

ATTACHMENT 1

LARCHMONT VILLAGE PROPERTY BUSINESS IMPROVEMENT DISTRICT MODIFICATION

ASSESSMENT ENGINEER'S REPORT

*Established in 1997 for a 5-Year period, renewed for 10 years in 2002, 2012 and 2022,
now being modified for the remaining 6 years of the current 10 year term
Pursuant to California Streets and Highways Code Section 36600 et seq.
Property & Business Improvement District Act of 1994, as amended*

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

APRIL 9, 2026

FINAL

LARCHMONT VILLAGE PBID – MODIFIED ASSESSMENT ENGINEER’S REPORT

MODIFIED ASSESSMENT ENGINEER’S REPORT

To Whom It May Concern:

I hereby certify to the best of my professional knowledge and experience that each of the identified benefiting properties located within the Larchmont Village Property Business Improvement District ("LVPBID" or "District") being modified for the remaining six (6) years of the current ten (10) year term will receive a special benefit over and above the benefits conferred on the public at large and that the amount of the proposed assessment is proportional to, and no greater than the benefits conferred on each respective property. **As required by the California State Constitution, I have personally prepared this entire Report and hereby attest to all of its contents.**

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



A handwritten signature in blue ink that reads "Edward V. Henning".

RPE #26549 April 9, 2026

Edward V. Henning

Date

(NOT VALID WITHOUT SIGNATURE AND CERTIFICATION SEAL HERE)

Introduction

This report serves as the “detailed engineer’s report” required by Section 4(b) of Article XIID of the California Constitution to support the benefit property assessments to be levied on real properties within the LVPBID in the City of Los Angeles, California being modified for the remaining six (6) years of the current ten (10) year term. The modification involves assessment rate increases above the maximum rates described in the Final Engineer’s Report and Management District Plan dated August 20, 2021 and part of the current LVPBID 10 year renewal approved in mid-2022. The discussion and analysis contained within this Report constitutes the required “nexus” of rationale between assessment amounts levied and special benefits conferred on real properties within the modified LVPBID.

Background

The LVPBID (or District) is a property-based benefit assessment district being modified for the remaining 6 years of the currently approved 10-year term pursuant to Section 36600 et seq. of the California Streets and Highways Code (as amended), also known as the Property and Business Improvement District Law of 1994 (the “Act”). Due to the special benefit nature of assessments to be levied within the LVPBID, District program costs are to be distributed amongst all identified benefiting properties based on the proportional amount of special program benefit each property is expected to derive from the assessments levied. Only those properties on which special benefits are expected to be conferred from assessment funded programs and activities may be assessed and only in an amount proportional to the relative special benefits expected to be conferred on each property

Supplemental Article XIID Section 4(b) California Constitution

Proposition 218 Procedures and Requirements

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

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

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

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

Setting

The Larchmont Village PBID (LVPBID) includes 25 commercially zoned properties along North Larchmont Boulevard within the heart of historic Larchmont Village. The LVPBID is surrounded by the Hancock Park residential neighborhood and is bounded on the north by Beverly Boulevard and on the south by First Street and lies between the two alleys lying parallel to North Larchmont Boulevard on the east and west. The LVPBID was established in 1997 for a 5 year period. It was then renewed three times for 10 year periods in 2002, 2012 and 2022. It is now proposed to be modified for the remaining 6 years of the currently approved 10-year term. This mid-term modifications includes increasing the assessment fee structure for Year-5 (2027) to \$100 per linear foot of Larchmont Boulevard street frontage and to increase the maximum annual rate increase from 3% to 5%. The reasons for these changes are described in detail in the District Work Plan section beginning on page 10 of this Report. No boundary changes are proposed in the modified LVPBID.

The property uses within the boundaries of the LVPBID that will receive special benefits from LVPBID funded programs and services are a unique mix of retail, restaurant, banking, service and office. As with most traditional business centers, the LVPBID has a high need for supplemental business-related services such as streetscape services, marketing-promotions and program administration. Specifically, this includes streetscape cleaning, litter pickup, trash bin cleaning, marketing and promotions, physical amenities and related administration and operations. These supplemental services and programs will continue to be provided cost-effectively and consistently for the special benefit of LVPBID properties and businesses through the mid-term modification of the LVPBID.

Boundary Description

Beginning at the intersection of the centerlines of Larchmont Boulevard and Beverly Boulevard; thence east along said centerline of Beverly Boulevard to the prolongation of the centerline of that alley lying east of and parallel to Larchmont Boulevard; thence south along said alley centerline to the centerline of 1st Street; thence west along said centerline of 1st Street to the prolongation of the centerline of that alley lying west of and parallel to Larchmont Boulevard; thence north along said alley centerline to the centerline of Beverly Boulevard; thence east along said centerline of Beverly Boulevard to the point of beginning.

Benefit Zones

There is one benefit zone within the modified LVPBID.

Boundary Rationale

The area north of the LVPBID along North Larchmont Boulevard is commercial zoning and uses while all areas east, west and south of the LVPBID are residential zoning with residential uses. 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 modified LVPBID are zoned solely residential.

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Northern Boundary

The northern LVPBID boundary is defined by Beverly Boulevard. While the area north of Beverly Boulevard is zoned commercial with commercial uses, the land uses and development patterns are generally less intense service and office oriented businesses than south of Beverly Boulevard which is primarily retail and restaurant businesses and, in turn, the program and service needs are different.

In order to ensure that parcels north of the northern boundary will not specially benefit from LVPBID funded programs, services and improvements, no LVPBID programs, services and improvements will be provided north of the northern boundary, only south of the northern boundary within the LVPBID boundaries.

Southern Boundary

The southern LVPBID boundary is defined by 1st Street. The area south of 1st Street is exclusively zoned residential and developed with single family residential neighborhoods. Pursuant to State Law, parcels zoned solely residential are conclusively presumed not to benefit from the improvements and service funded through these assessments. For this reason, the southern boundary stops at 1st Street.

In order to ensure that parcels south of the southern boundary will not specially benefit from LVPBID funded programs, services and improvements, no LVPBID programs, services and improvements will be provided south of the southern boundary, only north of the southern boundary within the LVPBID boundaries.

Western Boundary

The western LVPBID boundary is defined by the north/south alley running between Beverly Boulevard and 1st Street. The parcels to the west of western LVPBID boundary are exclusively zoned residential and developed with single family residential neighborhoods. Pursuant to State Law, parcels zoned solely residential are conclusively presumed not to benefit from the improvements and service funded through these assessments. For this reason, the western boundary stops at the alley centerline west of Larchmont Blvd.

In order to ensure that parcels west of the western boundary will not specially benefit from LVPBID funded programs, services and improvements, no LVPBID programs, services and improvements will be provided west of the western LVPBID boundary only east of the western LVPBID boundary.

Eastern Boundary

The eastern LVPBID boundary is defined by the west property lines of the adjacent properties outside of the District to the east. The parcels to the east of the eastern LVPBID boundary are exclusively zoned residential and developed with single family residential neighborhoods. Pursuant to State Law, parcels zoned solely residential are conclusively presumed not to benefit from the improvements and service funded through these assessments. For this reason, the eastern boundary stops at the alley centerline east of Larchmont Blvd.

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

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All parcels within the above-described boundaries shall be assessed to fund supplemental special benefit programs, services and improvements as outlined in this Report and in Management District Plan. All LVPBID funded services, programs and improvements provided within the above described boundaries shall confer special benefit to identified assessed parcels inside the LVPBID boundaries and none will be provided outside of the LVPBID. Each assessed parcel within the LVPBID will proportionately specially benefit from the LVPBID funded programs and services (i.e. streetscape services, marketing-promotions, and administration). These services, programs and improvements are intended to improve commerce, employment, rents and occupancy rates of individually assessed parcels within the LVPBID. The LVPBID confers special benefits on each and every individually assessed parcel by reducing litter, improving streetscape aesthetics and marketing goods and services available from assessed parcels and the businesses on them within the LVPBID. All LVPBID funded services programs and improvements are supplemental, above normal base level services provided by the City of Los Angeles and are only provided for the special benefit of assessed parcels within the boundaries of the proposed modified LVPBID.

The LVPBID includes 25 parcels, all of which are identified by this Assessment Engineer as assessable within one Benefit Zone and which are listed in the Assessment Roll included as Appendix 1. The LVPBID Boundary Map is included as Appendix 2.

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

QUANTITATIVE BENEFIT ANALYSIS

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

The property uses within the boundaries of the District that will receive special benefits from District funded programs and services are currently a unique mix of retail, restaurant, banking, service and office. Services, programs and improvements provided and funded by the District (i.e. Streetscape Services, Marketing-Promotions and Administration) are primarily designed to provide special benefits to identified assessed parcels and the array of land uses within the boundaries of the LVPBID as described in the Work Plan Details starting on page 11 of this Report.

The District programs, improvements and services and Year 5 – 2027 budget allocations are shown in the Table below:

Year 5 – 2027 LVPBID Special Benefit Budget By Zone (Assessment Revenue Only) *

*It is noted that the figures shown below are rounded to the nearest whole dollar

| STREETSCAPE SERVICES | MARKETING - PROMOTIONS | ADMINISTRATION | TOTAL |
|-----------------------------|-------------------------------|-----------------------|--------------|
| 51.5093% | 13.0448% | 35.4459% | 100.0000% |
| \$112,181 | \$28,410 | \$77,197 | \$217,788 |

Proportionate special benefits will be conferred on all assessed parcels within the LVPBID from LVPBID funded programs, services and improvements which are intended to attract more clients, users, visitors, employees, tenants and investors. For these parcels, LVPBID programs, services and improvements are designed to increase business volumes, sales transactions, commercial occupancies and rental income. As a result of the LVPBID funded programs services and improvement, assessed parcels may attract more commercial clients, employees, business tenants and investors and thereby may increase and enhance business volumes, sales transactions, commercial occupancies and rental incomes.

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

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

While every attempt is made to provide LVPBID services and programs to confer special benefits only to those identified assessed parcels within the LVPBID, Article XIID stipulates that general benefits exist, either by design or unintentional, in all assessment districts and that a portion of the program costs must be considered attributable to general benefits and assigned a value. General benefits cannot be funded by assessment revenues. General benefits might be conferred on parcels within the LVPBID, or "spillover" onto parcels surrounding the LVPBID, or to the public at large who might be passing through the LVPBID with no intention of transacting business within the LVPBID or interest in the LVPBID itself.

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

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

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A majority of PBIDs in California for which this Assessment Engineer has provided assessment engineering services in conformance with Article XIID have used Method #3, the composite district overlay determinant method which will be used for the LVPBID. This method of computing the value of general benefit involves a composite of three distinct types of general benefit – general benefit to assessed parcels within the LVPBID, general benefit to the public at large within the LVPBID and general benefit to parcels outside the LVPBID.

General Benefit – Assessed Parcels within District

LVPBID funded programs are narrowly designed and carefully implemented to specially benefit the assessed LVPBID parcels and are only provided for the special benefit to each and every assessed parcel within the LVPBID. It is the opinion of this Engineer, based on over 30 years of professional assessment engineering experience, that nearly 100% of benefits conferred on the 25 parcels within the LVPBID are distinct and special. In the case of the LVPBID, it is projected that there are 0.25% general benefits conferred on these parcels. While this factor can range from 0.10% to 1.0%, this high ratio of special benefits to general benefits is because the LVPBID funded programs and services are specially geared to the unique needs of each parcel within the LVPBID and are directed specially only to these parcels within the LVPBID. This concept is further reinforced by the proportionality of special benefits conferred on each parcel within the LVPBID as determined by the special benefit assessment formula as it is applied to the unique and varying property characteristics of each parcel. The computed 0.25% general benefit value on the 25 assessed parcels within the LVPBID equates to \$544 or $(.0025 \times \$217,788)$.

General Benefit – Public At Large

While the LVPBID funded programs are narrowly designed and carefully implemented to specially benefit the assessed LVPBID parcels and are only provided for the special benefit to each and every assessed parcel within the LVPBID, these programs also provide general benefits to the public at large within the LVPBID.

For districts such as the modified LVPBID, assessment Engineering experience in California has found that generally over 95% of people moving about within district boundaries are engaged in business related to assessed parcels and buildings and businesses/residences contained in them within the district, while the public at large “just passing through” is typically 5% or less. Districts with high levels of transit connecting nodes and patrons may have higher levels of general benefits conferred on non-engaged “passers-through”, i.e. the public at large.

Tangible services and improvements such as security, benches and shade trees would confer higher levels of general benefits on the public at large than say steam cleaned sidewalks, planters, decorative pavement and other general district management and operation activities. Typically, a factor range from 1.0% to 3% (0.01 to 0.03) is assigned to tangible streetscape/sidewalk type services, programs and improvements such as security, benches and shade trees; in turn, a factor ranging from 0.25% to 1.0% (0.0025 to 0.01) is assigned to intangible services, programs and improvements such as sidewalk and pavement cleaning, general landscape improvements, marketing and ancillary services such as district management, operations and overhead.

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Based on experience and the nature of the proposed LVPBID funded programs and over 30 years of assessment engineering experience, it is the opinion of this Engineer that districtwide general benefit factors for each of the LVPBID funded special benefit program element costs that most likely provide a general benefit to the public at large are as shown in the Table below. These factors are applied to each program element costs in order to compute the dollar and percentage value of districtwide general benefits to the public at large. The total dollar value of this general benefit type, public at large, equates to \$2,211 as delineated in the following Table:

GENERAL BENEFITS TO “PUBLIC AT LARGE” *

*It is noted that some of the figures shown below are rounded to the nearest whole dollar

| | A | B | C | E |
|----------------------|-------------------|-------------------------|------------------------|-------------------------------|
| Program Element | Dollar Allocation | General Benefit Percent | General Benefit Factor | General Benefit Value (A x C) |
| STREETSCAPE SERVICES | \$112,181 | 1.50% | 0.0150 | \$1,683 |
| MARKETING-PROMOTIONS | \$28,410 | 0.50% | 0.0050 | \$142 |
| ADMINISTRATION | <u>\$77,197</u> | 0.50% | 0.0050 | <u>\$386</u> |
| TOTAL | \$217,788 | | | \$2,211 |

Spillover General Benefits to Parcels Outside of LVPBID

While LVPBID programs and services will not be provided directly to parcels outside the LVPBID boundaries, it is reasonable to conclude that LVPBID services may confer an indirect general benefit on parcels adjacent to the LVPBID boundaries. An inventory of the LVPBID boundaries finds that the LVPBID is surrounded by 47 parcels of which 2 are commercially zoned parcels with commercial uses that are across major boulevards from the LVPBID and 45 residentially zoned parcels with residential uses adjacent to assessed parcels in the LVPBID. Assessment Engineering practice has found that for districts such as the LVPBID that primarily provide cleaning and landscape services, they may have a "spillover" general benefit on neighboring parcels immediately outside the district. Typically, a factor of 100% (1.0) is first assigned to assessed parcels within the district, then a factor ranging from 3% to 7% (0.03 to 0.07) is assigned to commercial zoned and used parcels directly outside the district and finally a factor ranging from .25% to 1.5% (0.0025 to 0.015) is assigned to residentially zoned and used parcels directly outside the district.

The 47 parcels directly outside the LVPBID boundaries can reasonably be assumed to receive some indirect general benefit as a result of LVPBID funded programs, services and improvements. Based on over 30 years of assessment engineering experience, it is the opinion of this Engineer that a benefit factor of 1.0 be attributed to the 25 assessed parcels within the LVPBID, a benefit factor of 0.05 be attributed to general benefits conferred on the 2 commercial parcels and uses located across the street from assessed parcels within the LVPBID and a benefit factor of 0.01 be attributed to general benefits conferred on the 45 residential parcels and uses located adjacent to assessed parcels within the LVPBID, The cumulative dollar value of this general benefit type equates to \$4,791 (\$871 + \$3,920) as delineated in the following Table:

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“Spillover” General Benefits *

*It is noted that some of the figures shown below are rounded to the nearest whole dollar amount

| Parcel Type | Quantity | Benefit Factor | Benefit Units | Benefit Percent | Benefit Value |
|---|----------|----------------|---------------|-----------------|----------------|
| Identified Assessed Parcels in District | 25 | 1.00 | 25.00 | 97.8474% | \$217,788 |
| Comm Zoned Parcels Out | 2 | 0.05 | 0.10 | 0.3914% | \$871 |
| Resid Zoned Parcels Out | 45 | 0.01 | <u>0.45</u> | <u>1.7613%</u> | <u>\$3,920</u> |
| TOTAL | | | 25.55 | 100.00% | \$222,579 |

Composite General Benefit

Based on the general benefit values delineated in the three sections above, the total value of general benefits conferred on assessed parcels within the LVPBID, the public at large and spillover to parcels outside the LVPBID equates to \$7,546 (\$544 + \$2,211 + \$4,791) or 3.3488% of the total estimated program costs of \$225,334. The 3.3488% general benefit factor will be conservatively rounded up to 3.5% or \$7,899 with a recomputed total estimated program cost of \$225,687. Subtracting the composite general benefit value of \$7,899 from the total estimated program cost of \$225,687 results in a special benefit value of \$217,788. This is the total amount of assessments to be levied on the 25 assessed parcels in the modified LVPBID for Year 1-2027. General benefit costs of \$7,899 will need to be funded by other non-assessment sources.

A breakdown of projected special and general benefit costs for each year of the remaining 6 years of the current 10 year term is shown in the following Table:

Remaining 6 Year Special + General Benefits of Current 10 Year Term *

(Assumes 5% max rate increase per year)

*It is noted that some of the figures shown below are rounded to the nearest whole dollar amount

| YR | | PROGRAM CATEGORY | SPECIAL BENEFITS | GENERAL BENEFITS | TOTAL BENEFITS | % OF TOTAL |
|----|------|----------------------|------------------|------------------|-----------------|-----------------|
| 5 | 2027 | STREETSCAPE SERVICES | \$112,181 | \$4,069 | \$116,250 | 51.5093% |
| | | MARKETING-PROMOTIONS | \$28,410 | \$1,030 | \$29,440 | 13.0448% |
| | | ADMINISTRATION | <u>\$77,197</u> | <u>\$2,800</u> | <u>\$79,997</u> | <u>35.4459%</u> |
| | | TOTAL | \$217,788 | \$7,899 | \$225,687 | 100.00% |
| 6 | 2028 | STREETSCAPE SERVICES | \$117,790 | \$4,272 | \$122,062 | 51.5093% |
| | | MARKETING-PROMOTIONS | \$29,831 | \$1,082 | \$30,913 | 13.0448% |
| | | ADMINISTRATION | <u>\$81,057</u> | <u>\$2,940</u> | <u>\$83,997</u> | <u>35.4459%</u> |
| | | TOTAL | \$228,678 | \$8,294 | \$236,972 | 100.00% |
| 7 | 2029 | STREETSCAPE SERVICES | \$123,680 | \$4,486 | \$128,166 | 51.5093% |

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| | | | | | | |
|----|------|----------------------|-----------------|----------------|------------------|-----------------|
| | | MARKETING-PROMOTIONS | \$31,323 | \$1,136 | \$32,459 | 13.0448% |
| | | ADMINISTRATION | <u>\$85,110</u> | <u>\$3,087</u> | <u>\$88,197</u> | <u>35.4459%</u> |
| | | TOTAL | \$240,113 | \$8,709 | \$248,822 | 100.00% |
| | | | | | | |
| 8 | 2030 | STREETSCAPE SERVICES | \$129,864 | \$4,710 | \$134,574 | 51.5093% |
| | | MARKETING-PROMOTIONS | \$32,889 | \$1,193 | \$34,082 | 13.0448% |
| | | ADMINISTRATION | <u>\$89,366</u> | <u>\$3,241</u> | <u>\$92,607</u> | <u>35.4459%</u> |
| | | TOTAL | \$252,119 | \$9,144 | \$261,263 | 100.00% |
| | | | | | | |
| 9 | 2031 | STREETSCAPE SERVICES | \$136,357 | \$4,946 | \$141,303 | 51.5093% |
| | | MARKETING-PROMOTIONS | \$34,533 | \$1,253 | \$35,786 | 13.0448% |
| | | ADMINISTRATION | <u>\$93,834</u> | <u>\$3,403</u> | <u>\$97,237</u> | <u>35.4459%</u> |
| | | TOTAL | \$264,724 | \$9,602 | \$274,326 | 100.00% |
| | | | | | | |
| 10 | 2032 | STREETSCAPE SERVICES | \$143,175 | \$5,193 | \$148,368 | 51.5093% |
| | | MARKETING-PROMOTIONS | \$36,260 | \$1,316 | \$37,576 | 13.0448% |
| | | ADMINISTRATION | <u>\$98,526</u> | <u>\$3,573</u> | <u>\$102,099</u> | <u>35.4459%</u> |
| | | TOTAL | \$277,961 | \$10,082 | \$288,043 | 100.00% |

DISTRICT WORK PLAN

Overview

The programs and activities to be funded by the modified LVPBID include Streetscape Services, Marketing-Promotions and Administration. The property uses within the boundaries of the LVPBID that will receive special benefits from LVPBID funded programs, services and improvements are currently a unique mix of retail, restaurant, banking, service and office. Services, programs and improvements provided and funded by the LVPBID are primarily designed to provide special benefits as described below to identified assessed parcels in one benefit zone within the boundaries of the LVPBID.

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

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

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The total projected 6 remaining year budget (special benefits) of the current 10-year term for 2027 – 2032 of the LVPBID is shown in the Table on page 15 of this Report assuming a maximum increase of 5% per year, commensurate to special benefits conferred on each assessed parcel.

WORK PLAN DETAILS

Over the past several years, Larchmont Village has grown significantly. Property values have increased, rents have risen, and foot traffic throughout the district has expanded. With the increased activity comes greater demand on sidewalks, streets, and public spaces. Increased foot traffic has led to more trash, more frequent sidewalk cleaning needs, and greater overall maintenance demands.

At the same time, trash service costs have doubled due solely to the rising cost of trash service itself, even before accounting for the additional volume created by increased activity in the Village. Tree trimming expenses have also doubled in cost. In fact, the LVPBID has not been able to trim the trees for the past few years because the cost has exceeded what the current budget can support. Insurance and vendor costs have also risen across the board.

The assessment structure has allowed only a 3% annual increase. In reality, inflation and operating expenses have consistently exceeded that rate. As a result, the LVPBID has been operating under an increasingly strained budget that no longer reflects the true cost of delivering the level of service the District requires.

In addition, as the district has grown in visibility, programming, marketing, and public engagement, the scope and complexity of District management have increased significantly. Ensuring stable and sustainable leadership capacity is an important component of maintaining the high level of service and advocacy the LVPBID now requires. The rate changes proposed are not about excess. They are about sustainability. They are about ensuring that the LVPBID can continue to provide the cleanliness, maintenance, advocacy, and marketing support that protects the long-term vitality of Larchmont Village.

The services to be provided by the modified LVPBID are all designed to contribute to the cohesive commercial fabric and to ensure economic success and vitality of the District. The assessed parcels in the LVPBID will specially benefit from the District programs in the form of increasing commerce and improving economic success and vitality through meeting the LVPBID Goals: to improve sanitation, beautification, landscaping, and to attract and retain businesses and services, and ultimately to increase commerce and improve the economic viability of each individual assessed parcel.

The following programs, services and improvements are proposed by the LVPBID to specially benefit each and every individually assessed parcel within the District boundaries. LVPBID services, programs and improvements will not be provided to parcels outside the District boundary.

Streetscape Services

\$112,181 (Special Benefit + \$4,069 (General Benefits) = \$116,250 (51.5093%)

Streetscape Services includes various supplemental streetscape services performed by subcontract vendors within the streetscape areas within the LVPBID. Included are daily disposal of trash in streetscape bins;

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streetscape porter services to pick up litter and debris and remove clutter from street furniture, trees and poles two or more times per week based on demand; twice monthly pressure washing of trash bin lids and streetscape areas; and, remove or cause to be removed graffiti, on an as needed basis. It is noted that any public pavement repairs needed within the District are not the responsibility of the LVPBID. The following describes the general frequencies of regular streetscape services:

1. Two or more times per week (based on need) all streetscape areas, landscape wells and planters will be cleaned of all trash and debris.
2. One time per week a street sweeper will sweep the streetscape areas. This will be performed between 5 a.m. and 8 a.m.
3. Daily each morning, trash liners will be emptied and bags replaced; all lids will be wiped off. Also at this time the area around the receptacles will be cleaned of all trash and debris
4. Two times per month pressure washing of all streetscape areas and trash bin lids.

Streetscape Services also includes periodic tree trimming as well as physical improvements and enhancements such as streetlamp seasonal banners and holiday decorations and lighting storage and installation.

Streetscape Services will assist in enhancing the image of each individual assessed parcel in the LVPBID. Streetscape Services are designed to increase vehicular and pedestrian traffic within the LVPBID that is intended to increase commerce and customer activity, attract and retain new business and patrons for assessed parcels within the LVPBID boundaries, increase rents and occupancies as well as maintain or increase the consumer and visitor base. Each assessed parcel will proportionally specially benefit from Streetscape Services.

The goal of Streetscape Services is to establish and maintain a clean, beautiful and friendly LVPBID by providing these services and improvements to all the individually assessed parcels in the LVPBID. Streetscape Services will be provided only within the LVPBID boundaries and for the special benefit of identified and assessed parcels within the LVPBID. No Streetscape Services are provided outside of the LVPBID boundaries.

Marketing-Promotions

$$\$28,410 \text{ (Special Benefits)} + \$1,030 \text{ (General Benefits)} = \$29,440 \text{ (13.0448\%)}$$

Marketing-Promotions includes business marketing, media relations, community relations, event planning, public relations, economic development and retail recruitment, social media. Funds will also be used for district branding opportunities, promotional materials, including business directories, specialty brochures, social media marketing, maps, visitors' guides and press releases; upkeep and development of the LVPBID website; and annual economic benchmarking research and similar projects. Marketing-Promotions will cultivate media exposure and the promotion/branding of the LVPBID as a great place to shop, work and visit.

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Marketing-Promotions 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 LVPBID. Marketing-Promotions is intended to attract more commercial customers and clients, employees, tenants and investors, which, in turn, is intended to increase business volumes, sales transactions, commercial occupancies and commercial rental income for each parcel within the LVPBID. Marketing-Promotions will only be provided for parcels and businesses located within the LVPBID boundaries. No Marketing-Promotions services will be provided for parcels or businesses outside of the LVPBID boundary.

Administration

$$\$77,197 \text{ (Special Benefits)} + \$2,800 \text{ (General Benefits)} = \$79,997 \text{ (35.4459\%)}$$

Administration includes the cost of personnel to oversee implementation of the various programs, services and improvement projects delineated in the Management District Plan and this Report during the District’s remaining 6 years of the current 10-year term. This element also includes oversight of the Owners’ Association’s compliance with the terms of its contract with the City. It covers a future District renewal, as well as City and/or County fees associated with their oversight of the District.

Administration also includes the costs associated with operating a successful and professional LVPBID such as legal services, printing, postage, supplies, production of the Annual Planning Report and Budget and quarterly reports. Administration includes accounting/bookkeeping fees and Directors & Officers and General Liability insurance.

This component is key to the proper expenditure of LVPBID assessment funds and the management of LVPBID programs and activities that are intended to provide consistent and effective services for the appeal of assessed properties within the LVPBID which may in turn, increase business volumes, commercial occupancies and rental income and return on investments for each parcel and business within the LVPBID. Administration pertains only to the management and operations of the LVPBID and will only be provided for matters pertaining to each individual assessed parcel within the LVPBID boundaries that will, in turn, specially benefit from this activity.

In summary, all District funded services, programs and improvements described above confer special benefits to identified assessed parcels inside the District boundaries and none will be provided outside of the District. Each assessed parcel within the LVPBID will proportionately specially benefit from the Streetscape Services, Marketing-Promotions and Administration. These services, programs and improvements are intended to improve commerce, employment, rents, occupancy rates and investment viability of assessed parcels within the LVPBID by reducing litter and debris, maintaining landscaping and physical improvements and professionally marketing goods, services and spaces available within the District, all considered necessary in a competitive properly managed contemporary business district. All District funded services programs and improvements are considered supplemental, above normal base level services provided by the City of Los Angeles and are only provided for the special benefit of each and every assessed parcel within the boundaries of the LVPBID.

LARCHMONT VILLAGE PBID – MODIFIED ASSESSMENT ENGINEER’S REPORT

WORK PLAN BUDGET

Each identified assessed parcel within the LVPBID will be assessed the full amount of the proportionate special benefit conferred upon it. The projected District program special benefit (assessment) allocation budget for Year 5 (2027) is shown in the following Table:

LVPBID Year 5 (2027) Special Benefit Assessment Budget By Zone *

*It is noted that some of the figures shown below are rounded to the nearest whole dollar

| STREETSCAPE SERVICES | MARKETING - PROMOTIONS | ADMINISTRATION | TOTAL |
|-----------------------------|-------------------------------|-----------------------|--------------|
| 51.5093% | 13.0448% | 35.4459% | 100.0000% |
| \$112,181 | \$28,410 | \$77,197 | \$217,788 |

In order to carry out the LVPBID programs outlined in the previous section, a Year 5 assessment budget of \$217,788 is projected. Since the LVPBID is being modified for Year 5 of the current 10-year term, projected program costs for future years (Years 5-10) are set at this time. While future inflationary and other program cost increases are unknown at this point, a maximum annual increase of 5%, commensurate to special benefits received by each assessed parcel, is incorporated into the projected program costs and assessment rates for the remaining 6 years of the current 10-year LVPBID term.

LVPBID funds may be used for costs associated with this mid-term modification as well as renewal of the current LVPBID. Funds remaining after Year 10 of the modified LVPBID shall, if renewed again, be rolled over into the new LVPBID in accordance with City policy, or if not renewed, unexpended/unencumbered funds shall be returned to the property owners in accordance with City policy and State PBID Law (Streets and Highways Code section 36671).

Detailed annual budgets will be prepared by the Owner’s Association Board and included in an Annual Planning Report for the City Council’s review and approval.

It is recognized that market conditions may cause the cost of providing goods and services to fluctuate from year to year during the remaining 6 years of the current 10-year term of the modified LVPBID. Accordingly, the Owners’ Association shall have the ability to reallocate up to 10% of any budget line item within the budget categories based on such cost fluctuations subject to the review and approval by the Owners’ Association Board and included in the Annual Planning Report that will be approved by the Los Angeles City Council pursuant to Streets and Highways Code Section 36650. Any accrued interest or delinquent payments may be expended proportionally in each budget category. A 6-year projected LVPBID budget for the remainder of the current 10-year term is shown in the following Table:

LARCHMONT VILLAGE PBID – MODIFIED ASSESSMENT ENGINEER’S REPORT

YEARS 5-10 PROJECTED LVPBID ASSESSMENT BUDGET SUMMARY (Special Benefits) *

(Assumes 5% max rate increase per year)

*It is noted that some of the figures shown below are rounded to the nearest whole dollar

| | STREETSCAPE SERVICES | MARKETING - PROMOTIONS | ADMINISTRATION | TOTAL |
|--------------|-----------------------------|-------------------------------|-----------------------|--------------|
| | 51.5093% | 13.0448% | 35.4459% | 100.0000% |
| YEAR 5-2027 | \$109,181 | \$24,910 | \$83,697 | \$217,788 |
| YEAR 6-2028 | \$114,640 | \$26,156 | \$87,882 | \$228,678 |
| YEAR 7-2029 | \$120,372 | \$27,464 | \$92,276 | \$240,112 |
| YEAR 8-2030 | \$126,391 | \$28,837 | \$96,890 | \$252,118 |
| YEAR 9-2031 | \$132,711 | \$30,279 | \$101,735 | \$264,725 |
| YEAR 10-2032 | \$139,347 | \$31,793 | \$106,822 | \$277,962 |

The LVPBID assessments may increase for each individual parcel each year during the remaining 6 years of the current 10-year operating period, but not to exceed 5% per year, commensurate to special benefits received by each assessed parcel, and must be approved by the Owners’ Association Board of Directors, included in the Annual Planning Report and adopted by the City of Los Angeles City Council. Any accrued interest and delinquent payments will be expended proportionally within the budgeted categories. The Owners’ Association Board of the Directors (“Property Owners’ Association of the LVPBID) shall determine the percentage increase, if any, to the annual assessment rates, not to exceed 5% per year. The Owners’ Association Executive Director shall communicate the annual increase to the City each year in which the LVPBID operates at a time determined in the Administration Contract held between the Owners’ Association and the City of Los Angeles.

No bonds are to be issued in conjunction with the modified LVPBID.

Pursuant to Section 36671 of the Streets and Highways Code, any funds remaining after the 10th year of operation will be rolled over into the renewal budget, if renewed, or if not renewed, returned to stakeholders in accordance with City policy and State Law. LVPBID assessment funds may be used to pay for costs related to this mid-term modification and the following LVPBID renewal term. If the LVPBID is not renewed or terminated for any reason, unencumbered/unexpended funds will be returned to the property owners in accordance with City policy and State law.

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

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Each identified assessed parcel within the district will be assessed based on property characteristics unique only to that parcel. Based on the specific needs and corresponding nature of the program activities to be funded by the modified LVPBID (i.e. Streetscape Services, Marketing-Promotions and Administration). It is the opinion of this Assessment Engineer that the assessment factor on which to base assessment rates relates directly to the proportionate amount of Larchmont Boulevard street frontage of each parcel within one benefit zone.

The calculated assessment rates are applied to the actual measured parameters of each parcel and thereby are proportional to each and every other identified assessed parcel within the district as a whole. The proportionality is further achieved by setting targeted formula component weights for the respective parcel by parcel identified property attributes.

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

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

The proposed program costs are reasonable due to the benefit of group purchasing and contracting which would be possible through the modified LVPBID, The actual assessment rates for each parcel within the District directly relate to the level of service and, in turn, special benefit to be conferred on each parcel based on the respective Larchmont Boulevard street frontage of each parcel within one benefit zone.

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

Article XIID 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 is currently one publicly owned parcel within the boundaries of the LVPBID. It is a City of Los Angeles owned public parking lot (APN 5515-018-900). This parcel has 100 linear feet of Larchmont Boulevard street frontage. Because this parking lot supports the surrounding commercial area and generates revenue based on the success of the nearby businesses, it is the opinion of this Assessment Engineer that there is no clear and convincing evidence that this parcel would not receive special benefits in the same manner and level of other commercial parcels and, thus, is not exempt from assessments nor assessed differently than other privately owned commercial parcels. The proposed Year 5 (2027) assessment for this parcel is \$10,000.00 or 4.592% of the total Year 5 (2027) assessments to be levied.

In, the future, should any other parcels be acquired by a public agency, it is the opinion of this Assessment Engineer that there is no clear and convincing evidence that such parcels would not receive special benefits and thus, would not be exempt from assessments nor assessed differently than privately owned parcels.

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

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

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

The individual and total parcel assessments attributable to special property benefits are shown in Appendix 1 to the Management District Plan and this Report. The modified District and resultant assessment levies will continue for 8-years and may be renewed again at that time. The reasons for the proposed assessments are outlined in Finding 2 above as well as in the Management District Plan. The calculation basis of the proposed assessment is attributed to Larchmont Boulevard street frontage of each parcel within one benefit zone.

Assessment Formula Methodology

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

Background – Generic Assessment Formula Development

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

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

Next, all program and activity costs, including incidental costs, District management and ancillary program costs, are estimated. It is noted, as stipulated in Article XIII D 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 considered. Indirect or general benefits, if any, must

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be identified and, if quantifiable, calculated and factored out of the assessment cost basis to produce a “net” cost figure. In addition, Article XIID Section 4(b) of the California Constitution also no longer automatically exempts publicly owned property from being assessed unless the respective public agency can provide clear and convincing evidence that their property does not specially benefit from the programs and services to be funded by the proposed special assessments. If special benefit is determined to be conferred upon such properties, they must be assessed in proportion to special benefits conferred in a manner similar to privately owned property assessments. (See pages 16-17 of this Report for discussion regarding publicly owned parcels).

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

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

LVPBID Assessment Formula

Based on the specific needs and corresponding nature of the program activities to be funded by the LVPBID (i.e. streetscape services, marketing-promotions, and administration) it is the opinion of this Assessment Engineer that the assessment factor on which to base assessment rates relate directly to the proportionate amount of Larchmont Boulevard street frontage within one Benefit Zone.

The Basic Benefit Units will be expressed as a function of Larchmont Boulevard street frontage (Benefit Unit A). Based on the shape of the LVPBID, as well as the nature of the proposed LVPBID 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 Larchmont Boulevard street frontage within one Benefit Zone.

Based on the property characteristics of the LVPBID, street frontage quantities are a common method of fairly and equitably spreading special benefits to these beneficiaries of LVPBID funded services, programs and improvements. Using the single component assessment formula of street frontage (Larchmont Boulevard) works well in lower profile commercial districts with relatively homogeneous development patterns and intensities such as Larchmont Village. The commercial buildings in this area are all 1-2 stories with scattered surface and structured parking. This single assessment formula factor directly relates to the amount of special benefit will be conferred on each assessed parcel from LVPBID funded programs, activities and improvements.

Street frontage is a direct measure of the static utilization of each parcel and its corresponding impact or draw on LVPBID funded activities, the majority of which are linear in nature (i.e. streetscape services). In the opinion of this Assessment Engineer, the targeted weight of this factor, street frontage, should generate 100% of the total LVPBID revenue.

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Changes to Parcel Size and Street Frontage

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

Other Future Development

Other than future maximum rates and the assessment methodology delineated in this Report, per State Law (Government Code Section 53750): “Future assessments may increase for any given parcel if such an increase is attributable to events other than an increased rate or revised methodology, such as a change in the density, intensity, or nature of the use of land. It is noted due to the assessment formula, this does not apply to the LVPBID. Any change though in the assessment formula methodology or rates other than as stipulated in this Report would require a new Proposition 218 ballot procedure in order to approve any such changes.

The complete Year 5 – 2027 assessment roll of all parcels to be assessed by this District is included in this Report as Appendix I.

Step 2. Quantify Total Basic Benefit Units

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

Year 5 – 2027 - Assessable Benefit Units

| STREET FRONTAGE | # OF PARCELS | # OF ASSESSABLE PARCELS |
|------------------------|---------------------|--------------------------------|
| 2,177.88 | 25 | 25 |

Year 5 – 2027 Projected Assessment Revenue

| STREET FRONTAGE ASSMT REVENUE | % |
|--------------------------------------|----------|
| \$217,788 | 100% |

Step 3. Calculate Benefit Units for Each Property.

The number of Benefit Units for each identified benefiting parcel within the proposed LVPBID was computed from data extracted from County Assessor records and maps. These data sources delineate 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, 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

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LVPBID for their review. If a property owner believes there is an error on a parcel’s assessed footages, the LVPBID may confirm the data with the County Assessor’s office. If LVPBID data matches Assessor’s data, the property owner may opt to work with the Assessor’s office to correct the data so that the LVPBID assessment may be corrected. Property owners must report to the City any changes to parcel measurements by April 1 of any given year during the remaining 6 years of the current 10-year LVPBID term in order to be considered for parcel assessment review and adjustment.

Step 4. Determine Assessment Formula

In the opinion of this Assessment Engineer the assessment formula for the modified LVPBID is as follows:

$$\text{Assessment} = \text{Street Frontage (Unit A) Lin Ft} \times \text{Unit A Rate}$$

YEAR 5 –2027 Assessment Rates

| STREET FRONTAGE ASSMT RATE (\$/LINEAR FT) |
|--|
| \$100.00 |

Assessment Formula Unit Rates

Using figures from the Assessable Benefit Units Table and the Projected Assessment Revenue Table on page 19 of this Report, the assessment rate is calculated as follows:

Street Frontage Rate

$$(\$217,788 \times 100\%) / 2,177.88 \text{ units} = \$100.00/\text{linear ft of Larchmont Blvd Street Frontage area}$$

SAMPLE ASSESSMENT CALCULATION:

Parcel with 50 linear feet of Larchmont Blvd, street frontage:

$$\text{Year 5 Assessment} = 50 \text{ linear ft} \times \$100.00/\text{lin ft} = \$ 5,000.00$$

Step 5. Estimate Total District Costs

The total projected special benefit budget for the remaining 6 years of the current 10 year term is shown in the Table on page 15 of this Report assuming a maximum increase of 5% per year, commensurate to special benefits received by each assessed parcel.

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

Total Year 5 program costs are estimated at \$225,687. General benefits are factored at 3.5% of the total program costs (see Finding 2 earlier in this Report) with special benefits set at 96.5%. Article XIID Section 4(b) of the California Constitution limits the levy of property assessments to costs attributed to special benefits only. The 3.5% general benefit cost is computed to be \$7,899 with a resultant 96.5% special benefit cost (assessments to be levied in Year 5-2027) is computed at \$217,788. All program costs associated with general benefits will be funded from sources other than LVPBID assessments.

Step 7. Calculate “Basic Unit Cost”

With a YR 5 - 2027 assessment revenue portion of the budget set at \$217,788 (special benefit only), the Basic Unit Costs (rates) are shown earlier in Step 4 of this Report. Since the District is being modified in Year 5 of the currently approved 10 year term, maximum assessments for future years (2028-2032) must be set at the inception of the modified District. An annual inflationary assessment rate increase of up to 5%, commensurate to special benefits received by each assessed parcel, may be imposed for future year assessments, on approval by the District Property Owner’s Association. The maximum assessment rates for the remaining 6 years of the current 10-year LVPBID term are shown in the Table below. The assessment rates listed constitute the maximum assessment rates that may be imposed for each year of the modified District term (2027-2032).

**LVPBID – Remaining 5 Years Maximum Assessment Rates
(Includes a 5%/Yr. Max Increase)**

| | STREET FRONTAGE ASSMT RATE (\$/LINEAR FOOT) |
|--------------|--|
| YEAR 5-2027 | \$100.0000 |
| YEAR 6-2028 | \$105.0000 |
| YEAR 7-2029 | \$110.2500 |
| YEAR 8-2030 | \$115.7625 |
| YEAR 9-2031 | \$121.5506 |
| YEAR 10-2032 | \$127.6281 |

complete Year 5 – 2027 assessment roll of all parcels to be assessed by the LVPBID is included in this Report as Appendix I.

Step 8. Spread the Assessments

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

Miscellaneous District Provisions

Time and Manner of Collecting Assessments:

As provided by State Law, the LVPBID assessment will appear as a separate line item on annual property tax bills prepared and issued by the County of Los Angeles. Assessments shall be collected at the same time and in the same manner as ad valorem taxes paid to the County of Los Angeles. LVPBID assessments shall provide for the same lien priority and penalties for delinquent payment as is provided for ad valorem property taxes. Any delinquent assessments owed for the first year will be added to the property tax roll for the following year as delinquent. 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 County. The City of Los Angeles is authorized to collect any assessments not placed on the County tax rolls, or to place assessments, unpaid delinquent assessments, or penalties on the County tax rolls as appropriate to implement this Report and the Management District Plan.

Bonds:

No bonds are to be issued in conjunction with this proposed LVPBID.

Duration

The modified LVPBID will have 6 remaining years of the currently approved 10 year term which will run from January 1, 2027 to December 31, 2032. If the LVPBID is not renewed at the end of its currently approved 10 year term, services will end on December 31, 2032.

APPENDIX 1

LVPBID
YR 5 – 2027
ASSESSMENT ROLL

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| PRIVATELY OWNED PARCELS | | | | | | | |
|--|----------------------|------------------|----------------------|-------------------------------------|--------------------------------|--------------------|-------------------|
| APN | SITE ADDRESS | SITE CITY | SITE ZIP CODE | LARCHMONT BLVD FRONTAGE (LF) | 2027 ASSMT RATE (\$/LF) | 2027 ASSMT | % OF TOTAL |
| 5515-018-012 | 157 N LARCHMONT BLVD | LOS ANGELES | 90004 | 47.72 | \$100.00 | \$4,772.00 | 2.19% |
| 5515-018-013 | 201 N LARCHMONT BLVD | LOS ANGELES | 90004 | 47.72 | \$100.00 | \$4,772.00 | 2.19% |
| 5515-018-015 | 215 N LARCHMONT BLVD | LOS ANGELES | 90004 | 50.00 | \$100.00 | \$5,000.00 | 2.30% |
| 5515-018-016 | 221 N LARCHMONT BLVD | LOS ANGELES | 90004 | 50.00 | \$100.00 | \$5,000.00 | 2.30% |
| 5515-018-017 | 227 N LARCHMONT BLVD | LOS ANGELES | 90004 | 50.00 | \$100.00 | \$5,000.00 | 2.30% |
| 5515-018-021 | 5206 BEVERLY BLVD | LOS ANGELES | 90004 | 50.00 | \$100.00 | \$5,000.00 | 2.30% |
| 5515-018-022 | 241 N LARCHMONT BLVD | LOS ANGELES | 90004 | 150.00 | \$100.00 | \$15,000.00 | 6.89% |
| 5515-019-012 | 101 N LARCHMONT BLVD | LOS ANGELES | 90004 | 50.00 | \$100.00 | \$5,000.00 | 2.30% |
| 5515-019-013 | 107 N LARCHMONT BLVD | LOS ANGELES | 90004 | 50.00 | \$100.00 | \$5,000.00 | 2.30% |
| 5515-019-014 | 111 N LARCHMONT BLVD | LOS ANGELES | 90004 | 50.00 | \$100.00 | \$5,000.00 | 2.30% |
| 5515-019-015 | 119 N LARCHMONT BLVD | LOS ANGELES | 90004 | 50.00 | \$100.00 | \$5,000.00 | 2.30% |
| 5515-019-016 | 121 N LARCHMONT BLVD | LOS ANGELES | 90004 | 50.00 | \$100.00 | \$5,000.00 | 2.30% |
| 5515-019-019 | 143 N LARCHMONT BLVD | LOS ANGELES | 90004 | 97.72 | \$100.00 | \$9,772.00 | 4.49% |
| 5515-019-020 | 147 N LARCHMONT BLVD | LOS ANGELES | 90004 | 95.44 | \$100.00 | \$9,544.00 | 4.38% |
| 5515-019-021 | 127 N LARCHMONT BLVD | LOS ANGELES | 90004 | 100.00 | \$100.00 | \$10,000.00 | 4.59% |
| 5515-024-001 | 150 N LARCHMONT BLVD | LOS ANGELES | 90004 | 71.32 | \$100.00 | \$7,132.00 | 3.27% |
| 5515-024-002 | 126 N LARCHMONT BLVD | LOS ANGELES | 90004 | 250.04 | \$100.00 | \$25,004.00 | 11.48% |
| 5515-024-003 | 118 N LARCHMONT BLVD | LOS ANGELES | 90004 | 100.00 | \$100.00 | \$10,000.00 | 4.59% |
| 5515-024-017 | 100 N LARCHMONT BLVD | LOS ANGELES | 90004 | 151.71 | \$100.00 | \$15,171.00 | 6.97% |
| 5515-025-001 | 242 N LARCHMONT BLVD | LOS ANGELES | 90004 | 100.00 | \$100.00 | \$10,000.00 | 4.59% |
| 5515-025-002 | 234 N LARCHMONT BLVD | LOS ANGELES | 90004 | 60.00 | \$100.00 | \$6,000.00 | 2.75% |
| 5515-025-003 | 230 N LARCHMONT BLVD | LOS ANGELES | 90004 | 40.00 | \$100.00 | \$4,000.00 | 1.84% |
| 5515-025-008 | 200 N LARCHMONT BLVD | LOS ANGELES | 90004 | 66.21 | \$100.00 | \$6,621.00 | 3.04% |
| 5515-025-021 | 226 N LARCHMONT BLVD | LOS ANGELES | 90004 | <u>250.00</u> | \$100.00 | <u>\$25,000.00</u> | <u>11.48%</u> |
| | SUBTOTALS | | | 2,077.88 | | \$207,788.00 | 95.41% |
| | | | | | | | |
| | | | | | | | |
| CITY OF LOS ANGELES OWNED PARCELS | | | | | | | |
| APN | SITE ADDRESS | | | LARCHMONT BLVD FRONTAGE (LF) | 2027 ASSMT RATE (\$/LF) | 2027 ASSMT | % OF TOTAL |
| 5515-018-900 | NONE | LOS ANGELES | 90004 | 100.00 | \$100.00 | \$10,000.00 | 4.59% |
| | SUBTOTALS | | | 100.00 | | \$10,000.00 | 4.59% |
| | | | | | | | |
| | | | | | | | |
| | GRAND TOTAL | | | 2,177.88 | | \$217,788.00 | 100.00% |

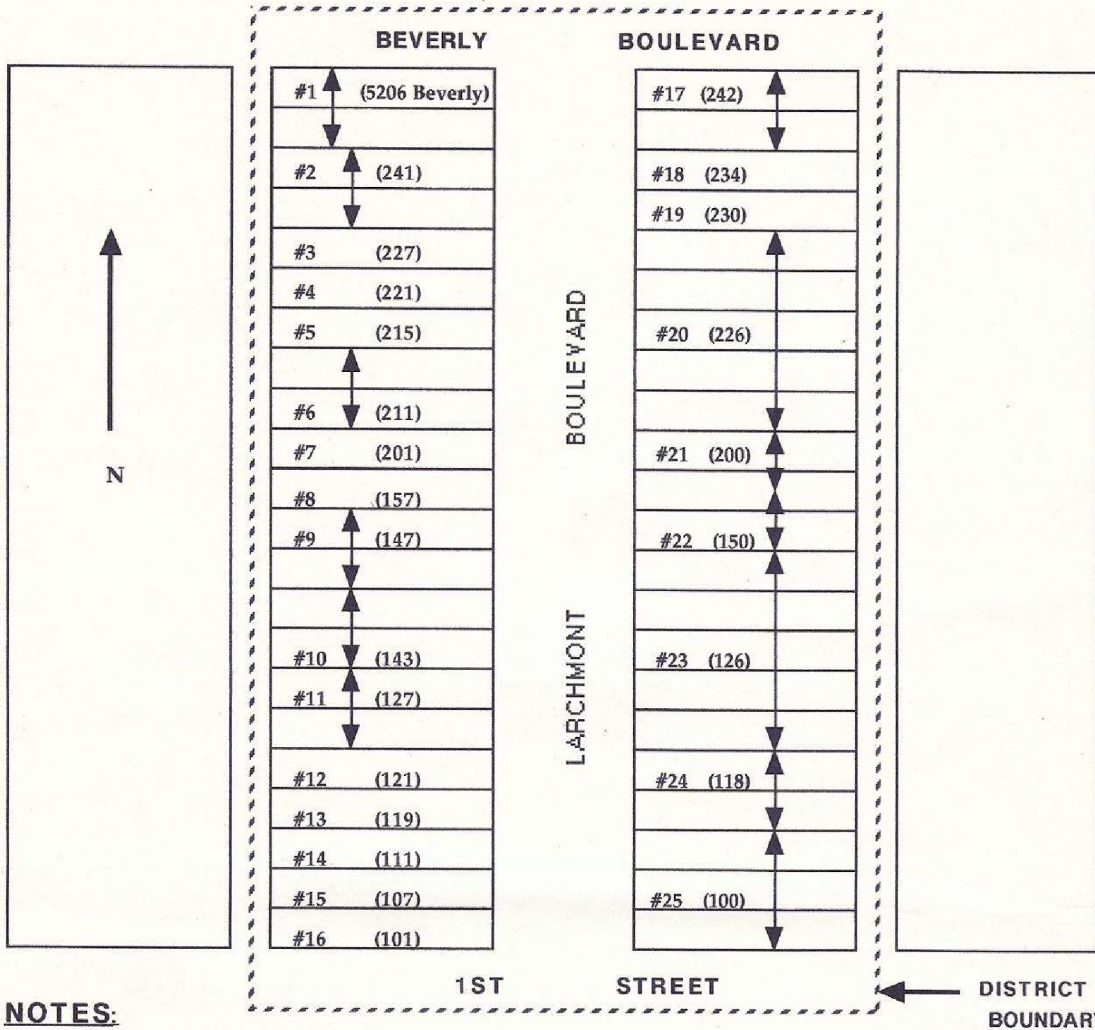
APPENDIX 2

LVPBID BOUNDARY MAP

ASSESSMENT DIAGRAM

SHEET 1 OF 1

LARCHMONT VILLAGE BUSINESS IMPROVEMENT DISTRICT
CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



NOTES:

1. MAP NOT TO SCALE
2. “#” INDICATES DISTRICT PARCEL NUMBER
3. NUMBERS IN PARENTHESIS INDICATES LARCHMONT BOULEVARD STREET ADDRESS UNLESS OTHERWISE NOTED

(See LVPBID MAP Legend on the following page)

LVPBID Map Legend

| <u>Map #</u> | <u>APN</u> | <u>Street Address</u> |
|---------------------|-------------------|------------------------------|
| 1 | 5515-018-021 | 5206 Beverly Blvd |
| 2 | 5515-018-022 | 241 N. Larchmont |
| 3 | 5515-018-017 | 227 N. Larchmont |
| 4 | 5515-018-016 | 221 N. Larchmont |
| 5 | 5515-018-015 | 215 N. Larchmont |
| 6 | 5515-018-900 | No Site Address |
| 7 | 5515-018-013 | 201 N. Larchmont |
| 8 | 5515-018-012 | 157 N. Larchmont |
| 9 | 5515-019-020 | 147 N. Larchmont |
| 10 | 5515-019-019 | 143 N. Larchmont |
| 11 | 5515-019-021 | 127 N. Larchmont |
| 12 | 5515-019-016 | 121 N. Larchmont |
| 13 | 5515-019-015 | 119 N. Larchmont |
| 14 | 5515-019-014 | 111 N. Larchmont |
| 15 | 5515-019-013 | 107 N. Larchmont |
| 16 | 5515-019-012 | 101 N. Larchmont |
| 17 | 5515-025-001 | 242 N. Larchmont |
| 18 | 5515-025-002 | 234 N. Larchmont |
| 19 | 5515-025-003 | 230 N. Larchmont |
| 20 | 5515-025-021 | 226 N. Larchmont |
| 21 | 5515-025-008 | 200 N. Larchmont |
| 22 | 5515-024-001 | 150 N. Larchmont |
| 23 | 5515-024-002 | 126 N. Larchmont |
| 24 | 5515-024-003 | 118 N. Larchmont |
| 25 | 5515-024-017 | 100 N. Larchmont |