

Venice Beach

A Los Angeles Property-Based Business
Improvement District

Management District Plan

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Prepared by



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1 Management District Plan Summary

Name of District: The name of the District is the *Venice Beach Business Improvement District* (hereinafter the "District"), located in the City of Los Angeles. The District is being renewed pursuant to Section 36600 et seq. of the California Streets and Highways Code, the Property and Business Improvement District Law of 1994 as amended.

Type of District: Renewed, Property-Based BID

Purpose of District: Originally established by a group of longtime local property owners in 2016, the renewing District remains committed to the implementation and furtherance of its original goals: first and foremost, providing clean and safe services to the District above and beyond what the City of Los Angeles can provide, at a consistent and stable level in spite of changes in the economy or related City budget and service fluctuations, and more rapidly and flexibly than the City, due to its services and personnel being located on-site within the District. The District remains committed to working with the City to solve very challenging District issues. 72% of the budget is dedicated to the clean and safe programs. The balance of the budget (as described in more detail on the next page) provides communication and related services (website, email updates) to the District and its stakeholders, and provides for a small but highly professional management team responsible for implementing all programs, under the guidance of a Board of Directors. This Board is comprised of local, assessment-paying property owners who donate their time and skills to the District.

Duration: The existing District is expected to continue services without interruption to the District. The renewed District shall have a 5-year life beginning January 1, 2022 and ending December 31, 2026, unless renewed by a new vote of the property owners.

Boundaries: The commercial, industrial and open space District lies entirely within Venice, a coastal community within the City of Los Angeles. The District generally includes all non-residentially-zoned properties between the Los Angeles city boundary (with Santa Monica) on the north, the Pacific Ocean on the west and Venice Boulevard on the south. The eastern boundary is irregular, and is primarily determined by where commercially- and industrially- and open space-zoned properties end and residential (R3 and lower density residential) zoning begins. See the District Boundary Map for more detail.

Governance: A non-profit Owners' Association will manage the District under contract to the City and implement this plan. The Owners' Association will review, approve and oversee the execution of District budget, policies, hiring and operational plans. Annual and quarterly reports, newsletters and CPA-reviewed financial statements will be submitted to the City according to a calendar established by the Office of the City Clerk, Neighborhood and Business Improvement District Division.

Service & Improvement Plan: The service and improvement plan for the District, totaling **\$2,039,411**, has three budget categories, broken out as follows:

<i>Clean & Safe Programs</i>	<i>\$1,468,376</i>	<i>72%</i>
Examples include: bicycle, Segway, vehicular or foot patrols, sidewalk sweeping, pressure washing, landscaping, trash removal, graffiti/poster/sticker/gum removal and related activities		
<i>Communication & Special Projects</i>	<i>\$183,547</i>	<i>9%</i>
Examples include: Website, newsletter, promotional efforts, outreach programs, special projects designed to compliment and enhance the delivery of BID services		
<i>Administration & Management</i>	<i>\$387,488</i>	<i>19%</i>
Examples include: Personnel costs, city fees, formation costs, legal, accounting, insurance, office space, office supplies and equipment		

The service and improvement plan budget as shown above represents the total 2022 assessment revenue (special benefits) for the District: **\$2,039,411**. An additional \$31,241 in general benefit revenue brings the total District budget to **\$2,070,652**. A more detailed discussion of special vs. general benefit can be found in this Plan on p. 26 and in the Quantitative Benefit Analysis section of the Engineer's Report, beginning on p. 12. The budget, including the general benefit revenue, can be found on p. 27.

Cap: Annual assessment increases shall not exceed 5% per year. Increases will be determined by the District's Owners' Association and will vary between 0% and 5% in any given year. Any increase shall require a vote of the Owners' Association. The meetings of the Owners' Association are publicly noticed, and its votes are recorded in publicly available Board minutes.

Method of Financing: A levy of special assessments shall be made upon real property that receives special benefits from the improvements and activities described within this plan.

Assessment Methodology: Zone 1 parcels shall receive twice the frequency of clean & safe services as Zone 2. In **Zone 1**, commercial/industrial parcels and government owned parcels with commercial uses will be assessed at the rate of \$0.0882 per square foot (sf) of building area, \$0.121275 per sf of parcel land area and \$31.9725 per linear foot (lf) of street frontage. Government owned/occupied parcels in **Zone 1** will be assessed at the rate of \$0.082026 per sf of building area, \$0.112786 per sf of parcel land area and \$29.734425 per lf of street frontage. In **Zone 2**, commercial/industrial parcels and government owned parcels with commercial uses will be assessed at the rate of \$0.0882 per sf of building area, \$0.121275 per sf of parcel land area and \$15.98625 per lf of street frontage. Government owned/occupied parcels in **Zone 2** will be assessed at the rate of \$0.082026 per sf of building area, \$0.112786 per sf of parcel land

area and \$14.867213 per lf of street frontage. A single LAUSD parcel will be assessed at the rate of \$0.03528 per sf of building area, \$0.030319 per sf of parcel land area and \$6.3945 per lf of street frontage.

Building area, land area and street frontage are a common method of fairly and equitably spreading special benefit costs to the beneficiaries of assessment funded services, programs and improvements. These factors directly relate to the degree of special benefit each assessed parcel will receive from District funded activities within each benefit zone.

District Formation Requirements: In order to form the District, property owners shall present favorable petitions representing more than 50% of the total assessments outlined in the Assessment Roll (see p. 50.) Once presented and verified, a ballot procedure shall occur pursuant to Article XIID of the California Constitution.

2a Boundary: Description & Rationale

Setting: The District is located in the coastal community of Venice Beach located in the southwest region of the City of Los Angeles. According to the Venice Chamber of Commerce, Venice Beach is the #2 tourist destination in Southern California (second only to Disneyland.) The property uses within the boundaries of the District which will receive special benefits from District funded programs and services are currently a mix of commercial, industrial, government and residential. The property zoning within the boundaries of the District includes commercial, industrial and open space. All properties zoned residential are currently excluded. If existing properties in the District are rezoned to R4 or R5, such rezoning would make those properties eligible for assessment and District services at the time of the next District renewal. If such rezoned properties desired District services sooner, the Owners' Association would undertake a good faith effort to develop a separate agreement for services that would mirror the future services and assessment for the parcel(s) in question, until such time as the parcel could be added to the District during its next renewal.

Ocean Front Walk (aka the Boardwalk), a mixed-use, oceanfront, pedestrian-oriented, tourist-dominated corridor and generally includes all commercially and industrially zoned properties along the Ocean Front Walk, Pacific, Main Street, Hampton Drive and 3rd Ave corridors between the Los Angeles-Santa Monica city boundary on the north and Venice Boulevard on the south. The iconic Ocean Front Walk is a pedestrian-only street flanked by commercial business. The other streets are open to vehicular traffic, many run parallel to Ocean Front Walk, and are predominantly populated with uses that are related to Ocean Front Walk and its tourism.

The District is dominated by commercial and government owned parcels, with a small but significant number of industrially-zoned parcels. The industrially-zoned parcels of the District are principally occupied by a) commercial businesses, b) office space, c) guest/vacation rental units and/or d) live/work (mixed use) condominiums units, sometimes over retail (some of which are also operated as vacation rental units.) In these industrial areas, many parcels contain multiple uses within a single parcel (e.g. residential over retail.) Very few parcels operate as traditional industrial uses (e.g. Metro's bus maintenance facility has been demolished and is currently used as a Bridge Home site for homeless housing.) Each assessed parcel will specially benefit from District programs and services. More detail on how parcels specially benefit from District programs and services can be found in the boundary rationale section of this Management District Plan (p. 14) and the Service & Improvement Plan (p. 21.)

The commercial parcels in the District are heavily tourist-related: hotels, vacation rentals, restaurants, bars, entertainment, paid parking, visitor services, and a variety of retail, including sales/rentals of sports and recreation equipment, etc. One of the District goals is to maintain and even increase the tourist base.

The western side of Ocean Front Walk, the adjacent grassy knoll and beach, as well as restrooms, parking lots, maintenance facilities and a public library are among the most heavily utilized public facilities in the U.S., and these government owned parcels constitute as significant a part of Venice's attractions as the hotels, shops, restaurants and other local businesses that also populate the area. Ownership of this public beachfront property is divided between the City of Los Angeles and the State of California. The state-owned property has been operated under the auspices of the City of Los Angeles pursuant to an agreement signed in 1948. The City maintains full operational control of the state-owned property, and the State is not involved in its operation or management. The City is responsible for the District assessment for the state-owned property.

The majority of government owned parcels in the District are heavily utilized by Venice tourists and visitors (public parks, paid parking lots, etc.) but there are some exceptions. These include an LAUSD elementary school parcel that is surrounded by commercially-zoned, tourist-oriented properties, and a Los Angeles Public Library parcel, which, in addition to the Library, also contains a large open space area (pocket park and pedestrian/jogging/biking/skateboarding path) along Venice Boulevard, one of the primary gateways to Ocean Front Walk and Venice Beach. These currently also include Metro's site, which is utilized for the multiyear Bridge Home Venice (homeless housing) and slated for currently unknown future development.

Due to geographic and legal (PBID Law) limitations, the actual District boundaries within the broadly defined limits described above are irregular in places to coincide with City boundaries, the ocean, and land use zoning. These limitations are incorporated into the District boundaries. Further explanation of the district boundary rationale begins on p. 14.

The District includes all of the Ocean Front Walk (aka the Boardwalk), a mixed-use, oceanfront, pedestrian-oriented, tourist-dominated corridor. State PBID Law (Section 36632 Streets and Highways Code) states: Properties zoned solely for residential use.....are conclusively presumed not to benefit from the improvements and services funded through these assessments, and shall not be subject to any assessments pursuant to this part. It is noted that no parcels within the District are zoned solely residential.

There are two benefit zones within the District. The zone boundaries are described on p. 10 and the zone rationale is described on p. 15.

District Boundary Description: The boundary of the District and parcels within it are shown on the map of the District on p. 18 of this Management District Plan. The District includes all parcels within the boundaries described below.

True Point of Beginning: Beginning at the northwest corner of the District, at the westerly edge of the northern property line of APN 4288029914; thence east along the northern property line of APN 4288029914 and continuing along the centerline of Barnard Way to the centerline of Ocean Front Walk; thence south along said centerline of Ocean Front Walk to the centerline of Ozone Avenue; thence east along said centerline of Ozone Avenue to the centerline of Speedway; thence south along said centerline of Speedway to the centerline of Dudley Avenue; thence west along said centerline of Dudley Avenue to the centerline of Ocean Front Walk; thence south along said centerline of Ocean Front Walk to the westerly prolongation of the north property line of APN 4286029012; thence east along said north property line of said APN 4286029012 to the centerline of Speedway; thence south along said centerline of Speedway to the eastern prolongation of the southern property line of APN 4286029013; thence west along said southern property line of said APN 4286029013 to the northern prolongation of the eastern property line of APN 4286029017; thence south along said eastern property line of said APN 4286029017 to the centerline of Sunset Avenue; thence east along said centerline of Sunset Avenue to the centerline of Speedway; thence south along said centerline of Speedway to the centerline of Horizon Court; thence east along said centerline of Horizon Court to the centerline of Pacific Avenue; thence north along said centerline of Pacific Avenue to the westerly prolongation of the northern property line of APN 4238011004; thence east along said northern property line of said APN 4238011004 to the centerline of Park Row; thence north along said centerline of Park Row to the centerline of Westminster Avenue; thence west along said centerline of Westminster Avenue to the centerline of Pacific Avenue; thence north along said centerline of Pacific Avenue to the centerline of Clubhouse Avenue; thence east along said centerline of Clubhouse Avenue to the centerline of Main Street; thence north along said centerline of Main Street to the centerline of Thornton Place; thence west along said centerline of Thornton Place to the centerline of Pacific Avenue; thence north along said centerline of Pacific Avenue to the centerline of Sunset Avenue; thence east along said centerline of Sunset

Avenue to the centerline of Main Street; thence north along said centerline of Main Street to the centerline of Rose Avenue; thence west along said centerline of Rose Avenue to the southerly prolongation of the western property line of APN 4286017093; thence north along said western property line of said APN 4286017093, crossing Navy Street and continuing along the western property line of APN 4288006013 to its intersection with the northern property line of said APN 4288006013; thence east along said northern property line of said APN 4288006013 to its intersection with the eastern property line of said APN 4288006013; thence south along said eastern property line of said APN 4288006013 to the centerline of Navy Street; thence east along said centerline of Navy Street to the centerline of Main Street; thence north along said centerline of Main Street to the westerly prolongation of the northern property line of APN 4286003001; thence east along said northern property line of said APN 4286003001 and APN 4286003019 and continuing to the centerline of Hampton Drive; thence south along said centerline of Hampton Drive to the centerline Rose Avenue; thence east along said centerline Rose Avenue to the centerline of 4th Avenue; thence south along said centerline of 4th Avenue to the centerline of Vernon Avenue; thence west along said centerline of Vernon Avenue to the southerly prolongation of the western property line of APN 4286007015; thence north along said western property line of said APN 4286007015 to the centerline of the unnamed alley that lies immediately north of and parallel to Vernon Avenue; thence west along said centerline of the unnamed alley that lies immediately north of and parallel to Vernon Avenue to the centerline of the unnamed alley that lies immediately east of and parallel to Hampton Drive; thence south along said unnamed alley that lies immediately east of and parallel to Hampton Drive to the centerline of Vernon Avenue; thence east along said centerline of Vernon Avenue to the centerline of the unnamed alley that lies immediately east of and parallel to Hampton Drive; thence south along said unnamed alley that lies immediately east of and parallel to Hampton Drive to the centerline of Indiana Avenue; thence east along said centerline of Indiana Avenue to the unnamed alley that lies immediately east of and parallel to Hampton Drive, thence south along said centerline of the unnamed alley that lies immediately east of and parallel to Hampton Drive to the easterly prolongation of the southern property line of APN 4286010044; thence west along said southern property line of said APN 4286010044 to the centerline of Douglas Place; thence south along said centerline of Douglas Place to the centerline of Brooks Avenue; thence west along said centerline of Brooks Avenue to the centerline of Abbot Kinney Boulevard; thence south along said centerline of Abbot Kinney to the centerline of Westminster Avenue; thence west along said centerline of Westminster Avenue to the centerline of Riviera Avenue; then south along said centerline of Riviera Avenue to the centerline of San Juan Avenue; thence west along said centerline of San Juan Avenue to the southerly prolongation of the western property line of APN 4238010009; thence north along said western property line of said APN 4238010009 to the centerline of Westminster Avenue; thence west along said centerline of Westminster Avenue to the centerline of the unnamed alley that runs immediately east of and parallel to Main Street; thence south along

said centerline of the unnamed alley that runs immediately east of and parallel to Main Street and continuing across San Juan Avenue to the northerly prolongation of the eastern property line of APN 4238010016; thence south along said eastern property line of said APN 4238010016 and continuing across Horizon Avenue to the centerline of Granada Court; thence south along said centerline of Granada Court to the northerly prolongation of the eastern property line of APN 4238013006; thence south along said eastern property line of said APN 4238013006 to the centerline of Windward Avenue; thence west along said centerline of Windward Avenue to the centerline of Grand Boulevard; thence east along said centerline of Grand Boulevard to the northerly prolongation of the eastern property line of APN 4238021001; thence south along said eastern property line of said APN 4238021001 to the centerline of the unnamed alley that lies immediately south of and parallel to Grand Boulevard; thence east along said centerline of the unnamed alley that lies immediately south of and parallel to Grand Boulevard to the to the northerly prolongation of the eastern property line of APN 4238021025; thence south along said eastern property line of said APN 4238021025 to the centerline of Venice Way; thence west along said centerline of Venice Way to the centerline of Pacific Avenue; thence south along said centerline of Pacific Avenue to the centerline of 18th Avenue; thence west along said centerline of 18th Avenue to the southerly prolongation of the western property line of APN 4226010011; thence north along said western property line of said APN 4226010011 and continuing across 17th Place and along the western property line of APN 4226010018 to the centerline of 17th Avenue; thence west along said centerline of 17th Avenue to the centerline of Speedway; thence south along said centerline of Speedway to the centerline of 19th Avenue; thence west along said centerline of 19th Avenue to the centerline of Ocean Front Walk; thence south along said centerline of Ocean Front Walk to the westerly prolongation of the northern property line of APN 4226013006; thence east along said northern property line of said APN 4226013006 to the centerline of Speedway; thence north along said centerline of Speedway to the centerline of 20th Place; thence east along said centerline of 20th Place to the centerline of Pacific Avenue; thence south along said centerline of Pacific Avenue to the westerly prolongation of the northern property line of APN 4238022001; thence east along said northern property line of said APN 4238022001 to the centerline of Strongs Drive; thence south along said centerline of Strongs Drive to the centerline of North Venice Boulevard; thence east along said centerline of North Venice Boulevard to the northerly prolongation of the eastern property line of APN 4238024906; thence south along said eastern property line of said APN 4238024906 to its intersection with the northern property line of APN 4238024907; thence east along said northern property line of said APN 4238024907 and continuing across Dell Avenue and along the northern property lines of APN 4238025901 and APN 4238025902 to the intersection of the northern property line of said APN 4238025902 with the western property line of APN 4238025903; thence north along said western property line of said APN 4238025903 to the centerline of North Venice Boulevard; thence east along said centerline of North Venice Boulevard to the centerline of Abbot Kinney Boulevard; thence south along said centerline of

Abbot Kinney Boulevard to the centerline of South Venice Boulevard; thence west along said centerline of South Venice Boulevard to the centerline of Pacific Avenue; thence north along said centerline of Pacific Avenue to the centerline of North Venice Boulevard; thence west along said centerline of North Venice Boulevard to the northerly prolongation of the eastern boundary of APN 4226014018; thence south along said eastern boundary of said APN 4226014018 to the centerline of Center Court; thence west along said centerline of Center Court to the centerline of Speedway; thence north along said centerline of Speedway to the centerline of North Venice Boulevard; thence west along said centerline of North Venice Boulevard and continuing across Ocean Front Walk and along the southern property line of APN 4226001900 to its intersection with the western property line of APN 4226001900; thence north along said western property line of said APN 4226001900 to the centerline of Market Street; thence east along said centerline of Market Street to the southerly prolongation of the western boundary line of APN 4226001902; thence north along said western boundary line of said APN 4226001902 to its intersection with the northern boundary of APN 4226001902; thence east along said northern boundary of said APN 4226001902 to its intersection with the western property line of APN 4226001901, thence north along the western property lines of said APN 4226001901 and continuing along the western property lines of APNs 4286027902, 4286028902, 4286029902, 4286030903, 4288029909, 4288029910 and 4288029914 to the intersection of said APN 4288029914 with the northern boundary of said APN 4288029914, the True Point of Beginning.

There are two zones within the District. The exterior perimeter boundaries of Zone 1 and Zone 2 are more specifically described as follows:

Benefit Zone 1 Description

Beginning at the True Point of Beginning at the westerly edge of the northern property line of APN 4288029914; thence east along the northern property line of APN 4288029914 and continuing along the centerline of Barnard Way to the centerline of Ocean Front Walk; thence south along said centerline of Ocean Front Walk to the centerline of Ozone Avenue; thence east along said centerline of Ozone Avenue to the centerline of Speedway; thence south along said centerline of Speedway to the centerline of Dudley Avenue; thence west along said centerline of Dudley Avenue to the centerline of Ocean Front Walk; thence south along said centerline of Ocean Front Walk to the westerly prolongation of the north property line of APN 4286029012; thence east along said north property line of said APN 4286029012 to the centerline of Speedway; thence south along said centerline of Speedway to the eastern prolongation of the southern property line of APN 4286029013; thence west along said southern property line of said APN 4286029013 to the northern prolongation of the eastern property line of APN 4286029017; thence south along said eastern property line of said APN

4286029017 to the centerline of Sunset Avenue; thence east along said centerline of Sunset Avenue to the centerline of Speedway; thence south along said centerline of Speedway to the centerline of Horizon Court; thence east along said centerline of Horizon Court to the centerline of Pacific Avenue; thence north along said centerline of Pacific Avenue to the westerly prolongation of the northern property line of APN 4238011004; thence east along said northern property line of said APN 4238011004 to the centerline of Park Row; thence north along said centerline of Park Row to the centerline of Westminster Avenue; thence east along said centerline of Westminster Avenue to the centerline of Riviera Avenue; thence south along said centerline of Riviera Avenue to the centerline of San Juan Avenue; thence west along said centerline of San Juan Avenue to the southerly prolongation of the western property line of APN 4238010009; thence north along said western property line of said APN 4238010009 to the centerline of Westminster Avenue; thence west along said centerline of Westminster Avenue to the centerline of the unnamed alley that runs immediately east of and parallel to Main Street; thence south along said centerline of the unnamed alley that runs immediately east of and parallel to Main Street and continuing across San Juan Avenue to the northerly prolongation of the eastern property line of APN 4238010016; thence south along said eastern property line of said APN 4238010016 and continuing across Horizon Avenue to the centerline of Granada Court; thence south along said centerline of Granada Court to the northerly prolongation of the eastern property line of APN 4238013006; thence south along said eastern property line of said APN 4238013006 to the centerline of Windward Avenue; thence west along said centerline of Windward Avenue to the centerline of Grand Boulevard; thence east along said centerline of Grand Boulevard to the northerly prolongation of the eastern property line of APN 4238021001; thence south along said eastern property line of said APN 4238021001 to the centerline of the unnamed alley that lies immediately south of and parallel to Grand Boulevard; thence east along said centerline of the unnamed alley that lies immediately south of and parallel to Grand Boulevard to the to the northerly prolongation of the eastern property line of APN 4238021025; thence south along said eastern property line of said APN 4238021025 to the centerline of Venice Way; thence west along said centerline of Venice Way to the centerline of Pacific Avenue; thence south along said centerline of Pacific Avenue to the centerline of 18th Avenue; thence west along said centerline of 18th Avenue to the southerly prolongation of the western property line of APN 4226010011; thence north along said western property line of said APN 4226010011 and continuing across 17th Place and along the western property line of APN 4226010018 to the centerline of 17th Avenue; thence west along said centerline of 17th Avenue to the centerline of Speedway; thence south along said centerline of Speedway to the centerline of 19th Avenue; thence west along said centerline of 19th Avenue to the centerline of Ocean Front Walk; thence south along said centerline of

Ocean Front Walk to the westerly prolongation of the northern property line of APN 4226013006; thence east along said northern property line of said APN 4226013006 to the centerline of Speedway; thence north along said centerline of Speedway to the centerline of 20th Place; thence east along said centerline of 20th Place to the centerline of Pacific Avenue; thence south along said centerline of Pacific Avenue to the westerly prolongation of the northern property line of APN 4238022001; thence east along said northern property line of said APN 4238022001 to the centerline of Strongs Drive; thence south along said centerline of Strongs Drive to the centerline of North Venice Boulevard; thence east along said centerline of North Venice Boulevard to the northerly prolongation of the eastern property line of APN 4238024906; thence south along said eastern property line of said APN 4238024906 to its intersection with the northern property line of APN 4238024907; thence east along said northern property line of said APN 4238024907 and continuing across Dell Avenue and along the northern property lines of APN 4238025901 and APN 4238025902 to the intersection of the northern property line of said APN 4238025902 with the western property line of APN 4238025903; thence north along said western property line of said APN 4238025903 to the centerline of North Venice Boulevard; thence east along said centerline of North Venice Boulevard to the northerly prolongation of the eastern property line of said APN 4238025903; thence south along said eastern property line of said APN 4238025903 to the centerline of South Venice Boulevard; thence west along said centerline of South Venice Boulevard to the centerline of Pacific Avenue; thence north along said centerline of Pacific Avenue to the centerline of North Venice Boulevard; thence west along said centerline of North Venice Boulevard to the northerly prolongation of the eastern boundary of APN 4226014018; thence south along said eastern boundary of said APN 4226014018 to the centerline of Center Court; thence west along said centerline of Center Court to the centerline of Speedway; thence north along said centerline of Speedway to the centerline of North Venice Boulevard; thence west along said centerline of North Venice Boulevard and continuing across Ocean Front Walk and along the southern property line of APN 4226001900 to its intersection with the western property line of APN 4226001900; thence north along said western property line of said APN 4226001900 to the centerline of Market Street; thence east along said centerline of Market Street to the southerly prolongation of the western boundary line of APN 4226001902; thence north along said western boundary line of said APN 4226001902 to its intersection with the northern boundary of APN 4226001902; thence east along said northern boundary of said APN 4226001902 to its intersection with the western property line of APN 4226001901, thence north along the western property lines of said APN 4226001901 and continuing along the western property lines of APNs 4286027902, 4286028902, 4286029902, 4286030903, 4288029909, 4288029910 and 4288029914 to

the intersection of said APN 4288029914 with the northern boundary of said APN 4288029914, the True Point of Beginning.

Benefit Zone 2 Description

Beginning at the northwest corner of Zone 2, at the intersection of the western and northern property lines of APN 4288006013; thence east along said northern property line of said APN 4288006013 to its intersection with the eastern property line of said APN 4288006013; thence south along said eastern property line of said APN 4288006013 to the centerline of Navy Street; thence east along said centerline of Navy Street to the centerline of Main Street; thence north along said centerline of Main Street to the westerly prolongation of the northern property line of APN 4286003001; thence east along said northern property line of said APN 4286003001 and APN 4286003019 and continuing to the centerline of Hampton Drive; thence south along said centerline of Hampton Drive to the centerline Rose Avenue; thence east along said centerline Rose Avenue to the centerline of 4th Avenue; thence south along said centerline of 4th Avenue to the centerline of Vernon Avenue; thence west along said centerline of Vernon Avenue to the southerly prolongation of the western property line of APN 4286007015; thence north along said western property line of said APN 4286007015 to the centerline of the unnamed alley that lies immediately north of and parallel to Vernon Avenue; thence west along said centerline of the unnamed alley that lies immediately north of and parallel to Vernon Avenue to the centerline of the unnamed alley that lies immediately east of and parallel to Hampton Drive; thence south along said unnamed alley that lies immediately east of and parallel to Hampton Drive to the centerline of Vernon Avenue; thence east along said centerline of Vernon Avenue to the centerline of the unnamed alley that lies immediately east of and parallel to Hampton Drive; thence south along said unnamed alley that lies immediately east of and parallel to Hampton Drive to the centerline of Indiana Avenue; thence east along said centerline of Indiana Avenue to the unnamed alley that lies immediately east of and parallel to Hampton Drive, thence south along said centerline of the unnamed alley that lies immediately east of and parallel to Hampton Drive to the easterly prolongation of the southern property line of APN 4286010044; thence west along said southern property line of said APN 4286010044 to the centerline of Douglas Place; thence south along said centerline of Douglas Place to the centerline of Brooks Avenue; thence west along said centerline of Brooks Avenue to the centerline of Abbot Kinney Boulevard; thence south along said centerline of Abbot Kinney to the centerline of Westminster Avenue; thence east along said centerline of Westminster Avenue to the centerline of Pacific Avenue; thence north along said centerline of Pacific Avenue to the centerline of Clubhouse Avenue; thence east along said centerline of Clubhouse Avenue to the centerline of Main Street; thence north along said centerline of Main Street to the

centerline of Thornton Place; thence west along said centerline of Thornton Place to the centerline of Pacific Avenue; thence north along said centerline of Pacific Avenue to the centerline of Sunset Avenue; thence east along said centerline of Sunset Avenue to the centerline of Main Street; thence north along said centerline of Main Street to the centerline of Rose Avenue; thence west along said centerline of Rose Avenue to the southerly prolongation of the western property line of APN 4286017093; thence north along said western property line of said APN 4286017093, crossing Navy Street and continuing along the western property line of APN 4288006013 to its intersection with the northern property line of said APN 4288006013, the point of beginning for Zone 2.

In addition, APN 4238018900 is a single non-contiguous parcel that is also located in Zone 2. This parcel is located at the southeasternmost edge of the District. Although said APN 4238018900 is contiguous to Zone 1, its services and assessment are consistent with Zone 2.

District Boundary Rationale:

Western Boundary: The western boundary of the District is geographically determined by the Venice public beach and the Pacific Ocean. All parcels along the western boundary are government owned parcels (City of Los Angeles and State of California). It is noted that the westerly boundary line is irregular in that it includes only land portions developed with either public uses (such as sports/recreation venues, parks and public parking) or land areas occupied by or available for business concessions and kiosks. Sand/beach portions of the government owned parcels along the western boundary are not included in the District. In order to ensure that parcels west of the western boundary will not specially benefit from District funded services and improvements, no District services and improvements will be provided west of the western boundary, only to assessed parcels east of the western boundary within the District.

Northern Boundary: The northern boundary of the District is geographically determined by the City of Los Angeles City - City of Santa Monica boundary line. Per State PBID Law, parcels outside of one City cannot, without consent of the other City Council, be included within a business improvement district. Since there is no such consent by the City of Santa Monica, parcels located within the City of Santa Monica are not included in the District. No direct or tangible District funded services and improvements will be provided to parcels within the City of Santa Monica nor will any special benefits be conferred upon them. In order to ensure that parcels north of the northern boundary will not specially benefit from District funded services and improvements, no District services and improvements will be provided north of the northern boundary, only to assessed parcels south of the northern boundary within the District.

Eastern Boundary: The eastern boundary of the District is irregular, but generally coincides with where commercial and industrial zoned parcels end and parcels zoned solely residential begin.

This boundary includes contiguous parcels that are zoned as commercial, industrial and/or open space and excludes all parcels zoned solely residential and presumed by State Law not to benefit from District improvements or activities.

In addition, there are 3 commercial zoned parcels tangent to assessed parcels within the District but outside the City limit. The District is surrounded by 25 commercial zoned parcels with commercial uses located across streets or alleys on the perimeter of the District. These lie primarily to the east and north of the District and are not included because they are not part of the Venice Beach area.

In order to ensure that parcels east of the eastern boundary will not specially benefit from District funded services and improvements, no District services and improvements will be provided east of the eastern boundary, only to assessed parcels west of the eastern boundary within the District.

Southern Boundary: The southern boundary generally coincides with the centerline of South Venice Beach Boulevard and is determined by zoning and land uses where properties located to the south of the southern District boundary are zoned solely residential with residential land uses while those north of the southern boundary are primarily government owned parcels zoned with some commercial parcels. The government owned parcels include a Los Angeles Public Library parcel, which is included in the District because, in addition to the Library, it also contains a large open space area (pocket park and pedestrian/jogging/biking/ skateboarding path) along Venice Boulevard, which is one of the primary gateways to Ocean Front Walk and Venice Beach. State of California Streets and Highways Code Section 36632(c) conclusively presumes that properties zoned solely residential do not benefit from the improvements and service funded through District assessments, cannot be assessed and, thus, are not included in the District. In order to ensure that parcels south of the southern boundary will not specially benefit from District funded services and improvements, no District services and improvements will be provided south of the southern boundary segments, only to assessed parcels north of the southern boundary within the District.

Each boundary includes all of the contiguous parcels that are zoned as either commercial, industrial and/or open space within the Venice Beach area, and excludes all parcels zoned solely residential and presumed by State Law not to benefit from District funded services and improvements.

There are two benefit zones in the District.

Benefit Zone 1 Rationale:

- Zone 1 includes the tourist-related commercial core of Venice Beach (i.e. Ocean Front Walk, Windward Avenue and extensive parking lots along North and South Venice

Boulevards which are utilized primarily by beachgoers and Boardwalk patrons) and consists of commercial, industrial and open space zoned properties. The Ocean Front Walk, the adjacent grassy knoll and beach, as well as restrooms, parking lots, and maintenance facilities are among the most heavily utilized public facilities in the U.S., and constitute as significant a part of Venice's attractions as the hotels, shops, restaurants and other local businesses that also populate the area. Ownership of this public beachfront property is divided between the City of Los Angeles and the State of California. The state-owned property has been operated under the auspices of the City of Los Angeles pursuant to an agreement signed in 1948. The City maintains full operational control of the state-owned property, and the State is not involved in its operation or management. The City is responsible for the District assessment for the state-owned property. Zone 1 has heavily-utilized bus stops connecting transit riders to adjacent communities in Los Angeles, Santa Monica, Culver City and Marina del Rey. Tourist related activity and pedestrian traffic is highest Zone 1, and thus these parcels require the highest level of District programs and services (twice the clean and safe service frequencies as Zone 2 parcels). Zone 1 commercial/industrial parcels and government owned parcels with commercial uses will receive 100% of their proportionate special benefit from Zone 1 District funded levels of services and will be assessed at the rate of \$0.0882 per square foot of building area, \$0.121275 per square foot of parcel land area and \$31.9725 per linear foot of street frontage as delineated in this Report. Government owned/occupied parcels will receive 100% of their proportionate special benefit from Zone 1 District funded levels of services and will be assessed at the rate of \$0.082026 per square foot of building area, \$0.112786 per square foot of parcel land area and \$29.734425 per linear foot of street frontage as delineated in this Plan. These rates and the resulting Zone 1 assessment revenue are reflected in the budget allocation of funds for Zone 1 and the corresponding proportionate special benefits conferred on Zone 1 parcels.

Benefit Zone 2 Rationale:

- Zone 2 includes the secondary retail and tourist-related business corridors of Venice Beach (i.e. Main Street, Hampton Avenue and 3rd Avenue) and consists of commercial, industrial, and open space zoned properties. Zone 2 also contains one large parcel at the southeast end of the District, which contains the Venice Branch of the Los Angeles Public Library. This parcel is included in Zone 2 because its hours of operation and service level needs are compatible with Zone 2 uses (in contrast to the government owned parcels that lie immediately west of the library, which represent paid parking lots and uses directly tied to Ocean Front Walk, the public park and beach areas, and whose hours of operation and service level needs are compatible with Zone 1 uses.) Please see p. 22-23 of the Service & Improvement Plan for more discussion of the services provided

in Zone 1 and Zone 2. Tourist-related activity and pedestrian traffic is significantly lower in Zone 2 as compared to Zone 1, and thus these parcels require a lower level of District programs and services (50% of the clean and safe service frequencies as Zone 1 parcels). Zone 2 commercial/industrial parcels and government owned parcels with commercial uses will receive 100% of their proportionate special benefit from Zone 2 District funded levels of services and will be assessed at the rate of \$0.0882 per square foot of building area, \$0.121275 per square foot of parcel land area and \$15.98625 per linear foot of street frontage as delineated in this Plan. Government owned/occupied parcels will receive 100% of their proportionate special benefit from Zone 2 District funded levels of services and will be assessed at the rate of \$0.082026 per square foot of building area, \$0.112786 per square foot of parcel land area and \$14.867213 per linear foot of street frontage as delineated in this Plan. The one parcel owned/occupied by Los Angeles Unified School District will receive 100% of their proportionate special benefit from Zone 2 District funded levels of services and will be assessed at the rate of \$0.03528 per square foot of building area, \$0.030319 per square foot of parcel land area and \$6.3945 per linear foot of street frontage as delineated in this Plan. These rates and the resulting Zone 2 assessment revenue are reflected in the budget allocation of funds for Zone 2 and the corresponding proportionate special benefits conferred on Zone 2 parcels.

2b Boundary: Map

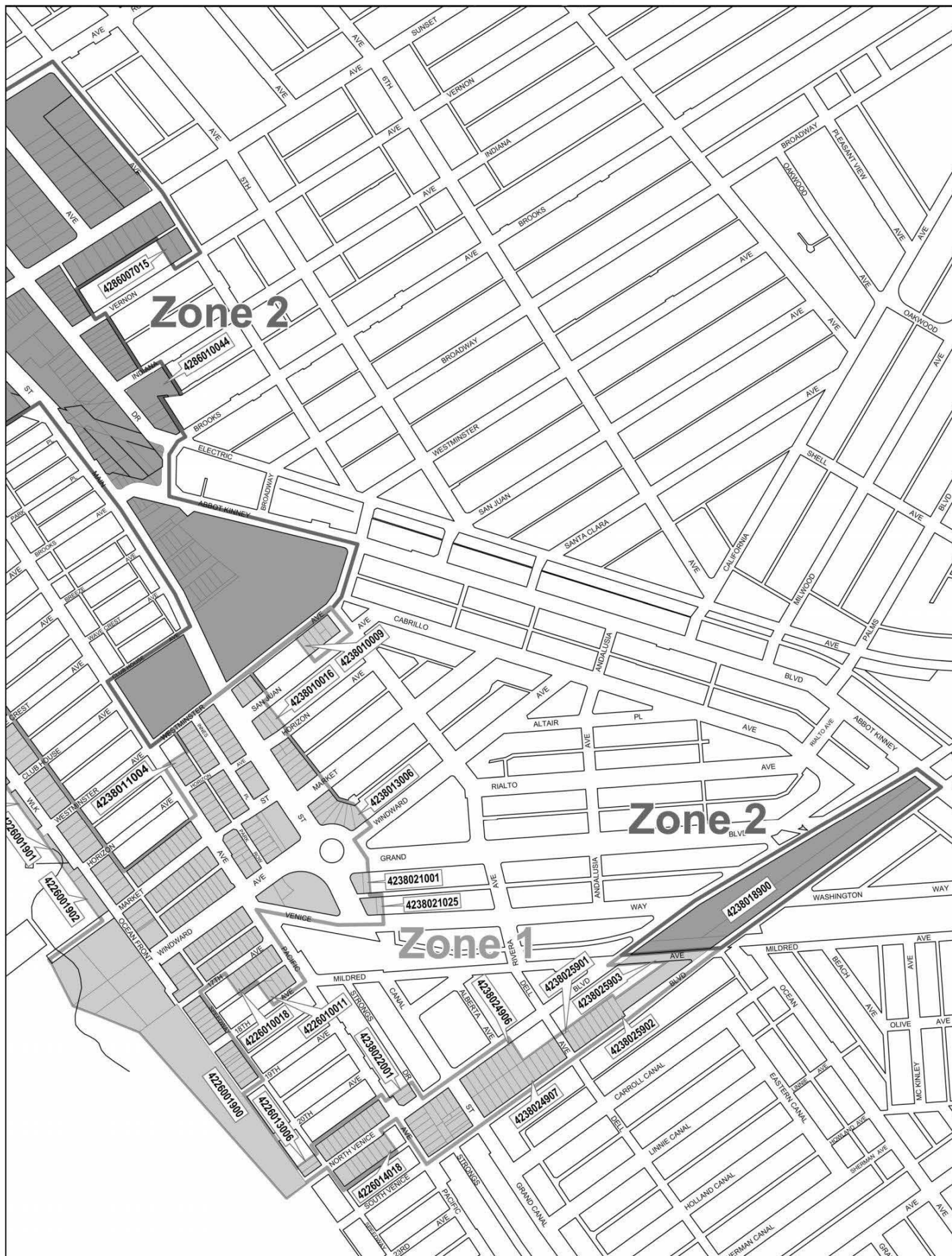
(next page)

Venice Beach BID

City of Los Angeles







3 Service & Improvement Plan

As determined by the District Steering Committee through a series of discussions and refinement, the top priority for the District remains the clean and safe programming. The second priority for the property owners is administration and management. The Steering Committee views a highly professional full-time management team as essential to the implementation and oversight of all other priorities. A third priority is communication and special projects (website, newsletters, social media and other marketing and business attraction and promotion efforts.) At the time of District formation, it was agreed that the priorities should be comprehensively reassessed upon any renewal of the District. At the time of District renewal efforts, the group agreed again on the same priorities for the District with two modest changes: 1) renaming the District Identity & Special Projects budget category to Communication & Special Projects in order to more accurately describe the emphasis of these (same) programs and 2) increase the Communications & Special Projects budget by 2%, from 7% to 9%. To achieve this without a budget increase, the remaining two budget categories (clean and safe, administration and management) have each decreased by 1%. These modest decreases are not expected to have a meaningful impact on either of those (larger) budget categories or their programs, while the increase to the (smaller) Communications & Special Projects will be impactful. The 2% increase was made in recognition that Venice stakeholders have very high expectations for high-quality communications, and also that select, modest projects might be undertaken that would vastly enhance other District services (such as improving our website and collaterals, providing more information digitally, providing more education on BID services, or being able to push more timely information out to our stakeholders more quickly, etc.)

Definition of Special and General Benefits: As stipulated by Article XIID 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. A 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. A 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. Special and general benefits are discussed in greater detail on p. 12 of the Engineer's Report.

There are three categories of special benefit services that will be funded with the District. All of these services shall be provided only to those parcels in the District, and shall be provided

consistent with the individual assessment for that parcel. The categories of special benefits are as follows:

1) Clean & Safe Programs

\$1,468,376

72%

Clean encompasses all sidewalk, curb and other right-of-way services in the District and includes: sweeping, litter removal, bulky item removal, emptying of trash cans, pressure washing/steam cleaning, graffiti/flyer/sticker/gum removal, tree trimming and weeding. Clean also includes the cost of equipment necessary to provide these services. Clean may also include property owner notification of conditions on private property that are unsafe or unfavorable to creating and preserving a clean and safe environment in the District (e.g. broken window/gate, vandalism, accumulated debris/garbage, etc.) Clean may also include notification to the City or other entities as appropriate (e.g. utilities) of any damage to public infrastructure or utilities.

Safe encompasses all patrol/ambassadorial services in the District and includes: personnel on foot, bike, or other vehicles (e.g. segways, trucks, etc.), ambassadors (specially trained personnel able to provide directions, transit information, business information, event information, social service referrals, etc.), emergency assistance, public safety-based crowd management (directing the public away from hazards, accidents, etc.), crime prevention activities, safety escorts (e.g. escorting an employee from workplace to vehicle, escorting someone in need to the LAPD substation within our District) and distribution of special bulletins (e.g. street closures, emergency alerts.) Safe also includes the cost of equipment necessary to provide these services.

The goal of both clean and safe programs is the same: to establish and maintain a clean, safe, beautiful and welcoming District by providing these services to all the individually assessed parcels in the District. Ongoing homeless outreach and social service referrals are expected to be a significant component of the clean and safe program. The District may identify social service partner(s) to implement their homeless outreach program. The special benefits conferred by these programs are discussed later in this section. Various levels of clean and safe activities will be required over time to maintain the District.

To assist the Owners' Association in budgeting and the deployment of resources, an incident-tracking software/database will be maintained to track calls for clean and safe services for individually assessed parcels in the District. This data will help ensure that negative public safety trends are identified quickly and can be addressed efficiently and effectively so that crime, litter and blight do not deter pedestrian activity and commerce. The database will be developed and expanded as funds are available to implement this goal.

Zone 1 shall receive twice the frequency of clean and safe services as Zone 2. Although the future Board of Directors shall consider and approve the actual deployment schedule, in

general, Zone 1's highest demand for most services occurs from late morning through the night. Exceptions include select cleaning functions, such as pressure washing and graffiti removal which are both usually best conducted in the early morning, prior to business openings. Since District formation, Zone 2's safe demands have shifted to become much heavier in the afternoons and early evening. This is, in part due to the increased unhoused population in Zone 2, and the hours of greatest activity within that population. Clean demands remain heavier in the morning, but with more frequent call-based requests in the afternoons as well. Also, Zone 1's service demand fluctuates more day-to-day (with highest demands occurring Thursday – Saturday afternoon/evening/night, on holidays, and seasonally, from early Spring through late Fall.) Zone 2's service demand is much more consistent across each day of the week, and throughout the year. Zone 1's needs are most heavily determined by intense visitor/tourist traffic which peaks in the warmer months, and on weekends throughout the year. Zone 2's needs are more driven by local employees, residents and visitors; tourism is a factor, but plays a much smaller role in Zone 2 demand.

Clean programs will assist in enhancing the image of each individual assessed parcel in the District. For commercial and industrial parcels clean programs are designed to increase vehicular and pedestrian traffic within the District that is intended to increase commerce and customer activity, attract and retain new business and patrons for assessed commercial and industrial parcels within the District boundaries, and may increase commercial/industrial rents and occupancies. In the case of assessed Government owned parcels and facilities, District funded clean programs provide cleaner entrances and perimeters for their employees, students, visitors, vendors and users of these public facilities. Further, in the case of assessed commercially- or industrially-zoned residential uses, District funded clean programs improve the aesthetic appeal of each assessed residential type parcel for tenants, visitors and landlords, which, in turn, is intended to increase residential occupancies.

Safe programs will assist in creating a safer and more secure environment for each individual assessed parcel in the District. For commercial and industrial parcels, District funded safe programs are designed to increase vehicular and pedestrian traffic, increase commerce and customer activity, attract and retain new business and patrons, as well as increase commercial rents and commercial occupancies for the assessed parcels commercial and industrial parcels within the District boundaries. In the case of assessed Government owned parcels and facilities, District funded safe programs and are designed to provide safer entrances and perimeters of Government owned parcels and facilities for their employees, students, visitors, vendors and users of these public facilities. Further, in the case of assessed commercially- or industrially-zoned residential uses, District funded safe programs are designed to improve the security of each residential type parcel for tenants, visitors and landlords, which, in turn, is intended to increase residential occupancies. Each assessed parcel will proportionally specially benefit from the security programs and services.

2) Administration, Management & City Fees

\$387,488

19%

Administration & Management includes activities such as: personnel, operations, professional services (e.g. legal, accounting, insurance), production of the Annual Planning Report and Budget and quarterly reports, facilitation of meetings of the Owners' Association, Brown Act compliance, outreach to District property and business owners, and participation in professional peer/best practice forums such as the LA BID Consortium, the California Downtown Association or the International Downtown Association. It also covers the costs associated with District formation, as well as City and/or County fees associated with their oversight of the District and the Owners' Association's compliance with the terms of its contract with the City, and the implementation of the Management District Plan.

This component is key to the proper expenditure of District assessment funds and the administration of District programs and activities that are intended to promote business within the District boundaries through increased commerce and the attraction and retention of new business. The District Program Management program exists only for the purposes of the District and will only be provided for matters pertaining to each individual assessed parcel within the District boundaries. All parcels and land use types within the District will specially benefit from this key program element which supports each of the special benefits conferred by each of the program elements described above.

3) Communication & Special Projects

\$183,547

9%

Communication & Special Projects includes activities such as: production of a quarterly (minimum frequency) newsletter that shall be distributed to all property owners in the District, efforts to cultivate and recognize the satisfaction, retention and attraction of businesses, employees and customers/visitors, advertising, response to media inquiries, cultivation of media exposure, and promotion of the District as a great place to live, work or visit through a website and/or social media. To the extent that funds are available, it could also include holiday lighting, street banners, wayfinding activities, art installation or development of special events (e.g. festival) or other community identity and branding efforts that promote the District, its residents, businesses, services and amenities.

This component, communication & special projects, is designed to specially benefit and improve the marketability of the array of goods and services provided by businesses on each identified and assessed parcel within the District. This special benefit program is designed to attract more commercial customers and clients, employees, tenants and investors which may, in turn, increase business volumes, sales transactions, commercial occupancies, commercial rental income for each commercial/industrial parcel and business within the District. Some government owned/occupied parcels and facilities will not specially benefit from this program element and thus, shall not be assessed for these programs. Government owned/occupied

parcels and facilities (except select parcels which have commercial operations such as paid public parking) will not specially benefit from this program element and thus, shall not be assessed for these programs. This is discussed in more detail on p. 45 of this Plan.

Communication & Special Projects will only be provided for those individually assessed parcels located within the District boundaries.

All identified parcels within the District boundaries shall be assessed to fund special benefit programs, services and improvements as outlined in this Management District Plan as well as the Engineer's Report. Each identified parcel within the District shall pay its proportional share of assessments to fund the special benefits to be conferred on that specific parcel. These benefits are particular and distinct to each and every assessed parcel within the District and are not provided to non-assessed parcels outside of the District. Because these programs, services and improvements will only be provided to each individual assessed parcel within the District boundaries, these programs, services and improvements will constitute special benefits. The City of Los Angeles does not provide these special benefit programs and services, which are above and beyond the existing services that the City provides and will continue to provide.

District services, programs and improvements will only be provided to these individually assessed parcels inside the District boundaries and none will be provided outside of the District boundaries. These programs and services support improved commerce, increased employment, business attraction and retention, increased property rental income, and an increase in service-oriented businesses such as restaurants and retail, which represent desired amenities within the District, and desirable tenants for the individually assessed parcels within the District. They also improve livability for patrons, visitors, employees and residents within the District by reducing crime, litter and debris, all considered detractions if not contained and properly managed. All services enhance the image and viability of the individually assessed parcels within the District.

Additional Information: Service demands may vary year-to-year. The decisions to prioritize one special benefit within a particular budget category over another will be reviewed and decided by the Owners' Association year-by-year. For example, clean services may be the greater priority in year one; safe services may be the greater priority in year two. The goal of a clean and safe District is constant; the type and frequency of specific services necessary to achieve this goal may vary based on special benefit needs. Similarly, actual service hours and deployment schedules may vary during the year in order to best meet the needs of the District. For example, the District currently modestly expands its hours of operation each year during the warmer months (and updates those hours on the District website) and modestly contracts its hours during the colder and wetter part of the year. Getting the District to a desirable baseline of cleanliness and maintaining that baseline is viewed by the District Steering Committee as an essential foundation for all other District activities.

The Owners' Association Board of Directors develops and refines a detailed operation deployment schedule over time; property owners may request copies of the Annual Planning Report, quarterly reports and a current deployment schedule from the Owners' Association to fully understand the current type and schedule of services and improvements in the District.

Assessments may be adjusted annually but any increase shall not exceed 5% per year. Increases or decreases are not automatic, and may not occur in any given year. Any annual increase or decrease shall require a vote by the District Owners' Association Board of Directors, and shall be stipulated in the District's Annual Planning Report submitted to the City. The District Owners' Association shall have the right to reallocate up to 10% of the budget allocation by line item within the budgeted categories in order to deal with fluctuating market costs for District services and programs. Accrued interest or delinquent payments will be expended in the budget category generated.

Any annual budget surplus shall be rolled over into the following year's budget for the District, or may be used to cover the costs of renewal of the district. If the District expires with a surplus, funds may be rolled over into a renewed or reformed District if established, but shall only be expended on those parcels that were assessed in the original District; if none is established, the surplus shall be returned, on a pro rata basis, to each property owner in the District, in accordance with State law.

Market costs for services and improvements may vary from year-to-year; budget categories may vary by up to 10% per category, by line item. Changes will be documented in the Annual Planning Report which is submitted to the City by the District Owners' Association. This allows for some limited flexibility to respond to changing market costs for various services or improvements.

Lastly, resources permitting, the District may pursue any grant funding for which it is eligible in order to augment any or all of these budget categories.

General Benefits: The total service and improvement plan budget for 2022 is \$2,070,652. Property assessments shall fund \$2,039,411. The Engineer identified a general benefit factor of 1.5088% which equates to a general benefit value of \$31,241 in the 2022 (Year 1) budget. A more detailed discussion of general benefit can be found in the Quantitative Benefit Analysis section of the Engineer's Report, beginning on p. 12.

For a table showing the annual budget totals for Year 1 (2022) through Year 5 (2026) and a breakdown of special + general benefit allocations/costs, please see the table on the next page.

Budget Totals: Year 1 (2022) - Year 5 (2026) – Special + General Benefit Allocations/Costs
(assessment and non-assessment revenues)

YR	ZONE	PROGRAM CATEGORY	SPECIAL BENEFITS	GENERAL BENEFITS	TOTAL BENEFITS	% OF TOTAL
YR 1 - 2022	1	CLEAN & SAFE	\$1,004,343	\$15,385	\$1,019,728	72%
		COMMUNICATIONS/SPECIAL PROJECTS	\$125,543	\$1,923	\$127,466	9%
		ADMINISTRATION/MANAGEMENT	<u>\$265,035</u>	<u>\$4,060</u>	<u>\$269,095</u>	<u>19%</u>
		SUBTOTAL	\$1,394,921	\$21,368	\$1,416,289	100%
	2	CLEAN & SAFE	\$464,033	\$7,108	\$471,141	72%
		COMMUNICATIONS/SPECIAL PROJECTS	\$58,004	\$889	\$58,893	9%
		ADMINISTRATION/MANAGEMENT	<u>\$122,453</u>	<u>\$1,876</u>	<u>\$124,329</u>	<u>19%</u>
		SUBTOTAL	\$644,490	\$9,873	\$654,363	100%
	1&2	CLEAN & SAFE	\$1,468,376	\$22,493	\$1,490,869	72%
		COMMUNICATIONS/SPECIAL PROJECTS	\$183,547	\$2,812	\$186,359	9%
		ADMINISTRATION/MANAGEMENT	<u>\$387,488</u>	<u>\$5,936</u>	<u>\$393,424</u>	<u>19%</u>
		TOTAL YEAR 1 - 2022	\$2,039,411	\$31,241	\$2,070,652	100%
YR	ZONE	PROGRAM CATEGORY	SPECIAL BENEFITS	GENERAL BENEFITS	TOTAL BENEFITS	% OF TOTAL
YR 2 - 2023	1	CLEAN & SAFE	\$1,054,560	\$16,154	\$1,070,714	72%
		COMMUNICATIONS/SPECIAL PROJECTS	\$131,820	\$2,019	\$133,839	9%
		ADMINISTRATION/MANAGEMENT	<u>\$278,287</u>	<u>\$4,263</u>	<u>\$282,550</u>	<u>19%</u>
		SUBTOTAL	\$1,464,667	\$22,436	\$1,487,103	100%
	2	CLEAN & SAFE	\$487,235	\$7,463	\$494,698	72%
		COMMUNICATIONS/SPECIAL PROJECTS	\$60,904	\$933	\$61,837	9%
		ADMINISTRATION/MANAGEMENT	<u>\$128,576</u>	<u>\$1,970</u>	<u>\$130,546</u>	<u>19%</u>
		SUBTOTAL	\$676,715	\$10,366	\$687,081	100%

	1&2	CLEAN & SAFE	\$1,541,795	\$23,617	\$1,565,412	72%
		COMMUNICATIONS/SPECIAL PROJECTS	\$192,724	\$2,952	\$195,676	9%
		ADMINISTRATION/MANAGEMENT	<u>\$406,863</u>	<u>\$6,233</u>	<u>\$413,096</u>	<u>19%</u>
		TOTAL YEAR 2 - 2023	\$2,141,382	\$32,802	\$2,174,184	100%
YR	ZONE	PROGRAM CATEGORY	SPECIAL BENEFITS	GENERAL BENEFITS	TOTAL BENEFITS	% OF TOTAL
YR 3 - 2024	1	CLEAN & SAFE	\$1,107,288	\$16,962	\$1,124,250	72%
		COMMUNICATIONS/SPECIAL PROJECTS	\$138,411	\$2,120	\$140,531	9%
		ADMINISTRATION/MANAGEMENT	<u>\$292,201</u>	<u>\$4,476</u>	<u>\$296,677</u>	<u>19%</u>
		SUBTOTAL	\$1,537,900	\$23,558	\$1,561,458	100%
	2	CLEAN & SAFE	\$511,597	\$7,836	\$519,433	72%
		COMMUNICATIONS/SPECIAL PROJECTS	\$63,949	\$980	\$64,929	9%
		ADMINISTRATION/MANAGEMENT	<u>\$135,005</u>	<u>\$2,069</u>	<u>\$137,074</u>	<u>19%</u>
		SUBTOTAL	\$710,551	\$10,885	\$721,436	100%
	1&2	CLEAN & SAFE	\$1,618,885	\$24,798	\$1,643,683	72%
		COMMUNICATIONS/SPECIAL PROJECTS	\$202,360	\$3,100	\$205,460	9%
		ADMINISTRATION/MANAGEMENT	<u>\$427,206</u>	<u>\$6,545</u>	<u>\$433,751</u>	<u>19%</u>
		TOTAL YEAR 3 - 2024	\$2,248,451	\$34,443	\$2,282,894	100%
YR	ZONE	PROGRAM CATEGORY	SPECIAL BENEFITS	GENERAL BENEFITS	TOTAL BENEFITS	% OF TOTAL
YR 4 - 2025	1	CLEAN & SAFE	\$1,162,652	\$17,810	\$1,180,462	72%
		COMMUNICATIONS/SPECIAL PROJECTS	\$145,332	\$2,226	\$147,558	9%
		ADMINISTRATION/MANAGEMENT	<u>\$306,811</u>	<u>\$4,700</u>	<u>\$311,511</u>	<u>19%</u>
		SUBTOTAL	\$1,614,795	\$24,736	\$1,639,531	100%
	2	CLEAN & SAFE	\$537,177	\$8,228	\$545,405	72%
		COMMUNICATIONS/SPECIAL PROJECTS	\$67,146	\$1,029	\$68,175	9%
		ADMINISTRATION/MANAGEMENT	<u>\$141,755</u>	<u>\$2,172</u>	<u>\$143,927</u>	<u>19%</u>

		SUBTOTAL	\$746,078	\$11,429	\$757,507	100%
	1&2	CLEAN & SAFE	\$1,699,829	\$26,038	\$1,725,867	72%
		COMMUNICATIONS/SPECIAL PROJECTS	\$212,478	\$3,255	\$215,733	9%
		ADMINISTRATION/MANAGEMENT	<u>\$448,566</u>	<u>\$6,872</u>	<u>\$455,438</u>	<u>19%</u>
		TOTAL YEAR 4 – 2025	\$2,360,873	\$36,165	\$2,397,038	100%
YR	ZONE	PROGRAM CATEGORY	SPECIAL BENEFITS	GENERAL BENEFITS	TOTAL BENEFITS	% OF TOTAL
YR 5 - 2026	1	CLEAN & SAFE	\$1,220,785	\$18,701	\$1,239,486	72%
		COMMUNICATIONS/SPECIAL PROJECTS	\$152,599	\$2,337	\$154,936	9%
		ADMINISTRATION/MANAGEMENT	<u>\$322,152</u>	<u>\$4,935</u>	<u>\$327,087</u>	<u>19%</u>
		SUBTOTAL	\$1,695,536	\$25,973	\$1,721,509	100%
	2	CLEAN & SAFE	\$564,036	\$8,639	\$572,675	72%
		COMMUNICATIONS/SPECIAL PROJECTS	\$70,503	\$1,080	\$71,583	9%
		ADMINISTRATION/MANAGEMENT	<u>\$148,843</u>	<u>\$2,281</u>	<u>\$151,124</u>	<u>19%</u>
		SUBTOTAL	\$783,382	\$12,000	\$795,382	100%
	1&2	CLEAN & SAFE	\$1,784,821	\$27,340	\$1,812,161	72%
		COMMUNICATIONS/SPECIAL PROJECTS	\$223,102	\$3,417	\$226,519	9%
		ADMINISTRATION/MANAGEMENT	<u>\$470,995</u>	<u>\$7,216</u>	<u>\$478,211</u>	<u>19%</u>
		TOTAL YEAR 5 – 2026	\$2,478,918	\$37,973	\$2,516,891	100%

4 Assessment 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 Property-Based Business Improvement District (District) begins with the selection of a suitable and tangible basic benefit unit. For property related services, such as those proposed in the District, 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. It is noted that special circumstances such as unique geography, land uses, development constraints, etc. are carefully reviewed relative to specific programs and improvements to be funded by the District in order to determine any levels of different benefit that may apply on a parcel-by-parcel or categorical basis and require adjusting.

Based on the process described above, an assessment formula is developed which is derived from a singular or composite assessment 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, 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 benefit related costs may not be incorporated into the assessment formula and levied on the District properties; only direct or special benefits related costs may be used. Indirect or general benefits, 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 or their properties benefit differently than other properties in the District. 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 or differently as determined by the Assessment Engineer. (See p. 44 of this Plan and p. 24 of the Engineer's Report for discussion regarding government/publicly owned parcels within the District).

From the estimated net program costs, the value of a net unit cost can be computed by dividing the total amount of estimated net program costs by the total number of benefit units for each assessment factor. The amount of assessment for each parcel can be computed at this time by multiplying the net unit cost times the number of benefit units per assessment factor per parcel. This is known as spreading the assessment in that all net program costs are spread/allocated proportionally amongst all benefitting properties within the District.

The method and basis of spreading program costs varies from one District to another based on local geographic conditions, types of programs and activities proposed, and size and development complexity of the District. Districts may require secondary benefit zones to be identified to allow for a tiered assessment formula for variable or stepped-down services.

Venice Beach BID Assessment Formula: Based on the specific needs and corresponding nature of the program activities to be funded by the proposed renewed District (i.e. Clean and Safe, Communications and Special Projects, and Administration and Management) it is the opinion of the Assessment Engineer that the assessment factors on which to base assessment rates relate directly to the proportionate amount of building area, land area and street frontage of each parcel within two benefit zones.

The benefit units will be expressed as a function of building square footage (Benefit Unit A); land square footage (Benefit Unit B) and street frontage (Benefit Unit C) within two benefit zones. Based on the shape of the proposed renewed District, as well as the nature of the District 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 building area, land area and street frontage of each parcel within two benefit zones.

Building area, land area and street frontage are a common method of fairly and equitably spreading special benefit costs to the beneficiaries of assessment funded services, programs and improvements. These factors directly relate to the degree of special benefit each assessed parcel will receive from District funded activities within each benefit zone.

In the opinion of the Assessment Engineer, the targeted weight of Zone 1 revenue to match the projected costs of Zone 1 services, should generate approximately 70% of the total District revenue (68.398229%) when adjusted for precise parcel measurements and program costs and service levels.)

In the opinion of the Assessment Engineer, the targeted weight of Zone 2 revenue to match the projected costs of Zone 2 services, should generate approximately 30% of the total District revenue (31.601771%) when adjusted for precise parcel measurements and program costs and service levels.)

Building area (Benefit Unit-A) is a direct measure of each parcel's corresponding impact or draw on District funded activities. In the opinion of the Assessment Engineer, the targeted weight of this factor, building area, should generate approximately 10% of the total District revenue (8.352117%) when adjusted for precise parcel measurements and program costs and service levels.)

Land area (Benefit Unit-B) is a direct measure of the current and future development capacity of each parcel and its corresponding impact or draw on District funded activities. In the opinion of the Assessment Engineer, the targeted weight of this factor, land area, should generate approximately 20% of the total District revenue (19.578986%) when adjusted for precise parcel measurements and program costs and service levels.)

Street frontage (Benefit Unit-C) is a direct measure of each parcel's corresponding impact or draw on District funded activities. Street frontage includes all public street frontages, including public alleys. In the opinion of the Assessment Engineer, the targeted weight of this factor, street frontage, should generate approximately 70% of the total District revenue (72.068896%) when adjusted for precise parcel measurements and program costs and service levels.)

Step 2. Quantify Total Equivalent Assessable Benefit Units

Taking into account all identified specially benefiting parcels within the District and their respective benefit units, the rates, cumulative quantities and assessment revenues by factor and zone are shown in the following Tables:

Year 1 – 2022 - Total Assessable Benefit Units

BENEFIT ZONE	BLDG AREA (sf)	LAND AREA (sf)	STREET FRONTAGE (lf)	# OF PARCELS	# OF ASSESSABLE PARCELS
1	892,629	1,657,131	35,586	220	218
2	<u>1,086,090</u>	<u>1,944,875</u>	<u>23,601</u>	<u>235</u>	<u>235</u>
TOTAL	1,978,719	3,602,006	59,187	455	453

Year 1 – 2022 Projected Assessment Revenue

BENEFIT ZONE	BLDG AREA ASSMT REVENUE	LAND AREA ASSMT REVENUE	STREET FRONTAGE REVENUE	TOTAL REVENUE
1	\$78,730	\$196,070	\$1,120,121	\$1,394,921
2	<u>\$91,604</u>	<u>\$203,226</u>	<u>\$349,660</u>	<u>\$644,490</u>
TOTAL	\$170,334	\$399,296	\$1,469,781	\$2,039,411
1	3.860428%	9.614050%	54.923750%	68.398229%
2	<u>4.491689%</u>	<u>9.964936%</u>	<u>17.145146%</u>	<u>31.601771%</u>
TOTAL	8.352117%	19.578986%	72.068896%	100.00%

Year 1 – 2022 – Commercial/Industrial Parcels - Assessable Benefit Units

BENEFIT ZONE	BLDG AREA (sf)	LAND AREA (sf)	STREET FRONTAGE (lf)	# OF PARCELS	# OF ASSESSABLE PARCELS
1	892,629	1,080,151	27,703.77	204	202
2	<u>985,223</u>	<u>1,184,963</u>	<u>15,684.58</u>	<u>231</u>	<u>231</u>
TOTAL	1,877,852	2,265,114	43,388.35	435	433

Year 1 – 2022 Commercial/Industrial Parcels - Projected Assessment Revenue

BENEFIT ZONE	BLDG AREA ASSMT REVENUE	LAND AREA ASSMT REVENUE	STREET FRONTAGE REVENUE	TOTAL REVENUE
1	\$78,730	\$130,995	\$885,759	\$1,095,484
2	<u>\$86,897</u>	<u>\$143,706</u>	<u>\$250,738</u>	<u>\$481,341</u>
TOTAL	\$165,627	\$274,701	\$1,136,497	\$1,576,825
1	3.860429%	6.423194%	43.432106%	53.7157%
2	<u>4.260888%</u>	<u>7.046467%</u>	<u>12.294630%</u>	<u>23.6020%</u>
TOTAL	8.121317%	13.469661%	55.726736%	77.3177%

Year 1 – 2022 - Gov't Owned/Occupied Parcels (Except LAUSD) - Assessable Benefit Units

<u>BENEFIT ZONE</u>	<u>BLDG AREA (sf)</u>	<u>LAND AREA (sf)</u>	<u>STREET FRONTAGE (lf)</u>	<u># OF PARCELS</u>	<u># OF ASSESSABLE PARCELS</u>
<u>1</u>	<u>0</u>	<u>576,979.93</u>	<u>7,881.84</u>	<u>16</u>	<u>16</u>
<u>2</u>	<u>24,580</u>	<u>442,359.70</u>	<u>5,701.00</u>	<u>3</u>	<u>3</u>
<u>TOTAL</u>	<u>24,580</u>	<u>1,019,339.63</u>	<u>13,582.84</u>	<u>19</u>	<u>19</u>

Year 1 – 2022 Gov't Owned/Occupied Parcels (Except LAUSD) - Projected Assessment Revenue

BENEFIT ZONE	BLDG AREA ASSMT REVENUE	LAND AREA ASSMT REVENUE	STREET FRONTAGE REVENUE	TOTAL REVENUE	%
1	\$0.00	\$65,075	\$234,362	\$299,437	68.6620%
2	<u>\$2,016</u>	<u>\$49,892</u>	<u>\$84,758</u>	<u>\$136,666</u>	<u>31.3380%</u>
TOTAL	\$2,016	\$114,967	\$319,120	\$436,103	
1	0.000000%	3.190878%	11.491653%	14.6825%	
2	<u>0.098852%</u>	<u>2.446387%</u>	<u>4.156005%</u>	<u>6.7013%</u>	
TOTAL	0.098852%	5.637265%	15.647658%	21.3838%	

Year 1 – 2022 - LAUSD Parcel - Assessable Benefit Units

BENEFIT ZONE	BLDG AREA (sf)	LAND AREA (sf)	STREET FRONTAGE (lf)	# OF PARCELS	# OF ASSESSABLE PARCELS
1	0	0	0	0	0
2	<u>76,287</u>	<u>317,552</u>	<u>2,215</u>	<u>1</u>	<u>1</u>
TOTAL	76,287	317,552	2,215	1	1

Year 1 – 2022 LAUSD Parcel - Projected Assessment Revenue

BENEFIT ZONE	BLDG AREA ASSMT REVENUE	LAND AREA ASSMT REVENUE	STREET FRONTAGE REVENUE	TOTAL REVENUE
1	\$0.00	\$0.00	\$0.00	\$0.00
2	<u>\$2,691</u>	<u>\$9,628</u>	<u>\$14,164</u>	<u>\$26,483</u>
TOTAL	\$2,691	\$9,628	\$14,164	\$26,483

1	0.000000%	0.000000%	0.000000%	0.0000%
2	<u>0.131950%</u>	<u>0.472097%</u>	<u>0.694514%</u>	<u>1.2986%</u>
TOTAL	0.131950%	0.472097%	0.694514%	1.2986%

Step 3. Calculate Assessable Benefit Units for Each Property

The amount of assessable benefit units for each identified benefiting parcel within the proposed renewed District was computed from data extracted from County Assessor records and maps. These data sources delineate current land uses, building areas, 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 District for their review. If a property owner believes there is an error on a parcel's assessed footages, the District may confirm the data with the LA County Assessor's office. If District data matches Assessor's data, the property owner may opt to work with the Assessor's office to correct the data so that the District assessment may be corrected.

Step 4. Determine Assessment Formula

In the opinion of the Assessment Engineer the assessment formula for the proposed renewed District is as follows:

Assessment = Building Area (square feet) x Unit A Zone Rate, plus
Land Area (square feet) x Unit B Zone Rate, plus
Street Frontage (linear feet) x Unit C Zone Rate

Commercial/Industrial and Government Owned Parcels with Commercial Uses Year 1 –2022 Assessment Rates

BENEFIT ZONE	BLDG AREA ASSMT RATE (\$/sf)	LAND AREA ASSMT RATE (\$/sf)	STREET FRONTAGE ASSMT RATE (\$/lf)
<u>YR 1-2022</u>			
1	\$0.0882	\$0.121275	\$31.9725

2	\$0.0882	\$0.121275	\$15.98625
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**Government Owned and Occupied Parcels (except LAUSD)
Year 1 –2022 Assessment Rates**

BENEFIT ZONE	BLDG AREA ASSMT RATE (\$/sf)	LAND AREA ASSMT RATE (\$/sf)	STREET FRONTAGE ASSMT RATE (\$/lf)
<u>YR 1-2022</u>			
1	\$0.082026	\$0.112786	\$29.734425
2	\$0.082026	\$0.112786	\$14.867213

**LAUSD Parcel
Year 1 –2022 Assessment Rates**

BENEFIT ZONE	BLDG AREA ASSMT RATE (\$/sf)	LAND AREA ASSMT RATE (\$/sf)	STREET FRONTAGE ASSMT RATE (\$/lf)
<u>YR 1-2022</u>			
2	\$0.03528	\$0.030319	\$6.3945

Special Assessment Circumstances

1. Commercial and Mixed-Use Condominiums

Condominiums within the District shall be assessed based on actual land area covered, condo building pad area and direct street frontage for each unit. Because such uses are typically developed as part of a multi-floor mixed-use complex, special methodologies are needed to address the levy of assessments on such land uses as follows:

Multi-Floor Commercial Only Condominiums

- Building pad area assessed at respective building area rate
- Land assessed at land area rate but pro-rated for each unit relative to total number of units

- Frontage assessed at frontage rate but pro-rated for each unit relative to total number of units

Multi-Floor Mixed-Use Condominiums

- Commercial and residential condo building pad area assessed at respective commercial building area rate
- Land assessed at land area rate, pro-rated for each unit relative to total number of units
- Frontage assessed at frontage rate, pro-rated for each unit relative to total number of units

2. Government Owned/Occupied Parcels and Facilities

See p. 44 of this Plan and p. 24 of the Engineer's Report for discussion of assessments to be levied on these parcels and the special benefits conferred on them.

3. Government Owned Parcels with Commercial Uses

See p. 44 of this Plan and p. 24 of the Engineer's Report for discussion of assessments to be levied on these parcels and the special benefits conferred on them.

Changes to Building Size, Parcel Size and/or Street Frontage

Any changes in building and parcel size and street frontage(s) as a result of new construction, demolition, 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 building or parcel adjustments.

Other Future Development

Other than future maximum rates and the assessment methodology delineated in this Plan, per State Law (publicly 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 Plan would require a new ballot procedure pursuant to Article XIID of the California Constitution in order to approve any such changes. The complete Year 1 – 2022 assessment roll of all parcels to be assessed by the District begins on p. 50 of this Plan.

Assessment Formula Unit Rates

Using figures from the Benefit Units Tables and the Projected Assessment Revenue Tables on p. 33-36 of this Plan and p. 30-32 of the Engineer's Report, the assessment rates and weighted multipliers for each factor and zone are calculated as follows:

Commercial/Industrial and Government Owned Parcels with Commercial Uses

ZONE 1

Commercial Building Area Rate

$$(\$2,039,410.64 \times 3.860429\%)/892,629 \text{ units} = \$0.0882/\text{sf}$$

Commercial Land Area Rate

$$(\$2,039,410.64 \times 6.423179\%)/1,080,151 \text{ units} = \$0.121275/\text{sf}$$

Commercial Street Frontage Rate

$$(\$2,039,410.64 \times 43.432106\%)/27,703.77 \text{ units} = \$31.9725/\text{lf}$$

ZONE 2

Commercial Building Area Rate

$$(\$2,039,410.64 \times 4.260888\%)/985,223 \text{ units} = \$0.0882/\text{sf}$$

Commercial Land Area Rate

$$(\$2,039,410.64 \times 7.046447\%)/1,184,963 \text{ units} = \$0.121275/\text{sf}$$

Commercial Street Frontage Rate

$$(\$2,039,410.64 \times 12.29463\%)/15,684.58 \text{ units} = \$15.98625/\text{lf}$$

Government Owned/Occupied Parcels

ZONE 1

Government Owned/Occupied Building Area Rate

$$\$0.0882/\text{Sq Ft (Zone A Comm Bldg. Rate)} \times 93\% = \$0.082026/\text{sf}$$

Government Owned/Occupied Land Area Rate

$$\$0.121275/\text{Sq Ft (Zone A Comm Land Rate)} \times 93\% = \$0.112786/\text{sf}$$

Government Owned/Occupied Frontage Rate

$$\$31.9725/\text{Lin Ft (Zone A Comm Frontage Rate)} \times 93\% = \$29.734425/\text{lf}$$

ZONE 2

Government Owned/Occupied Building Area Rate

$$\$0.0882/\text{Sq Ft (Zone B Comm Bldg. Rate)} \times 93\% = \$0.082026/\text{sf}$$

Government Owned/Occupied Land Area Rate

$$\$0.121275/\text{Sq Ft (Zone A Comm Land Rate)} \times 93\% = \$0.112786/\text{sf}$$

Government Owned/Occupied Street Frontage Rate

$$\$31.9725/\text{Lin Ft (Zone A Comm Frontage Rate)} \times 93\% = \$14.867213/\text{lf}$$

Los Angeles Unified School District (LAUSD) Parcel

ZONE 2

LAUSD Building Area Rate

$$\$0.0882/\text{Sq Ft (Zone B Comm Bldg. Rate)} \times 40\% = \$0.03528/\text{sf}$$

LAUSD Land Area Rate

\$0.0882/Sq Ft (Zone B Comm Land Rate) x 25% = \$0.030319/sf

LAUSD Street Frontage Rate

\$0.121275/Sq Ft (Zone A Comm Frontage Rate) x 40% = \$6.3945/lf

Step 5. Estimate Total District Costs

The total projected 5-year special benefits for 2022 – 2026 of the District are shown in the Table on p. 21 of this Plan 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)

Total Year 1 special and general benefit related costs are estimated at \$2,039,411. General benefits are factored at 1.5088% of the total benefit value (see p. 16 of the Engineer's Report) with special benefits set at 98.4912%. Article XIID Section 4(b) of the California Constitution limits the levy of property assessments to costs attributed to special benefits only. The 1.5088% general benefit value is computed to be \$31,241 with a resultant 98.4912% special benefit limit computed at \$2,039,411. Based on current property data and land uses, this is the maximum amount of Year 1 (2022) revenue that can be derived from property assessments from the subject District.

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

Step 7. Calculate Basic Unit Cost

With a YR 1 - 2022 assessment revenue portion of the budget set at \$2,039,411 (special benefit only), the Benefit Unit Costs (rates) are shown earlier in Step 4. The assessment rates for the various land use and ownership types for the 5-year proposed renewed VBBID term of 2022-2026 based on a 5% increase per year are shown in the three tables below:

**Commercial/Industrial and Government Owned Parcels with Commercial Uses
Venice Beach BID – 5-year Projected Assessment Rates**

(Based on a max 5%/Yr. Increase)

BENEFIT ZONE	BLDG AREA ASSMT RATE (\$/sf)	LAND AREA ASSMT RATE (\$/sf)	STREET FRONTAGE ASSMT RATE (\$/lf)
<u>YR 1-2022</u>			
1	\$0.0882	\$0.121275	\$31.9725
2	\$0.0882	\$0.121275	\$15.98625

<u>YR 2-2023</u>			
1	\$0.09261	\$0.127339	\$33.571125
2	\$0.09261	\$0.127339	\$16.785563
<u>YR 3-2024</u>			
1	\$0.097241	\$0.133706	\$35.249681
2	\$0.097241	\$0.133706	\$17.624841
<u>YR 4-2025</u>			
1	\$0.102103	\$0.140391	\$37.012165
2	\$0.102103	\$0.140391	\$18.506083
<u>YR 5-2026</u>			
1	\$0.107208	\$0.147411	\$38.862773
2	\$0.107208	\$0.147411	\$19.431387

Government Owned and Occupied Parcels
Venice Beach BID – 5-year Projected Assessment Rates
(Based on a max 5%/Yr. Increase)

BENEFIT ZONE	BLDG AREA ASSMT RATE (\$/sf)	LAND AREA ASSMT RATE (\$/sf)	STREET FRONTAGE ASSMT RATE (\$/lf)
<u>YR 1-2022</u>			
1	\$0.082026	\$0.112786	\$29.734425
2	\$0.082026	\$0.112786	\$14.867213
<u>YR 2-2023</u>			
1	\$0.086127	\$0.118425	\$31.221146
2	\$0.086127	\$0.118425	\$15.610574

<u>YR 3-2024</u>			
1	\$0.090433	\$0.124346	\$32.782203
2	\$0.090433	\$0.124346	\$16.391103
<u>YR 4-2025</u>			
1	\$0.094955	\$0.130563	\$34.421313
2	\$0.094955	\$0.130563	\$17.210658
<u>YR 5-2026</u>			
1	\$0.099703	\$0.137091	\$36.142379
2	\$0.099703	\$0.137091	\$18.071191

LAUSD Parcel
Venice Beach BID – 5-year Projected Assessment Rates
(Based on a max 5%/Yr. Increase)

BENEFIT ZONE	BLDG AREA ASSMT RATE (\$/sf)	LAND AREA ASSMT RATE (\$/sf)	STREET FRONTAGE ASSMT RATE (\$/lf)
<u>YR 1-2022</u>			
2	\$0.03528	\$0.030319	\$6.3945
<u>YR 2-2023</u>			
2	\$0.037044	\$0.031835	\$6.714225
<u>YR 3-2024</u>			
2	\$0.038896	\$0.033427	\$7.049936

<u>YR 4-2025</u>			
2	\$0.040841	\$0.035098	\$7.402433
<u>YR 5-2026</u>			
2	\$0.042883	\$0.036853	\$7.772555

SAMPLE ASSESSMENT CALCULATIONS:

1) A 2,700 square feet (sf) **commercial/industrial** building on a 5,000 square feet (sf) lot with 150 linear feet (lf) of frontage, located in **Zone 1**. The Year 1 assessment would be calculated as follows:

$$\begin{aligned}
 2,700 \times \$0.0882/\text{sf (bldg)} &= \$ 238.14 \\
 5,000 \times \$0.121275/\text{sf (lot)} &= \$ 606.38 \\
 \underline{150 \times \$31.9725/\text{lf (frontage)}} &= \underline{\$4,795.88} \\
 \text{TOTAL ASSESSMENT} &= \$5,640.40
 \end{aligned}$$

2) A 2,700 square feet (sf) **commercial/industrial** building on a 5,000 square feet (sf) lot with 150 linear feet (lf) of frontage, located in **Zone 2**. The Year 1 assessment would be calculated as follows:

$$\begin{aligned}
 2,700 \times \$0.0882/\text{sf (bldg)} &= \$ 238.14 \\
 5,000 \times \$0.121275/\text{sf (lot)} &= \$ 606.38 \\
 \underline{150 \times \$15.98625/\text{lf (frontage)}} &= \underline{\$2,397.94} \\
 \text{TOTAL ASSESSMENT} &= \$3,242.46
 \end{aligned}$$

3) A 3,000 square feet (sf) **government owned/occupied** building on a 6,000 square feet (sf) lot with 75 linear feet (lf) of frontage, located in **Zone 1**. The Year 1 assessment would be calculated as follows:

$$\begin{aligned}
 3,000 \times \$0.082026/\text{sf (bldg)} &= \$ 246.08 \\
 6,000 \times \$0.112786/\text{sf (lot)} &= \$ 676.72 \\
 \underline{75 \times \$29.734425/\text{lf (frontage)}} &= \underline{\$2,230.08} \\
 \text{TOTAL ASSESSMENT} &= \$3,152.88
 \end{aligned}$$

4) A 3,000 square feet (sf) **government owned/occupied** building on a 6,000 square feet (sf) lot with 75 linear feet (lf) of frontage, located in **Zone 2**. The Year 1 assessment would be calculated as follows:

$$\begin{array}{rcl} 3,000 \times \$0.082026 \text{ sf (bldg)} & = & \$ 246.08 \\ 6,000 \times \$0.112786 / \text{sf (lot)} & = & \$ 676.72 \\ \underline{75 \times \$14.867213 / \text{lf (frontage)}} & = & \underline{\$1,115.04} \\ \text{TOTAL ASSESSMENT} & = & \$2,037.84 \end{array}$$

5) For the **LAUSD parcel**, a 76,287 sf building on a 317,539 square feet (sf) lot with 2,215 linear feet (lf) of frontage, located in **Zone 2**. The Year 1 assessment would be calculated as follows:

$$\begin{array}{rcl} 76,287 \times \$0.03528 / \text{sf (bldg)} & = & \$ 2,691.41 \\ 317,539 \times \$0.030319 / \text{sf (lot)} & = & \$ 9,627.46 \\ \underline{2,215 \times \$6.3945 / \text{lf (frontage)}} & = & \underline{\$14,163.82} \\ \text{TOTAL ASSESSMENT} & = & \$26,483.01 \end{array}$$

The complete Year 1 – 2022 assessment roll of all parcels to be assessed by the District begins on p. 50 of this Plan.

Step 8. Spread the Assessments

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

Time and manner of collecting assessments: Each property owner within the District must pay his District assessment. The property owner means any person shown as the owner/taxpayer on the last equalized assessment roll or otherwise known to be the owner/taxpayer by the City.

The District assessments shall typically appear as a separate line item on the property tax bills issued by the Los Angeles County Assessor. For any property owner whose special assessment does not appear on the tax rolls in any given year, the Los Angeles City Clerk may prepare a manual billing in lieu of the assessment’s inclusion on the Assessor’s property tax bills. Any delinquent assessments owed for a year for which the City billed will be added to the County property tax roll for the following year.

The assessments shall be collected at the same time and in the same manner as the ad valorem property tax that is paid to the County of Los Angeles. These assessments carry the same lien priority and penalties for delinquent payment as the ad valorem property tax.

5 District Rules

A Business Improvement District (BID) may establish unique rules and regulations that apply to the District. The District has not adopted any specific rules.

Bond Issuance: The District shall not issue bonds.

6 Implementation Timeline

In accordance with State law, the District will have a five-year life from January 1, 2022 to December 31, 2026. The District is expected to continue existing services without interruption, with the first day of the renewed BID services occurring on January 1, 2022 and continuing for five (5) years. If the District is not renewed for 2027, services will sunset on December 31, 2026.

7 Public Sector Participation

The District will provide the same level of improvements and activities to the City of Los Angeles or any other identified government owned parcels within the District boundary as are provided to non government owned parcels. All government owned identified parcels will pay their proportional share of costs based on the special benefits conferred to those individual parcels.

The special benefit to government assessed parcels from these services is an increase in District customers, and an increased likelihood of attracting and retaining employees that follow from having a cleaner and safer area. Government owned parcels will receive special benefit in the form of increased use of the public facilities, increased attraction and retention of employees, and safer access to their facilities, which directly relates to fulfilling their public service mission.

Article XIII(D) of the California Constitution 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.”

There are 33 identified and assessed government owned parcels within the District for which District funded special benefit programs, services and improvements will be provided. Of the 33 assessed government owned parcels, 24 are owned by the City of Los Angeles, 7 by the State of

California, 1 by the Los Angeles Unified School District (LAUSD), and 1 by the Metropolitan Transit Authority (LACMTA).

For government owned/occupied parcels and facilities within the District (other than as delineated herein for LAUSD property), each of these parcels specially benefit from District funded programs, services and improvements, but differently than commercial/industrial parcels. It is the opinion of the Assessment Engineer that government owned parcels and facilities within the District will specially benefit from clean and safe programs and related management, similar to the special benefits conferred on commercial/industrial parcels. The special benefits include cleaner and safer facility frontages for their employees, students, visitors, vendors and other users of these public locations and facilities. These government owned parcels will be assessed for 100% of the proportionate special benefits conferred upon them.

It is the opinion of the Assessment Engineer that several City owned/occupied and all State-owned parcels and one Metro-owned parcel will NOT benefit from special projects and a portion of communications related programs and, thus, will not be fully assessed for them. The identified government owned/occupied parcels described in the paragraph below WILL benefit from the informational content of the District website and newsletter and WILL be assessed for this portion of the communications & special projects programs, estimated to be 2% of the overall budget. Since the special projects & communications portion of the budget is 9%, this means that government owned/occupied parcels will specially benefit at 93% (91%+2%) of the special benefit conferred on commercial/industrial parcels and government owned parcels with commercial uses on them. This will result in a 7% reduction in their respective assessment rates. These identified parcels will pay for 100% of the proportionate special benefits conferred upon them.

The parcels referred to above include all of parcels fronting Ocean Front Walk, an access-way to the Venice canals, a dog park, a senior center and a former bus maintenance yard/current temporary homeless housing site that do not specially benefit from the marketing and promotion of the district to the extent that parcels with commercial uses do. These parcels also include all of the City-owned parcels and State-owned parcels fronting Ocean Front Walk that comprise the Venice Boardwalk and the beachfront property to the west of the Boardwalk. These parcels are collectively operated as a free public park, and do not benefit from the marketing and promotion of the District or increased visitors to the area to the same extent that parcels with commercial uses do. Similarly, the pedestrian access-way to the Venice Canals, the dog park and the Senior Center do not benefit from the marketing and promotion of the District or increased visitors to the area to the same extent that parcels with commercial uses do. Metro (the LA County regional transportation agency) owns a former bus maintenance yard in the District. It is currently operated as a temporary homeless housing site; as this site

operates with subsidies and does not make a profit, it also does not benefit from increased patronage due to marketing and promotion of the District to the same extent that parcels with commercial uses do. None of these public uses benefit from increased visitor and patron traffic in the way that commercial businesses and certain other publicly owned with commercial uses in the District do (e.g. paid parking lots). These parcels are identified in the table on p. 48 of this Plan and p. 27 of the Engineer's Report.

For government owned parcels with commercial activities or uses on them (i.e. paid public parking, vendor space, pay to play recreation facilities, etc.), it is the opinion of the Assessment Engineer that these parcels will specially benefit from all District funded programs, services and improvements, including communications and special project programs and shall be assessed in a similar manner and at the same rates as commercial/industrial parcels in the District. These government owned parcels will be assessed for 100% of the proportionate special benefits conferred upon them. These parcels are also identified in the table on p. 48 of this Plan and on p. 27 of the Engineer's Report. It is noted that the City-owned parcels along Ocean Front Walk shall receive full clean and safe and management services for all boardwalk frontage, all improvements (restrooms, buildings,) all paved/concrete areas (walkways, etc.) and the extensive grassy knoll that abuts Ocean Front Walk. Any sand portion of these parcels shall not be patrolled and serviced nor, in turn, assessed.

LAUSD Property: Based on a review of clean and safe services that the Los Angeles Unified School District (LAUSD) regularly provides for the 1 parcel (elementary school) that they own and occupy within Zone 2 of the District, along with the fact that the site is minimally occupied or utilized during holiday and summer recesses yet still serviced by LAUSD when not in session, as well as the finding that government owned and occupied parcels do not benefit from special projects and a portion of communications related programs, it is the opinion of this Assessment Engineer that this LAUSD parcel will specially benefit as follows:

1. 40% of the special benefit conferred on building area and street frontage for commercial/industrial parcels and publicly owned parcels with commercial uses on them. Thus, assessment rates will be set at 40% of the commercial zone rates.

2. 25% of the special benefit conferred on parcel land area for commercial/industrial parcels and publicly owned parcels with commercial uses on them. Thus, assessment rates will be set at 25% of the commercial zone rates.

These adjusted assessments fund supplemental District clean and safe services that coincide with the levels of perimeter clean and safe services already provided by LAUSD for this parcel. The special benefits include cleaner and safer facility entrances and perimeters for their employees, students, visitors, vendors and other users of this public facility. Although the LAUSD parcel requires a different frequency of services than other individually assessed parcels

in the district, the LAUSD parcel will pay for 100% of the proportionate special benefits conferred upon it.

Summary: Each identified and assessable government owned parcel within the District will proportionately specially benefit as delineated herein from the District funded supplemental clean and safe and management programs, services and improvements. For identified assessable government owned parcels and facilities, each of these parcels specially benefit from District funded programs and services from cleaner and safer facility frontages for their employees, students, visitors, vendors and other users of these public locations and facilities. These services are designed to improve the safety and cleanliness for visitors, their employees and users of public facilities on government owned parcels within the District by reducing crime, litter and debris, all considered necessary to employment, visitation and use of public facilities.

There is no compelling evidence that these identified and assessed government owned parcels would not proportionately specially benefit from District funded programs, services and improvements and, thus, will be assessed as delineated herein. The Table below lists all government owned parcels within the District and their Year 1 (2022) assessment amounts.

See pp. 24-27 of the Engineer's Report for additional detail on government owned parcels.

Government Owned Parcels within District Boundaries

Zone	APN	Parcel Address	Property Owner	Use	Assessed fully for C/SP?*	% of lot assessed? **	Parcel Assessment	% of Total
Zone 1	4288029900	NONE	LA CITY	PUBLIC PARK / BEACH	NO	0%	\$1,184.92	0.06%
Zone 1	4226001900	26 W MARKET ST	L A CITY	PUBLIC PARK / BEACH	NO	67%	\$57,306.83	2.81%
Zone 1	4226001901	NONE	L A CITY	PUBLIC PARK / BEACH	NO	20%	\$33,609.63	1.65%
Zone 1	4226002900	2300 OCEAN FRONT WLK	L A CITY	PUBLIC PARK / BEACH	NO	25%	\$78,754.77	3.86%
Zone 1	4238014900	1608-1610 S PACIFIC AVE	L A CITY	VACANT/COMMERCIAL	YES	100%	\$8,202.92	0.40%
Zone 1	4238024900	2102 S PACIFIC AVE	L A CITY	PUBLIC PARKING	YES	100%	\$17,823.73	0.87%
Zone 1	4238024902	128 E VENICE BLVD	L A CITY	PUBLIC PARKING	YES	100%	\$9,057.76	0.44%
Zone 1	4238024903	206 N VENICE BLVD	L A CITY	PUBLIC PARKING	YES	100%	\$3,245.12	0.16%
Zone 1	4238024905	216 E VENICE BLVD	L A CITY	PUBLIC PARKING	YES	100%	\$2,899.29	0.14%
Zone 1	4238024906	302 E VENICE BLVD	L A CITY	PUBLIC PARKING	YES	100%	\$1,449.64	0.07%
Zone 1	4238024907	319 E SOUTH VENICE BL	L A CITY	PUBLIC PARKING	YES	100%	\$27,536.48	1.35%
Zone 1	4238024908	2106 S CANAL ST	L A CITY	PUBLIC PARKING	YES	100%	\$4,487.03	0.22%
Zone 1	4238024909	NONE	L A CITY	PUBLIC PARKING	YES	100%	\$775.28	0.04%
Zone 1	4238024910	210 N VENICE BLVD	L A CITY	PUBLIC PARKING	YES	100%	\$1,449.64	0.07%
Zone 1	4238024911	125 S VENICE BLVD	L A CITY	CANAL ACCESSWAY	NO	100%	\$4,913.36	0.24%
Zone 1	4238025901	NONE	L A CITY	PUBLIC PARKING	YES	100%	\$4,491.14	0.22%
Zone 1	4238025902	NONE	L A CITY	PUBLIC PARKING	YES	100%	\$24,444.00	1.20%
Zone 1	4238025903	NONE	L A CITY	PUBLIC PARKING	YES	100%	\$7,256.66	0.36%
Zone 1	4286027902	NONE	L A CITY	PUBLIC PARK / BEACH	NO	20%	\$18,798.01	0.92%
Zone 1	4286028902	NONE	L A CITY	PUBLIC PARK / BEACH	NO	5%	\$14,375.47	0.70%
Zone 1	4286029902	NONE	L A CITY	PUBLIC PARK / BEACH	NO	10%	\$19,760.06	0.97%
Zone 1	4286030903	NONE	L A CITY	PUBLIC PARK / BEACH	NO	60%	\$29,601.72	1.45%
Zone 2	4238018900	NONE	L A CITY	PUBLIC PKG, LIBRARY	NO	100%	\$68,463.52	3.36%
Zone 2	4238002900	1234 S PACIFIC AVE	L A CITY	DOG PARK/SEN. CTR	NO	100%	\$30,444.68	1.49%
			<i>L A CITY TOTAL</i>				<i>\$470,331.66</i>	<i>23.06%</i>

Zone	APN	Parcel Address	Property Owner	Use	Assessed fully for C/SP?*	% of lot assessed? **	Parcel Assessment	% of Total
Zone 2	4238002902	1010 ABBOT KINNEY BL	L AUUSD	WESTMINSTER ELEM	NO	N/A	\$26,483.01	1.30%
			<i>LAUSD TOTAL</i>				<i>\$26,483.01</i>	<i>1.30%</i>
Zone 2	4286015900	100 SUNSET AVE	LACMTA	BUS MAINT/STORAGE	NO	100%	\$37,757.85	1.85%
			<i>LACMTA TOTAL</i>				<i>\$37,757.85</i>	<i>1.85%</i>
Zone 1	4226001902	NONE	STATE OF CALIF	PUBLIC PARK / BEACH	NO	100%	\$11,476.48	0.56%
Zone 1	4226001903	1502-1522 S OCEAN FW	STATE OF CALIF	PUBLIC PARK / BEACH	NO	100%	\$22,846.96	1.12%
Zone 1	4288029909	120 OCEAN FW	STATE OF CALIF	PUBLIC PARK / BEACH	NO	0%	\$5,613.26	0.28%
Zone 1	4288029910	NONE	STATE OF CALIF	PUBLIC PARK / BEACH	NO	0%	\$827.51	0.04%
Zone 1	4288029916	NONE	STATE OF CALIF	PUBLIC PARK / BEACH	NO	0%	\$0.00	0.00%
Zone 1	4288029906	NONE	STATE OF CALIF	PUBLIC PARK / BEACH	NO	0%	\$0.00	0.00%
Zone 1	4288029914	NONE	STATE OF CALIF	PUBLIC PARK / BEACH	NO	0%	\$368.11	0.02%
			<i>STATE OF CA TOTAL</i>				<i>\$41,132.32</i>	<i>2.02%</i>
			ALL GOVERNMENT	OWNED PARCELS			\$575,704.84	28.23%

* Government owned parcels with commercial uses specially benefit fully from communications/special projects (C/SP) while government owned/occupied parcels specially benefit partially from C/SP.

** Public beach (sand) portions of parcels are not assessed or serviced

8 Assessment Roll

The following table shows the assessment roll for 2022.

APN	2022 Assessment	% of Total
4226001900	\$57,306.83	2.81%
4226001901	\$33,609.63	1.65%
4226001902	\$11,476.48	0.56%
4226001903	\$22,846.96	1.12%
4226002900	\$78,754.77	3.86%
4226003001	\$7,967.37	0.39%
4226003004	\$10,560.42	0.52%
4226003037	\$6,188.05	0.30%
4226004001	\$24,801.49	1.22%
4226005001	\$9,843.09	0.48%
4226005004	\$8,311.70	0.41%
4226005023	\$6,192.82	0.30%
4226006001	\$6,988.00	0.34%
4226006002	\$3,985.46	0.20%
4226006003	\$3,285.60	0.16%
4226006004	\$10,093.23	0.49%
4226007001	\$9,768.29	0.48%
4226007002	\$12,581.75	0.62%
4226007006	\$2,404.64	0.12%
4226007007	\$2,425.81	0.12%

APN	2022 Assessment	% of Total
4226007008	\$2,525.56	0.12%
4226007009	\$2,439.04	0.12%
4226007010	\$4,891.31	0.24%
4226007011	\$9,549.40	0.47%
4226007023	\$10,236.73	0.50%
4226008001	\$5,989.75	0.29%
4226008002	\$2,281.96	0.11%
4226008003	\$2,364.37	0.12%
4226008004	\$2,245.57	0.11%
4226008005	\$4,967.43	0.24%
4226008006	\$2,475.60	0.12%
4226008007	\$2,514.53	0.12%
4226008008	\$2,595.04	0.13%
4226008009	\$2,539.86	0.12%
4226008010	\$2,483.54	0.12%
4226008011	\$6,263.31	0.31%
4226008012	\$2,662.54	0.13%
4226008013	\$10,043.78	0.49%
4226008014	\$7,840.13	0.38%
4226008018	\$1,886.61	0.09%

APN	2022 Assessment	% of Total
4226008021	\$9,237.63	0.45%
4226008022	\$380.36	0.02%
4226008023	\$5,123.32	0.25%
4226008024	\$8,627.56	0.42%
4226008025	\$7,520.76	0.37%
4226009001	\$16,497.58	0.81%
4226009012	\$2,251.83	0.11%
4226009013	\$2,037.73	0.10%
4226009014	\$4,405.56	0.22%
4226009015	\$3,831.38	0.19%
4226009016	\$1,844.80	0.09%
4226009017	\$1,844.58	0.09%
4226009018	\$6,377.78	0.31%
4226009019	\$6,108.17	0.30%
4226009020	\$32,956.90	1.62%
4226009021	\$2,138.14	0.10%
4226009022	\$6,093.73	0.30%
4226010001	\$9,318.15	0.46%
4226010011	\$2,090.82	0.10%
4226010012	\$2,518.93	0.12%
4226010013	\$2,238.52	0.11%
4226010014	\$6,697.76	0.33%

APN	2022 Assessment	% of Total
4226010019	\$2,358.91	0.12%
4226010020	\$2,223.96	0.11%
4226010021	\$6,651.53	0.33%
4226010022	\$4,389.01	0.22%
4226010023	\$7,365.32	0.36%
4226011032	\$8,421.12	0.41%
4226011033	\$9,629.85	0.47%
4226011034	\$3,814.78	0.19%
4226013006	\$6,889.41	0.34%
4226013007	\$5,213.26	0.26%
4226013008	\$2,380.58	0.12%
4226013009	\$2,373.35	0.12%
4226013010	\$2,474.87	0.12%
4226013011	\$2,436.41	0.12%
4226013012	\$2,436.41	0.12%
4226013013	\$3,200.58	0.16%
4226013016	\$8,304.03	0.41%
4226013030	\$4,874.59	0.24%
4226014018	\$2,302.97	0.11%
4226014019	\$2,379.08	0.12%
4226014024	\$2,450.35	0.12%
4226014030	\$1,902.11	0.09%

APN	2022 Assessment	% of Total
4226014031	\$1,900.26	0.09%
4226014032	\$1,902.11	0.09%
4226014033	\$1,900.26	0.09%
4226014034	\$11,426.13	0.56%
4238002900	\$30,444.68	1.49%
4238002902	\$26,483.01	1.30%
4238010001	\$14,153.12	0.69%
4238010009	\$2,418.80	0.12%
4238010010	\$2,418.80	0.12%
4238010011	\$2,433.79	0.12%
4238010012	\$2,677.77	0.13%
4238010013	\$6,456.96	0.32%
4238010014	\$6,567.61	0.32%
4238010015	\$2,500.79	0.12%
4238010016	\$2,370.95	0.12%
4238011004	\$4,791.73	0.23%
4238011005	\$7,300.23	0.36%
4238011006	\$4,873.05	0.24%
4238011007	\$2,394.63	0.12%
4238011008	\$2,419.33	0.12%
4238011011	\$7,338.24	0.36%
4238011012	\$4,711.56	0.23%

APN	2022 Assessment	% of Total
4238011013	\$2,209.41	0.11%
4238011014	\$2,582.32	0.13%
4238011015	\$4,037.97	0.20%
4238011016	\$3,289.86	0.16%
4238011017	\$4,906.92	0.24%
4238011021	\$2,533.28	0.12%
4238011022	\$2,425.32	0.12%
4238011023	\$2,209.41	0.11%
4238011024	\$5,915.75	0.29%
4238011026	\$2,458.75	0.12%
4238011027	\$2,380.96	0.12%
4238011028	\$2,377.70	0.12%
4238011029	\$2,405.92	0.12%
4238011030	\$4,978.89	0.24%
4238011031	\$7,097.01	0.35%
4238011033	\$4,780.44	0.23%
4238011034	\$6,112.25	0.30%
4238011035	\$4,517.60	0.22%
4238011036	\$9,947.73	0.49%
4238011038	\$1,590.55	0.08%
4238011039	\$1,590.55	0.08%
4238011040	\$1,587.55	0.08%

APN	2022 Assessment	% of Total
4238011041	\$1,587.55	0.08%
4238011042	\$1,582.08	0.08%
4238011043	\$1,582.08	0.08%
4238012001	\$4,122.90	0.20%
4238012002	\$3,859.39	0.19%
4238012003	\$2,279.73	0.11%
4238012004	\$2,370.48	0.12%
4238012005	\$2,369.80	0.12%
4238012006	\$8,730.55	0.43%
4238013001	\$8,690.59	0.43%
4238013002	\$2,286.87	0.11%
4238013003	\$2,716.22	0.13%
4238013004	\$2,795.54	0.14%
4238013005	\$2,766.89	0.14%
4238013006	\$3,007.62	0.15%
4238014003	\$1,538.30	0.08%
4238014004	\$5,189.89	0.25%
4238014005	\$5,217.86	0.26%
4238014006	\$16,147.46	0.79%
4238014007	\$15,096.05	0.74%
4238014009	\$2,841.01	0.14%
4238014016	\$9,881.13	0.48%

APN	2022 Assessment	% of Total
4238014017	\$23,797.42	1.17%
4238014900	\$8,202.92	0.40%
4238018900	\$68,463.52	3.36%
4238021001	\$8,420.23	0.41%
4238021025	\$1,855.28	0.09%
4238021026	\$7,011.81	0.34%
4238022001	\$7,460.02	0.37%
4238024900	\$17,823.73	0.87%
4238024902	\$9,057.76	0.44%
4238024903	\$3,245.12	0.16%
4238024905	\$2,899.29	0.14%
4238024906	\$1,449.64	0.07%
4238024907	\$27,536.48	1.35%
4238024908	\$4,487.03	0.22%
4238024909	\$775.28	0.04%
4238024910	\$1,449.64	0.07%
4238024911	\$4,913.36	0.24%
4238025901	\$4,491.14	0.22%
4238025902	\$24,444.00	1.20%
4238025903	\$7,256.66	0.36%
4286003001	\$3,282.86	0.16%
4286003003	\$1,366.15	0.07%

APN	2022 Assessment	% of Total
4286003004	\$1,366.15	0.07%
4286003007	\$4,727.60	0.23%
4286003008	\$2,771.48	0.14%
4286003009	\$5,243.43	0.26%
4286003010	\$1,750.80	0.09%
4286003011	\$3,108.74	0.15%
4286003013	\$1,429.66	0.07%
4286003014	\$1,366.15	0.07%
4286003015	\$7,113.95	0.35%
4286003016	\$3,556.97	0.17%
4286003019	\$7,161.84	0.35%
4286003020	\$6,407.82	0.31%
4286003021	\$6,796.96	0.33%
4286004002	\$10,529.68	0.52%
4286004004	\$4,481.67	0.22%
4286004006	\$22,059.70	1.08%
4286004007	\$8,447.53	0.41%
4286004009	\$17,325.13	0.85%
4286005010	\$40,680.91	1.99%
4286005011	\$19,084.98	0.94%
4286006013	\$3,950.26	0.19%
4286006015	\$4,247.11	0.21%

APN	2022 Assessment	% of Total
4286006016	\$1,751.65	0.09%
4286006017	\$2,394.19	0.12%
4286006018	\$3,964.59	0.19%
4286006034	\$50,077.03	2.46%
4286006035	\$7,355.90	0.36%
4286006037	\$779.67	0.04%
4286006038	\$777.91	0.04%
4286006039	\$777.91	0.04%
4286006040	\$777.91	0.04%
4286006041	\$777.91	0.04%
4286006042	\$779.67	0.04%
4286007001	\$4,646.38	0.23%
4286007005	\$4,019.86	0.20%
4286007015	\$7,452.90	0.37%
4286007018	\$2,643.80	0.13%
4286007019	\$2,629.68	0.13%
4286007020	\$2,617.84	0.13%
4286007021	\$2,484.88	0.12%
4286007024	\$4,439.11	0.22%
4286007025	\$7,452.90	0.37%
4286007026	\$2,650.43	0.13%
4286007029	\$5,196.16	0.25%

APN	2022 Assessment	% of Total
4286007031	\$7,860.83	0.39%
4286008001	\$3,470.66	0.17%
4286008002	\$1,275.38	0.06%
4286008003	\$1,269.32	0.06%
4286008004	\$1,437.06	0.07%
4286008005	\$1,251.25	0.06%
4286008006	\$1,242.15	0.06%
4286008008	\$1,347.56	0.07%
4286008009	\$1,378.31	0.07%
4286008010	\$2,910.85	0.14%
4286008037	\$702.58	0.03%
4286008038	\$744.65	0.04%
4286009009	\$1,782.28	0.09%
4286009012	\$1,386.95	0.07%
4286009013	\$1,436.34	0.07%
4286009018	\$4,244.93	0.21%
4286009031	\$48.51	0.00%
4286009035	\$3,260.75	0.16%
4286009038	\$321.21	0.02%
4286009039	\$321.21	0.02%
4286009040	\$284.70	0.01%
4286009041	\$284.70	0.01%

APN	2022 Assessment	% of Total
4286009042	\$284.70	0.01%
4286009043	\$284.70	0.01%
4286009044	\$284.70	0.01%
4286009045	\$284.70	0.01%
4286009046	\$321.21	0.02%
4286009047	\$321.21	0.02%
4286009048	\$321.21	0.02%
4286009049	\$335.24	0.02%
4286009050	\$321.21	0.02%
4286009051	\$321.21	0.02%
4286009052	\$335.24	0.02%
4286009053	\$313.01	0.02%
4286009054	\$313.01	0.02%
4286009055	\$277.38	0.01%
4286009056	\$276.67	0.01%
4286009057	\$277.38	0.01%
4286009058	\$277.38	0.01%
4286009059	\$276.67	0.01%
4286009060	\$277.38	0.01%
4286009061	\$313.01	0.02%
4286009062	\$313.01	0.02%
4286009063	\$313.01	0.02%

APN	2022 Assessment	% of Total
4286009067	\$4,106.60	0.20%
4286009070	\$398.65	0.02%
4286009071	\$405.88	0.02%
4286009072	\$398.65	0.02%
4286009073	\$362.13	0.02%
4286009074	\$362.13	0.02%
4286009075	\$397.50	0.02%
4286009077	\$390.45	0.02%
4286009078	\$390.45	0.02%
4286009079	\$390.45	0.02%
4286009080	\$354.81	0.02%
4286009081	\$354.11	0.02%
4286009083	\$398.83	0.02%
4286009084	\$398.83	0.02%
4286009085	\$398.83	0.02%
4286009086	\$398.83	0.02%
4286009087	\$393.27	0.02%
4286009088	\$393.27	0.02%
4286009089	\$393.27	0.02%
4286009090	\$393.27	0.02%
4286009091	\$377.22	0.02%
4286009092	\$377.22	0.02%

APN	2022 Assessment	% of Total
4286009093	\$383.13	0.02%
4286009094	\$383.13	0.02%
4286009100	\$481.04	0.02%
4286009101	\$452.29	0.02%
4286009102	\$482.28	0.02%
4286009103	\$461.99	0.02%
4286009104	\$506.09	0.02%
4286009105	\$504.33	0.02%
4286009106	\$500.80	0.02%
4286009107	\$499.04	0.02%
4286009108	\$493.74	0.02%
4286009109	\$490.22	0.02%
4286009110	\$482.28	0.02%
4286009111	\$481.40	0.02%
4286009112	\$476.99	0.02%
4286009113	\$483.16	0.02%
4286009114	\$506.09	0.02%
4286009115	\$432.89	0.02%
4286009116	\$406.43	0.02%
4286009117	\$491.98	0.02%
4286009118	\$471.69	0.02%
4286009119	\$466.40	0.02%

APN	2022 Assessment	% of Total
4286009120	\$465.52	0.02%
4286009121	\$454.94	0.02%
4286009122	\$453.17	0.02%
4286009123	\$448.76	0.02%
4286009124	\$536.08	0.03%
4286009125	\$590.22	0.03%
4286009126	\$547.00	0.03%
4286009127	\$551.94	0.03%
4286009128	\$547.88	0.03%
4286009129	\$547.88	0.03%
4286009130	\$547.88	0.03%
4286009131	\$548.06	0.03%
4286009132	\$533.15	0.03%
4286009133	\$558.73	0.03%
4286009134	\$586.95	0.03%
4286009135	\$418.05	0.02%
4286009136	\$359.49	0.02%
4286009137	\$10,515.87	0.52%
4286010029	\$3,498.97	0.17%
4286010036	\$4,792.77	0.24%
4286010044	\$12,999.82	0.64%
4286012016	\$916.05	0.04%

APN	2022 Assessment	% of Total
4286012029	\$704.02	0.03%
4286012039	\$5,206.96	0.26%
4286012044	\$947.93	0.05%
4286012045	\$1,770.33	0.09%
4286012046	\$9,486.51	0.47%
4286013031	\$4,651.88	0.23%
4286013034	\$5,372.59	0.26%
4286015900	\$37,757.85	1.85%
4286017026	\$448.60	0.02%
4286017027	\$426.99	0.02%
4286017028	\$426.99	0.02%
4286017029	\$426.99	0.02%
4286017030	\$426.99	0.02%
4286017031	\$426.99	0.02%
4286017032	\$432.02	0.02%
4286017033	\$432.02	0.02%
4286017034	\$426.99	0.02%
4286017035	\$426.99	0.02%
4286017036	\$426.99	0.02%
4286017037	\$426.99	0.02%
4286017038	\$426.99	0.02%
4286017039	\$432.02	0.02%

APN	2022 Assessment	% of Total
4286017040	\$432.02	0.02%
4286017041	\$426.99	0.02%
4286017042	\$426.99	0.02%
4286017043	\$426.99	0.02%
4286017044	\$426.99	0.02%
4286017045	\$426.99	0.02%
4286017046	\$426.99	0.02%
4286017047	\$1,295.67	0.06%
4286017048	\$449.48	0.02%
4286017049	\$426.99	0.02%
4286017050	\$426.99	0.02%
4286017051	\$426.99	0.02%
4286017052	\$426.99	0.02%
4286017053	\$426.99	0.02%
4286017054	\$432.02	0.02%
4286017055	\$432.02	0.02%
4286017056	\$426.99	0.02%
4286017057	\$426.99	0.02%
4286017058	\$426.99	0.02%
4286017059	\$426.99	0.02%
4286017060	\$426.99	0.02%
4286017061	\$432.02	0.02%

APN	2022 Assessment	% of Total
4286017062	\$432.02	0.02%
4286017063	\$426.99	0.02%
4286017064	\$426.99	0.02%
4286017065	\$426.99	0.02%
4286017066	\$426.99	0.02%
4286017067	\$426.99	0.02%
4286017068	\$426.99	0.02%
4286017069	\$454.95	0.02%
4286017070	\$465.27	0.02%
4286017071	\$454.95	0.02%
4286017072	\$465.09	0.02%
4286017073	\$442.69	0.02%
4286017074	\$442.69	0.02%
4286017075	\$444.89	0.02%
4286017076	\$442.69	0.02%
4286017077	\$442.69	0.02%
4286017078	\$445.60	0.02%
4286017079	\$445.60	0.02%
4286017080	\$442.69	0.02%
4286017081	\$442.69	0.02%
4286017082	\$444.89	0.02%
4286017083	\$442.69	0.02%

APN	2022 Assessment	% of Total
4286017084	\$442.69	0.02%
4286017085	\$445.60	0.02%
4286017086	\$445.60	0.02%
4286017087	\$442.69	0.02%
4286017088	\$442.69	0.02%
4286017089	\$444.89	0.02%
4286017090	\$442.69	0.02%
4286017091	\$442.69	0.02%
4286017092	\$442.69	0.02%
4286017093	\$9,572.22	0.47%
4286027007	\$2,606.76	0.13%
4286027008	\$2,858.71	0.14%
4286027010	\$9,892.07	0.49%
4286027013	\$17,671.09	0.87%
4286027014	\$15,277.65	0.75%
4286027015	\$2,515.47	0.12%
4286027016	\$2,533.47	0.12%
4286027017	\$2,528.17	0.12%
4286027018	\$2,532.05	0.12%
4286027019	\$2,529.76	0.12%
4286027902	\$18,798.01	0.92%
4286028001	\$15,430.89	0.76%

APN	2022 Assessment	% of Total
4286028002	\$4,320.65	0.21%
4286028010	\$2,780.28	0.14%
4286028013	\$2,656.65	0.13%
4286028016	\$2,766.32	0.14%
4286028017	\$9,853.52	0.48%
4286028020	\$2,446.81	0.12%
4286028021	\$2,756.39	0.14%
4286028022	\$2,725.52	0.13%
4286028023	\$2,685.83	0.13%
4286028024	\$2,774.91	0.14%
4286028025	\$2,127.90	0.10%
4286028026	\$2,623.83	0.13%
4286028027	\$2,669.69	0.13%
4286028028	\$2,684.68	0.13%
4286028029	\$2,679.39	0.13%
4286028030	\$2,617.65	0.13%
4286028031	\$2,587.66	0.13%
4286028902	\$14,375.47	0.70%
4286029012	\$3,857.74	0.19%
4286029013	\$7,029.36	0.34%
4286029017	\$5,135.09	0.25%
4286029902	\$19,760.06	0.97%

APN	2022 Assessment	% of Total
4286030001	\$6,470.18	0.32%
4286030002	\$6,997.49	0.34%
4286030003	\$2,899.14	0.14%
4286030006	\$6,910.02	0.34%
4286030009	\$2,941.00	0.14%
4286030011	\$2,652.13	0.13%
4286030012	\$8,960.73	0.44%
4286030013	\$10,819.43	0.53%
4286030017	\$918.67	0.05%
4286030018	\$1,010.40	0.05%
4286030019	\$1,036.86	0.05%
4286030024	\$5,687.93	0.28%
4286030903	\$29,601.72	1.45%
4288029900	\$1,184.92	0.06%
4288029906	\$0.00	0.00%
4288029909	\$5,613.26	0.28%
4288029910	\$827.51	0.04%
4288029914	\$368.11	0.02%
4288029916	\$0.00	0.00%
	\$2,039,410.64	100.00%