

ATTACHMENT 1

OLD GRANADA VILLAGE BUSINESS IMPROVEMENT DISTRICT RENEWAL

ASSESSMENT ENGINEER'S REPORT

*Being Renewed for an 8-Year Term Pursuant to
California Streets and Highways Code Section 36600 et seq.
Property & Business Improvement District Act of 1994, as amended*

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

JANUARY 29, 2026

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OLD GRANADA VILLAGE BID – ASSESSMENT ENGINEER’S REPORT

ASSESSMENT ENGINEER’S REPORT

To Whom It May Concern:

I hereby certify to the best of my professional knowledge and experience that each of the identified benefiting properties located within the proposed Old Granada Village Business Improvement District ("OGV BID" or "District") being renewed for an eight (8) year term will receive a special benefit over and above the benefits conferred on the public at large and that the amount of the proposed assessment is proportional to, and no greater than the benefits conferred on each respective property. **As required by the California State Constitution, I have personally prepared this entire Report and hereby attest to all of its contents.**

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



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

RPE #26549 January 29, 2026

Edward V. Henning

Date

(NOT VALID WITHOUT SIGNATURE AND CERTIFICATION SEAL HERE)

Introduction

This report serves as the “detailed engineer’s report” required by Section 4(b) of Article XIIIID of the California Constitution to support the benefit property assessments to be levied on real properties within the OGV BID in the City of Los Angeles, California being renewed for an eight (8) year term. The discussion and analysis contained within this Report constitutes the required “nexus” of rationale between assessment amounts levied and special benefits conferred on real properties within the proposed renewed OGV BID.

Background

The OGV BID (or District) is a property-based benefit assessment district being renewed for an eight (8) year term pursuant to Section 36600 et seq. of the California Streets and Highways Code (as amended), also known as the Property and Business Improvement District Law of 1994 (the “Act”). Due to the special benefit nature of assessments to be levied within the OGV BID, District program costs are to be distributed amongst all identified benefiting properties based on the proportional amount of special program benefit each property is expected to derive from the assessments levied. Only those properties on which special benefits are expected to be conferred from assessment funded programs and activities may be assessed and only in an amount proportional to the relative special benefits expected to be conferred on each property

Supplemental Article XIID Section 4(b) California Constitution
Proposition 218 Procedures and Requirements

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

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

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

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

Setting

The OGV BID is located in the central business district of the community of Granada Hills, a suburb in the northwest area of the San Fernando Valley, City of Los Angeles. This business district is historically known as Old Granada Village. The boundaries of the district have been determined based on the concentrated commercially zoned, retail-related properties in the heart of Old Granada Village. The OGV BID is centered along Chatsworth Street, generally one parcel deep, between Encino Avenue on the east and Lindley Avenue on the west. The District is generally bounded on all sides by residentially zoned parcels and neighborhoods which, according to State of California Streets and Highways Code Section 36632(c), are conclusively presumed to not benefit from OGV BID funded activities and therefore cannot be assessed. The OGV BID boundaries are set to exclude any whole parcels zoned solely for residential purposes. There are 98 parcels (all assessed) within the proposed renewed OGV BID with 77 distinct property ownership names. The OGV BID boundaries are more specifically described as follows:

Boundary Description

Beginning at the northeast corner of the intersection of Lindley Avenue and Kingsbury Street; thence east along the north side of Kingsbury Street to the northwest corner of the intersection of Kingsbury Street and Zelzah Avenue; thence north along the west side of Zelzah Avenue to the westerly prolongation of the south side of Parcel 2733-003-032; thence east along the south side of Parcel 2733-003-032 and its westerly prolongation to the southeast corner of Parcel 2733-003-032; thence north along the east side of Parcel 2733-003-032 and its northerly prolongation to the north side of Kingsbury Street; thence east along the north side of Kingsbury Street to the southeast corner of Parcel 2733-005-018; thence north along the east side of Parcel 2733-005-018 and its northerly prolongation to the south side of the Parcels fronting the south side of Chatsworth Street; thence east along the south side of the Parcels fronting the south side of Chatsworth Street to the northerly prolongation of the west side of Parcel 2733-005-027; thence south along the west side of Parcel 2733-005-027 and its northerly prolongation to the southwest corner of said Parcel 2733-005-027; thence east along the south side of Parcel 2733-005-027 to the west side of Yarmouth Avenue; thence north along the west side of Yarmouth Avenue to the south side of the Parcels fronting the south side of Chatsworth Street; thence east across Yarmouth Avenue and continuing along the south side of the Parcels fronting the south side of Chatsworth Street to the northerly prolongation of the west side of Parcel 2733-006-012; thence south along the west side of Parcel 2733-006-012 and its northerly prolongation to the north side of Kingsbury Street; thence east along the north side of Kingsbury Street to the southeast corner of Parcel 2733-009-022; thence north along the east side of Parcel 2733-009-022 and its northerly prolongation to the south side of the Parcels fronting the south side of Chatsworth Street; thence east along the south side of the Parcels fronting the south side of Chatsworth Street and its easterly prolongation to the east side of Shoshone Street; thence south along the east side of Shoshone Street to the southwest corner of Parcel 2733-018-031; thence east along the south side of Parcel 2733-018-031 to the southeast corner of said Parcel; thence north along the east side of Parcel 2733-018-031 and its northerly prolongation to the south side of the Parcels fronting the south side of Chatsworth Street; thence east along the south side of the Parcels fronting the south side of Chatsworth Street to the west side of Encino Avenue; thence north along the west side of Encino Avenue to the north side of the Parcels fronting the north side of Chatsworth Street; thence west along the north side of the Parcels fronting the north side of Chatsworth Street to the southerly prolongation of the east side of Parcel 2712-028-026; thence north along the east side of Parcel 2712-028-026 and its southerly prolongation to the

OLD GRANADA VILLAGE BID – ASSESSMENT ENGINEER’S REPORT

south side of Los Alimos Street; thence west along the south side of Los Alimos Street to the northwest corner of Parcel 2712-029-025; thence south along the west side of Parcel 2712-029-025 and its southerly prolongation to the north side of the Parcels fronting the north side of Chatsworth Street; thence west along the north side of the Parcels fronting the north side of Chatsworth Street and its westerly prolongation to the west side of Zelzah Avenue; thence north along the west side of Zelzah Avenue to its intersection with the westerly prolongation of the north side of Los Alimos Street; thence east along the north side of Los Alimos Street and its westerly prolongation to the southeast corner of Parcel 2712-021-026; thence north along the east side of Parcel 2712-021-026 to the northeast corner of said Parcel; thence west along the north side of Parcel 2712-021-026 and its westerly prolongation to the west side of Zelzah Avenue; thence north along the west side of Zelzah Avenue to the northeast corner of Parcel 2715-025-055; thence west along the north side of Parcel 2715-025-055 to the east side of Lindley Avenue; thence south along the east side of Lindley Avenue, across Chatsworth Street to the point of beginning.

District Boundary Rationale

Northern Boundary: The northern boundary of the Old Granada Village Business Improvement District was determined by zoning and land uses where properties located north of the northern District boundary are zoned solely residential with residential land uses while those south of the northern boundary are generally zoned commercial with commercial land uses. State of California Streets and Highways Code Section 36632(c) conclusively presumes that properties zoned solely residential do not benefit from the improvements and service funded through OGV BID assessments, cannot be assessed and, thus, are not included in the District. In order to ensure that parcels north of the northern boundary will not specially benefit from OGV BID funded services and improvements, no OGV BID services and improvements will be provided north of the various northern boundary, only south of the northern boundary within the OGV BID boundaries.

Eastern Boundary: The properties located east of the eastern District boundaries are a mix of residential zoning, including higher density duplex, quad-plex and larger multi-family buildings, as well as a limited number of non-retail and non-traditional quasi-retail related businesses all of which lack “storefronts” and thus are outside of the purpose and target of the OGV BID, which is to serve commercial zoned parcels and businesses. The parcels west of Encino Avenue within the OGV BID boundaries are 100% zoned commercial whereas, the parcels east of Encino Avenue are mixed residential and commercial zoning which do not share the same needs as the commercial parcels within the District boundaries. The limited number of commercially zoned properties east of Encino Avenue do not cohesively or densely extend commercial zoned parcels more than a partial block, making Encino Avenue a natural and reasonable eastern boundary for the OGV BID. In order to ensure that parcels east of the eastern boundary will not specially benefit from OGV BID funded services and improvements, no OGV BID services and improvements will be provided east of the eastern boundary, only west of the eastern boundary within the OGV BID boundaries.

Southern Boundary: The southern boundary of the Old Granada Village Business Improvement District was determined by zoning and land uses where properties located south of the southern District boundary and east of Zelzah Avenue are zoned solely residential with residential land uses while those north of the southern boundary are zoned commercial with commercial land uses. State of California Streets and Highways Code Section 36632(c) conclusively presumes that properties zoned solely residential do not benefit from the improvements and service funded through OGV BID assessments, cannot be assessed

OLD GRANADA VILLAGE BID – ASSESSMENT ENGINEER’S REPORT

and, thus, are not included in the District.

The property to the south of the District boundary and west of Zelzah Avenue is a charter high school, which is surrounded by a security fence and is self-maintained within its parcel boundary and would not benefit from the improvements and services funded through the OGV BID assessments and, thus, is not included in the OGV BID. In order to ensure that parcels south of the southern boundary will not specially benefit from OGV BID funded services and improvements, no OGV BID services and improvements will be provided south of the various southern boundary, only north of the southern boundary within the OGV BID boundaries.

Western Boundary: The western boundary of the Old Granada Village Business Improvement District was determined where the commercially zoned parcels generally end along Chatsworth Street. The majority, if not all, of parcels west of the western boundary are zoned either agricultural or solely for residential purposes and per State of California Streets and Highways Code Section 36632(c) are conclusively presumed not to benefit from the improvements and services funded through these assessments and, thus, are not included in the OGV BID.

It is noted that there are 3 commercially zoned parcels and uses along the west side of Lindley Avenue north of Chatsworth Street. These parcels are separated from the core of the centrally located smaller commercial parcels within the OGV BID by very large Zone 3 retail shopping centers on the north and south sides of Chatsworth Street between Zelzah Avenue and Lindley Avenue. The Zone 3 shopping center parcels require very few OGV BID funded services and programs and, as Zone 3 parcels, are assessed at proportionately lower assessment rates. It is not economically feasible to provide Zone 1 or 2 level services and programs to the 3 commercial parcels on the west side of Lindley Avenue, north of Chatsworth Street. The Zone 3 shopping Center parcels thus provide a logical western boundary of the OGV BID. In order to ensure that parcels west of the western boundary will not specially benefit from OGV BID funded services and improvements, no OGV BID services and improvements will be provided west of the various western boundary, only east of the western boundary within the OGV BID boundaries.

Benefit Zones: There are three benefit zones in the proposed renewed OGV BID.

- **Zone 1** is the core retail corridor of Old Granada Village and consists of commercially zoned properties fronting Chatsworth Street between Encino Avenue on the east and Zelzah Avenue on the west. Retail activity and pedestrian traffic is highest in this portion of the OGV BID, and thus these parcels require the highest level of programmed and response OGV BID services. (See Table on page 19 of this Report for the proposed OGV BID service levels). As a result, Zone 1 parcels will receive 100% of their proportionate special benefit from Zone 1 OGV BID funded levels of services and will be assessed at the rate of \$0.1950 per square foot of parcel land area as delineated in this Report and the Management District Plan. This rate and the resulting Zone 1 assessment revenue are reflected in the budget allocation of funds for Zone 1 and the corresponding proportionate special benefits conferred on Zone 1 parcels.
- **Zone 2** consists of the remaining commercially zoned parcels within the OGV BID boundaries between Encino Avenue on the east and Zelzah Avenue on the west. It is noted that two parcels within Zone 2 have split commercial and residential zoning designations (APN 2712-028-026 and 2733-009-022). While these entire parcels are included in the District, only the commercial zoned portions shall be assessed and shall be provided with direct OGV BID funded services and upon which special benefits shall be

OLD GRANADA VILLAGE BID – ASSESSMENT ENGINEER’S REPORT

conferred. The residential zoned portions of these parcels shall not be assessed, nor shall they be provided with any direct OGV BID funded services nor shall special benefits be conferred on these portions.

Zone 2 parcels have no Chatsworth Street frontage but have frontage along secondary streets in the OGV BID including Zelzah Avenue, Yarmouth Avenue, White Oak Avenue and Shoshone Avenue. Zone 2 has less retail activity and pedestrian traffic than the Zone 1 parcels fronting Chatsworth Street and require lower levels of programmed and response service from the OGV BID. (See Table on page 19 of this Report for the proposed OGV BID service levels). As a result, Zone 2 parcels will receive 100% of their proportionate special benefit from Zone 2 OGV BID funded levels of services and will be assessed at the rate of \$0.0975 per square foot of parcel land area as delineated in this Report and the Management District Plan. This rate and the resulting Zone 2 assessment revenue are reflected in the budget allocation of funds for Zone 2 and the corresponding proportionate special benefits conferred on Zone 2 parcels.

Zone 3 consists of two major shopping centers located west of Zelzah Avenue. These large shopping centers provide landscape, day porter, sweeping and other services within their parcel boundaries for the benefit of their tenants and require no such services from the OGV BID. The benefits and services that Zone 3 parcels receive from the OGV BID are limited to administrative and marketing efforts, partial image enhancements (sidewalk benches and light poles/decorations) and minimal streetscape services (a few sidewalk trees along Zelzah). (See Table on page 22 of this Report for the proposed OGV BID service levels). As a result, Zone 3 parcels will receive 100% of their proportionate special benefit from Zone 3 OGV BID funded levels of services and will be assessed at the rate of \$0.0195 per square foot of parcel land area as delineated in this Report and the Management District Plan. This rate and the resulting Zone 3 assessment revenue are reflected in the budget allocation of funds for Zone 3 and the corresponding proportionate special benefits conferred on Zone 3 parcels.

The District will only provide services to the individual assessed parcels within the boundaries; services will not be provided to parcels that are not assessed. No District programs and services will be provided west of the western District boundary.

A list of all parcels included in the proposed renewed OGV BID is shown as Appendix 1, attached to this Report identified by their respective Los Angeles County assessor parcel number. The boundary of the proposed renewed OGV BID and benefit zones are shown on the map of the proposed renewed OGV BID attached as Appendix 2 to this Report.

All identified assessed parcels within the above-described boundaries shall be assessed to fund supplemental special benefit programs, services and improvements as outlined in this Report and in the Management District Plan. All OGV BID funded services, programs and improvements provided within the above described boundaries shall confer special benefit to identified assessed parcels inside the District boundaries and none will be provided outside of the District. Each assessed parcel within the OGV BID will proportionately specially benefit from the District funded programs and services (i.e. Streetscape Services, and Marketing/Management/Operations). These services, programs and improvements are intended to improve commerce, employment, rents and occupancy rates and investment viability of individually assessed parcels and businesses on them within the OGV BID. The OGV BID confers special benefits on each and every individually assessed parcel by reducing litter and debris, improving aesthetics and marketing goods and services available from assessed parcels and the businesses on them within the District, all considered necessary in a competitive properly managed business district. All District funded

OLD GRANADA VILLAGE BID – ASSESSMENT ENGINEER’S REPORT

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 proposed renewed OGV BID.

The District includes 98 parcels of which all are identified as assessable within three Benefit Zones and which are listed in the Assessment Roll included as Appendix 1. A District Boundary Map showing the OGV BID boundaries and Benefit Zones is included as Appendix 2.

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

QUANTITATIVE BENEFIT ANALYSIS

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

The property uses within the boundaries of the District that will receive special benefits from District funded programs and services are currently a mix of retail, restaurant, office, service and general commercial. Services, programs and improvements provided and funded by the District (i.e. Streetscape Services and Marketing/Management/Operations) are primarily designed to provide special benefits to identified assessed parcels and the array of land uses within the boundaries of the OGV BID as described in the Work Plan Details starting on page 17 of this Report.

The proposed renewed District programs, improvements and services and Year 1 – 2027 budget allocation by Zone are shown in the Table below:

Year 1 – 2027 OGV BID Special Benefit Budget By Zone (Assessment Revenue Only)

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

BENEFIT ZONE	STREETSCAPE SERVICES	MARKETING/ MANAGEMENT/OPERATIONS	TOTAL
%	61.55%	38.45%	100.00%
1	\$65,765	\$41,083	\$106,848
2	\$12,309	\$7,690	\$19,999
3	<u>\$19,051</u>	<u>\$11,901</u>	<u>\$30,952</u>
TOTAL	\$97,125	\$60,674	\$157,799

* Note: Up to \$8,000 in assessment revenue (plus general benefit revenue and any approved annual assessment rate increase) of the Streetscape Services budget category will be placed in reserve (Reserve #1) each year for hanging basket plant material replacement projected to occur every 2 years. In addition,

OLD GRANADA VILLAGE BID – ASSESSMENT ENGINEER’S REPORT

up to \$12,000 in assessment revenue (plus proportional general benefit revenue and any approved annual assessment rate increase) of the Streetscape Services budget category will be placed in reserve (Reserve #2) each year projected to be expended each 4 years for implementation of more extensive single phased thematic streetscape upgrades including, but not limited, to benches, trash receptacles, theme signage, street furniture, entry/mid-block treatments and other streetscape/landscape amenities. Details of Reserve Fund #1 and #2 and the improvements proposed are delineated on pages 18-20 of this Report.

It is the opinion of this Assessment Engineer that special benefits for assessment funds placed in the Reserve Fund within the Streetscape Services budget category will be conferred on each and every assessed parcel within the OGV BID at the time these Reserve Funds are spent.. The reason for placing these funds in reserve is to have sufficient accrued funds in order to implement the physical amenity improvements as discussed on pages 18-20 of this Report.

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

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

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

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

Assessment engineering experience throughout California has found that general benefits within a given business improvement district tend to range from 2-6% of the total costs. There are three methods that

OLD GRANADA VILLAGE BID – ASSESSMENT ENGINEER’S REPORT

have been used by this Assessment Engineer for determining general and special benefit values within assessment districts:

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

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

General Benefit – Assessed Parcels within District

OGV BID funded programs are narrowly designed and carefully implemented to specially benefit the assessed OGV BID parcels and are only provided for the special benefit to each and every assessed parcel within the OGV BID. It is the opinion of this Engineer, based on over 30 years of professional assessment engineering experience, that nearly 100% of benefits conferred on the 98 parcels within the OGV BID are distinct and special. In the case of the OGV BID, it is projected that there are 0.25% general benefits conferred on these parcels. While this factor can range from 0.10% to 1.0%, this high ratio of special benefits to general benefits is because the OGV BID funded programs and services are specially geared to the unique needs of each parcel within the OGV BID and are directed specially only to these parcels within the OGV BID. This concept is further reinforced by the proportionality of special benefits conferred on each parcel within the OGV BID as determined by the special benefit assessment formula as it is applied to the unique and varying property characteristics of each parcel. The computed 0.25% general benefit value on the 98 assessed parcels within the OGV BID equates to \$394 or $(.0025 \times \$157,799)$. *

*It is noted that some of these numbers are rounded to the closest whole dollar amount.

General Benefit – Public At Large

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

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

Tangible services and improvements such as security, benches and shade trees would confer higher levels

OLD GRANADA VILLAGE BID – ASSESSMENT ENGINEER’S REPORT

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

Based on experience and the nature of the proposed OGV BID funded programs and over 30 years of assessment engineering experience, it is the opinion of this Engineer that districtwide general benefit factors for each of the OGV BID funded special benefit program element costs that most likely provide a general benefit to the public at large are as shown in the Table below. It is noted that these general benefit factors are set at moderate rates due to moderate levels of transit related foot traffic that frequents the OGV BID area. These factors are applied to each program element costs in order to compute the dollar and percentage value of districtwide general benefits to the public at large. The total dollar value of this general benefit type, public at large, equates to \$1,760 as delineated in the following Table:

GENERAL BENEFITS TO “PUBLIC AT LARGE”

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

	A	B	C	E
Program Element	Dollar Allocation	General Benefit Percent	General Benefit Factor	General Benefit Value (A x C)
STREETSCAPE SERVICES	\$97,125	1.50%	0.0150	\$1,457
MARKETING/MANAGEMENT/OPERATIONS	<u>\$60,674</u>	0.50%	0.0050	<u>\$303</u>
TOTAL	\$157,799			\$1,760

Spillover General Benefits to Parcels Outside of OGV BID

While OGV BID programs and services will not be provided directly to parcels outside the OGV BID boundaries, it is reasonable to conclude that OGV BID services may confer an indirect general benefit on parcels adjacent to the OGV BID boundaries. An inventory of the OGV BID boundaries finds that the OGV BID is surrounded by 87 parcels of which 5 are commercially zoned parcels with commercial uses that are across major boulevards from the OGV BID and 82 are non-profit owned and occupied and/or residentially zoned parcels with residential uses adjacent to assessed parcels in the OGV BID. Assessment Engineering practice has found that for districts such as the OGV BID that primarily provide cleaning and landscape services, they may have a “spillover” general benefit on neighboring parcels immediately outside the district. Typically, a factor of 100% (1.0) is first assigned to assessed parcels within the district, then a factor ranging from 3% to 7% (0.03 to 0.07) is assigned to commercial zoned and used parcels directly outside the district and finally a factor ranging from .25% to 1% (0.0025 to 0.01) is assigned to non-profit owned and occupied and/or residentially zoned and used parcels directly outside the district.

The 87 parcels directly outside the OGV BID boundaries can reasonably be assumed to receive some indirect general benefit as a result of OGV BID funded programs, services and improvements. Based on

OLD GRANADA VILLAGE BID – ASSESSMENT ENGINEER’S REPORT

over 30 years of assessment engineering experience, it is the opinion of this Engineer that a benefit factor of 1.0 be attributed to the 98 assessed parcels within the OGV BID, a benefit factor of 0.05 be attributed to general benefits conferred on the 5 commercial parcels and uses located across the street from assessed parcels within the OGV BID and a benefit factor of 0.005 be attributed to general benefits conferred on the 82 non-profit owned and occupied and/or residential parcels and uses located adjacent to assessed parcels within the OGV BID, The cumulative dollar value of this general benefit type equates to \$1,063 (\$403 + \$660) as delineated in the following Table:

“Spillover” General Benefits

(It is noted that the figures shown below are rounded to the nearest whole dollar amount)

Parcel Type	Quantity	Benefit Factor	Benefit Units	Benefit Percent	Benefit Value
Identified Assessed Parcels in District	98	1.000	98.00	99.3310%	\$157,799
Commercial Parcels Outside District	5	0.050	0.25	0.2534%	\$403
Other Parcels Outside District	82	0.005	0.41	0.4156%	\$660
TOTAL			98.66	100.00%	\$158,862

Composite General Benefit

Based on the general benefit values delineated in the three sections above, the total value of general benefits conferred on assessed parcels within the OGV BID, the public at large and spillover to parcels outside the OGV BID equates to \$3,217 (\$394 + \$1,760 + \$1,063) or 1.998% of the total estimated program costs of \$161,016. The 1.998% general benefit factor will be conservatively rounded up to 2.00% or \$3,220 with a recomputed total estimated program cost of \$161,019. Subtracting the composite general benefit value of \$3,220 from the total estimated program cost of \$161,019 results in a special benefit value of \$157,799. This is the total amount of assessments to be levied on the 98 assessed parcels in the proposed renewed OGV BID for Year 1-2027. General benefit costs of \$3,220 will need to be funded by other non-assessment sources.

A breakdown of projected special and general benefit costs for each year of the proposed 8-year term is shown in the following Table:

8 Year Special + General Benefits *
(Assumes 5% max rate increase per year)

(It is noted that the figures shown below are rounded to the nearest whole dollar amount)

YR	ZONE	PROGRAM CATEGORY	SPECIAL BENEFITS	GENERAL BENEFITS	TOTAL BENEFITS	% OF TOTAL
YR 1 - 2027	1	STREETSCAPE SERVICES	\$65,765	\$1,342	\$67,107	61.55%
		MARKETING/MANAGEMENT/OPERATIONS	\$41,083	\$838	\$41,921	38.45%
		SUBTOTAL	\$106,848	\$2,180	\$109,028	100.00%
	2	STREETSCAPE SERVICES	\$12,309	\$250	\$12,559	61.28%

OLD GRANADA VILLAGE BID – ASSESSMENT ENGINEER’S REPORT

		MARKETING/MANAGEMENT/OPERATIONS	\$7,690	\$158	\$7,848	38.72%
		SUBTOTAL	\$19,999	\$408	\$20,407	100.00%
	3	STREETSCAPE SERVICES	\$19,051	\$387	\$19,438	61.28%
		MARKETING/MANAGEMENT/OPERATIONS	\$11,901	\$245	\$12,146	38.72%
		SUBTOTAL	\$30,952	\$632	\$31,584	100.00%
	1,2,3	STREETSCAPE SERVICES	\$97,125	\$1,979	\$99,104	61.28%
	1,2,3	MARKETING/MANAGEMENT/OPERATIONS	\$60,674	\$1,241	\$61,915	38.72%
	1,2,3	TOTAL YEAR 1 - 2027	\$157,799	\$3,220	\$161,019	100.00%
YR	ZONE	PROGRAM CATEGORY	SPECIAL BENEFITS	GENERAL BENEFITS	TOTAL BENEFITS	% OF TOTAL
YR 2 - 2028	1	STREETSCAPE SERVICES	\$69,053	\$1,409	\$70,462	61.28%
		MARKETING/MANAGEMENT/OPERATIONS	\$43,137	\$880	\$44,017	38.72%
		SUBTOTAL	\$112,190	\$2,289	\$114,479	100.00%
	2	STREETSCAPE SERVICES	\$12,924	\$263	\$13,187	61.28%
		MARKETING/MANAGEMENT/OPERATIONS	\$8,075	\$166	\$8,241	38.72%
		SUBTOTAL	\$20,999	\$429	\$21,428	100.00%
	3	STREETSCAPE SERVICES	\$20,004	\$406	\$20,410	61.28%
		MARKETING/MANAGEMENT/OPERATIONS	\$12,496	\$257	\$12,753	38.72%
		SUBTOTAL	\$32,500	\$663	\$33,163	100.00%
	1,2,3	STREETSCAPE SERVICES	\$101,981	\$2,078	\$104,059	61.28%
	1,2,3	MARKETING/MANAGEMENT/OPERATIONS	\$63,708	\$1,303	\$65,011	38.72%
	1,2,3	TOTAL YEAR 2 - 2028	\$165,689	\$3,381	\$169,070	100.00%
YR	ZONE	PROGRAM CATEGORY	SPECIAL BENEFITS	GENERAL BENEFITS	TOTAL BENEFITS	% OF TOTAL
YR 3 - 2029	1	STREETSCAPE SERVICES	\$72,506	\$1,479	\$73,985	61.28%
		MARKETING/MANAGEMENT/OPERATIONS	\$45,294	\$924	\$46,218	38.72%
		SUBTOTAL	\$117,800	\$2,403	\$120,203	100.00%
	2	STREETSCAPE SERVICES	\$13,570	\$276	\$13,846	61.28%
		MARKETING/MANAGEMENT/OPERATIONS	\$8,479	\$174	\$8,653	38.72%
		SUBTOTAL	\$22,049	\$450	\$22,499	100.00%
	3	STREETSCAPE SERVICES	\$21,004	\$426	\$21,430	61.28%
		MARKETING/MANAGEMENT/OPERATIONS	\$13,121	\$270	\$13,391	38.72%
		SUBTOTAL	\$34,125	\$696	\$34,821	100.00%
	1,2,3	STREETSCAPE SERVICES	\$107,080	\$2,181	\$109,261	61.28%
	1,2,3	MARKETING/MANAGEMENT/OPERATIONS	\$66,894	\$1,368	\$68,262	38.72%
	1,2,3	TOTAL YEAR 3 - 2029	\$173,974	\$3,549	\$177,523	100.00%
YR	ZONE	PROGRAM CATEGORY	SPECIAL BENEFITS	GENERAL BENEFITS	TOTAL BENEFITS	% OF TOTAL
YR 4 - 2030	1	STREETSCAPE SERVICES	\$76,131	\$1,553	\$77,684	61.28%
		MARKETING/MANAGEMENT/OPERATIONS	\$47,559	\$970	\$48,529	38.72%

OLD GRANADA VILLAGE BID – ASSESSMENT ENGINEER’S REPORT

		SUBTOTAL	\$123,690	\$2,523	\$126,213	100.00%
	2	STREETSCAPE SERVICES	\$14,249	\$290	\$14,539	61.28%
		MARKETING/MANAGEMENT/OPERATIONS	<u>\$8,903</u>	<u>\$183</u>	<u>\$9,086</u>	<u>38.72%</u>
		SUBTOTAL	\$23,152	\$473	\$23,625	100.00%
	3	STREETSCAPE SERVICES	\$22,054	\$447	\$22,501	61.28%
		MARKETING/MANAGEMENT/OPERATIONS	<u>\$13,777</u>	<u>\$284</u>	<u>\$14,061</u>	<u>38.72%</u>
		SUBTOTAL	\$35,831	\$731	\$36,562	100.00%
	1,2,3	STREETSCAPE SERVICES	\$112,434	\$2,290	\$114,724	61.28%
	1,2,3	MARKETING/MANAGEMENT/OPERATIONS	<u>\$70,239</u>	<u>\$1,437</u>	<u>\$71,676</u>	<u>38.72%</u>
	1,2,3	TOTAL YEAR 4 - 2030	\$182,673	\$3,727	\$186,400	100.00%
YR	ZONE	PROGRAM CATEGORY	SPECIAL BENEFITS	GENERAL BENEFITS	TOTAL BENEFITS	% OF TOTAL
YR 5 - 2031	1	STREETSCAPE SERVICES	\$79,938	\$1,631	\$81,569	61.28%
		MARKETING/MANAGEMENT/OPERATIONS	<u>\$49,937</u>	<u>\$1,019</u>	<u>\$50,956</u>	<u>38.72%</u>
		SUBTOTAL	\$129,875	\$2,650	\$132,525	100.00%
	2	STREETSCAPE SERVICES	\$14,961	\$305	\$15,266	61.28%
		MARKETING/MANAGEMENT/OPERATIONS	<u>\$9,348</u>	<u>\$192</u>	<u>\$9,540</u>	<u>38.72%</u>
		SUBTOTAL	\$24,309	\$497	\$24,806	100.00%
	3	STREETSCAPE SERVICES	\$23,157	\$469	\$23,626	61.28%
		MARKETING/MANAGEMENT/OPERATIONS	<u>\$14,466</u>	<u>\$298</u>	<u>\$14,764</u>	<u>38.72%</u>
		SUBTOTAL	\$37,623	\$767	\$38,390	100.00%
	1,2,3	STREETSCAPE SERVICES	\$118,056	\$2,405	\$120,461	61.28%
	1,2,3	MARKETING/MANAGEMENT/OPERATIONS	<u>\$73,751</u>	<u>\$1,509</u>	<u>\$75,260</u>	<u>38.72%</u>
	1,2,3	TOTAL YEAR 5 - 2031	\$191,807	\$3,914	\$195,721	100.00%
YR	ZONE	PROGRAM CATEGORY	SPECIAL BENEFITS	GENERAL BENEFITS	TOTAL BENEFITS	% OF TOTAL
YR 6 - 2032	1	STREETSCAPE SERVICES	\$83,935	\$1,713	\$85,648	61.28%
		MARKETING/MANAGEMENT/OPERATIONS	<u>\$52,434</u>	<u>\$1,070</u>	<u>\$53,504</u>	<u>38.72%</u>
		SUBTOTAL	\$136,369	\$2,783	\$139,152	100.00%
	2	STREETSCAPE SERVICES	\$15,709	\$320	\$16,029	61.28%
		MARKETING/MANAGEMENT/OPERATIONS	<u>\$9,815</u>	<u>\$202</u>	<u>\$10,017</u>	<u>38.72%</u>
		SUBTOTAL	\$25,524	\$522	\$26,046	100.00%
	3	STREETSCAPE SERVICES	\$24,315	\$492	\$24,807	61.28%
		MARKETING/MANAGEMENT/OPERATIONS	<u>\$15,189</u>	<u>\$313</u>	<u>\$15,502</u>	<u>38.72%</u>
		SUBTOTAL	\$39,504	\$805	\$40,309	100.00%
	1,2,3	STREETSCAPE SERVICES	\$123,959	\$2,525	\$126,484	61.28%
	1,2,3	MARKETING/MANAGEMENT/OPERATIONS	<u>\$77,438</u>	<u>\$1,585</u>	<u>\$79,023</u>	<u>38.72%</u>
	1,2,3	TOTAL YEAR 6 - 2032	\$201,397	\$4,110	\$205,507	100.00%

OLD GRANADA VILLAGE BID – ASSESSMENT ENGINEER’S REPORT

YR	ZONE	PROGRAM CATEGORY	SPECIAL BENEFITS	GENERAL BENEFITS	TOTAL BENEFITS	% OF TOTAL
YR 7 - 2033	1	STREETSCAPE SERVICES	\$88,132	\$1,799	\$89,931	61.28%
		MARKETING/MANAGEMENT/OPERATIONS	<u>\$55,056</u>	<u>\$1,124</u>	<u>\$56,180</u>	<u>38.72%</u>
		SUBTOTAL	\$143,188	\$2,923	\$146,111	100.00%
	2	STREETSCAPE SERVICES	\$16,494	\$336	\$16,830	61.28%
		MARKETING/MANAGEMENT/OPERATIONS	<u>\$10,306</u>	<u>\$212</u>	<u>\$10,518</u>	<u>38.72%</u>
		SUBTOTAL	\$26,800	\$548	\$27,348	100.00%
	3	STREETSCAPE SERVICES	\$25,531	\$517	\$26,048	61.28%
		MARKETING/MANAGEMENT/OPERATIONS	<u>\$15,948</u>	<u>\$329</u>	<u>\$16,277</u>	<u>38.72%</u>
		SUBTOTAL	\$41,479	\$846	\$42,325	100.00%
	1,2,3	STREETSCAPE SERVICES	\$130,157	\$2,652	\$132,809	61.28%
	1,2,3	MARKETING/MANAGEMENT/OPERATIONS	<u>\$81,310</u>	<u>\$1,665</u>	<u>\$82,975</u>	<u>38.72%</u>
	1,2,3	TOTAL YEAR 7 - 2033	\$211,467	\$4,317	\$215,784	100.00%
YR	ZONE	PROGRAM CATEGORY	SPECIAL BENEFITS	GENERAL BENEFITS	TOTAL BENEFITS	% OF TOTAL
YR 8 - 2034	1	STREETSCAPE SERVICES	\$92,539	\$1,889	\$94,428	61.28%
		MARKETING/MANAGEMENT/OPERATIONS	<u>\$57,809</u>	<u>\$1,180</u>	<u>\$58,989</u>	<u>38.72%</u>
		SUBTOTAL	\$150,348	\$3,069	\$153,417	100.00%
	2	STREETSCAPE SERVICES	\$17,319	\$353	\$17,672	61.28%
		MARKETING/MANAGEMENT/OPERATIONS	<u>\$10,821</u>	<u>\$223</u>	<u>\$11,044</u>	<u>38.72%</u>
		SUBTOTAL	\$28,140	\$576	\$28,716	100.00%
	3	STREETSCAPE SERVICES	\$26,808	\$543	\$27,351	61.28%
		MARKETING/MANAGEMENT/OPERATIONS	<u>\$16,745</u>	<u>\$345</u>	<u>\$17,090</u>	<u>38.72%</u>
		SUBTOTAL	\$43,553	\$888	\$44,441	100.00%
	1,2,3	STREETSCAPE SERVICES	\$136,666	\$2,785	\$139,451	61.28%
	1,2,3	MARKETING/MANAGEMENT/OPERATIONS	<u>\$85,375</u>	<u>\$1,748</u>	<u>\$87,123</u>	<u>38.72%</u>
	1,2,3	TOTAL YEAR 8 - 2034	\$222,041	\$4,533	\$226,574	100.00%

* Note: Up to \$8,000 in assessment revenue (plus general benefit revenue and any approved annual assessment rate increase) of the Streetscape Services budget category will be placed in reserve (Reserve #1) each year for hanging basket plant material replacement projected to occur every 2 years. In addition, up to \$12,000 in assessment revenue (plus proportional general benefit revenue and any approved annual assessment rate increase) of the Streetscape Services budget category will be placed in reserve (Reserve #2) each year projected to be expended each 4 years for implementation of more extensive single phased thematic streetscape upgrades including, but not limited, to benches, trash receptacles, theme signage, street furniture, entry/mid-block treatments and other streetscape/landscape amenities. Details of Reserve Fund #1 and #2 and the improvements proposed are delineated on pages 18-20 of this Report.

It is the opinion of this Assessment Engineer that special benefits for assessment funds placed in the Reserve Funds within the Streetscape Services budget category will be conferred on each and every

OLD GRANADA VILLAGE BID – ASSESSMENT ENGINEER’S REPORT

assessed parcel within the OGV BID at the time these Reserve Funds are spent. The reason for placing these funds in reserve is to have sufficient accrued funds in order to implement the physical amenity improvements as discussed on pages 18-20 of this Report.

The accrued Streetscape Services reserve funds shall be capped each year as shown in the Table below entitled: “Projected 8-Year Streetscape Reserves”. These caps are based on the reserve funds projected to be drawn down and expended in Years 2, 4, 6 and 8. The actual drawdown schedules may change depending on field conditions of existing hanging plant amenities and future selected improvement projects and costs.

An isolation view of the Streetscape Services budget category delineating projected yearly Streetscape Services expenditures and accrued/expended reserve funds for special and general benefits is shown in the following Table:

Projected 8-Year Streetscape Services Reserves
(Assumes 5% Max Annual Rate Increase)

(It is noted that the figures shown below are rounded to the nearest whole dollar amount and are based on “projected” drawdown schedules)

YR		PROGRAM CATEGORY	SPECIAL BENEFITS	GENERAL BENEFITS	TOTAL BENEFITS	% OF STREETScape SERVICES
1	2027	STREETScape SERVICES EXPENDITURES	\$77,125	\$1,574	\$78,699	79.41%
		STREETScape SERVICES RESERVE #1	\$8,000	\$163	\$8,163	8.23%
		STREETScape SERVICES RESERVE #2	<u>\$12,000</u>	<u>\$245</u>	<u>\$12,245</u>	<u>12.36%</u>
		TOTAL	\$97,125	\$1,982	\$99,107	100.00%
		PROJECTED ACCRUED RESERVES	\$20,000	\$408	\$20,408	
		PROJECTED EXPENDED RESERVES	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	
		PROJECTED RESERVE BALANCE	\$20,000	\$408	\$20,408	
2	2028	STREETScape SERVICES EXPENDITURES	\$80,981	\$1,653	\$82,634	79.41%
		STREETScape SERVICES RESERVE #1	\$8,400	\$171	\$8,571	8.23%
		STREETScape SERVICES RESERVE #2	<u>\$12,600</u>	<u>\$257</u>	<u>\$12,857</u>	<u>12.36%</u>
		TOTAL	\$101,981	\$2,081	\$104,062	100.00%
		PROJECTED ACCRUED RESERVES	\$41,000	\$836	\$41,836	
		PROJECTED EXPENDED RESERVES	<u>\$16,400</u>	<u>\$334</u>	<u>\$16,734</u>	
		PROJECTED RESERVE BALANCE	\$24,600	\$502	\$25,102	
3	2029	STREETScape SERVICES EXPENDITURES	\$85,030	\$1,736	\$86,766	79.41%
		STREETScape SERVICES RESERVE #1	\$8,820	\$180	\$9,000	8.23%
		STREETScape SERVICES RESERVE #2	<u>\$13,230</u>	<u>\$270</u>	<u>\$13,500</u>	<u>12.36%</u>
		TOTAL	\$107,080	\$2,186	\$109,266	100.00%
		PROJECTED ACCRUED RESERVES	\$46,650	\$952	\$47,602	
		PROJECTED EXPENDED RESERVES	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	
		PROJECTED RESERVE BALANCE	\$46,650	\$952	\$47,602	

OLD GRANADA VILLAGE BID – ASSESSMENT ENGINEER’S REPORT

4	2030	STREETSCAPE SERVICES EXPENDITURES	\$89,282	\$1,823	\$91,105	79.41%
		STREETSCAPE SERVICES RESERVE #1	\$9,261	\$189	\$9,450	8.23%
		STREETSCAPE SERVICES RESERVE #2	<u>\$13,892</u>	<u>\$284</u>	<u>\$14,176</u>	<u>12.36%</u>
		TOTAL	\$112,435	\$2,296	\$114,731	100.00%
		PROJECTED ACCRUED RESERVES	\$69,803	\$1,425	\$71,228	
		PROJECTED EXPENDED RESERVES	<u>\$69,803</u>	<u>\$1,425</u>	<u>\$71,228</u>	
		PROJECTED RESERVE BALANCE	\$0	\$0	\$0	
5	2031	STREETSCAPE SERVICES EXPENDITURES	\$93,746	\$1,914	\$95,660	79.41%
		STREETSCAPE SERVICES RESERVE #1	\$9,724	\$198	\$9,922	8.23%
		STREETSCAPE SERVICES RESERVE #2	<u>\$14,587</u>	<u>\$298</u>	<u>\$14,885</u>	<u>12.36%</u>
		TOTAL	\$118,057	\$2,410	\$120,467	100.00%
		PROJECTED ACCRUED RESERVES	\$24,311	\$496	\$24,807	
		PROJECTED EXPENDED RESERVES	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	
		PROJECTED RESERVE BALANCE	\$24,311	\$496	\$24,807	
6	2032	STREETSCAPE SERVICES EXPENDITURES	\$98,433	\$2,010	\$100,443	79.41%
		STREETSCAPE SERVICES RESERVE #1	\$10,210	\$208	\$10,418	8.23%
		STREETSCAPE SERVICES RESERVE #2	<u>\$15,316</u>	<u>\$313</u>	<u>\$15,629</u>	<u>12.36%</u>
		TOTAL	\$123,959	\$2,531	\$126,490	100.00%
		PROJECTED ACCRUED RESERVES	\$49,837	\$1,017	\$50,854	
		PROJECTED EXPENDED RESERVES	<u>\$19,934</u>	<u>\$406</u>	<u>\$20,340</u>	
		PROJECTED RESERVE BALANCE	\$29,903	\$611	\$30,514	
7	2033	STREETSCAPE SERVICES EXPENDITURES	\$103,355	\$2,111	\$105,466	79.41%
		STREETSCAPE SERVICES RESERVE #1	\$10,721	\$218	\$10,939	8.23%
		STREETSCAPE SERVICES RESERVE #2	<u>\$16,082</u>	<u>\$329</u>	<u>\$16,411</u>	<u>12.36%</u>
		TOTAL	\$130,158	\$2,658	\$132,816	100.00%
		PROJECTED ACCRUED RESERVES	\$56,706	\$1,158	\$57,864	
		PROJECTED EXPENDED RESERVES	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	
		PROJECTED RESERVE BALANCE	\$56,706	\$1,158	\$57,864	
8	2034	STREETSCAPE SERVICES EXPENDITURES	\$108,523	\$2,217	\$110,740	79.41%
		STREETSCAPE SERVICES RESERVE #1	\$11,257	\$229	\$11,486	8.23%
		STREETSCAPE SERVICES RESERVE #2	<u>\$16,886</u>	<u>\$345</u>	<u>\$17,231</u>	<u>12.36%</u>
		TOTAL	\$136,666	\$2,791	\$139,457	100.00%
		PROJECTED ACCRUED RESERVES	\$84,849	\$1,732	\$86,581	
		PROJECTED EXPENDED RESERVES	<u>\$84,849</u>	<u>\$1,732</u>	<u>\$86,581</u>	
		PROJECTED RESERVE BALANCE	\$0	\$0	\$0	

DISTRICT WORK PLAN

Overview

The Programs and activities to be funded by the OGV BID include Streetscape Services and Marketing/Management/Operations. The property uses within the boundaries of the OGV BID that will receive special benefits from OGV BID funded programs, services and improvements are currently a unique mix of retail, restaurant, office, service and general commercial. Services, programs and improvements provided and funded by the OGV BID are primarily designed to provide special benefits as described below to identified assessed parcels in three benefit zones within the boundaries of the OGV BID. The varying programmed service levels in each benefit zone, are shown on the Table on page 22 of this Report.

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

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

The total projected 8-year budget (special benefits) for 2027 – 2034 of the OGV BID is shown in the Table on page 24 of this Report assuming a maximum increase of 5% per year, commensurate to special benefits conferred on each assessed parcel.

WORK PLAN DETAILS

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

The following programs, services and improvements are proposed by the OGV BID to specially benefit each and every individually assessed parcel within the District boundaries. OGV BID services, programs and improvements will not be provided to parcels outside the District boundary. Assessment funds generated in each benefit zone shall only be used to provide services which specially benefit individual assessed parcels within that benefit zone.

Streetscape Services

\$97,124 (Special Benefits) + \$1,979 (General Benefits) = \$99,104 (61.28%)

“Streetscape Services” includes both programmed streetscape related services and streetscape physical amenities.

OGV BID funded streetscape related services are described as follows: with the use of day porters, sidewalks will be kept clean and benches will be wiped down and any graffiti removed in a timely manner. Landscaped medians will be kept clear of trash, debris and weeds on a regular basis. Irrigation systems will be continually checked and serviced. Landscaping will be kept trimmed and shaped to maintain pedestrian clearance. Newly planted trees will be watered on a regular basis until mature enough to be self-sustaining. Hanging baskets with real flowering or non-flowering plants will be maintained/replaced, as needed unless they are removed and replaced with other physical amenities. Sidewalk and gutter areas will be pressure washed on a regular basis.

Streetscape related service levels will be the highest in Zone 1 and about 50% less in Zone 2. Zone 3 will have nominal service levels at about 10% of Zone 1 levels since similar services are already provided by the individual large shopping center parcels in Zone 3.

OGV BID funded Streetscape physical amenities have included in the past or may include in the proposed 8-year renewal term: phased landscaped median lighting; additional street furniture such as benches and trash bins; additional tree planting and decorative tree wells; painting of street light poles; decorative amenities such as hanging planter baskets, street light pole medallions, decorative bells, pedestrian lights/flags/seasonal banners; decorative crosswalk enhancements; freestanding landscape containers; upgrades to the Village clock and other amenity improvements, as approved by the Owners’ Association.

It is noted that in the past the OGV BID replaced the live flowering plants in the hanging baskets with high-quality, UV resistant, artificial flower baskets to employ water conservation and labor saving measures. It was anticipated that these artificial flowers would last up to 3 years versus live plants/flowers that had to be changed at least annually if not more often. This action was taken to save considerable water and plant cultivation/care/replacement costs. However, even the artificial plants did not hold up well in the harsh summer climate and were replaced with live drought resistant succulent plants. It is unknown at this point if the OGV BID will continue with live plants in the hanging baskets that still require watering, cultivation and replacement every few years or remove them all together and install other fixed decorative amenities on the light poles in lieu of the flower baskets.

It is proposed that up to \$20,000 in assessment revenue per year from the Streetscape Services budget (plus proportional general benefit revenue and any approved annual assessment rate increase) will be placed annually in a two Reserve Funds (Reserve Fund #1 and #2). in order to fund periodic replacement of hanging basket plant materials as well as implementation of more extensive phased thematic streetscape upgrades in the OGV BID. All reserve expenditures shall be limited to improvements providing special benefit to assessed parcels within the District.

OLD GRANADA VILLAGE BID – ASSESSMENT ENGINEER’S REPORT

Reserve Fund #1

Up to \$8,000 in assessment revenue (plus general benefit revenue and any approved annual assessment rate increase) of the Streetscape Services budget category will be placed in reserve (Reserve #1) each year for hanging basket plant material replacement projected to occur every 2 years. If it is determined during the proposed 8-Year renewal term that the hanging basket program is not economically feasible, any accrued funds in Reserve Fund #1 will either be expended on other fixed decorative amenities on the light poles or added to Reserve Fund #2 for the projects and improvements discussed herein.

Reserve Fund #2

Up to \$12,000 in assessment revenue (plus proportional general benefit revenue and any approved annual assessment rate increase) of the Streetscape Services budget category will be placed in reserve (Reserve #2) each year projected to be expended each 4 years for implementation of more extensive single phased thematic streetscape upgrades including, but not limited, thematic signage, street furniture, entry and/or mid-block design elements, decorative lighting and public art/murals. The precise details of more extensive phased thematic streetscape upgrades will be determined by the Owners’ Association Board throughout the proposed 8-year BID renewal term based on costs, logistics, property and business owner feedback and other related parameters and limitations at the time of implementation. While certain streetscape element themes have been implemented over the life of the BID to date, such as public murals, custom trash receptacles, decorative benches, decorative lighting, median island landscaping and gateway monument signs, future add-on elements also need to reflect possible changing attitudes of elected BID Board members, BID stakeholders and other considerations. As such, future streetscape design elements and projects may not be fully envisioned at this time to precisely identify them to determine costs, phasing and implementation schedules.

It is proposed that the accrued Streetscape Services Reserve Fund may be expended in part or in whole in any future year of the 8-year renewal term based on Board selected projects, phasing, logistics and projected costs. While ongoing feedback from BID Board, Committees and stakeholders will always be welcomed, it is proposed that a comprehensive survey and review of past and future streetscape improvement elements and projects be undertaken during Year 4 of the upcoming 8-Year BID renewal term to gauge satisfaction with improvements to date, priorities and ideas for future projects and improvement amenities.

It is noted that accruing funds in reserve would allow for less piecemeal and more cost effective implementation with multiple similar or mix and match improvements done at the same time. It is noted that, as has been done in the past, outside matching funds will probably be needed for many of these improvement projects in the form of private underwritings and/or private/public grants in order to fully fund them in reasonable time frames. Some examples of future streetscape improvement projects to improve the OGV BID image could include those listed below:

Decorative Stamped Concrete Crosswalks – estimated cost (in today’s dollars) approximately \$30/square foot. One leg of a typical crosswalk is estimated at 300 to 1,000 square foot. A 750 square foot crosswalk could cost roughly \$22,500 and the BID could fund a crosswalk every 2 years.

Public Art Murals - estimated cost (in today’s dollars) \$25,000 each. The BID could fund a mural every 2 years with a need for some private underwriting or grants.

OLD GRANADA VILLAGE BID – ASSESSMENT ENGINEER’S REPORT

Decorative Light Pole Sleeves - estimated cost (in today’s dollars) is \$2,000-\$3,000 each. An accrued reserve would allow several of these to be done at the same time for better visual impact and cost effectiveness.

Decorative Trash Receptacles – estimated cost (in today’s dollars) to purchase, permit and install is \$2,000 each or say, for 12 = \$24,000. These could be phased or added at a single time with Reserve #2 funds.

Decorative Benches – estimated cost (in today’s dollars) to purchase, permit and install is \$3,000 each or say, for 8 = \$24,000. These could be phased or added at a single time with Reserve #2 funds.

Any remaining undesignated/unexpended monies from this Reserve Fund in Year 8 may be used to fund individual physical amenities including but not limited to benches, trash receptacles, theme signage, street furniture, entry/mid-block treatments and other streetscape/landscape amenities.

It is the opinion of this Assessment Engineer that special benefits for assessment funds placed in the Reserve Funds within the Streetscape Services budget category, will be conferred on each and every assessed parcel within the OGV BID at the time these reserve funds are spent during the renewed 8-Year OGV BID term. Detailed annual budgets will be prepared by the Owners’ Association Board and included in an Annual Plan for the City Council’s review and approval. Updates on the details and timing of Reserve Fund #1 and #2 improvements and expenditures will be refined each year as part of the Annual Plan.

The Streetscape Services component is designed to specially benefit each identified and assessed parcel within the OGV BID by professionally managing the appearance, and improve the aesthetic appeal of, each and every assessed parcel in the OGV BID as an attractive and inviting place to work, transact business, shop and dine. Streetscape Services is designed to attract more commercial customers and clients, employees, tenants and investors which are intended to increase business volumes, sales transactions, commercial occupancies, commercial rental income and return on investments. A poorly maintained or unimproved environment deters commerce and may fail to attract patrons and visitors, and reduce commercial rents and commercial occupancies. Streetscape Services will be provided only within the OGV BID boundaries and for the special benefit of identified and assessed parcels within the OGV BID.

Marketing/Management/Operations

\$60,674 (Special Benefits) + \$1,241 (General Benefits) = \$61,915 (38.72%)

“Marketing” may include, but is not limited to, newsletters, website and social media management, development and distribution of promotional materials (such as event flyers, business coupon books, business directories/maps), seasonal decorations (Zone 1 only), special events, media advertising and other programs that will promote the array of goods and services available within the OGV BID. The Marketing program helps meet the goals of business attraction and retention and increased commerce.

The marketing program is designed with the intent to increase the public’s awareness of the OGV BID as a single destination in order to attract consumers to the array of attractions, events, and services which will be intended to increase commerce for each assessed parcel in the OGV BID. For example, the District will publish a newsletter to keep property owners informed of upcoming events and services. Marketing

OLD GRANADA VILLAGE BID – ASSESSMENT ENGINEER’S REPORT

efforts will be designed to improve the commercial core by implementing programs to attract pedestrians, increase lease rates, commercial rentals, parking revenues, retail customers and restaurant patrons for the assessed parcels in the OGV BID. The Owners’ Association will continue to use its website to promote the assessed OGV BID parcels in an effort to increase awareness of the District as a destination for consumers and tenants and increase occupancy and commerce on the assessed parcels. The website is designed to provide visitors information about the OGV BID in order to attract these visitors and attract more business from out of the area, to increase commerce and improve the economic vitality of assessed parcels.

For the array of land uses within the OGV BID (i.e. retail, restaurant, office, service and general commercial) this work plan component is specifically designed to attract more customers, employees, tenants and investors. Special benefit will be conferred on each and every assessed parcel in the OGV BID as a result of marketing assessed parcels and the goods and services and spaces available on these assessed parcels. This in turn, is intended to increase business volumes, sales transactions, commercial occupancies, commercial rental income and investment viability. The Marketing work plan component will only be provided to, and for the direct and special benefit of, each identified assessed parcel within the OGV BID.

“Management” includes the cost of personnel to oversee implementation of the various programs, services and improvement projects delineated in the Management District Plan and this Report during the District’s 8-year term. This element also includes oversight of the Owners’ Association’s compliance with the terms of its contract with the City.

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

“Operations” includes the costs associated with operating a successful and professional OGV BID such as legal services, printing, postage, supplies, production of the Annual Planning Report and Budget and quarterly reports. Operations includes accounting/bookkeeping fees and Directors & Officers and General Liability insurance. It also covers the costs associated with District renewal, as well as City and/or County fees associated with their oversight of the District

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

In summary, all District funded services, programs and improvements described above confer special benefits to identified assessed parcels inside the District boundaries and none will be provided outside of the District. Each assessed parcel within the OGV BID will proportionately specially benefit from the

OLD GRANADA VILLAGE BID – ASSESSMENT ENGINEER’S REPORT

Streetscape Services and Marketing/Management/Operations. These services, programs and improvements are intended to improve commerce, employment, rents, occupancy rates and investment viability of assessed parcels within the OGV BID by reducing litter and debris, maintaining landscaping and physical improvements and professionally marketing goods, services and spaces available within the District, all considered necessary in a competitive properly managed contemporary business district. All District funded services programs and improvements are considered supplemental, above normal base level services provided by the City of Los Angeles and are only provided for the special benefit of each and every assessed parcel within the boundaries of the OGV BID.

Service Levels By Zone

The services provided in each Zone are commensurate with the proportionate special benefit conferred and assessment levied on each parcel within each Zone. Service levels in each Zone are set by a combination of factors such as budgetary constraints, pre-programmed frequencies, variable demands, seasonal needs, pedestrian levels, number of parcels, land uses and development types (i.e. sidewalk storefronts, setback with front parking, shopping centers, etc.). The following Table provides a summary of service levels by Benefit Zone:

PROPOSED OGV BID SERVICE LEVELS BY ZONE

	ZONE 1	ZONE 2	ZONE 3
Number of Parcels	71	23	4
Assessment Rate	\$0.1950/sq ft land area	\$0.0975/sq ft land area	\$0.0195/sq ft land area
Assessment Rate Factor	1.0	0.50	0.10
Development Type	Storefront	Setback	Shopping Center
Pedestrian Level	High	Moderate	Low
Streetscape Services	100% Level	50% Level	10% Level
Marketing	100% Level	50% Level	10% Level
Management/Operations	100% Level	50% Level	10% Level

WORK PLAN BUDGET

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

OGV BID Year 1 (2027) Special Benefit Assessment Budget By Zone

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

BENEFIT ZONE	STREETSCAPE SERVICES	MARKETING/ MANAGEMENT/ OPERATIONS	TOTAL	
%	61.5500%	38.4500%	100.0000%	
1	\$65,765	\$41,083	\$106,848	67.7117%

OLD GRANADA VILLAGE BID – ASSESSMENT ENGINEER’S REPORT

2	\$12,309	\$7,690	\$19,999	12.6735%
3	<u>\$19,051</u>	<u>\$11,901</u>	<u>\$30,952</u>	<u>19.6148%</u>
TOTAL	\$97,125	\$60,674	\$157,799	100.0000%

In order to carry out the District programs outlined in the previous section, a Year 1 assessment budget of \$157,799 is projected. Since the District is planned for an 8-year term, projected program costs for future years (Years 2-8) are set at the inception of the District. While future inflationary and other program cost increases are unknown at this point, a maximum annual rate increase of 5%, commensurate to special benefits received by each assessed parcel, is incorporated into the projected program costs and assessment rates for the 8-year District 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 OGV BID 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 \$25,000 may be carried over from the current 6-year BID term ending December 31, 2026 to the first year of the proposed 8-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 Streetscape Services and thus the 2027 budget for Streetscape Services could increase from the proposed 2027 amount of \$97,125 to as much as \$122,125 should such a surplus be carried over from 2026 to the renewed term beginning January 1, 2027.

It is the opinion of this Assessment Engineer that special benefits for assessment funds placed in the Reserve Fund within the Streetscape Services budget category will be conferred on each and every assessed parcel within the OGV BID at the time these Reserve Funds are spent. The reason for placing these funds in reserve is to have sufficient accrued funds in order to implement the physical amenity improvements as discussed on pages 18-20 of this Report.

It is recognized that market conditions may cause the cost of providing goods and services to fluctuate from year to year during the 8-year term of the proposed renewed OGV BID. 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. An 8-year projected OGV BID budget is shown in the following Table:

OLD GRANADA VILLAGE BID – ASSESSMENT ENGINEER’S REPORT

YEAR 1-8 PROJECTED OGV BID ASSESSMENT BUDGET SUMMARY (Special Benefits)
 (Assumes 5% max rate increase per year)

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

YEAR	BENEFIT ZONE	STREETSCAPE SERVICES	MARKETING/ MANAGEMENT/OPERATIONS	TOTAL
	%	61.55%	38.45%	100.00%
1	1	\$65,765	\$41,083	\$106,848
2027	2	\$12,309	\$7,690	\$19,999
	3	<u>\$19,051</u>	<u>\$11,901</u>	<u>\$30,952</u>
	TOTAL	\$97,125	\$60,674	\$157,799
2	1	\$69,053	\$43,137	\$112,190
2028	2	\$12,924	\$8,075	\$20,999
	3	<u>\$20,004</u>	<u>\$12,496</u>	<u>\$32,500</u>
	TOTAL	\$101,981	\$63,708	\$165,689
3	1	\$72,506	\$45,294	\$117,800
2029	2	\$13,570	\$8,479	\$22,049
	3	<u>\$21,004</u>	<u>\$13,121</u>	<u>\$34,125</u>
	TOTAL	\$107,080	\$66,894	\$173,974
4	1	\$76,131	\$47,559	\$123,690
2030	2	\$14,249	\$8,903	\$23,152
	3	<u>\$22,054</u>	<u>\$13,777</u>	<u>\$35,831</u>
	TOTAL	\$112,434	\$70,239	\$182,673
5	1	\$79,938	\$49,937	\$129,875
2031	2	\$14,961	\$9,348	\$24,309
	3	<u>\$23,157</u>	<u>\$14,466</u>	<u>\$37,623</u>
	TOTAL	\$118,056	\$73,751	\$191,807
6	1	\$83,935	\$52,434	\$136,369
2032	2	\$15,709	\$9,815	\$25,524
	3	<u>\$24,315</u>	<u>\$15,189</u>	<u>\$39,504</u>
	TOTAL	\$123,959	\$77,438	\$201,397
7	1	\$88,132	\$55,056	\$143,188
2033	2	\$16,494	\$10,306	\$26,800
	3	<u>\$25,531</u>	<u>\$15,948</u>	<u>\$41,479</u>
	TOTAL	\$130,157	\$81,310	\$211,467
8	1	\$92,539	\$57,809	\$150,348
2034	2	\$17,319	\$10,821	\$28,140
	3	<u>\$26,808</u>	<u>\$16,745</u>	<u>\$43,553</u>
	TOTAL	\$136,666	\$85,375	\$222,041

OLD GRANADA VILLAGE BID – ASSESSMENT ENGINEER’S REPORT

The OGV BID assessments may increase for each individual parcel each year during the 8-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 City of Los Angeles City Council. Any accrued interest and delinquent payments will be expended proportionally within the budgeted categories. The Owners’ Association Board of the Directors (“Property Owners’ Association of the OGV BID) shall determine the percentage increase, if any, to the annual assessment rates, not to exceed 5% per year. The Owners’ Association Executive Director shall communicate the annual increase to the City each year in which the OGV BID 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 renewed OGV BID.

Pursuant to Section 36671 of the Streets and Highways Code, any funds remaining after the 8th year of operation will be rolled over into the renewal budget or returned to stakeholders in accordance with City policy and State Law. OGV BID assessment funds may be used to pay for costs related to the following OGV BID renewal term. If the OGV BID is not renewed or terminated for any reason, unencumbered/unexpended funds will be returned to the property owners in accordance with City policy and State law.

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

Each identified assessed parcel within the district will be assessed based on property characteristics unique only to that parcel. Based on the specific needs and corresponding nature of the program activities to be funded by the proposed renewed OGV BID (i.e. Streetscape Services and Marketing/Management/Operations). It is the opinion of this Assessment Engineer that the assessment factor on which to base assessment rates relates directly to the proportionate amount of land area of each parcel within three benefit zones.

The calculated assessment rates are applied to the actual measured parameters of each parcel and thereby are proportional to each and every other identified assessed parcel within the district as a whole and the Benefit Zone in which it is located. Larger parcels and/or ones located in Zone 1 are expected to impact the demand for services and programs to a greater extent than smaller land areas and/or located in Zone 2 or 3 and thus, are assigned a greater proportionate degree of assessment program and service costs. The proportionality is further achieved by setting targeted formula component weights for the respective parcel by parcel identified property attributes.

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

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

Not only are the proposed program costs reasonable due to the benefit of group purchasing and contracting which would be possible through the proposed renewed OGV BID, they are also considerably less than other options considered by the OGV BID Renewal Committee. The actual assessment rates for each parcel within the District directly relate to the level of service and, in turn, special benefit to be conferred on each parcel based on the respective land area of each parcel within three benefit zones.

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

The State Constitution - Article XIID (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.” While there are no government owned parcels in the proposed renewed OGV BID, there is 1 public utility owned and fully occupied parcel (APN 2733-018-806) located at the southwest corner of Chatsworth Street and Encino Avenue. The building on this parcel contains internal communications switching equipment.

District services are designed to improve the cleanliness and image of assessed parcels and facilities for employees and users of assessed parcels within the OGV BID by reducing litter and debris and improving the appearance of public areas adjacent to assessed parcels, each considered detractions to use of assessed parcels and buildings on them if not contained, improved and properly managed. Since over 95% of the OGV BID budget funds sidewalk related services and improvements and the management of these activities, it is the opinion of this Assessment Engineer that there is no compelling evidence that this public utility owned parcel and facility would not proportionately specially benefit from OGV BID funded programs, services and improvements as delineated above and, thus, will be assessed similar to privately owned parcels on the basis of parcel land area.

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

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

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

The individual and total parcel assessments attributable to special property benefits are shown in Appendix 1 to the Management District Plan and this Report. The proposed renewed District and resultant

OLD GRANADA VILLAGE BID – ASSESSMENT ENGINEER’S REPORT

assessment levies will continue for 8-years and may be renewed again at that time. The reasons for the proposed assessments are outlined in Finding 2 above as well as in the Management District Plan. The calculation basis of the proposed assessment is attributed to parcel land area within 3 benefit zones.

Assessment Formula Methodology

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

Background – Generic Assessment Formula Development

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

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

Next, all program and activity costs, including incidental costs, District management and ancillary program costs, are estimated. It is noted, as stipulated in Article XIID Section 4(b) of the California Constitution, and now required of all property-based assessment Districts, indirect or general benefit related costs may not be incorporated into the assessment formula and levied on the District properties; only direct or “special” benefits related costs may be considered. Indirect or general benefits, if any, must be identified and, if quantifiable, calculated and factored out of the assessment cost basis to produce a “net” cost figure. In addition, Article XIID Section 4(b) of the California Constitution also no longer automatically exempts publicly owned property from being assessed unless the respective public agency can provide clear and convincing evidence that their property does not specially benefit from the programs and services to be funded by the proposed special assessments. If special benefit is determined to be conferred upon such properties, they must be assessed in proportion to special benefits conferred in a manner similar to privately owned property assessments. (See page 26 of this Report for discussion regarding publicly owned parcels).

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

The method and basis of spreading program costs varies from one PBID to another based on local

OLD GRANADA VILLAGE BID – ASSESSMENT ENGINEER’S REPORT

geographic conditions, types of programs and activities proposed, and size and development complexity of the district. PBIDs may require secondary benefit zones to be identified to allow for a tiered assessment formula for variable or “stepped-down” benefits derived.

OGV BID Assessment Formula

Based on the specific needs and corresponding nature of the program activities to be funded by the proposed renewed OGV BID (i.e. Streetscape Services and Marketing/Management/Operations) it is the opinion of this Assessment Engineer that the assessment factors on which to base assessment rates relate directly to the proportionate amount of land area of each parcel within three benefit zones.

The “Basic Benefit Units” will be expressed as a function of land square footage (Benefit Unit “A”) within three benefit zones. Based on the shape of the proposed renewed OGV BID, as well as the nature of the District program elements, it is determined that all identified assessed properties will gain a direct and proportionate degree of special benefit based on the respective amount of land area of each parcel within three benefit zones.

For the array of land uses within the District and the low profile building patterns, parcel land area quantity is an appropriate method of fairly and equitably spreading special benefit costs to these beneficiaries of District funded services, programs and improvements. This single factor directly relates to the degree of special benefit conferred on each assessed parcel from District funded activities within each benefit zone.

Initially when the OGV BID was formed, it was the opinion of the Assessment Engineer that the rough targeted weight of Zone 1 revenue to match the projected costs of Zone 1 services, should generate approximately 65% of the total OGV BID revenue. This percentage is currently 67.7117% when adjusted for current precise parcel measurements, boundary changes since the District’s inception and projected program costs and service levels.

Initially when the OGV BID was formed, it was the opinion of the Assessment Engineer that the rough targeted weight of Zone 2 revenue to match the projected costs of Zone 2 services, should generate approximately 15% of the total OGV BID revenue. This percentage is currently 12.6735% when adjusted for current precise parcel measurements, boundary changes since the District’s inception and projected program costs and service levels.

Initially when the OGV BID was formed, it was the opinion of the Assessment Engineer that the rough targeted weight of Zone 3 revenue to match the projected costs of Zone 3 services, should generate approximately 20% of the total OGV BID revenue. This percentage is currently 19.6148% when adjusted for current precise parcel measurements, boundary changes since the District’s inception and projected program costs and service levels.

Land area is a direct measure of the current and future development capacity of each parcel and its corresponding impact or draw on District funded activities. In the opinion of this Assessment Engineer, the targeted weight of this factor, land area, should generate 100% of the total District.

Special Circumstances

1. Commercial and Mixed-Use Condominiums

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

Multi-Floor Commercial Only Condominiums (Ground and Upper Floors)

- Land area assessed at respective land area zone rate and pro-rated based on quantities of the whole complex

Multi-Floor Mixed-Use Condominiums

- Commercial and residential condo (See above for upper floor locations)

2. Changes to Parcel Size

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

3. Other Future Development

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

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

Step 2. Quantify Total Basic Benefit Units

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

Year 1 – 2027 - Assessable Benefit Units

BENEFIT ZONE	LAND AREA (SF)	# OF PARCELS	# OF ASSESSABLE PARCELS
1	547,941	71	71
2	205,114	23	23
3	<u>1,587,279</u>	<u>4</u>	<u>4</u>
TOTAL	2,340,334	98	98

OLD GRANADA VILLAGE BID – ASSESSMENT ENGINEER’S REPORT

Year 1 – 2027 Projected Assessment Revenue

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

BENEFIT ZONE	LAND AREA ASSMT REVENUE	%
1	\$106,848	67.7117%
2	\$19,999	12.6735%
3	<u>\$30,952</u>	<u>19.6148%</u>
TOTAL	\$157,799	100.0000%

Step 3. Calculate Benefit Units for Each Property.

The number of Benefit Units for each identified benefiting parcel within the proposed OGV BID was computed from data extracted from County Assessor records and maps. These data sources delineate property areas and dimensions of record for each tax parcel. While it is understood that this data does not represent legal field survey measurements or detailed title search of recorded land subdivision maps, it does provide an acceptable basis for the purpose of calculating property-based assessments. All respective property data being used for assessment computations will be provided to each property owner in the OGV BID for their review. If a property owner believes there is an error on a parcel’s assessed footages, the OGV BID may confirm the data with the County Assessor’s office. If OGV BID data matches Assessor’s data, the property owner may opt to work with the Assessor’s office to correct the data so that the OGV BID assessment may be corrected. Property owners must report to the City any changes to parcel measurements by April 1 of any given year during the 8-year OGV BID term in order to be considered for parcel assessment review and adjustment.

Step 4. Determine Assessment Formula

In the opinion of this Assessment Engineer the assessment formula for the proposed renewed OGV BID is as follows:

Assessment = Land Area (Unit A) Sq Ft x Unit A Zone Rate,

YEAR 1 –2027 Assessment Rates

BENEFIT ZONE	LAND AREA ASSMT RATE (\$/SQ FT)
1	\$0.19500
2	\$0.09750
3	\$0.01950

OLD GRANADA VILLAGE BID – ASSESSMENT ENGINEER’S REPORT

Assessment Formula Unit Rates

Using figures from the Assessable Benefit Units Table and the Projected Assessment Revenue Table on pages 29-30 of this Report, the assessment rates and weighted multipliers for each factor and zone are calculated as follows:

ZONE 1

Land Area Rate (Unit 1-A)

$$(\$157,799.06 \times 67.7117\%) / 547,941 \text{ units} = \$0.1950/\text{sq ft land area}$$

ZONE 2

Land Area Rate (Unit 2-A)

$$(\$157,799.06 \times 12.6735\%) / 205,114 \text{ units} = \$0.0975/\text{sq ft land area}$$

ZONE 3

Land Area Rate (Unit 3-A)

$$(\$157,799.06 \times 19.6148\%) / 1,587,279 \text{ units} = \$0.0195/\text{sq ft land area}$$

SAMPLE ASSESSMENT CALCULATIONS:

1) 17,125 sq ft lot in Zone 1:

$$\text{Year 1 Assessment} = 17,125 \text{ sq ft} \times \$0.1950/\text{sq ft} = \$ 3,247.41$$

2) 27,500 sq ft lot in Zone 2:

$$\text{Year 1 Assessment} = 27,500 \text{ sq ft} \times \$0.0975/\text{sq ft} = \$ 2,6007.55$$

3) 20,970 sq ft lot in Zone 3:

$$\text{Year 1 Assessment} = 20,970 \text{ sq ft} \times \$0.0195/\text{sq ft} = \$ 397.59$$

Step 5. Estimate Total District Costs

The total projected 8-year special benefits for 2027 – 2034 of the District are shown in the Table on page 24 of this Report assuming a maximum increase per year, commensurate to special benefits received by each assessed parcel.

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

Total Year 1 program costs are estimated at \$161,019. General benefits are factored at 2% of the total program costs (see Finding 2 on pages 7-24 of this Report) with special benefits set at 98%. Article XIID

OLD GRANADA VILLAGE BID – ASSESSMENT ENGINEER’S REPORT

Section 4(b) of the California Constitution limits the levy of property assessments to costs attributed to special benefits only. The 2% general benefit cost is computed to be \$3,220 with a resultant 98% special benefit cost (assessments to be levied in Year 1-2027) computed at \$157,799. All program costs associated with general benefits will be funded from sources other than OGV BID assessments.

Step 7. Calculate “Basic Unit Cost”

With a YR 1 - 2027 assessment revenue portion of the budget set at \$157,799 (special benefit only), the Basic Unit Costs (rates) are shown earlier in Step 4. Since the District is proposed to be renewed for an 8 - year term, maximum assessments for future years (2028-2034) must be set at the inception of the proposed renewed District. An annual inflationary assessment rate increase of up to 5%, commensurate to special benefits received by each assessed parcel, may be imposed for future year assessments, on approval by the District Property Owner’s Association. The maximum assessment rates for the 8-year proposed renewed District term of 2027-2034 are shown in the Table below. The assessment rates listed constitute the maximum assessment rates that may be imposed for each year of the proposed renewed District term (2027-2034).

**OGV BID – 8-year Maximum Assessment Rates
(Includes a 5%/Yr. Max Increase)**

BENEFIT ZONE	LAND AREA ASSMT RATE (\$/SQ FT)
<u>YEAR 1</u>	
1	\$0.1950
2	\$0.0975
3	\$0.0195
<u>YEAR 2</u>	
1	\$0.2048
2	\$0.1024
3	\$0.0205
<u>YEAR 3</u>	
1	\$0.2150
2	\$0.1075
3	\$0.0215
<u>YEAR 4</u>	
1	\$0.2258
2	\$0.1129
3	\$0.0226
<u>YEAR 5</u>	
1	\$0.2371
2	\$0.1185
3	\$0.0237

OLD GRANADA VILLAGE BID – ASSESSMENT ENGINEER’S REPORT

<u>YEAR 6</u>	
1	\$0.2490
2	\$0.1244
3	\$0.0249
<u>YEAR 7</u>	
1	\$0.2615
2	\$0.1306
3	\$0.0261
<u>YEAR 8</u>	
1	\$0.2746
2	\$0.1371
3	\$0.0274

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

Step 8. Spread the Assessments

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

Miscellaneous District Provisions

Time and Manner of Collecting Assessments:

As provided by State Law, the OGV BID 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. OGV BID assessments shall provide for the same lien priority and penalties for delinquent payment as is provided for ad valorem property taxes. Any delinquent assessments owed for the first year will be added to the property tax roll for the following year as delinquent. Property owner means any person shown as the owner/taxpayer on the last equalized assessment roll or otherwise known to be the owner/taxpayer by the County. The City of Los Angeles is authorized to collect any assessments not placed on the County tax rolls, or to place assessments, unpaid delinquent assessments, or penalties on the County tax rolls as appropriate to implement this Report and the Management District Plan.

Bonds:

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

Duration

As allowed by State PBID Law, the renewed OGV BID will have an eight (8) year operational term from January 1, 2027 to December 31, 2034. The proposed OGV BID operation is expected to begin services on January 1, 2027. If the OGV BID is not renewed at the end of its proposed 8 year renewal term, services will end on December 31, 2034.

APPENDIX 1

OGV BID YR 1 – 2027 ASSESSMENT ROLL

APN 1	SITE ADDRESS	Land Area (SF)	Zone	2027 Rate	2027 Asmt	% of Total
2712-021-026	10820 ZELZAH AVE	27,500	2	\$0.0975	\$2,681.25	1.70%
2712-027-026	17519 CHATSWORTH ST	6,848	1	\$0.1950	\$1,335.36	0.85%
2712-027-028	17533 CHATSWORTH ST	12,330	1	\$0.1950	\$2,404.35	1.52%
2712-027-029	17541 CHATSWORTH ST	10,271	1	\$0.1950	\$2,002.85	1.27%
2712-027-030	17547 CHATSWORTH ST	6,848	1	\$0.1950	\$1,335.36	0.85%
2712-027-031	17555 CHATSWORTH ST	13,614	1	\$0.1950	\$2,654.73	1.68%
2712-027-033	17503 CHATSWORTH	13,634	1	\$0.1950	\$2,658.63	1.68%
2712-027-036	17513 CHATSWORTH ST	10,271	1	\$0.1950	\$2,002.85	1.27%
2712-027-038	17525 CHATSWORTH ST	1,370	1	\$0.1950	\$267.15	0.17%
2712-027-039	17525 CHATSWORTH ST	6,850	1	\$0.1950	\$1,335.75	0.85%
2712-028-001	10734 WHITE OAK AVE	10,724	2	\$0.0975	\$1,045.59	0.66%
2712-028-013	17603 CHATSWORTH ST	8,133	1	\$0.1950	\$1,585.94	1.01%
2712-028-014	17607 CHATSWORTH ST	3,424	1	\$0.1950	\$667.68	0.42%
2712-028-015	17609 CHATSWORTH ST	3,424	1	\$0.1950	\$667.68	0.42%
2712-028-016	17613 CHATSWORTH ST	13,700	1	\$0.1950	\$2,671.50	1.69%
2712-028-020	17637 CHATSWORTH ST	3,424	1	\$0.1950	\$667.68	0.42%
2712-028-021	17641 CHATSWORTH ST	6,848	1	\$0.1950	\$1,335.36	0.85%
2712-028-022	17645 CHATSWORTH ST	6,848	1	\$0.1950	\$1,335.36	0.85%
2712-028-023	17649 CHATSWORTH ST	8,220	1	\$0.1950	\$1,602.90	1.02%
2712-028-024	17655 CHATSWORTH ST	8,150	1	\$0.1950	\$1,589.25	1.01%
2712-028-025	10722 WHITE OAK AVE	7,208	2	\$0.0975	\$702.78	0.45%
2712-028-026	10718 WHITE OAK AVE	7,208	2	\$0.0975	\$702.78	0.45%
2712-028-027	17629 CHATSWORTH ST	17,125	1	\$0.1950	\$3,339.38	2.12%
2712-029-016	17701 CHATSWORTH ST	8,133	1	\$0.1950	\$1,585.94	1.01%
2712-029-017	17709 CHATSWORTH ST	6,848	1	\$0.1950	\$1,335.36	0.85%
2712-029-018	17715 CHATSWORTH ST	6,848	1	\$0.1950	\$1,335.36	0.85%
2712-029-019	17719 CHATSWORTH ST	6,848	1	\$0.1950	\$1,335.36	0.85%
2712-029-020	17723 CHATSWORTH ST	6,848	1	\$0.1950	\$1,335.36	0.85%
2712-029-021	17727 CHATSWORTH ST	6,848	1	\$0.1950	\$1,335.36	0.85%
2712-029-022	17733 CHATSWORTH ST	6,848	1	\$0.1950	\$1,335.36	0.85%
2712-029-023	17737 CHATSWORTH ST	3,424	1	\$0.1950	\$667.68	0.42%
2712-029-024	17745 CHATSWORTH ST	11,556	1	\$0.1950	\$2,253.42	1.43%
2712-029-025	10727 WHITE OAK AVE	19,711	2	\$0.0975	\$1,921.82	1.22%

OLD GRANADA VILLAGE BID – ASSESSMENT ENGINEER’S REPORT

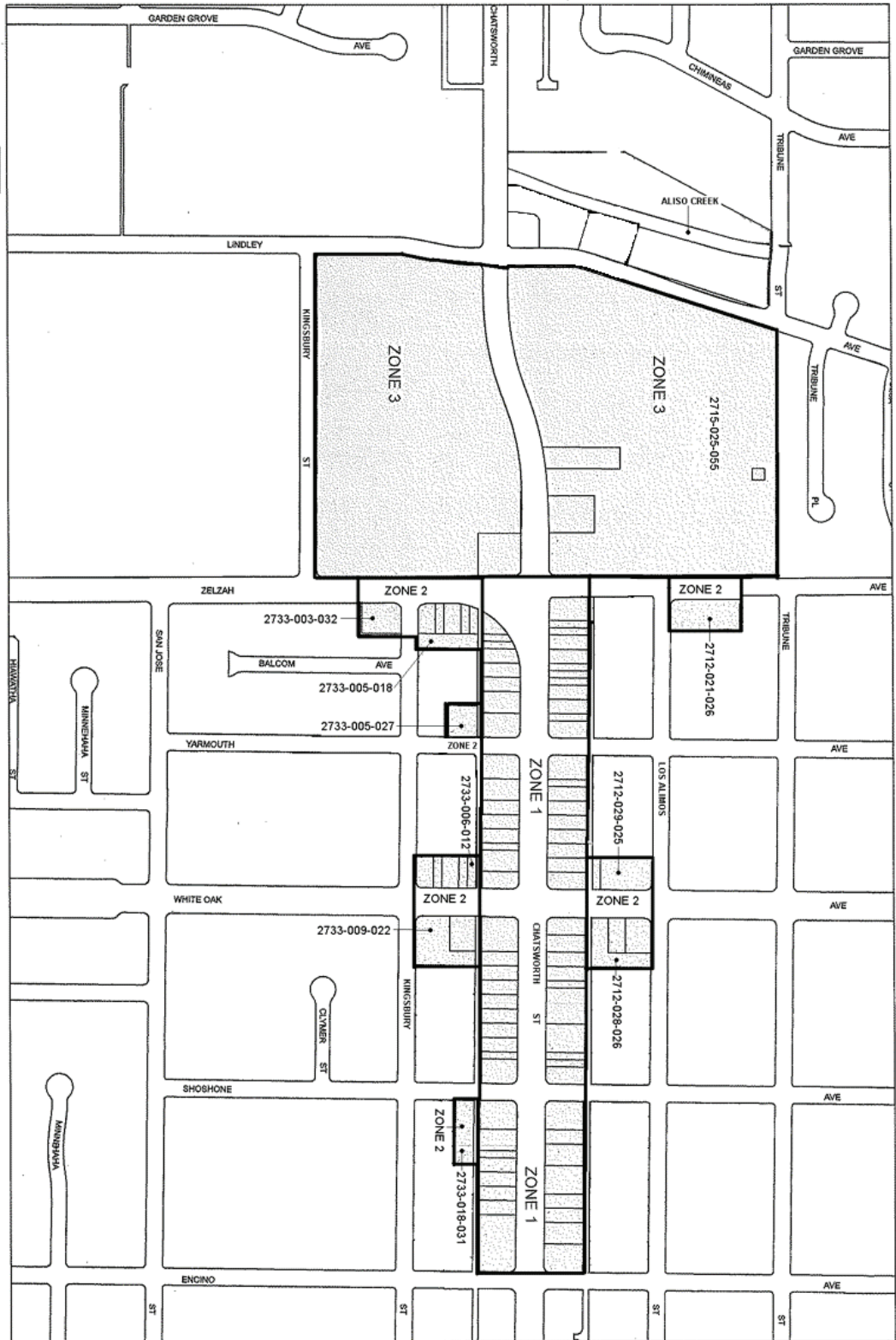
2712-029-026	10721 WHITE OAK AVE	3,297	2	\$0.0975	\$321.46	0.20%
2712-030-012	17801 CHATSWORTH ST	8,133	1	\$0.1950	\$1,585.94	1.01%
2712-030-013	17809 CHATSWORTH ST	3,424	1	\$0.1950	\$667.68	0.42%
2712-030-014	17815 CHATSWORTH ST	6,848	1	\$0.1950	\$1,335.36	0.85%
2712-030-015	17815 CHATSWORTH ST	6,848	1	\$0.1950	\$1,335.36	0.85%
2712-030-016	17819 CHATSWORTH ST	3,424	1	\$0.1950	\$667.68	0.42%
2712-030-017	17823 CHATSWORTH ST	3,424	1	\$0.1950	\$667.68	0.42%
2712-030-018	17825 CHATSWORTH ST	3,424	1	\$0.1950	\$667.68	0.42%
2712-030-019	17827 CHATSWORTH ST	6,848	1	\$0.1950	\$1,335.36	0.85%
2712-030-020	17833 CHATSWORTH ST	6,848	1	\$0.1950	\$1,335.36	0.85%
2712-030-032	17581 CHATSWORTH ST	17,890	1	\$0.1950	\$3,488.55	2.21%
2715-025-048	17921 CHATSWORTH ST	20,970	3	\$0.0195	\$408.92	0.26%
2715-025-055	17941 CHATSWORTH ST	830,689	3	\$0.0195	\$16,198.44	10.27%
2731-008-022	17900 CHATSWORTH ST	22,107	3	\$0.0195	\$431.09	0.27%
2731-008-023	18000 CHATSWORTH ST	713,513	3	\$0.0195	\$13,913.50	8.82%
2733-003-032	10636 ZELZAH AVE	15,220	2	\$0.0975	\$1,483.95	0.94%
2733-005-003	17834 CHATSWORTH ST	3,010	1	\$0.1950	\$586.95	0.37%
2733-005-004	17832 CHATSWORTH ST	3,060	1	\$0.1950	\$596.70	0.38%
2733-005-005	17826 CHATSWORTH ST	6,280	1	\$0.1950	\$1,224.60	0.78%
2733-005-006	17822 CHATSWORTH ST	6,450	1	\$0.1950	\$1,257.75	0.80%
2733-005-010	17810 CHATSWORTH ST	9,749	1	\$0.1950	\$1,901.06	1.20%
2733-005-018	17835 KINGSBURY ST	10,498	2	\$0.0975	\$1,023.56	0.65%
2733-005-021	10658 ZELZAH AVE	3,197	2	\$0.0975	\$311.71	0.20%
2733-005-024	10666 ZELZAH AVE	2,870	2	\$0.0975	\$279.83	0.18%
2733-005-025	10668 ZELZAH AVE	2,700	2	\$0.0975	\$263.25	0.17%
2733-005-026	17800 CHATSWORTH ST	10,964	1	\$0.1950	\$2,137.98	1.35%
2733-005-027	10663 YARMOUTH AVE	10,230	2	\$0.0975	\$997.43	0.63%
2733-005-031	17820 CHATSWORTH ST	6,499	1	\$0.1950	\$1,267.31	0.80%
2733-005-032	10650 ZELZAH AVE	6,316	2	\$0.0975	\$615.81	0.39%
2733-005-033	17840 CHATSWORTH ST	5,040	1	\$0.1950	\$982.80	0.62%
2733-005-034	10664 ZELZAH AVE	6,220	2	\$0.0975	\$606.45	0.38%
2733-006-006	17728 CHATSWORTH ST	6,499	1	\$0.1950	\$1,267.31	0.80%
2733-006-007	17722 CHATSWORTH ST	6,499	1	\$0.1950	\$1,267.31	0.80%
2733-006-008	17716 CHATSWORTH ST	6,499	1	\$0.1950	\$1,267.31	0.80%
2733-006-009	17714 CHATSWORTH ST	3,250	1	\$0.1950	\$633.75	0.40%
2733-006-010	17710 CHATSWORTH ST	9,749	1	\$0.1950	\$1,901.06	1.20%
2733-006-011	17702 CHATSWORTH ST	7,714	1	\$0.1950	\$1,504.23	0.95%
2733-006-012	10671 WHITE OAK AVE	3,297	2	\$0.0975	\$321.46	0.20%
2733-006-013	10667 WHITE OAK AVE	3,297	2	\$0.0975	\$321.46	0.20%
2733-006-014	10663 WHITE OAK AVE	6,599	2	\$0.0975	\$643.40	0.41%
2733-006-015	10661 WHITE OAK AVE	3,297	2	\$0.0975	\$321.46	0.20%
2733-006-016	NO ADDRESS	6,512	2	\$0.0975	\$634.92	0.40%
2733-006-025	17734 CHATSWORTH ST	9,749	1	\$0.1950	\$1,901.06	1.20%
2733-006-026	17744 CHATSWORTH ST	10,964	1	\$0.1950	\$2,137.98	1.35%
2733-009-001	17650 CHATSWORTH ST	15,529	1	\$0.1950	\$3,028.16	1.92%
2733-009-002	17644 CHATSWORTH ST	6,499	1	\$0.1950	\$1,267.31	0.80%
2733-009-003	17636 CHATSWORTH ST	6,499	1	\$0.1950	\$1,267.31	0.80%
2733-009-004	17632 CHATSWORTH ST	6,499	1	\$0.1950	\$1,267.31	0.80%

OLD GRANADA VILLAGE BID – ASSESSMENT ENGINEER’S REPORT

2733-009-005	17628 CHATSWORTH ST	6,499	1	\$0.1950	\$1,267.31	0.80%
2733-009-006	17622 CHATSWORTH ST	6,499	1	\$0.1950	\$1,267.31	0.80%
2733-009-007	17616 CHATSWORTH ST	6,499	1	\$0.1950	\$1,267.31	0.80%
2733-009-008	17610 CHATSWORTH ST	6,499	1	\$0.1950	\$1,267.31	0.80%
2733-009-009	17604 CHATSWORTH ST	3,250	1	\$0.1950	\$633.75	0.40%
2733-009-010	17602 CHATSWORTH ST	10,960	1	\$0.1950	\$2,137.20	1.35%
2733-009-021	10666 WHITE OAK AVE	10,813	2	\$0.0975	\$1,054.27	0.67%
2733-009-022	10660 WHITE OAK AVE	14,330	2	\$0.0975	\$1,397.18	0.89%
2733-018-012	17558 CHATSWORTH ST	12,911	1	\$0.1950	\$2,517.65	1.60%
2733-018-013	17548 CHATSWORTH ST	9,770	2	\$0.0975	\$952.58	0.60%
2733-018-014	17542 CHATSWORTH ST	3,250	1	\$0.1950	\$633.75	0.40%
2733-018-015	17536 CHATSWORTH ST	6,499	1	\$0.1950	\$1,267.31	0.80%
2733-018-016	17534 CHATSWORTH ST	6,499	1	\$0.1950	\$1,267.31	0.80%
2733-018-017	17524 CHATSWORTH ST	6,499	1	\$0.1950	\$1,267.31	0.80%
2733-018-018	17522 CHATSWORTH ST	6,499	1	\$0.1950	\$1,267.31	0.80%
2733-018-031	10672 SHOSHONE AVE	14,300	2	\$0.0975	\$1,394.25	0.88%
2733-018-806	10681 ENCINO AVE	<u>25,933</u>	1	\$0.1950	<u>\$5,056.94</u>	<u>3.20%</u>
		2,340,334			\$157,799.05	100.00%

APPENDIX 2

OGV BID BOUNDARY MAP



**OLD GRANADA VILLAGE
PROPERTY AND BUSINESS IMPROVEMENT DISTRICT**

Not to Scale



 B.I.D. PROPERTIES (PROPERTY BASED)
 B.I.D. BOUNDARY