

**Engineer's Report**  
**FOR THE**  
**FORMATION**  
**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 adopt a Management District in the Westchester Town Center area, a community  
within the*

City of Los Angeles

By

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## ENGINEER'S CERTIFICATION

This Engineer's Report is prepared pursuant to the Property and Business Improvement District Law of 1994 as amended (Streets & Highways Code Section 36600 *et seq.*; hereinafter "State Law") and pursuant to the provisions of Article XIIIID of the California Constitution (Proposition 218). It has been prepared in support of the Management District Plan for the proposed renewal of Westchester Town Center Property Business Improvement District (the "District"). That Management District Plan is incorporated herein by reference and provides a more complete description of the improvements and activities (referred to herein collectively as "Services") to be provided by the District.

Review of this Management District Plan and preparation of this Engineer's Report was completed by:



Robert Merrell, P. E.  
State of California  
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# ENGINEER'S REPORT

## Introduction

This report shall serve as the “detailed engineer’s report” required by Section 4(b) of Article XIID of the California Constitution (sometimes referred to as “Proposition 218”) to support the benefit assessments proposed to be levied annually beginning on January 1, 2022 and through and including December 31, 2031 within the Westchester Town Center Property Business Improvement District. The assessments levied in connection with the District will be levied against parcels of real property, not businesses, and will be collected on the tax roll at the same time and in the same manner as ad valorem taxes paid to the County of Los Angeles. This means, for example, that the assessment to fund District operations for calendar year 2022 will be collected on the 2021-22 tax roll. The Los Angeles City Clerk’s Office is authorized to collect the assessments or to place them on the County property tax roll together with any accrued interest or penalties for late payment or non-payment. The assessments will fund the costs of Services provided by the District, which are distributed among all parcels specially benefiting from them, based on the proportional special benefit that each parcel receives from the Services. Only those properties expected to specially benefit from funded Services will be assessed.

## Background

The District is a property-based assessment district established pursuant to the Property and Business Improvement District Law of 1994 (Streets & Highways Code Section 36600 *et seq.*; hereinafter “State Law”). The State Law authorizes an assessment to fund various improvements and activities (referred to herein collectively as “Services”), provided in connection with a Business Improvement District. The costs of these Services are distributed among all parcels specially benefiting from the Services based on the proportional benefit each receives from the improvements provided. Only those properties expected to specially benefit from funded Services may be assessed.

This Engineer’s Report was prepared in support of the Management District Plan for the District. Reference is made to the Management District Plan (which is incorporated herein by reference) for a more complete description of the improvements to be funded with the proposed assessment.

## Article XIID of State Constitution Requirements

Article XIID of the California Constitution, approved by the voters in 1996 as “Proposition 218,” requires that assessment methodologies meet certain requirements. Key provisions of Article XIID of the State Constitution together with a description of how the District complies with each are described below.

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

There are 291 identified parcels within the District; 137 of those parcels are single-family residentially zoned and presumed by State Law to not benefit from District Services. Therefore 154 identified parcels will specially and individually benefit from the District’s proposed Services. These parcels are shown on the boundary maps of the District contained within the Management District Plan, and listed in attachments to the Management District Plan and this Engineer’s Report. The lists identify these parcels by Assessor’s Parcel Number, property owner name, and site address.

Parcels were identified for inclusion based upon whether or not they will specially and individually benefit from District Services. The purpose of the proposed District is to provide Services to parcels in the Westchester Town Center commercial area, located along Sepulveda Boulevard between Lincoln Boulevard on the south and just north of Center Drive on the north. Like many commercial areas in Los Angeles, Westchester Town Center is a narrow strip, which is approximately one to two blocks deep on each side of Sepulveda Boulevard and substantially surrounded by residential neighborhoods. Consequently, all commercial parcels located within two blocks of Sepulveda Boulevard along with airport parcels facing the commercial district were included in the District, while the surrounding residential neighborhoods were not. Parcels zoned solely for residential use are excluded from the District or not assessed because, pursuant to Section 36632(c) of State Law, they “are conclusively presumed not to benefit” from District Services.

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 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.

All parcels included in Zone 1 of the District are commercially zoned "C2," "LALAX," "R4," or "LAM2" by the City of Los Angeles except for one (1) "R1" zoned parcel, which is related to a contiguous "C2" zoned and developed parcel and is not assessed pursuant to the conclusive presumption in State Law that parcels zoned solely for residential use receive no special benefit from improvements and activities funded under it. This zoning is recognized by the Los Angeles County Assessor's Office and includes retail, office, restaurant, entertainment, art gallery, LAX airport, commercial residential, manufacturing, and other uses. All such assessed commercial use parcels will specially and individually benefit from District Services in proportion to their relative land and improvement size and length of street frontage as described below:

- Ambassador / Security services provide a readily identifiable, uniformed service patrol that observes and responds to needs from the properties to be assessed. The impact of these services is to create the appearance of safety for each individually assessed parcel, which will enhance their attractiveness for customers, employees, visitors, owners, and tenants as they 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 benefit to assessed District parcels is particular and distinct because non-assessed parcels do not receive these benefits. This standard of service is higher than would exist with only baseline City services.
- Landscaping, Sanitation, and Beautification services include sidewalk cleaning, street and public alley cleaning, sidewalk pressure washing, graffiti removal, sticker removal, trash removal, and landscaping at the properties that are assessed. The impact of these services upon assessed District parcels is that they attract customers, employees, tenants, and investors thereby increasing business volumes. This benefit to assessed District parcels is particular and distinct because non-assessed parcels do not receive these benefits. This standard of service is greater than would exist with only baseline City services.
- Marketing and Promotions services include production of a farmer's market, street banners, signage, holiday decorations, a website, a newsletter for property owners, branding graphics and advertising, placement of promotional materials in various media, and brochure preparation that target customers, employees, tenants, and investors either individually or as identifiable sub-groups to communicate the desirability of merchandise or services provided on assessed District parcels thereby increasing economic activity including sales, customer traffic, and space rental. This benefit to assessed District

parcels is particular and distinct because non-assessed parcels or the merchandise or services provided on them or their location will not be the subject of any District activities. These services would not be available within the City's baseline level of services.

- New Business Attraction services include preparation of brochures or other communications vehicles, preparation of economic or demographic analyses, preparation of planning analyses, and representation of the District's best interest as approved by the Owner's Association in order to expand existing tenancies, attract new tenants, or generate future growth that positively affects the District and each individual assessed parcel in the District by contributing to an improved business climate and economic vitality. This benefit to assessed District parcels is particular and distinct because non-assessed parcels do not receive these benefits. These services are not available within the City's baseline level of services.
- The District's Policy Development, Management, and Administration services provide for the efficient and effective functioning of the above described direct Services (i.e. ambassador / security; landscaping, sanitation, and beautification; marketing and promotions; and new business attraction) and the development of broader policies affecting the area that encourage economic activity and growth. These services include District vendor selection and management, property owner communications, advocacy of property interests, effective Owner's Association coordination, and sound fiscal management. The impact of these services upon assessed District parcels is that they improve the effectiveness and efficiency of District Services and facilitate the development of broader policies affecting the individually assessed parcels that encourage economic activity and growth, both of which increase business volumes. This benefit to assessed District parcels is particular and distinct because non-assessed parcels do not receive the benefits of its direct services or the policy initiatives it undertakes. These services are not available within the City's baseline level of services.

All parcels included in Zone 2 of the District are commercially zoned "C2," "C4," "R4," or "LAPF" by the City of Los Angeles except for two (2) "R3" zoned, vacant parcels; and, "R1" zoned parcels that are integrally located within Zone 2, likely subjects of future re-zoning, and are not assessed pursuant to the conclusive presumption in State Law that parcels zoned solely for residential receive no special benefit from improvements and activities funded under it. This zoning is recognized by the Los Angeles County Assessor's Office and includes retail, office, restaurant, entertainment, art gallery, commercial residential and other uses. Zone 2 parcels will only benefit from landscaping, sanitation, and beautification services and the organizational overhead resources needed to support them (policy development, district management, and administration; and, office, insurance, accounting, and other costs). All such assessed commercial use parcels will specially and individually benefit from District Services in proportion to their relative Sepulveda Boulevard street frontage as described below:

- Ambassador / Security services will not specially benefit Zone 2 parcels that front Sepulveda Boulevard north of Manchester Avenue that are landscaped as part of the Landscape Entry to Westchester Town Center. Therefore no assessment for such

services is proposed.

- Landscaping, Sanitation, and Beautification services include sidewalk cleaning, street cleaning, sidewalk pressure washing, graffiti removal, sticker removal, trash removal, and landscaping at the properties that are assessed. The impact of these services upon assessed Zone 2 parcels is that they attract customers, employees and visitors thereby enhancing the business vitality and perceived attractiveness of the District. This special benefit to assessed District parcels is particular and distinct because non-assessed parcels do not receive these benefits. This standard of service is higher than would exist with only baseline City services.
- Marketing and Promotions services will not specially benefit Zone 2 parcels that front Sepulveda Boulevard north of Manchester Avenue that are landscaped as part of the Landscape Entry to Westchester Town Center. Therefore no assessment for such services is proposed.
- New Business Attraction Services will not specially benefit Zone 2 parcels that front Sepulveda Boulevard north of Manchester Avenue that are landscaped as part of the Landscape Entry to Westchester Town Center. Therefore no assessment for such services is proposed.
- The District's Policy Development, Management, and Administration services provide for the efficient and effective functioning of the landscaping, sanitation, and beautification services that specially benefit these parcels and therefore provide a particular and distinct benefit to them because non-assessed parcels do not receive the special benefits of its direct services. These services include District vendor selection and management, property owner communications, advocacy of property interests, effective Owner's Association coordination, and sound fiscal management. The impact of these services upon assessed District parcels is that they improve the effectiveness and efficiency of District Services and facilitate the development of broader policies affecting the individually assessed parcels that encourage economic activity and growth, both of which increase business volumes. This benefit to assessed District parcels is particular and distinct because non-assessed parcels do not receive the benefits of its direct services or the policy initiatives it undertakes. These services are not available within the City's baseline level of services.

In order to ensure that parcels outside of the District will not specially benefit from the Services funded with the assessment, Services will only be provided within the boundaries of the District as prescribed for each respective zone of benefit. Specifically, ambassador / security patrols, landscaping staff, sanitation personnel, and similar service providers employed in connection with the District will only patrol and provide services on the streets and sidewalks adjacent to individually assessed parcels within the District and will not provide services outside of District boundaries. Similarly, the District will not fund ambassador / security patrols; landscaping, sanitation, or beautification services; marketing or promotional efforts; nor new business attraction activities directed outside of District boundaries. All District programs are intended to promote commercial vitality, and to attract and retain business within the District.

Parcels outside of the District that are zoned solely for residential use will not specially benefit from District Services because the Services will not be provided on the street or sidewalk fronting such parcels. Therefore, these zoned solely residential parcels will be physically remote from the Services — patrols will not go in front of such parcels and landscaping, sanitation, and beautification crews will not clean in front of such parcels. Furthermore, homes, apartments and other structures zoned solely for residential use, and outside of the commercial area encompassed by the District, will not specially benefit from the marketing and promotions; new business attraction; and, policy-making services that will be geared towards the commercial use parcels within the District. These services will be marketing the office and retail opportunities in the District, not the residential opportunities outside of it. Additionally, State Law conclusively presumes that parcels zoned solely for residential use receive no special benefit from improvements and activities funded under it.

Parcels outside of the District that are in commercial, or other non-residential uses, will not specially benefit from District Services because these Services will not be provided on the street or sidewalk fronting such parcels. Therefore, these commercial or other non-residential use parcels will be physically remote from the services — patrols will not go in front of such parcels and landscaping, sanitation, and beautification crews will not clean in front of such parcels. Furthermore, marketing and promotions; new business attraction; and, policy-making services that will be focused towards the commercial use parcels within the District and not parcels outside the District. These commercial or other non-residential use parcels are parts of other commercial or residential Districts that surround the Westchester Town Center commercial area, not part of this District, which has a definite and unique character and different marketplace orientation from these surrounding areas.

The following narrative explains how specific boundary locations were determined for “Zone 1 – Westchester Town Center Zone”: of the proposed District.

### **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 88<sup>th</sup> 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 88<sup>th</sup> 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.

### **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. This project has been transferred to the Westchester Town Center BID for incorporation into the District for on-going maintenance together 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 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 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 east boundary of single-family residential properties. The District's improvements and activities are not designed for these residential properties and no improvements or activities will be provided in these areas.

The following narrative explains how specific boundary locations were determined for “Zone 2 – Landscape Entry Zone” of the proposed District.

#### **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. 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." 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. 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 east, with frontage on Sepulveda that have been landscaped as part of the linear Sepulveda Boulevard "Landscape Entry." .

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

State Law, Article XIID Section 4a of the California Constitution, and judicial decisions require that assessments be levied according to the estimated special benefit each assessed parcel receives from Services provided by the District. Article XIID Section 4a of the California Constitution states, in part, that "only special benefits are assessable," which requires that general benefits, if any, be separated from special benefits provided by the District. A judicial decision in the Golden Hill Neighborhood Association v San Diego case further clarified that "even minimal general benefits must be separated from special benefits and quantified so that the percentage of the cost of services and improvements representing general benefits, however slight, can be deducted from the amount of the cost assessed against specially benefitting properties."

**Special Benefit**

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.'" The Services, their costs, and assessments have been carefully identified, reviewed, and allocated to confer special and individual benefits pursuant to the provisions of State Law and Article XIID Section 4a of the California Constitution. These Services are tailored to confer special benefits on particular parcels, not the general public, and are above and beyond services available from the City of Los Angeles, which qualifies these Services as particular and distinct benefits. For example, the proposed Ambassador / Security Services Program provides a readily identifiable, uniformed presence serving each individually assessed parcel by observing and responding to needs of those parcels and in doing so creates the appearance of safety of each individually assessed parcel, which will enhance these parcels' 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. These benefits are particular and distinct in that they are not provided to non-assessed parcels outside of the District. Similarly, the proposed Landscaping, Sanitation, and Beautification Program provides landscaping, sidewalk cleaning, street sweeping, pressure washing, trash removal, graffiti removal, sticker removal, and cleaning at the properties that are assessed. Parcels that receive these services attract more customers, employees, tenants, and investors thereby increasing business volumes. These benefits are particular and distinct in that they are not provided to non-assessed parcels outside of the District. Also similarly, the proposed Marketing and Promotions Program provides street banners, signage, holiday

decorations, a website, social media out-reach, a newsletter for property owners, branding graphics and advertising, placement of promotional materials in various media, and brochure preparation that target tenants, employees, investors, and owners either individually or as combined sub-groups to communicate the desirability of merchandise or services provided on assessed parcels thereby increasing economic activity including sales, customer traffic, and space rentals. This special benefit to assessed District parcels is particular and distinct because non-assessed parcels or their residential units will not be the subject of any District marketing and promotions activities. Also similarly, New Business Attraction services provide for 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 in order to expand existing tenancies, attract new tenants, or general future growth that positively affects the District and each individual assessed parcel in the District by contributing to an improved business climate and economic vitality. No District services will be provided outside the District boundaries. The special and individual benefit to parcels from the proposed Services is equal to or exceeds the total amount of the proposed assessment in that each individual assessed parcel's assessment is no greater than the special and individual benefit it receives from the Services. A quantitative analysis of the special and general benefits is presented below.

The District's purpose is to fund Services that increase pedestrian traffic and business levels by providing a safer, more attractive, better kept, cleaner, and more beautiful environment; presenting a more attractive and vibrant area; and, attracting businesses and tenants which increase rent levels, occupancies, and the vibrancy of assessed parcels. These Services also make each individual parcel a more desirable place to live, work, or conduct business.

Therefore, quantification of the number of individuals engaging in any type of commerce or residing in the District as compared to those not so engaged will distinguish special from general benefits.

In preparing this Engineer's Report in support of Westchester Town Center BID renewal, the Engineer has drawn upon his extensive experience with similar projects and locations as well as his knowledge of relevant State Law. The engineer has conducted pedestrian intercept surveys in other similar areas in cooperation with a Ph.D. Economist with over 40 years' experience in analytical modeling to determine the degree to which respondents engage in any type of commercial activity (i.e. patronizing an eating establishment, shopping, visiting a professional or personal service business, or attending church or a school); or, living within the subject area. Based upon this in-depth background, it is the engineer's opinion that 95% of all those entering the District would engage in (or intend to engage in) at least one of the described commercial activities within the District as opposed to simply "stroll, walk around, or make a transit connection (i.e. just pass through the District) with no business purpose." Further, based upon independent judgement and experience of over 30 years in public works civil engineering and assessment district formation work, including consideration of applicable State Law and judicial guidance, the Engineer has concluded that each of the proposed District Services provides a special and individual benefit to the assessed parcels within the District.

The Services (ambassador / security; landscaping, sanitation, beautification; marketing and promotions; new business attraction; and, policy development, management, and administration) to be provided by the District are designed to meet specific needs of the properties to improve business within the District area and provide special and individual benefits to each property. Improving the business environment supports the goals and objectives established by the property owners in creating the District. District Services will not supplant City of Los Angeles' police protection, maintenance services, and social services within the area.

No parcels zoned for "solely residential" use have been assessed within the District because such parcels are presumed not to benefit pursuant to State Law.

### **General Benefit**

As discussed above, Article XIID Section 4a of the California Constitution requires that general benefits be quantified and separated from special benefits and deducted from the costs of any special benefit parcel assessment. 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. This analysis will identify and quantify general benefits that are provided to parcels outside District boundaries; or, that are provided to the public at large. It is based upon the Engineer's judgement and experience of over 30 years of public works civil engineering and assessment district formation work.

### **General Benefits to Parcels Outside the District**

Services are provided to each individual assessed parcel within the District's boundaries, and no Services are provided outside of those boundaries. It is conceivable, however, to conclude that some parcels outside those boundaries may receive some "spillover benefit" from the District's Marketing and Promotions or New Business Attraction services, which are less site specific than the other Services. In the Engineer's judgment and experience, Ambassador / Security Services; Landscaping, Sanitation, and Beautification Services; or, Policy Development, Management, and Administration Services are particularly site specific and therefore not subject to providing unintended "spillover benefit" to parcels outside District boundaries. At most, the parcels that could receive such "spillover" general benefit would be those parcels that are located immediately adjacent to or immediately across the street from a parcel receiving District Marketing and Promotions or New Business Attraction services. Any parcel that is any further from another that receives these services; or, does not directly front on a street across from another that receives those services is, in the Engineer's judgment and experience, considered to be too remote to receive any "spillover" general benefit.

In order to quantify the general benefit that parcels adjacent to the District may receive, the relative size of the District budget allocated to these possible "spillover" services in comparison to the total District budget, or "percentage (%) of the total," must be determined as shown in the table below.

Next, the relative benefit, or the weighted value of the subject services as applied to any parcels outside the District, must be established. This relative benefit factor compares the value of

services as provided inside the District to the value of those services provided outside the District. Parcels inside the District receive a relative benefit of 1.0 from all services provided. Parcels outside the District do not receive “full value” of services that are by definition “spillover.” There is no scientifically certain method of determining relative benefit, so the professional judgment and experience of the Civil Engineer are called upon to form a reasonable conclusion. With respect to Marketing and Promotions and New Business Attraction services, the Engineer has concluded that there would at most be a nominal benefit to each parcel outside the District weighted at one-quarter or 0.25 relative benefit factor. Promotional, website, newsletter, directory, or other materials would not specifically identify any parcel outside the District, thereby minimizing any value of these services. Similarly, no New Business Attraction would identify or consider any specific parcel outside the District, thereby minimizing any value of these services. Only the nebulous scent of a vague sense that important services were being provided to neighboring parcels might attach. Therefore, the Civil Engineer has concluded based upon his nearly 30 years as a Registered Civil Engineer and professional assessment district formation experience that positing of a 0.25 relative benefit is reasonable and provides conservative allowance for any general benefit conferred on such parcels for the subject services. Application of this relative benefit factor to the subject services is also shown in the table below.

Possible General Benefits to Parcels Outside District Boundaries  
Benefit Factor Calculation

	Budget	% of Total	x	Relative Benefit*	=	Benefit Factor
District Marketing & Promotions Budget	\$52,000	11.1235%		0.25		0.0278
District New Business Attraction Budget	\$2,500	0.5348%		0.25		0.0013
						0.0291
Total District Assessment	\$467,478					
*For purposes of this analysis, a conservative 0.25 relative benefit factor is used to weight the relative value of any general benefit “spillover” from District services to parcels outside its boundaries.						

Based upon the established adjacency criteria, there are 12 commercial parcels that may receive the referenced nominal benefit from District Marketing and Promotions services or New Business Attraction services. There are also 237 parcels zoned solely residential that meet the contiguous adjacency criteria that, pursuant to State Law, are presumed to not receive any special benefit from District services. Also, no general benefit from District services is received by these zoned solely residential parcels because their Marketing and Promotions and New Business Attraction services do not address or affect residential uses in any way. Thus, the total benefit factor representing the benefit of both Marketing and Promotions services and New Business Attraction services for parcels outside the District is applied to the adjacent commercial parcels in the table below, which establishes the relative value conveyed as a general benefit to parcels outside the District.

The Benefit Factor is calculated by multiplying the Percent (%) of Total Budget for the “spillover” category by the Relative Benefit to produce a Benefit Factor. Each of the 12 parcels that might receive nominal general benefits from the District’s Marketing and Promotions or New Business Attractions services is credited with 0.0291 Benefit Factor to account for this possibility. In comparison, there are 182 parcels within the District that each receives a Benefit Factor of 1.0 for these services. This comparison and the calculation of total possible general benefit to parcels outside the District for “spillover” Marketing and Promotions and New Business Attraction services are shown below:

Calculation of Possible Benefits to Parcels Outside District Boundaries

	# Parcels	Benefit Factor	Total Benefit Units
# Parcels in District	182	1.00	182.00
# Parcels w/ "Spillover"	12	0.0291	0.3492
Totals	194		182.3492
General Benefit to Parcels Outside District			0.19% (0.3492/182.3492)

**General Benefits to the Public At Large**

Another type of general benefit is that provided to the public at large. Such general benefit is provided to people that are purposely within the District boundaries and “not at all likely” to engage in any commercial activity. Such individuals would therefore not be specially benefitted by District Services.

Pedestrian intercept surveys of similar business improvement district areas provide data to help quantify the general benefits enjoyed by the public at large within the Westchester Town Center District. The data suggests that 95% of the population within the District intended to engage in at least one of the listed commercial activities (i.e. patronizing an eating establishment, shopping, visiting a professional or personal service business, or attending church or a school). Conversely, 5% of the population did not intend to engage in any business and were only engaged in “walking around, strolling, or making a transit connection.” These individuals “generally benefited” because they were either "very likely" or "likely" to "stroll or walk around or make a transit connection" in the District **and** "not likely at all" to "eat or drink at a restaurant, cafe, or bar;" "shop;" "conduct professional business;" "conduct personal business;" "attend church;" or "attend school." These benefits are distinct from the special benefits to parcels within the District.

In preparing this Engineer’s Report in support of Westchester Town Center BID renewal, the Engineer has determined that no significant changes of the ratio of special benefits to general benefits within the District that would affect the results of the original intercept survey determination of general benefit levels have occurred. Moreover, based upon 30 years’ experience in civil engineering and assessment district formation work, the Engineer has concluded that a 5% “general benefit” level is reasonable and appropriate for the Westchester Town Center PBID.

**Total General Benefits**

Considering both types of general benefits as presented above produces the following:

Westchester Town Center PBID General Benefits Analysis

General Benefits to Parcels Outside District	0.19%
General Benefits to Public at Large	5.00%
Total General Benefits (Calculated)	5.19%
Rounded to	6.00%

In order to present a conservative conclusion, it is the Engineer’s judgment and experience that the level of general benefits to be funded in the Westchester Town Center Business Improvement District budget from non-assessment sources should be 6.0%, which provides a cushion over and above the calculated general benefit value of 5.20%. The Westchester Town Center Business Improvement District budget for the 10-year term beginning January 1, 2022 would be as follows:

Westchester Town Center PBID Budget for Special Benefit vs General Benefit Costs

Year	Special Benefit	General Benefit	Total Budget
2022	\$467,478	\$29,839	\$497,317
2023	\$490,852	\$31,331	\$522,183
2024	\$515,394	\$32,897	\$548,291
2025	\$541,164	\$34,542	\$575,707
2026	\$568,221	\$36,269	\$604,492
2027	\$596,634	\$38,083	\$634,717
2028	\$626,465	\$39,987	\$666,452
2029	\$657,788	\$41,986	\$699,775
2030	\$690,678	\$44,086	\$734,764
2031	\$725,212	\$46,290	\$771,502
Totals	\$5,879,888	\$375,311	\$6,255,202

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

Every assessed parcel in the District, Parcels in the District will specially and individually benefit from the Services provided in connection with the District because these Services are designed to increase pedestrian and automobile traffic and building occupancies thereby

increasing demand for and utilization of retail and commercial property within the District. The services are intended to transform the District into a safe, vibrant, extended-hour community,

The District will provide Services including Ambassador / Security Services; Landscaping, Sanitation, and Beautification Services; Marketing and Promotions Services; New Business Attraction Services; and, Policy Development, Management, and Administration Services including necessary administrative overhead and support. Each of these Services is designed to meet the goals and mission of the District; improve the safety and attractiveness of each individual assessed parcel within the District; to improve the cleanliness and beauty of each individual assessed parcel within the District; to increase building occupancy and lease rates; to encourage new business development; and, to attract ancillary businesses and services for parcels within the District.

Three (3) factors (lot size, improvement size, and street frontage) were chosen to calculate the special benefit allocable to each parcel in the District.

Lot size is a measurement both of the potential for future development on a parcel to meet customer and tenant demand, and of the present capacity of the parcel's street level areas to accommodate customers and tenants. Street level space benefits strongly from business improvement district Services because such space is more readily used for retail space, office space, lobby services, and surface parking facilities that are especially sensitive to increases in customer demand.

The size of the improvements on a parcel is a measurement of the capacity of that parcel to currently serve the demand of customers and of retail, office, commercial, residential, church and non-profit, and publically owned parcels.

Frontage is a vital measure because it indicates the amount of the parcel that is directly accessible to and visible from the street. The more frontage a parcel has, the larger the area of sidewalk or parkway is in front of the parcel to be landscaped, cleaned, or beautified in connection with District Services.

Sepulveda Boulevard is the pedestrian hub of the area, so a parcel with frontage on this street derives a higher level of benefit than does a parcel with similar frontage on another street in the District. Simply put, Sepulveda Boulevard is more heavily trafficked by pedestrians and other traffic than other streets in the District, and can be expected to require more attention from ambassadors, sanitation, and maintenance staff in order to maintain consistent conditions throughout the District. Furthermore, a higher density of improvements and amenities can be expected to be installed and maintained along Sepulveda. While all properties throughout the District (except as specified later in this Section) can be expected to benefit from all activities throughout the District, clearly parcels that front directly on the locus of District activities will derive greater benefit by virtue of proximity. Furthermore, as a general matter, parcels located along Sepulveda are generally tenanted by businesses that depend on visibility (and signage facing Sepulveda) to attract customers. Such businesses, as compared to smaller, less prominent businesses that attract customers largely by word of mouth, benefit more intensely from being located in a clean, safe, attractive, well-managed neighborhood that is inviting to new customers

With respect to the Services provided in Zone 1, it is the Engineer's opinion that combining these three (3) factors gives a far better picture of the benefits than could be derived from just one or two of the factors alone; and, that because no one of these factors is more important than the others, and each factor is critical to the overall benefit calculation, each factor is weighted equally in quantifying the special benefits any particular parcel would receive. With respect to the Services provided in Zone 2, it is the Engineer's opinion that street frontage alone is the best means of quantifying the special benefits any particular parcel would receive because that factor measures the actual work to be done.

Four types of parcels require special analysis in order to avoid overstating the benefits they receive.

Parcels accessible from the District and used exclusively for *Long Term Airport Parking* will be assigned benefits based solely on 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 is a not ancillary to other 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).

*Fenced Vacant Lots, including lots that may be used for parking or construction "lay down,"* will be assigned benefit 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: (i) are uniquely low density uses; and (ii) 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, sanitation and ambassador/patrol services along their perimeter.

*Multifamily Residential* parcels that are actually developed with multifamily dwellings will be assigned 88.2416049127% of the benefit that would otherwise be assigned. This 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 dayparts, who will patronize local businesses. Therefore, they are not benefitting from the 11.7583950873% of the District's budget that is allocated to marketing & promotion or new business attraction services. This recognizes that while apartment buildings are a commercial venture designed to attract tenants, apartment improvements are less intensively used than other improvements and are not used by residential tenants to serve customers.

Parcels used as *open or green space*, that is openly accessible during daytime hours at no charge will be assigned 88.2416049127% of the benefit that would otherwise be assigned. This benefit calculation 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 Services. Therefore, they are not benefitting from the 11.7583950873% of the District's budget that is allocated to marketing & promotion or new business attraction services.

The Special Benefit & Assessment Analysis section of this Engineer's Report discusses the exact formula used to calculate the benefits.

**Finding 4: "No assessment ...shall exceed the reasonable cost of the proportional special benefit conferred on parcel(s)." (From Section 4(a)).**

The total amount to be assessed will not exceed the estimated reasonable cost of the program. Because each parcel will be assessed in proportion to its share of the total benefit created by the program, no assessment will exceed the reasonable cost of the proportional special benefit conferred on the parcel.

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

All parcels owned by public agencies will be assessed at the same rate as private parcels of the same size, location and use. This includes the parcels in the District that are owned by the City of Los Angeles and / or Los Angeles World Airways. The methodology for these assessments is set forth in this Engineer's Report. The public agency owned parcels are will be assessed for the special benefits they receive from District Ambassador / Security services; Landscaping, Beautification, and Sanitation services; and, for that portion of Policy Development, Management, and Administration services including Office, Insurance, Accounting, and Other supply costs required to provide them at the same rate as private parcels of the same size, location and use.

The publicly-owned parcels in the District are listed below:

LOS ANGELES WORLD AIRPORTS (LAWA)

	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 is assessed solely on the basis of front footage.

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

This report is the “detailed engineer’s report” to support the assessments proposed to be levied within the Westchester Town Center Business Improvement District.

### **Special Benefit & Assessment Analysis**

A six (6)-step process for determining District assessments has been used as delineated below.

#### **Step 1: Select “benefit units.”**

Because the assessment against each parcel must reflect the special benefit that parcel derives from the District's programs and activities, the first step in designing an assessment methodology was to assign "benefit units" to different attributes of parcels. The assignment of benefit units reflects the relative levels of benefit discussed in "Finding 3," above. Thus, for example, it has been determined that a linear foot of street frontage on Sepulveda Boulevard will derive 33.33% more street frontage benefit than a linear foot of frontage on any other street in the District. All assessment rates reflect the special benefits received by each parcel and are shown in the Property Information and Assessments database attached to this Engineer’s Report.

There are three types of benefit units:

A. Lot Benefit Units:

Each parcel fronting on Sepulveda Boulevard was allocated one Lot Benefit Unit for each square foot of the parcel’s surface area. All other parcels were allocated .66 Lot Benefit Unit for each square foot of the parcel’s surface area. No Lot Benefit Units are assigned for Fenced Vacant Lots.

B. Improvement Benefit Units:

Each parcel fronting on Sepulveda Boulevard was allocated one Building Benefit Unit for each square foot of improvements. All other parcels were allocated .66 Building Benefit Units for each square foot of improvements. No Building Benefit Units are assigned for Long-Term Airport Parking Parcels or Fenced Vacant Lots.

C. Frontage Benefit Units:

Each parcel was allocated one Frontage Benefit Unit for each linear foot of the parcel’s frontage on Sepulveda Boulevard and .66 Frontage Benefit Units for each linear foot of the parcel’s frontage on any other street located in the District.

Multifamily Residential Parcels and Open or Green space parcels were allocated 88.2416049127% of the benefit units that would otherwise be assigned pursuant to paragraphs A, B, and C, above.

#### **Step 2: Calculate the benefit units for each property.**

The number of each type of benefit unit allocated to each identified benefiting parcel within the Westchester Town Center District was determined from data obtained from the County of Los Angeles and third party real estate data service providers. These data sources provide Assessor Parcel Numbers, ownership, address, parcel size, gross building size, street front footage, and other needed information. This data provides a basis for calculating property-based assessments. All relevant data being used in assessment calculations has been provided, or attempted to be provided, to each property owner in the District for their review. All known or reported discrepancies or errors have been corrected.

**Step 3: Quantify total basic benefit units.**

In aggregate, for Zone 1 there are 1,853,453 Lot Benefit Units; 1,249,561 Improvement Benefit Units; and, 23,155 Frontage Benefit Units.

In aggregate, for Zone 2 there are 0 Lot Benefit Units; 0 Improvement Benefit Units; and, 2,887 Frontage Benefit Units.

**Step 4: Calculate “Basic Benefit Unit Cost” for special benefits.**

The annualized cost of the Services to be provided by the District in Zone 1 during 2022 is \$443,500 per year (before inflation adjustments). \$147,833 of these costs will be allocated based on Lot Benefit Units; \$147,833 based on Improvement Benefit Units; and \$147,833 based on Frontage Benefit Units.

The annualized cost of the Services to be provided by the District in Zone 2 during 2022 is \$23,978 per year (before inflation adjustments). \$0 of these costs will be allocated based on Lot Benefit Units; \$0 based on Improvement Benefit Units; and \$23,978 based on Frontage Benefit Units.

The cost per benefit unit for Zone 1 and Zone 2, respectively, is therefore as follows:

A. Lot Benefit Units:

$$\$147,833 / 1,853,453 = \$0.07976 \text{ per Lot Benefit Unit in Zone 1}$$

$$\$0 \text{ per Lot Benefit Unit in Zone 2}$$

B. Improvement Benefit Units:

$$\$147,833 / 1,249,561 = \$0.12049 \text{ per Improvement Benefit Unit in Zone 1}$$

$$\$0 \text{ per Improvement Benefit Unit in Zone 2}$$

C. Frontage Benefit Units:

$$\$147,833 / 23,155 = \$6.38446 \text{ per Frontage Benefit Unit in Zone 1}$$

$\$23,978 / 2,887 = \$8.30551$  per Frontage Benefit Unit in Zone 2

**Step 5: Determine Assessment Formula.**

Combining the calculations from Steps 1 and 4, the assessment formula is therefore:

Zone 1 District assessment formula (for most parcels) =  $(\$0.07976 \times \text{square feet of parcel size on Sepulveda Boulevard}) + (\$0.12049 \times \text{square feet of improvements on Sepulveda Boulevard}) + (\$6.38446 \times \text{linear feet of frontage on Sepulveda Boulevard}) + (\$0.05317 \times \text{square feet of parcel size on any other street}) + (\$0.07887 \times \text{square feet of improvements on any other street}) + (\$4.25626 \times \text{linear feet of frontage on any other street})$ .

Zone 1 District assessment formula for Long Term Airport Parking Parcels =  $(\$0.07976 \times \text{square feet of parcel size on Sepulveda Boulevard}) + (\$6.38446 \times \text{linear feet of frontage on Sepulveda Boulevard}) + (\$0.05317 \times \text{square feet of parcel size on any other street}) + (\$4.25626 \times \text{linear feet of frontage on any other street})$ .

Zone 1 District assessment formula for Fenced Vacant Lots =  $(\$6.38446 \times \text{linear feet of frontage on Sepulveda Boulevard}) + (\$4.25626 \times \text{linear feet of frontage on any other street})$ .

Zone 1 District assessment formula for Open or Green Space Parcels and Multifamily Residential Parcels =  $.882416049127 \times \text{assessment as calculated under general formula}$ .

Zone 2 District assessment formula =  $(\$0.0 \times \text{square feet of parcel size}) + (\$0.0 \times \text{square feet of improvements}) + (\$8.30551 \times \text{linear feet of frontage})$ .

**Step 6. Spread the Assessments.**

The resultant assessment spread calculations for each parcel within the District are shown in an attachment to this Engineer’s Report and were determined by applying the District assessment formula to each benefiting property. This list of all identified benefiting parcels in the District area delineates each parcel and its benefit units for parcel area, improvement size, and linear street frontage.

During the ten-year effective term of the District, it is likely that some parcels within the District will be developed with additional commercial improvements or will see the demolition of existing improvements. 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 Step 5 of this Engineer’s Report. Pursuant to Government Code Section 53750(h)(3), such recalculation does not constitute an “increase” of assessment that requires the conduct of a new ballot proceeding. Such a proceeding will be required if the assessment formula is itself changed.

Assessment rates may be adjusted annually by the Owner’s Association to reflect changes 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 fiscal year. Specific, maximum annual assessment rates, by year, subject to City approval, for the term of the proposed District are shown below:

**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
Frt Ft / Sepulveda	\$6.38446	\$6.70368	\$7.03887	\$7.39081	\$7.76035	\$8.14837	\$8.55579	\$8.98358	\$9.43276	\$9.90439
Frt 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 / Frt Ft	\$8.30551	\$8.72079	\$9.15682	\$9.61467	\$10.09540	\$10.60017	\$11.13018	\$11.68669	\$12.27102	\$12.88457

**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 X 12,000 sf of parcel size on Sepulveda Boulevard) + (\$0.12049 X 7,400 square feet of improvements on Sepulveda Boulevard) + (\$6.38446 X 60 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 X square feet of parcel size) + (\$0.0 X square feet of improvements) + (\$8.30551 X 50 linear feet of frontage) = \$0 + \$0 + \$415.28 = \$415.28.

**ATTACHMENT 1  
WESTCHESTER TOWN CENTER PBID PROPERTY INFORMATION  
and  
ASSESSMENTS FOR 2022**

#	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