Hospice Care	21757 Devonshire St #9	\$180
383	Construction Materials Testing Lab LLC	21757 Devonshire St #9	\$240
384	Darkside Motoring	21758 Devonshire St	\$360
385	Chatsworth Dental Group	21800 Devonshire St #A	\$180
386	Naya Spa	21800 Devonshire St #B	\$240
387	Chatsworth Tire	21803 Devonshire St	\$360
388	Chatsworth Dance Center	21814 Devonshire St	\$180
389	Les Sisters Restaurant	21818 Devonshire St	\$360
390	Cali Cuts Barber Shop	21820 Devonshire St	\$240
391	Union Bank	21821 Devonshire St	\$1,200
392	Second Wind Sports	21901 Devonshire St	\$320
393	Angel Smile Taveras Mejia Specialties Dental Group	21902 Devonshire St	\$180
394	Screen Savers	21903 Devonshire St	\$320
395	M's Hair Design	21905 Devonshire St	\$240
396	Rodney Canter Cpa	21909 Devonshire St	\$180
397	Topanga Veterinary Clinic	21913 Devonshire St	\$180
398	Tacos El Cosas	21915 Devonshire St	\$360
399	Doughboys Donuts	21921 Devonshire St	\$360
400	United Oil #175	21924 Devonshire St	\$360
401	7 Eleven Store #24596B	21925 Devonshire St	\$720
<b>Total</b>			<b>\$114,280</b>