

ATTACHMENT 1

SOUTH LOS ANGELES INDUSTRIAL TRACT BUSINESS IMPROVEMENT DISTRICT RENEWAL ASSESSMENT ENGINEER’S REPORT

*Being Renewed for a 4 Year Term Pursuant to
California Streets and Highways Code Section 36600 et seq.
Property & Business Improvement District Act of 1994, as amended*

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

December 19, 2019

FINAL*

***Subject to SLAIT BID Board approval**

ASSESSMENT ENGINEER’S REPORT

To Whom It May Concern:

I hereby certify to the best of my professional knowledge and experience that each of the identified benefiting properties located within the proposed South Los Angeles Industrial Tract Business Improvement District ("SLAIT BID") being renewed for a four (4) year term will receive a special benefit over and above the benefits conferred on the public at large and that the amount of the proposed assessment is proportional to, and no greater than the benefits conferred on each respective property.

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



A handwritten signature in blue ink that reads "Edward V. Henning". The signature is written over a horizontal line and extends below it.

RPE #26549 **December 19, 2019**

Edward V. Henning

Date

(NOT VALID WITHOUT SIGNATURE AND CERTIFICATION SEAL HERE)

Introduction

This report serves as the “detailed engineer’s report” required by Section 4(b) of Article XIII D of the California Constitution (Proposition 218) to support the benefit property assessments to be levied within the proposed SLAIT BID in the City of Los Angeles, California being renewed for a four (4) year term. The discussion and analysis contained within this Report constitutes the required “nexus” of rationale between assessment amounts levied and special benefits conferred on real properties within the proposed renewed SLAIT BID.

Background

The SLAIT BID is a property-based benefit assessment type district being renewed for a four (4) year term pursuant to Section 36600 et seq. of the California Streets and Highways Code (as amended), also known as the Property and Business Improvement District Law of 1994 (the “Act”). Due to the benefit assessment nature of assessments levied within a property and business improvement district (“PBID”), district program costs are to be distributed amongst all identified benefiting properties based on the proportional amount of special program benefit each property is expected to derive from the assessments levied. Within the Act, frequent references are made to the concept of relative “benefit” received from PBID programs and activities versus amount of assessment paid. Only those properties expected to derive special benefits from PBID funded programs and activities may be assessed and only in an amount proportional to the relative special benefits expected to be received.

Supplemental Article XIID Section 4(b) California Constitution

Proposition 218 Procedures and Requirements

Proposition 218, approved by the voters of California in November of 1996, adds a supplemental array of procedures and requirements to be carried out prior to levying a property-based assessment like the SLAIT BID. These requirements are in addition to requirements imposed by State and local assessment enabling laws. These requirements were “chaptered” into law as Article XIID Section 4(b) of the California Constitution.

Since Article XIID provisions will affect all subsequent calculations to be made in the final assessment formula for the SLAIT BID, these supplemental requirements will be taken into account. The key provisions of Article XIID along with a description of how the SLAIT BID complies with each of these provisions are delineated below.

(Note: All section references below pertain to Article XIII of the California Constitution):

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

Setting and Boundary Description

The South Los Angeles Industrial Tract Business Improvement District (SLAIT BID) is approximately 22 blocks consisting of 272 identified assessed parcels. It encompasses all parcels bounded roughly by Slauson Avenue on the north, Florence Avenue on the south, Central Avenue on the east and Avalon Boulevard on the west - excluding the US Postal Facility property between Gage Avenue and Florence Avenue from just east of McKinley Avenue to Central Avenue. The US Post facility parcel is not included in the SLAIT BID and services will not be provided to this because of restricted access and Federal security measures. There are no changes proposed to the existing SLAIT BID boundaries.

This industrial area is clearly and distinctively defined by industrial land uses and building types. The SLAIT BID is bounded by general commercial, retail and residential properties on the east, west, and south and separated by railroad tracks on the north.

Benefit Zones

There is one benefit zone within the SLAIT BID.

Boundary Rationale

Northern Boundary

The northern boundary of the SLAIT BID is defined by the centerline of Slauson Avenue between the centerline of Avalon Boulevard on the west and the centerline of Central Avenue on the east. The northern boundary was chosen because all parcels to the south of Slauson Avenue are industrial land uses and zoning while those north of Slauson Avenue are separated from those south of Slauson Avenue by railroad tracks and represent more general commercial, retail and residential land uses and zoning with much different service needs than are provided by the industrial based SLAIT BID. No SLAIT BID services will be provided north of the centerline of Slauson Avenue.

Eastern Boundary

The eastern boundary of the SLAIT BID is defined by the centerline of Central Avenue between the centerline of Slauson Avenue on the north and Gage Avenue on the south; the centerline of Gage Avenue between the centerline of Central Avenue on the east and the eastern property line of the abandoned railroad right of way on the west which is approximately parallel to and east of McKinley Avenue; and, the eastern property line of said abandoned railroad right of way between the centerline of Gage Avenue on the north and the centerline of Florence Avenue on the south. The eastern boundary was chosen because all parcels to the west of Central Avenue and said abandoned railroad right of way are industrial land uses and zoning while those east of Central Avenue between Slauson Avenue and Gage Avenue represent more general commercial, retail and residential land uses and zoning with much different service needs than are provided by the industrial based SLAIT BID. The US Postal Facility property between Gage Avenue and Florence Avenue from the east property line of said abandoned railroad right of way to Central Avenue is not included in the SLAIT BID because of restricted access and Federal security measures. In addition, the US Attorney General has opined that in accordance with the Supremacy Clause of the US Constitution, federally owned properties are exempt from local property taxes and assessments. No SLAIT BID services will be provided east of the centerline of

SOUTH LOS ANGELES INDUSTRIAL TRACT BID – ASSESSMENT ENGINEER’S REPORT

Central Avenue between Slauson Avenue and Gage Avenue nor will SLAIT BID services be provided to the US Postal facility parcel as described above.

Southern Boundary

The southern boundary of the SLAIT BID is defined by the centerline of Florence Avenue between the eastern property line of the abandoned railroad right of way which lies approximately parallel to and east of McKinley Avenue on the east and the centerline of Avalon Boulevard on the west. The southern boundary was chosen because all parcels to the north of Florence Avenue between said abandoned railroad right of way and Avalon Boulevard are industrial land uses and zoning while those south of Florence Avenue represent more general commercial, retail and residential land uses and zoning with much different service needs than are provided by the industrial based SLAIT BID. No SLAIT BID services will be provided south of the centerline of Florence Avenue.

Western Boundary

The western boundary of the SLAIT BID is defined by the centerline of Avalon Boulevard between the centerline of Florence Avenue on the south and the centerline of Slauson Avenue on the north. The western boundary was chosen because all parcels to the east of Avalon Boulevard between Florence Avenue and Slauson Avenue are industrial land uses and zoning while those west of Avalon Boulevard represent more general commercial, retail and residential land uses and zoning with much different service needs than are provided by the industrial based SLAIT BID. No SLAIT BID services will be provided west of the centerline of Avalon Boulevard.

A list of all parcels included in the proposed renewed SLAIT BID is shown as Appendix 1, attached to this Report identified by their respective Los Angeles County assessor parcel number and common street address. The boundary of the proposed renewed SLAIT BID is shown on the map of the proposed renewed SLAIT BID attached as Appendix 2 to this Report.

All identified assessed parcels within the above-described boundaries shall be assessed to fund supplemental special benefit programs, services and improvements as outlined in this Report and in the Management District Plan. All SLAIT BID funded services, programs and improvements provided within the above described boundaries shall confer special benefit to identified assessed parcels inside the SLAIT BID boundaries and none will be provided outside of the SLAIT BID. Each assessed parcel within the SLAIT BID will proportionately specially benefit from the SLAIT BID funded programs and services (i.e. security, streetscape services, marketing, program management and operations). These services, programs and improvements are intended to improve commerce, employment, rents and occupancy rates and investment viability of individually assessed parcels and businesses on them within the SLAIT BID. The SLAIT BID confers special benefits on each and every individually assessed parcel by reducing crime, litter, debris, graffiti, all considered detractions if not contained and properly managed. All SLAIT BID funded services programs and improvements are considered supplemental, above normal base level services provided by the City of Los Angeles and are only provided for the special benefit of assessed parcels within the boundaries of the proposed renewed SLAIT BID.

The SLAIT BID includes 272 parcels, all of which are identified as assessable within one Benefit Zone and which are listed in the Assessment Roll included as Appendix 1. A SLAIT BID Boundary Map is included as Appendix 2.

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

QUANTITATIVE BENEFIT ANALYSIS

As stipulated in Article XIID Section 4(b) of the California Constitution, assessment district programs and activities confer a combination of general and special benefits to properties, but the only program benefits that can be assessed are those that provide special benefit to the assessed properties. For the purposes of this analysis, a “general benefit” is hereby defined as: “A benefit to properties in the area and in the surrounding community or benefit to the public in general resulting from the improvement, activity, or service to be provided by the assessment levied”. “Special benefit” as defined by the California State Constitution means a distinct benefit over and above general benefits conferred on real property located in the district or to the public at large.

The property uses within the boundaries of the SLAIT BID that will receive special benefits from SLAIT BID funded programs and services are currently a mix of industrial, manufacturing and heavy commercial. Services, programs and improvements provided and funded by the SLAIT BID (i.e. security, streetscape services, marketing, program management and operations) are primarily designed to provide special benefits to identified assessed parcels and the predominantly industrial uses within the boundaries of the SLAIT BID as described in the Work Plan starting on page 11 of this Report.

The proposed renewed SLAIT BID programs, improvements and services and Year 1 – 2021 budget allocations are shown in the Table below:

SLAIT BID Year 1 – 2021 Special Benefit Assessment Budget

SECURITY *	STREETSCAPE SERVICES	MARKETING	PROGRAM MANAGEMENT	OPERATIONS	TOTAL
77.6633%	10.1569%	0.1338%	9.0256%	3.0204%	100.00%
\$638,473 *	\$83,500	\$1,100	\$74,200	\$24,831	\$822,104

** Note: Up to \$100,000 (plus general benefits and any approved annual assessment rate increase) of the Security Budget category will be placed in reserve in years 1 through 3 for future upgrade/replacement of integrated security components projected to occur in Year 3 or 4.*

The special benefits conferred on assessed parcels within the SLAIT BID are particular and distinct to each and every identified assessed parcel within the SLAIT BID and are not provided to non-assessed parcels outside of the SLAIT BID. These programs, services and improvements will only be provided to each individual assessed parcel within the SLAIT BID boundaries and, in turn, confer proportionate “special benefits” to each assessed parcel.

In the case of the SLAIT BID, the very nature of the purpose of this SLAIT BID is to fund supplemental

programs, services and improvements to assessed parcels within the SLAIT BID boundaries above and beyond what is being currently funded either via normal tax supported methods or other funding sources. The City of Los Angeles does not provide these programs and services. All benefits derived from the assessments to be levied on assessed parcels within the SLAIT BID are for services, programs and improvements directly benefiting each individual assessed parcel within the SLAIT BID. No SLAIT BID funded services, activities or programs will be provided outside of the SLAIT BID boundaries.

While every attempt is made to provide SLAIT BID services and programs to confer benefits only to those identified assessed parcels within the SLAIT BID, the California State Constitution was amended via Proposition 218 to stipulate that general benefits exist, either by design or unintentional, in all assessment districts and that a portion of the program costs must be considered attributable to general benefits and assigned a value. General benefits cannot be funded by assessment revenues. General benefits might be conferred on parcels within the SLAIT BID, or “spillover” onto parcels surrounding the SLAIT BID, or to the public at large who might be passing through the SLAIT BID with no intention of transacting business within the SLAIT BID or interest in the SLAIT BID itself.

Empirical assessment engineering analysis throughout California has found that general benefits within a given business improvement district tend to range from 2-6% of the total costs. There are three methods that have been used by this Assessment Engineer for determining general and special benefit values within assessment districts:

- (1) The parcel by parcel allocation method
- (2) The program/activity line item allocation method, and
- (3) The composite district overlay determinant method.

A majority of PBIDs in California for which this Assessment Engineer has provided assessment engineering services since the enactment of Proposition 218, (Article XIIIID Section 4(b) of the California Constitution) have used Method #3, the composite district overlay determinant method which will be used for the SLAIT BID. This method of computing the value of general benefit involves a composite of three distinct types of general benefit – general benefit to assessed parcels within the SLAIT BID, general benefit to the public at large within the SLAIT BID and general benefit to parcels outside the SLAIT BID.

General Benefit – Assessed Parcels within SLAIT BID

SLAIT BID funded programs are narrowly designed and carefully implemented to specially benefit the assessed SLAIT BID parcels and are only provided for the special benefit to each and every assessed parcel within the SLAIT BID. It is the opinion of this Assessment Engineer, based on over 30 years of professional assessment engineering experience, that nearly 100% of benefits conferred on assessed parcels within the SLAIT BID are distinct and special but in the case of the SLAIT BID, it is projected that there are 0.25% general benefits conferred on these assessed parcels. This high ratio of special benefits to general benefits is because the SLAIT BID funded programs and services are specially geared to the unique needs of each assessed parcel within the SLAIT BID and are directed specially only to these assessed parcels within the SLAIT BID. This concept is further reinforced by the proportionality of special benefits conferred on each assessed parcel within the SLAIT BID as

SOUTH LOS ANGELES INDUSTRIAL TRACT BID – ASSESSMENT ENGINEER’S REPORT

determined by the special benefit assessment formula as it is applied to the unique and varying property characteristics of each assessed parcel. The computed 0.25% general benefit value on assessed parcels within the SLAIT BID equates to \$2,055 or $(.25\% \times \$822,104)$.

General Benefit – Public At Large

While the SLAIT BID funded programs are narrowly designed and carefully implemented to specially benefit the assessed SLAIT BID properties and are only provided for the special benefit to each and every assessed parcel within the SLAIT BID, these SLAIT BID funded programs may also provide an incidental general benefit to the public at large within the SLAIT BID. Assessment Engineering experience in California has found that generally well over 95% of people moving about within BID boundaries are engaged in business related to assessed parcels and businesses contained on them within the BID, while the public at large “just passing through” is typically much less than 5%. Based on this experience curve, the non-pedestrian friendly industrial nature of the SLAIT BID, the limited access to the SLAIT BID area to the public with the extensive security measures in place and the focused nature of the proposed SLAIT BID funded programs and over 30 years of assessment engineering experience, it is the opinion of this Assessment Engineer that general benefit factors for each of the SLAIT BID funded special benefit program element costs that might provide an immediate general benefit to the public at large are as shown in the chart below. These factors are applied to each program element costs in order to compute the dollar and percent value of general benefits to the public at large. The total dollar value of this general benefit type equates to \$5,666 as delineated in the following Table:

GENERAL BENEFITS TO “PUBLIC AT LARGE”

	A	B	C	E
Program Element	Dollar Allocation	General Benefit Percent	General Benefit Factor	General Benefit Value (A x C)
SECURITY	\$638,473	0.75%	0.0075	\$4,789
STREETSCAPE SERVICES	\$83,500	0.75%	0.0075	\$626
MARKETING	\$1,100	0.25%	0.0025	\$3
PROGRAM MANAGEMENT	\$74,200	0.25%	0.0025	\$186
OPERATIONS	<u>\$24,831</u>	0.25%	0.0025	<u>\$62</u>
Total	\$822,104			\$5,666

Spillover General Benefits to Parcels Outside of SLAIT BID

While SLAIT BID programs and services will not be provided directly to parcels outside the SLAIT BID boundaries, it is reasonable to conclude that SLAIT BID services may confer an indirect general benefit on parcels immediately adjacent to the SLAIT BID boundaries. An inventory of the SLAIT BID boundaries finds that the SLAIT BID is surrounded by 100 commercially zoned parcels with commercial uses that are all across major boulevards and/or railroad tracks from the SLAIT BID.

The surrounding parcels outside the SLAIT BID boundaries can reasonably be assumed to receive some indirect general benefit as a result of SLAIT BID funded programs, services and improvements. Based

SOUTH LOS ANGELES INDUSTRIAL TRACT BID – ASSESSMENT ENGINEER’S REPORT

on over 30 years of assessment engineering experience, it is the opinion of this Assessment Engineer that a benefit factor of 1.0 be attributed to the 272 identified assessed parcels within the SLAIT BID and a benefit factor of 0.025 be attributed to general benefits conferred on the 100 commercial zoned and used parcels across a street from the SLAIT BID. The dollar value of this general benefit type equates to \$7,556 as delineated in the Table below.

“Spillover” General Benefits

Parcel Type	Quantity	Benefit Factor	Benefit Units	Benefit Percent	Benefit Value
Identified Assessed Parcels in SLAIT BID	272	1.000	272.000	99.0893%	\$822,104
Comm Zoned/Used Parcels Out	100	0.025	2.500	0.9107%	\$7,556
TOTAL			274.500	100.00%	\$829,660

Composite General Benefit

Based on the general benefit values delineated in the three sections above, the total value of general benefits conferred on assessed parcels within the SLAIT BID, the public at large and parcels outside the SLAIT BID equates to \$15,277 (\$2,055 + \$5,666 + \$7,556) or 1.8244%. This leaves a value of 98.1756% assigned to special benefit related costs. The general benefit value of \$15,277 when added to the special benefit value of \$822,104 (Year 1 –2021 assessments) equates to a total Year 1 – 2021 program cost of \$837,381. Remaining costs that are attributed to general benefits, will need to be derived from other sources.

The program cost allocations of the SLAIT BID assessment revenues (special benefits) for Year 1 (2021) are shown in the Table on page 15 of this Report. The projected program cost allocations of the SLAIT BID assessment revenues (special benefits) for the 4-year SLAIT BID term, assuming a 5% maximum annual assessment rate increase, are shown in the Table on page 16 of this Report.

All program costs associated with general benefits will be derived from sources other than SLAIT BID assessments.

A breakdown of projected special and general benefits for each year of the 4-year renewal term, assuming a 5% maximum annual assessment rate increase is shown in the following Table:

4 Year Special + General Benefits (Assumes max of 5% Annual Increase)

YR		PROGRAM CATEGORY	SPECIAL BENEFITS	GENERAL BENEFITS	TOTAL BENEFITS	% OF TOTAL
1	2021	SECURITY	\$638,473	\$11,865	\$650,338	77.6633%
		STREETSCAPE SERVICES	\$83,500	\$1,552	\$85,052	10.1569%
		MARKETING	\$1,100	\$20	\$1,120	0.1338%
		PROGRAM MANAGEMENT	\$74,200	\$1,379	\$75,579	9.0256%
		OPERATIONS	<u>\$24,831</u>	<u>\$461</u>	<u>\$25,292</u>	<u>3.0204%</u>
		TOTAL	\$822,104	\$15,277	\$837,381	100.00%
2	2022	SECURITY	\$670,397	\$12,458	\$682,855	77.6633%
		STREETSCAPE SERVICES	\$87,675	\$1,630	\$89,305	10.1569%
		MARKETING	\$1,155	\$21	\$1,176	0.1338%
		PROGRAM MANAGEMENT	\$77,910	\$1,448	\$79,358	9.0256%
		OPERATIONS	<u>\$26,073</u>	<u>\$484</u>	<u>\$26,557</u>	<u>3.0204%</u>
		TOTAL	\$863,210	\$16,041	\$879,251	100.00%
3	2023	SECURITY	\$703,917	\$13,081	\$716,998	77.6633%
		STREETSCAPE SERVICES	\$92,059	\$1,712	\$93,771	10.1569%
		MARKETING	\$1,213	\$22	\$1,235	0.1338%
		PROGRAM MANAGEMENT	\$81,806	\$1,520	\$83,326	9.0256%
		OPERATIONS	<u>\$27,377</u>	<u>\$508</u>	<u>\$27,885</u>	<u>3.0204%</u>
		TOTAL	\$906,372	\$16,843	\$923,215	100.00%
4	2024	SECURITY	\$739,113	\$13,735	\$752,848	77.6633%
		STREETSCAPE SERVICES	\$96,662	\$1,798	\$98,460	10.1569%
		MARKETING	\$1,274	\$23	\$1,297	0.1338%
		PROGRAM MANAGEMENT	\$85,896	\$1,596	\$87,492	9.0256%
		OPERATIONS	<u>\$28,746</u>	<u>\$533</u>	<u>\$29,279</u>	<u>3.0204%</u>
		TOTAL	\$951,691	\$17,685	\$969,376	100.00%

As discussed on pages 12 and 15 of this Report, up to \$100,000 (plus general benefits and any approved annual assessment rate increase) of the Security budget category will be placed in reserve in Year 1, 2 and 3 for integrated security system components replacement/upgrade projected to occur in Year 3 or 4. An isolation view of the Security budget category delineating projected actual yearly Security expenditures and accrued/expended reserve funds for special and general benefits is shown in the following Table:

Projected Security Reserves

YR		PROGRAM CATEGORY	SPECIAL BENEFITS	GENERAL BENEFITS	TOTAL BENEFITS	% OF SECURITY	% OF TOTAL
1	2021	SECURITY EXPENDITURES	\$538,473	\$10,007	\$548,480	84.33763%	
		SECURITY RESERVE	\$100,000	\$1,858	\$101,858	15.66237%	
		TOTAL	\$638,473	\$11,865	\$650,338	100.00%	77.6633%
		ACCRUED SECURITY RESERVE	\$100,000	\$1,858	\$101,858		
		EXPENDED SECURITY RESERVE	\$0	\$0	\$0		
2	2022	SECURITY EXPENDITURES	\$565,397	\$10,507	\$575,904	84.33763%	
		SECURITY RESERVE	\$105,000	\$1,951	\$106,951	15.66237%	
		TOTAL	\$670,397	\$12,458	\$682,855	100.00%	77.6633%
		ACCRUED SECURITY RESERVE	\$205,000	\$3,809	\$208,809		
		EXPENDED SECURITY RESERVE	\$0	\$0	\$0		
3	2023	SECURITY EXPENDITURES	\$593,667	\$11,032	\$604,699	84.33763%	
		SECURITY RESERVE	\$110,250	\$2,049	\$112,299	15.66237%	
		TOTAL	\$703,917	\$13,081	\$716,998	100.00%	77.6633%
		ACCRUED SECURITY RESERVE *	\$315,250*	\$5,858*	\$321,108*		
		EXPENDED SECURITY RESERVE	\$315,250	\$5,858	\$321,108		
4	2024	SECURITY EXPENDITURES	\$739,113	\$13,735	\$752,848	100.0000%	
		SECURITY RESERVE	\$0	\$0	\$0	0.0000%	
		TOTAL	\$739,113	\$13,735	\$752,848	100.00%	77.6633%
		ACCRUED SECURITY RESERVE	\$0	\$0	\$0		
		EXPENDED SECURITY RESERVE	\$0	\$0	\$0		

*May be carried over to Year 4 if not expended in Year 3.

It is the opinion of this Assessment Engineer, that special benefits for assessment funds placed in reserve within the Security budget category as shown in the Table above, will be conferred on each and every assessed parcels within the SLAIT BID at the time these reserved funds are spent, now projected to be in Year 3 or 4 of the 4-Year SLAIT BID term. The reason for placing these funds in reserve is to have sufficient accrued funds in order to implement a universal upgrade/replacement of integrated security components, i.e. cameras, security software, and street crossing gates (arms, cabinets and mechanisms) as discussed on pages 12 and 15 of this Report.

The accrued Security reserve fund shall be capped each year as shown in the Table entitled: “Projected Security Reserves” on page 10 of this Report. If the security reserve funds are not drawn down and expended in full, the remainder will be spent on other security related expenses.

If the SLAIT BID is not renewed again at the end of the proposed 4-Year renewal term, any remaining Security reserve funds being held at that time will be expended on security related expenses. As is the case with any unexpended/unencumbered SLAIT BID funds remaining at the end of a renewal term if the SLAIT BID is not renewed again, such funds would be returned to SLAIT BID property owners in accordance with State PBID Law and City policy.

DISTRICT WORK PLAN

Overview

The Programs and activities to be funded by the SLAIT BID include security, streetscape services, marketing, program management and operations. The property uses within the boundaries of the SLAIT BID that will receive special benefits from SLAIT BID funded programs, services and improvements are currently a unique mix of industrial, manufacturing and heavy commercial. SLAIT BID funded activities are primarily designed to provide special benefits as described below to identified assessed parcels within the boundaries of the SLAIT BID.

These benefits are particular and distinct to each and every identified assessed parcel within the SLAIT BID and are not provided to non-assessed parcels outside of the SLAIT BID. These programs, services and improvements will only be provided to each individual assessed parcel within the SLAIT BID boundaries and, in turn, confer proportionate "special benefits" to each assessed parcel.

In the case of the SLAIT BID, the very nature of the purpose of this BID is to fund supplemental programs, services and improvements to assessed parcels within the SLAIT BID boundaries above and beyond the base line services provided by the City of Los Angeles. The City of Los Angeles does not provide these supplemental programs and services. All benefits derived from the assessments to be levied on assessed parcels within the SLAIT BID are for services, programs and improvements directly benefiting each individual assessed parcel within the SLAIT BID. No SLAIT BID funded services, activities or programs will be provided outside of the SLAIT BID boundaries.

The program special benefit allocations of the SLAIT BID assessment revenues for Year 1 (2021) are shown in the Table on page 15 of this Report. The projected program special benefit allocations of the SLAIT BID assessment revenues for the 4-year SLAIT BID term, assuming a 5% maximum annual assessment rate increase, are shown in the Table on page 16 of this Report.

WORK PLAN DETAILS

The property uses within the boundaries of the SLAIT BID which will receive special benefits from SLAIT BID funded programs and services are currently almost entirely industrial based or heavy commercial. Services, programs and improvements provided by the SLAIT BID (i.e. security, streetscape services, marketing, program management and operations) are designed to provide special benefits as described below to identified assessed parcels and the industrial/commercial land uses within the boundaries of the SLAIT BID. It is noted that 100% of the SLAIT BID funds are allocated to “clean and safe” programs and related management and operation expenses.

The following programs, services and improvements are proposed by the SLAIT BID to specially

benefit each and every individually assessed parcel within the SLAIT BID boundaries. SLAIT BID services, programs and improvements will not be provided to parcels outside the SLAIT BID boundary.

1) **SECURITY** \$650,337 (Special and General Benefits)

The Security program provides services 24 hours per day, 7 days per week to each and every assessed parcel within the SLAIT BID through a combination of bicycle and vehicular patrols. These services are intended to deter property theft, scavenging, illegal dumping and other related issues. Uniformed safety patrol officers provide a variety of security and safety services by assisting property owners, patrons, visitors and employees and support police crime prevention efforts to reduce the incidence of crime and quality of life issues.

In addition to the security patrols, security personnel in the SLAIT BID monitor the SLAIT BID’s system of sixty video cameras 24 hours per day, 7 days a week. The video monitoring acts as a dispatcher by observing incidents and dispatching either the bike patrol or vehicle patrol to investigate. This allows the SLAIT BID to contact LAPD to assist when necessary.

Security also includes operation and maintenance of over a dozen automatic opening security gate arm pairs that serve as a “traffic calming” measure after dark to slightly delay access to interior roadways within the SLAIT BID to deter speeding/racing within the SLAIT BID. The gates serve the same purpose as “speed bumps” in residential neighborhoods but which are impractical in a heavy industrial area such as the SLAIT BID with an abundance of heavy trucking traffic and loads in and out of the area all hours of day and night.

It is noted that, included in the maintenance cost of security features, i.e. cameras, security software, and street crossing gates (arms, cabinets and mechanisms), is a reserve to replace and upgrade these features when they become excessively worn and/or obsolete. The cameras, gate mechanisms and operating software are all integrated and require a universal upgrade of all components at the same time in order to operate properly in a synchronized manner. They cannot be upgraded in a phased or piecemeal fashion over multiple years. It is projected that complete replacement of these components could cost upwards of \$300,000 (in a Year 1 cost basis) and could occur within operating Year 3 or 4. In order to have sufficient funds available for this one-time expense within the 4-year SLAIT BID term, up to \$100,000 (plus general benefit costs and any approved annual assessment rate increase) will be placed in reserve from the Security budget category in Years 1, 2 and 3 of the renewed 4-year SLAIT BID.

The accrued Security reserve fund shall be capped each year as shown in the Table entitled: “Projected Security Reserves” on page 10 of this Report. If the security reserve funds are not drawn down and expended in full, the remainder will be spent on other security related expenses.

This Assessment Engineer has determined that proportionate special benefits will be conferred on each and every parcel in the SLAIT BID in the operation year that the reserve funds are expended on the security component upgrades. Detailed annual budgets will be prepared by the Owner’s Association Board and included in an Annual Plan for the City Council’s review and approval as the timing and prioritized needs of these projects is refined each year.

Since the SLAIT BID’s inception, SLAIT BID funded Security program element has been extremely effective in helping to reduce local crime within the SLAIT BID with a strong relationship with LAPD. A significant reduction in criminal related incidents and arrests within the SLAIT BID have resulted due to the SLAIT BIDs interaction with LAPD and the presence of SLAIT BID funded security patrols and monitoring systems within the SLAIT BID.

The SLAIT BID funded Security program element will confer proportionate special benefits to each and every identified and assessed parcel within the proposed SLAIT BID. As a result of the SLAIT BID funded Security program element, assessed parcels may attract more commercial and industrial clients, employees, tenants and investors and thereby may increase business volumes, sales transactions, industrial/commercial occupancies, industrial/commercial rental income and return on investments.

The SLAIT BID funded Security program element is designed to improve industrial commerce, security and safety of assessed parcels for their tenants, patrons, visitors and employees within the SLAIT BID which may reduce criminal activity and criminal elements, both considered detractions to commerce, industrial/commercial occupancy and rental rates and investment return if not contained and properly managed.

2) Streetscape Services \$85,052 (Special and General Benefits)

Streetscape Services includes regular programmed and response oriented sidewalk sweeping and pressure washing, graffiti abatement, removal of trash and discarded bulky items, and other related streetscape related issues that may arise. Streetscape Services are provided directly to and for the special benefit of each and every assessed parcel within the SLAIT BID.

The SLAIT BID funded Streetscape Services program element will confer proportionate special benefits to each and every identified and assessed parcel within the proposed SLAIT BID. As a result of the SLAIT BID funded Streetscape Services program element, assessed parcels may attract more industrial clients, employees, tenants and investors which may increase business volumes, sales transactions, industrial/commercial occupancies, industrial/commercial rental income and return on investments.

The SLAIT BID funded Streetscape Services program element is designed to improve industrial commerce and aesthetics and appearance of assessed parcels within the SLAIT BID for their tenants, patrons, visitors and employees by reducing litter, debris and graffiti, all considered detractions to commerce, industrial/commercial occupancy and rental rates and investment return if not contained and properly maintained and managed.

3) Marketing \$1,120 (Special and General Benefit Costs)

“Marketing” includes production of a quarterly newsletter that is distributed to all property owners in the SLAIT BID. Marketing also includes the cost of conducting the annual meeting of property and business owners.

This component is designed to specially benefit and improve the informational needs of property and business owners within the SLAIT BID. This special benefit program is designed to inform owners, employees and tenants of localized issues including safety and security which, in turn, may increase

business volumes, sales transactions, commercial occupancies, commercial rental income and return on investments for each parcel and business within the SLAIT BID. Marketing programs will only be provided for parcels and businesses located within the SLAIT BID boundaries.

4) Program Management \$75,580 (Special and General Benefit Costs)

“Program Management” includes the cost of personnel to oversee implementation of this Management District Plan and the various programs, services and improvement projects delineated in this Plan during the SLAIT BID’s 4-year term. This element also includes oversight of the Owners’ Association’s compliance with the terms of its contract with the City. Program Management also includes accounting/bookkeeping fees and Directors & Officers and General Liability insurance.

This component is key to the proper expenditure of SLAIT BID assessment funds and the administration of SLAIT BID programs and activities that are intended to provide consistent and effective “clean and safe” services for the safety and appeal of assessed properties within the SLAIT BID which may in turn, increase business volumes, industrial occupancies and rental income and return on investments for each parcel and business within the SLAIT BID. Operations pertain only to the operation of the SLAIT BID and will only be provided for matters pertaining to each individual assessed parcel within the SLAIT BID boundaries that will, in turn, specially benefit from this activity.

5) Operations \$25,292 (Special and General Benefit Costs)

“Operations” includes the costs associated with operating a successful and professional SLAIT BID such as legal services, printing, postage, supplies, production of the Annual Planning Report and Budget and quarterly reports. It also covers the costs associated with SLAIT BID renewal, as well as City and/or County fees associated with their oversight of the SLAIT BID

This component is key to the proper expenditure of SLAIT BID assessment funds and the administration of SLAIT BID programs and activities that are intended to provide consistent and effective “clean and safe” services for the safety and appeal of assessed properties within the SLAIT BID which may in turn, increase business volumes, industrial occupancies and rental income and return on investments for each parcel and business within the SLAIT BID. Operations pertain only to the operation of the SLAIT BID and will only be provided for matters pertaining to each individual assessed parcel within the SLAIT BID boundaries that will, in turn, specially benefit from this activity.

In summary, all SLAIT BID funded services, programs and improvements described above confer special benefits to identified assessed parcels inside the SLAIT BID boundaries and none will be provided outside of the SLAIT BID. Each assessed parcel within the SLAIT BID will proportionately specially benefit from security, streetscape services, marketing, program management and operations. These services, programs and improvements are intended to improve commerce, employment, rents, occupancy rates and investment viability of assessed parcels within the SLAIT BID by reducing crime, litter, debris, graffiti and making capital improvements. SLAIT BID Funded programs, services and improvements are intended to improve industrial commerce and aesthetic appeal for each assessed parcel within the SLAIT BID and its tenants, patrons, visitors and employees by properly managing the reduction of crime, litter, debris and graffiti, all considered detractions to commerce, industrial/commercial occupancy and rental rates and investment return if not contained and properly

managed. All SLAIT BID funded services programs and improvements are considered supplemental, above normal base level services provided by the City of Los Angeles and are only provided for the special benefit of each and every assessed parcel within the boundaries of the SLAIT BID.

WORK PLAN BUDGET

Each identified assessed parcel within the SLAIT BID will be assessed for the proportionate special benefit conferred upon it. The projected SLAIT BID program special benefit (assessment) cost allocation budget for Year 1 (2021) is shown in the following Table:

SLAIT BID Year 1 (2021) Special Benefit Assessment Budget

SECURITY	STREETSCAPE SERVICES	MARKETING	PROGRAM MANAGEMENT	OPERATIONS	TOTAL
77.6633%	10.1569%	0.1338%	9.0256%	3.0204%	100.00%
\$638,473	\$83,500	\$1,100	\$74,200	\$24,831	\$822,104

In order to carry out the SLAIT BID programs outlined in the previous section, a Year 1 assessment budget of \$822,104 is projected. Since the SLAIT BID is planned for a 4-year term, projected program costs for future years (Years 2-4) are set at the inception of the SLAIT BID. While future inflationary and other program cost increases are unknown at this point, a built-in maximum increase of 5% per annum, commensurate to special benefits received by each assessed parcel, is incorporated into the projected program costs and assessment rates for the 4-year SLAIT BID term.

It is noted that, included in the maintenance cost of security features, i.e. cameras, security software, and street crossing gates (arms, cabinets and mechanisms), is a reserve to replace and upgrade these features when they become excessively worn and/or obsolete. The cameras, gate mechanisms and operating software are all integrated and require a universal upgrade of all components at the same time in order to operate properly in a synchronized manner. They cannot be upgraded in a phased or piecemeal fashion over multiple years. It is projected that complete replacement of these components could cost upwards of \$300,000 (in a Year 1 cost basis) and could occur within operating Year 3 or 4. In order to have sufficient funds available for this one-time expense within the 4-year SLAIT BID term, up to \$100,000 (plus general benefit costs and any approved annual assessment rate increase) will be placed in reserve from the Security budget category in Years 1, 2 and 3 of the renewed 4-year SLAIT BID.

The accrued Security reserve fund shall be capped each year as shown in the Table entitled: “Projected Security Reserves” on page 10 of this Report. If the security reserve funds are not drawn down and expended in full, the remainder will be spent on other security related expenses.

This Assessment Engineer has determined that proportionate special benefits will be conferred on each and every parcel in the SLAIT BID in the operation year that the reserve funds are expended on the security component upgrades. Detailed annual budgets will be prepared by the Owner’s Association Board and included in an Annual Plan for the City Council’s review and approval as the timing and prioritized needs of these projects is refined each year.

SOUTH LOS ANGELES INDUSTRIAL TRACT BID – ASSESSMENT ENGINEER’S REPORT

Other unexpended funds, if any, may be reapportioned the following year for related programs, services and improvements in accordance with City policy. Detailed annual budgets will be prepared by the Owner’s Association Board and included in an Annual Plan for the City Council’s review and approval.

It is recognized that market conditions may cause the cost of providing goods and services to fluctuate from year to year during the 4-year term of the proposed renewed SLAIT BID. Accordingly, the Owners’ Association shall have the ability to reallocate up to 10% of any budget line item, within the budget categories, based on such cost fluctuations subject to the review and approval by the Owners’ Association Board and in accordance with City policy. Such reallocation will be included in the Annual Planning Report for the approval by the Los Angeles City Council pursuant to the Streets and Highways Code Section 36650. Any accrued interest or delinquent payments may be expended in any budget category in accordance with City policy.

A 4-year projected SLAIT BID budget is shown in the following Table:

YEAR 1-4 PROJECTED DISTRICT ASSESSMENT BUDGET SUMMARY (Special Benefits)

(Assumes 5% max rate increase per year)

YEAR		SECURITY	STREETSCAPE SERVICES	MARKETING	PROGRAM MANAGEMENT	OPERATIONS	TOTAL
		77.6633%	10.1569%	0.1338%	9.0256%	3.0204%	100.00%
1	2021	\$638,473	\$83,500	\$1,100	\$74,200	\$24,831	\$822,104
2	2022	\$670,397	\$87,675	\$1,155	\$77,910	\$26,073	\$863,210
3	2023	\$703,917	\$92,059	\$1,213	\$81,806	\$27,377	\$906,372
4	2024	\$739,113	\$96,662	\$1,274	\$85,896	\$28,746	\$951,691

The SLAIT BID assessments may increase for each individual parcel each year during the 4-year effective operating period, but not to exceed 5% per year, commensurate to special benefits received by each assessed parcel, and must be approved by the Owners’ Association Board of Directors, included in the Annual Planning Report and adopted by the City of Los Angeles City Council. Any accrued interest and delinquent payments will be expended within the budgeted categories in accordance with City policy. The Owners’ Association Board of the Directors (“Property Owner’s Association of the SLAIT BID”) shall determine the percentage increase to the annual assessment and the methodology employed to determine the amount of the increase. The Owners’ Association Executive Director shall communicate the annual increase to the City each year in which the SLAIT BID operates at a time determined in the Administration Contract held between the Owners’ Association and the City of Los Angeles. No bonds are to be issued in conjunction with the proposed renewed SLAIT BID.

Pursuant to Section 36671 of the Streets and Highways Code, any unexpended funds remaining after the 4th year of operation may be rolled over into the renewal budget or, if not encumbered pursuant to the Management Plan, returned to stakeholders in accordance with City policy. SLAIT BID assessment funds may be used to pay for costs related to the following SLAIT BID renewal term. If the SLAIT

BID is not renewed or terminated for any reason, unexpended/unencumbered funds will be returned to the property owners in accordance with State Law and City policy.

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

Each identified assessed parcel within the district will be assessed based on property characteristics unique only to that parcel. Based on the specific needs and corresponding nature of the program activities to be funded by the proposed renewed SLAIT BID (i.e. security, streetscape services, marketing, program management and operations). It is the opinion of this Assessment Engineer that the assessment factors on which to base assessment rates relate directly to the proportionate amount of parcel land area within one Benefit Zone.

The calculated assessment rates are applied to the actual measured parameters of each parcel and thereby are proportional to each and every other identified assessed parcel within the district as a whole. Larger parcels are expected to impact the demand for services and programs to a greater extent than smaller land areas and thus, are assigned a greater proportionate degree of assessment program and service costs.

The proportionate special benefit assessment for each parcel has been calculated based on proportionate formula components and is listed as an attachment to the Management District Plan and this Report. The individual percentages (i.e. proportionate relationship to the total special benefit related program and activity costs) is computed by dividing the individual parcel assessment by the total special benefit program value.

Finding 4. From Section 4(a): “No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel.”

Not only are the proposed program costs reasonable due to the benefit of group purchasing and contracting which would be possible through the proposed renewed SLAIT BID, they are also considerably less than other options considered by the SLAIT BID Renewal Committee. The actual assessment rates for each parcel within the SLAIT BID directly relate to the level of service and, in turn, special benefit to be conferred on each parcel based on the respective building area, land area and street frontage of each parcel within one Benefit Zone.

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

The State Constitution - Article 13D (Proposition 218) states that “parcels within a District that are owned or used by any agency, the State of California or the United States shall not be exempt from assessment unless the agency can demonstrate by clear and convincing evidence that those publicly-owned parcels in fact receive no special benefit.”

SOUTH LOS ANGELES INDUSTRIAL TRACT BID – ASSESSMENT ENGINEER’S REPORT

At this time there is one government owned parcel within the proposed SLAIT BID, APN 6007-001-900 located at 5844 Avalon Boulevard; it is owned by the City of Los Angeles Housing Authority who had entered into a long term land and air rights lease with a private entity, D Delat Partnership, for private use. There is no government agency land use or occupancy on this parcel, only private use and occupancy.

It is the opinion of this Assessment Engineer that this privately used and occupied parcel, even though the underlying land is government owned, will proportionately specially benefit from the SLAIT BID funded security, streetscape services, marketing and administration/operations to the same extent as other privately owned parcels. There is no compelling evidence that this identified assessable government owned parcel described above would not benefit equally to privately owned parcels and, thus, will be assessed in the same manner as privately owned parcels in the SLAIT BID.

The Year 1 - 2021 assessment for this parcel is \$1,464.75 (0.178% of the total SLAIT BID assessment) based on a parcel land area of 15,750 sq ft.

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

This report serves as the “detailed engineer’s report” to support the benefit property assessments proposed to be levied within the proposed renewed SLAIT BID.

Finding 7. From Section 4(c): “The amount of the proposed assessment for each parcel shall be calculated (along with) the total amount thereof chargeable to the entire district, the duration of such payments, the reason for such assessment and the basis upon which the amount of the proposed assessment was calculated.”

The individual and total parcel assessments attributable to special property benefits are shown in Appendix 1 to the Management District Plan and this Report. The proposed renewed SLAIT BID and resultant assessment levies will continue for 4-years and may be renewed again at that time. The reasons (purposes) for the proposed assessments are outlined in Finding 2 above as well as in the Management District Plan. The calculation basis of the proposed assessment is attributed to parcel land area.

Assessment Formula Methodology

Step 1. Select “Basic Benefit Unit(s)”

Background - Assessment Formula Development

The method used to determine special benefits derived by each identified assessed property within a BID begins with the selection of a suitable and tangible basic benefit unit. For property related services, such as those proposed in the SLAIT BID, the benefit unit may be measured in linear feet of street frontage or parcel size in square feet or building size in square feet or any combination of these factors. Factor quantities for each parcel are then measured or otherwise ascertained. From these figures, the amount of benefit units to be assigned to each property can be calculated. Special circumstances such as unique geography, land uses, development constraints etc. are carefully reviewed relative to specific programs and improvements to be funded by a BID in order to determine any levels of different benefit

that may apply on a parcel-by-parcel or categorical basis.

Based on the factors described above such as geography and nature of programs and activities proposed, an assessment formula is developed which is derived from a singular or composite basic benefit unit factor or factors. Within the assessment formula, different factors may be assigned different “weights” or percentage of values based on their relationship to programs/services to be funded.

Next, all program and activity costs, including incidental costs, SLAIT BID administration and ancillary program costs, are estimated. It is noted, as stipulated in Article XIID Section 4(b) of the California Constitution, and now required of all property-based assessment Districts, indirect or general benefits costs may not be incorporated into the assessment formula and levied on the SLAIT BID properties; only direct or “special” benefits and costs may be considered. Indirect or general benefit costs, if any, must be identified and, if quantifiable, calculated and factored out of the assessment cost basis to produce a “net” cost figure. In addition, Article XIID Section 4(b) of the California Constitution also no longer automatically exempts publicly owned property from being assessed unless the respective public agency can provide clear and convincing evidence that their property does not specially benefit from the programs and services to be funded by the proposed special assessments. If special benefit is determined to be conferred upon such properties, they must be assessed in proportion to special benefits conferred in a manner similar to privately owned property assessments. (See pages 17-18 of this Report for discussion regarding publicly owned parcels within the SLAIT BID).

From the estimated net program costs, the value of a basic benefit unit or “basic net unit cost” can be computed by dividing the total amount of estimated net program costs by the total number of benefit units. The amount of assessment for each parcel can be computed at this time by multiplying the Net Unit Cost times the number of Basic Benefit Units per parcel. This is known as “spreading the assessment” or the “assessment spread” in that all costs are allocated proportionally or “spread” amongst all benefitting properties within a BID.

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

SLAIT BID Assessment Formula

Based on the specific needs and corresponding nature of the program activities to be funded by the proposed renewed SLAIT BID (i.e. security, streetscape services, marketing, program management and operations) it is the opinion of this Assessment Engineer that the assessment factor on which to base assessment rates relate directly to the proportionate amount of parcel land area within one Benefit Zone.

The “Basic Benefit Unit” will be expressed as a function of land square footage (Benefit Unit “A”). Based on the shape of the proposed renewed SLAIT BID, as well as the nature of the SLAIT BID program elements, it is determined that all identified assessed properties will gain a direct and proportionate degree of special benefit based on the respective amount of parcel land area within one Benefit Zone.

For the singular land use types (i.e. industrial/manufacturing) within the SLAIT BID and the low profile

building patterns, parcel land area quantity is a proven method of fairly and equitably spreading special benefit costs to these beneficiaries of SLAIT BID funded services, programs and improvements. This single factor directly relates to the degree of special benefit each assessed parcel will receive from SLAIT BID funded activities.

Land area is a direct measure of the current and future development capacity of each parcel and its corresponding impact or draw on SLAIT BID funded activities. In the opinion of this Assessment Engineer, the targeted weight of this factor, parcel land area, should generate 100% of the total SLAIT BID revenue.

Step 2. Quantify Total Basic Benefit Units

Taking into account all identified specially benefiting parcels within the SLAIT BID and their respective assessable benefit units, rates, quantities and assessment revenues are shown in the following Tables:

Year 1 – 2021 - Assessable Benefit Units

LAND AREA (SF)	# OF PARCELS	# OF ASSESSABLE PARCELS
8,839,827	272	272

Year 1 – 2021 Projected Assessment Revenue

LAND AREA ASSMT REVENUE
\$822,103.91
100.00%

Step 3. Calculate Benefit Units for Each Property.

The number of Benefit Units for each identified benefiting parcel within the proposed renewed SLAIT BID was computed from data extracted from County Assessor records and maps. These data sources delineate current land uses, property areas and dimensions of record for each tax parcel. While it is understood that this data does not represent legal field survey measurements or detailed title search of recorded land subdivision maps or building records, it does provide an acceptable basis for the purpose of calculating property-based assessments. All respective property data being used for assessment computations will be provided to each property owner in the SLAIT BID for their review. If a property owner believes there is an error on a parcel’s assessed footages, the SLAIT BID may confirm the data with the LA County Assessor’s office. If SLAIT BID data matches Assessor’s data, the property owner may opt to work with the Assessor’s office to correct the data so that the SLAIT BID assessment may be corrected.

Step 4. Determine Assessment Formula

In the opinion of this Assessment Engineer the assessment formula for the proposed renewed SLAIT

BID is as follows:

Assessment = Land Area (Unit A) Sq Ft x Unit A Rate,

YEAR 1 –2021 Assessment Rate

LAND AREA ASSMT RATE (\$/SQ FT)
\$0.093

Changes to Parcel Size

Any changes in parcel size as a result of land adjustments including but not limited to lot splits, consolidations, subdivisions, street dedications, right of way setbacks shall have their assessment adjusted upon final City approval of such parcel adjustments.

Other Future Development

Other than future maximum rates and the assessment methodology delineated in this Report, per State Law (Government Code Section 53750), future assessments may increase for any given parcel if such an increase is attributable to events other than an increased rate or revised methodology, such as a change in the density, intensity, or nature of the use of land. Any change in assessment formula methodology or rates other than as stipulated in this Report would require a new Proposition 218 ballot procedure in order to approve any such changes.

The complete Year 1 – 2021 assessment roll of all parcels to be assessed by the SLAIT BID is included in this Report as Appendix I.

Assessment Formula Unit Rate

Using figures from the Assessable Benefit Units Table and the Projected Assessment Revenue Table on page 20 of this Report, the assessment rate is calculated as follows:

Land Area Rate (Unit A)

$(\$822,103.91 \times 100\%) / 8,839,827 \text{ units} = \$0.093/\text{sq ft land area}$

Step 5. Estimate Total SLAIT BID Costs

The total projected 4-year costs (special benefits) for 2021-2024 of the SLAIT BID are shown in the Table on page 16 of this Report assuming a maximum increase per year, commensurate to special benefits received by each assessed parcel.

Step 6. Separate General Benefits from Special Benefits and Related Costs (Article XIID Section 4(b) of the California Constitution – Proposition 218)

Total Year 1 benefits are estimated at \$837,381. General benefits are factored at 1.8244% of the total benefits (see Finding 2 beginning on page 5 of this Report) with special benefits set at 98.1756%. Article XIID Section 4(b) of the California Constitution limits the levy of property assessments to costs attributed to special benefits only. The 1.8244% general benefit value is computed to be \$15,277 with a resultant 98.1756% special benefit limit computed at \$822,104. Based on current property data and land uses, this is the maximum amount of Year 1 (2021) revenue that can be derived from property assessments from the subject SLAIT BID.

All program costs associated with general benefits will be derived from sources other than SLAIT BID assessments.

Step 7. Calculate “Basic Unit Cost”

With a YR 1 - 2021 assessment revenue portion of the budget set at \$822,104 (special benefit only), the Basic Unit Costs (rates) are shown earlier in Step 4. Since the SLAIT BID is proposed to be renewed for a 4-year term, maximum assessments for future years (2022-2024) must be set at the inception of the proposed renewed SLAIT BID. An annual inflationary assessment rate increase of up to 5%, commensurate to special benefits received by each assessed parcel, may be imposed for future year assessments, on approval by the SLAIT BID Property Owner’s Association. The maximum assessment rates for the 4-year proposed renewed SLAIT BID term of 2021-2024 are shown in the Table below. The assessment rates listed constitute the maximum assessment rates that may be imposed for each year of the proposed renewed SLAIT BID term (2021-2024).

In addition, any annual budget surplus or deficit will be incorporated into the subsequent year’s budget. Within the constraints of the annual adjustment, annual assessments will be set to account for surpluses or deficits carried forward in accordance with City policy.

**SLAIT BID – 4 Year Maximum Assessment Rates
(Includes a 5%/Yr. Max Increase)**

LAND AREA ASSMT RATE (\$/SQ FT)
<u>YR 1 - 2021</u>
\$0.093
<u>YR 2 - 2022</u>
\$0.0977
<u>YR 3 - 2023</u>
\$0.1026
<u>YR 4 - 2024</u>
\$0.1077

SAMPLE ASSESSMENT CALCULATIONS:

A 50,000 sq ft lot

$$\text{Land} = 50,000 \times 9.3¢/\text{SF} = \$ 4,650.00$$

$$\text{TOTAL YEAR 1 ASSESSMENT} = \underline{\underline{\$ 4,650.00}}$$

The complete Year 1 – 2021 assessment roll of all parcels to be assessed by the SLAIT BID is included in this Report as Appendix I.

Step 8. Spread the Assessments

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

Miscellaneous SLAIT BID Provisions

Time and Manner of Collecting Assessments:

Assessments for the Property Tax Year beginning July 1, 2020 and ending June 30, 2024, shall be collected at the same time and in the same manner as ad valorem taxes paid to the County of Los Angeles (Operation Years 2021-2024). The SLAIT BID assessments shall appear as a separate line item on the property tax bills issued by the Los Angeles County Assessor. The City of Los Angeles 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 the Management District Plan.

Bonds:

No bonds are to be issued in conjunction with this proposed renewed SLAIT BID.

Duration

As allowed by State PBID Law, the SLAIT BID will have a four (4) year operational term from January 1, 2021 to December 31, 2024. The proposed renewed SLAIT BID operation is expected to begin services on January 1, 2021. If the SLAIT BID is not renewed again at the end of the proposed 4-year renewal term, services will end on December 31, 2024.

APPENDIX 1

SLAIT BID YR 1 – 2021 ASSESSMENT ROLL

SOUTH LOS ANGELES INDUSTRIAL TRACT BID – ASSESSMENT ENGINEER’S REPORT

APN	SITUS ADDRESS	Land Area (Sq Ft)	YR 1-2021 Assessment	% of Total
6007001001	5826 AVALON BLVD	16,900	\$1,571.70	0.191%
6007001005	5850 AVALON BLVD	7,500	\$697.50	0.085%
6007001006	5856 AVALON BLVD	14,700	\$1,367.10	0.166%
6007001007	620 E SLAUSON AVE	54,900	\$5,105.70	0.621%
6007001008	640 E SLAUSON AVE	54,900	\$5,105.70	0.621%
6007001009	680 E SLAUSON AVE	36,600	\$3,403.80	0.414%
6007001900	5844 S AVALON AVE	15,750	\$1,464.75	0.178%
6007002001	702 E SLAUSON AVE	36,600	\$3,403.80	0.414%
6007002008	766 E SLAUSON AVE	18,300	\$1,701.90	0.207%
6007002009	N/A	18,300	\$1,701.90	0.207%
6007002017	701 E 59TH ST	16,473	\$1,531.99	0.186%
6007002018	647 E 59TH ST	80,427	\$7,479.71	0.910%
6007002019	611 E 59TH ST	48,450	\$4,505.85	0.548%
6007002020	5862 AVALON BLVD	22,450	\$2,087.85	0.254%
6007002021	5862 AVALON BLVD	3,442	\$320.11	0.039%
6007002022	5884 AVALON BLVD	22,500	\$2,092.50	0.255%
6007002023	711 E 59TH ST	49,920	\$4,642.56	0.565%
6007002024	725 E 59TH ST	35,168	\$3,270.62	0.398%
6007002026	725 E 59TH ST	11,812	\$1,098.52	0.134%
6007002027	762 E SLAUSON AVE	17,850	\$1,660.05	0.202%
6007002028	741 E 59TH ST	132,792	\$12,349.66	1.502%
6007002031	752 E SLAUSON AVE	36,100	\$3,357.30	0.408%
6007002032	712 E SLAUSON AVE	139,389	\$12,963.18	1.577%
6007003001	N/A	18,300	\$1,701.90	0.207%
6007003004	910 E SLAUSON AVE	35,763	\$3,325.96	0.405%
6007003005	916 E SLAUSON AVE	36,685	\$3,411.71	0.415%
6007003006	926 E SLAUSON AVE	36,705	\$3,413.57	0.415%
6007003007	936 E SLAUSON AVE	31,907	\$2,967.35	0.361%
6007003008	940 E SLAUSON AVE	15,430	\$1,434.99	0.175%
6007003011	935 E 59TH ST	111,221	\$10,343.55	1.258%
6007003012	931 E 59TH ST	17,633	\$1,639.87	0.199%
6007003013	911 E 59TH ST	58,140	\$5,407.02	0.658%
6007003014	909 E 59TH ST	32,300	\$3,003.90	0.365%
6007003015	905 E 59TH ST	32,300	\$3,003.90	0.365%
6007003016	841 E 59TH ST	32,300	\$3,003.90	0.365%
6007003022	900 E SLAUSON AVE	72,354	\$6,728.92	0.819%
6007003028	1040 E SLAUSON AVE	134,414	\$12,500.50	1.521%
6007003029	1010 E SLAUSON AVE	51,614	\$4,800.10	0.584%
6007003030	1000 E SLAUSON AVE	70,592	\$6,565.06	0.799%
6007003031	944 E SLAUSON AVE	31,522	\$2,931.55	0.357%
6007003032	817 E 59TH ST	40,375	\$3,754.88	0.457%
6007004001	830 E 59TH ST	54,600	\$5,077.80	0.618%
6007004002	850 E 59TH ST	27,300	\$2,538.90	0.309%

SOUTH LOS ANGELES INDUSTRIAL TRACT BID – ASSESSMENT ENGINEER’S REPORT

6007004003	890 E 59TH ST	27,300	\$2,538.90	0.309%
6007004004	902 E 59TH ST	54,600	\$5,077.80	0.618%
6007004005	912 E 59TH ST	13,650	\$1,269.45	0.154%
6007004006	914 E 59TH ST	13,650	\$1,269.45	0.154%
6007004007	1016 E 59TH ST	27,300	\$2,538.90	0.309%
6007004008	1020 E 59TH ST	102,047	\$9,490.37	1.154%
6007004009	5901 S CENTRAL AVE	75,913	\$7,059.91	0.859%
6007004010	917 E 60TH ST	102,400	\$9,523.20	1.158%
6007004012	851 E 60TH ST	22,300	\$2,073.90	0.252%
6007004013	845 E 60TH ST	22,300	\$2,073.90	0.252%
6007004014	823 E 60TH ST	22,300	\$2,073.90	0.252%
6007004015	859 E 60TH ST	22,300	\$2,073.90	0.252%
6007004016	909 E 60TH ST	22,300	\$2,073.90	0.252%
6007005001	608 E 59TH ST	49,178	\$4,573.55	0.556%
6007005004	620 E 59TH ST	16,653	\$1,548.73	0.188%
6007005007	730 E 59TH ST	13,650	\$1,269.45	0.154%
6007005008	738 E 59TH ST	13,650	\$1,269.45	0.154%
6007005009	750 E 59TH ST	14,868	\$1,382.72	0.168%
6007005013	645 E 60TH ST	26,760	\$2,488.68	0.303%
6007005014	5950 AVALON BLVD	96,926	\$9,014.12	1.096%
6007005015	5944 AVALON BLVD	19,065	\$1,773.05	0.216%
6007005016	747 E 60TH ST	89,200	\$8,295.60	1.009%
6007005018	620 E 59TH ST	53,781	\$5,001.63	0.608%
6007005019	610 E 59TH ST	55,146	\$5,128.58	0.624%
6007005020	812 E 59TH ST	51,870	\$4,823.91	0.587%
6007005025	720 E 59TH ST	54,600	\$5,077.80	0.618%
6007005026	728 E 59TH ST	27,300	\$2,538.90	0.309%
6007005027	733 E 60TH ST	44,600	\$4,147.80	0.505%
6007005028	701 E 60TH ST	22,300	\$2,073.90	0.252%
6007006002	650 E 60TH ST	40,758	\$3,790.49	0.461%
6007006005	716 E 60TH ST	13,380	\$1,244.34	0.151%
6007006006	718 E 60TH ST	13,380	\$1,244.34	0.151%
6007006007	724 E 60TH ST	18,701	\$1,739.19	0.212%
6007006008	736 E 60TH ST	22,300	\$2,073.90	0.252%
6007006009	740 E 60TH ST	33,450	\$3,110.85	0.378%
6007006010	806 E 60TH ST	33,450	\$3,110.85	0.378%
6007006011	820 E 60TH ST	22,300	\$2,073.90	0.252%
6007006012	805 E 61ST ST	17,300	\$1,608.90	0.196%
6007006013	801 E 61ST ST	20,760	\$1,930.68	0.235%
6007006016	713 E 61ST ST	13,840	\$1,287.12	0.157%
6007006017	709 E 61ST ST	8,650	\$804.45	0.098%
6007006018	701 E 61ST ST	8,650	\$804.45	0.098%
6007006019	651 E 61ST ST	17,300	\$1,608.90	0.196%
6007006020	637 E 61ST ST	21,798	\$2,027.21	0.247%
6007006021	633 E 61ST ST	12,802	\$1,190.59	0.145%
6007006024	615 E 61ST ST	51,900	\$4,826.70	0.587%
6007006025	6000 AVALON BLVD	76,083	\$7,075.72	0.861%
6007006026	654 E 60TH ST	13,260	\$1,233.18	0.150%

SOUTH LOS ANGELES INDUSTRIAL TRACT BID – ASSESSMENT ENGINEER’S REPORT

6007006027	664 E 60TH ST	8,840	\$822.12	0.100%
6007006029	721 E 61ST ST	34,600	\$3,217.80	0.391%
6007006030	717 E 61ST ST	20,760	\$1,930.68	0.235%
6007007001	832 E 60TH ST	22,300	\$2,073.90	0.252%
6007007002	840 E 60TH ST	16,725	\$1,555.43	0.189%
6007007003	846 E 60TH ST	28,990	\$2,696.07	0.328%
6007007004	906 E 60TH ST	26,760	\$2,488.68	0.303%
6007007005	918 E 60TH ST	27,875	\$2,592.38	0.315%
6007007006	936 E 60TH ST	17,840	\$1,659.12	0.202%
6007007007	938 E 60TH ST	26,760	\$2,488.68	0.303%
6007007008	950 E 60TH ST	15,572	\$1,448.20	0.176%
6007007009	1000 E 60TH ST	76,868	\$7,148.72	0.870%
6007007015	925 E 61ST ST	51,940	\$4,830.42	0.588%
6007007016	921 E 61ST ST	17,300	\$1,608.90	0.196%
6007007017	901 E 61ST ST	33,735	\$3,137.36	0.382%
6007007018	845 E 61ST ST	9,515	\$884.90	0.108%
6007007019	831 E 61ST ST	8,650	\$804.45	0.098%
6007007020	831 E 61ST ST	34,600	\$3,217.80	0.391%
6007007021	1011 E 61ST ST	9,583	\$891.22	0.108%
6007007022	6005 S CENTRAL AVE	60,608	\$5,636.54	0.686%
6007008001	830 E 61ST ST	30,275	\$2,815.58	0.342%
6007008002	830 E 61ST ST	17,300	\$1,608.90	0.196%
6007008003	900 E 61ST ST	23,355	\$2,172.02	0.264%
6007008004	910 E 61ST ST	30,275	\$2,815.58	0.342%
6007008005	918 E 61ST ST	6,920	\$643.56	0.078%
6007008006	938 E 61ST ST	35,151	\$3,269.04	0.398%
6007008007	940 E 61ST ST	54,028	\$5,024.60	0.611%
6007008008	6101 S CENTRAL AVE	26,784	\$2,490.91	0.303%
6007008009	6135 S CENTRAL AVE	29,998	\$2,789.81	0.339%
6007008010	1001 E 62ND ST	26,967	\$2,507.93	0.305%
6007008011	945 E 62ND ST	29,576	\$2,750.57	0.335%
6007008012	931 E 62ND ST	15,840	\$1,473.12	0.179%
6007008013	923 E 62ND ST	17,820	\$1,657.26	0.202%
6007008014	901 E 62ND ST	30,690	\$2,854.17	0.347%
6007008015	901 E 62ND ST	19,800	\$1,841.40	0.224%
6007008016	901 E 62ND ST	22,770	\$2,117.61	0.258%
6007008017	825 E 62ND ST	19,800	\$1,841.40	0.224%
6007009001	6100 AVALON BLVD	6,160	\$572.88	0.070%
6007009002	6106 AVALON BLVD	19,790	\$1,840.47	0.224%
6007009003	620 E 61ST ST	15,570	\$1,448.01	0.176%
6007009004	624 E 61ST ST	27,680	\$2,574.24	0.313%
6007009005	640 E 61ST ST	17,300	\$1,608.90	0.196%
6007009006	652 E 61ST ST	13,840	\$1,287.12	0.157%
6007009007	658 E 61ST ST	8,650	\$804.45	0.098%
6007009008	718 E 61ST ST	34,600	\$3,217.80	0.391%
6007009009	724 E 61ST ST	17,300	\$1,608.90	0.196%
6007009010	738 E 61ST ST	8,650	\$804.45	0.098%
6007009011	742 E 61ST ST	8,650	\$804.45	0.098%

SOUTH LOS ANGELES INDUSTRIAL TRACT BID – ASSESSMENT ENGINEER’S REPORT

6007009012	746 E 61ST ST	17,300	\$1,608.90	0.196%
6007009013	800 E 61ST ST	8,650	\$804.45	0.098%
6007009014	806 E 61ST ST	8,650	\$804.45	0.098%
6007009015	810 E 61ST ST	21,625	\$2,011.13	0.245%
6007009018	811 E 62ND ST	15,840	\$1,473.12	0.179%
6007009019	801 E 62ND ST	29,898	\$2,780.51	0.338%
6007009020	739 E 62ND ST	27,720	\$2,577.96	0.314%
6007009021	725 E 62ND ST	7,920	\$736.56	0.090%
6007009022	721 E 62ND ST	13,745	\$1,278.29	0.155%
6007009023	707 E 62ND ST	39,517	\$3,675.08	0.447%
6007009024	661 E 62ND ST	19,800	\$1,841.40	0.224%
6007009025	6130 AVALON BLVD	99,000	\$9,207.00	1.120%
6007009026	817 E 62ND ST	15,840	\$1,473.12	0.179%
6007010001	6200 AVALON BLVD	99,000	\$9,207.00	1.120%
6007010002	642 E 62ND ST	17,820	\$1,657.26	0.202%
6007010003	704 E 62ND ST	21,780	\$2,025.54	0.246%
6007010007	800 E 62ND ST	39,600	\$3,682.80	0.448%
6007010008	808 E 62ND ST	19,800	\$1,841.40	0.224%
6007010009	817 E GAGE AVE	17,110	\$1,591.23	0.194%
6007010010	807 E GAGE AVE	14,751	\$1,371.84	0.167%
6007010011	777 E GAGE AVE	18,375	\$1,708.88	0.208%
6007010012	735 E GAGE AVE	14,619	\$1,359.57	0.165%
6007010013	719 E GAGE AVE	14,560	\$1,354.08	0.165%
6007010014	701 E GAGE AVE	18,063	\$1,679.86	0.204%
6007010015	647 E GAGE AVE	28,774	\$2,675.98	0.326%
6007010016	645 E GAGE AVE	10,744	\$999.19	0.122%
6007010017	617 E GAGE AVE	17,850	\$1,660.05	0.202%
6007010018	619 E GAGE AVE	53,123	\$4,940.44	0.601%
6007010019	711 S GAGE AVE	14,525	\$1,350.83	0.164%
6007010020	725 E GAGE AVE	14,603	\$1,358.08	0.165%
6007010021	710 E 62ND ST	59,400	\$5,524.20	0.672%
6007011001	826 E 62ND ST	39,762	\$3,697.87	0.450%
6007011002	841 E GAGE AVE	73,616	\$6,846.29	0.833%
6007011003	850 E 62ND ST	39,640	\$3,686.52	0.448%
6007011004	860 E 62ND ST	30,492	\$2,835.76	0.345%
6007011005	890 E 62ND ST	45,302	\$4,213.09	0.512%
6007011009	900 E 62ND ST	71,003	\$6,603.28	0.803%
6007011010	1010 E 62ND ST	77,972	\$7,251.40	0.882%
6007011011	6309 S CENTRAL AVE	103,237	\$9,601.04	1.168%
6007015002	6424 MCKINLEY AVE	19,750	\$1,836.75	0.223%
6007015003	6430 MCKINLEY AVE	5,450	\$506.85	0.062%
6007015004	6504 MCKINLEY AVE	7,480	\$695.64	0.085%
6007015005	6508 MCKINLEY AVE	17,760	\$1,651.68	0.201%
6007015006	6600 MCKINLEY AVE	42,620	\$3,963.66	0.482%
6007015007	6614 MCKINLEY AVE	15,200	\$1,413.60	0.172%
6007015008	6626 MCKINLEY AVE	7,630	\$709.59	0.086%
6007015009	6630 MCKINLEY AVE	7,630	\$709.59	0.086%
6007015010	6714 MCKINLEY AVE	8,940	\$831.42	0.101%

SOUTH LOS ANGELES INDUSTRIAL TRACT BID – ASSESSMENT ENGINEER’S REPORT

6007015011	6718 MCKINLEY AVE	17,950	\$1,669.35	0.203%
6007015012	6728 MCKINLEY AVE	8,970	\$834.21	0.101%
6007015017	6900 MCKINLEY AVE	22,000	\$2,046.00	0.249%
6007015018	6920 MCKINLEY AVE	22,080	\$2,053.44	0.250%
6007015020	7002 MCKINLEY AVE	7,380	\$686.34	0.083%
6007015021	7012 MCKINLEY AVE	22,190	\$2,063.67	0.251%
6007015022	7100 MCKINLEY AVE	36,950	\$3,436.35	0.418%
6007015023	6800 MCKINLEY AVE	21,260	\$1,977.18	0.241%
6007015024	6820 MCKINLEY AVE	22,550	\$2,097.15	0.255%
6007015025	6828 MCKINLEY AVE	13,020	\$1,210.86	0.147%
6007015026	6830 MCKINLEY AVE	10,100	\$939.30	0.114%
6007015027	802 E GAGE AVE	40,280	\$3,746.04	0.456%
6007016001	737 E FLORENCE AVE	13,320	\$1,238.76	0.151%
6007016002	725 E FLORENCE AVE	9,960	\$926.28	0.113%
6007016003	7111 MCKINLEY AVE	19,414	\$1,805.50	0.220%
6007016004	7101 MCKINLEY AVE	39,504	\$3,673.87	0.447%
6007016009	6807 MCKINLEY AVE	19,400	\$1,804.20	0.219%
6007016012	6700 STANFORD AVE	26,775	\$2,490.08	0.303%
6007016013	6800 STANFORD AVE	23,175	\$2,155.28	0.262%
6007016014	6900 STANFORD AVE	97,369	\$9,055.32	1.101%
6007016015	6920 STANFORD AVE	22,500	\$2,092.50	0.255%
6007016016	6924 STANFORD AVE	11,250	\$1,046.25	0.127%
6007016017	7006 STANFORD AVE	22,500	\$2,092.50	0.255%
6007016018	7020 STANFORD AVE	45,000	\$4,185.00	0.509%
6007016019	7100 STANFORD AVE	16,875	\$1,569.38	0.191%
6007016023	7001 MCKINLEY AVE	49,763	\$4,627.96	0.563%
6007016025	6715 MCKINLEY AVE	10,670	\$992.31	0.121%
6007016026	701 E FLORENCE AVE	27,757	\$2,581.40	0.314%
6007016028	N/A	19,400	\$1,804.20	0.219%
6007016029	6901 MCKINLEY AVE	47,530	\$4,420.29	0.538%
6007016030	6715 MCKINLEY AVE	58,200	\$5,412.60	0.658%
6007017001	750 E GAGE AVE	18,270	\$1,699.11	0.207%
6007017002	730 E GAGE AVE	11,977	\$1,113.86	0.135%
6007017003	720 E GAGE AVE	20,300	\$1,887.90	0.230%
6007017004	702 E GAGE AVE	34,510	\$3,209.43	0.390%
6007017005	6500 STANFORD AVE	50,864	\$4,730.35	0.575%
6007017006	6506 STANFORD AVE	24,240	\$2,254.32	0.274%
6007017007	6510 STANFORD AVE	46,789	\$4,351.38	0.529%
6007017008	6600 STANFORD AVE	30,481	\$2,834.73	0.345%
6007017009	6600 STANFORD AVE	22,500	\$2,092.50	0.255%
6007017013	6633 MCKINLEY AVE	9,700	\$902.10	0.110%
6007017014	6627 MCKINLEY AVE	9,700	\$902.10	0.110%
6007017015	6609 MCKINLEY AVE	40,740	\$3,788.82	0.461%
6007017016	6527 MCKINLEY AVE	9,700	\$902.10	0.110%
6007017017	6515 MCKINLEY AVE	33,950	\$3,157.35	0.384%
6007017018	6505 MCKINLEY AVE	17,340	\$1,612.62	0.196%
6007017019	6501 MCKINLEY AVE	9,750	\$906.75	0.110%
6007017020	6425 MCKINLEY AVE	11,100	\$1,032.30	0.126%

SOUTH LOS ANGELES INDUSTRIAL TRACT BID – ASSESSMENT ENGINEER’S REPORT

6007017021	6624 STANFORD AVE	67,500	\$6,277.50	0.764%
6007018002	644 E GAGE AVE	7,500	\$697.50	0.085%
6007018003	644 E GAGE AVE	25,670	\$2,387.31	0.290%
6007018004	N/A	15,109	\$1,405.14	0.171%
6007018006	6430 AVALON BLVD	55,545	\$5,165.69	0.628%
6007018007	6500 AVALON BLVD	69,340	\$6,448.62	0.784%
6007018008	6518 AVALON BLVD	17,250	\$1,604.25	0.195%
6007018009	6550 AVALON BLVD	17,250	\$1,604.25	0.195%
6007018010	6600 AVALON BLVD	34,000	\$3,162.00	0.385%
6007018011	6604 AVALON BLVD	25,500	\$2,371.50	0.288%
6007018012	6700 AVALON BLVD	103,500	\$9,625.50	1.171%
6007018013	6710 AVALON BLVD	34,500	\$3,208.50	0.390%
6007018014	6625 STANFORD AVE	73,500	\$6,835.50	0.831%
6007018015	6623 STANFORD AVE	24,500	\$2,278.50	0.277%
6007018021	6493 STANFORD AVE	153,155	\$14,243.42	1.733%
6007018026	638 E GAGE AVE	18,229	\$1,695.30	0.206%
6007018027	6400 AVALON BLVD	66,734	\$6,206.26	0.755%
6007018028	654 E GAGE AVE	5,000	\$465.00	0.057%
6007018029	NO SITE ADDRESS	9,260	\$861.18	0.105%
6007019001	6809 STANFORD AVE	67,620	\$6,288.66	0.765%
6007019002	6833 STANFORD AVE	28,175	\$2,620.28	0.319%
6007019003	6901 STANFORD AVE	12,250	\$1,139.25	0.139%
6007019004	6907 STANFORD AVE	12,250	\$1,139.25	0.139%
6007019005	6931 STANFORD AVE	30,625	\$2,848.13	0.346%
6007019006	7005 STANFORD AVE	30,625	\$2,848.13	0.346%
6007019007	655 E FLORENCE AVE	115,324	\$10,725.13	1.305%
6007019008	631 E FLORENCE AVE	13,485	\$1,254.11	0.153%
6007019011	7104 AVALON BLVD	21,495	\$1,999.04	0.243%
6007019012	7100 AVALON BLVD	34,500	\$3,208.50	0.390%
6007019013	7016 AVALON BLVD	31,050	\$2,887.65	0.351%
6007019014	7010 AVALON BLVD	20,920	\$1,945.56	0.237%
6007019015	7006 AVALON BLVD	29,600	\$2,752.80	0.335%
6007019016	6930 AVALON BLVD	39,500	\$3,673.50	0.447%
6007019017	6900 AVALON BLVD	34,500	\$3,208.50	0.390%
6007019018	6828 AVALON BLVD	69,000	\$6,417.00	0.781%
6007019019	6800 AVALON BLVD	96,111	\$8,938.32	1.087%
6007019020	605 E FLORENCE AVE	33,259	\$3,093.09	0.376%
		8,839,827	\$822,103.91	100%

APPENDIX 2

SLAIT BID BOUNDARY MAP

