

THE SOUTH LOS ANGELES INDUSTRIAL TRACT
MANAGEMENT DISTRICT PLAN

MANAGEMENT DISTRICT PLAN

*Being Formed Under California Streets and Highways Code Section 36600 et seq.
Property and Business Improvement District (PBID) Act of 1994*

Prepared for:
South Los Angeles Industrial Tract BID Association

Prepared By:
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MANAGEMENT DISTRICT PLAN

Table of Contents

- I. Management District Plan Summary – Page 2
- II. BID Boundaries – Map of District – Page 4
- III. Proposed 5 Year BID Work Plan and Budget - Page 7
- IV. Proposed BID Assessment Formula – Page 12
- V. Government Owned Parcels – Page 14
- VI. BID District Governance – Page 15
- VII. Proposed Rules and Regulation – Page 15
- VIII. Other Items – Page 15
- IX. Plan Author – Page 15

Appendix 1: Year 1 – 2015/2016 BID Assessment Roll

Attachment A: Certified Engineer’s Report

Note: Due to a projected Year 1 –2016 program cost reduction, the budget and assessment rate for Year 1 –2016 only, will be reduced approximately 12% from the base budget and assessment rate. The Year 1 – 2016 BID actual special benefit budget (and property assessments) are projected to be \$696,758. The actual assessment rate for Year 1 –2016 will be set at \$0.07920126 per square foot of land area for each assessed parcel. It is projected that future year program costs and property assessment rates will increase. This projected increase will be transitioned by setting a Year 1 – 2016 base budget at \$791,758 and a Year 1 – 2016 base assessment rate of \$0.09 per square foot of land area for each assessed parcel. Future program budgets and assessment rates for Years 2-5 (2017-2020) may be increased up to 3% maximum per year from the base Year 1 – 2016 base budget and base assessment rate upon approval of the Property Owners Association Board.

I. MANAGEMENT PLAN SUMMARY

The South Los Angeles Industrial Tract Business Improvement District (SLAIT BID) is being formed pursuant to Section 36600 of the California Streets and Highways Code for a 5 year period by a consortium of business and property owners within this industrial based business district. The SLAIT BID is a 22 block industrial and manufacturing district bounded roughly by Slauson Avenue to Florence Avenue and Central Avenue to Avalon Boulevard, excluding the large US Postal Service property west of Central Avenue to just east of McKinley Avenue between Gage Avenue and Florence Avenue. The purpose of the SLAIT BID is to provide and manage unique activities for this important industrial center, including security, streetscape services and related program administration. The SLAIT BID will enable the District property owners, working as a unit, to fund needed special benefit property and business related programs above what is provided by tax supported City of Los Angeles base level services.

Name: The name of the proposed District is the South Los Angeles Industrial Tract Business Improvement District

Boundary: Approximately 22 blocks, 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. There are no changes proposed to the existing BID boundaries.

Zones: There is one benefit zone within the proposed SLAIT BID.

Services: Security, streetscape services and program administration.

Benefits: “General Benefit” is 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.

Finance: Benefit assessment of 273 parcels of real property.

Budget: The projected Year 1 –2016 actual special benefit budget is \$696,758. This amount, is about 12% less than the Year 1 –2016 base budget of \$791,758 which shall represent the base year assessment revenue for setting revenues/budgets for future Years 2 through 5. Additional Year 1 - 2016 revenues of at least \$9,621 are projected to fund 1.20% in general benefit costs, and will be derived from other sources for a total Year 1 -2016 base budget for special and general benefit costs of \$801,379.

Formula: The proposed BID property assessments are based on a single factor – parcel land area. The Year 1 - 2016 actual assessment rate is \$0.07920126 per square foot of

land area for each identified parcel. This rate has been reduced for Year 1 –2016 only from the Year 1 base rate of \$0.09 per sq ft of land due to lower projected program costs only for Year 1-2016 of the proposed BID. The base rate of \$0.09 per sq ft of land shall be the basis of any future year assessment rate increases.

Cap: Assessment increases shall be capped at a maximum of 3% per year using a Year 1 - 2016 base rate of \$0.09 per sq ft of land as the basis for future increases, subject to approval by the BID Property Owners Association Board.

Renewal: District renewal is a two-step process. First, petitions signed by District property owners representing at least 50% of the total assessment to be levied must be secured. Second, property owners will be sent a ballot to vote on the District renewal. Returned ballots in support of the District renewal must outweigh those in opposition based on the amount of assessment to be levied as stated on the ballots.

Duration: The proposed BID will have a term of five (5) years. After five years, the petition and balloting process must be repeated in order to renew the district again and continue to levy assessments. Future renewals may extend up to 10 years at a time.

II. BID BOUNDARIES

General Setting

The South Los Angeles Industrial Tract Business Improvement District (BID) is approximately 22 blocks consisting of 273 identified assessed parcels. It encompasses all commercial and industrial zoned 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 PBID and services will not be provided to this parcel because of restricted access and Federal security measures. There are no changes proposed to the existing BID boundaries.

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

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 SLAIT BID. In order to ensure that parcels north of the northern boundary will not specially benefit from BID funded services and improvements, no BID services and improvements will be provided north of the centerline of Slauson Avenue, only south of said centerline of Slauson Avenue within the SLAIT BID boundaries.

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 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 PBID because of restricted access and Federal security measures. In addition the US Attorney General has opined that federally owned properties are exempt from local property taxes and assessments. In order to ensure that parcels east of the eastern boundary will not specially benefit from BID funded services and improvements, no BID services and improvements will be provided east of the eastern District boundary (including the US Postal Facility property), only west of the eastern boundary within the SLAIT BID boundaries.

No BID services will be provided east of the centerline of Central Avenue between Slauson Avenue and Gage Avenue nor will 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 SLAIT BID. In order to ensure that parcels south of the southern boundary will not specially benefit from BID funded services and improvements, no BID services and improvements will be provided south of the centerline of Florence Avenue, only north of said centerline of Florence Avenue within the SLAIT BID boundaries.

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 SLAIT BID. In order to ensure that parcels west of the western boundary will not specially benefit from BID funded services and improvements, no BID services and improvements will be provided west of the centerline of Avalon Boulevard, only east of said centerline of Avalon Boulevard within the SLAIT BID boundaries.

There is one benefit zone in the proposed district. All parcels within the above-mentioned boundaries shall be assessed to fund special benefit services as outlined in this plan. Services will only be provided to these parcels and no services will be provided outside of the district boundaries. The boundary of the proposed SLAIT BID and parcels within it are shown on the map of the proposed BID on page 6 of this Plan.

All identified parcels within the above-mentioned boundaries shall be assessed to fund special benefit programs and services as outlined herein and in the attached Engineer’s Report. Services, programs and improvements will only be provided to these parcels inside the District boundaries and none will be provided outside of the District boundaries. Each of the individual parcels assessed shall receive special benefits from the proposed programs and services. All BID funded services and improvements (security, streetscape services and administration/operations) 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 SLAIT BID. “Special benefit” is defined in “Finding 2” of the attached Engineer’s Report.

BID BOUNDARY MAP

South Los Angeles Industrial Tract (Goodyear)



III. Proposed 5 Year BID Work Plan and Budget

WORK PLAN

The proposed South Los Angeles Industrial Tract BID will provide the following special benefit services for each identified individual assessed parcel in the proposed BID:

SECURITY

The Security program provides services 24 hours per day, 7 days per week to each and every assessed parcel within the BID through a combination of bicycle and vehicular patrols. These services are intended to deter property theft, scavenging, illegal dumping, street vending, street code violations and all other criminal and public nuisance 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 nuisance activities.

In addition to the security patrols, security personnel in the BID monitor the District's system of sixty video cameras 24 hours per day, 7 days a week. Recordings are made and stored of images from all cameras to use in prosecuting criminal behavior. The video monitoring acts as a dispatcher by observing incidents and dispatching either the bike patrol or vehicle patrol to investigate. The monitoring allows the BID to contact LAPD to assist when necessary. Included in the program element are funds for ongoing security monitoring system repairs and upkeep, including repair of broken gates and arms, technical malfunctions, replacement of damaged cameras, repair or replacement of signs, the parking gate cabinets and the dispatch booth.

BID funded Security services from past BIDs in this area have been extremely effective in reducing local crime within the District. More than a 50% reduction in criminal related incidents and arrests within the SLAIT BID have resulted due to the presence of security patrols and monitoring systems funded by past BID terms.

The BID funded Security program element will confer proportionate special benefits to each and every identified and assessed parcel within the proposed BID. As a result of the BID funded Security program element, assessed parcels may attract more 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 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.

STREETSCAPE SERVICES

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 BID funded Streetscape Services program element will confer proportionate special benefits to each and every identified and assessed parcel within the proposed BID. As a result of the 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 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 managed.

ADMINISTRATION/OPERATIONS

Included in the Administration/Operations program element are the costs for an Executive Director, office expenses, newsletters, legal fees, accounting/bookkeeping fees, Directors & Officers and General Liability insurance, City/County of Los Angeles collection fees and delinquent assessments.

This program element provides proportionate special benefits to each and every identified and assessed parcel within the proposed BID. This program element is key to the proper expenditure of BID assessment funds and the administration of BID programs and activities that are intended to attract more industrial clients, employees, tenants and investors as a result of Administration/Operations which may increase business volumes, sales transactions, industrial/commercial occupancies, industrial/commercial rental income and return on investments. Administration/Operations are intended to improve industrial commerce and aesthetic appeal and safety of assessed parcels for their 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.

In summary, the BID funded work program elements described above work together to specially benefit each assessed parcel within the SLAIT BID to create optimal conditions that are conducive to strengthening the current and future economic vitality of each and every assessed parcel in the District. BID funded programs, services and improvements are intended to attract more industrial clients, employees, tenants and investors as a result of BID funded programs, services and improvements, and thereby may increase business volumes, sales transactions, industrial/commercial occupancies, industrial/commercial rental income and return on investments. 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.

The SLAIT BID Work Program is designed to specifically benefit each individual assessed parcel within the BID boundaries. The proposed BID assessments will only be levied on identified specially benefitting parcels within the BID boundaries and assessment revenues will be spent to deliver services that only provide a direct and special benefit to assessed parcels within the SLAIT BID intended to improve the economic vitality of these parcels.

PROGRAM & ACTIVITY BUDGET

The property uses within the boundaries of the BID that will receive special benefits from BID funded programs and services are currently a mix of industrial and commercial. Services, programs and improvements provided and funded by the BID include security, streetscape services and administration/operations which are each designed to provide proportionate special benefits to identified assessed parcels within the District. It is noted that 100% of the SLAIT BID funds area allocated to “clean and safe” programs and related management and operation expenses. See pages 7-9 of this Plan for more detailed descriptions of proposed SLAIT BID programs and services and how each assessed parcel specially benefits from each work plan element.

The proposed SLAIT BID Year 1 – 2016 programs, services and improvements and actual budget (special benefit costs) are shown in the following Table:

Year 1 – 2016 Actual Budget (Special Benefit Costs)

Program	Year 1 - 2016 Actual Budget	% Total
Security	\$579,044	83.1%
Streetscape Services	\$42,743	6.1%
Administration/Operations	\$74,971	10.8%
TOTAL	\$696,758	100.0%

It is noted that the actual Year 1 – 2016 budget and work plan special benefit costs shown above are about 12% less than the Year 1 – 2016 base budget shown in the Table below. This is due to a projected program cost reduction for Year 1 –2016 only and a return to the higher base budget costs in Year 2 - 2017 through Year 5 -2020. Future program budgets and assessment rates for Years 2-5 (2017-2020) may be increased up to 3% maximum per year from the base Year 1 – 2016 base budget and base assessment rate upon approval of the Property Owners Association Board.

Year 1 – 2016 “Base Budget” (Special Benefit Costs)

Program	Year 1 - 2016 Base Budget	% Total
Security	\$657,994	83.1%
Streetscape Services	\$48,571	6.1%
Administration/Operations	\$85,193	10.8%
TOTAL	\$791,758	100.0%

The projected program special benefit cost allocation for the 5 year BID term, assuming a 3% maximum annual increase based on the Year 1 –2016 base budget is shown on the following Table:

5 Year Projected Budget – Special Benefit Costs (assumes 3% annual increase over base budget)

Program	Yr 1 - 2016 “Base Budget”	Yr 1 - 2016 Actual Budget	Yr 2 - 2017 Budget	Yr 3 - 2018 Budget	Yr 4 - 2019 Budget	Yr 5 - 2020 Budget
Security	\$657,994.00	\$579,044.00	\$677,733.82	\$698,065.83	\$719,007.81	\$740,578.04
Streetscape Services	\$48,571.00	\$42,743.00	\$50,028.13	\$51,528.97	\$53,074.84	\$54,667.09
Administration/Operations	\$85,193.00	\$74,971.00	\$87,748.79	\$90,381.25	\$93,092.69	\$95,885.47
TOTAL	\$791,758	\$696,758	\$815,511	\$839,976	\$865,175	\$891,131

The Assessment Engineer (see attached Engineer’s Report) has found that the general benefits (i.e. benefits to the general public and surrounding parcels outside the District) of the proposed improvements, activities and services represent 1.20% of the total benefits generated and, in turn, 1.20% of the costs of the BID funded improvements, activities and services provided. Thus, 1.20% of the total District costs will need to be funded by non-assessment revenue sources such as grants, donations, program income, etc. A delineation of both special and general benefit costs for each program element is shown in the following Table:

Year 1 – 2016 to Year 5 –2020 Special + General Benefit Costs

Service	* YR 1 - 2016 “Base” Assessment Costs	YR 1 - 2016 Non-Assessment Costs	YR 1 - 2016 Total Costs	% of Total
Security	\$657,994	\$12,061	\$670,055	83.11%
Streetscape Services	\$48,571	\$890	\$49,461	6.13%
Program Administration	\$85,193	\$1,562	\$86,755	10.76%
Total	\$791,758	\$14,513	\$806,271	100.00%

Service	YR 2 - 2017 Assessment Costs	YR 2 - 2017 Non-Assessment Costs	YR 2 - 2017 Total Costs	% of Total
Security	\$677,734	\$12,423	\$690,157	83.11%
Streetscape Services	\$50,028	\$917	\$50,945	6.13%
Program Administration	\$87,749	\$1,608	\$89,357	10.76%
Total	\$815,511	\$14,948	\$830,459	100%
Service	YR 3 - 2018 Assessment Costs	YR 3 - 2018 Non-Assessment Costs	YR 3 - 2018 Total Costs	% of Total
Security	\$698,066	\$12,796	\$710,861	83.11%
Streetscape Services	\$51,529	\$945	\$52,473	6.13%
Program Administration	\$90,381	\$1,657	\$92,038	10.76%
Total	\$839,976	\$15,398	\$855,372	100%
Service	YR 4 - 2019 Assessment Costs	YR 4 - 2019 Non-Assessment Costs	YR 4 - 2019 Total Costs	% of Total
Security	\$719,008	\$13,179	\$732,187	83.11%
Streetscape Services	\$53,075	\$973	\$54,048	6.13%
Program Administration	\$93,093	\$1,706	\$94,799	10.76%
Total	\$865,176	\$15,858	\$881,034	100%
Service	YR 5 - 2020 Assessment Costs	YR 5 - 2020 Non-Assessment Costs	YR 5 - 2020 Total Costs	% of Total
Security	\$740,578	\$13,575	\$754,153	83.11%
Streetscape Services	\$54,667	\$1,002	\$55,669	6.13%
Program Administration	\$95,885	\$1,758	\$97,643	10.76%
Total	\$891,130	\$16,335	\$907,465	100%

* Again, it is noted that the calculation of general benefits is based on the Year 1 –2016 special benefit base budget and costs of \$791,758, even though the actual Year 1 – 2016 assessment revenues and budget are projected to be about 12% less at \$696,758. It is the opinion of the Assessment Engineer that the higher base budget Year 1 – 2016 BID special benefit costs should be factored into the general benefit level determination since these cost levels will be used to determine budgets and assessment rates for the remainder of the proposed BID’s 5 year term.

The BID assessment rate may be increased up to 3% per year for each individual parcel during the five year effective operating period based on the Year 1 – 2016 base budget and assessment rate. Any such increases shall be included in the Annual Planning Report adopted by the City of Los Angeles City Council. The accrued interest and delinquent payments may be expended within the budgeted categories. The Owners Association Board of the proposed SLAIT BID shall determine the percentage increase to the annual assessment and the methodology employed

to determine the amount of the increase. The BID Director shall communicate the annual increase to the City of Los Angeles each year in which the BID operates at a time determined in the Administration Contract held between the Owners Association and the City of Los Angeles. Accrued interest and delinquent payments will be expended within the budget categories in the percentage amount indicated. No bonds are to be issued in conjunction with this proposed BID.

Assessments for the Fiscal Year beginning January 1, 2016 and assessments for subsequent fiscal years, through and including the Fiscal Year ending December 31, 2017 will be collected at the same time and in the same manner as ad valorem taxes paid to the County of Los Angeles. 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 this Management District Plan.

It is recognized that market conditions may cause the cost of providing goods and services to fluctuate from year to year. Accordingly, the Owners' Association shall have the right 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 Board and included in the Annual Planning Report that will be approved by the Los Angeles City Council pursuant to Streets and Highways Code Section 36650. Accrued interest or delinquent payments may be expended in any budget category.

Pursuant to Section 36671 of the Streets and Highways Code, any funds remaining after the fifth year of operation will be rolled over into the renewal budget or returned to stakeholders. Also, assessment funds may be applied to District renewal costs. If the District is not renewed or terminated for any reason, unexpended funds will be returned to the property owners.

Duration

The effective operation period of the proposed South Los Angeles Industrial Tract BID is January 1, 2016 through December 31, 2020. It is noted that the range of property tax years for levying the proposed BID assessments is 2015-16 through 2019-20 and many references within this Plan refer to this property tax year designation. At the conclusion of this term the BID may be renewed up to ten years. Assessments for the Fiscal Year beginning January 1, 2016 and assessments for subsequent fiscal years, through and including the Fiscal Year ending December 31, 2020 will be collected at the same time and in the same manner as ad valorem taxes paid to the County of Los Angeles. 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 this Management District Plan.

IV PROPOSED ASSESSMENT FORMULA

The BID programs and services described in this Management District Plan will be funded through benefit assessments against real property in the District and non-assessment revenues to

fund the costs associated with general benefits conferred on the public at large and surrounding parcels outside of the District boundaries. The assessment formula has been developed by the Assessment Engineer to ensure that no parcel will be assessed an amount that exceeds the cost of the proportional special benefit that each parcel derives from the programs and services to be funded by the proposed benefit assessments. The assessment rates are based on the anticipated benefit to be derived by each individual parcel within the boundary of the District.

It has been determined by the Assessment Engineer (see Engineer’s Report attached to this Plan as Attachment 1) that the benefit assessment of each identified parcel within the District will be based on parcel land area within one benefit zone. For a more detailed explanation of the assessment methodology used to calculate the assessment rates, refer to the attached Engineer’s Report.

Benefit Zones

There is one benefit zone within the proposed South Los Angeles Industrial Tract BID.

SLAIT BID ASSESSMENT FORMULA

Assessment = Land Area Assessment

Land Area Assm’t = land area x land area rate (from chart below)

YEAR 1 –2014-15 ASSESSMENT RATE CHART

Description	Land Area Rate
Year 1 – 2016 Base Rate	\$0.09 per sq ft
Year 1 – 2016 Actual Rate	\$0.079201264 per sq ft

Note: Future commercial/industrial condominiums, if any, will be assessed at the rates shown in the chart above based on pro-rated quantities for land of the entire complex

The maximum basic assessment rates for each assessment formula factor for the 5 year BID term are shown in the chart below:

YR 1-5 (2016 –‘20) Max Assmt Rates (assumes 3% annual increase from Yr 1 Base Rates)

	YR 1 - 2016 Actual Rate	YR 1 - 2016 Base Rate	YR 2 - 2017 Max Rate	YR 3 - 2018 Max Rate	YR 4 - 2019 Max Rate	YR 5 - 2020 Max Rate
Land Rate/SF	\$0.079201	\$0.090000	\$0.092700	\$0.095481	\$0.098345	\$0.101296

SAMPLE ASSESSMENT CALCULATIONS:

1. Sample Assessment Calculations

30,000 sq ft parcel

Year 1 assessment = 30,000 sq ft land x 7.920126¢/sq ft
= \$2,376/Year
= \$198/Month
= \$6.60/Day

Year 2 max assessment = 30,000 sq ft land x 9.27¢/sq ft
= \$2,781/Year
= \$232/Month
= \$7.73/Day

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 State mandated ballot procedure in order to approve any such changes.

It is noted that any change in assessment formula methodology or rates other than as stipulated in this Plan and the attached Engineer's Report would require a new State mandated ballot procedure in order to approve any such changes.

The complete Yr 1 – 2015-16 assessment roll of all parcels to be assessed by this BID is included in this Plan as Appendix I.

V. GOVERNMENT OWNED PARCELS

Article XIID (Proposition 218) of the California State Constitution states that government owned properties are not exempt from benefit assessments, unless there is clear and convincing evidence showing that they receive no special benefit from the programs and services to be funded by the proposed benefit assessments. At this time there is one government owned parcel within the proposed 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 land use or occupancy on this parcel, only private use and occupancy.

It is the opinion of this Engineer that this privately used and occupied parcel, even though the underlying land is government owned, will proportionately specially benefit from the BID funded security, streetscape services and administration/operations to the same extent as other privately owned parcels. There is no compelling evidence that the 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 BID.

The Year 1 - 2016 base assessment for this parcel is \$1,417.50 (0.18% of the total SLAIT BID assessment) based on a parcel land area of 15,750 sq ft. The actual Year 1 – 2016 assessment will be \$1,247.42.

VI. BID DISTRICT GOVERNANCE

The governance or management of the SLAIT BID requires an “Owners’ Association” to carry out the District services and activities. State BID Law (36600 Streets & Highways Code) also requires that the Owner’s Association carry out specific additional functions. This includes preparation of an Annual Report to the City Council on the BID activities for the past fiscal year and those proposed for the next fiscal year. The Owner’s Association may also recommend to the City Council from time to time, changes to the BID boundaries, benefit zones, assessment formula or BID programs and activities, all subject to public notification and, in some cases petition/balloting requirements. At this time it is anticipated that support staff (i.e., Manager, bookkeeper, etc.) shall be employed and supervised by the elected Owners’ Association Board of Directors. The monitoring and oversight shall be the responsibility of the Board of Directors and the coordination and implementation of the program activities shall be the responsibility of the employees and/or consultant contracted for this purpose

Meetings of the Owner’s Association and it’s standing Committees shall be subject to the State of California “Brown Act” open meeting law.

VII. PROPOSED RULES AND REGULATION APPLIED TO THE DISTRICT

There are no specific rules or regulations applied to this District

VIII. OTHER ITEMS

No bonds will be issued for any BID projects in conjunction with this BID formation.

IX. PLAN AUTHOR

The author and preparer of this Plan is Ed Henning of Edward Henning & Associates.

APPENDIX 1

YEAR 1 – 2016 ASSESSMENT ROLL

(Property Tax Year 2015-16)

No.	APN	Land Area (Sq Ft)	2016 Base Assmt @ \$0.09/SF Land	2016 Actual Assmt @ \$0.079201264/SF Land	% Total
1	6007-001-001	16,900	\$1,521.00	\$1,338.50	0.19%
2	6007-001-005	7,500	\$675.00	\$594.01	0.09%
3	6007-001-006	14,700	\$1,323.00	\$1,164.26	0.17%
4	6007-001-007	54,900	\$4,941.00	\$4,348.15	0.62%
5	6007-001-008	54,900	\$4,941.00	\$4,348.15	0.62%
6	6007-001-009	36,600	\$3,294.00	\$2,898.77	0.42%
7	6007-001-900	15,750	\$1,417.50	\$1,247.42	0.18%
8	6007-002-001	36,600	\$3,294.00	\$2,898.77	0.42%
9	6007-002-006	36,600	\$3,294.00	\$2,898.77	0.42%
10	6007-002-008	18,300	\$1,647.00	\$1,449.38	0.21%
11	6007-002-009	18,300	\$1,647.00	\$1,449.38	0.21%
12	6007-002-017	16,473	\$1,482.57	\$1,304.68	0.19%
13	6007-002-018	80,427	\$7,238.43	\$6,369.92	0.91%
14	6007-002-019	48,450	\$4,360.50	\$3,837.30	0.55%
15	6007-002-020	22,450	\$2,020.50	\$1,778.07	0.26%
16	6007-002-021	3,442	\$309.78	\$272.61	0.04%
17	6007-002-022	22,500	\$2,025.00	\$1,782.03	0.26%
18	6007-002-023	49,920	\$4,492.80	\$3,953.73	0.57%
19	6007-002-024	35,168	\$3,165.12	\$2,785.35	0.40%
20	6007-002-026	11,812	\$1,063.08	\$935.53	0.13%
21	6007-002-027	17,850	\$1,606.50	\$1,413.74	0.20%
22	6007-002-028	132,792	\$11,951.28	\$10,517.29	1.51%
23	6007-002-030	141,320	\$12,718.80	\$11,192.72	1.61%
24	6007-003-001	18,300	\$1,647.00	\$1,449.38	0.21%
25	6007-003-004	35,763	\$3,218.67	\$2,832.47	0.41%
26	6007-003-005	36,685	\$3,301.65	\$2,905.50	0.42%
27	6007-003-006	36,705	\$3,303.45	\$2,907.08	0.42%
28	6007-003-007	31,907	\$2,871.63	\$2,527.07	0.36%
29	6007-003-008	15,430	\$1,388.70	\$1,222.08	0.18%
30	6007-003-011	111,221	\$10,009.89	\$8,808.84	1.26%
31	6007-003-012	17,633	\$1,586.97	\$1,396.56	0.20%
32	6007-003-013	58,140	\$5,232.60	\$4,604.76	0.66%
33	6007-003-014	32,300	\$2,907.00	\$2,558.20	0.37%
34	6007-003-015	32,300	\$2,907.00	\$2,558.20	0.37%
35	6007-003-016	32,300	\$2,907.00	\$2,558.20	0.37%
36	6007-003-017	20,188	\$1,816.92	\$1,598.92	0.23%
37	6007-003-018	20,188	\$1,816.92	\$1,598.92	0.23%
38	6007-003-022	72,354	\$6,511.86	\$5,730.53	0.82%
39	6007-003-028	134,414	\$12,097.26	\$10,645.76	1.53%
40	6007-003-029	51,614	\$4,645.26	\$4,087.89	0.59%
41	6007-003-030	70,592	\$6,353.28	\$5,590.98	0.80%
42	6007-003-031	31,350	\$2,821.50	\$2,482.96	0.36%
43	6007-004-001	54,600	\$4,914.00	\$4,324.39	0.62%

44	6007-004-002	27,300	\$2,457.00	\$2,162.19	0.31%
45	6007-004-003	27,300	\$2,457.00	\$2,162.19	0.31%
46	6007-004-004	54,600	\$4,914.00	\$4,324.39	0.62%
47	6007-004-005	13,650	\$1,228.50	\$1,081.10	0.16%
48	6007-004-006	13,650	\$1,228.50	\$1,081.10	0.16%
49	6007-004-007	27,300	\$2,457.00	\$2,162.19	0.31%
50	6007-004-008	102,047	\$9,184.23	\$8,082.25	1.16%
51	6007-004-009	84,345	\$7,591.05	\$6,680.23	0.96%
52	6007-004-010	102,400	\$9,216.00	\$8,110.21	1.16%
53	6007-004-012	22,300	\$2,007.00	\$1,766.19	0.25%
54	6007-004-013	22,300	\$2,007.00	\$1,766.19	0.25%
55	6007-004-014	22,300	\$2,007.00	\$1,766.19	0.25%
56	6007-004-015	22,300	\$2,007.00	\$1,766.19	0.25%
57	6007-004-016	22,300	\$2,007.00	\$1,766.19	0.25%
58	6007-005-001	49,178	\$4,426.02	\$3,894.96	0.56%
59	6007-005-004	16,653	\$1,498.77	\$1,318.94	0.19%
60	6007-005-005	54,600	\$4,914.00	\$4,324.39	0.62%
61	6007-005-006	27,300	\$2,457.00	\$2,162.19	0.31%
62	6007-005-007	13,650	\$1,228.50	\$1,081.10	0.16%
63	6007-005-008	13,650	\$1,228.50	\$1,081.10	0.16%
64	6007-005-009	14,868	\$1,338.12	\$1,177.56	0.17%
65	6007-005-011	44,600	\$4,014.00	\$3,532.38	0.51%
66	6007-005-012	22,300	\$2,007.00	\$1,766.19	0.25%
67	6007-005-013	26,760	\$2,408.40	\$2,119.43	0.30%
68	6007-005-014	96,926	\$8,723.34	\$7,676.66	1.10%
69	6007-005-015	19,065	\$1,715.85	\$1,509.97	0.22%
70	6007-005-016	89,200	\$8,028.00	\$7,064.75	1.01%
71	6007-005-018	53,781	\$4,840.29	\$4,259.52	0.61%
72	6007-005-019	55,146	\$4,963.14	\$4,367.63	0.63%
73	6007-005-020	51,870	\$4,668.30	\$4,108.17	0.59%
74	6007-006-002	40,758	\$3,668.22	\$3,228.09	0.46%
75	6007-006-005	13,380	\$1,204.20	\$1,059.71	0.15%
76	6007-006-006	13,380	\$1,204.20	\$1,059.71	0.15%
77	6007-006-007	18,701	\$1,683.09	\$1,481.14	0.21%
78	6007-006-008	22,300	\$2,007.00	\$1,766.19	0.25%
79	6007-006-009	33,450	\$3,010.50	\$2,649.28	0.38%
80	6007-006-010	33,450	\$3,010.50	\$2,649.28	0.38%
81	6007-006-011	22,300	\$2,007.00	\$1,766.19	0.25%
82	6007-006-012	17,300	\$1,557.00	\$1,370.18	0.20%
83	6007-006-013	20,760	\$1,868.40	\$1,644.22	0.24%
84	6007-006-016	13,840	\$1,245.60	\$1,096.15	0.16%
85	6007-006-017	8,650	\$778.50	\$685.09	0.10%
86	6007-006-018	8,650	\$778.50	\$685.09	0.10%
87	6007-006-019	17,300	\$1,557.00	\$1,370.18	0.20%
88	6007-006-020	21,798	\$1,961.82	\$1,726.43	0.25%
89	6007-006-021	12,802	\$1,152.18	\$1,013.93	0.15%
90	6007-006-024	51,900	\$4,671.00	\$4,110.55	0.59%

91	6007-006-025	76,083	\$6,847.47	\$6,025.87	0.86%
92	6007-006-026	13,260	\$1,193.40	\$1,050.21	0.15%
93	6007-006-027	8,840	\$795.60	\$700.14	0.10%
94	6007-006-029	34,600	\$3,114.00	\$2,740.36	0.39%
95	6007-006-030	20,760	\$1,868.40	\$1,644.22	0.24%
96	6007-007-001	22,300	\$2,007.00	\$1,766.19	0.25%
97	6007-007-002	16,725	\$1,505.25	\$1,324.64	0.19%
98	6007-007-003	28,990	\$2,609.10	\$2,296.04	0.33%
99	6007-007-004	26,760	\$2,408.40	\$2,119.43	0.30%
100	6007-007-005	27,875	\$2,508.75	\$2,207.74	0.32%
101	6007-007-006	17,840	\$1,605.60	\$1,412.95	0.20%
102	6007-007-007	26,760	\$2,408.40	\$2,119.43	0.30%
103	6007-007-008	15,572	\$1,401.48	\$1,233.32	0.18%
104	6007-007-009	76,868	\$6,918.12	\$6,088.04	0.87%
105	6007-007-015	51,940	\$4,674.60	\$4,113.71	0.59%
106	6007-007-016	17,300	\$1,557.00	\$1,370.18	0.20%
107	6007-007-017	33,735	\$3,036.15	\$2,671.85	0.38%
108	6007-007-018	9,515	\$856.35	\$753.60	0.11%
109	6007-007-019	8,650	\$778.50	\$685.09	0.10%
110	6007-007-020	34,600	\$3,114.00	\$2,740.36	0.39%
111	6007-007-021	8,740	\$786.60	\$692.22	0.10%
112	6007-007-022	60,608	\$5,454.72	\$4,800.23	0.69%
113	6007-008-001	30,275	\$2,724.75	\$2,397.82	0.34%
114	6007-008-002	17,300	\$1,557.00	\$1,370.18	0.20%
115	6007-008-003	23,355	\$2,101.95	\$1,849.75	0.27%
116	6007-008-004	30,275	\$2,724.75	\$2,397.82	0.34%
117	6007-008-005	6,920	\$622.80	\$548.07	0.08%
118	6007-008-006	35,151	\$3,163.59	\$2,784.00	0.40%
119	6007-008-007	54,028	\$4,862.52	\$4,279.09	0.61%
120	6007-008-008	29,759	\$2,678.31	\$2,356.95	0.34%
121	6007-008-009	33,330	\$2,999.70	\$2,639.78	0.38%
122	6007-008-010	26,967	\$2,427.03	\$2,135.82	0.31%
123	6007-008-011	29,576	\$2,661.84	\$2,342.46	0.34%
124	6007-008-012	15,840	\$1,425.60	\$1,254.55	0.18%
125	6007-008-013	17,820	\$1,603.80	\$1,411.37	0.20%
126	6007-008-014	30,690	\$2,762.10	\$2,430.69	0.35%
127	6007-008-015	19,800	\$1,782.00	\$1,568.19	0.23%
128	6007-008-016	22,770	\$2,049.30	\$1,803.41	0.26%
129	6007-008-017	19,800	\$1,782.00	\$1,568.19	0.23%
130	6007-009-001	6,160	\$554.40	\$487.88	0.07%
131	6007-009-002	19,790	\$1,781.10	\$1,567.39	0.22%
132	6007-009-003	15,570	\$1,401.30	\$1,233.16	0.18%
133	6007-009-004	27,680	\$2,491.20	\$2,192.29	0.31%
134	6007-009-005	17,300	\$1,557.00	\$1,370.18	0.20%
135	6007-009-006	13,840	\$1,245.60	\$1,096.15	0.16%
136	6007-009-007	8,650	\$778.50	\$685.09	0.10%
137	6007-009-008	34,600	\$3,114.00	\$2,740.36	0.39%

138	6007-009-009	17,300	\$1,557.00	\$1,370.18	0.20%
139	6007-009-010	8,650	\$778.50	\$685.09	0.10%
140	6007-009-011	8,650	\$778.50	\$685.09	0.10%
141	6007-009-012	17,300	\$1,557.00	\$1,370.18	0.20%
142	6007-009-013	8,650	\$778.50	\$685.09	0.10%
143	6007-009-014	8,650	\$778.50	\$685.09	0.10%
144	6007-009-015	21,625	\$1,946.25	\$1,712.73	0.25%
145	6007-009-018	15,840	\$1,425.60	\$1,254.55	0.18%
146	6007-009-019	29,898	\$2,690.82	\$2,367.96	0.34%
147	6007-009-020	27,720	\$2,494.80	\$2,195.46	0.32%
148	6007-009-021	7,920	\$712.80	\$627.27	0.09%
149	6007-009-022	13,745	\$1,237.05	\$1,088.62	0.16%
150	6007-009-023	39,517	\$3,556.53	\$3,129.80	0.45%
151	6007-009-024	19,800	\$1,782.00	\$1,568.19	0.23%
152	6007-009-025	99,000	\$8,910.00	\$7,840.93	1.13%
153	6007-009-026	15,840	\$1,425.60	\$1,254.55	0.18%
154	6007-010-001	99,000	\$8,910.00	\$7,840.93	1.13%
155	6007-010-002	17,820	\$1,603.80	\$1,411.37	0.20%
156	6007-010-003	21,780	\$1,960.20	\$1,725.00	0.25%
157	6007-010-007	39,600	\$3,564.00	\$3,136.37	0.45%
158	6007-010-008	19,800	\$1,782.00	\$1,568.19	0.23%
159	6007-010-009	17,110	\$1,539.90	\$1,355.13	0.19%
160	6007-010-010	14,751	\$1,327.59	\$1,168.30	0.17%
161	6007-010-011	18,375	\$1,653.75	\$1,455.32	0.21%
162	6007-010-012	14,619	\$1,315.71	\$1,157.84	0.17%
163	6007-010-013	14,560	\$1,310.40	\$1,153.17	0.17%
164	6007-010-014	18,063	\$1,625.67	\$1,430.61	0.21%
165	6007-010-015	28,774	\$2,589.66	\$2,278.94	0.33%
166	6007-010-016	10,744	\$966.96	\$850.94	0.12%
167	6007-010-017	17,850	\$1,606.50	\$1,413.74	0.20%
168	6007-010-018	53,123	\$4,781.07	\$4,207.41	0.60%
169	6007-010-019	14,525	\$1,307.25	\$1,150.40	0.17%
170	6007-010-020	14,603	\$1,314.27	\$1,156.58	0.17%
171	6007-010-021	59,400	\$5,346.00	\$4,704.56	0.68%
172	6007-011-001	39,762	\$3,578.58	\$3,149.20	0.45%
173	6007-011-002	68,200	\$6,138.00	\$5,401.53	0.78%
174	6007-011-003	40,406	\$3,636.54	\$3,200.21	0.46%
175	6007-011-004	30,177	\$2,715.93	\$2,390.06	0.34%
176	6007-011-005	54,600	\$4,914.00	\$4,324.39	0.62%
177	6007-011-009	84,000	\$7,560.00	\$6,652.91	0.95%
178	6007-011-010	75,331	\$6,779.79	\$5,966.31	0.86%
179	6007-011-011	95,843	\$8,625.87	\$7,590.89	1.09%
180	6007-015-002	14,605	\$1,314.45	\$1,156.73	0.17%
181	6007-015-003	4,291	\$386.19	\$339.85	0.05%
182	6007-015-004	5,876	\$528.84	\$465.39	0.07%
183	6007-015-005	13,988	\$1,258.92	\$1,107.87	0.16%
184	6007-015-006	33,623	\$3,026.07	\$2,662.98	0.38%

185	6007-015-007	12,006	\$1,080.54	\$950.89	0.14%
186	6007-015-008	6,111	\$549.99	\$484.00	0.07%
187	6007-015-009	6,122	\$550.98	\$484.87	0.07%
188	6007-015-010	7,169	\$645.21	\$567.79	0.08%
189	6007-015-011	14,397	\$1,295.73	\$1,140.26	0.16%
190	6007-015-012	7,207	\$648.63	\$570.80	0.08%
191	6007-015-017	17,345	\$1,561.05	\$1,373.75	0.20%
192	6007-015-018	17,583	\$1,582.47	\$1,392.60	0.20%
193	6007-015-020	5,881	\$529.29	\$465.78	0.07%
194	6007-015-021	17,702	\$1,593.18	\$1,402.02	0.20%
195	6007-015-022	33,926	\$3,053.34	\$2,686.98	0.39%
196	6007-015-023	16,791	\$1,511.19	\$1,329.87	0.19%
197	6007-015-024	17,737	\$1,596.33	\$1,404.79	0.20%
198	6007-015-025	10,341	\$930.69	\$819.02	0.12%
199	6007-015-026	8,013	\$721.17	\$634.64	0.09%
200	6007-015-027	38,976	\$3,507.84	\$3,086.95	0.44%
201	6007-016-001	13,320	\$1,198.80	\$1,054.96	0.15%
202	6007-016-002	9,960	\$896.40	\$788.84	0.11%
203	6007-016-003	19,414	\$1,747.26	\$1,537.61	0.22%
204	6007-016-004	39,504	\$3,555.36	\$3,128.77	0.45%
205	6007-016-009	19,400	\$1,746.00	\$1,536.50	0.22%
206	6007-016-012	26,775	\$2,409.75	\$2,120.61	0.30%
207	6007-016-013	23,175	\$2,085.75	\$1,835.49	0.26%
208	6007-016-014	97,369	\$8,763.21	\$7,711.75	1.11%
209	6007-016-015	22,500	\$2,025.00	\$1,782.03	0.26%
210	6007-016-016	11,250	\$1,012.50	\$891.01	0.13%
211	6007-016-017	22,500	\$2,025.00	\$1,782.03	0.26%
212	6007-016-018	45,000	\$4,050.00	\$3,564.06	0.51%
213	6007-016-019	16,875	\$1,518.75	\$1,336.52	0.19%
214	6007-016-023	49,763	\$4,478.67	\$3,941.29	0.57%
215	6007-016-025	10,670	\$960.30	\$845.08	0.12%
216	6007-016-026	27,757	\$2,498.13	\$2,198.39	0.32%
217	6007-016-028	19,400	\$1,746.00	\$1,536.50	0.22%
218	6007-016-029	47,530	\$4,277.70	\$3,764.44	0.54%
219	6007-016-030	58,200	\$5,238.00	\$4,609.51	0.66%
220	6007-017-001	18,270	\$1,644.30	\$1,447.01	0.21%
221	6007-017-002	11,977	\$1,077.93	\$948.59	0.14%
222	6007-017-003	20,300	\$1,827.00	\$1,607.79	0.23%
223	6007-017-004	34,510	\$3,105.90	\$2,733.24	0.39%
224	6007-017-005	50,864	\$4,577.76	\$4,028.49	0.58%
225	6007-017-006	24,240	\$2,181.60	\$1,919.84	0.28%
226	6007-017-007	47,594	\$4,283.46	\$3,769.50	0.54%
227	6007-017-008	30,481	\$2,743.29	\$2,414.13	0.35%
228	6007-017-009	22,500	\$2,025.00	\$1,782.03	0.26%
229	6007-017-013	9,700	\$873.00	\$768.25	0.11%
230	6007-017-014	9,700	\$873.00	\$768.25	0.11%
231	6007-017-015	40,740	\$3,666.60	\$3,226.66	0.46%

232	6007-017-016	9,700	\$873.00	\$768.25	0.11%
233	6007-017-017	33,950	\$3,055.50	\$2,688.88	0.39%
234	6007-017-018	17,657	\$1,589.13	\$1,398.46	0.20%
235	6007-017-019	10,182	\$916.38	\$806.43	0.12%
236	6007-017-020	11,250	\$1,012.50	\$891.01	0.13%
237	6007-017-021	67,500	\$6,075.00	\$5,346.09	0.77%
238	6007-018-002	7,500	\$675.00	\$594.01	0.09%
239	6007-018-003	25,769	\$2,319.21	\$2,040.94	0.29%
240	6007-018-004	15,109	\$1,359.81	\$1,196.65	0.17%
241	6007-018-006	55,545	\$4,999.05	\$4,399.23	0.63%
242	6007-018-007	69,340	\$6,240.60	\$5,491.82	0.79%
243	6007-018-008	17,250	\$1,552.50	\$1,366.22	0.20%
244	6007-018-009	17,250	\$1,552.50	\$1,366.22	0.20%
245	6007-018-010	34,000	\$3,060.00	\$2,692.84	0.39%
246	6007-018-011	25,500	\$2,295.00	\$2,019.63	0.29%
247	6007-018-012	103,500	\$9,315.00	\$8,197.33	1.18%
248	6007-018-013	34,500	\$3,105.00	\$2,732.44	0.39%
249	6007-018-014	73,500	\$6,615.00	\$5,821.29	0.84%
250	6007-018-015	24,500	\$2,205.00	\$1,940.43	0.28%
251	6007-018-021	153,155	\$13,783.95	\$12,130.07	1.74%
252	6007-018-026	18,229	\$1,640.61	\$1,443.76	0.21%
253	6007-018-027	66,734	\$6,006.06	\$5,285.42	0.76%
254	6007-018-028	5,000	\$450.00	\$396.01	0.06%
255	6007-018-029	9,309	\$837.81	\$737.28	0.11%
256	6007-019-001	67,620	\$6,085.80	\$5,355.59	0.77%
257	6007-019-002	28,175	\$2,535.75	\$2,231.50	0.32%
258	6007-019-003	12,250	\$1,102.50	\$970.22	0.14%
259	6007-019-004	12,250	\$1,102.50	\$970.22	0.14%
260	6007-019-005	30,625	\$2,756.25	\$2,425.54	0.35%
261	6007-019-006	30,625	\$2,756.25	\$2,425.54	0.35%
262	6007-019-007	115,324	\$10,379.16	\$9,133.81	1.31%
263	6007-019-008	13,485	\$1,213.65	\$1,068.03	0.15%
264	6007-019-011	21,495	\$1,934.55	\$1,702.43	0.24%
265	6007-019-012	34,500	\$3,105.00	\$2,732.44	0.39%
266	6007-019-013	31,050	\$2,794.50	\$2,459.20	0.35%
267	6007-019-014	20,920	\$1,882.80	\$1,656.89	0.24%
268	6007-019-015	29,113	\$2,620.17	\$2,305.79	0.33%
269	6007-019-016	39,666	\$3,569.94	\$3,141.60	0.45%
270	6007-019-017	34,500	\$3,105.00	\$2,732.44	0.39%
271	6007-019-018	69,000	\$6,210.00	\$5,464.89	0.78%
272	6007-019-019	96,111	\$8,649.99	\$7,612.11	1.09%
273	6007-019-020	33,259	\$2,993.31	\$2,634.15	0.38%
	TOTALS	8,797,309	\$791,757.81	\$696,757.99	100.00%

