

**Attachment A**

**Century City**  
**Business Improvement District**

**Engineer's Report**

**Los Angeles, California**  
**January 2026**

***Prepared by:***  
**Kristin Lowell Inc.**

*Prepared pursuant to the State of California  
Property and Business Improvement District Law of 1994  
And Article XIII D of the California Constitution  
to create a property-based business improvement district*

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## ENGINEER'S STATEMENT

This Report is prepared pursuant to Article XIID of the California State Constitution (Proposition 218) and the State of California Property and Business Improvement District Law of 1994 as amended.

The Century City Property Based Business Improvement District ("CCBID") will provide activities either currently not provided or are above and beyond what the City of Los Angeles provides. These activities will specially benefit each individual assessable parcel in the CCBID. Every individual assessed parcel within the CCBID receives special benefit from the activities identified under Section B of this Report. Only those individual assessed parcels within the CCBID receive the special benefit of these proposed activities.

The duration of the proposed CCBID is ten (10) years, commencing January 1, 2027, and ending December 31, 2036. An estimated budget for the CCBID improvements and activities is set forth in Section D. Assessments will be subject to an annual increase of up to 10% per year as determined by the Owners' Association. Assessment increases must stay between 0% and 10% in any given year. Funding for the CCBID improvements and activities shall be derived from a property-based assessment of each specially benefitted parcel in the CCBID. A detailed description of the methodology for determining the proportional special benefit each individual assessable parcel receives from the service and the assessment for each parcel is set forth in Section F.

I hereby certify to the best of my professional knowledge that each of the identified assessable parcels located within the CCBID will receive a special benefit over and above the benefits conferred to those parcels outside of the CCBID boundary and to the public at large and that the amount of the proposed special assessment is proportional to, and no greater than the special benefits received.

Respectfully submitted,



Terrance E. Lowell, P.E.



## SECTION A: LEGISLATIVE AND JUDICIAL REVIEW

### ***Property and Business Improvement District Law of 1994***

The Property and Business Improvement District Law of 1994 (the “State Law”) is the legislation that authorizes the City to levy assessments upon real property for the purposes of providing improvements and activities that specially benefit each individual assessed parcel in the PBID. The purpose of the PBID is to encourage commerce, investment, and business activities. To meet these goals PBIDs typically fund activities and improvements, such as enhanced safety and cleaning. Unlike other assessment districts which fund the construction of public capital improvements or maintenance thereof, PBIDs provide activities and improvements “to promote the economic revitalization and physical maintenance of the business districts of its cities in order to create jobs, attract new businesses, and prevent the erosion of the business districts.” (Streets and Highways Code Section 36601(b)). The improvements and activities funded through the PBID are over and above those already provided by the City within the PBID’s boundaries. Each of the PBID activities or improvements is intended to increase building occupancy and lease rates, to encourage new business development, attract businesses that benefit the parcels, and improve the economic vitality of parcels.

Specifically, the State Law defines “Improvements” and “Activities” as follows:

*“Improvement” means the acquisition, construction, installation, or maintenance of any tangible property with an estimated useful life of five years...<sup>2</sup>*

*“Activities” means, but is not limited to, all of the following that benefit businesses or real property in the district:*

- (a) Promotion of public events.*
- (b) Furnishing of music in any public place within the district.*
- (c) Promotion of tourism within the district.*
- (d) Marketing and economic development, including retail retention and recruitment.*
- (e) Providing safety, sanitation, graffiti removal, street and sidewalk cleaning, and other municipal services supplemental to those normally provided by the municipality.*
- (f) Other services provided for the purpose of conferring special benefit upon assessed real property or specific benefits upon assessed businesses located in the district.<sup>3</sup>*

As of July 19, 2022, the State Law, Section 36615.5 (b), was amended to further define special benefit as it relates to the improvements and activities these districts provide. Specifically, the amendment states: “Special benefit also includes, for purposes of a property-based district, a particular and distinct benefit provided directly to each assessed parcel within the district. Merely because parcels throughout an assessment district share the same special benefits does not make the benefits general.”<sup>4</sup>

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<sup>2</sup> California Streets and Highways Code, Section 36610.

<sup>3</sup> California Streets and Highways Code, Section 36606.

<sup>4</sup> California Streets and Highways Code, Section 36615.5(b)

## **Article XIID of the State Constitution**

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In 1996, California voters approved Proposition 218, codified in part as Article XIID of the State Constitution. Among other requirements, Article XIID changes the way local agencies enact local taxes and levy assessments on real property. Section 4 of Article XIID states, in relevant part, that:

(a) *An agency which proposes to levy an assessment shall identify all parcels which will have a special benefit conferred upon them and upon which an assessment will be imposed. The proportionate special benefit derived by each identified parcel shall be determined in relationship to the entirety of the capital cost of a public improvement, the maintenance and operation expenses of a public improvement, or the cost of the property related service being provided. No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel. Only special benefits are assessable, and an agency shall separate the general benefits from the special benefits conferred on a parcel. 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.*

(b) *All assessments shall be supported by a detailed engineer's report prepared by a registered professional engineer certified by the State of California.*<sup>5</sup>

Section 2(i) of Article XIID States in relevant part:

*"Special benefit" means a particular and distinct benefit over, and above general benefits conferred on real property located in the district or to the public at large. General enhancement of property value does not constitute "special benefit."*<sup>6</sup>

## **Judicial Guidance**

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Since the enactment of Article XIID, the courts have rendered opinions regarding various aspects of Article XIID. The notable portion of a case that applies to PBIDs in particular is noted below.

*"The engineer's report describes the services to be provided by the PBID [i.e. the PBID]; (1) security, (2) streetscape maintenance (e.g., street sweeping, gutter cleaning, graffiti removal), and (3) marketing, promotion, and special events. They are all services over and above those already provided by the City within the boundaries of the PBID. And they are particular and distinct benefits to be provided only to the properties within the PBID, not to the public at large—they 'affect the assessed property in a way that is particular and distinct from [their] effect on other parcels and that real property in general and the public at large do not share.'"*<sup>7</sup>

The contents of this Engineer's Report are prepared in compliance with the above noted authorizing State Law, the State Constitution and the judicial opinion.

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<sup>5</sup> Section 4(a), Article XIID of the State Constitution.

<sup>6</sup> Section 2(i), Article XIID of the State Constitution.

<sup>7</sup> *Dahms v. Downtown Pomona Property and Business Improvement District* (2009) 174 Cal.App. 4th 708, 722.

## **SECTION B: IMPROVEMENTS AND ACTIVITIES**

Through a participatory process that included meetings with property owners and/or building managers, the CCBID renewal committee collectively determined the CCBID priorities for improvements and activities that include safety, cleaning, beautification, and management. Specifically, the CCBID shall provide the activities described in greater detail in Section 3 of this Management District Plan: District Improvement and Activity Plan.

## SECTION C: BENEFITTING PARCELS

### ***CCBID Boundary Description and Benefit Zones***

The CCBID is approximately 13 block faces roughly bounded by Century Park West on the west, Santa Monica Boulevard medians to the north, Century Park East to Olympic Boulevard as well as Avenue of the Stars from Olympic Boulevard to Pico Boulevard to the east, and Pico Boulevard to the south. There are 509 parcels in the district with 209 individual owners.

Beginning at the northeast corner of parcel number 4319-003-902 (Santa Monica Boulevard median), thence south along the eastern boundary line said parcel and across Santa Monica Boulevard to the northeast corner of parcel number 4319-001-015; thence south along the eastern boundary line said parcel to its southeast corner; thence west along the southerly boundary line of said parcel to the northeast corner of parcel number 4319-001-904; thence south along the eastern property line of parcels facing on the east side of Century Park East to the centerline of W. Olympic Boulevard; thence west along the centerline of W. Olympic Boulevard to the eastern boundary line of the Avenue of the Stars median; thence south along the eastern boundary line of the Avenue of the Stars median to the north side of Pico Boulevard; thence west along the north side of Pico Boulevard to the southwest corner of parcel number 4315-019-013; thence north the western parcel line of said parcel to the centerline of Olympic Boulevard; thence east along the centerline of Olympic Boulevard to southerly prolongation of the western boundary line of the parcel on the northwesterly corner of Olympic Boulevard and Avenue of the Stars (the Century Condos); thence north along the western boundary line of said parcel to the southeasterly corner of parcel number 4319-004-160; thence west along the southern parcel line of said parcel to its southwest corner; thence north along the western parcel line of said parcel to the southerly boundary line of parcel number 4319-004-141; thence west along the southerly boundary of said parcel and across Century Park West to the western boundary line of the landscaped corridor on the west side of Century Park West; thence north along the western boundary line of said landscaped corridor and across Santa Monica Boulevard to the northwesterly corner of parcel number 4319-003-901; thence east along the northern boundary line of the Santa Monica Boulevard median to the point of beginning.

### ***CCBID Boundary Rationale***

The primary parcel uses within the CCBID boundaries are a mix of retail, office, parking and residential. The CCBID improvements and activities are designed to provide special benefits to each of the individual assessed parcels; to improve the appearance and safety of the area, to increase building occupancy and lease rates, to encourage new business development and attract wholesale serving businesses and customers. All the CCBID improvements and activities are over and above the City's baseline of services and are not provided by the City, and each of the services provide particular and distinct benefits to each of the individual assessed parcels within the CCBID. In order to ensure that parcels outside of the CCBID will not specially benefit from the improvements and services funded with the assessment, improvements and services will only be delivered to individual assessed parcels within the boundaries of the CCBID and will not extend beyond.

#### **NORTHERN BOUNDARY: Santa Monica Blvd Median**

Santa Monica Boulevard median between Moreno Drive and just west of Century Park West is the northern CCBID boundary. The median itself (APNs 4319-003-901, 902) due to its high pedestrian traffic and as the gateway to Century City needs the CCBID services and therefore

will be assessed for its proportional special benefit. Since Santa Monica Boulevard is a major arterial street with 3 lanes in either direction it poses safety issues for the day porter and safety teams to cross the entire width of the street. Most of the land uses on the northern side of Santa Monica Boulevard are a fenced in country club and uses not consistent with those in the CCBID. Therefore, no CCBID services will be provided north of the Santa Monica Boulevard median.

**WESTERN BOUNDARY: Century Park West and Avenue of the Stars**

The west side of Century Park West between Santa Monica Boulevard and Solar Way is a solid fence line and tree hedge row that separates Century Park West and the of the residential community to the west. These parcels do not have access off of Century Park West and will not receive any of the CCBID services or special benefits and therefore are not included in the boundary. APN 4319-004-142, the MTA layover zone, is in the CCBID boundary but will not receive any special benefit from the CCBID services as its use is not commerce driven and is not consistent with other uses in the CCBID. It is a public transit layover zone for buses only and is not a parcel that engages in commerce or has public access. The two parcels (APNs 4319-004-141, 160) behind the MGM Tower (APN 4319-004-140) are included in the boundary as they are the parking structures for the tenants and visitors to the area. Their primary access is from MGM Drive which is off of Constellation Boulevard not Century Park West and therefore will receive the CCBID services. The fenced in residential condominium development just south of the parking structures are not included in the boundary since the CCBID services only extend as far south as Solar Way on Century Park West and do not continue any further. The CCBID will not provide any services to the fenced in gated condo development nor will the CCBID provide any services to the sidewalk or street immediately adjacent to these parcels. The western boundary then extends to the western property line of the Century Condos and 4315-019-005 on the southwest corner of Olympic Boulevard and Avenue of the Stars. The CCBID services will only be delivered on W Olympic Boulevard to the western property lines of these parcels and will not be delivered beyond. The western boundary then extends south on Avenue of the Stars to include the frontage of APN 4315-019-006 and the Fox Studios. CCBID services will not be delivered to any other frontage of Fox Studios other than their frontage on Avenue of the Stars.

**SOUTHERN BOUNDARY: Olympic Boulevard and Pico Boulevard**

The southern boundary begins at the centerline of W Olympic Boulevard to the Avenue of the Stars median and proceeds south along the eastern side of the median to Pico Boulevard. It then heads west to the eastern parcel line of parcel number 4315-019-013 (Fox Studios). The CCBID services are only delivered to Fox Studios for its frontage along Avenue of the Stars. No services will be delivered to any other frontage of the Fox Studios. Olympic Boulevard and Pico Boulevard serve to delineate the business corridor from the residential community of Century City. The residential condominium developments are fenced in and provide self-inclusive security and maintenance. These condominium projects do not have their primary access on Avenue of the Stars. The fenced-in condominium projects are excluded from the CCBID boundaries because CCBID services will not be provided to those fenced-in condo projects and therefore do not receive special benefit from said services.

**EASTERN BOUNDARY: The City Limit line**

The City Limit line is the boundary to the east between the Santa Monica Boulevard median and the centerline of Olympic Boulevard, which is the jurisdictional boundary separating the City of Los Angeles and the City of Beverly Hills. The eastern boundary continues down the eastern boundary of the Avenue of the Stars median until Pico Boulevard. The residential condominium developments east of Avenue of the Stars are fenced in and provide self-inclusive security and maintenance services. These condominium projects are excluded from the CCBID boundaries

because CCBID services will not be provided to those fenced in condo developments and therefore do not receive special benefit from the proposed services.

## **Benefit Zones**

There are three benefit zones within the CCBID; Zone 1 includes every parcel that has primary frontage along Avenue of the Stars, except for those parcels expressly exempted, as detailed herein. Zone 2 includes the Westfield Mall APN and the Fox Studios APN 4315-019-013. Zone 3 includes every other parcel within the CCBID boundary not included in either Zone 1 or Zone 2. See the map on the following page for benefit zone designations.

### **Zone 1**

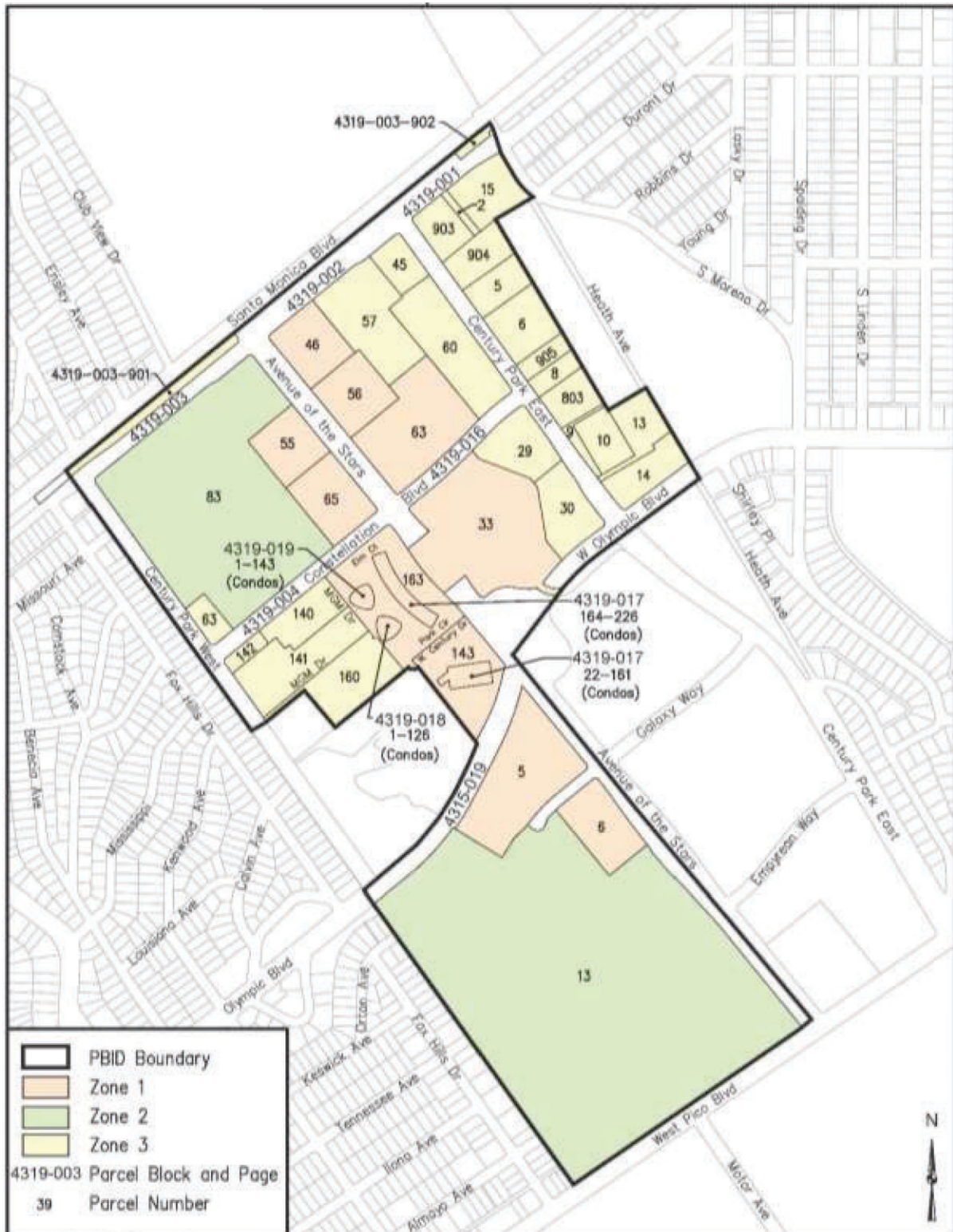
Due to the highest concentration of office use and pedestrian traffic, the individual assessed parcels in the Zone 1 will receive the highest level of CCBID services. They will benefit from all the district-wide services such as the Clean Team, Safe Team, Beautification, and Landscaping. In addition to these services, the individual assessed parcels in the Zone 1 will also receive a higher level of landscaping to maintain the Avenue of the Stars medians as well as maintain the median fountains. The Zone 1 individual assessed parcels will pay 100% of the special benefits it receives from the CCBID services.

### **Zone 2**

Zone 2 consists solely of the Westfield Mall parcel (APN 4319-003-083) and the Fox Studios parcel (APN 4315-019-013). These two parcels are unique in both their use and their location in the district. The Westfield Mall's primary access is not on Avenue of the Stars (Zone 1), but on either Constellation Boulevard or Santa Monica Boulevard, which would place it in Zone 3. However, the Mall generates much of the pedestrian traffic in the district and is anticipated to greatly benefit from the ridership from the new Metro Station. The Fox Studios parcel's main entrance is on Pico Boulevard, which does not receive any CCBID services. CCBID services are only provided on Avenue of the Stars to Pico Boulevard. Due to the unique nature and use of both of these parcels they will receive the same CCBID services as those in Zone 1 but to a lesser degree. These two parcels will pay 100% of the special benefits they receive from the CCBID services.

### **Zone 3**

The individual assessed parcels in the Zone 3 will receive all the CCBID district-wide services including the Clean Team, Safe Team, Landscaping and Beautification. The pedestrian traffic in the Zone 3 is significantly less than in Zones 1 or 2, so their need and special benefit from the CCBID services is also significantly less. Zone 3 also includes the Santa Monica medians from parcel lines 4319-003-901 to 4319-003-902 which will receive services over and above the City's current level of service it provides to the medians. The Zone 3 individual assessed parcels will pay an assessment rate equal to 100% of the special benefits received.



4319-003 Parcel Block and Page  
 39 Parcel Number

Prepared by KLI Finance, Inc.  
 Filename: PBID-Map3 - 8/27; JM

0 0.1 0.2 Miles

## SECTION D: PROPORTIONAL BENEFITS

### *Methodology*

Article XIID Section 4(a) of the State Constitution states that “The proportionate special benefit derived by each identified parcel shall be determined in relationship to the entirety of the capital cost of the public improvement, the maintenance and operation expenses of a public improvement, or the cost of the property related service being provided.”

Determining the proportionate special benefit among the parcels of real property within the proposed assessment district which benefit from the proposed improvements, services, and activities is the result of a four-step process:

1. Defining the proposed activities,
2. Determining which parcels specially benefit from the proposed activities,
3. Determining the amount of special benefit each parcel receives,
4. Determining the proportional special benefit a parcel receives in relation to the amount of special benefit all other parcels in the CCBID receive.

Each identified parcel within the CCBID will be assessed based upon each parcel's unique characteristics in relationship to all other specially benefitted parcels' characteristics. Due to the proportionate special benefits received by each parcel from the CCBID services, each parcel will be assessed a rate which is commensurate with the amount of special benefits received.

### *Special Benefit Factor*

The methodology to levy assessments upon real property that receives special benefits from the CCBID improvements and activities is building square footage for developed parcels and lot square footage for vacant parcels. These land use factors are an equitable way to identify the proportional special benefit that each of the assessed parcels receive. Building square footage for developed parcels is relevant to the current use of a property and is also closely correlated to the potential pedestrian traffic from each developed parcel and the demand developed parcels have for the CCBID activities, whereas a vacant parcel's lot square footage reflects the long-term value implications of the improvement district. Together, these land use factors serve as the basic unit of measure to calculate how much special benefit each parcel receives in relationship to the district as a whole. This is the basis then to proportionately allocate the cost of the special benefits to each assessed parcel.

The CCBID improvements and activities are designed to provide special benefits to the mix of land uses found within the district, i.e. commercial, office, retail, residential, and publicly owned. Each parcel's building square footage or lot square footage is the best unit of measure to convey the special benefits of the CCBID services, as the intent of these services is to improve the safety and cleanliness of each individual parcel, to increase building occupancy and lease rates, to encourage new business development and attract ancillary businesses and services for parcels within the CCBID. The most equitable way to determine each parcel's proportionate special benefit from the CCBID services is to relate each individual parcel's Building Square Footage or Lot Square Footage to the Building Square Footage or Lot Square Footage of all other parcels in the CCBID.

**Building square footage** is defined as the total building square footage as determined by the outside measurements of a building. The gross building square footage is taken from the County of Assessor's records.

**Lot square footage** is defined as the total amount of area within the boundaries of the parcel. The boundaries of a parcel are defined on the County Assessor parcel maps.

Each one of these land use factors represents the Benefit Units allocated to each specially benefitted parcel. The total number of assessable Benefit Units in the CCBID by Benefit Zone are:

Benefit Zone	Benefit Units
Zone 1	7,148,352
Zone 2	2,974,322
Zone 3	8,298,820

### **Parcel Use Consideration**

Each assessed parcel within the CCBID specially benefits from the CCBID activities but not to the same degree. The proportional special benefit and assessment methodology provides the following land use considerations for the MTA Layover parcel and parking structures:

- **MTA Layover Parcel:** The Metropolitan Transit Authority (MTA) owns and operates a public transit layover area within the CCBID boundaries at the corner of Constellation Avenue and Century Park West (APN 4319-004-142). This is a public transit layover parcel for MTA buses. This area is for MTA vehicles only and it is not intended for public access and does not benefit from any business activity. Its use is not commerce driven and is not consistent with other uses in the CCBID. No services will be provided to this parcel as there is very little pedestrian traffic, only the bus drivers are allowed on the parcel. Therefore, it is deemed not to benefit from the CCBID services and thus will not be assessed.
- **Parking Structures: Depending** on usage and ownership, parking structures vary in their demand for CCBID services. Parking structures will be assessed at a rate commensurate with the special benefit received and all parking structures will pay 100% of the special benefits it receives from the CCBID services. Parking structures will be subject to one of the following methodologies:
  - a) Integrated parking structures (i.e., those that are integrated within and/or dedicated to other buildings that have primary uses other than parking and are also under the same ownership as the other buildings) do not receive special benefits from the CCBID improvements and activities. These structures are not intended for commercial operation use and mostly do not contribute to an attraction of business or an increase in pedestrian traffic. Thus, the total building square footage allocated to a parcel that contains a building plus an integrated parking structure will be reduced by building square footage allocated to the integrated parking structure.
  - b) All other parking structures (i.e. stand-alone parking structures that are not ancillary to a building) will specially benefit from the CCBID improvements and activities as these structures generate pedestrian traffic that may distribute throughout the CCBID. Non-integrated structured parking, with separate ownership, because of its commercial nature

and diversity of users requires the same level of CCBID services and receives the same special benefits as all other assessed parcels in the CCBID and will be assessed accordingly for its building square footage.

**Change in Land Use:** If at any time a parcel changes its land use that parcel then will be subject to the assessment methodology for the new land use. As a result, the CCBID may experience the addition or subtraction of assessable lot or building square footage for parcels included and assessed within the CCBID boundaries. The modification of land use of assessed parcels within the CCBID may then change upwards or downwards the amount of total lot and building square footage assessment for these parcels. In future years, the assessments for the special benefits bestowed upon individual assessed parcels may change in accordance with the assessment methodology formula listed in the Management District Plan and Engineer's Report, provided the assessment formula does not change.

## SECTION E: SPECIAL and GENERAL BENEFITS

### ***Special Benefit Defined***

State Law, Proposition 218, and judicial opinions require that assessments be levied according to the estimated special benefit each assessed parcel receives from the activities and improvements. Article XIID Section 4(a) of the California Constitution in part states that “only special benefits are assessable”.

The State Law defines special benefit as “...for purposes of a property-based district, a particular and distinct benefit over and above general benefits conferred on real property located in a district or to the public at large. Special benefit includes incidental or collateral effects that arise from the improvements, maintenance, or activities of property-based districts even if those incidental or collateral effects benefit property or persons not assessed. Special benefit excludes general enhancement of property value.”<sup>8</sup>

As of July 19, 2022, the State Law, Section 36615.5 (b), was amended to further define special benefit as it relates to the improvements and activities these districts provide. Specifically, the amendment states: “Special benefit’ also includes, for purposes of a property-based district, a particular and distinct benefit provided directly to each assessed parcel within the district. Merely because parcels throughout an assessment district share the same special benefit does not make the benefits general.”

Furthermore, the amendment (Section 36622(k)(3)) states: “In a property-based district, properties throughout the district may share the same special benefits. In a district with boundaries that define which parcels are to receive improvements, maintenance, or activities over and above those services provided by the city, the improvements, maintenance or activities themselves may constitute a special benefit. The city may impose assessments that are less than the proportional special benefit conferred, but shall not impose assessments that exceed the reasonable costs of the proportional special benefit conferred. Because one or more parcels pay less than the special benefit conferred does not necessarily mean that other parcels are assessed more than the reasonable cost of their special benefit.”

### ***Special Benefit Analysis***

All special benefits derived from the assessments outlined in this Report are for property-related activities that are specifically intended for and directly benefiting each individual assessed parcel in the CCBID. The special benefit must affect the individual assessable parcel in a way that is particular and distinct from its effect on other parcels and that real property in general and the public at large do not share. No parcel’s assessment shall be greater than the special benefits received.

Streets and Highways Code Section 36601(b) states that “Property and business improvement districts formed throughout this state have conferred special benefits upon properties and businesses within their districts and have made those properties and businesses more useful by providing the following benefits: (1) Crime reduction. A study by the Rand Corporation has confirmed a 12-percent reduction in the incidence of robbery and an 8-percent reduction in the

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<sup>8</sup> California Streets and Highways Code, Section 36615.5(a)

total incidence of violent crimes within the 30 districts studied. (2) Job creation. (3) Business attraction. (4) Business retention. (5) Economic growth. (6) New investments.”

The Century City PBID's goal is to fund activities and improvements to provide a cleaner and safer environment as outlined in Section B. The goal of improving the economic vitality is to improve the safety and cleanliness of each individual specially benefitted parcel in an effort to increase commerce, to increase building occupancy and lease rates and to attract more customers, employees, tenants and investors.

Each parcel will specially benefit from:

- Cleaner sidewalks, streets and common areas
- Real and perceived public safety improvements
- Greater pedestrian traffic
- Enhanced rental incomes
- Improved business climate
- New business and investment
- Well managed PBID programs and services

Specifically, each parcel benefits from each of the CCBID activities as defined below.

### **Clean and Safe**

The cleaning activities specially benefit each assessed parcel within the CCBID by providing a clean and aesthetically appealing environment. This is achieved through sidewalk sweeping and power washing, removing litter and graffiti, and trash removal. These activities create the environment needed to achieve the CCBID's goals. Sidewalks that are dirty and unclean deter pedestrians and commercial activity.

The enhanced safety activities make the area safer which attracts more businesses, customers, and residents, and ultimately private investment. When business location decisions are made, “lower levels of public safety lead to increased uncertainty in decision making and can be perceived as a signal of a socio-institutional environment unfavorable for investment.” Uncertainty affects the investment environment in general, but in particular it increases the fear of physical damage to investment assets (or to people) or their returns...Almost universally, places with lower crime rates are perceived as more desirable.”<sup>9</sup> Once economic investment occurs within the district, pedestrian traffic and commercial activity will increase. The special benefit to assessed parcels from these services is the likelihood of increased lease rates and tenant occupancy due to the increase of commercial activity and an increase in customers that follow from having a safer environment.

The Clean and Safe activities are expected to provide special benefits to the assessed parcels in a variety of ways. For example:

- Maintaining and cleaning sidewalks in front of each parcel creates a cohesive environment and allows pedestrians to move freely throughout the CCBID. Sidewalks that are dirty and unkempt deter pedestrians and commercial activity. “Walkable communities offer many financial benefits, such as a reduction in healthcare costs. Homes with sidewalks tend to

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<sup>9</sup> “Accelerating economic growth and vitality through smarter public safety management” IBM Global Business Services Executive Report, September 2012, pg. 2

sell for more money and in less time than similar homes without sidewalks. Businesses also benefit as residents are more likely to shop locally when there is increased connectivity between residential and business/commercial districts. The well-maintained sidewalks, accessibility, and inviting atmosphere of downtown helps to attract tourists.”<sup>10</sup>

- Removing graffiti from buildings to keep the aesthetic appeal uniform throughout the CCBID.

### **Management**

The CCBID requires a professional staff to properly manage programs, communicate with stakeholders, advocate with City departments, and provide leadership. Each parcel will specially benefit from the CCBID executive staff that will ensure that the CCBID activities are provided and deployed to assessed parcels and will provide leadership to represent the community with one clear voice.

### **Special Benefit Conclusion**

The fact that each CCBID improvement and activity defined above will be provided to each assessed parcel is above and beyond what the city currently provides constitutes a special benefit. In addition, the CCBID activities are targeted to improve the safety, cleanliness and economic vitality of only those parcels that are within the district boundary. Therefore, we conclude that each of the proposed activities provides special benefits to the assessed parcels within the district and that each parcel's assessment is in direct relationship to and no greater than its proportional special benefits received.

### **General Benefit Defined**

As required by the State Constitution Article XIID Section 4(a), the general benefits of an assessment district must be quantified and separated out so that the cost of the activities that are attributed to general benefit are deducted from the cost assessed against each specially benefitted parcel. General benefits are benefits from the CCBID activities and improvements that are not special in nature, are not particular and distinct and are not over and above the benefits that other parcels receive.

### **General Benefit Analysis**

The CCBID improvements and activities are designed to provide service only to those parcels that are within the district boundary. As discussed above, these activities are determined to provide special benefits only to the assessed parcels. If there is any general benefit to property located in the district or to the public at large, it is incidental to providing special benefits to the assessed parcels. However, it is conceivable that there may be some general benefit that is not quantifiable, and it is judicious to allocate a portion of the budget to acknowledge this.

For the purposes of the CCBID, we assigned 3.0%, or \$114,000 of the total budget to general benefit. This portion of the budget will need to be funded from sources other than the special assessments.

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<sup>10</sup> "Benefits of Sidewalks", Iowa Healthiest State Initiative, November 1, 2017

## SECTION F: COST ESTIMATE

### 2027 Operating Budget

The CCBID's operating budget takes into consideration:

1. The improvements and activities needed to provide special benefits to each individual parcel within the CCBID boundary (Section B),
2. The parcels that specially benefit from said improvements and activities (Section C), and
3. The costs associated with the special and general benefits conferred (Section E).

EXPENDITURES	Zone1	Zone 2	Zone 3	TOTAL BUDGET	% of Budget
Clean, Safe and Beautiful	\$2,011,595.26	\$503,293.46	\$585,111.28	\$3,100,000.00	81.58%
Management	\$454,231.19	\$113,646.91	\$132,121.90	\$700,000.00	18.42%
<b>Total Expenditures</b>	<b>\$2,465,826.44</b>	<b>\$616,940.37</b>	<b>\$717,233.18</b>	<b>\$3,800,000.00</b>	<b>100.00%</b>
REVENUES					
Assessment Revenues	\$2,391,851.65	\$598,432.16	\$695,716.19	\$3,686,000.00	97.00%
Other Revenues (1)	\$73,974.79	\$18,508.21	\$21,517.00	\$114,000.00	3.00%
<b>Total Revenues</b>	<b>\$2,465,826.44</b>	<b>\$616,940.37</b>	<b>\$717,233.18</b>	<b>\$3,800,000.00</b>	<b>100.00%</b>

(1) Other non-assessment funding to cover the cost associated with general benefit.

#### Budget Notations

The cost of providing programs and services may vary depending on the market cost for those programs and services. Expenditures may require adjustment up or down to continue the intended level of programs and services. The Board of Directors of the Owner's Association shall have the right to reallocate up to 10% by line item of the budget allocation within the budgeted categories. Any change will be approved by the Owners' Association Board of Directors and submitted within its annual planning report, pursuant to Section 36650 of the California Streets and Highways Code. The overall budget shall remain consistent with this Management District Plan. Each assessed parcel pays 100% of the special benefit received based on the level of benefit received. Any annual budget surplus, including those created through cost saving measures, labor vacancies, unexpected reductions in expenses caused by one-time events or unanticipated increases to income, will be rolled into the following year's budget. The carryover funds will be applied to the same budget line-item as the line-item that was the source of the carryover funds. The budget will be set accordingly, within the constraints of the Management District Plan, to adjust for surpluses that are carried forward to ensure that the District is spending these funds in a timely manner and is complying with applicable State laws and City policies. The estimated budget surplus amount will be included in the Annual Planning Report each year. District funds may be used for renewal. Funds from an expired District shall be rolled over into the new District if one is established or returned to the property owners if one is not established, in accordance with Streets and Highways Code section 36671.

The table below illustrates the estimated maximum budget for each year of the CCBID based on the maximum percentage increase. All figures have been rounded to the nearest dollar.

	2027	2028	2029	2030	2031
Clean, Safe and Beautiful	\$3,100,000	\$3,410,000	\$3,751,000	\$4,126,100	\$4,538,710
Management	\$700,000	\$770,000	\$847,000	\$931,700	\$1,024,870
<b>TOTAL BUDGET</b>	<b>\$3,800,000</b>	<b>\$4,180,000</b>	<b>\$4,598,000</b>	<b>\$5,057,800</b>	<b>\$5,563,580</b>
Assessment Revenues	\$3,686,000	\$4,054,600	\$4,460,060	\$4,906,066	\$5,396,673
Other Revenues	\$114,000	\$125,400	\$137,940	\$151,734	\$166,907
<b>TOTAL REVENUES</b>	<b>\$3,800,000</b>	<b>\$4,180,000</b>	<b>\$4,598,000</b>	<b>\$5,057,800</b>	<b>\$5,563,580</b>
	2032	2033	2034	2035	2036
Clean, Safe and Beautiful	\$4,992,581	\$5,491,839	\$6,041,023	\$6,645,125	\$7,309,638
Management	\$1,127,357	\$1,240,093	\$1,364,102	\$1,500,512	\$1,650,563
<b>TOTAL BUDGET</b>	<b>\$6,119,938</b>	<b>\$6,731,932</b>	<b>\$7,405,125</b>	<b>\$8,145,637</b>	<b>\$8,960,201</b>
Assessment Revenues	\$5,936,340	\$6,529,974	\$7,182,971	\$7,901,268	\$8,691,395
Other Revenues	\$183,598	\$201,958	\$222,154	\$244,369	\$268,806
<b>TOTAL REVENUES</b>	<b>\$6,119,938</b>	<b>\$6,731,932</b>	<b>\$7,405,125</b>	<b>\$8,145,637</b>	<b>\$8,960,201</b>

**Bond Issuance**

The District will not issue bonds.

## SECTION G: APPORTIONMENT METHOD

### Assessment Methodology

The proportionate special benefit derived by each identified parcel shall be determined in relationship to the entirety of the capital cost of an improvement or the cleaning and operation expenses of an improvement or the cost of the property service being provided. Due to the proportionate special benefits received by these individual parcels from the District services, these parcels will be assessed a rate which is proportionate to the amount of special benefits received.

As previously discussed above in Section D, the methodology for allocating the cost of the special benefits is allocated to either Building or Lot Square Footage. The table below indicates the assessable footage for each respective of the benefit zone.

Benefit Zone	Benefit Units
Zone 1	7,148,352
Zone 2	2,974,322
Zone 3	8,298,820

### Calculation of Assessments

Based on the assessment factors, benefit units for each variable plus the proposed budget for each benefit zone, all of which are discussed above, the following table illustrates the maximum first year assessment per assessable benefit unit for each benefit zone. Note, assessment rates are rounded off to the fourth decimal place and a parcel's assessment may vary slightly when calculated using the assessment rates below.

Benefit Zone	Assmt Rate per Benefit Unit
Zone 1:	\$0.3346
Zone 2:	\$0.2012
Zone 3:	\$0.0838

### Assessment Rate Calculation

Specifically, the assessment rates for each benefit zone are calculated as follows:

#### Zone 1

The Zone 1 assessable budget divided by the number of Benefit Units in Zone 1.

$$\begin{aligned} & \text{Assessable Budget / Benefit Units} \\ & (\$2,391,851.65 / 7,148,352) = \$0.3346 \text{ per Benefit Unit} \end{aligned}$$

#### Sample Parcel Assessment

The initial year assessment for a parcel with 100,000 building square feet or lot square feet (Benefit Units) is calculated as follows:

$$\text{Bldg square footage} \times \text{the assessment rate} (100,000 \times \$0.3346) = \$33,460.00$$

**Zone 2**

The Zone 2 assessable budget divided by the number of Benefit Units in Zone 2.

$$\text{Assessable Budget / Benefit Units} \\ (\$598,432.16 / 2,974,322) = \$0.2012 \text{ per Benefit Unit}$$

Sample Parcel Assessment

The initial year assessment for a parcel with 100,000 building square feet or lot square feet (Benefit Units) is calculated as follows:

$$\text{Bldg square footage x the assessment rate (100,000 x \$0.2012)} = \$21,120.00$$

**Zone 3**

The Zone 3 assessable budget divided by the number of Benefit Units in Zone 3.

$$\text{Assessable Budget / Benefit Units} \\ (\$695,716.19 / 8,298,820) = \$0.0838 \text{ per Benefit Unit}$$

Sample Parcel Assessment

The initial year assessment for a parcel with 100,000 building square feet or lot square feet (Benefit Units) is calculated as follows:

$$\text{Bldg square footage x the assessment rate (100,000 x \$0.0830)} = \$8,380.00$$

**Public Property Assessments**

There are 5 publicly owned parcels in the CCBID, all of which are identified as assessable and receive special benefit from the CCBID services. Of the 5 identified assessed parcels, 2 are owned by the City of Los Angeles, 1 by the Los Angeles County Metropolitan Transportation Authority, and 2 by the State of California Teachers Retirement.

All publicly owned parcels will pay their proportional share of costs based on the special benefits conferred to those individual parcels. Article XIIIID of the California Constitution was added in November 1996 and provides for these assessments. It specifically states in Section 4(a) that "Parcels within a district that are owned or used by any agency...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." Below is a list of the publicly owned parcels and their respective assessments.

APN	OWNER NAME	SITE ADDRESS	BENEFIT ZONE	2027 Assmt	%
4319-003-901	L A City	Santa Monica median	Zone 3	\$5,665.02	0.15%
4319-003-902	L A City	Santa Monica median	Zone 3	\$990.07	0.03%
				<b>\$6,655.09</b>	<b>0.18%</b>
4319-001-905	LACTMA	1940 Century Park E	Zone 3	<b>\$2,515.83</b>	<b>0.07%</b>
4319-001-903	State Of Ca Teachers Retirement	1800 Century Park E	Zone 3	\$20,954.26	0.57%
4319-001-904	State Of Ca Teachers Retirement	1840 Century Park E	Zone 3	\$28,415.50	0.77%
				<b>\$49,369.76</b>	<b>1.34%</b>

### Maximum Annual Assessment Adjustments

The cost of providing programs and services may vary depending on the market cost for those programs and services. Expenditures may require adjustment up or down to continue the intended level of programs and services. Assessments may be subject to annual increases not to exceed the assessment rates in the table below for any given year. Increases will be determined by the District Owner's Association and will vary between 0% and 10% in any given year. The maximum increase for any given year cannot exceed 10% in that year. Any change will be approved by the Owner's Association Board of Directors and submitted to the City within its annual planning report, pursuant to Section 36650 of the California Streets and Highways Code.

The projections below illustrate a maximum 10% annual increase for all assessment rates.  
 Maximum Assessment Table

Benefit Zone	Maximum Assessment Rate				
	2027	2028	2029	2030	2031
Zone 1:	\$0.3346	\$0.3681	\$0.4049	\$0.4454	\$0.4899
Zone 2:	\$0.2012	\$0.2213	\$0.2435	\$0.2678	\$0.2946
Zone 3	\$0.0838	\$0.0922	\$0.1014	\$0.1116	\$0.1227
	2032	2033	2034	2035	2036
Zone 1:	\$0.5389	\$0.5928	\$0.6520	\$0.7172	\$0.7890
Zone 2:	\$0.3240	\$0.3564	\$0.3921	\$0.4313	\$0.4744
Zone 3	\$0.1350	\$0.1485	\$0.1634	\$0.1797	\$0.1977

### Budget Adjustment

Any annual budget surplus will be rolled into the following year's District budget. The budget will be set accordingly, within the constraints of the Management District Plan to adjust for surpluses that are carried forward. District funds may be used to fund the cost of renewing the District. Funds from an expired District shall be rolled over into the new District if one is established or returned to the property owners if one is not established, in accordance with the Streets and Highways Code section 36671.

If an error is discovered on a parcel's assessed footage, the District may investigate and correct the assessed footages after confirming the correction with the L.A. County Assessor Data and City Clerk's office. The correction will be made in accordance with the assessment methodology and may result in an increase or decrease to the parcel's assessment.

### Future Development

As a result of continued development, the District may experience the addition or subtraction of assessable footage for parcels included and assessed within the District boundaries. The modification for parcel improvements within the District, which changes upwards or downwards the amount of total footage assessed for these parcels will, pursuant to Government Code 53750, be prorated to the date they receive the temporary and/or permanent certificate of occupancy and will be billed directly by the City for the prorated year. Any delinquent assessments owed for the modification of assessable footage that was billed directly by the City will be added to the property tax roll for the following year as delinquent. Parcels that experience a loss of building square footage need to provide notice of the change to the District by April 1<sup>st</sup> of each year.

In future years of the BID term, the assessments for the special benefits bestowed upon the included BID parcels may change in accordance with the assessment methodology formula listed in the Management District Plan and Engineer's Report, provided the assessment rate does not change. If the assessment formula changes and increases the assessments, then a ballot as defined in Article 13 Section D of the State Constitution will be required for approval of the formula changes.

### ***Assessment Appeal Procedure***

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Property owners may appeal assessments that they believe are inaccurate. Appeals must be in writing, stating the grounds for appeal and filed with the Owners Association prior to April 1 of each year. Appeals shall be limited to the current assessment year. Any appeal not filed by April 1 shall not be valid. In any case appeals will only be considered for the current year and will not be considered for prior years.

## SECTION H: ASSESSMENT ROLL

The total assessment amount for calendar year 2027 is \$3,686,000, apportioned to each individual assessed parcel, as follows:

APN	OWNER NAME	SITE ADDRESS	BENEFIT ZONE	PARCEL ASSMT
4319-002-057	10100 Santa Monica Inc	10100 Santa Monica Blvd	Zone 3	\$54,925.30
4319-002-060	1875 1925 Century Park East Co	1875 Century Park E	Zone 3	\$77,796.57
4319-003-065	1999 Stars LLC	1999 Avenue Of The Stars	Zone 1	\$281,107.03
4319-004-140	Ap Properties Ltd	10250 Constellation Blvd	Zone 3	\$67,789.66
4319-004-141	Ap Properties Ltd	10250 Constellation Blvd	Zone 3	\$5,811.18
4319-004-142	Ap Properties Ltd		Zone 3	\$1,736.27
4319-001-008	Automobile Club Of So Calif	1950 Century Park E	Zone 3	\$2,076.80
4319-004-143	Avenue Of The Stars Associates		Zone 1	\$0.00
4319-004-146	Avenue Of The Stars Associates		Zone 1	\$0.00
4319-001-013	Cc Plant Fee LLC	2052 Century Park E	Zone 3	\$1,420.13
4319-001-009	Cc Site One LLC		Zone 3	\$1,497.26
4319-001-010	Cc Site One LLC	2010 Century Park E	Zone 3	\$5,039.46
4319-002-063	Cc Site Two LLC		Zone 1	\$293,624.15
4319-004-160	Century City Garage Partners LP		Zone 3	\$7,925.48
4319-003-063	Century City Mall LLC	1930 Century Park W	Zone 3	\$15,444.58
4319-003-083	Century City Mall LLC	10250 Santa Monica Blvd	Zone 2	\$292,815.32
4319-001-014	Century City Med Pz Lnd Co	2070 Century Park E	Zone 3	\$27,725.38
4319-001-005	Century Park	1880 Century Park E	Zone 3	\$28,814.46
4319-002-045	Douglas Emmett 1997 LLC	1801 Century Park E	Zone 3	\$31,899.77
4319-003-055	Douglas Emmett 20ii LLC	1901 Avenue Of The Stars	Zone 1	\$163,222.12
4319-002-046	Duesenberg Investment Co	1800 Avenue Of The Stars #1400	Zone 1	\$101,233.78
4319-002-056	Duesenberg Investment Company	1900 Avenue Of The Stars #156	Zone 1	\$209,337.28
4319-016-033	Entertainment Center LLC	2040 Avenue Of The Stars	Zone 1	\$256,665.70
4315-019-005	Fox Plaza LLC	2121 Avenue Of The Stars	Zone 1	\$266,021.50
4315-019-013	Fox Studio Lot LLC	10201 W Pico Blvd #111	Zone 2	\$305,616.84
4319-001-006	Fsp 1888 Century Park East LLC	1888 Century Park E	Zone 3	\$44,344.05
4319-003-901	L A City	Santa Monica median	Zone 3	\$5,665.02
4319-003-902	L A City	Santa Monica median	Zone 3	\$990.07
4319-001-905	LACTMA	1940 Century Park E	Zone 3	\$2,515.83
4319-004-163	Next Century Partners LLC	2025 Avenue Of The Stars	Zone 1	\$269,016.19
4319-016-029	One Hundred Towers LLC	2029 Century Park E	Zone 3	\$102,829.57
4319-016-030	One Hundred Towers LLC	2049 Century Park E #260	Zone 3	\$103,334.83
4319-001-803	Pacific Bell		Zone 3	\$5,806.45
4319-001-002	Sm 10000 Property LLC		Zone 3	\$896.68
4319-001-015	Sm 10000 Property LLC	10000 Santa Monica Blvd	Zone 3	\$50,061.63
4319-001-903	State Of Ca Teachers Retirement	1800 Century Park E	Zone 3	\$20,954.26
4319-001-904	State Of Ca Teachers Retirement	1840 Century Park E	Zone 3	\$28,415.50
4315-019-006	Sumitomo Realty & Development	2151 Avenue Of The Stars	Zone 1	\$112,873.24
4319-017-022	Michael And Nancy Sitrick Trust	1 W Century Dr #THA	Zone 1	\$2,014.30
4319-017-023	E J Debartolo Jr Dynasty Trust	1 W Century Dr #THB	Zone 1	\$2,258.56

APN	OWNER NAME	SITE ADDRESS	BENEFIT ZONE	PARCEL ASSMT
4319-017-024	Kashanian Family Trust	1 W Century Dr #3a	Zone 1	\$1,525.78
4319-017-025	Efp Trust	1 W Century Dr #3b	Zone 1	\$1,147.68
4319-017-026	Barry Richard A Tr	1 W Century Dr #3c	Zone 1	\$930.19
4319-017-027	Barry Nancy Tr Nancy Barry Tru	1 W Century Dr #3d	Zone 1	\$826.47
4319-017-028	Dmr Cc Properties Llc	1 W Century Dr #4a	Zone 1	\$1,559.24
4319-017-029	E Subelman & M Selz Trust	1 W Century Dr #4b	Zone 1	\$1,151.03
4319-017-030	Logan Renee Tr	1 W Century Dr #4c	Zone 1	\$933.54
4319-017-031	Susan Gottlieb Trust	1 W Century Dr #4d	Zone 1	\$819.77
4319-017-032	Del Family Trust	1 W Century Dr #5a	Zone 1	\$1,525.78
4319-017-033	Schwimer	1 W Century Dr #5b	Zone 1	\$1,147.68
4319-017-034	Ricky Seung Trust	1 W Century Dr #5c	Zone 1	\$930.19
4319-017-035	Koenig Legacy Llc	1 W Century Dr #5d	Zone 1	\$826.47
4319-017-038	Hemus Junko Tr	1 W Century Dr #6c	Zone 1	\$933.54
4319-017-039	One Century Drive 6d Llc	1 W Century Dr #6d	Zone 1	\$819.77
4319-017-040	Arzak Properties Llc	1 W Century Dr #7a	Zone 1	\$1,525.78
4319-017-041	Cole Trust	1 W Century Dr #7b	Zone 1	\$1,147.68
4319-017-042	Brenda J Abramson Trust	1 W Century Dr #7c	Zone 1	\$930.19
4319-017-043	Remo Onda & Julia Widjaja	1 W Century Dr #7d	Zone 1	\$826.47
4319-017-044	Sung Min	1 W Century Dr #8a	Zone 1	\$1,559.24
4319-017-045	Calla Tartikoff Trust	1 W Century Dr #8b	Zone 1	\$1,151.03
4319-017-046	Harmony Fortune Holdings Limit	1 W Century Dr #8c	Zone 1	\$933.54
4319-017-047	Charlie Lee Llc	1 W Century Dr #8d	Zone 1	\$819.77
4319-017-048	Cheng Family Trust	1 W Century Dr #9a	Zone 1	\$1,525.78
4319-017-049	Tcc Llc	1 W Century Dr #9b	Zone 1	\$1,147.68
4319-017-050	Cronrod Family Trust	1 W Century Dr #9c	Zone 1	\$930.19
4319-017-051	David Alden & Dina Sabah	1 W Century Dr #9d	Zone 1	\$826.47
4319-017-052	Tamim Family Trust	1 W Century Dr #10a	Zone 1	\$1,559.24
4319-017-053	Richard & Susan Shemin Trust	1 W Century Dr #10b	Zone 1	\$1,151.03
4319-017-054	Fingold Malka Tr	1 W Century Dr #10c	Zone 1	\$933.54
4319-017-055	Charlie Lee Llc	1 W Century Dr #10d	Zone 1	\$819.77
4319-017-056	Kamyar Mahboubi Fardi & Uria Mahboubi	1 W Century Dr #11a	Zone 1	\$1,174.45
4319-017-057	Peltz Claudia Tr	1 W Century Dr #11b	Zone 1	\$1,177.80
4319-017-058	The Danielle Del Separate Trus	1 W Century Dr #11c	Zone 1	\$1,097.49
4319-017-059	Frank Maiorano Living Trust	1 W Century Dr #11d	Zone 1	\$836.50
4319-017-060	Drabinsky Family Trust	1 W Century Dr #12a	Zone 1	\$1,174.45
4319-017-061	Berkley Jeffrey Tr	1 W Century Dr #12b	Zone 1	\$1,177.80
4319-017-062	Reseda Investments Limited	1 W Century Dr #12c	Zone 1	\$1,177.80
4319-017-063	Michael Mendelson	1 W Century Dr #12d	Zone 1	\$836.50
4319-017-064	Wilshire Palm Llc	1 W Century Dr #14a	Zone 1	\$1,174.45
4319-017-065	Teshinsky Family Trust	1 W Century Dr #14b	Zone 1	\$1,177.80
4319-017-066	Fogelman Family Trust	1 W Century Dr #14c	Zone 1	\$1,097.49
4319-017-067	A Griffith & D Elias Trust	1 W Century Dr #14d	Zone 1	\$836.50
4319-017-068	Akkad Sooha Nasouh Tr	1 W Century Dr #15a	Zone 1	\$1,174.45
4319-017-069	Sw Century Holdings Llc	1 W Century Dr #15b	Zone 1	\$1,177.80

APN	OWNER NAME	SITE ADDRESS	BENEFIT ZONE	PARCEL ASSMT
4319-017-070	Tjs Holdings Llc	1 W Century Dr #15c	Zone 1	\$1,097.49
4319-017-071	Duta Holdings Llc	1 W Century Dr #15d	Zone 1	\$836.50
4319-017-072	Patricia L Rosenthale Trust	1 W Century Dr #16a	Zone 1	\$1,174.45
4319-017-073	Sixteenth The Century Llc	1 W Century Dr #16b	Zone 1	\$1,177.80
4319-017-074	Ahad Aghaj & Akhtar Siadati	1 W Century Dr #16c	Zone 1	\$1,097.49
4319-017-075	1 West Century Trust	1 W Century Dr #16d	Zone 1	\$836.50
4319-017-076	Stephanie Lo & Carl Moy	1 W Century Dr #17a	Zone 1	\$1,174.45
4319-017-077	Sasiela Legacy Trust	1 W Century Dr #17b	Zone 1	\$1,177.80
4319-017-078	Evelyn Furtak-Dorfman Trust	1 W Century Dr #17c	Zone 1	\$1,097.49
4319-017-079	Sarah Soewatdy	1 W Century Dr #17d	Zone 1	\$836.50
4319-017-080	Hamedan Llc	1 W Century Dr #18a	Zone 1	\$1,174.45
4319-017-081	Century 18la Llc	1 W Century Dr #18b	Zone 1	\$1,177.80
4319-017-082	Transmega Ca Holding Llc	1 W Century Dr #18c	Zone 1	\$1,097.49
4319-017-083	Hou Polyn C Tr	1 W Century Dr #18d	Zone 1	\$836.50
4319-017-084	Lee 1996 Trust	1 W Century Dr #19a	Zone 1	\$1,174.45
4319-017-085	Bernard & Maxine Lynn Trust	1 W Century Dr #19b	Zone 1	\$1,177.80
4319-017-086	Jonathan Tahir	1 W Century Dr #19c	Zone 1	\$1,097.49
4319-017-087	Margaurita Management Llc	1 W Century Dr #19d	Zone 1	\$836.50
4319-017-088	Harrmax5 Llc	1 W Century Dr #20a	Zone 1	\$1,177.80
4319-017-089	Roberta Bogen Revocable Trust	1 W Century Dr #20b	Zone 1	\$1,191.18
4319-017-090	Weiss Family Trust	1 W Century Dr #20c	Zone 1	\$1,087.46
4319-017-091	Ca Century Trust	1 W Century Dr #20d	Zone 1	\$843.20
4319-017-092	Millet Trust &	1 W Century Dr #21a	Zone 1	\$1,177.80
4319-017-093	Cameron Kim	1 W Century Dr #21b	Zone 1	\$1,191.18
4319-017-094	Ribner Family Trust	1 W Century Dr #21c	Zone 1	\$1,087.46
4319-017-095	Kenneth & Helen Park	1 W Century Dr #21d	Zone 1	\$843.20
4319-017-096	1 West Century Drive Llc	1 W Century Dr #22a	Zone 1	\$1,177.80
4319-017-097	Carol H Goldsmith Trust	1 W Century Dr #22b	Zone 1	\$1,191.18
4319-017-098	Northcoast Place Llc	1 W Century Dr #22c	Zone 1	\$1,087.46
4319-017-099	Hironobu Sakaguchi Trust	1 W Century Dr #22d	Zone 1	\$843.20
4319-017-100	Wagman Family Trust	1 W Century Dr #23a	Zone 1	\$1,177.80
4319-017-101	Arshia Refoua	1 W Century Dr #23b	Zone 1	\$1,191.18
4319-017-102	Jamita Trust	1 W Century Dr #23c	Zone 1	\$1,087.46
4319-017-103	Wagman Family Trust	1 W Century Dr #23d	Zone 1	\$843.20
4319-017-104	Lili Gai	1 W Century Dr #24a	Zone 1	\$1,177.80
4319-017-105	Skyra Century Llc	1 W Century Dr #24b	Zone 1	\$1,191.18
4319-017-106	One West Century Llc	1 W Century Dr #24c	Zone 1	\$1,087.46
4319-017-107	Lili Gai	1 W Century Dr #24d	Zone 1	\$843.20
4319-017-108	Holden Stuart & Toni K Trs	1 W Century Dr #25a	Zone 1	\$1,177.80
4319-017-109	Dickson Susan K Tr	1 W Century Dr #25b	Zone 1	\$1,191.18
4319-017-110	Holmes Family Trust	1 W Century Dr #25c	Zone 1	\$1,087.46
4319-017-111	Jaeyoul Choi	1 W Century Dr #25d	Zone 1	\$843.20
4319-017-112	Kathleen Harouche	1 W Century Dr #26a	Zone 1	\$1,177.80
4319-017-113	Trust Agreement No Y-3	1 W Century Dr #26b	Zone 1	\$1,221.30
4319-017-114	Yeechin Shiong 2019 Trust	1 W Century Dr #26c	Zone 1	\$1,087.46

APN	OWNER NAME	SITE ADDRESS	BENEFIT ZONE	PARCEL ASSMT
4319-017-115	Richard And Susan Shemin Family Trust	1 W Century Dr #26d	Zone 1	\$843.20
4319-017-116	Gindi Elie J Trs	1 W Century Dr #27a	Zone 1	\$1,177.80
4319-017-117	Century Drive Trust	1 W Century Dr #27b	Zone 1	\$1,191.18
4319-017-118	Michael Fowler	1 W Century Dr #27c	Zone 1	\$1,087.46
4319-017-119	Mahasen Yasin	1 W Century Dr #27d	Zone 1	\$843.20
4319-017-120	Gary & Chris Marks Trust	1 W Century Dr #28a	Zone 1	\$1,488.98
4319-017-121	Pearl Trust	1 W Century Dr #28b	Zone 1	\$1,147.68
4319-017-122	Century Drive Llc	1 W Century Dr #28c	Zone 1	\$913.46
4319-017-123	Vieste Investments Llc	1 W Century Dr #28d	Zone 1	\$752.85
4319-017-124	Michael Mendelson	1 W Century Dr #29a	Zone 1	\$1,488.98
4319-017-125	Jimc Holdings Llc	1 W Century Dr #29b	Zone 1	\$1,147.68
4319-017-126	The Malka Fingold Revocable Tr	1 W Century Dr #29c	Zone 1	\$913.46
4319-017-127	Henry Setiawan & Goe Ling	1 W Century Dr #29d	Zone 1	\$752.85
4319-017-128	William M Dorfman Trust	1 W Century Dr #30a	Zone 1	\$1,488.98
4319-017-129	Matsuhisa N Tr Matsuhisa Trust	1 W Century Dr #30b	Zone 1	\$1,147.68
4319-017-130	Daniel Lee	1 W Century Dr #30c	Zone 1	\$913.46
4319-017-131	Paul Mir Trust	1 W Century Dr #30d	Zone 1	\$752.85
4319-017-132	Gleicher Trust	1 W Century Dr #31a	Zone 1	\$1,488.98
4319-017-133	Bh Palm Drive Llc	1 W Century Dr #31b	Zone 1	\$1,147.68
4319-017-134	Hundert Trust	1 W Century Dr #31c	Zone 1	\$913.46
4319-017-135	Hamad Neama	1 W Century Dr #31d	Zone 1	\$752.85
4319-017-136	Gleicher Trust	1 W Century Dr #32a	Zone 1	\$1,488.98
4319-017-137	Yaira La Llc	1 W Century Dr #32b	Zone 1	\$1,147.68
4319-017-138	Golden Incorpra Enterprise Llc	1 W Century Dr #32c	Zone 1	\$913.46
4319-017-139	Wen Wang & Long Ling	1 W Century Dr #32d	Zone 1	\$752.85
4319-017-140	Ben	1 W Century Dr #33a	Zone 1	\$1,488.98
4319-017-141	Mirvis Bypass Trust	1 W Century Dr #33b	Zone 1	\$1,147.68
4319-017-142	Goodman Mark Co Tr	1 W Century Dr #33c	Zone 1	\$913.46
4319-017-143	Bronte Trust	1 W Century Dr #33d	Zone 1	\$752.85
4319-017-144	34a One Century Llc	1 W Century Dr #34a	Zone 1	\$1,488.98
4319-017-145	Dayle Weiner Trust	1 W Century Dr #34b	Zone 1	\$1,147.68
4319-017-146	Rascoff Family Trust	1 W Century Dr #34c	Zone 1	\$913.46
4319-017-147	Syb Family Trust	1 W Century Dr #34d	Zone 1	\$752.85
4319-017-148	Nk Real Estate Investments Llc	1 W Century Dr #35a	Zone 1	\$1,488.98
4319-017-149	Silco Enterprises Llc	1 W Century Dr #35b	Zone 1	\$1,147.68
4319-017-150	Cmash Llc	1 W Century Dr #35c	Zone 1	\$913.46
4319-017-151	Schmidtengasse Llc	1 W Century Dr #35d	Zone 1	\$752.85
4319-017-152	Beverly Park Trust	1 W Century Dr #36PHA	Zone 1	\$2,034.38
4319-017-153	Accordion Investments Llc	1 W Century Dr #36PHB	Zone 1	\$2,067.84
4319-017-154	Jonathan Woetzel	1 W Century Dr #37PHA	Zone 1	\$1,873.77
4319-017-155	Brian Delamarter	1 W Century Dr #37PHB	Zone 1	\$1,927.31
4319-017-156	Dubrow Family Trust	1 W Century Dr #38PHA	Zone 1	\$1,746.62
4319-017-157	Haas Family Trust	1 W Century Dr #38PHB	Zone 1	\$1,780.08
4319-017-158	Miriam Schaeffer Family Trust	1 W Century Dr #39PH	Zone 1	\$3,151.95

APN	OWNER NAME	SITE ADDRESS	BENEFIT ZONE	PARCEL ASSMT
4319-017-159	Century Ph 40 Llc	1 W Century Dr #40PH	Zone 1	\$3,108.45
4319-017-160	Cs Trust Of 2008	1 W Century Dr #41PHA	Zone 1	\$2,964.57
4319-017-161	Cs Trust Of 2008	1 W Century Dr #41PHB	Zone 1	\$3,044.88
4319-017-164	Cp Propco Llc	2025 Avenue Of The Stars #201	Zone 1	\$444.69
4319-017-165	Cp Propco Llc	2025 Avenue Of The Stars #202	Zone 1	\$320.55
4319-017-166	Cp Propco Llc	2025 Avenue Of The Stars #203	Zone 1	\$453.39
4319-017-167	Cp Propco Llc	2025 Avenue Of The Stars #204	Zone 1	\$396.17
4319-017-168	Cp Propco Llc	2025 Avenue Of The Stars #203	Zone 1	\$491.53
4319-017-169	Lisa H Meyer Trust	2025 Avenue Of The Stars #204	Zone 1	\$445.02
4319-017-170	Cp Propco Llc	2025 Avenue Of The Stars #205	Zone 1	\$334.60
4319-017-171	Cp Propco Llc	2025 Avenue Of The Stars #206	Zone 1	\$514.28
4319-017-172	Cp Propco Llc	2025 Avenue Of The Stars #207	Zone 1	\$520.31
4319-017-173	Bernard Khalili	2025 Avenue Of The Stars #208	Zone 1	\$259.65
4319-017-174	Cp Propco Llc	2025 Avenue Of The Stars #1201	Zone 1	\$856.58
4319-017-175	Neal Blitz	2025 Avenue Of The Stars #1202	Zone 1	\$515.96
4319-017-176	Cp Propco Llc	2025 Avenue Of The Stars #1203	Zone 1	\$649.80
4319-017-177	Cp Propco Llc	2025 Avenue Of The Stars #1204	Zone 1	\$776.28
4319-017-178	Cp Propco Llc	2025 Avenue Of The Stars #1205	Zone 1	\$516.29
4319-017-179	Cp Propco Llc	2025 Avenue Of The Stars #1206	Zone 1	\$517.29
4319-017-180	Cp Propco Llc	2025 Avenue Of The Stars #1207	Zone 1	\$516.29
4319-017-181	Cp Propco Llc	2025 Avenue Of The Stars #1208	Zone 1	\$516.63
4319-017-182	Cp Propco Llc	2025 Avenue Of The Stars #1209	Zone 1	\$514.95
4319-017-183	Cp Propco Llc	2025 Avenue Of The Stars #1210	Zone 1	\$515.62
4319-017-184	Cp Propco Llc	2025 Avenue Of The Stars #1211	Zone 1	\$853.23
4319-017-185	Cp Propco Llc	2025 Avenue Of The Stars #1212	Zone 1	\$805.72
4319-017-186	Cp Propco Llc	2025 Avenue Of The Stars #1213	Zone 1	\$819.77
4319-017-187	Cp Propco Llc	2025 Avenue Of The Stars #1214	Zone 1	\$821.78
4319-017-188	Cp Propco Llc	2025 Avenue Of The Stars #1215	Zone 1	\$820.44
4319-017-189	Cp Propco Llc	2025 Avenue Of The Stars #1216	Zone 1	\$819.77
4319-017-190	Cp Propco Llc	2025 Avenue Of The Stars #1217	Zone 1	\$819.77
4319-017-191	Cp Propco Llc	2025 Avenue Of The Stars #1218	Zone 1	\$908.11
4319-017-192	Cp Propco Llc	2025 Avenue Of The Stars #1219	Zone 1	\$907.44
4319-017-193	Cp Propco Llc	2025 Avenue Of The Stars #1220	Zone 1	\$820.44
4319-017-194	Cp Propco Llc	2025 Avenue Of The Stars #1221	Zone 1	\$802.04
4319-017-195	Century Stars Llc	2025 Avenue Of The Stars #1401	Zone 1	\$856.58
4319-017-196	Cp Propco Llc	2025 Avenue Of The Stars #1402	Zone 1	\$515.96
4319-017-197	Cp Propco Llc	2025 Avenue Of The Stars #1403	Zone 1	\$649.80
4319-017-198	Cp Propco Llc	2025 Avenue Of The Stars #1404	Zone 1	\$776.28
4319-017-199	Cp Propco Llc	2025 Avenue Of The Stars #1405	Zone 1	\$516.29
4319-017-200	Cp Propco Llc	2025 Avenue Of The Stars #1406	Zone 1	\$517.29
4319-017-201	Cp Propco Llc	2025 Avenue Of The Stars #1407	Zone 1	\$516.29
4319-017-202	Cp Propco Llc	2025 Avenue Of The Stars #1408	Zone 1	\$516.63
4319-017-203	Cp Propco Llc	2025 Avenue Of The Stars #1409	Zone 1	\$514.95
4319-017-204	Cp Propco Llc	2025 Avenue Of The Stars #1410	Zone 1	\$515.62
4319-017-205	Cp Propco Llc	2025 Avenue Of The Stars #1411	Zone 1	\$853.23

APN	OWNER NAME	SITE ADDRESS	BENEFIT ZONE	PARCEL ASSMT
4319-017-206	Cp Propco Llc	2025 Avenue Of The Stars #1412	Zone 1	\$805.72
4319-017-207	Cp Propco Llc	2025 Avenue Of The Stars #1413	Zone 1	\$819.77
4319-017-208	Cp Propco Llc	2025 Avenue Of The Stars #1414	Zone 1	\$821.78
4319-017-209	Cp Propco Llc	2025 Avenue Of The Stars #1415	Zone 1	\$820.44
4319-017-210	Cp Propco Llc	2025 Avenue Of The Stars #1416	Zone 1	\$819.77
4319-017-211	Cp Propco Llc	2025 Avenue Of The Stars #1417	Zone 1	\$819.77
4319-017-212	Cp Propco Llc	2025 Avenue Of The Stars #1418	Zone 1	\$908.11
4319-017-213	Cp Propco Llc	2025 Avenue Of The Stars #1419	Zone 1	\$907.44
4319-017-214	Cp Propco Llc	2025 Avenue Of The Stars #1420	Zone 1	\$820.44
4319-017-215	Cp Propco Llc	2025 Avenue Of The Stars #1421	Zone 1	\$802.04
4319-017-216	Cp Propco Llc	2025 Avenue Of The Stars #1601	Zone 1	\$1,268.14
4319-017-217	Cp Propco Llc	2025 Avenue Of The Stars #1602	Zone 1	\$574.51
4319-017-218	Cp Propco Llc	2025 Avenue Of The Stars #1603	Zone 1	\$1,001.80
4319-017-219	Cp Propco Llc	2025 Avenue Of The Stars #1604	Zone 1	\$587.56
4319-017-220	Cp Propco Llc	2025 Avenue Of The Stars #1605	Zone 1	\$583.21
4319-017-221	Cp Propco Llc	2025 Avenue Of The Stars #1606	Zone 1	\$1,054.00
4319-017-222	Cp Propco Llc	2025 Avenue Of The Stars #1607	Zone 1	\$516.29
4319-017-223	Cp Propco Llc	2025 Avenue Of The Stars #1608	Zone 1	\$518.63
4319-017-224	Ronald Geller Living Trust	2025 Avenue Of The Stars #1609	Zone 1	\$640.09
4319-017-225	Cp Propco Llc	2025 Avenue Of The Stars #1610	Zone 1	\$553.77
4319-017-226	Emt Investment Inc	2025 Avenue Of The Stars #1611	Zone 1	\$552.76
4319-017-227	1 West Century Drive 6ab Trust	1 W Century Dr #6b	Zone 1	\$2,710.27
4319-018-001	Next Century Partners Llc	115 W Park Cir #3a	Zone 1	\$799.70
4319-018-002	Next Century Partners Llc	115 W Park Cir #3b	Zone 1	\$930.19
4319-018-003	Next Century Partners Llc	115 W Park Cir #3c	Zone 1	\$598.94
4319-018-004	Next Century Partners Llc	115 W Park Cir #3d	Zone 1	\$448.37
4319-018-005	Next Century Partners Llc	115 W Park Cir #4a	Zone 1	\$799.70
4319-018-006	Next Century Partners Llc	115 W Park Cir #4b	Zone 1	\$930.19
4319-018-007	Next Century Partners Llc	115 W Park Cir #4c	Zone 1	\$598.94
4319-018-008	Next Century Partners Llc	115 W Park Cir #4d	Zone 1	\$448.37
4319-018-009	Next Century Partners Llc	115 W Park Cir #5a	Zone 1	\$799.70
4319-018-010	Next Century Partners Llc	115 W Park Cir #5b	Zone 1	\$930.19
4319-018-011	Next Century Partners Llc	115 W Park Cir #5c	Zone 1	\$598.94
4319-018-012	Next Century Partners Llc	115 W Park Cir #5d	Zone 1	\$448.37
4319-018-013	Next Century Partners Llc	115 W Park Cir #6a	Zone 1	\$799.70
4319-018-014	Next Century Partners Llc	115 W Park Cir #6b	Zone 1	\$930.19
4319-018-015	Next Century Partners Llc	115 W Park Cir #6c	Zone 1	\$598.94
4319-018-016	Next Century Partners Llc	115 W Park Cir #6d	Zone 1	\$448.37
4319-018-017	Next Century Partners Llc	115 W Park Cir #7a	Zone 1	\$799.70
4319-018-018	Next Century Partners Llc	115 W Park Cir #7b	Zone 1	\$930.19
4319-018-019	Next Century Partners Llc	115 W Park Cir #7c	Zone 1	\$598.94
4319-018-020	Next Century Partners Llc	115 W Park Cir #7d	Zone 1	\$448.37
4319-018-021	Next Century Partners Llc	115 W Park Cir #8a	Zone 1	\$799.70
4319-018-022	Next Century Partners Llc	115 W Park Cir #8b	Zone 1	\$930.19
4319-018-023	Next Century Partners Llc	115 W Park Cir #8c	Zone 1	\$598.94

APN	OWNER NAME	SITE ADDRESS	BENEFIT ZONE	PARCEL ASSMT
4319-018-024	Next Century Partners Llc	115 W Park Cir #8d	Zone 1	\$448.37
4319-018-025	Next Century Partners Llc	115 W Park Cir #9a	Zone 1	\$799.70
4319-018-026	Next Century Partners Llc	115 W Park Cir #9b	Zone 1	\$930.19
4319-018-027	Next Century Partners Llc	115 W Park Cir #9c	Zone 1	\$598.94
4319-018-028	Next Century Partners Llc	115 W Park Cir #9d	Zone 1	\$448.37
4319-018-029	Next Century Partners Llc	115 W Park Cir #10a	Zone 1	\$806.39
4319-018-030	Next Century Partners Llc	115 W Park Cir #10b	Zone 1	\$936.89
4319-018-031	Next Century Partners Llc	115 W Park Cir #10c	Zone 1	\$598.94
4319-018-032	Next Century Partners Llc	115 W Park Cir #10d	Zone 1	\$448.37
4319-018-033	Next Century Partners Llc	115 W Park Cir #11a	Zone 1	\$806.39
4319-018-034	Next Century Partners Llc	115 W Park Cir #11b	Zone 1	\$936.89
4319-018-035	Next Century Partners Llc	115 W Park Cir #11c	Zone 1	\$598.94
4319-018-036	Next Century Partners Llc	115 W Park Cir #11d	Zone 1	\$448.37
4319-018-037	Next Century Partners Llc	115 W Park Cir #12a	Zone 1	\$806.39
4319-018-038	Next Century Partners Llc	115 W Park Cir #12b	Zone 1	\$936.89
4319-018-039	Next Century Partners Llc	115 W Park Cir #12c	Zone 1	\$598.94
4319-018-040	Next Century Partners Llc	115 W Park Cir #12d	Zone 1	\$448.37
4319-018-041	Next Century Partners Llc	115 W Park Cir #13a	Zone 1	\$806.39
4319-018-042	Next Century Partners Llc	115 W Park Cir #13b	Zone 1	\$936.89
4319-018-043	Next Century Partners Llc	115 W Park Cir #13c	Zone 1	\$598.94
4319-018-044	Next Century Partners Llc	115 W Park Cir #13d	Zone 1	\$448.37
4319-018-045	Next Century Partners Llc	115 W Park Cir #14a	Zone 1	\$806.39
4319-018-046	Next Century Partners Llc	115 W Park Cir #14b	Zone 1	\$936.89
4319-018-047	Next Century Partners Llc	115 W Park Cir #14c	Zone 1	\$598.94
4319-018-048	Next Century Partners Llc	115 W Park Cir #14d	Zone 1	\$448.37
4319-018-049	Next Century Partners Llc	115 W Park Cir #15a	Zone 1	\$806.39
4319-018-050	Next Century Partners Llc	115 W Park Cir #15b	Zone 1	\$936.89
4319-018-051	Next Century Partners Llc	115 W Park Cir #15c	Zone 1	\$598.94
4319-018-052	Next Century Partners Llc	115 W Park Cir #15d	Zone 1	\$448.37
4319-018-053	Next Century Partners Llc	115 W Park Cir #16a	Zone 1	\$806.39
4319-018-054	Next Century Partners Llc	115 W Park Cir #16b	Zone 1	\$936.89
4319-018-055	Next Century Partners Llc	115 W Park Cir #16c	Zone 1	\$598.94
4319-018-056	Next Century Partners Llc	115 W Park Cir #16d	Zone 1	\$448.37
4319-018-057	Next Century Partners Llc	115 W Park Cir #17a	Zone 1	\$1,154.38
4319-018-058	Next Century Partners Llc	115 W Park Cir #17b	Zone 1	\$729.43
4319-018-059	Next Century Partners Llc	115 W Park Cir #17c	Zone 1	\$946.92
4319-018-060	Next Century Partners Llc	115 W Park Cir #18a	Zone 1	\$1,154.38
4319-018-061	Next Century Partners Llc	115 W Park Cir #18b	Zone 1	\$729.43
4319-018-062	Next Century Partners Llc	115 W Park Cir #18c	Zone 1	\$946.92
4319-018-063	Next Century Partners Llc	115 W Park Cir #19a	Zone 1	\$1,154.38
4319-018-064	Next Century Partners Llc	115 W Park Cir #19b	Zone 1	\$729.43
4319-018-065	Next Century Partners Llc	115 W Park Cir #19c	Zone 1	\$946.92
4319-018-066	Next Century Partners Llc	115 W Park Cir #20a	Zone 1	\$1,154.38
4319-018-067	Next Century Partners Llc	115 W Park Cir #20b	Zone 1	\$729.43
4319-018-068	Next Century Partners Llc	115 W Park Cir #20c	Zone 1	\$946.92

APN	OWNER NAME	SITE ADDRESS	BENEFIT ZONE	PARCEL ASSMT
4319-018-069	Next Century Partners Llc	115 W Park Cir #21a	Zone 1	\$1,154.38
4319-018-070	Next Century Partners Llc	115 W Park Cir #21b	Zone 1	\$729.43
4319-018-071	Next Century Partners Llc	115 W Park Cir #21c	Zone 1	\$946.92
4319-018-072	Next Century Partners Llc	115 W Park Cir #22a	Zone 1	\$1,154.38
4319-018-073	Next Century Partners Llc	115 W Park Cir #22b	Zone 1	\$729.43
4319-018-074	Next Century Partners Llc	115 W Park Cir #22c	Zone 1	\$946.92
4319-018-075	Next Century Partners Llc	115 W Park Cir #23a	Zone 1	\$1,154.38
4319-018-076	Next Century Partners Llc	115 W Park Cir #23b	Zone 1	\$729.43
4319-018-077	Next Century Partners Llc	115 W Park Cir #23c	Zone 1	\$946.92
4319-018-078	Next Century Partners Llc	115 W Park Cir #24a	Zone 1	\$1,154.38
4319-018-079	Next Century Partners Llc	115 W Park Cir #24b	Zone 1	\$729.43
4319-018-080	Next Century Partners Llc	115 W Park Cir #24c	Zone 1	\$946.92
4319-018-081	Next Century Partners Llc	115 W Park Cir #25a	Zone 1	\$1,154.38
4319-018-082	Next Century Partners Llc	115 W Park Cir #25b	Zone 1	\$729.43
4319-018-083	Next Century Partners Llc	115 W Park Cir #25c	Zone 1	\$946.92
4319-018-084	Next Century Partners Llc	115 W Park Cir #26a	Zone 1	\$1,284.87
4319-018-085	Next Century Partners Llc	115 W Park Cir #26b	Zone 1	\$729.43
4319-018-086	Next Century Partners Llc	115 W Park Cir #26c	Zone 1	\$809.74
4319-018-087	Next Century Partners Llc	115 W Park Cir #27a	Zone 1	\$1,284.87
4319-018-088	Next Century Partners Llc	115 W Park Cir #27b	Zone 1	\$729.43
4319-018-089	Next Century Partners Llc	115 W Park Cir #27c	Zone 1	\$809.74
4319-018-090	Next Century Partners Llc	115 W Park Cir #28a	Zone 1	\$1,284.87
4319-018-091	Next Century Partners Llc	115 W Park Cir #28b	Zone 1	\$729.43
4319-018-092	Next Century Partners Llc	115 W Park Cir #28c	Zone 1	\$809.74
4319-018-093	Next Century Partners Llc	115 W Park Cir #29a	Zone 1	\$1,284.87
4319-018-094	Next Century Partners Llc	115 W Park Cir #29b	Zone 1	\$729.43
4319-018-095	Next Century Partners Llc	115 W Park Cir #29c	Zone 1	\$809.74
4319-018-096	Next Century Partners Llc	115 W Park Cir #30a	Zone 1	\$1,284.87
4319-018-097	Next Century Partners Llc	115 W Park Cir #30b	Zone 1	\$729.43
4319-018-098	Next Century Partners Llc	115 W Park Cir #30c	Zone 1	\$809.74
4319-018-099	Next Century Partners Llc	115 W Park Cir #31a	Zone 1	\$1,284.87
4319-018-100	Next Century Partners Llc	115 W Park Cir #31b	Zone 1	\$729.43
4319-018-101	Next Century Partners Llc	115 W Park Cir #31c	Zone 1	\$809.74
4319-018-102	Next Century Partners Llc	115 W Park Cir #32a	Zone 1	\$1,284.87
4319-018-103	Next Century Partners Llc	115 W Park Cir #32b	Zone 1	\$729.43
4319-018-104	Next Century Partners Llc	115 W Park Cir #32c	Zone 1	\$809.74
4319-018-105	Next Century Partners Llc	115 W Park Cir #33a	Zone 1	\$1,284.87
4319-018-106	Next Century Partners Llc	115 W Park Cir #33b	Zone 1	\$729.43
4319-018-107	Next Century Partners Llc	115 W Park Cir #33c	Zone 1	\$809.74
4319-018-108	Next Century Partners Llc	115 W Park Cir #34a	Zone 1	\$1,284.87
4319-018-109	Next Century Partners Llc	115 W Park Cir #34b	Zone 1	\$729.43
4319-018-110	Next Century Partners Llc	115 W Park Cir #34c	Zone 1	\$809.74
4319-018-111	Next Century Partners Llc	115 W Park Cir #35a	Zone 1	\$1,284.87
4319-018-112	Next Century Partners Llc	115 W Park Cir #35b	Zone 1	\$729.43
4319-018-113	Next Century Partners Llc	115 W Park Cir #35c	Zone 1	\$809.74

APN	OWNER NAME	SITE ADDRESS	BENEFIT ZONE	PARCEL ASSMT
4319-018-114	Next Century Partners Llc	115 W Park Cir #36a	Zone 1	\$1,274.83
4319-018-115	Next Century Partners Llc	115 W Park Cir #36b	Zone 1	\$1,562.59
4319-018-116	Next Century Partners Llc	115 W Park Cir #37a	Zone 1	\$1,274.83
4319-018-117	Next Century Partners Llc	115 W Park Cir #37b	Zone 1	\$1,562.59
4319-018-118	Next Century Partners Llc	115 W Park Cir #38a	Zone 1	\$1,274.83
4319-018-119	Next Century Partners Llc	115 W Park Cir #38b	Zone 1	\$1,562.59
4319-018-120	Next Century Partners Llc	115 W Park Cir #39a	Zone 1	\$1,274.83
4319-018-121	Next Century Partners Llc	115 W Park Cir #39b	Zone 1	\$1,562.59
4319-018-122	Next Century Partners Llc	115 W Park Cir #40a	Zone 1	\$1,274.83
4319-018-123	Next Century Partners Llc	115 W Park Cir #40b	Zone 1	\$1,562.59
4319-018-124	Next Century Partners Llc	115 W Park Cir #41	Zone 1	\$2,840.77
4319-018-125	Next Century Partners Llc	115 W Park Cir #42	Zone 1	\$2,840.77
4319-018-126	Next Century Partners Llc	115 W Park Cir #43	Zone 1	\$2,840.77
4319-019-001	Next Century Partners Llc	211 W Elm Ct #3a	Zone 1	\$685.93
4319-019-002	Solly Yamin	211 W Elm Ct #3b	Zone 1	\$604.29
4319-019-003	Asadullah Jung Revocable Living Trust	211 W Elm Ct #3c	Zone 1	\$314.53
4319-019-004	Imtiaz & Nazmira Tar	211 W Elm Ct #3d	Zone 1	\$598.94
4319-019-005	2025 Aos 3e Llc	211 W Elm Ct #3e	Zone 1	\$562.13
4319-019-006	Next Century Partners Llc	211 W Elm Ct #4a	Zone 1	\$685.93
4319-019-007	Martin Gilkes & Yong Ji	211 W Elm Ct #4b	Zone 1	\$585.55
4319-019-008	Niki Ghazi	211 W Elm Ct #4c	Zone 1	\$314.53
4319-019-009	Cho Family Trust	211 W Elm Ct #4d	Zone 1	\$598.94
4319-019-010	Salopek Trust	211 W Elm Ct #4e	Zone 1	\$562.13
4319-019-011	Next Century Partners Llc	211 W Elm Ct #5a	Zone 1	\$685.93
4319-019-012	Next Century Partners Llc	211 W Elm Ct #5b	Zone 1	\$585.55
4319-019-013	5clm Llc	211 W Elm Ct #5c	Zone 1	\$314.53
4319-019-014	Next Century Partners Llc	211 W Elm Ct #5d	Zone 1	\$612.32
4319-019-015	Fifteen Kids Residential Real Estate Llc	211 W Elm Ct #5e	Zone 1	\$562.13
4319-019-016	Next Century Partners Llc	211 W Elm Ct #6a	Zone 1	\$685.93
4319-019-017	Next Century Partners Llc	211 W Elm Ct #6b	Zone 1	\$604.29
4319-019-018	Fengying Liang	211 W Elm Ct #6c	Zone 1	\$314.53
4319-019-019	Next Century Partners Llc	211 W Elm Ct #6d	Zone 1	\$598.94
4319-019-020	Koala Tree Trust	211 W Elm Ct #6e	Zone 1	\$562.13
4319-019-021	Next Century Partners Llc	211 W Elm Ct #7a	Zone 1	\$685.93
4319-019-022	Sofniy Enterprise Inc	211 W Elm Ct #7b	Zone 1	\$585.55
4319-019-023	Sofniy Enterprise Inc	211 W Elm Ct #7c	Zone 1	\$314.53
4319-019-024	Next Century Partners Llc	211 W Elm Ct #7d	Zone 1	\$598.94
4319-019-025	Next Century Partners Llc	211 W Elm Ct #7e	Zone 1	\$562.13
4319-019-026	Four D Llc	211 W Elm Ct #8a	Zone 1	\$685.93
4319-019-027	Next Century Partners Llc	211 W Elm Ct #8b	Zone 1	\$585.55
4319-019-028	Next Century Partners Llc	211 W Elm Ct #8c	Zone 1	\$314.53
4319-019-029	Next Century Partners Llc	211 W Elm Ct #8d	Zone 1	\$598.94
4319-019-030	Next Century Partners Llc	211 W Elm Ct #8e	Zone 1	\$562.13
4319-019-031	Next Century Partners Llc	211 W Elm Ct #9a	Zone 1	\$685.93

APN	OWNER NAME	SITE ADDRESS	BENEFIT ZONE	PARCEL ASSMT
4319-019-032	211b Elm Court Llc	211 W Elm Ct #9b	Zone 1	\$585.55
4319-019-033	211c Elm Court Llc	211 W Elm Ct #9c	Zone 1	\$321.89
4319-019-034	Next Century Partners Llc	211 W Elm Ct #9d	Zone 1	\$598.94
4319-019-035	Amedeo Ursini Trust	211 W Elm Ct #9e	Zone 1	\$569.49
4319-019-036	Next Century Partners Llc	211 W Elm Ct #10a	Zone 1	\$689.28
4319-019-037	Next Century Partners Llc	211 W Elm Ct #10b	Zone 1	\$588.90
4319-019-038	Mamiko Nishiyama Trust	211 W Elm Ct #10c	Zone 1	\$317.87
4319-019-039	Next Century Partners Llc	211 W Elm Ct #10d	Zone 1	\$598.94
4319-019-040	Next Century Partners Llc	211 W Elm Ct #10e	Zone 1	\$565.48
4319-019-041	Next Century Partners Llc	211 W Elm Ct #11a	Zone 1	\$689.28
4319-019-042	Next Century Partners Llc	211 W Elm Ct #11b	Zone 1	\$588.90
4319-019-043	Next Century Partners Llc	211 W Elm Ct #11c	Zone 1	\$317.87
4319-019-044	Next Century Partners Llc	211 W Elm Ct #11d	Zone 1	\$598.94
4319-019-045	Next Century Partners Llc	211 W Elm Ct #11e	Zone 1	\$565.48
4319-019-046	Lin Ya Chen Sarah Tr	211 W Elm Ct #12a	Zone 1	\$689.28
4319-019-047	Next Century Partners Llc	211 W Elm Ct #12b	Zone 1	\$588.90
4319-019-048	Xuejun Hu	211 W Elm Ct #12c	Zone 1	\$317.87
4319-019-049	Next Century Partners Llc	211 W Elm Ct #12d	Zone 1	\$598.94
4319-019-050	Meenu V Sachar Trust	211 W Elm Ct #12e	Zone 1	\$565.48
4319-019-051	Next Century Partners Llc	211 W Elm Ct #13a	Zone 1	\$689.28
4319-019-052	Next Century Partners Llc	211 W Elm Ct #13b	Zone 1	\$588.90
4319-019-053	Next Century Partners Llc	211 W Elm Ct #13c	Zone 1	\$317.87
4319-019-054	Next Century Partners Llc	211 W Elm Ct #13d	Zone 1	\$598.94
4319-019-055	Next Century Partners Llc	211 W Elm Ct #13e	Zone 1	\$576.52
4319-019-056	Gilbert Richmond Trust	211 W Elm Ct #14a	Zone 1	\$689.28
4319-019-057	Next Century Partners Llc	211 W Elm Ct #14b	Zone 1	\$588.90
4319-019-058	Next Century Partners Llc	211 W Elm Ct #14c	Zone 1	\$325.23
4319-019-059	Next Century Partners Llc	211 W Elm Ct #14d	Zone 1	\$598.94
4319-019-060	Abraham Somer Administrative Trust	211 W Elm Ct #14e	Zone 1	\$565.48
4319-019-061	Next Century Partners Llc	211 W Elm Ct #15a	Zone 1	\$715.71
4319-019-062	Century Horizon Llc	211 W Elm Ct #15b	Zone 1	\$588.90
4319-019-063	Julius Deboer	211 W Elm Ct #15c	Zone 1	\$317.87
4319-019-064	Next Century Partners Llc	211 W Elm Ct #15d	Zone 1	\$598.94
4319-019-065	Bobby Lo Living Trust	211 W Elm Ct #15e	Zone 1	\$565.48
4319-019-066	Next Century Partners Llc	211 W Elm Ct #16a	Zone 1	\$689.28
4319-019-067	Next Century Partners Llc	211 W Elm Ct #16b	Zone 1	\$588.90
4319-019-068	Abraham Somer Administrative Trust	211 W Elm Ct #16c	Zone 1	\$317.87
4319-019-069	Next Century Partners Llc	211 W Elm Ct #16d	Zone 1	\$598.94
4319-019-070	Next Century Partners Llc	211 W Elm Ct #16e	Zone 1	\$565.48
4319-019-071	Cp Propco Llc	211 W Elm Ct #17a	Zone 1	\$1,110.88
4319-019-072	Dean Family Trust	211 W Elm Ct #17b	Zone 1	\$796.35
4319-019-073	Cp Propco Llc	211 W Elm Ct #17c	Zone 1	\$946.92
4319-019-074	One11 Llc	211 W Elm Ct #18a	Zone 1	\$1,084.11
4319-019-075	Cp Propco Llc	211 W Elm Ct #18b	Zone 1	\$796.35
4319-019-076	Ann Century Trust	211 W Elm Ct #18c	Zone 1	\$946.92

APN	OWNER NAME	SITE ADDRESS	BENEFIT ZONE	PARCEL ASSMT
4319-019-077	Next Century Partners Llc	211 W Elm Ct #19a	Zone 1	\$1,084.11
4319-019-078	Next Century Partners Llc	211 W Elm Ct #19b	Zone 1	\$796.35
4319-019-079	Next Century Partners Llc	211 W Elm Ct #19c	Zone 1	\$946.92
4319-019-080	Cp Propco Llc	211 W Elm Ct #20a	Zone 1	\$1,110.88
4319-019-081	Cp Propco Llc	211 W Elm Ct #20b	Zone 1	\$834.83
4319-019-082	Cp Propco Llc	211 W Elm Ct #20c	Zone 1	\$946.92
4319-019-083	Cp Propco Llc	211 W Elm Ct #21a	Zone 1	\$1,084.11
4319-019-084	Cp Propco Llc	211 W Elm Ct #21b	Zone 1	\$796.35
4319-019-085	Cp Propco Llc	211 W Elm Ct #21c	Zone 1	\$715.71
4319-019-086	Steven Sukhwa Koh And Jung Ok Koh Family Trus	211 W Elm Ct #22a	Zone 1	\$1,084.11
4319-019-087	Eddie & Eunkyong Jhin	211 W Elm Ct #22b	Zone 1	\$796.35
4319-019-088	Cp Propco Llc	211 W Elm Ct #22c	Zone 1	\$946.92
4319-019-089	Brandon Edwards Living Trust	211 W Elm Ct #23a	Zone 1	\$1,084.11
4319-019-090	Cp Propco Llc	211 W Elm Ct #23b	Zone 1	\$796.35
4319-019-091	Cp Propco Llc	211 W Elm Ct #23c	Zone 1	\$946.92
4319-019-092	Cp Propco Llc	211 W Elm Ct #24a	Zone 1	\$1,084.11
4319-019-093	Evlynn S Markowitz Trust &	211 W Elm Ct #24b	Zone 1	\$796.35
4319-019-094	Cp Propco Llc	211 W Elm Ct #24c	Zone 1	\$946.92
4319-019-095	Cp Propco Llc	211 W Elm Ct #25a	Zone 1	\$1,084.11
4319-019-096	Cp Propco Llc	211 W Elm Ct #25b	Zone 1	\$834.83
4319-019-097	Cp Propco Llc	211 W Elm Ct #25c	Zone 1	\$946.92
4319-019-098	Papillon Bleu 111 Llc	211 W Elm Ct #26a	Zone 1	\$1,430.09
4319-019-099	Next Century Partners Llc	211 W Elm Ct #26b	Zone 1	\$732.78
4319-019-100	Francis & Lynn Wagner Trust	211 W Elm Ct #26c	Zone 1	\$803.04
4319-019-101	Cp Propco Llc	211 W Elm Ct #27a	Zone 1	\$1,281.53
4319-019-102	Next Century Partners Llc	211 W Elm Ct #27b	Zone 1	\$732.78
4319-019-103	Cp Propco Llc	211 W Elm Ct #27c	Zone 1	\$813.08
4319-019-104	Cp Propco Llc	211 W Elm Ct #28a	Zone 1	\$1,281.53
4319-019-105	Next Century Partners Llc	211 W Elm Ct #28b	Zone 1	\$732.78
4319-019-106	Cp Propco Llc	211 W Elm Ct #28c	Zone 1	\$813.08
4319-019-107	Cp Propco Llc	211 W Elm Ct #29a	Zone 1	\$1,281.53
4319-019-108	Cp Propco Llc	211 W Elm Ct #29b	Zone 1	\$732.78
4319-019-109	Cp Propco Llc	211 W Elm Ct #29c	Zone 1	\$813.08
4319-019-110	Cp Propco Llc	211 W Elm Ct #30a	Zone 1	\$1,281.53
4319-019-111	Cp Propco Llc	211 W Elm Ct #30b	Zone 1	\$732.78
4319-019-112	Victor Shaheen & Sheila Ardalan	211 W Elm Ct #30c	Zone 1	\$813.08
4319-019-113	Cp Propco Llc	211 W Elm Ct #31a	Zone 1	\$1,281.53
4319-019-114	Cp Propco Llc	211 W Elm Ct #31b	Zone 1	\$732.78
4319-019-115	Century Elm Llc	211 W Elm Ct #31c	Zone 1	\$813.08
4319-019-116	Cp Propco Llc	211 W Elm Ct #32a	Zone 1	\$1,281.53
4319-019-117	Cp Propco Llc	211 W Elm Ct #32b	Zone 1	\$732.78
4319-019-118	Cp Propco Llc	211 W Elm Ct #32c	Zone 1	\$813.08
4319-019-119	Cp Propco Llc	211 W Elm Ct #33a	Zone 1	\$1,281.53
4319-019-120	Cp Propco Llc	211 W Elm Ct #33b	Zone 1	\$732.78

APN	OWNER NAME	SITE ADDRESS	BENEFIT ZONE	PARCEL ASSMT
4319-019-121	Cp Propco Llc	211 W Elm Ct #33c	Zone 1	\$843.53
4319-019-122	Cp Propco Llc	211 W Elm Ct #34a	Zone 1	\$1,281.53
4319-019-123	Cp Propco Llc	211 W Elm Ct #34b	Zone 1	\$732.78
4319-019-124	Cp Propco Llc	211 W Elm Ct #34c	Zone 1	\$813.08
4319-019-125	Cp Propco Llc	211 W Elm Ct #35a	Zone 1	\$1,281.53
4319-019-126	Cp Propco Llc	211 W Elm Ct #35b	Zone 1	\$732.78
4319-019-127	Tae Lee & Sook Hyun	211 W Elm Ct #35c	Zone 1	\$813.08
4319-019-128	Cp Propco Llc	211 W Elm Ct #36a	Zone 1	\$1,288.22
4319-019-129	Cp Propco Llc	211 W Elm Ct #36b	Zone 1	\$736.12
4319-019-130	La Woman Llc	211 W Elm Ct #36c	Zone 1	\$816.43
4319-019-131	Cpt 37n Llc	211 W Elm Ct #37a	Zone 1	\$1,288.22
4319-019-132	Cpt 37n Llc	211 W Elm Ct #37b	Zone 1	\$736.12
4319-019-133	Cpt 37n Llc	211 W Elm Ct #37c	Zone 1	\$816.43
4319-019-134	Cp Propco Llc	211 W Elm Ct #38a	Zone 1	\$1,288.22
4319-019-135	Cp Propco Llc	211 W Elm Ct #38b	Zone 1	\$736.12
4319-019-136	Cp Propco Llc	211 W Elm Ct #38c	Zone 1	\$816.43
4319-019-137	Next Century Partners Llc	211 W Elm Ct #39a	Zone 1	\$1,284.87
4319-019-138	Next Century Partners Llc	211 W Elm Ct #39b	Zone 1	\$1,555.90
4319-019-139	Cp Propco Llc	211 W Elm Ct #40a	Zone 1	\$1,288.22
4319-019-140	Cp Propco Llc	211 W Elm Ct #40b	Zone 1	\$736.12
4319-019-141	Cp Propco Llc	211 W Elm Ct #41	Zone 1	\$2,840.77
4319-019-142	Cp Propco Llc	211 W Elm Ct #42	Zone 1	\$2,840.77
4319-019-143	Cp Propco Llc	211 W Elm Ct #43	Zone 1	\$2,840.77
<b>TOTAL:</b>				<b>\$3,686,000</b>