

Management District Plan
FOR THE
Renewal
OF THE
WESTCHESTER TOWN CENTER
PROPERTY BUSINESS IMPROVEMENT
DISTRICT

*Prepared August 2020 pursuant to the State of California
Property and Business Improvement District Law of 1994
to Renew a
Management District in the Westchester Town Center area, a community within the
City of Los Angeles
by the
Westchester Business Improvement Association
and
Duckworth Consulting, Its Consultants*

**“Westchester Town Center”
Property Business Improvement District
Management District Plan**

Table of Contents

I.	Overview of the Westchester Town Center Property Business Improvement District	2
II.	Business Improvement District Boundaries	5
	- Maps of District	12
III.	Proposed Management District Service Plan	17
	- Proposed Multi Year Budget 2022 through 2031	24
IV.	Proposed Management District Assessment Formula	30
V.	Continuation of City Services	33
VI.	Publicly Owned Parcels	33
VII.	Proposed District Implementation Timetable	35
VIII.	District Governance	36

Appendix 1: District Parcel List

Appendix 2: Proposition 218 Engineer’s Report

I. OVERVIEW OF THE WESTCHESTER TOWN CENTER PROPERTY BUSINESS IMPROVEMENT DISTRICT

Introduction: A growing coalition of assessed property and business owners are proposing renewal of the Westchester Town Center Property Business Improvement District (hereinafter “District”) pursuant to the Property and Business Improvement District Law of 1994 (Streets & Highways Code Section 36600 *et seq.*; hereinafter the “State Law”). The proposed BID would be a renewal of the District formed and effective beginning January 1, 2012, which is expiring on December 31, 2021. That District was a renewal of the District formed and effective beginning January 1, 2007, which expired December 31, 2011. This document is the Management District Plan required by Section 36622 of the State Law. It proposes improvements and activities that will revitalize, enhance, and convey special benefits to assessed properties located within the boundaries of the Westchester Town Center District.

Name: “Westchester Town Center Property Business Improvement District.”

Location: The proposed District is located in the Westchester community, a commercial district in the City of Los Angeles that is centered along Sepulveda Boulevard between Los Angeles International Airport and just north of Center Drive. From Manchester Boulevard, the east boundary runs south generally along Sepulveda Eastway and La Tijera Boulevard to Sepulveda Boulevard. From Sepulveda Boulevard, the south boundary runs generally along the south parcel lines of parcels APN 4122-024-918 (the open, green space on 92nd Street) and APN 4122-023-917 (vacant airport land) to Westchester Parkway. From Westchester Parkway, the west boundary runs northeast generally along La Tijera Boulevard to Sepulveda Westway to Manchester Avenue. The proposed District extends north of Manchester Avenue to Center Drive to include non-residential parcels that front Sepulveda and have been landscaped to form the “Sepulveda Landscape Entryway” to Westchester. Refer to the boundary description and map in the “Boundaries / Maps” section of this document for a more complete description of the District’s boundaries.

Services: The proposed District will fund improvements and activities authorized under the State Law. Specifically, the District will provide improvements and activities in the following program areas: (i) ambassador / security services; (ii) landscaping, sanitation and beautification; (iii) marketing and promotions; (iv) new business attraction; (v) policy development, district management, and administration; and, (vii) office, insurance, accounting, and other expenses. These services will be provided differently in two (2) separate zones as described below:

- Zone 1 consists of all commercially zoned properties in the District located between just north of Lincoln Boulevard on the south and just north of Manchester Avenue on the north and between Sepulveda Westway on the west and Sepulveda Eastway on the east. All District services will be provided to these properties, which experience a high level of vehicle and pedestrian traffic and commercial density, and, thus demand for services. These services, which provided special benefits to all assessed parcels, include the following: ambassador / security services; landscaping, sanitation, and beautification

services; marketing and promotions; new business attraction; policy development, management, and administration including possible District renewal; and, office, insurance, accounting, and other costs. The particular and distinct special benefits conveyed to each assessed Zone 1 parcel as enumerated above, are also described in the Engineer's Report for the District, which is incorporated herein by reference, and included as Appendix 2 of this document.

- Zone 2 consists of all non-residentially zoned properties in the District north of Manchester with Sepulveda Boulevard frontage used as a Landscape Entryway to the Westchester District. Only landscaping, sanitation, and beautification services; and the organizational overhead resources needed to support them (policy development, district management, and administration including possible District renewal; and, office, insurance, accounting, and other costs) will provide a special benefit to these properties. Also these services will be provided to Zone 2 parcels only having landscape-able frontage on Sepulveda Boulevard. Parcels with only concrete retaining wall frontage or separated by solid walls, for example, would not receive special benefits and, therefore, would not be assessed. Ambassador / security services; marketing and promotions services; new business attraction services; or the administrative overhead costs associated with them will not be provided to these Zone 2 parcels, and would not specially benefit these parcels, which will, therefore, not be assessed for them. The particular and distinct services as enumerated above will provide special benefits to all assessed Zone 2 parcels and are also described in the Engineer's Report for the District, which is incorporated herein by reference, and included as Appendix 2 of this document.

The purpose of the proposed District is to provide improvements and activities as described in this Management District Plan to specially and individually benefit assessed parcels in the District by: improving the safety and attractiveness of each individually assessed parcel within the District; improving the cleanliness and beauty of each individually assessed parcel within the District; increasing building occupancy and lease rates by attracting customers and visitors; encouraging new business development; and, attracting ancillary businesses and services for parcels within the District. No improvements or activities will be provided outside District boundaries.

See the "Service Plan / Budget" section of this document for a more specific description of the improvements and activities planned for the District.

Method of Financing: The improvements and activities will be funded through a benefit assessment against real property in the District. The assessment formula has been designed to ensure that no parcel will be assessed an amount that exceeds the cost of the proportional special benefit that parcel derives from the improvements and activities provided by the District. Generally, each Zone 1 parcel located within the District that is fronting on Sepulveda Boulevard will be assessed \$0.07976 per square foot of lot size, \$0.12049 per square foot of improvement size, and \$6.38446 per linear foot of street frontage; and, each parcel fronting on any other street will be assessed \$0.05317 per square foot of lot size, \$0.07887 per square foot of improvement size, and \$4.25626 per linear foot of street frontage. Because open space, parcels used for long term airport parking, vacant

fenced lots, and multifamily residential parcels benefit from the District's improvements, activities, and services in a demonstrably different manner than other parcels in the District, they are assessed at a different rate. Each Zone 2 parcel located within the District will be assessed \$8.30551 per linear foot of street frontage on Sepulveda Boulevard that is included within the Sepulveda Boulevard landscape entryway. Parcel assessments are described in greater detail in Section IV of this Management District Plan.

The Engineer's Report for the District has found that the general benefits (i.e. benefits to the general public or surrounding parcels) of the proposed improvements and activities represent six percent (6%) of the total benefits generated by the improvements activities and services. Accordingly, six percent (6%) of the total District budget will be funded annually by non-assessment revenues. Article XIID Section 4a of the California Constitution defines "special benefit" to mean "a particular and distinct benefit over and above general benefits conferred on real property located in the District or to the public at large. General enhancement of property value does not constitute 'special benefit.'" General benefits are benefits from District Services that are: not special in nature, not "particular and distinct," and not over and above the benefits that other parcels receive.

Assessments for the year beginning January 1, 2022 and assessments for subsequent years, through and including the year ending December 31, 2031 will be collected at the same time and in the same manner as ad valorem taxes paid to the County of Los Angeles. The Los Angeles City Clerk's Office is authorized to collect any assessments not placed on the County tax rolls, or to place assessments, unpaid delinquent assessments, or penalties on the County tax rolls as appropriate to implement this Management District Plan.

District assessments may be adjusted annually as approved by the Owner's Association to reflect inflation at a rate not to exceed five percent (5%) and submitted to the City of Los Angeles with the District's Annual Planning Report in accordance with Streets and Highways Code Section 36650.

During the ten-year term of the District, it is likely that the improvements on some parcels in the District will change. The assessment against each parcel for any year will be based on the improvements actually present on the parcel as of the beginning of that year. Pursuant to Government Code Section 53750(h)(3), a change in the assessment against a parcel that results solely from changes to the parcel does not constitute an assessment "increase" requiring the conduct of a new ballot proceeding pursuant to Article XIID of the California State Constitution.

See the "Assessment Formula" section of this document for additional details.

Budget: The proposed District budget is included in the "Service Plan" section of this document. The total District budget for 2022 is \$497,317 of which \$467,478 is generated by property assessments.

Bonds: The District will not issue bonds.

City Services: The base line services of the City of Los Angeles are not affected by the District's improvements and activities, which are only supplemental in nature to those

services. The Westchester Town Center BID is being established to provide enhanced or otherwise unavailable improvements and activities to assessed parcels within the boundaries of the District.

Duration: As required by State Law, the District will have a set term. The District's term will be January 1, 2022 through December 31, 2031. At the end of this period, the District may be renewed as permitted by law, the costs of which would be an approved use of District funds.

II. BUSINESS IMPROVEMENT DISTRICT BOUNDARIES

The Westchester Town Center Business Improvement District is generally centered along Sepulveda Boulevard. The boundaries of the District, which is divided into two (2) zones, are shown on the maps that follow this Section of this Plan. A list of the Los Angeles County Assessor's Parcel Numbers and addresses of each included parcel is provided in Appendix 1 of this document. Additional information regarding these boundaries, and a database of each included parcel, is provided in the Engineer's Report for the District, which is incorporated herein by reference, and included as Appendix 2 of this document.

As a supplement to the referenced District maps, the boundaries of Zone 1 of the proposed District are described below.

ZONE 1 BOUNDARY – “WESTCHESTER TOWN CENTER ZONE”

Zone 1 of the District includes all non-solely residentially zoned parcels between just north of Lincoln Boulevard on the south to just north of Manchester Avenue on the north. This area comprises a unique area historically well known simply as “Westchester Town Center,” which is a relatively compact area that attracts pedestrians and features commercial uses that tend to function in a complimentary economic manner. Customers and employees of Westchester Town Center tend to drive to the area, park once, and then walk to their commercial destination(s) and / or partake in the activities along Sepulveda Boulevard or its commercial side streets. The north boundary of Zone 1 of the District runs along the south parcel lines of residentially zoned, single-family and apartment (R3) properties to the north. Zone 1 improvements and activities are not designed for these residential neighborhoods and no improvements or activities will be provided in them. The east boundary of Zone 1 of the District runs along the west boundary of single-family residentially zoned properties or Los Angeles International Airport zoned, fenced parking lots. Zone 1 improvements and activities are not designed for these residential neighborhoods or fenced parking lots and no improvements or activities will be provided in them. The south boundary of the District runs along the north boundary of Los Angeles International Airport or public arterial streets providing access to it. Zone 1 improvements and activities are not designed for these airport properties or arterial streets and no improvements or activities will be provided in them. The west boundary of Zone 1 of the District runs along the east boundary of vacant airport property or single-family residential properties. Zone 1 improvements and activities are not designed for these airport properties or residential neighborhoods and no improvements or activities will be provided in them.

Northern Boundary:

- The northern boundary of Zone 1 of the District to the east of Sepulveda Boulevard begins at the intersection of the centerline of Sepulveda Boulevard with the elongation of the north boundary of parcel 4107-035-017 (the parcel at the northeast corner of Sepulveda Boulevard and Manchester Avenue). From that point, the boundary follows the northern boundaries of parcels 4107-035-017 and 4107-035-018 (which together contain a medical office building) then continues south along the eastern boundary of parcels 4107-035-018 and 4107-035-017 to its intersection with the southern property lines of parcels 4107-036-026 then east along the southern property lines of parcels 4107-036-026, -025, -027, -015, -017, -018, -024, -020, -023, then east along the public right of way boundary to its intersection with the southern boundary of parcel 4107-037-019 then east along the southern property lines of parcels 4107-037-019, -017, -018, -020, -013, -021, -022, and -023 then south along the prolongation of the eastern boundary of that parcel to its intersection with the centerline of Manchester Avenue then east along that centerline to its intersection with the centerline of La Tijera Boulevard. All assessed parcels located within the District will specially and individually benefit from its improvements and activities. No improvements or activities will be provided outside of the District's boundaries.

This boundary was selected to include the medical office building at the Northeast corner of Sepulveda Boulevard and Manchester Avenue including its District enhancing street trees as well as the commercial parcels on the South side of Manchester Avenue. Parcel 4107-035-018 is residentially zoned and is presumed by State Law to not specially benefit from District improvements and activities; and, is not located on a street that receives District services; but, is included within the District and not assessed because it is a part of the medical building development and not practically divisible from it. Except for the service station located at the northwest corner of Manchester Avenue and La Tijera Boulevard at the north eastern edge of this boundary parcels to the North of this boundary are all residential. The parcels comprising the service station were not included in the District because they are not a part of the pedestrian oriented shopping district, would not benefit from District improvements and activities, and are best understood as drawing customers from the Manchester Avenue and La Tijera Boulevard arterials extending out from the District. In contrast, the auto related services uses located on parcels 4123-004-002, -010, and -011 will specially and individually benefit from District improvements and activities because they are contiguous to the other District parcels receiving those services, not separated by a major collector street from them, and share parking facilities used by patrons and employees of other District parcels. Ambassador, maintenance, and marketing & promotions services directly specially and individually benefit these parcels because of their close proximity other District parcels receiving special and individual benefits from them. An R2 zoned church is located on the northeast corner of Manchester Avenue and La Tijera Boulevard is likewise not a part of the pedestrian oriented shopping district; being across the street from the

two arterial auto uses and immediately adjacent to residential uses.

- The northern boundary of Zone 1 of the District to the west of Sepulveda Boulevard begins at the intersection of the centerline of Sepulveda Boulevard and the elongation of the north boundary of parcel 4108-019-029. From that point the boundary extends west to the western boundary of parcel 4108-019-029 and then south along the western boundary of that parcel to the centerline of Manchester Avenue. The boundary then continues west along the center line of Manchester Avenue to centerline of Sepulveda Westway. All assessed parcels located within the District will specially and individually benefit from its improvements and activities. No improvements or activities will be provided outside of the District's boundaries. These auto service related use parcels differ from others that are not included in the District because of their Sepulveda Boulevard location, which makes them a part of the pedestrian corridor that benefits from District improvements and activities. This boundary was selected to include commercial uses located at the northwest corner of Sepulveda Boulevard and Manchester Avenue as well as the commercial parcels on the South side of Manchester Avenue. Parcels to the North of this boundary are all in residential use and zoned solely residential and are presumed by State Law to not specially benefit from District improvements and activities, and are therefore not included in the District.

Eastern Boundary:

- The eastern boundary of Zone 1 of the District begins at the intersection of the centerlines of Manchester Avenue and La Tijera Boulevard, extends southwest along the centerline of La Tijera Boulevard to its intersection with the prolongation of the north boundary of parcel 4123-005-028 then southeast to its intersection with the northwest boundary of that parcel then along the northwest boundaries of parcels 4123-005-028, -26, -025, -024, -029, -022, -021, -020, -019, -007, -006, -005 then southwest along the southern boundary of that parcel to its intersection with the western boundary of parcel 4123-005-017 then southwest along that parcel boundary and the western parcel boundary of 4123-005-003 to its intersection with northeastern boundary of parcel 4123-006-028 then along that boundary to its intersection with the parcel boundary of parcel 4123-006-012, then southeast along that parcel boundary then south along the east parcel boundary of parcel 4123-006-026, then to the centerline of Westchester Parkway, then east along that centerline to its point of intersection with the east boundary of parcel 4124-002-916, then south along the eastern boundary of parcel 4124-002-916 to that parcel's southern boundary. All assessed parcels located within the District will specially and individually benefit from its improvements and activities. No improvements or activities will be provided outside of the District's boundaries.

This boundary was selected to include the commercial uses on the west side of La Tijera Boulevard, as well as the commercial, multifamily housing, community uses, and the commercial district beautification street trees on the east side of Sepulveda Eastway directly facing the core of the District. North of Westchester Parkway, the parcels to the East of this boundary (aside from an office building located on the

South side of La Tijera Boulevard immediately north of Bleriot Avenue) is single family homes on parcels zoned solely for residential use. Such parcels are presumed by State Law to not specially benefit from District improvements and activities, and are therefore not included in the District. The office building on La Tijera Boulevard immediately north of Bleriot Avenue was excluded because it is closely associated with (shares vehicular access and parking lots with) the vehicular-oriented uses along Manchester Avenue outside of the District. By contrast, the parcels along the east side of Sepulveda Eastway directly face the retail and parking at the core of the District and will specially and individually benefit from the ambassador; landscape maintenance, sanitation, and beautification; marketing and promotions; new business attraction; and, the policy development, management, and administration services provided by the District. South of Westchester Parkway, the parcels to the east of the District's boundaries are fenced, surface airport parking lots that do not face any area where services will be provided by the District.

Southern Boundary

- The southern boundary of Zone 1 of the District runs from the southeast corner of parcel 4124-002-916 west along the southern boundary of that parcel and extends west along the south boundaries of parcels 4122-024-918 and 4122-023-917 to the centerline of Westchester Parkway at its point of intersection with the centerline of McConnell Avenue. All assessed parcels located within the District will specially and individually benefit from its improvements and activities. No improvements or activities will be provided outside of the District's boundaries.

This boundary was chosen to include parcels 4124-002-916 and 4122-023-917 (both of which are vacant parcels, which could be used for parking, that are owned by Los Angeles World Airports, and front areas that will be maintained and patrolled by the District) and parcel 4122-024-918 (airport open space that faces the core of the District and is used by customers, employees, visitors, property owners, and tenants of the District). Parcels to the south of these boundaries are fenced, airport parcels that do not face any area where services will be provided by the District.

Western Boundary:

- The western boundary of Zone 1 of the District continues at the intersection of the centerlines of McConnell Avenue and Westchester Parkway and continues along the centerline of Westchester Parkway northeast to its intersection with the centerline of La Tijera Boulevard, then continues northeast along that centerline to its point of intersection with the prolongation of the east parcel boundary of parcel 4122-002-023, then north along that parcel boundary and the eastern parcel boundary of parcels 4122-002-017, -016, -025, -027, -022, -014, -020, -024, -021, -026, -016, and -015 and its prolongation to the centerline of Manchester Avenue. All assessed parcels located within the District will specially and individually benefit from the improvements and activities of the District. No improvements or activities will be provided outside of the District's boundaries.

This boundary was selected to include the commercial parcels to the east of Sepulveda Westway, the commercial District beautification street trees on the west side of Sepulveda Westway as well as parcel 4122-022-928 (a vacant parcel that is owned by Los Angeles World Airports and fronts an area that will be maintained and patrolled by the District). Parcel 4122-022-928, like parcel 4122-023-917 to the south, are master planned for development for mixed use commercial businesses and are contiguous with the Westchester Town Center pedestrian oriented commercial area. South of 88th Street, parcels west of the boundary are fenced, airport parcels that do not front any area where services will be provided by the District, are not planned for pedestrian-oriented use, and are separated from the District's core by large undeveloped lots. North of 88th Street, parcels west of the boundary are residential parcels that are zoned solely for residential use and therefore presumed by State Law to not benefit from District improvements and activities and therefore excluded from the District.

As a supplement to the referenced District map, the boundaries of Zone 2 of the proposed District are described below.

ZONE 2 BOUNDARY – “LANDSCAPE ENTRY ZONE”

Zone 2 of the District includes all non-solely residentially zoned parcels with Sepulveda Boulevard frontage that are incorporated into the comprehensive landscaped entry scheme between just north of Manchester Avenue on the south to just north of Center Drive on the north. This area comprises a unique area that was landscaped over a period of nearly twenty (20) years by Westchester Streetscape Improvement Association (WSIA) with community donations, developer donations, and various governmental grants. These landscape improvements are included in Zone 2 along with a self-sustaining maintenance fund. Customers and employees of the District tend to drive to or depart through the Landscape Entry Zone. The north boundary of Zone 2 runs just north of Center Drive. Parcels to the north of the boundary do not have landscape improvements, are not oriented to the Westchester Town Center or the Landscape Entry Zone, and therefore excluded from the District. Zone 2 improvements and activities are not designed for these parcels and no improvements or activities will be provided to them. The east boundary of Zone 2 runs along the east boundary of those commercial and residential parcels that are a part of Howard Hughes Center and, further south, the east boundary of single-family residentially zoned properties. Zone 2 improvements and activities are not designed for these corporate center commercial properties or residential neighborhoods and no improvements or activities will be provided in these areas. The south boundary of Zone 2 runs along the north boundary of Zone 1 of the WTC BID, just north of Manchester Avenue. Zone 2 improvements and activities are not designed for these Zone 1 properties and no improvements or activities will be provided in that area. The west boundary of the District runs along the west boundary of single-family residential properties. The District's improvements and activities are not designed for these residential properties, which are presumed by State Law to not benefit from them, and no improvements or activities will be provided in these parcels.

Northern Boundary:

- The northern boundary of Zone 2 of the District to the east of Sepulveda Boulevard begins at the intersection of the centerline of Sepulveda Boulevard with the elongation of the north boundary of parcel 4104-001-020 (the parcel at the northeast corner of Sepulveda Boulevard and Center Drive). From that point, the boundary follows the northern boundary of parcel 4104-001-020 to the east. All assessed parcels located within the District will specially and individually benefit from its improvements and activities. No improvements or activities will be provided outside of the District’s boundaries.

This boundary was selected to include all non-solely residential parcels to the south that have been landscaped as part of the linear Sepulveda Boulevard “Landscape Entry.”

- The northern boundary of Zone 2 of the District to the west of Sepulveda Boulevard begins at the intersection of the centerline of Sepulveda Boulevard with the elongation of the north boundary of parcel 4104-001-020 (the parcel at the northeast corner of Sepulveda Boulevard and Center Drive) then south along that centerline to the elongation of the north boundary of parcel 4110-001-004 then west along the north boundary of parcel 4110-001-004. All assessed parcels located within the District will specially and individually benefit from its improvements and activities. No improvements or activities will be provided outside of the District’s boundaries.

This boundary was selected to include all non-solely residential parcels to the south that have been landscaped as part of the linear Sepulveda Boulevard “Landscape Entry.”

Eastern Boundary:

- The eastern boundary of Zone 2 of the District begins at the northeast corner of parcel 4104-001-020 and then runs south along the eastern parcel line of that parcel and all those parcels abutting the east side of Sepulveda Boulevard to the southeast corner of parcel 4107-035-020. All assessed parcels located within the District will specially and individually benefit from its improvements and activities. No improvements or activities will be provided outside of the District’s boundaries.

This boundary was selected to include all non-solely residential parcels to the west, with frontage on Sepulveda that have been landscaped as part of the linear Sepulveda Boulevard “Landscape Entry.”

Southern Boundary:

- The southern boundary of Zone 2 of the District begins at the southeast corner of parcel 4107-035-020 then runs west along the prolongation of that parcel boundary to the centerline of Sepulveda Boulevard, then north along that centerline to its intersection with the prolongation of southern boundary of parcel

4108-019-017 then along that prolongation and the southern boundary of that parcel to its intersection with the western boundary of that parcel. From that point the boundary runs along the southern boundary of that parcel then west along that parcel boundary and its prolongation to the centerline of Sepulveda Boulevard. All assessed parcels located within the District will specially and individually benefit from its improvements and activities. No improvements or activities will be provided outside of the District's boundaries.

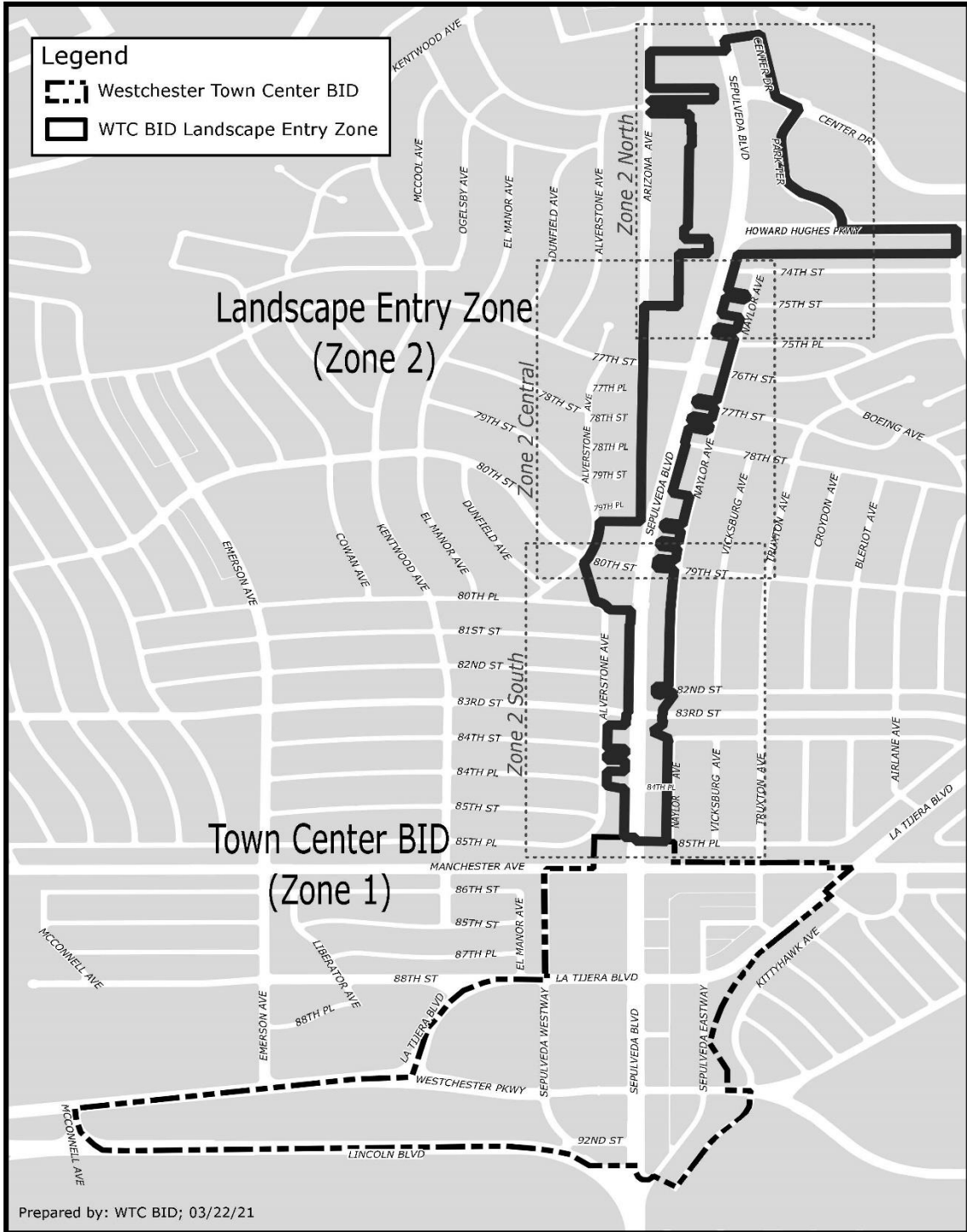
This boundary was selected to include all non-solely residential parcels to the north, with frontage on Sepulveda that have been landscaped as part of the linear Sepulveda Boulevard "Landscape Entry."

Western Boundary:

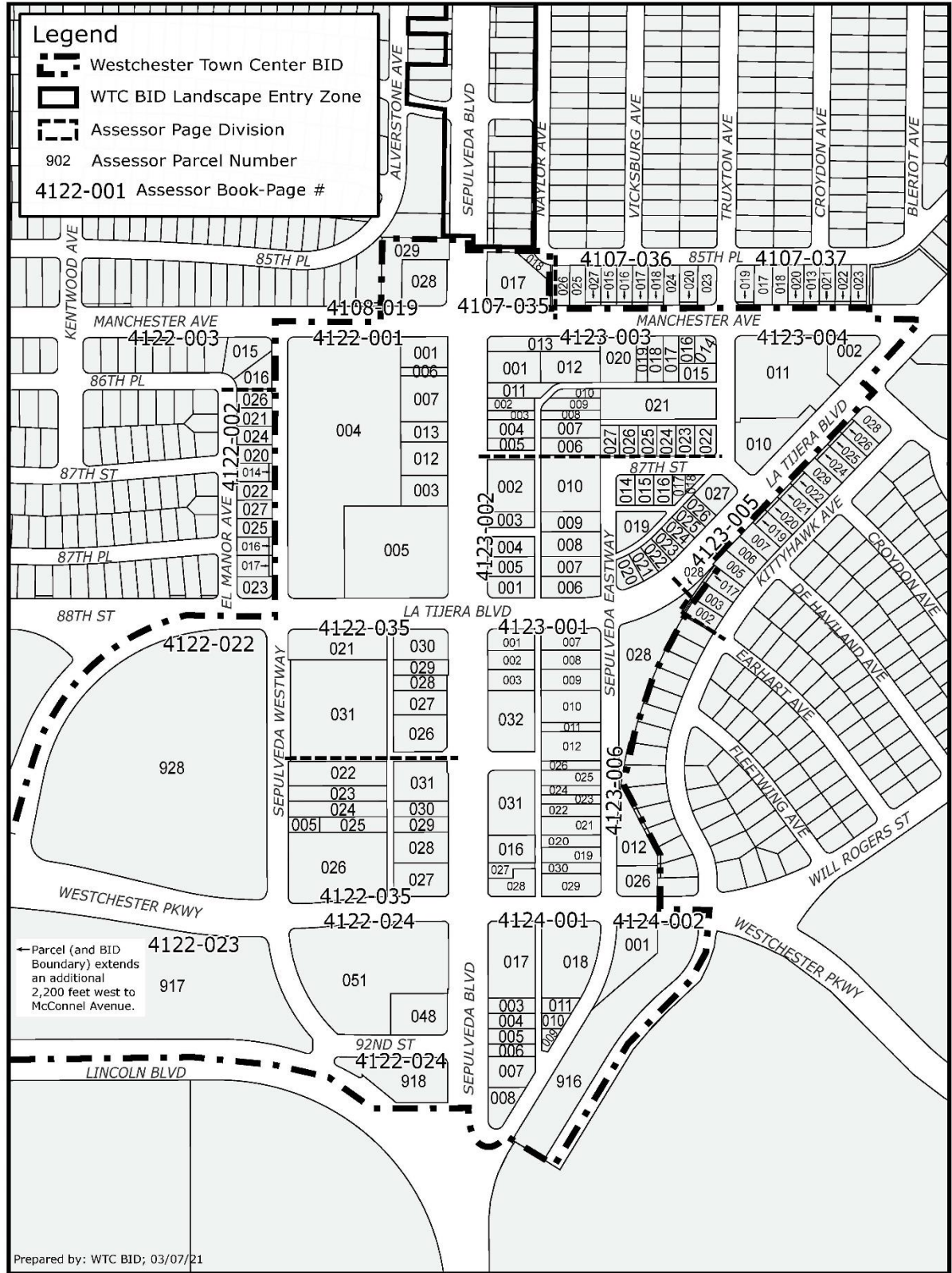
- The western boundary of Zone 2 of the District begins at the northwest corner of parcel 4110-001-004 and then runs south along the western parcel line of that parcel and all those parcels abutting the west side of Sepulveda Boulevard to the southwest corner of parcel 4108-019-017.

This boundary was selected to include all non-solely residential parcels to the east, with frontage on Sepulveda that have been landscaped as part of the linear Sepulveda Boulevard "Landscape Entry." All assessed parcels located within the District will specially and individually benefit from its improvements and activities. No improvements or activities will be provided outside of the District's boundaries.

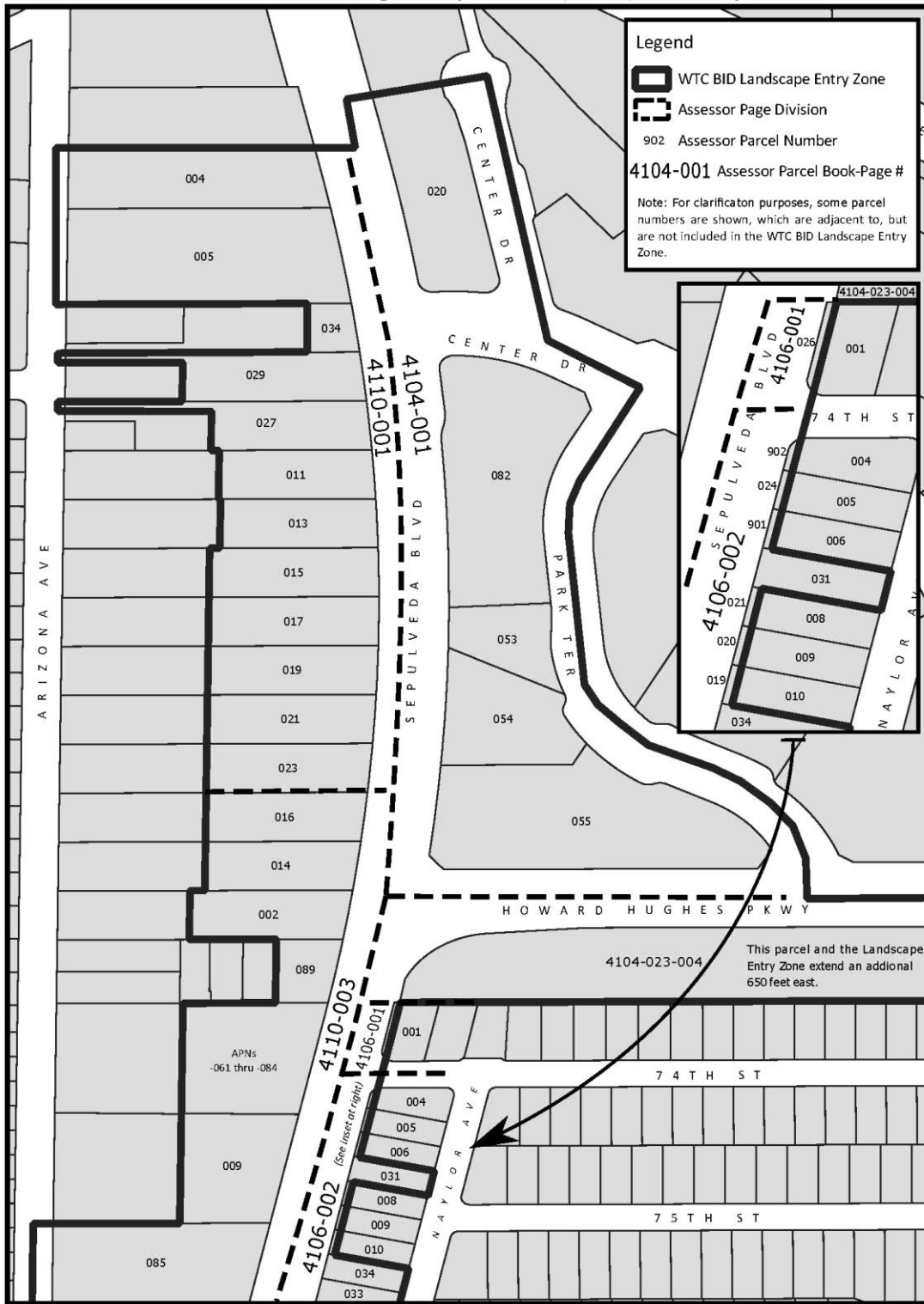
WTC BID Zones 1 and 2 Boundary and Parcels



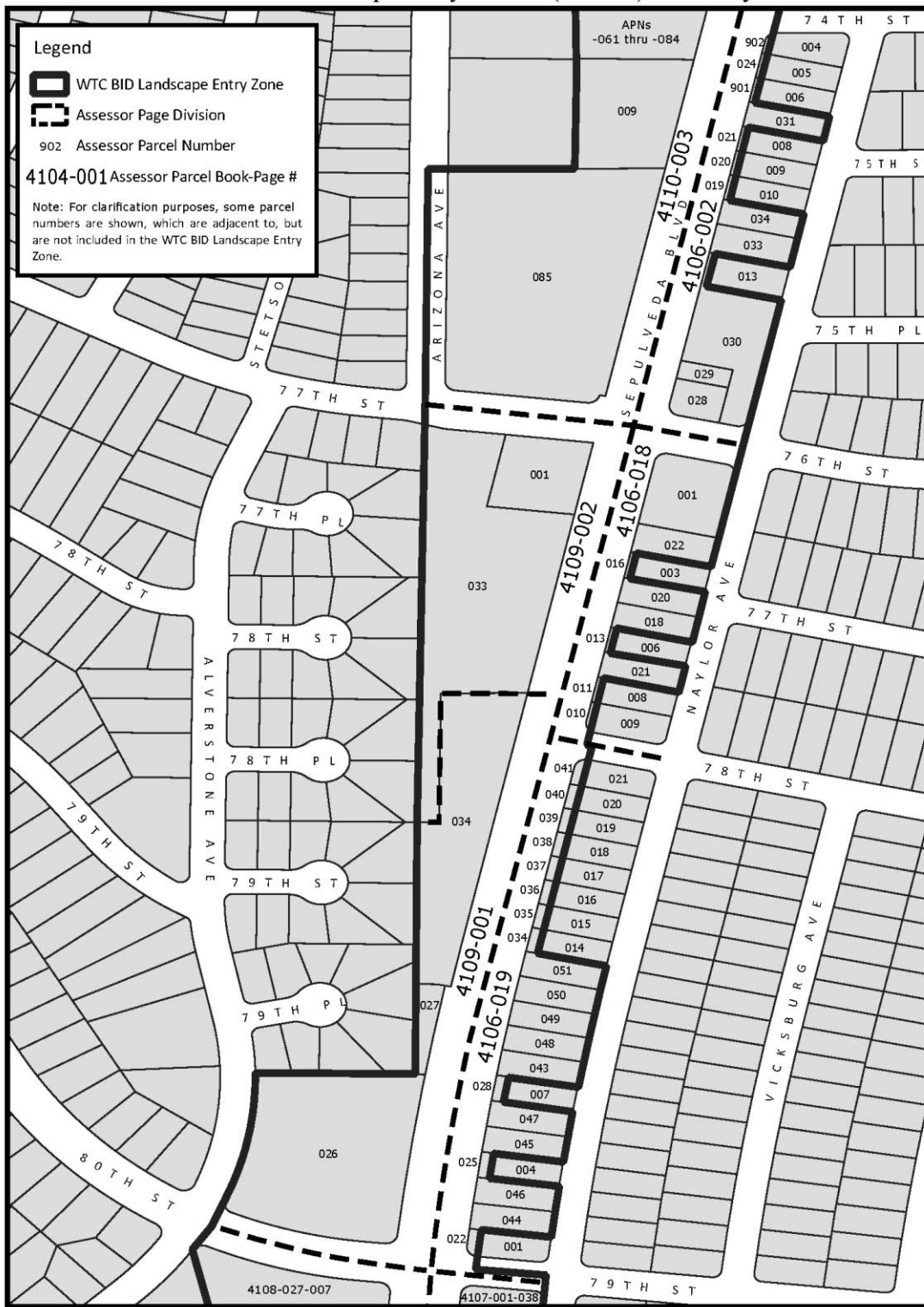
Westchester Town Center District Zone 1 Boundary and Parcels



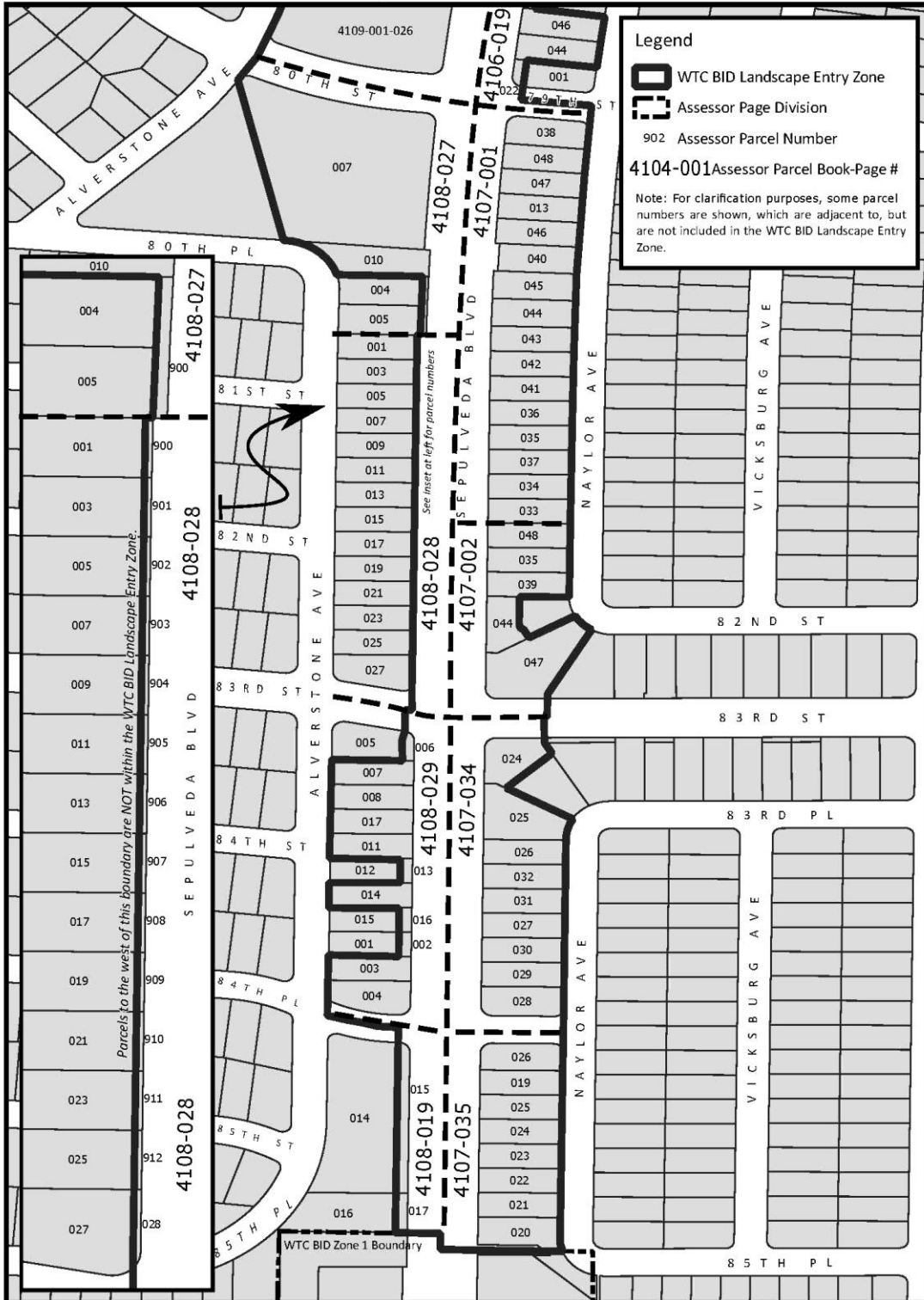
WTC BID Landscape Entry Zone 2 (North) Boundary



WTC BID Landscape Entry Zone 2 (Central) Boundary



WTC BID Landscape Entry Zone 2 (South) Boundary



III. PROPOSED DISTRICT SERVICE PLAN / BUDGET 2022 – 2031

District budget cost estimates have been established based upon the following factors: (i) historical costs of similar improvements and activities provided in other business improvement district organizations and municipal agencies in the Greater Los Angeles area; (ii) estimates of anticipated marketplace costs for needed goods and services; and, (iii) analysis of the improvements and activities, the optional frequencies with which they might be provided, and the impact of District geography upon them as required to efficiently and effectively achieve the desired results of District formation.

The District will provide the following improvements and activities as consistent with the provisions of the State Law: (i) ambassador / security services; (ii) landscaping, sanitation, and beautification; (iii) marketing and promotions; (iv) new business attraction; (v) policy development, district management, and administration including possible District renewal; and, (vi) office, insurance, accounting, and other. These services are described in greater detail below.

The District will operate on a calendar year that begins on January 1 and ends on December 31 of each year. In years in which annual District assessments do not fully fund all of its costs, its fund balances may be expended to close the gap. The fund balance may also be used to accommodate the timing lag, if any, between the time that the District incurs costs and the time that it receives assessment revenues. The District may also carryover uncompleted projects or unexpended assessment revenues from the immediate prior fiscal year. Such carryover funds may be re-budgeted for any District improvements and activities as approved by the Owner's Association, subject to approval of the Los Angeles City Clerk's Office. Accumulated interest or delinquent assessment payments will be expended in the budget categories.

The Owners' Association will have the responsibility to enter contracts with service providers and consultants, hire staff, and manage the day-to-day affairs of the District. Annually, the Owner's Association will have the discretion to make adjustments of up to 10% of each budget category line item established in this Management District Plan to accommodate market cost fluctuations for goods and services purchased by the District or the needs of the District, as submitted in its Annual Planning Report to the City and in accordance with State Law (section 36650 of the Streets and Highways Code).

District Dissolution. In the event that the Westchester Town Center District ends either because it is not renewed in 2031 or as a result of the disestablishment process, then funds may be set aside from the District in its final year of operation to remove landscaping, equipment, street furniture, trash receptacles, and other District improvements and property for which a future caretaker would not exist. The purpose of this provision is to avoid the creation of future damage and maintenance liabilities in the public right of way. All remaining funds shall be returned to the existing parcel owners as provided in State Law and the City's contract with the Owner's Association.

All of the improvements and activities described below are provided only within the boundaries of the District and provide a special benefit to each individually assessed parcel located within the proposed District. No improvements or activities will be

provided outside District boundaries. “Special benefit” is defined in “Finding 2” of the attached Engineer’s Report.

The following are the key expenditure categories or program areas of the District service plan / budget:

A. AMBASSADOR / SECURITY SERVICES: \$131,915 / 26.5% of total for 2022

The purpose of the Ambassador / Security Services Program, which is described below, is to provide a readily identifiable, uniformed presence serving each individually assessed parcel by observing and responding to needs of those parcels. Ambassador / security officers will create the appearance of safety for each individually assessed parcel, which will enhance its attractiveness for customers, employees, visitors, owners and tenants as they enter, move through, leave, and travel between those parcels, thereby stimulating the quality of their shopping / business experience and contributing to an improved business climate and economic vitality that specially and individually benefits those parcels. This program may also provide for effective management of on-street and off-street parking for the District, which will enhance or create the appearance of adequate parking for customers, employees, visitors, owners and tenants as they access those parcels, thereby stimulating the quality of their shopping / business experience and contributing to an improved business climate and economic vitality that specially and individually benefits those parcels. This standard of service is higher than would exist with only baseline City services.

Ambassadors / security officers may operate via foot patrols, bicycle, or vehicle, as deemed appropriate by the Owner’s Association. These personnel provide directions or assistance; serve as a liaison to the City’s police, City Attorney, and other services; coordinate the provision of homeless services; warn and advise trespassers; and, respond to visitor inquiries. Ambassadors will be deployed at such times and in such a manner as the District deems most effective and efficient to achieve their purpose. This practice will allow for cost savings when service needs are diminished or not present. For the purpose of establishing a budget estimate, eighty (80) hours per day, over seven (7) days per week of two (2) contract ambassador / security officers has been projected.

The Westchester Town Center business improvement district may contract for the provision of parking management services or the coordination of such services in order to achieve Ambassador / Security Program purposes.

The Westchester Town Center Business Improvement District may also contract for the provision of services or the coordination of services for the homeless in order to achieve Ambassador / Security Program purposes. The District could contract with a greater Los Angeles area non-profit organization such as People Assisting the Homeless (PATH), or Venice 4 Square Church Homeless Task Force, or another similar organization to achieve this goal.

Ambassador / Security Program services will specially and individually benefit

each assessed parcel in the District in a particular and distinct manner because services will be provided for each such assessed parcel. Ambassador Security Program services will not benefit Zone 2 parcels, which are solely a landscape entry feature and those parcels will not be assessed for their costs. No improvements or activities will be provided outside of the District's boundaries. More specific details about the special benefits that the Ambassador / Security Services Program services provide to various assessed parcel types is provided in the attached Engineer's Report for the District, which is incorporated by reference and included as Appendix 2 of this document.

B. LANDSCAPING, SANITATION, AND BEAUTIFICATION: \$173,381 / 34.9% of total for 2022

The purpose of the Landscaping, Sanitation, and Beautification Services Program, which is described below, is to clean the sidewalks and public rights of way, and to provide public landscaping adjacent to individually assessed parcels, all of which creates a highly attractive appearance for the District within which each such assessed parcel is located. Clean, well-serviced, and attractive parcels draw customers, employees, visitors, owners, and tenants and enhance the quality of their shopping and business experience in the District thereby contributing to an improved business climate and economic vitality that specially and individually benefits those parcels. This standard of service is greater than would exist with only baseline City services.

These services may be provided by either staff working for the District or by contractor(s) to the District, or a combination of both. These activities may include, but are not necessarily limited to, the following: street sweeping; sidewalk sweeping; public alley sweeping; sidewalk pressure washing; graffiti removal; sticker removal; street litter pick-up; planting of new or replacement trees; and, irrigation and operation of landscaping, trees, public art, signage, lighting, and other improvements that may be installed by the District, the City, or other entities. For the purpose of establishing budget estimates, historical cost experience in providing such services in Westchester or in other business improvement districts in the greater Los Angeles area have been projected.

Monies may be set aside in any year to pay for special improvements (e.g. street tree lights, street furniture, one-time streetscape repair, holiday decorations, or other similar improvements). These improvements will specially and individually benefit only the assessment paying parcels in the District by improving the area in a manner that attracts customers, employees, visitors, owners, and tenants. These are improvements or activities not otherwise provided by the City of Los Angeles.

The District Owner's Association will endeavor to obtain available public or private funding to leverage (or magnify) its assessment revenues for the installation of streetscape, landscape, sanitation, beautification, or other improvements and activities within the District. The District may provide funding for urban design, planning, economics, grant preparation, or other support services, or grant matching funds to accomplish such ends.

Landscaping, Sanitation, and Beautification Program services will specially and individually benefit each assessed parcel in the District in a particular and distinct manner because services will be provided at or, contiguous to, each such assessed parcel and / or in the parking areas serving these parcels. No improvements or activities will be provided outside of the District's boundaries. More specific details about the special benefits that Landscaping, Sanitation, and Beautification Program services provide to various assessed parcel types is provided in the attached Engineer's Report for the District, which is incorporated by reference and included as Appendix 2 of this document.

C. MARKETING AND PROMOTIONS: \$55,319 / 11.1% of total for 2022

The purpose of the Marketing and Promotions Program, which is described below, is to create and disseminate information and awareness about Westchester Town Center's identity, brand, and business sales opportunities to convey a positive image of each individually assessed parcel to customers, employees, visitors, owners, tenants, and investors. Marketing, promotions, and public relations initiatives, including sponsoring of a farmer's market, will promote the business activities and opportunities occurring on assessed parcels in the District, thereby benefiting those assessed parcels by contributing to an improved business climate and economic vitality that specially and individually benefits all assessed parcels in the District in a particular and distinct manner. These services would not be available within the City's baseline level of services.

Marketing and Promotions Services might include, but are not limited to, the following: street banners; holiday decorations; a website; social media out-reach; a property owner newsletter; special printing, graphics or advertising; public relations activities; special events or activities; placement of promotional materials in various media; creation and operation of "shop local" incentive programs; sponsoring of a farmer's market, etc. The District may use any available effective media for these initiatives.

Marketing and Promotions Program services will specially and individually benefit each assessed parcel in the District in a particular and distinct manner because they will promote the business activities and opportunities occurring on these parcels. The District will not market or promote activities and opportunities that take place outside of the District's boundaries. Marketing & Promotions Program services will not benefit Zone 2 parcels, which are solely a landscape entry feature and those parcels will not be assessed for their costs. More specific details about the special benefits that Marketing and Promotions Program services provide to various assessed parcel types is provided in the attached Engineer's Report for the District, which is incorporated by reference and included as Appendix 2 of this document.

D. NEW BUSINESS ATTRACTION: \$2,660 / 0.5% of total for 2022

The purpose of the New Business Attraction Program, which is described below,

is to develop, present, distribute, and advocate location and development opportunities on assessed District parcels in order to expand existing tenancies, attract new tenants, or generate future growth that positively affects the District and each individual parcel in the District by contributing to an improved business climate and economic vitality. These services are not available within the City's baseline level of services.

These services may be provided by either staff working for the District or by contractor (s) to the District, or a combination of both. The services may include, but are not necessarily limited to, the following: preparation of brochures or other communications vehicles, preparation of economic or demographic analyses, preparation of planning analyses, and representation of the District's best interests as approved by the Owner's Association.

New Business Attraction Program services will specially and individually benefit each assessed parcel in the District in a particular and distinct manner, by promoting the expansion of existing tenants of such parcels, attracting new tenants to such parcels, or generating new growth, thereby helping to maintain a high occupancy rate in the District, which contributes to an image of an improved business climate and economic vitality that affects all assessed parcels in the District. New Business Attraction Program services have no effect on Zone 2 parcels, do not specially benefit them, and they will not be assessed for them, because of the nature of their size and use. Therefore, such parcels will not be assessed for New Business Attraction services nor the administrative overhead required to support them. The District will not provide any New Business Attraction services to parcels outside the District. More specific details about the special benefits that New Business Attraction Program services provide to various assessed parcel types is provided in the attached Engineer's Report for the District, which is incorporated by reference and included as Appendix 2 of this document.

E. POLICY DEVELOPMENT, DISTRICT MANAGEMENT, AND ADMINISTRATION: \$77,660 / 15.6% of total for 2022

The purpose of the Policy Development, Management, and Administration Program is to create a well managed District that optimizes the use of the assessment funds through effective vendor selection and contract management, excellent communications with stakeholders, effective advocacy on behalf of parcel interests, effective board and committee coordination, and sound fiscal management. As a result the District's direct services provided to and for the benefit of each parcel will be efficient, effective, and successful and the Policy Development, District Management, and Administration Program will have contributed to an improved business climate and economic vitality that specially and individually benefits each such assessed parcel. Additionally, the District may provide for District renewal services through the Policy Development, District Management, and Administration Program. These services would not be available within the City's baseline level of services.

This budget category collects District costs for implementing the other identified direct services provided to individually assessed parcels, including costs for District renewal. In addition to managing and administering all affairs of the Owner's Association related to the Westchester Town Center BID and complying with all contractual obligations to the City for District operations, this program serves as a "voice" of the assessed parcel owners' community to the media and governmental service providers. Development of policies that seek to promote Westchester Town Center business, and effective and efficient District management / administration are the products of these services. Such efforts may enhance services provided to District parcels that enhance business at a number of levels: within the business improvement district organization; within other community based organizations; at City Hall and its various departments; or at other levels of government.

The District will seek grant funding and non-assessment financial support through these services. It will also seek "co-partnerships" with governmental, non-profit, and private sector organizations through these services

The District will be managed / administered by an Owner's Association that may hire a professional manager who may utilize administrative and technical support as needed that would be provided by this budget item. Positions that may be hired by the District may include, but are not limited to, the following: an executive director, clerical assistance, or field maintenance assistance. These positions may be either District employees or contract service providers as determined to be the best interests of the District by the Owner's Association.

Policy Development, District Management, and Administration services will specially and individually benefit each assessment-paying parcel located within the District. No improvements or activities will be provided outside of the District's boundaries. More specific details about the special benefits that Policy Development, District Management, and Administration Program services provide to various assessed parcel types is provided in the attached Engineer's Report for the District, which is incorporated by reference and included as Appendix 2 of this document.

F. OFFICE, INSURANCE, ACCOUNTING, AND OTHER: \$56,383 / 11.3% of total for 2022

The purpose of the Office, Insurance, Accounting, and Other budget category is to fund the various administrative and general overhead costs associated with providing the District's services to each assessed parcel. As a result the District's direct services provided to and for the benefit of each assessed parcel will be efficient, effective, and successful and the Office, Insurance, Accounting, and Other Program will have contributed to an improved business climate and economic vitality that specially and individually benefits each such assessed parcel. These services and administrative needs would not be available within the City's baseline level of services.

Various District office supply, printing, insurance, accounting, bookkeeping, service, rental, telephone, meeting expense, database, computer, furnishing, equipment, and other necessary yet general expenses that will be incurred by the District are included in this budget category. These costs are incurred to implement all other District improvements and activities.

Office, Insurance, Accounting, and Other expenses are incurred only when associated with the provision of improvements and activities that specially and individually benefit each assessed parcel in the District in a particular and distinct way. No improvements or activities will be provided outside of the District's boundaries. More specific details about the special benefits that Office, Insurance, Accounting, and Other Program services provide to various assessed parcel types is provided in the attached Engineer's Report for the District, which is incorporated by reference and included as Appendix 2 of this document.

WESTCHESTER TOWN CENTER PBID				
MULTI YEAR / SERVICE PLAN				
YEAR #1: 2022				
ANNUAL BUDGET COST	Zone 1 SP Ass'mts	Zone 2 SP Ass'mts	Non Ass'mt*	Totals
A. Ambassador Services	\$124,000	\$0	\$7,915	\$131,915
B. Landscaping, Sanitation & Beautification	\$141,000	\$21,978	\$10,403	\$173,381
C. Marketing & Promotions	\$52,000	\$0	\$3,319	\$55,319
D. New Business Attraction	\$2,500	\$0	\$160	\$2,660
E. Policy Dev., Management & Administration	\$72,000	\$1,000	\$4,660	\$77,660
F. Office, Insurance, Accounting & Other	\$52,000	\$1,000	\$3,383	\$56,383
TOTAL BUDGET BY ZONE	\$443,500	\$23,978	\$29,839	\$497,317
Sub Total		\$467,478		
GRAND TOTAL PBID BUDGET			\$497,317	
Year #2: 2023				
ANNUAL BUDGET COST	Zone 1 SP Ass'mts	Zone 2 SP Ass'mts	Non Ass'mt*	Totals
A. Ambassador Services	\$130,200	\$0	\$8,311	\$138,511
B. Landscaping, Sanitation & Beautification	\$148,050	\$23,077	\$10,923	\$182,050
C. Marketing & Promotions	\$54,600	\$0	\$3,485	\$58,085
D. New Business Attraction	\$2,625	\$0	\$168	\$2,793
E. Policy Dev., Management & Administration	\$75,600	\$1,050	\$4,893	\$81,543
F. Office, Insurance, Accounting & Other	\$54,600	\$1,050	\$3,551	\$59,202
TOTAL BUDGET BY ZONE	\$465,675	\$25,177	\$31,331	\$522,183
Sub Total		\$490,852		
GRAND TOTAL PBID BUDGET			\$522,183	
* Non-assessment revenues of 6% to cover the cost associated with general benefits from District improvements and activities.				

Year #3: 2024				
ANNUAL BUDGET COST	Zone 1 SP Ass'mts	Zone 2 SP Ass'mts	Non Ass'm	Totals
A. Ambassador Services	\$136,710	\$0	\$8,726	\$145,436
B. Landscaping, Sanitation & Beautification	\$155,453	\$24,231	\$11,469	\$191,152
C. Marketing & Promotions	\$57,330	\$0	\$3,659	\$60,989
D. New Business Attraction	\$2,756	\$0	\$176	\$2,932
E. Policy Dev., Management & Administration	\$79,380	\$1,103	\$5,137	\$85,620
F. Office, Insurance, Accounting & Other	\$57,330	\$1,103	\$3,729	\$62,161
TOTAL BUDGET BY ZONE	\$488,959	\$26,436	\$32,897	\$548,291
Sub Total		\$515,394		
GRAND TOTAL PBID BUDGET			\$548,291	
Year #4: 2025				
ANNUAL BUDGET COST	Zone 1 SP Ass'mts	Zone 2 SP Ass'mts	Non Ass'm	Totals
A. Ambassador Services	\$143,546	\$0	\$9,162	\$152,708
B. Landscaping, Sanitation & Beautification	\$163,225	\$25,442	\$12,043	\$200,710
C. Marketing & Promotions	\$60,197	\$0	\$3,842	\$64,039
D. New Business Attraction	\$2,894	\$0	\$185	\$3,079
E. Policy Dev., Management & Administration	\$83,349	\$1,158	\$5,394	\$89,901
F. Office, Insurance, Accounting & Other	\$60,197	\$1,158	\$3,916	\$65,270
TOTAL BUDGET BY ZONE	\$513,407	\$27,758	\$34,542	\$575,707
Sub Total		\$541,164		
GRAND TOTAL PBID BUDGET			\$575,707	
* Non-assessment revenues of 6% to cover the cost associated with general benefits from District improvements and activities.				

Year #5: 2026

ANNUAL BUDGET COST	Zone 1 SP Ass'mts	Zone 2 SP Ass'mts	Non Ass'mt*	Totals
A. Ambassador Services	\$150,723	\$0	\$9,621	\$160,344
B. Landscaping, Sanitation & Beautification	\$171,386	\$26,714	\$12,645	\$210,746
C. Marketing & Promotions	\$63,206	\$0	\$4,034	\$67,241
D. New Business Attraction	\$3,039	\$0	\$194	\$3,233
E. Policy Dev., Management & Administration	\$87,516	\$1,216	\$5,664	\$94,396
F. Office, Insurance, Accounting & Other	\$63,205	\$1,216	\$4,112	\$68,533
TOTAL BUDGET BY ZONE	\$539,076	\$29,145	\$36,269	\$604,492
Sub Total		\$568,221		
GRAND TOTAL PBID BUDGET			\$604,492	

Year #6: 2027

ANNUAL BUDGET COST	Zone 1 SP Ass'mts	Zone 2 SP Ass'mts	Non Ass'mt*	Totals
A. Ambassador Services	\$158,259	\$0	\$10,102	\$168,362
B. Landscaping, Sanitation & Beautification	\$179,956	\$28,050	\$13,277	\$221,283
C. Marketing & Promotions	\$66,367	\$0	\$4,236	\$70,603
D. New Business Attraction	\$3,191	\$0	\$204	\$3,394
E. Policy Dev., Management & Administration	\$91,892	\$1,276	\$5,947	\$99,115
F. Office, Insurance, Accounting & Other	\$66,367	\$1,276	\$4,318	\$71,961
TOTAL BUDGET BY ZONE	\$566,031	\$30,603	\$38,083	\$634,717
Sub Total		\$596,634		
GRAND TOTAL PBID BUDGET			\$634,717	

* Non-assessment revenues of 6% to cover the cost associated with general benefits from District improvements and activities.

10 Years: 2022-2031 CUMULATIVE					
ANNUAL BUDGET COST	Zone 1 Ass'mts	SP	Zone 2 SP Ass'mts	Non Ass'mt*	Totals
A. Ambassador Services	\$1,559,659		\$0	\$99,553	\$1,659,212
B. Landscaping, Sanitation & Beautification	\$1,773,483		\$276,437	\$130,846	\$2,180,767
C. Marketing & Promotions	\$654,050		\$0	\$41,748	\$695,798
D. New Business Attraction	\$31,445		\$0	\$2,007	\$33,452
					\$0
E. Policy Dev., Management & Administration	\$905,608		\$12,578	\$58,608	\$976,794
F. Office, Insurance, Accounting & Other	\$654,050		\$12,578	\$42,550	\$709,179
TOTAL BUDGET BY ZONE	\$5,578,295		\$301,593	\$375,311	\$6,255,202
Sub Total			\$5,879,888		
GRAND TOTAL PBID BUDGET				\$6,255,202	
* Non-assessment revenues of 6% to cover the cost associated with general benefits from District improvements and activities.					
<p>GENERAL NOTE: The District will endeavor to reduce and/or supplement budgeted expenditures through donations and prudent management practices. Some shifting of actual expenditures between the above budget categories may occur. The Owners' Association will have the discretion to make adjustments up to 10% of each of the above budget category line items as submitted in its Annual Planning Report to the City. Unexpended assessments, incompleting projects, accumulated interest, or delinquent payments from the immediately prior year may be carried forward and rebudgeted for subsequent years or renewal term for any approved District purpose, subject to approval of the Los Angeles City Clerk's Office. Fund balances may be used in the immediately following year. There shall be no change in service levels established by this Management District Plan pursuant to Streets and Highways Code section 36650. All District assessments are subject to inflationary increases based upon movement in the Los Angeles – Orange - Riverside Consumer Price Index for All Urban Consumers, not to exceed five per cent (5%) per fiscal year. The maximum assessment level is assumed above. The District fiscal year will be January 1 through December 31 of each calendar year. Accumulated interest or delinquent assessment payments may be expended as approved by the Owner's Association and permitted by State Law and the terms and conditions of the contract with the City of Los Angeles.</p>					

IV. PROPOSED MANAGEMENT DISTRICT ASSESSMENT FORMULA

Revenues to fund District Service Plan costs will be generated by an annual special assessment against each specially benefitting parcel in the District; and, an annual non-special assessment contribution to cover the costs associated with any general benefit from services. The amount of the special assessment against each assessed parcel reflects the relative special benefit that parcel will derive from District services.

Two (2) levels of benefit will be provided within the District as described below:

- Zone 1 consists of all commercially zoned properties in the District located between just north of Lincoln Boulevard on the south and just north of Manchester Avenue on the north and between Sepulveda Westway on the west and Sepulveda Eastway on the east. All District services will be provided to these properties, which experience a high level of vehicle and pedestrian traffic and commercial density, and, thus demand for services. These services include: ambassador / security services; landscaping, sanitation, and beautification services; marketing and promotions; new business attraction; policy development, management, and administration including possible District renewal; and, office, insurance, accounting, and other costs. The particular and distinct special benefits conveyed to each assessed Zone 1 parcel are described in the Engineer's Report for the District, which is incorporated herein by reference, and included as Appendix 2 of this document.
- Zone 2 consists of all non-residentially zoned properties in the District north of Manchester with Sepulveda Boulevard frontage used as a Landscape Entryway to the Westchester District. Only landscaping, sanitation, and beautification services; and the organizational overhead resources needed to support them (policy development, district management, and administration including possible District renewal; and, office, insurance, accounting, and other costs) will provide a special benefit to these properties. Also these services will be provided to Zone 2 parcels only having landscape-able frontage on Sepulveda Boulevard. Parcels with only concrete retaining wall frontage or separated by solid walls, for example, would not receive special benefits and, therefore, would not be assessed. Ambassador / security services; marketing and promotions services; new business attraction services; or the administrative overhead costs associated with them will not be provided to these Zone 2 parcels, and would not specially benefit these parcels, which will, therefore, not be assessed for them. The particular and distinct special benefits conveyed to each assessed Zone 2 parcel are described in the Engineer's Report for the District, which is incorporated herein by reference, and included as Appendix 2 of this document.

Assessment rates may be adjusted annually by the Owner's Association according to the change in the Consumer Price Index for Los Angeles-Orange-Riverside for All Urban Consumers, but this adjustment will not exceed five per cent (5%) per year. Specific, maximum assessment rates during the term of the District are shown below. Any such

CPU adjustment shall be submitted to the City of Los Angeles with the District’s Annual Planning Report in accordance with Streets and Highways Code Section 36650.

MAXIMUM ASSESSMENT RATES BY YEAR

Ass Rate	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Lot SF / Sepulveda	\$0.07976	\$0.08375	\$0.08794	\$0.09233	\$0.09695	\$0.10180	\$0.10689	\$0.11223	\$0.11784	\$0.12373
Lot SF / Non Sepulveda	\$0.05317	\$0.05583	\$0.05862	\$0.06155	\$0.06463	\$0.06786	\$0.07125	\$0.07482	\$0.07856	\$0.08248
Frft Ft / Sepulveda	\$6.38446	\$6.70368	\$7.03887	\$7.39081	\$7.76035	\$8.14837	\$8.55579	\$8.98358	\$9.43276	\$9.90439
Frft Ft / Non Sepulveda	\$4.25626	\$4.46907	\$4.69253	\$4.92715	\$5.17351	\$5.43219	\$5.70380	\$5.98899	\$6.28843	\$6.60286
Bldg SF / Sepulveda	\$0.12049	\$0.12651	\$0.13284	\$0.13948	\$0.14646	\$0.15378	\$0.16147	\$0.16954	\$0.17802	\$0.18692
Bldg SF / Non Sepulveda	\$0.07887	\$0.08281	\$0.08695	\$0.09130	\$0.09587	\$0.10066	\$0.10569	\$0.11098	\$0.11653	\$0.12235
Bldg SF Residential	\$0.07887	\$0.08281	\$0.08695	\$0.09130	\$0.09587	\$0.10066	\$0.10569	\$0.11098	\$0.11653	\$0.12235
Zone 2 / Frft Ft	\$8.30551	\$8.72079	\$9.15682	\$9.61467	\$10.09540	\$10.60017	\$11.13018	\$11.68669	\$12.27102	\$12.88457

The Los Angeles City Clerk’s Office is authorized to collect any assessments not placed on the County tax rolls, or to place assessments, unpaid delinquent assessments, or penalties on the County tax rolls as appropriate to implement this Management District Plan.

These assessment rates were designed differently for the two (2) zones in order to properly reflect the special benefits received by each of the parcels in those zones. Zone 1 assessment rates were designed so that one-third (33.33%) of the total assessment will be based on lot size, one-third (33.33%) will be based on improvement size, and one-third (33.33%) based on street frontage. These three factors, taken together, better reflect the special benefits derived by different types of land uses and parcels than would any single factor. Zone 2 assessment rates were designed so that the entire assessment would be based on street frontage, which is the best measure of the special benefit provided to each parcel. Refer to the Engineer’s Report for the District, which is incorporated herein by reference, and included in Appendix 2 of this document, for greater elaboration regarding the District assessment formula.

Parcel lot size or square footage is defined as the total amount of area within the borders of the parcel as defined on the Los Angeles County Assessor’s parcel maps. Parcel improvement size is defined as the constructed gross structure square footage or building area as determined by the outside measurements of the building. Parking lot improvements are not included. Parcel front footage is the length of the street frontage along the border of any parcel. Refer to the Engineer’s Report for the District, which is incorporated herein by reference, and included in Appendix 2 of this document, for greater elaboration regarding the District assessment formula.

Fenced vacant lots, including lots that may be used for parking or construction “lay down,” will be assessed only on the basis of street frontage. For purposes of this paragraph, a “fenced vacant lot” is a parcel meeting all of the following criteria: (i) the parcel has no permanent improvement square footage and (ii) the parcel is fenced from public access from within the District. This recognizes that fenced vacant lots, which typically are entirely unused or used solely for storage or parking purposes or construction preparations are: (i) uniquely low density uses; (ii) that do not benefit from the ability of the commercial area to attract customers or from marketing & promotion and new business attraction services; but, (iii) do benefit from the direct delivery of maintenance and sanitation services along their perimeter.

Parcels accessible from within the District and used exclusively for long term airport parking will be assessed only on the basis of parcel square footage and street frontage. This recognizes: (i) that long term airport parking is a uniquely low density use (i.e. very few customers are on-site at any one-time despite the very large size of the parking structure improvement); and, (ii) that long-term airport parking (unlike other parking facilities accessible from within the District) is a not ancillary to land uses in the District (i.e. customers of a long-term airport parking business are typically shuttled directly between their cars and airport locations outside of the District).

Multifamily Residential parcels that are actually developed with multifamily dwellings will be assessed at a rate that is 88.2416049127% of the rate that is otherwise assessed. This assessment reflects that (i) the planned marketing & promotion efforts are geared towards attracting new commercial tenants, businesses, and customers to the District, rather than attracting residential tenants and (ii) residential uses in the District actually serve to complement the marketing & promotion efforts by increasing the number of people, present on the District during various times, who will patronize local businesses. Therefore, they are not assessed a share of the 11.7583950873% of the District’s budget that is allocated to marketing & promotion or new business attraction services.

Parcels used as open or green space that is accessible during daytime hours at no charge will be assessed at a rate that is 88.2416049127% of the rate that would otherwise be assessed. This assessment reflects that such parcels are themselves used by customers, employees, visitors, property owners, and tenants of the District, and do not benefit from marketing and promotions or new business attraction activities. Therefore, they are not assessed a share of the 11.7583950873% of the District’s budget that is allocated to marketing & promotion or new business attraction services

A list of the parcels to be included in the District is provided in Appendix 1 of this document. The Engineer’s Report provides a full database including the proposed 2022 assessments for each parcel included within the District.

For a more complete description of the methodology used to determine these rates, refer to the Engineer’s Report for the District, which is incorporated herein by reference, and included in Appendix 2 of this document.

During the ten-year effective term of the District, it is likely that some of the improvements on some parcels within the District will change, will be developed with additional commercial improvements, or will see the demolition of existing improvements. The assessment against each parcel for any year will be based on the improvements actually present on the parcel at the beginning of that year. The assessment against such parcels shall be recalculated beginning with the assessment for the first year following the construction or demolition of improvements. The new assessment against such a parcel shall be calculated pursuant to the formula set forth in the Engineer's Report (see Step 5 on Page ER-13). Pursuant to Government Code Section 53750(h)(3), a change in the assessment against a parcel that results solely from changes to the parcel does not constitute an assessment "increase" requiring the conduct of a new Proposition 218 ballot proceeding. Such a proceeding will be required if the assessment formula itself is changed.

Sample Parcel Calculations.

The following sample calculations are provided for the most common parcels in Zone 1 and Zone 2.

In Zone 1, a hypothetical parcel of 12,000 sf lot size, with 60 ft of frontage on Sepulveda, and 7,500 sf of building improvements would be assessed as follows: Zone 1 District assessment formula (for most parcels) = $(\$0.07976 \times 12,000 \text{ sf of parcel size on Sepulveda Boulevard}) + (\$0.12049 \times 7,400 \text{ square feet of improvements on Sepulveda Boulevard}) + (\$6.38446 \times 60 \text{ linear feet of frontage on Sepulveda Boulevard}) = \$957.12 + \$891.63 + \$383.07 = \$2,231.82.$

In Zone 2, a hypothetical parcel with 50 ft of frontage on Sepulveda would be assessed as follows: Zone 2 District assessment formula = $(\$0.0 \times \text{square feet of parcel size}) + (\$0.0 \times \text{square feet of improvements}) + (\$8.30551 \times 50 \text{ linear feet of frontage}) = \$0 + \$0 + \$415.28 = \$415.28.$

V. CONTINUATION OF CITY SERVICES / CITYWIDE BASE LEVELS of SERVICE

The base line services of the City of Los Angeles are not affected by the District's improvements and activities, which are only supplemental in nature to those services. The Westchester Town Center Business Improvement District is being formed to provide enhanced or otherwise unavailable improvements and activities benefitting each individual assessed parcel located within the boundaries of the District.

VI. PUBLICLY OWNED PARCELS

The State Law requires that all publicly owned parcels within the District be assessed as any other similarly situated private parcel unless the affected public agency demonstrates by clear and convincing evidence that those publicly owned parcels, in fact, receive no special benefit. The publicly owned parcels and their respective annualized assessment amounts for 2022 are shown below:

LOS ANGELES WORLD AIRPORTS PARCELS

	APN #	Address	Owner	Total PBID Assessment	%
1	4122-022-928	N/A per Assessor Data	LAWA	\$12,618.69	2.85%
2	4122-023-917	N/A per Assessor Data	LAWA	\$28,999.58	6.54%
3	4122-024-918	N/A per Assessor Data	LAWA	\$7,368.01	1.66%
4	4124-002-916	N/A per Assessor Data	LAWA	\$6,532.78	1.47%
		Los Angeles World Airways	Sub Total	\$55,519.06	12.52%

Each of the above publicly owned parcels is either a “fenced vacant lot parcel” or “open or green space.” All fenced vacant lot parcels within the District including those above are assessed solely on the basis of frontage. This assessment reflects, among other things, that “fenced vacant lot parcels” do not benefit from marketing & promotion or new business attraction services. Open or green space parcels are, as noted earlier in this Plan, are assessed at a rate that reflects that such parcels do not benefit from marketing & promotion or new business attraction services.

CITY of LOS ANGELES PARCELS

	APN #	Address	Owner	Total PBID Assessment	%
1	4106-002-901	N/A per Assessor Data	LA City	\$0.00	0.0%
2	4106-002-902	N/A per Assessor Data	LA City	\$0.00	0.0%
3	4108-027-900	N/A per Assessor Data	LA City	\$0.00	0.0%
4	4108-028-900	N/A per Assessor Data	LA City	\$415.28	0.08%
5	4108-028-901	N/A per Assessor Data	LA City	\$415.28	0.08%
6	4108-028-902	N/A per Assessor Data	LA City	\$415.28	0.08%
7	4108-028-903	N/A per Assessor Data	LA City	\$415.28	0.08%
8	4108-028-904	N/A per Assessor Data	LA City	\$415.28	0.08%
9	4108-028-905	N/A per Assessor Data	LA City	\$415.28	0.08%
10	4108-028-906	N/A per Assessor Data	LA City	\$415.28	0.08%
11	4108-028-907	N/A per Assessor Data	LA City	\$415.28	0.08%
12	4108-028-908	N/A per Assessor Data	LA City	\$415.28	0.08%
13	4108-028-909	N/A per Assessor Data	LA City	\$415.28	0.08%
14	4108-028-910	N/A per Assessor Data	LA City	\$415.28	0.08%
15	4108-028-911	N/A per Assessor Data	LA City	\$415.28	0.08%
16	4108-028-912	N/A per Assessor Data	LA City	\$415.28	0.08%
		City of Los Angeles	Sub Total	\$5,398.64	1.04%

Each of the above publicly owned parcels is within the Landscape Entry Zone 2 portion of the District and are assessed solely on the basis of frontage.

See the Engineer’s Report for additional information about the publically owned parcels.

VII. PROPOSED IMPLEMENTATION TIMETABLE

The following timetable is proposed for the Westchester Town Center Business Improvement District formation:

<u>DATE</u>	<u>ACTIVITY</u>
July 2020	1 st draft Management District Plan / Engineer's Report.
February 2021	Approval of Management District Plan / Engineer's Report by City Clerk's Office.
March 2021	Petitions circulated to all property owners.
March 2021	Signed petitions submitted to City Clerk's Office & City Council.
April 2021	City Council adoption of Ordinance of Intention to Form BID.
May 2021	Proposition 218 ballot election.
June 2021	Final City Council hearing and ballot counting.
August 2021	Westchester Town Center BID assessments filed with L. A. County.
October 2021	Approval of new City Contract for BID administration. City Clerk initiates PBID assessment collection process for initial year.
January 2022	Westchester Town Center BID begins operations.

As provided by State Law, the new Westchester Town Center business improvement district will have a set term. The District's term will be January 1, 2022 through December 31, 2031. At the end of that period, the District may be renewed as permitted by State Law, the costs of which would be an approved use of District funds. If the District is not renewed or is otherwise terminated for any reason, all unexpended assessment funds will be returned to property owners as required by State Law following the removal of all District improvements and property from the public right of way as described in the Service Plan Budget section of this Management District Plan.

VIII. DISTRICT GOVERNANCE

State Law establishes a framework for District governance with City Council oversight and local, private sector management as described below:

A. Owner's Association

The City will enter into a contract with a private, non-profit entity designated as an "owner's association" to administer and implement improvements and activities described in the Management District Plan. The owner's association may be an existing or newly formed nonprofit entity. The owner's association will be a private entity, governed by a Board of Directors and created pursuant to its adopted Bylaws. Notwithstanding this, the owner's association will observe the requirements of the Ralph M. Brown Act that establishes standards for public meetings and the California Public Records Act that establishes standards for maintaining public records concerning District operations. Among its other responsibilities, the Owner's Association will prepare an annual report with respect to District operations as required by Section 36650 of the State Law. The Owner's Association may consider appeals of parcel assessments for appropriate adjustment.

B. Professional Staff

The Board of Directors of the owner's association will employ an Executive Director whose duty it is to implement all of the improvements and activities; and, to supervise all subordinate District staff on a day-to-day basis. The Executive Director is responsible to the Board of Directors through their policy direction and budgets.

C. Staff Neutrality

The professional staff is charged by the Board of Directors with a mission of performing administrative functions in the most efficient and effective manner possible. At times, District assessment payers may have conflicting needs or desires that may not be clearly determined by the Board. In such circumstances, staff should refer such choices to the Board of Directors for decision.

Appendix 1: District Parcel List

#	APN	BID Zone	Site Address	2022 Assessment
1	4107-035-017	1	8540 S Sepulveda	\$15,866.68
2	4107-035-018	1	8540 S Sepulveda	\$0.00
3	4108-019-028	1	8525 S Sepulveda	\$3,775.01
4	4108-019-029	1	8521 S Sepulveda	\$2,762.19
5	4122-001-001	1	8601 S Sepulveda	\$4,217.17
6	4122-001-003	1	8655 S Sepulveda	\$5,428.67
7	4122-001-004	1	8739 S Sepulveda	\$19,202.49
8	4122-001-005	1	8739 S Sepulveda	\$22,231.06
9	4122-001-006	1	8611 S Sepulveda	\$937.56
10	4122-001-007	1	8621 S Sepulveda	\$7,646.22
11	4122-001-012	1	8645 S Sepulveda	\$4,306.08
12	4122-001-013	1	8629 S Sepulveda	\$2,363.10
13	4122-022-928	1	Behind Aoc	\$12,618.69
14	4122-023-917	1	Behind Parking Spot	\$28,999.58
15	4122-024-048	1	9139 S Sepulveda	\$3,892.22
16	4122-024-051	1	9101 S Sepulveda	\$16,578.99
17	4122-024-918	1	Sepulveda Blvd	\$7,368.01
18	4122-035-021	1	8801 S Sepulveda	\$3,556.34
19	4122-035-026	1	8831 S Sepulveda	\$3,123.18
20	4122-035-027	1	8825 S Sepulveda	\$1,665.70
21	4122-035-028	1	8819 S Sepulveda	\$1,041.06
22	4122-035-029	1	8817 S Sepulveda	\$1,990.78
23	4122-035-030	1	8801 S Sepulveda	\$4,494.96
24	4122-035-031	1	8825 S Sepulveda	\$10,528.60
25	4122-036-005	1		\$478.64
26	4122-036-022	1	8900 Sepulveda Westway	\$3,372.88
27	4122-036-023	1		\$1,076.79
28	4122-036-024	1		\$1,076.79
29	4122-036-025	1		\$598.15
30	4122-036-026	1	8928 S Sepulveda	\$10,961.49
31	4122-036-027	1	8939 S Sepulveda	\$11,871.42
32	4122-036-028	1	8929 S Sepulveda	\$9,586.60
33	4122-036-029	1	8919 S Sepulveda	\$2,248.38
34	4122-036-030	1	8913 S Sepulveda	\$2,052.71
35	4122-036-031	1	8901 S Sepulveda	\$4,667.01
36	4123-001-001	1	8800 S Sepulveda	\$3,635.84
37	4123-001-002	1	8806 S Sepulveda	\$1,942.46
38	4123-001-003	1	8814 S Sepulveda	\$2,825.36
39	4123-001-007	1	8800 S Sepulveda	\$8,004.53
40	4123-001-008	1		\$885.41
41	4123-001-009	1		\$974.11
42	4123-001-010	1		\$1,505.30
43	4123-001-011	1		\$430.31
44	4123-001-012	1		\$1,363.47
45	4123-001-016	1	8930 S Sepulveda	\$4,429.56
46	4123-001-019	1		\$717.90
47	4123-001-020	1		\$574.32

48	4123-001-021	1		\$861.48
49	4123-001-022	1		\$574.32
50	4123-001-023	1		\$430.74
51	4123-001-024	1		\$430.74
52	4123-001-025	1	8901 Sepulveda Eastway	\$739.58
53	4123-001-026	1	8901 S Sepulveda	\$452.43
54	4123-001-027	1	8936 S Sepulveda	\$1,700.17
55	4123-001-028	1	8942 S Sepulveda	\$3,287.01
56	4123-001-029	1		\$1,828.23
57	4123-001-030	1	8936 S Sepulveda	\$516.89
58	4123-001-031	1	8900 S Sepulveda	\$7,517.47
59	4123-001-032	1	8820 S Sepulveda	\$10,479.33
60	4123-002-001	1	8750 S Sepulveda	\$3,307.04
61	4123-002-002	1	8704 S Sepulveda	\$6,257.70
62	4123-002-003	1	8722 S Sepulveda	\$1,836.98
63	4123-002-004	1	8730 S Sepulveda	\$2,921.64
64	4123-002-005	1	8740 S Sepulveda	\$2,309.57
65	4123-002-006	1	8750 Sepulveda Eastway	\$1,774.85
66	4123-002-007	1	8732 S Sepulveda	\$933.27
67	4123-002-008	1		\$1,148.64
68	4123-002-009	1		\$933.48
69	4123-002-010	1	8700 S Sepulveda	\$2,657.28
70	4123-002-014	1	6238 S Sepulveda	\$1,298.54
71	4123-002-015	1	6230 W 87th St	\$911.64
72	4123-002-016	1	6212 W 87th St	\$863.50
73	4123-002-017	1	6208 W 87th St	\$539.17
74	4123-002-018	1	6206 W 87th St	\$485.28
75	4123-002-019	1	8720 Sepulveda Eastway	\$1,269.30
76	4123-002-020	1	8751 La Tijera Blvd	\$1,687.80
77	4123-002-021	1	8737 La Tijera Blvd	\$831.76
78	4123-002-022	1	8733 La Tijera Blvd	\$840.78
79	4123-002-023	1	8729 La Tijera Blvd	\$762.69
80	4123-002-024	1	8721 La Tijera Blvd	\$798.32
81	4123-002-025	1	8717 La Tijera Blvd	\$812.59
82	4123-002-026	1	8711 La Tijera Blvd	\$791.82
83	4123-002-027	1	8701 La Tijera Blvd	\$2,549.59
84	4123-003-001	1	8608 S Sepulveda	\$5,075.57
85	4123-003-002	1	8620 S Sepulveda	\$1,218.44
86	4123-003-003	1	8626 S Sepulveda	\$911.92
87	4123-003-004	1	8632 S Sepulveda	\$3,125.09
88	4123-003-005	1	8636 S Sepulveda	\$1,649.64
89	4123-003-006	1		\$555.61
90	4123-003-007	1		\$606.12
91	4123-003-008	1		\$303.06
92	4123-003-009	1		\$379.62
93	4123-003-010	1		\$351.98
94	4123-003-011	1	8618 S Sepulveda	\$3,823.59
95	4123-003-012	1		\$1,017.38
96	4123-003-013	1	8600 S Sepulveda	\$4,813.34
97	4123-003-014	1	6200 W Manchester Ave	\$1,296.93
98	4123-003-015	1	8611 Truxton Ave	\$1,020.39
99	4123-003-016	1	6208 W Manchester Ave	\$737.18
100	4123-003-017	1	6212 W Manchester Ave	\$1,104.38
101	4123-003-018	1	6218 W Manchester Ave	\$1,629.97
102	4123-003-019	1	6222 W Manchester Ave #B	\$776.66
103	4123-003-020	1	6232 W Manchester Ave	\$2,395.12
104	4123-003-021	1	8617 Truxton Ave	\$2,397.72

105	4123-003-022	1	6201 W 87th St	\$1,551.79
106	4123-003-023	1	6225 W 87th St	\$997.47
107	4123-003-024	1	6229 W 87th St	\$945.27
108	4123-003-025	1	6235 W 87th St	\$878.92
109	4123-003-026	1	6245 W 87th St	\$988.80
110	4123-003-027	1	6259 W 87th St	\$1,145.58
111	4123-004-002	1	6110 W Manchester Ave	\$3,068.14
112	4123-004-010	1	8651 La Tijera Blvd	\$3,747.99
113	4123-004-011	1	6136 W Manchester Ave	\$8,575.83
114	4123-006-012	1	8910 Sepulveda Eastway	\$2,945.43
115	4123-006-026	1	8946 Sepulveda Eastway	\$2,103.76
116	4123-006-028	1		\$15,772.79
117	4124-001-003	1	9132 S Sepulveda	\$1,302.99
118	4124-001-004	1	9136 S Sepulveda	\$1,471.67
119	4124-001-005	1	9142 S Sepulveda	\$1,339.13
120	4124-001-006	1	9200 S Sepulveda	\$1,099.05
121	4124-001-007	1	9210 S Sepulveda	\$3,047.96
122	4124-001-008	1	9216 S Sepulveda	\$2,850.22
123	4124-001-009	1		\$618.08
124	4124-001-010	1		\$458.98
125	4124-001-011	1	9132 S Sepulveda	\$478.62
126	4124-001-017	1	9100 S Sepulveda	\$10,780.82
127	4124-001-018	1		\$4,096.10
128	4124-002-001	1	9100 S Sepulveda	\$4,296.71
129	4124-002-916	1	Sepulveda Eastway	\$6,532.78
130	4104-001-020	2	6701 Center Dr W	\$2,308.97
131	4104-001-053	2	6833 Park Ter	\$681.06
132	4104-001-054	2	6859 Park Ter	\$0.00
133	4104-001-055	2	6881 Park Ter	\$0.00
134	4104-001-082	2	6801 Park Ter	\$4,235.88
135	4104-023-004	2		\$0.00
136	4106-001-026	2		\$0.00
137	4106-002-019	2		\$0.00
138	4106-002-020	2		\$0.00
139	4106-002-021	2		\$0.00
140	4106-002-024	2		\$0.00
141	4106-002-028	2	7550 S Sepulveda Blvd	\$573.09
142	4106-002-029	2	7550 S Sepulveda Blvd	\$307.31
143	4106-002-030	2	7531 Naylor Ave	\$0.00
144	4106-002-031	2	7417 Naylor Ave	\$0.00
145	4106-002-033	2		\$0.00
146	4106-002-034	2		\$0.00
147	4106-002-901	2		\$0.00
148	4106-002-902	2		\$0.00
149	4106-018-001	2	7600 S Sepulveda Blvd	\$1,212.62
150	4106-018-010	2		\$0.00
151	4106-018-011	2		\$0.00
152	4106-018-013	2		\$0.00
153	4106-018-016	2		\$0.00
154	4106-018-018	2	7701 Naylor Ave	\$0.00
155	4106-018-020	2	7629 Naylor Ave	\$0.00
156	4106-018-021	2	7711 Naylor Ave	\$0.00
157	4106-018-022	2	7616 S Sepulveda Blvd	\$498.34
158	4106-019-022	2		\$0.00
159	4106-019-025	2		\$0.00
160	4106-019-028	2		\$0.00

161	4106-019-034	2		\$0.00
162	4106-019-035	2		\$0.00
163	4106-019-036	2		\$0.00
164	4106-019-037	2		\$0.00
165	4106-019-038	2		\$0.00
166	4106-019-039	2		\$0.00
167	4106-019-040	2		\$0.00
168	4106-019-041	2		\$0.00
169	4106-019-043	2	7863 Naylor Ave	\$0.00
170	4106-019-044	2	7893 Naylor Ave	\$0.00
171	4106-019-045	2	7879 Naylor Ave	\$0.00
172	4106-019-046	2	7889 Naylor Ave	\$0.00
173	4106-019-047	2	7875 Naylor Ave	\$0.00
174	4106-019-048	2	7859 Naylor Ave	\$0.00
175	4106-019-049	2	7855 Naylor Ave	\$0.00
176	4106-019-050	2	7849 Naylor Ave	\$0.00
177	4106-019-051	2	7845 Naylor Ave	\$0.00
178	4107-001-013	2	7919 Naylor Ave	\$0.00
179	4107-001-033	2	8117 Naylor Ave	\$0.00
180	4107-001-034	2	8111 Naylor Ave	\$0.00
181	4107-001-035	2	8101 Naylor Ave	\$0.00
182	4107-001-036	2	8029 Naylor Ave	\$0.00
183	4107-001-037	2	8107 Naylor Ave	\$0.00
184	4107-001-038	2	7907 Naylor Ave	\$0.00
185	4107-001-040	2	7929 Naylor Ave	\$0.00
186	4107-001-041	2	8023 Naylor Ave	\$0.00
187	4107-001-042	2	8019 Naylor Ave	\$0.00
188	4107-001-043	2	8015 Naylor Ave	\$0.00
189	4107-001-044	2	8007 Naylor Ave	\$0.00
190	4107-001-045	2	8001 Naylor Ave	\$0.00
191	4107-001-046	2	7925 Naylor Ave	\$0.00
192	4107-001-047	2	7915 Naylor Ave	\$0.00
193	4107-001-048	2	7911 Naylor Ave	\$0.00
194	4107-002-035	2	8127 Naylor Ave	\$0.00
195	4107-002-039	2	8131 Naylor Ave	\$0.00
196	4107-002-044	2	8139 Naylor Ave	\$0.00
197	4107-002-047	2	6256 W 82nd St	\$0.00
198	4107-002-048	2	8121 Naylor Ave	\$0.00
199	4107-034-024	2	8302 S Sepulveda Blvd	\$0.00
200	4107-034-025	2		\$0.00
201	4107-034-026	2	8353 Naylor Ave	\$0.00
202	4107-034-027	2	8403 Naylor Ave	\$0.00
203	4107-034-028	2	8421 Naylor Ave	\$0.00
204	4107-034-029	2	8415 Naylor Ave	\$0.00
205	4107-034-030	2	8409 Naylor Ave	\$0.00
206	4107-034-031	2	8401 Naylor Ave	\$0.00
207	4107-034-032	2	8359 Naylor Ave	\$0.00
208	4107-035-016	2		\$0.00
209	4107-035-019	2	8443 Naylor Ave	\$0.00
210	4107-035-021	2	8507 Naylor Ave	\$0.00
211	4107-035-022	2	8501 Naylor Ave	\$0.00
212	4107-035-023	2	8461 Naylor Ave	\$0.00
213	4107-035-024	2	8455 Naylor Ave	\$0.00
214	4107-035-025	2	8449 Naylor Ave	\$0.00
215	4107-035-026	2	8437 Naylor Ave	\$0.00
216	4108-019-015	2		\$0.00
217	4108-019-017	2		\$0.00

218	4108-027-007	2	8015 S Sepulveda Blvd	\$0.00
219	4108-027-010	2	8026 Alverstone Ave	\$0.00
220	4108-027-900	2		\$0.00
221	4108-028-028	2		\$0.00
222	4108-028-900	2		\$415.28
223	4108-028-901	2		\$415.28
224	4108-028-902	2		\$415.28
225	4108-028-903	2		\$415.28
226	4108-028-904	2		\$415.28
227	4108-028-905	2		\$415.28
228	4108-028-906	2		\$415.28
229	4108-028-907	2		\$415.28
230	4108-028-908	2		\$415.28
231	4108-028-909	2		\$415.28
232	4108-028-910	2		\$415.28
233	4108-028-911	2		\$415.28
234	4108-028-912	2		\$415.28
235	4108-029-002	2		\$0.00
236	4108-029-003	2	8426 Alverstone Ave	\$0.00
237	4108-029-004	2	8430 Alverstone Ave	\$0.00
238	4108-029-006	2		\$0.00
239	4108-029-007	2	8314 Alverstone Ave	\$0.00
240	4108-029-008	2	8318 Alverstone Ave	\$0.00
241	4108-029-011	2	8400 Alverstone Ave	\$0.00
242	4108-029-013	2		\$0.00
243	4108-029-014	2	8410 Alverstone Ave	\$0.00
244	4108-029-016	2		\$0.00
245	4108-029-017	2	8324 Alverstone Ave	\$0.00
246	4109-001-026	2	6323 W 80Th St	\$0.00
247	4109-001-027	2		\$0.00
248	4109-001-034	2	7831 S Sepulveda Blvd	\$0.00
249	4109-002-001	2	7601 S Sepulveda Blvd	\$1,245.85
250	4109-002-033	2	7831 S Sepulveda Blvd	\$0.00
251	4110-001-004	2	6711 S Sepulveda Blvd	\$1,046.51
252	4110-001-011	2	6901 S Sepulveda Blvd	\$0.00
253	4110-001-013	2	6951 S Sepulveda Blvd	\$0.00
254	4110-001-015	2	7001 S Sepulveda Blvd	\$0.00
255	4110-001-017	2	7011 S Sepulveda Blvd	\$0.00
256	4110-001-019	2	7013 S Sepulveda Blvd	\$0.00
257	4110-001-021	2	7015 S Sepulveda Blvd	\$0.00
258	4110-001-023	2	7101 S Sepulveda Blvd	\$0.00
259	4110-001-027	2	6711 S Sepulveda Blvd	\$0.00
260	4110-001-029	2	6880 Sepulveda Blvd	\$0.00
261	4110-001-039	2	6733 S Sepulveda Blvd	\$2,491.69
262	4110-003-002	2	7209 S Sepulveda Blvd	\$0.00
263	4110-003-005	2	7227 S Sepulveda Blvd	\$0.00
264	4110-003-009	2	7421 S Sepulveda Blvd	\$0.00
265	4110-003-014	2	7201 S Sepulveda Blvd	\$0.00
266	4110-003-016	2	7101 S Sepulveda Blvd	\$0.00
267	4110-003-061	2	7403 S Sepulveda Blvd #101	\$0.00
268	4110-003-062	2	7403 S Sepulveda Blvd #102	\$0.00
269	4110-003-063	2	7403 S Sepulveda Blvd #103	\$0.00
270	4110-003-064	2	7403 S Sepulveda Blvd #104	\$0.00
271	4110-003-065	2	7403 S Sepulveda Blvd #105	\$0.00
272	4110-003-066	2	7403 S Sepulveda Blvd #106	\$0.00
273	4110-003-067	2	7403 S Sepulveda Blvd #107	\$0.00
274	4110-003-068	2	7403 S Sepulveda Blvd #108	\$0.00

275	4110-003-069	2	7403 S Sepulveda Blvd #109	\$0.00	
276	4110-003-070	2	7403 S Sepulveda Blvd #110	\$0.00	
277	4110-003-071	2	7403 S Sepulveda Blvd #111	\$0.00	
278	4110-003-072	2	7403 S Sepulveda Blvd #112	\$0.00	
279	4110-003-073	2	7401 S Sepulveda Blvd #113	\$0.00	
280	4110-003-074	2	7401 S Sepulveda Blvd #114	\$0.00	
281	4110-003-075	2	7401 S Sepulveda Blvd #115	\$0.00	
282	4110-003-076	2	7401 S Sepulveda Blvd #116	\$0.00	
283	4110-003-077	2	7401 S Sepulveda Blvd #117	\$0.00	
284	4110-003-078	2	7401 S Sepulveda Blvd #118	\$0.00	
285	4110-003-079	2	7401 S Sepulveda Blvd #119	\$0.00	
286	4110-003-080	2	7401 S Sepulveda Blvd #120	\$0.00	
287	4110-003-081	2	7401 S Sepulveda Blvd #121	\$0.00	
288	4110-003-082	2	7401 S Sepulveda Blvd #122	\$0.00	
289	4110-003-083	2	7401 S Sepulveda Blvd #123	\$0.00	
290	4110-003-084	2	7401 S Sepulveda Blvd #124	\$0.00	
291	4110-003-085	2	7555 S Sepulveda Blvd	\$3,978.41	
				Zone 1	\$443,500.00
				Zone 2	\$23,978.00
				Total BID	\$467,478.00

Appendix 2:
Proposition 218 Engineer's Report