

**WEST ADAMS  
PROPERTY & BUSINESS IMPROVEMENT DISTRICT  
RENEWAL & EXPANSION**

**MANAGEMENT DISTRICT PLAN**

*Being Renewed and Expanded for a 10 Year Term Pursuant to  
California Streets and Highways Code Section 36600 et seq.  
Property & Business Improvement District Act of 1994, as amended*

**April 10, 2026**

**Revised Final**

# MANAGEMENT DISTRICT PLAN

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## MANAGEMENT DISTRICT PLAN SUMMARY

**Name:** The name of the proposed renewed District is the West Adams Property & Business Improvement District (WAPBID). The term “WAPBID” hereinafter refers to the proposed renewed and expanded WAPBID.

**Background:** The WAPBID was renewed for a 10 year term in June of 2025. Since then, numerous property owners to the west of the current western boundary of the WAPBID have expressed interest in being part of the WAPBID having seen the improvements and services that the WAPBID has made since its inception in 2021. Thus, the WAPBID is being expanded 3 blocks to the west between Hauser Boulevard and S. Curson Avenue along the south side of West Adams Boulevard and 2 blocks west from Hauser Boulevard to Marvin Avenue along the north side of West Adams Boulevard. PBID expansions require a full renewal to take place. This renewal will be for a 10-year term and is supported by a consortium of property and business owners within the expanded WAPBID. The WAPBID is an emerging business and residential corridor along West Adams Boulevard between S. Curson Avenue/S. Marvin Avenue and La Brea Boulevard. The purpose of the WAPBID is to continue to provide and manage sidewalk and landscape related maintenance services as well as image enhancement programs and improvements for this important mixed-use center which is experiencing high levels of investment and new developments. The WAPBID will enable the WAPBID property owners, working as a unit, to continue to fund needed supplemental commercial/residential property related programs and services above what is provided by tax supported City of Los Angeles base level services.

**Location:** The WAPBID encompasses all parcels fronting on both sides of Adams Boulevard between S. Curson Avenue/S. Marvin Avenue on the west and La Brea Boulevard on the east. The current WAPBID is being expanded to the west from Hauser Boulevard to S. Curson Avenue along the south side of West Adams Boulevard and from Hauser Boulevard to S. Marvin Avenue along the north side of West Adams Boulevard. (A map showing the WAPBID boundaries is shown in Appendix 2 attached to this Plan).

**Zones:** There is one benefit zone within the proposed renewed WAPBID

**Services:** Sidewalk Operations, District Identity and Administration

**Finance:** Benefit assessment of 100 real property parcels. There are 81 distinct parcel ownership names with an estimated 54 property owners. No bonds shall be issued to fund WAPBID programs.

**Budget:** Total program costs are estimated to be \$357,147. The Assessment Engineer has determined that the composite general benefit value portion of this equates to \$9,609 or 2.6905% of the total estimated WAPBID program costs. Subtracting the composite general benefit value of \$9,609 from the total estimated program cost of \$357,147 results in a special benefit value of \$347,538. This is the total amount of assessments to be levied on the 100 assessed parcels in the WAPBID for Year 1-2027. General benefit costs of \$9,609 will need to be funded by other non-assessment sources. (See attached Engineer’s Report for more details on special and general benefits and the calculations used for determining each).

**Year 1 – 2027 PROPOSED BUDGET (ASSESSMENT REVENUES/SPECIAL BENEFITS) \***

Sidewalk Operations	District Identity	Administration	TOTAL
\$225,900	\$38,229	\$83,409	\$347,538
65.00%	11.00%	24.00%	100.00%

\* These numbers are rounded to the closest whole dollar amount

**Benefits:** “General Benefit” is defined as: “A benefit to properties in the area and in the surrounding community or benefit to the public in general resulting from the improvement, activity, or service to be provided by the assessment levied”. “Special Benefit” as defined by the California State Constitution means a distinct benefit over and above general benefits conferred on real property located in the WAPBID or to the public at large.

**Formula:** The WAPBID assessments are based on three factors: building area, parcel land area and parcel street frontage. Government and non-profit owned and occupied parcels will not be assessed for government and non-profit related building areas on these parcels. The Year 1 – 2027 WAPBID assessment rates per parcel are as shown below. It is noted that these rates represent a 5% Board approved rate increase over current 2026 rates.

BLDG ASSMT RATE (\$/SF)	LAND ASSMT RATE (\$/SF )	STREET FRONTAGE ASSMT RATE (\$/LF)
\$0.1679	\$0.1119	\$8.9523

**Cap:** Assessment increases are capped at a maximum of 5% per year, subject to approval by the WAPBID Property Owners’ Association Board of Directors.

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

**Duration:** The renewed WAPBID will have a term of ten (10) years. After ten years, the petition and balloting process must be repeated in order to renew the WAPBID and levy assessments again at that time. Future renewals may extend up to 10 years at a time.

## **II. WAPBID BOUNDARIES**

### **Setting**

The WAPBID was renewed for a ten (10) year term in June 2025. Based on property owners interest to the west of the current western WAPBID boundary, it is proposed to expand the current WAPBID boundaries 3 blocks west along the south side of West Adams Boulevard from Hauser Boulevard to S. Curson Avenue and 2 blocks west along the north side of West Adams Boulevard from Hauser Boulevard to S. Marvin Avenue and renew the entire area for a new 10 year term. The proposed expanded WAPBID boundary from Hauser Boulevard to S. Curson Avenue and S. Marvin Avenue incorporates a diverse mix of land uses along this portion of the historic West Adams Boulevard corridor. These parcels showcase an array of commercial retail, service and office uses. After decades of little if any new development interest, this portion of the West Adams corridor has been experiencing a renaissance of new development that now includes a 3 floor office complex with internal parking and other proposed mixed-use developments as seen in the current WAPBID boundaries. The proximity to both Downtown LA, Downtown Culver City and Downtown Santa Monica, makes it an ideal place in which to live and conduct business in Los Angeles. The Expo La Brea transit line is located just south of this historic yet emerging 21<sup>st</sup> century mixed-use community. The WAPBID is located at the exact mid-point of the Expo La Brea line between Downtown Los Angeles and Downtown Santa Monica, with 9 stops east to Downtown Los Angeles and 9 stops west to Downtown Santa Monica.

### **General Boundary Description**

The WAPBID is located just south of Interstate 10 and southwest of Downtown Los Angeles. The proposed WAPBID expansion is part of an emerging mixed-use corridor running one parcel deep along West Adams Boulevard between Hauser Boulevard on the east and S. Curson Avenue and S. Marvin Avenue on the west. (See attached map in Appendix 2). The WAPBID expansion area includes 23 parcels, all of which are assessed with 19 distinct parcel ownership names with an estimated 13 property owners. The expansion area will be incorporated into the current WAPBID which runs one parcel deep along both sides of W Adams Boulevard between La Brea Boulevard on the east and Hauser Boulevard on the west. When added to the current WAPBID, the expanded District will include 100 parcels all of which are assessed with 81 distinct ownership names and an estimated 54 property owners.

### **Benefit Zones**

The expansion area will be incorporated into the current WAPBID single benefit zone being renewed for a ten (10) year term.

### **WAPBID Boundary Rationale**

While the lengthy West Adams Boulevard commercial corridor generally stretches several miles from Crenshaw Boulevard on the east to Fairfax Avenue on the west, the expanded boundary of the WAPBID was chosen based on the unique marketing and service needs of this emerging and revitalized mixed-use segment of West Adams Boulevard. Creation of supplemental programs and services via a business improvement district are needed to support the investment and development growth of this portion of the West Adams Boulevard corridor.

### **Northern Boundary**

The northern boundary of the WAPBID is defined by the commercial and mix-use parcels located along the north side of and directly fronting West Adams Boulevard between La Brea Boulevard on the east at APN 5049-009-035 and S. Marvin Avenue on the west at APN 5048-001-061. The area north of the

northern boundary to Interstate 10 consists of residentially zoned parcels with primarily single-family residential dwellings. This area is not included because, per State PBID Law, these residential zoned parcels are presumed not to benefit from the special benefits of the WAPBID due to their residential zoning and land use. The Property and Business Improvement District Law of 1994, California Streets & Highway Code § 36632 states, *“Properties zoned solely for residential use, or that are zoned for agricultural use, are conclusively presumed not to benefit from the improvements and service funded through these assessments and shall not be subject to any assessment pursuant to this part.”*

The WAPBID will only provide services to the individual assessed parcels within the boundaries. No WAPBID programs and services will be provided north of the northern WAPBID expanded boundary.

### **Eastern Boundary**

The eastern boundary of the WAPBID is the western property line of La Brea Boulevard and ends at parcel APN 5049-013-044 located at the southwest corner of West Adams and La Brea Boulevards and parcel APN 5049-009-035 located at the northwest corner of West Adams and La Brea Boulevards. The area to the east of the eastern WAPBID boundary at La Brea Boulevard, while generally commercial, is not experiencing the resurgence of investment and new development the same as the expanded WAPBID and does not have the same marketing and service needs of the WAPBID segment and for these reasons is not included in the WAPBID boundaries.

The WAPBID will only provide services to the individual assessed parcels within the boundaries. No WAPBID programs and services will be provided east of the eastern WAPBID boundary.

### **Southern Boundary**

The southern boundary of the WAPBID is defined by the commercial, mix-use, school and church parcels located along the south side of and directly fronting West Adams Boulevard between La Brea Boulevard on the east at 6049-013-044 and S. Curson Avenue on the west at APN 5048-029-019. The area south of the southern boundary consists of residentially zoned parcels with primarily single-family residential dwellings. This area is not included because, per State PBID Law, these residential zoned parcels are presumed not to benefit from the special benefits of the WAPBID due to their residential zoning and land use. The Property and Business Improvement District Law of 1994, California Streets & Highway Code § 36632 states, *“Properties zoned solely for residential use, or that are zoned for agricultural use, are conclusively presumed not to benefit from the improvements and service funded through these assessments and shall not be subject to any assessment pursuant to this part.”*

The WAPBID will only provide services to the individual assessed parcels within the boundaries. No WAPBID programs and services will be provided south of the southern WAPBID boundary.

### **Western Boundary**

The western boundary of the WAPBID along the south side of West Adams Boulevard is the eastern property line of S. Curson Avenue and ends at parcel APN 5048-029-019 located at the southeast corner of West Adams Boulevard and S Curson Avenue. The western boundary of the WAPBID along the north side of West Adams Boulevard is the eastern property line of S. Marvin Avenue and ends at parcel APN 5048-001-061 located at the northeast corner of West Adams Boulevard and S. Marvin Avenue. The area to the west of the western WAPBID boundary at S. Curson Avenue and S. Marvin Avenue, while generally commercial, is not experiencing the same level of resurgence of investment and new development as the

WAPBID and does not have the same marketing and service needs of the WAPBID and for these reasons is not included in the WAPBID boundaries.

The WAPBID will only provide services to the individual assessed parcels within the boundaries. No WAPBID programs and services will be provided west of the western WAPBID boundary.

**Boundary Summary:**

A list of all parcels included in the WAPBID is shown as Appendix 1, attached to this Plan identified by their respective Los Angeles County assessor parcel number. The boundary of the WAPBID is shown on the map of the WAPBID in Appendix 2 of this Plan.

All identified parcels within the above-described boundaries shall be assessed to fund supplemental special benefit programs, services and improvements as outlined in the Engineer’s Report and this Plan. All WAPBID funded services, programs and improvements provided within the above-described boundaries shall confer special benefit to identified assessed parcels inside the WAPBID boundaries and none will be provided outside of the WAPBID. Each assessed parcel within the WAPBID will proportionately specially benefit from the WAPBID funded Sidewalk Operations, District Identity and Administration, as described in more detail under “Work Plan Details”, beginning on page 7 of this Plan. These services, programs and improvements are intended to improve commerce, employment, rents, livability, occupancy rates and investment viability of individually assessed parcels and businesses and residential units on them within the WAPBID. The WAPBID confers special benefits on each and every individually assessed parcel by reducing litter, debris and graffiti, all considered detractions if not contained and properly managed. All WAPBID funded services programs and improvements are considered supplemental, above normal base level services provided by the City of Los Angeles and are only provided for the special benefit of assessed parcels within the boundaries of the WAPBID.

The WAPBID includes 100 parcels of which are all identified as assessable. There are 81 distinct parcel ownership names with an estimated 54 property owners. A list of all parcels included in the WAPBID is shown as Appendix 1, attached to this Plan with their respective Los Angeles County assessor parcel number. The boundary of the WAPBID and parcels within it are shown on the map of the WAPBID attached as Appendix 2 to this Plan.

**III. Proposed 10-Year WAPBID Work Plan and Budget**

**Overview**

The Programs and activities to be funded by the WAPBID include Sidewalk Operations, District Identity and Administration. The property uses within the boundaries of the WAPBID that will receive special benefits from WAPBID funded programs, services and improvements are currently retail, office, grocery, restaurant, auto services, ecumenical, schools and mixed-use housing developments. WAPBID funded activities are primarily designed to provide special benefits as described below to identified assessed parcels and array of land uses within the boundaries of the WAPBID.

These benefits are particular and distinct to each and every identified assessed parcel within the WAPBID and are not provided to non-assessed parcels outside of the WAPBID. These programs, services and

improvements will only be provided to each individual assessed parcel within the WAPBID boundaries and, in turn, confer proportionate "special benefits" to each assessed parcel.

In the case of the WAPBID, the very nature of the purpose of this WAPBID is to fund supplemental programs, services and improvements to assessed parcels within the WAPBID boundaries above and beyond what is currently being funded either via normal tax supported methods or other funding sources. 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 WAPBID are for services, programs and improvements directly and specially benefiting each individual assessed parcel within the WAPBID. No WAPBID funded services, activities or programs will be provided outside of the WAPBID boundaries.

The total projected 10-year budget (special benefits) for 2027 – 2036 of the WAPBID are shown in the Table on page 11 of this Plan assuming a maximum increase of 5% per year, commensurate to special benefits received by each assessed parcel.

### **WORK PLAN DETAILS**

The services to be provided by the WAPBID include Sidewalk Operations, District Identity and Administration. Each of these work plan elements are designed to contribute to the cohesive mix-use fabric and to ensure economic success and vitality of each assessed parcel in the WAPBID. The assessed parcels in the WAPBID will specially benefit from the WAPBID programs in the form of increasing commerce, livability and improving economic success and vitality through meeting the WAPBID goals to maintain and improve the commercial core by providing services to attract customers and residents in an effort to increase commerce, to increase building occupancies and lease rates.

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

### **Sidewalk Operations**

\$ 225,900 (Special Benefit) + \$ 6,246 (General Benefit) = \$ 232,146 (65%) \*

\* These numbers represent Year 1 costs and are rounded to the closest whole dollar amount

Sidewalk Operations is a term to define the cleanliness of the sidewalks in the proposed renewed WAPBID. Sidewalk Operations special benefit services include but are not limited to a landscaping, sanitation and a beautification work plan component encompassing services, personnel, trash disposal, sidewalk cleaning, graffiti removal and tree planting, maintenance and trimming.

- Sidewalk Cleaning entails periodic pressure washing of all sidewalks throughout the WAPBID at a frequency determined by the Owners Association
- Landscaping Services includes landscaping care and weed removal services throughout the entire WAPBID at the discretion of the property owners, at a frequency determined by the Owners Association.

- Sanitation Personnel work on a regular basis sweeping up trash and litter from the sidewalks and gutters of the WAPBID at a frequency determined by the Owners Association.
- Trash Disposal includes emptying, servicing and cleaning WAPBID owned and managed trash receptacles which are placed along sidewalks throughout the WAPBID. Sanitation personnel empty the trash in WAPBID paid dumpsters located within the WAPBID. The WAPBID will seek grants for special benefit trash receptacles to be distributed along West Adams Boulevard.
- Graffiti Removal entails receiving reports of and then quick removal of graffiti throughout the WAPBID.
- Tree Planting and Trimming entails the planting of, maintenance of and trimming and care of trees throughout the WAPBID, at a frequency determined by the Owners Association.

The goal of the Sidewalk Operations work plan component is to ensure that all identified assessed parcels are clean and well maintained, thereby creating an attractive WAPBID for the special benefit of each and every assessed WAPBID parcel. These supplemental services will assist in creating a clean and orderly environment for the special benefit of each assessed parcel in the WAPBID. A well maintained and managed environment may improve commerce and livability and may attract patrons, visitors and tenants and increase rents and occupancies. For the array of land uses within the WAPBID (i.e. retail, office, grocery, restaurant, auto service, offices, churches, schools, parking and mixed-use residential), this work plan component is designed to increase pedestrian traffic, increase commerce and customer activity, attract and retain new business and patrons, and may increase commercial/residential rents and occupancies for the assessed parcels within the WAPBID boundaries. Each assessed parcel will specially benefit from the Sidewalk Operations programs which will only be provided to, and for the direct benefit of, each identified assessed parcel within the WAPBID boundaries.

### **District Identity**

\$ 38,229 (Special Benefit) + \$ 1,057 (General Benefit) = \$ 39,286 (11%) \*

\* These numbers represent Year 1 costs and are rounded to the closest whole dollar amount

The District Identity component of the WAPBID work program strives to enhance the identity of the WAPBID by building a positive and attractive identity for the emerging WAPBID. This is key to increasing commerce, attracting tenants and residents and fostering growth and new development in the WAPBID.

The District Identity services includes, but is not limited to:

- Branding the WAPBID as a destination to visit, dine, shop, live and invest;
- Maintain a website to promote available retail opportunities, identify properties and residential units for lease or for sale and promote the new programs that the WAPBID funds;
- Beautify the WAPBID in conjunction with the Sidewalk Operations maintenance work;
- Manage a public relations and social media campaign to bring positive attention to the WAPBID;
- Fund and install holiday decoration and banners;
- Seek opportunities to partner with new development to create new public spaces in street fronting areas that could be used by the community at large and managed by the WAPBID maintenance staff;

- Other programs that bring a positive light to the WAPBID to benefit the individual parcel owners in the WAPBID.

The District Identity component is designed to promote the image of WAPBID to attract and increase pedestrian activity and both business and residential occupancies. This program helps meet the goals of business and service attraction and retention and increased commerce while attracting new businesses, residents and investors.

The District Identity program is also designed with the intent to increase the public's awareness of the WAPBID as a single destination in order to attract consumers to the rich collection of attractions, events, and services which will ultimately lead to increased commerce and livability. For example, the WAPBID publishes a regular e-newsletter to keep property owners informed of upcoming events and services. The Owners' Association will continue to use its website to promote the assessed WAPBID parcels in an effort to increase awareness of the WAPBID as a destination for consumers and business and residential tenants and increase occupancy and commerce on the assessed parcels. The website is designed to provide visitors with information about the WAPBID and comply with the open meetings and records provisions of the Brown Act.

### **Administration**

\$ 83,409 (Special Benefit) + \$ 2,306 (General Benefit) = \$ 85,715 (24%) \*

\* These numbers represent Year 1 costs and are rounded to the closest whole dollar amount

The Administration component includes activities such as: contract personnel, operations, professional services (e.g. legal, accounting, insurance), production of the Annual Planning Report and Budget, preparation for the regular and Annual Board meetings, preparation of taxes, City required quarterly reports, facilitation of meetings of the Owners' Association, Brown Act compliance, outreach to WAPBID property and business owners, and participation in professional peer/best practice forums such as the Los Angeles Business Improvement District Consortium, the California Downtown Association or the International Downtown Association. It may also cover the costs associated with WAPBID renewal and/or expansion.

The Administration component in this Plan sets aside a contingency/reserve which provides for unforeseen as well as programmed costs related to operating the WAPBID. These costs may include, but are not limited to:

- City and/or County fees associated with their oversight and implementation of the WAPBID,
- The implementation of the Management District Plan and the Engineer's Report.
- City fees to collect and process the assessments, delinquencies and non-payments. A percent of the budget is held in reserve to offset delinquent and/or slow payment from both public and private properties. This component also funds the expenses charged by the City of Los Angeles and County of Los Angeles for collection and distribution of WAPBID revenue.
- Other unanticipated costs related to the compliance of the Management District Plan and Engineer's report.
- Reimbursement costs to fund this renewal effort.
- Funding for renewal of the WAPBID at the end of this proposed 10-year renewal term.

In summary, all WAPBID funded services, programs and improvements described above confer special benefits to identified assessed parcels inside the WAPBID boundaries and none will be provided outside of

the WAPBID. Each assessed parcel within the WAPBID will proportionately specially benefit from the Sidewalk Operations, District Identity and Administration components of the Management Plan. All WAPBID 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 assessed parcel within the boundaries of the WAPBID.

**WORK PLAN BUDGET**

Each identified assessed parcel within the WAPBID will be assessed the full amount of the proportionate special benefit conferred upon it based on the level of WAPBID funded services provided. The projected WAPBID program cost allocation (special benefit) budget for Year 1 (2027) is shown in the following Table:

**WAPBID Year 1 (2027) Special Benefit Assessment Budget \***

<b>Sidewalk Operations</b>	<b>District Identity</b>	<b>Administration</b>	<b>TOTAL</b>
\$225,900	\$38,229	\$83,409	\$347,538
65%	11%	24%	100%

\* These numbers are rounded to the closest whole dollar amount

In order to carry out the WAPBID programs outlined in the previous section, a Year 1 assessment budget of \$347,538 is projected. Since the WAPBID is planned for a 10-year term, projected program costs for future years (Years 2-10) are set at the inception of the WAPBID. While future inflationary and other program cost increases are unknown at this point, a maximum increase of 5% per annum, commensurate to special benefits received by each assessed parcel, is incorporated into the projected program costs and assessment rates for the proposed 10-year WAPBID term. It is noted that the 5% maximum annual rate increase is deemed necessary in order to offset service and improvement cost increases projected over the next several years and to provide levels of service and types of improvements expected and requested by WAPBID stakeholders. Carryovers, if any, may be reapportioned the following year for related programs, services and improvements but will not exceed 10% of the overall assessment budget. Detailed annual budgets will be prepared by the Owners’ Association Board and included in an Annual Plan for the Los Angeles City Council’s review and approval.

It is estimated that up to \$10,000 may be carried over from the current WAPBID term ending December 31, 2026 to the first year of the proposed 10-year renewal term. Because there is no certainty as to the actual amount of any term carryover, such surplus carryover funds are not reflected in the 2027 budget. Carryover funds, if any, will be applied to the same budget line item(s) that was the source of the carryover funds. Carryover funds, if any, would only be expected from Sidewalk Operations and thus the 2027 budget for Sidewalk Operations could increase from the proposed 2027 amount of \$225,900 to as much as \$235,900 should such a surplus be carried over from 2026 to the renewed term beginning January 1, 2027.

It is recognized that market conditions may cause the cost of providing goods and services to fluctuate from year to year during the 10-year term of the proposed WAPBID. 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 10-year projected WAPBID budget is shown in the following Table:

**YEAR 1-10 PROJECTED WAPBID ASSESSMENT BUDGET SUMMARY (Special Benefits) \***  
 (Assumes 5% max rate increase per year)

YR		Sidewalk Operations	District Identity	Administration	TOTAL
		65%	11%	24%	100%
1	2027	\$225,900	\$38,229	\$83,409	\$347,538
2	2028	\$237,195	\$40,140	\$87,579	\$364,914
3	2029	\$249,055	\$42,147	\$91,958	\$383,160
4	2030	\$261,508	\$44,254	\$96,556	\$402,318
5	2031	\$274,583	\$46,467	\$101,384	\$422,434
6	2032	\$288,312	\$48,790	\$106,453	\$443,555
7	2033	\$302,728	\$51,230	\$111,776	\$465,734
8	2034	\$317,864	\$53,792	\$117,365	\$489,021
9	2035	\$333,757	\$56,482	\$123,233	\$513,472
10	2036	\$350,445	\$59,306	\$129,395	\$539,146

\* These numbers are rounded to the closest whole dollar amount

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

No bonds are to be issued in conjunction with the proposed WAPBID.

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 (not to exceed 10%) or returned to stakeholders. WAPBID assessment funds may be used to pay for costs related to the following WAPBID renewal term. If the WAPBID is not renewed or terminated for any reason, unexpended funds will be returned to the property owners.

**Special/General Benefits**

Total program costs are estimated to be \$357,147. The Assessment Engineer has determined that the composite general benefit value portion of this equates to \$9,609 or 2.6905% of the total estimated WAPBID program costs. Subtracting the composite general benefit value of \$9,609 from the total estimated program cost of \$357,147 results in a special benefit value of \$347,538. This is the total amount of assessments to be levied on the 100 assessed parcels in the WAPBID for Year 1-2027. General benefit costs of \$9,609 will need to be funded by other non-assessment sources. (See attached Engineer’s Report for more details on special and general benefits and the calculations used for determining each). A breakdown of projected special and general benefit costs for each year of the 10-year renewal term is shown in the following Table:

**10 Year Special + General Benefits Costs (Assumes max of 5% Annual Increase)**

(\*These numbers are rounded to the closest whole dollar amount)

YR		PROGRAM CATEGORY	SPECIAL BENEFITS	GENERAL BENEFITS	TOTAL BENEFITS	% OF TOTAL
1	2027	Sidewalk Operations	\$225,900	\$6,246	\$232,146	65%
		District Identity	\$38,229	\$1,057	\$39,286	11%
		Administration	<u>\$83,409</u>	<u>\$2,306</u>	<u>\$85,715</u>	<u>24%</u>
		Total	\$347,538	\$9,609	\$357,147	100%
2	2028	Sidewalk Operations	\$237,195	\$6,558	\$243,753	65%
		District Identity	\$40,140	\$1,110	\$41,250	11%
		Administration	<u>\$87,579</u>	<u>\$2,421</u>	<u>\$90,000</u>	<u>24%</u>
		Total	\$364,914	\$10,089	\$375,003	100%
3	2029	Sidewalk Operations	\$249,055	\$6,886	\$255,941	65%
		District Identity	\$42,147	\$1,166	\$43,313	11%
		Administration	<u>\$91,958</u>	<u>\$2,542</u>	<u>\$94,500</u>	<u>24%</u>
		Total	\$383,160	\$10,594	\$393,754	100%
4	2030	Sidewalk Operations	\$261,508	\$7,230	\$268,738	65%
		District Identity	\$44,254	\$1,224	\$45,478	11%
		Administration	<u>\$96,556</u>	<u>\$2,669</u>	<u>\$99,225</u>	<u>24%</u>
		Total	\$402,318	\$11,123	\$413,441	100%
5	2031	Sidewalk Operations	\$274,583	\$7,592	\$282,175	65%
		District Identity	\$46,467	\$1,285	\$47,752	11%
		Administration	<u>\$101,384</u>	<u>\$2,802</u>	<u>\$104,186</u>	<u>24%</u>
		Total	\$422,434	\$11,679	\$434,113	100%
6	2032	Sidewalk Operations	\$288,312	\$7,972	\$296,284	65%

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		District Identity	\$48,790	\$1,349	\$50,139	11%
		Administration	<u>\$106,453</u>	<u>\$2,942</u>	<u>\$109,395</u>	<u>24%</u>
		Total	\$443,555	\$12,263	\$455,818	100%
7	2033	Sidewalk Operations	\$302,728	\$8,371	\$311,099	65%
		District Identity	\$51,230	\$1,416	\$52,646	11%
		Administration	<u>\$111,776</u>	<u>\$3,089</u>	<u>\$114,865</u>	<u>24%</u>
		Total	\$465,734	\$12,876	\$478,610	100%
8	2034	Sidewalk Operations	\$317,864	\$8,790	\$326,654	65%
		District Identity	\$53,792	\$1,487	\$55,279	11%
		Administration	<u>\$117,365</u>	<u>\$3,243</u>	<u>\$120,608</u>	<u>24%</u>
		Total	\$489,021	\$13,520	\$502,541	100%
9	2035	Sidewalk Operations	\$333,757	\$9,230	\$342,987	65%
		District Identity	\$56,482	\$1,561	\$58,043	11%
		Administration	<u>\$123,233</u>	<u>\$3,405</u>	<u>\$126,638</u>	<u>24%</u>
		Total	\$513,472	\$14,196	\$527,668	100%
10	2036	Sidewalk Operations	\$350,445	\$9,692	\$360,137	65%
		District Identity	\$59,306	\$1,639	\$60,945	11%
		Administration	<u>\$129,395</u>	<u>\$3,575</u>	<u>\$132,970</u>	<u>24%</u>
		Total	\$539,146	\$14,906	\$554,052	100%

**Duration**

As allowed by State PBID Law, the WAPBID will have a ten (10) year operational term from January 1, 2027 to December 31, 2036. The renewed WAPBID operation is expected to begin services on January 1, 2027. If the WAPBID is not renewed again at the end of the proposed 10-year renewal term, services will end on December 31, 2036.

**Time and Manner of Collecting Assessments**

As provided by State Law, the WAPBID 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. WAPBID 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 Plan and the Assessment Engineer’s Report.

#### **IV PROPOSED ASSESSMENT FORMULA**

The WAPBID programs and services described in this Plan will be funded through benefit assessments against real property in the WAPBID and non-assessment revenues to fund the costs associated with general benefits conferred on assessed parcels within the WAPBID, the public at large and surrounding parcels outside of the WAPBID boundaries. The assessment formula has been developed by the Assessment Engineer to ensure that no parcel will be assessed an amount that exceeds the cost of the proportionate special benefit that parcel derives from the programs, services and improvements to be funded by the proposed benefit assessments. The assessment rates are based on the anticipated benefit to be derived by each individual parcel within the boundary of the WAPBID.

Based on the specific needs and corresponding nature of the program activities to be funded by the proposed renewed WAPBID (i.e. Sidewalk Operations, District Identity and Administration) it is the opinion of the Assessment Engineer that the assessment factors on which to base assessment rates relate directly to the proportionate amount of building area, land area and street frontage except as noted otherwise herein within one benefit zone.

The “Basic Benefit Units” will be expressed as a combined function of gross building square footage (Benefit Unit “A”), land square footage (Benefit Unit “B”), street frontage (Benefit Unit “C”) and in the case of residential condominium parcels – interior building pad square footage (Benefit Unit “D”). Based on the shape of the proposed WAPBID, as well as the nature of the WAPBID program elements, it is determined that all identified properties will gain a direct and proportionate degree of special benefit based on the respective amount of building area, land area and street frontage of each parcel except as noted otherwise herein within one benefit zone.

For the array of land uses within the WAPBID, the interactive application of building and land areas and street frontage quantities are a common method of fairly and equitably spreading special benefit costs to these beneficiaries of WAPBID funded services, programs and improvements. Each of these factors directly relates to the degree of special benefit each assessed parcel will receive from WAPBID funded activities. There are no parcels zoned solely residential within the WAPBID.

Building area is a direct measure of the static utilization of each parcel and its corresponding impact or draw on WAPBID funded activities. In the opinion of the Assessment Engineer, the targeted weight of this factor, building area, should generate approximately 35% of the total WAPBID revenue (35.99858% when adjusted for precise parcel measurements, new developments since the initial target weight was set and program costs).

Land area is a direct measure of the current and future development capacity of each parcel and its corresponding impact or draw on WAPBID funded activities. In the opinion of the Assessment Engineer, the targeted weight of this factor, land area, should generate approximately 30% of the total WAPBID revenue (29.35791% when adjusted for precise parcel measurements, new developments since the initial target weight was set and program costs).

Street Frontage is a direct measure of the current and future development capacity of each parcel and its corresponding impact or draw on WAPBID funded activities. Street frontage includes all public street frontages of a parcel. In the opinion of the Assessment Engineer, the targeted weight of this factor, street

frontage, should generate approximately 35% of the total WAPBID revenue (34.64352% when adjusted for precise parcel measurements, new developments since the initial target weight was set and program costs).

### **Special Circumstances**

#### **1. Internal Parking**

It is the opinion of this Assessment Engineer that internal building area allocated for parking solely for the use of the parcel's tenants and NOT available to the public at any time shall have that portion of the building area subtracted from the individual parcel's assessable gross building area. This adjustment only applies to the building area of internal structured parking whether at, above or below grade that is not available to public access and use. This finding is made since internal tenant parking is not income generating and, as such, does not confer special benefits on the parcel for internal parking area from PBID funded programs and services. While efforts have been made to identify parcels for which this assessment adjustment is applicable, Los Angeles County property records do not readily reveal this information. Therefore it is the responsibility of individual parcel owners to inform the Owners' Association and, in turn, the Assessment Engineer if such deductions are applicable to their parcel but have not been applied to the parcel's assessment.

#### **2. Residential Condominiums**

Residential condominium parcels (future) will be assessed as a separate category. It is the opinion of this Assessment Engineer that residential condominium parcels will proportionately specially benefit from WAPBID funded programs and activities, but differently than commercial parcels and other residential parcels with multiple units on them. As such, based on the development configuration of such units which are generally multi floor buildings with no direct land or street frontage, the assessments for residential condominiums shall be assessed based solely on the internal building area of each residential condominium unit at the rate of \$0.1679 per square foot of internal building pad area, subject to any approved future annual rate increases.

#### **3. Commercial and Mixed-Use Condominiums**

While no mixed-use condominiums currently exist within the WAPBID, ground floor commercial condominiums within the WAPBID shall be assessed based on actual land area covered, condominium building area and direct street frontage for each unit. Because such uses are typically developed as part of a multi-floor mixed-use complex, special methodologies are needed to address the levy of assessments on such land uses as follows:

##### **Multi-Floor Commercial Only Condominiums (Upper Floors)**

- Building area assessed at respective building area rate and pro-rated for land area and street frontage based on quantities of the whole complex

##### **Multi-Floor Mixed-Use Condominiums**

- Commercial condo (See above for ground floor and upper floor locations)  
- Residential condo (See # 1 above)

#### **4. Changes to Building or Parcel Size**

Any changes in building size, parcel size and street frontage(s) as a result of new construction or demolition or land adjustments including but not limited to lot splits, consolidations, subdivisions, street dedications

and right of way setbacks shall have their assessment adjusted upon final City approval of such parcel adjustments. Property owners must report to the City any changes to parcel and/or building measurements by April 1 of any given year during the 10 year WAPBID term in order to be considered for parcel assessment review and adjustment.

**5. Other Future Development**

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

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

**Year 1 – 2027 - Assessable Benefit Units**

	<b>BLDG AREA (SF)</b>	<b>LAND AREA (SF)</b>	<b>STREET FRONTAGE (LF)</b>	<b># OF ASSESSABLE PARCELS</b>
<b>CURRENT AREA</b>	646,028	751,558	11,245	77
<b>EXPANSION AREA</b>	<u>99,111</u>	<u>160,238</u>	<u>2,204</u>	<u>23</u>
<b>TOTAL</b>	745,139	911,796	13,449	100

**Year 1 – 2027 Projected Assessment Revenue \***

<b>BLDG ASSMT REVENUE</b>	<b>LAND ASSMT REVENUE</b>	<b>STREET FRONTAGE ASSMT REVENUE</b>	<b>TOTAL ASSMT REVENUE</b>
\$125,108.84	\$102,029.97	\$120,399.48	\$347,538.29
35.99858%	29.35791%	34.64352%	100.00%

The number of Benefit Units for each identified benefiting parcel within the proposed renewed WAPBID was computed from data extracted from County Assessor records and maps. These data sources delineate current land uses, property areas and dimensions of record for each tax parcel. While it is understood that this data does not represent legal field survey measurements or detailed title search of recorded land subdivision maps or building records, it does provide an acceptable basis for the purpose of calculating property-based assessments. All respective property data being used for assessment computations will be provided to each property owner in the WAPBID for their review. If a property owner believes there is an error on a parcel’s assessed footages, the WAPBID may confirm the data with the LA County Assessor’s office. If WAPBID data matches Assessor’s data, the property owner may opt to work with the Assessor’s office to correct the data so that the WAPBID assessment may be corrected. Property owners must report to the City any changes to parcel and/or building measurements by April 1 of any given year during the 10 year WAPBID term in order to be considered for parcel assessment review and adjustment.

**Assessment Formula**

Based on the nature of the programs to be funded as well as other rationale outlined in Step 1 above, it is the opinion of this Engineer that the WAPBID assessments will be based on building area, land area, and street frontage, except as noted herein.

The proposed assessment formula, except as noted herein, is as follows:

Assessment = Building Area (Unit A) Sq Ft x Unit A Rate, plus  
 Land Area (Unit B) Sq Ft x Unit B Rate, plus  
 Street Frontage (Unit C) Lin Ft x Unit C Rate

**YEAR 1 –2027 Assessment Rates**

<b>BLDG ASSMT RATE (\$/SF)</b>	<b>LAND ASSMT RATE (\$/SF )</b>	<b>STREET FRONTAGE ASSMT RATE (\$/LF)</b>
\$0.1679	\$0.1119	\$8.9523

The complete Year 1 – 2027 assessment roll of all parcels to be assessed by this WAPBID is included in this Plan as Appendix I.

**Assessment Formula Unit Rates**

Using figures from the Assessable Benefit Units Table and the Projected Assessment Revenue Table on page 16 of this Plan, the assessment rates and weighted multipliers for each factor are calculated as follows:

Building Area Rate (Unit A)

$(\$347,538.29 \times 35.99858\%) / 646,028 \text{ units} = \$0.1679 / \text{sq ft of gross exterior building area}$

Land Area Rate (Unit B)

$(\$347,538.29 \times 29.35791\%) / 911,796 \text{ units} = \$0.1119 / \text{sq ft land area}$

Street Frontage Rate (Unit C)

$(\$347,538.29 \times 34.64352\%) / 13,449 \text{ units} = \$8.9523 / \text{linear ft street frontage}$

Residential Condo Building Area Rate (Unit D) = \$0.1679/sq ft of interior building pad area

**SAMPLE ASSESSMENT CALCULATIONS:**

A 4,906 sq ft building on a 7,700 sq ft lot with 192 linear feet of street frontage

Building Assessment	= 4,906 sq ft x \$0.1679/sq ft	= \$ 823.72
Land Assessment	= 7,700 sq ft x \$0.1119/sq ft	= \$ 861.63
Frontage Assessment	= 192 lin ft x \$8.9523/lin ft	= <u>\$1,718.84</u>
<b>TOTAL YEAR 1 ASSESSMENT</b>		= <b><u>\$3,404.19</u></b>

For business budgeting, this equates to \$284 per month, \$71 per week, \$10 per day or for rent add-on, \$0.058 per sq ft of bldg/mo.

Since the renewed WAPBID is planned for a 10-year term, maximum assessment rates for future years (Years 2-10) must be set at the inception of the WAPBID. While future inflationary and other program cost increases are unknown at this point, a maximum increase of 5% per year is incorporated into the projected program costs and, in turn, the resultant assessment rates for the 10-year term of the WAPBID. These figures are shown in the Table below. Assessment rates may not exceed those indicated below.

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

**WAPBID – 10 Year Maximum Assessment Rates  
(Includes a 5%/Yr. Max Increase)**

YEAR	BLDG AREA ASSMT RATE (\$/SF)	LAND AREA ASSMT RATE (\$/SF )	STREET FRONTAGE ASSMT RATE (\$/LF)
YR 1-2027	\$0.1679	\$0.1119	\$8.9523
YR 2-2028	\$0.1763	\$0.1175	\$9.3999
YR 3-2029	\$0.1851	\$0.1234	\$9.8699
YR 4-2030	\$0.1944	\$0.1296	\$10.3634
YR 5-2031	\$0.2041	\$0.1361	\$10.8816
YR 6-2032	\$0.2143	\$0.1429	\$11.4257
YR 7-2033	\$0.2250	\$0.1500	\$11.9970
YR 8-2034	\$0.2363	\$0.1575	\$12.5969

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YR 9-2035	\$0.2481	\$0.1654	\$13.2267
YR 10-2036	\$0.2605	\$0.1737	\$13.8880

The complete Year 1 – 2027 assessment roll of all parcels to be assessed by the WAPBID is included in this Plan as Appendix I.

**V. PUBLICLY OWNED PARCELS**

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

There is one identified and assessed publicly owned parcel within the WAPBID which is owned by the Los Angeles Unified School District (LAUSD). It is located at 5611 S. Orange Drive (APN 5049-017-901).

This publicly owned parcel and facility within WAPBID will proportionately specially benefit from the WAPBID funded supplemental services, programs and improvements, but differently than privately owned parcels. It is the opinion of the Assessment Engineer that this (and other) publicly owned parcels and public facilities do not specially benefit to the same extent as privately owned parcels from WAPBID funded services, programs and improvements such as aspects of District Identity and administration that specially benefit business, commerce, occupancies and rents. To offset this special benefit differential, this (and other) publicly owned parcels with public facilities on them will not be assessed for public building areas located on these parcels. Publicly owned parcels with non-government facilities/uses on them, if any, would be assessed for building areas not occupied by government uses and facilities.

The assessment of this LAUSD owned parcel will be based on assessable parcel land area and assessable parcel street frontage. This parcel spans almost 3 full blocks south of West Adams Boulevard but it is the opinion of the Assessment Engineer that only the portion of this parcel that approximately lines up in depth with neighboring commercial/mixed-use parcels to the east and west shall be assessed. The south line of the assessable portion of this larger parcel was determined by extending a line from the angle point on the eastern parcel property line along S. Orange Drive to the angle point on the western parcel property line along S. Sycamore Avenue. This configuration results in a net assessable parcel land area of 35,213 square feet and a net assessable parcel street frontage of 531 linear feet as shown in the Table below.

**LAUSD (Cienega Elementary School – 5611 S. Orange Drive – APN 5049-017-901)**

	<b>Building Area (SF)</b>	<b>Land Area (SF)</b>	<b>Street Frontage (LF)</b>	<b>Year 1 - 2027 Assessment</b>	<b>% of Total</b>
<b>Assessable Units</b>	0	35,213	531		
<b>Assessment Rates</b>	\$0.1679/SF	\$0.1119/SF	\$8.9523/LF		
<b>Assessment</b>	\$0.00	\$3,940.33	\$4,753.68	<b>\$8,694.01</b>	<b>2.50%</b>

WAPBID services are designed to improve the cleanliness and image of assessed publicly owned parcels and facilities for visitors, their employees, students and users of public facilities on publicly owned parcels within the WAPBID by reducing litter and debris, each considered detractors to employment, visitation and use of public facilities if not contained and properly managed. In turn, these services will serve to enhance the public purpose provided by public facilities and parcels within WAPBID.

There is no compelling evidence that this identified assessable publicly owned parcel and facility would not proportionately specially benefit from WAPBID funded programs, services and improvements as delineated above and, thus, will be assessed similar to privately owned parcels, except as noted herein.

**VI. WAPBID GOVERNANCE**

The governance or management of the WAPBID requires an “Owner’s Association” to carry out the WAPBID funded services and activities. State PBID Law (36600 Streets & Highways Code) also requires that the Owner’s Association carry out specific additional functions. For the WAPBID this includes preparation of an Annual Report to the City Council on the WAPBID activities for the past fiscal year and those proposed for the next fiscal year. The Owner’s Association may also recommend to the City Council from time to time, changes to the WAPBID boundaries, benefit zones, assessment formula or WAPBID programs and activities, all subject to public notification and, in some cases, petition/balloting requirements.

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

**VII. PROPOSED RULES AND REGULATION APPLIED TO THE WAPBID**

There are no specific rules or regulations applied to the WAPBID

**VIII. OTHER ITEMS**

No bonds will be issued for any WAPBID projects in conjunction with this renewal.

**IX. PLAN AUTHOR**

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

**X. IMPLEMENTATION TIMETABLE**

The renewed WAPBID is expected to begin operation by January 1, 2027. In order to meet this goal, the following procedural timeline is proposed:

<u>Date</u>	<u>Action/Task</u>
Jan-Feb 2026	• Develop/finalize WAPBID Management District Plan/Engineer’s Report
Early 2026	• Strategize support campaign/meetings etc.
March 2026	• Initiate petition drive
March 2026	• Collect petitions signed by property owners
April 2026	• Submit majority support petitions to City
May 2026	• City Council adopts Ordinance of Intention to renew the WAPBID
May 2026	• City sends notice of WAPBID public hearing and a ballot to property owners within WAPBID
Mid-2026	• City Council conducts hearing (ballots due by this date)
Mid-2026	• Providing no majority ballot protest is filed at the hearing, Council approves Ordinance of Renewal for the WAPBID
Mid 2026	• Assessment roll submitted to LA County Assessor
Dec 10/Apr 10 (due)	• Assessments billed and collected by LA County with property taxes
1st Qtr 2027	• Revenues remitted to Owner’s Association per contract with City
(10 years)	• Owner’s Association carries out renewed WAPBID programs and services

APPENDIX 1  
YR 1 – 2027  
WAPBID  
ASSESSMENT ROLL

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APN		SITE ADDRESS	SITE CITY	SITE ZIP CODE	BLDG AREA (SF)	LAND AREA (SF)	STREET FRONT (LF)	2027 ASSMT	% OF TOTAL
5043-001-005	5401	W ADAMS BLVD	LOS ANGELES	90016	672	5,987	150	\$2,125.62	0.61%
5043-001-006		NO SITE ADDRESS	LOS ANGELES	90016	0	2,500	25	\$503.56	0.14%
5043-001-007	5409	W ADAMS BLVD	LOS ANGELES	90016	1,875	2,500	25	\$818.37	0.24%
5043-001-008	5411	W ADAMS BLVD	LOS ANGELES	90016	3,674	2,500	25	\$1,120.42	0.32%
5043-001-024	5445	W ADAMS BLVD	LOS ANGELES	90016	0	10,593	206	\$3,029.53	0.87%
5043-001-025	5469	W ADAMS BLVD	LOS ANGELES	90016	15,622	15,600	156	\$5,765.13	1.66%
5043-001-026	5477	W ADAMS BLVD	LOS ANGELES	90016	3,682	5,393	154	\$2,600.34	0.75%
5043-001-035	5427	W ADAMS BLVD	LOS ANGELES	90016	0	5,000	150	\$1,902.35	0.55%
5043-001-037	5421	W ADAMS BLVD	LOS ANGELES	90016	3,051	12,500	125	\$3,030.05	0.87%
5043-002-001	5351	W ADAMS BLVD	LOS ANGELES	90016	4,906	7,700	192	\$3,404.19	0.98%
5043-002-002	5359	W ADAMS BLVD	LOS ANGELES	90016	6,944	7,410	184	\$3,642.30	1.05%
5043-002-029	5335	W ADAMS BLVD	LOS ANGELES	90016	56,866	32,310	509	\$17,720.01	5.10%
5043-003-001	5235	W ADAMS BLVD	LOS ANGELES	90016	5,248	5,460	174	\$3,049.81	0.88%
5043-003-002	5237	W ADAMS BLVD	LOS ANGELES	90016	3,066	5,460	44	\$1,519.66	0.44%
5043-003-003	5241	W ADAMS BLVD	LOS ANGELES	90016	0	5,240	44	\$980.26	0.28%
5043-003-014	5247	W ADAMS BLVD	LOS ANGELES	90016	3,318	5,460	44	\$1,561.97	0.45%
5043-003-015	5253	W ADAMS BLVD	LOS ANGELES	90016	6,434	6,760	55	\$2,329.09	0.67%
5043-003-016	5257	W ADAMS BLVD	LOS ANGELES	90016	2,382	4,160	164	\$2,333.62	0.67%
5043-003-030	5281	W ADAMS BLVD	LOS ANGELES	90016	3,150	5,330	44	\$1,519.21	0.44%
5043-003-031		NO SITE ADDRESS	LOS ANGELES	90016	0	5,460	174	\$2,168.67	0.62%
5043-003-047	5271	W ADAMS BLVD	LOS ANGELES	90016	0	5,240	44	\$980.26	0.28%
5043-003-048	5277	W ADAMS BLVD	LOS ANGELES	90016	0	5,240	44	\$980.26	0.28%
5043-003-051	5267	W ADAMS BLVD	LOS ANGELES	90016	14,623	10,660	218	\$5,599.66	1.61%
5043-004-034	5238	W ADAMS BLVD	LOS ANGELES	90016	2,268	14,600	253	\$4,279.47	1.23%
5043-004-036	2619	S REDONDO BL	LOS ANGELES	90016	0	16,310	50	\$2,272.70	0.65%
5043-004-037	5252	W ADAMS BLVD	LOS ANGELES	90016	0	7,730	192	\$2,583.83	0.74%
5043-004-038	5246	W ADAMS BLVD	LOS ANGELES	90016	0	7,375	50	\$1,272.88	0.37%
5043-005-013	5284	W ADAMS BLVD	LOS ANGELES	90016	1,400	5,314	153	\$2,199.40	0.63%
5043-005-014	5278	W ADAMS BLVD	LOS ANGELES	90016	4,120	7,500	50	\$1,978.61	0.57%
5043-005-015	5276	W ADAMS BLVD	LOS ANGELES	90016	1,044	7,500	50	\$1,462.15	0.42%
5043-005-016	5268	W ADAMS BLVD	LOS ANGELES	90016	0	15,471	253	\$3,996.14	1.15%
5043-006-002	5306	W ADAMS BLVD	LOS ANGELES	90016	4,059	5,720	38	\$1,661.76	0.48%
5043-006-030	5320	W ADAMS BLVD	LOS ANGELES	90016	0	13,680	240	\$3,679.34	1.06%
5043-006-032	5300	W ADAMS BLVD	LOS ANGELES	90016	9,627	6,220	174	\$3,870.09	1.11%
5043-007-001	5370	W ADAMS BLVD	LOS ANGELES	90016	8,307	7,500	179	\$3,836.46	1.10%
5043-007-002	5366	W ADAMS BLVD	LOS ANGELES	90016	1,300	2,500	26	\$730.78	0.21%
5043-007-003	5360	W ADAMS BLVD	LOS ANGELES	90016	3,752	5,000	53	\$1,663.93	0.48%
5043-007-004	5350	W ADAMS BLVD	LOS ANGELES	90016	2,444	9,000	195	\$3,163.15	0.91%
5043-008-001	5474	W ADAMS BLVD	LOS ANGELES	90016	3,219	5,300	156	\$2,530.10	0.73%
5043-008-006	5452	W ADAMS BLVD	LOS ANGELES	90016	7,200	10,170	207	\$4,200.03	1.21%
5043-008-015	5426	W ADAMS BLVD	LOS ANGELES	90016	1,567	5,270	156	\$2,249.37	0.65%
5043-008-016	5420	W ADAMS BLVD	LOS ANGELES	90016	780	2,540	27	\$656.90	0.19%
5043-008-017	5414	W ADAMS BLVD	LOS ANGELES	90016	3,400	5,080	54	\$1,622.74	0.47%
5043-008-018	5412	W ADAMS BLVD	LOS ANGELES	90016	2,125	2,540	27	\$882.73	0.25%

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5043-008-019	5410	W ADAMS BLVD	LOS ANGELES	90016	2,426	2,540	27	\$933.26	0.27%
5043-008-020	5408	W ADAMS BLVD	LOS ANGELES	90016	1,575	2,540	27	\$790.38	0.23%
5043-008-021	5406	W ADAMS BLVD	LOS ANGELES	90016	1,356	2,540	27	\$753.61	0.22%
5043-008-022	5400	W ADAMS BLVD	LOS ANGELES	90016	1,025	2,540	127	\$1,593.27	0.46%
5043-008-036	5462	W ADAMS BLVD	LOS ANGELES	90016	10,058	10,160	107	\$3,783.54	1.09%
5048-001-053	5551	W ADAMS BLVD	LOS ANGELES	90016	1,235	2,741	127	\$1,651.02	0.48%
5048-001-054		NO SITE ADDRESS	LOS ANGELES	90016	581	2,500	25	\$601.11	0.17%
5048-001-055	5555	W ADAMS BLVD	LOS ANGELES	90016	4,626	5,000	50	\$1,783.82	0.51%
5048-001-056	5561	W ADAMS BLVD	LOS ANGELES	90016	2,804	2,500	25	\$974.35	0.28%
5048-001-059	5569	W ADAMS BLVD	LOS ANGELES	90016	4,290	2,500	25	\$1,223.85	0.35%
5048-001-061	5577	W ADAMS BLVD	LOS ANGELES	90016	861	3,097	117	\$1,538.54	0.44%
5048-001-079	5501	W ADAMS BLVD	LOS ANGELES	90016	1,196	9,200	160	\$2,662.66	0.77%
5048-001-080	5511	W ADAMS BLVD	LOS ANGELES	90016	4,500	5,375	50	\$1,804.63	0.52%
5048-001-081	5519	W ADAMS BLVD	LOS ANGELES	90016	4,000	5,375	50	\$1,720.68	0.50%
5048-001-082	5527	W ADAMS BLVD	LOS ANGELES	90016	1,900	7,940	169	\$2,720.43	0.78%
5048-001-085		NO SITE ADDRESS	LOS ANGELES	90016	3,679	4,875	50	\$1,610.83	0.46%
5048-028-006	2603	HAUSER BLVD	LOS ANGELES	90016	5,868	7,223	229	\$3,843.57	1.11%
5048-028-007	5504	W ADAMS BLVD	LOS ANGELES	90016	6,668	6,688	42	\$2,243.94	0.65%
5048-028-012	5530	W ADAMS BLVD	LOS ANGELES	90016	7,569	6,679	157	\$3,423.73	0.99%
5048-028-027	5508	W ADAMS BLVD	LOS ANGELES	90016	0	20,560	168	\$3,804.65	1.09%
5048-029-006	5560	W ADAMS BLVD	LOS ANGELES	90016	2,260	4,545	42	\$1,264.04	0.36%
5048-029-007	5566	W ADAMS BLVD	LOS ANGELES	90016	1,796	4,010	42	\$1,126.26	0.32%
5048-029-008	5570	W ADAMS BLVD	LOS ANGELES	90016	0	8,276	42	\$1,302.08	0.37%
5048-029-019	5618	W ADAMS BLVD	LOS ANGELES	90016	2,400	5,930	189	\$2,758.51	0.79%
5048-029-020	5614	W ADAMS BLVD	LOS ANGELES	90016	5,028	6,160	42	\$1,909.50	0.55%
5048-029-042	5574	W ADAMS BLVD	LOS ANGELES	90016	1,540	8,561	47	\$1,637.30	0.47%
5048-029-044	5552	W ADAMS BLVD	LOS ANGELES	90016	5,512	10,693	231	\$4,189.99	1.21%
5048-029-052	5600	W ADAMS BLVD	LOS ANGELES	90016	30,798	19,810	125	\$8,506.76	2.45%
5049-009-035	5057	W ADAMS BLVD	LOS ANGELES	90016	7,865	27,433	286	\$6,950.64	2.00%
5049-009-036	5075	W ADAMS BLVD	LOS ANGELES	90016	6,660	16,470	310	\$5,736.42	1.65%
5049-009-046	5115	W ADAMS BLVD	LOS ANGELES	90016	4,299	5,610	44	\$1,743.46	0.50%
5049-009-047	5119	W ADAMS BLVD	LOS ANGELES	90016	3,066	5,610	44	\$1,536.44	0.44%
5049-009-049	5121	W ADAMS BLVD	LOS ANGELES	90016	2,783	3,110	121	\$1,898.50	0.55%
5049-009-051	5137	W ADAMS BLVD	LOS ANGELES	90016	0	4,470	35	\$813.52	0.23%
5049-009-052	5143	W ADAMS BLVD	LOS ANGELES	90016	2,358	7,960	63	\$1,850.63	0.53%
5049-009-064	5149	W ADAMS BLVD	LOS ANGELES	90016	4,464	8,010	63	\$2,209.82	0.64%
5049-009-065	5153	W ADAMS BLVD	LOS ANGELES	90016	4,004	6,140	179	\$2,961.80	0.85%
5049-009-080	5133	W ADAMS BLVD	LOS ANGELES	90016	8,053	6,530	178	\$3,676.32	1.06%
5049-009-081	5103	W ADAMS BLVD	LOS ANGELES	90016	64,701	16,830	263	\$15,101.03	4.35%
5049-013-040	2610	S MANSFIELD AVE	LOS ANGELES	90016	0	14,843	239	\$3,800.53	1.09%
5049-013-042	2610	S MANSFIELD AVE	LOS ANGELES	90016	0	7,500	50	\$1,286.87	0.37%
5049-013-044		NO SITE ADDRESS	LOS ANGELES	90016	0	5,120	170	\$2,094.82	0.60%
5049-013-047	5056	W ADAMS BLVD	LOS ANGELES	90016	5,830	14,840	109	\$3,615.25	1.04%
5049-014-011	5112	W ADAMS BLVD	LOS ANGELES	90016	2,000	7,500	50	\$1,622.67	0.47%
5049-014-012	5100	W ADAMS BLVD	LOS ANGELES	90016	6,077	8,045	181	\$3,540.93	1.02%
5049-014-027	2602	S ORANGE DR	LOS ANGELES	90016	21,831	12,500	193	\$6,791.97	1.95%
5049-016-048	5201	W ADAMS BLVD	LOS ANGELES	90016	27,096	7,800	193	\$7,150.03	2.06%
5049-016-049	5211	W ADAMS BLVD	LOS ANGELES	90016	13,300	6,500	53	\$3,434.89	0.99%

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5049-016-088	5181	W ADAMS BLVD	LOS ANGELES	90016	120,847	46,609	456	\$29,588.01	8.51%
5049-016-089	5213	W ADAMS BLVD	LOS ANGELES	90016	73,071	18,460	280	\$16,840.94	4.85%
5049-017-006	2610	ALSACE AVE	LOS ANGELES	90016	3,313	7,971	203	\$3,265.52	0.94%
5049-017-009	5166	W ADAMS BLVD	LOS ANGELES	90016	3,000	7,500	50	\$1,790.57	0.52%
5049-017-010	5160	W ADAMS BLVD	LOS ANGELES	90016	3,549	7,971	203	\$3,305.15	0.95%
5049-017-038	5170	W ADAMS BLVD	LOS ANGELES	90016	23,186	14,750	100	\$6,438.68	1.85%
5049-017-901	2611	S ORANGE DR	LOS ANGELES	90016	0	35,213	531	\$8,694.01	2.50%
5049-019-026	5212	W ADAMS BLVD	LOS ANGELES	90016	26,110	63,160	750	\$18,165.70	5.23%
					745,139	911,796	13,449	\$347,538.29	100.00%

## APPENDIX 2

# WAPBID BOUNDARY MAP

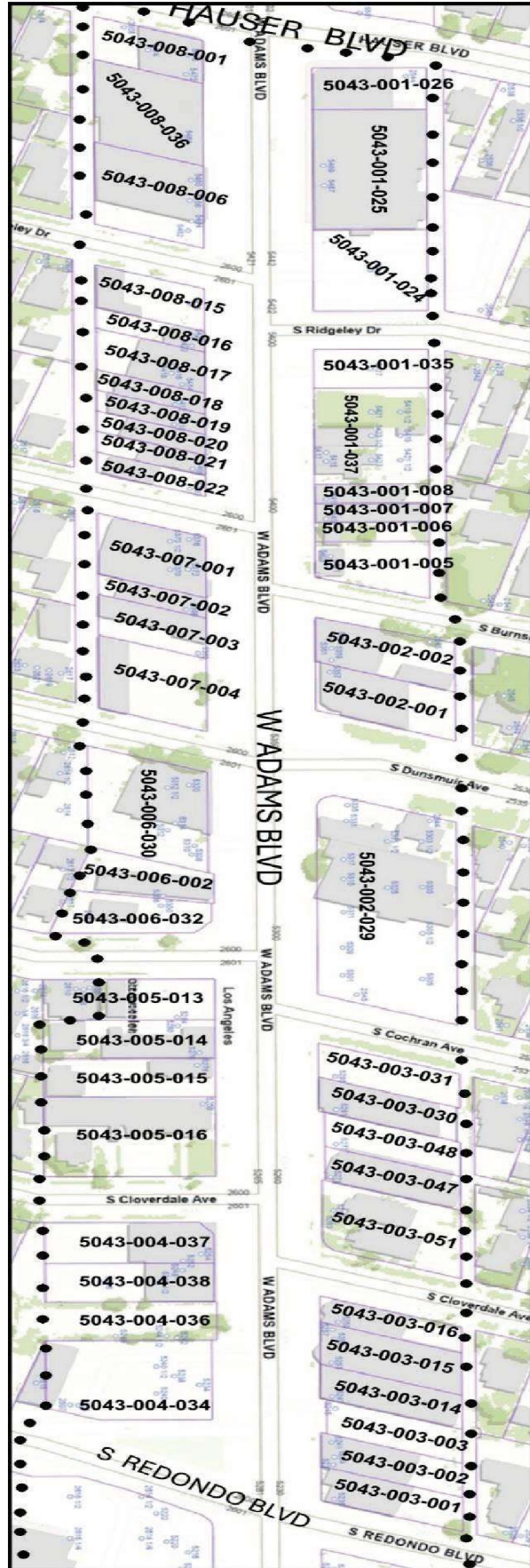
WEST ADAMS PBID – MANAGEMENT DISTRICT PLAN

**WEST ADAMS PBID MAP**  
MAP PAGE 1 OF 3  
PBID BOUNDARY - - -  
N →  
This Map Page Delineates  
(in Pink) the Proposed  
Expansion Area



WEST ADAMS PBID – MANAGEMENT DISTRICT PLAN

WEST ADAMS PBID MAP  
MAP PAGE 2 OF 3  
PBID BOUNDARY . . . . .  
N →



WEST ADAMS PBID – MANAGEMENT DISTRICT PLAN

WEST ADAMS PBID MAP  
MAP PAGE 3 OF 3  
PBID BOUNDARY . . . . .  
N →

