

**BOYLE HEIGHTS INDUSTRIAL FLATS
BUSINESS IMPROVEMENT DISTRICT
ESTABLISHMENT**

MANAGEMENT DISTRICT PLAN

*Being Established for a 5 Year Term Pursuant to
California Streets and Highways Code Section 36600 et seq.
Property & Business Improvement District Act of 1994, as amended*

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Final

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MANAGEMENT DISTRICT PLAN SUMMARY

Name: The name of the proposed District is the Boyle Heights Industrial Flats Property & Business Improvement District ("BHIFBID" or "District").

Background: The BHIFBID is being formed for a 5-year period at the initiation of the major property owners within the proposed District. The purpose of forming this District is to provide and manage supplemental services and improvements for this opportunity area. The services to be provided by the proposed BHIFBID will include Civil Sidewalks, District Identity & Placemaking, Administration & Contingency. The BHIFBID is a unique benefit assessment district that will enable the BHIFBID property owners and businesses to work as a unit, to fund needed property, business-related and residentially oriented improvement programs and services above what is provided by the City of Los Angeles.

Location: In general, the BHIFBID is defined on the west by the Los Angeles River running roughly from 1st Street to 7th Street. The east varies, and is defined by: Mission Road, Utah Street, Anderson Street, Clarence Street, Myers Street, Rio Street, and Jesse Street. The south is generally defined by the Freeway Interchange. (A map showing the BHIFBID boundaries is shown in Appendix 2 attached to this Plan). The proposed BHIFBID boundaries are comprised of the commercial core parcels where the historic economic activity of Boyle Heights Industrial Flats District is centered. The land uses within the proposed District include commercial, mixed use, residential, industrial and government. The area has historically been commercial and industrial zoning but increasingly mixed use and hybrid zoning brings new residential opportunities to the district.

Zones: There is one benefit zone within the proposed BHIFBID

Services: Civil Sidewalks, District Identity & Placemaking, Administration & Contingency

Finance: Benefit assessment of 167 real property parcels. There are 73 distinct parcel ownership names. No bonds shall be issued to fund BHIFBID programs.

Budget: Total program costs are estimated to be \$1,203,503. The Assessment Engineer has determined that the composite general benefit value portion of this equates to \$30,088 or 2.5% of the total estimated BHIFBID program costs. Subtracting the composite general benefit value of \$30,088, from the total estimated program cost of \$1,203,503 results in a special benefit value of \$1,173,415. This is the total amount of assessments to be levied on the 167 assessed parcels in the BHIFBID for Year 1-2027. General benefit costs of \$30,088 will need to be funded by other non-assessment sources. (See attached Engineer's Report for more details on special and general benefits and the calculations used for determining each).

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

Civil Sidewalks	District Identity & Placemaking	Administration Services & Contingency	TOTAL
\$774,454	\$164,278	\$234,683	\$1,173,415
66%	14%	20%	100%

* These numbers are rounded to the closest whole dollar amount

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

Formula: The BHIFBID assessments are based on three factors: building area, parcel land area and parcel street frontage. The Year 1 – 2027 BHIFBID assessment rates per parcel are as shown below.

BLDG AREA ASSMT RATE (\$/SF)	LAND AREA ASSMT RATE (\$/SF)	STREET FRONTAGE ASSMT RATE (\$/LF)
\$0.16	\$0.08	\$14.60

Cap: Assessment increases are capped at a maximum of 8% per year, subject to approval by the BHIFBID Property Owners’ Association Board of Directors.

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

Duration: The proposed BHIFBID will have a term of five (5) years. After five years, the petition and balloting process must be repeated in order to renew the BHIFBID and levy assessments again at that time. Future renewals may extend up to 10 years at a time.

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II. BHIFBID BOUNDARIES

Setting

The proposed BHIFBID is in the heart of the historic Boyle Heights Industrial Flats community. This area is the center of industrial commerce. While this area has historically been zoned and used as commercial and industrial, increasingly mixed use and hybrid zoning demands have brought new residential opportunities to this area. The BHIFBID area include those parcels on each side of Mission Road and Anderson Street, between 1st Street (both sides) on the north and 7th Street (both sides) on the south. The proposed BHIFBID is located just east of and adjacent to a series of north/south railroad tracks and the Los Angeles River.

General Boundary Description

In general, the BHIFBID is defined on the west by the Los Angeles River running from north of 1st Street to south of 7th Street. The east varies, and is defined by: Mission Road, Utah Street, Anderson Street, Clarence Street, Myers Street, Rio Street, and Jesse Street. The south is generally defined by the I-5 & I-10 Freeway Interchange. There are 167 assessed parcels owned by 73 distinct property owner names within the proposed BHIFBID.

Benefit Zones

There is one benefit zone within the proposed BHIFBID.

BHIFBID Boundary Rationale

Northern Boundary

The northern boundary begins at Kearney Street between North Myers Street and South Mission Road at parcels 5173-025-014 and 5173-025-022. These parcels constitute the northern boundary of the BHIFBID.

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

Eastern Boundary

The eastern boundary of the proposed BHIFBID begins at South Mission Road and Kearney Street at parcel number 5173-025-014 and continues south along the the west side of South Mission Road to 1st Street. Then east for one block on the south side of 1st Street to Anderson Street. Then south along the west side of Anderson Street to East 2nd Street. Then east along the south side of East 2nd Street across the north side of parcel 5172-009-024 to Utah Street. Then south along the west side of Utah Street to Mono Street. Then east along the south and west sides of Mono Street to East 3rd Street. Then east along the south side of East 3rd Street to South Clarence Street. Then south along the west side of South Clarence Street to East 4th Street. Then west along the north side of East 4th Street to Anderson Street. Then south along the west side of Anderson Street to East 6th Street. Then east along the south side of East 6th Street to Clarence Street. Then south along Clarence Street to the south property line of parcel 5171-005-002. Then west along south property line of parcels 5171-005 002 and 5171-005-014 to Whittier Boulevard/6th Street Viaduct Bridge. Then west along the north side of Whittier Boulevard/6th Street Viaduct Bridge to the northerly prolongation of the eastern boundary of parcel 5171-016-010. Then south along the eastern properly line of parcel 5171-016-010 to Jesse Street. Then west along the north side of Jesse Street to South Myers Street. Then south along the west side of South Myers Street to the westerly prolongation of the northern property line of parcel 5171-021-012. Then east along the northern property line of parcels 5171-021-012, 5171-021-011 and

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5171-021-026 to Rio Street. Then south along the eastern property lines of parcels 5171-025-900 and 5171-025-910.

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

Southern Boundary

The southern boundary of the proposed BHIFBID consists of parcels 5171-024-910, 5171-024-904, 5171-025-900 and 5171-024-012.

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

Western Boundary

The western boundary of the proposed BHIFBID is the eastern side of the series of north/south railroad tracks which run parallel to the Los Angeles River, extending from parcel 5173-025-022 on the north to parcel 5171-024-012 on the south.

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

Summation:

All identified parcels within the above-described boundaries shall be assessed to fund supplemental special benefit programs, services and improvements as outlined in this Plan and the Assessment Engineer's Report. All BHIFBID funded services, programs and improvements provided within the above-described boundaries shall confer special benefit to identified assessed parcels inside the BHIFBID boundaries and none will be provided outside of the BHIFBID. Each assessed parcel within the BHIFBID will proportionately specially benefit from the BHIFBID funded Civil Sidewalks, District Identity & Placemaking, Administration & Contingency, as described in more detail under "Work Plan", beginning on page 10 of this Report. These services, programs and improvements are intended to improve commerce, industry, employment, rents, occupancy rates and investment viability of individually assessed parcels and businesses on them within the BHIFBID. The BHIFBID confers special benefits on each and every individually assessed parcel by deterring crime and reducing litter, debris and graffiti, all considered detractions if not contained and properly managed. All BHIFBID funded services programs and improvements are considered supplemental, above normal base level services provided by the City of Los Angeles and are only provided for the special benefit of assessed parcels within the boundaries of the BHIFBID.

The BHIFBID includes 167 parcels of which are all identified as assessable. There are 73 distinct ownership names. A list of all parcels included in the BHIFBID is shown as Appendix 1, attached to this Plan with their respective Los Angeles County assessor parcel number. The boundary of the BHIFBID and parcels within it are shown on the map of the BHIFBID attached as Appendix 2 to this Plan.

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III. Proposed 5-Year BHIFBID Work Plan and Budget

Overview

The Programs and activities to be funded by the BHIFBID include Civil Sidewalks, District Identity & Placemaking, Administration & Contingency. The property uses within the boundaries of the BHIFBID that will receive special benefits from BHIFBID funded programs, services and improvements are currently industrial/manufacturing and commercial. BHIFBID funded activities are primarily designed to provide special benefits as described below to identified assessed parcels and land uses within the boundaries of the BHIFBID.

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

In the case of the BHIFBID, the very nature of the purpose of this BHIFBID is to fund supplemental programs, services and improvements to assessed parcels within the BHIFBID 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 supplemental programs and services. All benefits derived from the assessments to be levied on assessed parcels within the BHIFBID are for services, programs and improvements directly benefiting each individual assessed parcel within the BHIFBID. No BHIFBID funded services, activities or programs will be provided outside of the BHIFBID boundaries.

The total projected 5-year budget (special benefits) for 2027 – 2031 of the BHIFBID are shown in the Table on page 10 of this Plan assuming a maximum increase of 8% per year, commensurate to special benefits received by each assessed parcel.

WORK PLAN DETAILS

The services to be provided by the BHIFBID include Civil Sidewalks, District Identity & Placemaking, Administration & Contingency. Each of these work plan elements are designed to contribute to the industrial/commercial basis of this area and to enhance economic success and vitality of the BHIFBID. The assessed parcels in the BHIFBID will specially benefit from the BHIFBID programs in the form of increased industry, commerce and improving economic success and vitality through meeting the BHIFBID goals to maintain and improve the industrial/commercial core by providing services to attract customers and businesses in an effort to increase commerce, to increase building occupancies and lease rates.

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

Civil Sidewalks

$\$ 774,454$ (Special Benefit) + $\$ 19,858$ (General Benefit) = $\$ 794,312$ (66%)

The special benefit services related to Civil Sidewalks respond to issues between the curb and property line of each parcel fronting onto a public street. Such special benefit services include, but are not limited to, cleaning

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personnel, vehicles, sidewalk power washing, security, trash disposal, sidewalk sweeping, landscaping services, graffiti removal and tree planting, sanitation, and trimming, described as follow:

- Landscaping services includes landscaping care, watering and weed removal services throughout the entire District at the discretion of the property owners, at a frequency determined by the Owners' Association. These services will be provided in the BHIFBID as needed.
- Sanitation personnel will work on a regular basis sweeping up trash and litter from the sidewalks and gutters of the District at a frequency determined by the Owners' Association. The frequency of sidewalk sweeping is projected to be 7 days per week, year-round. (It is estimated that an average of 5 - 6 workers will perform these services 7 days per week, including the sidewalk sweeping, pressure washing, removal of bulky items and random trash pickup.
- Graffiti removal entails receiving reports of and then removal of graffiti throughout the District, with the pre-approval of property owners if it occurs on the buildings.
- A safety team working with the sanitation crew will provide on-site services to increase the safety of business, residents, customers, and property owners throughout the District.
- Minimizing the impact of unhoused individuals within the proposed District by collaborating with organizations to connect them with social services and potential housing solutions.
- Security services may be provided to ensure that petty crime and vandalism are reduced in the proposed BHIFBID.

The goal of the Civil Sidewalk work plan component is to ensure that all identified assessed parcels are clean, well maintained and safe, thereby creating an attractive BHIFBID for the special benefit of each and every assessed BHIFBID parcel. These supplemental services will assist in creating a clean, orderly and safer environment for the special benefit of each assessed parcel in the BHIFBID. A well maintained, secured and managed environment may improve industry and commerce and and may attract patrons, visitors and tenants and increase rents and occupancies. For the land uses within the BHIFBID (i.e. industrial, manufacturing, and commercial), this work plan component is designed to increase industry and commerce and customer activity, attract and retain new business and patrons, and may increase industrial/commercial rents and occupancies for the assessed parcels within the BHIFBID boundaries. Each assessed parcel will specially benefit from the Civil Sidewalk programs which will only be provided to, and for the direct benefit of, each identified assessed parcel within the BHIFBID boundaries.

District Identity & Placemaking

\$ 164,278 (Special Benefit) + \$ 4,212 (General Benefit) = \$168,490 (14%)

The District Identity & Placemaking component of the BHIFBID work program will strive to enhance the identity of the BHIFBID by building a positive and attractive identity for the emerging BHIFBID. This is key to increasing industry, commerce, attracting tenants and fostering growth and new development in the BHIFBID.

The District Identity & Placemaking services will include, but is not limited to:

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- Funding website creation and maintenance to promote knowledge of the activities of the District to the public.
- Funding other programs that bring a positive light to the District to benefit the individual parcels in the BID.
- Social media posts and Public Relations to promote the new developments within the District.
- Identifying locations for placemaking, beautification, and public space development within the District.
- Added staff and administrative services for this program element that will include rent, insurance, accounting, legal, utilities.
- Creation of a contingency which will not exceed 8% of the total budget and reserve funds for beautification and capital improvements. The capital improvements will be used for increased pedestrian traffic to accommodate future residential unit construction. These future improvements in the district include planters, trash receptacles, banners, and benches.

The BHIFBID will publish a regular e-newsletter to keep property owners informed of upcoming events and services. The Owners' Association will continue to use its website to promote the assessed BHIFBID parcels in an effort to increase awareness of the BHIFBID as a destination for consumers and business and future residential tenants and increase occupancy and commerce on the assessed parcels. The website will be designed to provide stakeholders and visitors with information about the BHIFBID and comply with the open meetings and records provisions of the Brown Act.

In summary, the District Identity and Placemaking component is designed to promote the image of BHIFBID to attract and increase business activity for both business and future residential occupancies. This program helps meet the goals of business attraction and retention and increased commerce while attracting new businesses, future residents and investors.

Administration & Contingency

\$ 234,683 (Special Benefit) + \$ 6,018 (General Benefit) = \$240,701 (20%)

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

As with other plans in similar BIDs, the Administration & Contingency component sets aside up to an 8% contingency/reserve which provides for costs related to operating the BHIFBID as well as funding supplemental improvement programs and staffing as described under the District Identity and Placemaking category above. These costs may include, but not be limited to:

- City and/or County fees associated with their oversight and implementation of the BHIFBID,
- The implementation of the Management District Plan and the Engineer's Report.

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- City fees to collect and process the assessments, delinquencies and non-payments. A percentage of the budget is held in reserve to offset delinquent and/or slow payment from both public and private properties. This component also funds the expenses charged by the City of Los Angeles and County of Los Angeles for collection and distribution of BHIFBID revenue.
- Other unanticipated costs related to the compliance of the Management District Plan and Engineer’s report.
- Programmed Contingency funds as described herein.
- Reimbursement to contributors who advanced funds for the BHIFBID formation
- Funding for renewal of the BHIFBID.

The Administration & Contingency component is key to the proper expenditure of BHIFBID assessment funds and the administration of BHIFBID programs and activities for the special benefit of all parcels and land uses within the BHIFBID. The Administration & Contingency work plan component exists only for the purposes of the BHIFBID and directly relates to the implementation of cleaning, security and beautification, district identity and improvement programs and services, which specially benefit each identified assessed parcel within the BHIFBID boundaries.

It is noted that in Year-1, \$95,000 from the total budget (special plus general benefit) will be used to reimburse contributors who advanced funds for the BHIFBID formation costs.

In summary, all BHIFBID funded services, programs and improvements described above confer special benefits to identified assessed parcels inside the BHIFBID boundaries and none will be provided outside of the BHIFBID. Each assessed parcel within the BHIFBID will proportionately specially benefit from the Civil Sidewalks, District Identity & Placemaking, Administration & Contingency. All BHIFBID funded services programs and improvements are considered supplemental, above normal base level services provided by the City of Los Angeles and are only provided for the special benefit of each assessed parcel within the boundaries of the BHIFBID.

WORK PLAN BUDGET

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

Year 1 – BHIFBID Special Benefit Budget (Assessment Revenue Only)*

*Table figures are rounded.

Civil Sidewalks	District Identity & Placemaking	Administration Services & Contingency	TOTAL
\$774,454	\$164,278	\$234,683	\$1,173,415
66%	14%	20%	100%

In order to carry out the BHIFBID programs outlined in the previous section, a Year 1 assessment budget of \$1,173,415 is projected. Since the BHIFBID is planned for a 5-year term, projected program costs for future years (Years 2-5) are set at the inception of the BHIFBID. While future inflationary and other

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program cost increases are unknown at this point, a maximum increase of 8% per annum, commensurate to special benefits received by each assessed parcel, is incorporated into the projected program costs and assessment rates for the 5-year BHIFBID term. It is noted that the 8% maximum annual rate increase is deemed necessary in order to offset substantial 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 BHIFBID stakeholders. Carryovers, if any, may be reapportioned the following year for related programs, services and improvements. Detailed annual budgets will be prepared by the Owner’s Association Board and included in an Annual Plan for the Los Angeles City Council’s review and approval.

It is recognized that market conditions may cause the cost of providing goods and services to fluctuate from year to year during the 5-year term of the proposed BHIFBID. 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. A 5-year projected BHIFBID budget is shown in the following Table:

YEAR 1-5 PROJECTED BHIFBID ASSESSMENT BUDGET SUMMARY (Special Benefits)

(Assumes 8% max rate increase per year) *

*Table figures are rounded.

YR		Civil Sidewalks	District Identity & Placemaking	Administration Services & Contingency	TOTAL
		66%	14%	20%	100%
1	2027	\$774,454	\$164,278	\$234,683	\$1,173,415
2	2028	\$813,177	\$172,492	\$246,417	\$1,232,086
3	2029	\$853,836	\$181,117	\$258,738	\$1,293,690
4	2030	\$896,528	\$190,173	\$271,675	\$1,358,375
5	2031	\$941,354	\$199,682	\$285,259	\$1,426,294

The BHIFBID assessments may increase for each individual parcel each year during the 5-year effective operating period, but not to exceed 8% per year, commensurate to special benefits received by each assessed parcel, and must be approved by the Owners’ Association Board of Directors, included in the Annual Planning Report and adopted by the Los Angeles City Council. Any accrued interest and delinquent payments will be expended within the budgeted categories. The Owners’ Association Board of the Directors (Property Owner’s Association of the BHIFBID) shall determine the percentage increase to the annual assessment and the methodology employed to determine the amount of the increase. The Owners’ Association Executive Director shall communicate the annual increase to the City each year in which the BHIFBID 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 BHIFBID.

Pursuant to Section 36671 of the Streets and Highways Code, any funds remaining after the 5th year of operation will be rolled over into the renewal budget if the District is renewed or returned to stakeholders. BHIFBID assessment funds may be used to pay for costs related to the following District renewal term. If

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the BHIFBID is not renewed or terminated for any reason, unexpended funds will be returned to the property owners.

Special/General Benefits

Total program costs are estimated to be \$1,203,503. The Assessment Engineer has determined that the composite general benefit value portion of this equates to \$30,088 or 2.5% of the total estimated BHIFBID program costs. Subtracting the composite general benefit value of \$30,088 from the total estimated program cost of \$1,203,503 results in a special benefit value of \$1,173,415. This is the total amount of assessments to be levied on the 100 assessed parcels in the BHIFBID for Year 1-2027. General benefit costs of \$30,088 will need to be funded by other non-assessment sources. (See attached Engineer’s Report for more details on special and general benefits and the calculations used for determining each). A breakdown of projected special and general benefit costs for each year of the 5-year renewal term is shown in the following Table:

5 Year Special + General Benefit Costs (Assumes a Max 8% Annual Increase) *

*Table figures are rounded.

YR		PROGRAM CATEGORY	SPECIAL BENEFITS	GENERAL BENEFITS	TOTAL BENEFITS	% OF TOTAL
1	2027	Civil Sidewalks	\$774,454	\$19,858	\$794,312	66%
		District Identity & Placemaking	\$164,278	\$4,212	\$168,490	14%
		Administration Services & Contingency	<u>\$234,683</u>	<u>\$6,018</u>	<u>\$240,701</u>	<u>20%</u>
		Subtotal	\$1,173,415	\$30,088	\$1,203,503	100%
		Less Year-1 Formation Reimbursement Costs	<u>-\$92,625</u>	<u>-\$2,375</u>	<u>-\$95,000</u>	<u>8%</u>
		Net Year-1 Program & Services Budget	\$1,080,790	\$27,713	\$1,108,503	92%
2	2028	Civil Sidewalks	\$836,410	\$21,447	\$857,857	66%
		District Identity & Placemaking	\$177,420	\$4,549	\$181,969	14%
		Administration Services & Contingency	<u>\$253,458</u>	<u>\$6,499</u>	<u>\$259,957</u>	<u>20%</u>
		Total	\$1,267,288	\$32,495	\$1,299,783	100%
3	2029	Civil Sidewalks	\$903,323	\$23,163	\$926,486	66%
		District Identity & Placemaking	\$191,614	\$4,913	\$196,527	14%
		Administration Services & Contingency	<u>\$273,735</u>	<u>\$7,019</u>	<u>\$280,754</u>	<u>20%</u>
		Total	\$1,368,672	\$35,095	\$1,403,767	100%
4	2030	Civil Sidewalks	\$975,589	\$25,016	\$1,000,605	66%
		District Identity & Placemaking	\$206,943	\$5,306	\$212,249	14%
		Administration Services & Contingency	<u>\$295,634</u>	<u>\$7,581</u>	<u>\$303,215</u>	<u>20%</u>
		Total	\$1,478,166	\$37,903	\$1,516,069	100%
5	2031	Civil Sidewalks	\$1,053,636	\$27,017	\$1,080,653	66%
		District Identity & Placemaking	\$223,498	\$5,730	\$229,228	14%
		Administration Services & Contingency	<u>\$319,285</u>	<u>\$8,187</u>	<u>\$327,472</u>	<u>20%</u>
		Total	\$1,596,419	\$40,934	\$1,637,353	100%

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Duration

As allowed by State PBID Law, the proposed BHIFBID will have a five (5) year operational term from January 1, 2027 to December 31, 2031. The proposed BHIFBID operation is expected to begin services on January 1, 2027. If the BHIFBID is not renewed again at the end of the proposed 5-year term, services will end on December 31, 2031.

Time and Manner of Collecting Assessments

Assessments for the Property Tax Year beginning July 1, 2025 and ending June 30, 2031, shall be collected at the same time and in the same manner as ad valorem taxes paid to the Los Angeles County (Operation Years 1 - 5). The BHIFBID assessments shall appear as a separate line item on the property tax bills issued by the Los Angeles County Assessor. The City of Los Angeles is authorized to collect any assessments not placed on the County tax rolls, or to place assessments, unpaid delinquent assessments, or penalties on the County tax rolls as appropriate to implement this Plan and the Assessment Engineer's Report.

IV PROPOSED ASSESSMENT FORMULA

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

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

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

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

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Building area is a direct measure of the static utilization of each parcel and its corresponding impact or draw on BHIFBID funded activities. In the opinion of the Assessment Engineer, the targeted weight of this factor, building area, should generate approximately 30% of the total BHIFBID revenue or 31.78180%) when adjusted for precise parcel measurements and program costs).

Land area is a direct measure of the current and future development capacity of each parcel and its corresponding impact or draw on BHIFBID funded activities. In the opinion of the Assessment Engineer, the targeted weight of this factor, land area, should generate approximately 25% of the total BHIFBID revenue or 26.56133% when adjusted for precise parcel measurements and program costs).

Street Frontage is a direct measure of the current and future development capacity of each parcel and its corresponding impact or draw on BHIFBID funded activities. Street frontage includes all public street frontages of a parcel. In the opinion of the Assessment Engineer, the targeted weight of this factor, street frontage, should generate approximately 40% of the total BHIFBID revenue or 41.65687% when adjusted for precise parcel measurements and program costs).

Special Circumstances

1. Structured Parking

It is the opinion of the Assessment Engineer that building square footage that is allocated to structured parking solely for tenants and is NOT available to the public at any time at market rates, shall have that portion of the building square footage exempted from the individual parcel's gross building square footage. This reduction or exemption only applies to the building square footage of structured parking that is not available to public access and use. The individual parcel owner has the responsibility to inform the Assessment Engineer if such deductions are applicable since County records do not readily reveal this information via County tax records.

2. Residential Condominiums

Future residential condominium parcels will be assessed as a separate category. It is the opinion of the Assessment Engineer that residential condominium parcels will proportionately specially benefit from BHIFBID funded programs and activities, but differently than commercial/industrial parcels. As such, based on the development configuration of such units which are generally multi floor buildings with no direct land or street frontage, the assessments for residential condominiums shall be assessed based solely on the internal building area of each residential condominium unit at the rate of \$0.16 per square foot of internal building pad area, subject to any approved annual rate increases.

3. Commercial and Mixed-Use Condominiums

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

Multi-Floor Commercial Only Condominiums (Upper Floors)

- Building area assessed at respective building area rate and pro-rated for land area and street frontage

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based on quantities of the whole complex

Multi-Floor Mixed-Use Condominiums

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

4. Changes to Building or Parcel Size

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

5. 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 Plan and the Engineer’s Report would require a new Proposition 218 ballot procedure in order to approve any such changes.

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

Year 1 – Assessable Benefit Units

BLDG AREA (SF)	LAND AREA (SF)	STREET FRONTAGE (LF)	# OF ASSESSABLE PARCELS
2,330,828	3,895,934	33,480	169

Year 1 – Projected Assessment Revenue

BLDG ASSMT REVENUE	LAND ASSMT REVENUE	STREET FRONTAGE ASSMT REVENUE	TOTAL ASSMT REVENUE
\$372,932.48	\$311,674.72	\$488,808.00	\$1,173,415.20
31.78180%	26.56133%	41.65687%	100.00%

The number of Benefit Units for each identified benefiting parcel within the proposed BHIFBID was computed from data extracted from County Assessor records and maps. These data sources delineate current land uses, building areas, property areas and dimensions of record for each tax parcel. While it is understood that this data does not represent legal field survey measurements or detailed title search of recorded land subdivision maps or building records, it does provide an acceptable basis for the purpose of calculating

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property-based assessments. All respective property data being used for assessment computations will be provided to each property owner in the BHIFBID for their review. If a property owner believes there is an error on a parcel’s assessed footages, the BHIFBID may confirm the data with the County Assessor’s office. If BHIFBID data matches Assessor’s data, the property owner may opt to work with the Assessor’s office to correct the data so that the BHIFBID assessment may be adjusted accordingly. Property owners must report to the City any changes to parcel and/or building measurements by April 1 of any given year during the 5-year BHIFBID term in order to be considered for parcel assessment review and adjustment.

Assessment Formula

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

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

$$\text{Assessment} = \text{Building Area (Unit A) Sq Ft} \times \text{Unit A Rate, plus} \\ \text{Land Area (Unit B) Sq Ft} \times \text{Unit B Rate, plus} \\ \text{Street Frontage (Unit C) Lin Ft} \times \text{Unit C Rate}$$

YEAR 1 –2027 Assessment Rates

BLDG AREA ASSMT RATE (\$/SF)	LAND AREA ASSMT RATE (\$/SF)	STREET FRONTAGE ASSMT RATE (\$/LF)
\$0.16	\$0.08	\$14.60

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

Assessment Formula Unit Rates

Using figures from the Assessable Benefit Units Table and the Projected Assessment Revenue Table on page 14 of this Plan, the assessment rates and weighted multipliers for each factor are calculated as follows:

Building Area Rate (Unit A)

$$(\$1,173,415 \times 31.78180\%) / 2,330,828 \text{ units} = \$0.16/\text{sq ft exterior building area}$$

Land Area Rate (Unit B)

$$(\$1,173,415 \times 26.56133\%) / 3,895,934 \text{ units} = \$0.08/\text{sq ft land area}$$

Street Frontage Rate (Unit C)

$$(\$11,173,415 \times 41.65687\%) / 32,480 \text{ units} = \$14.60/\text{linear ft street frontage}$$

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Residential Condo Building Area Rate (Unit D) = \$0.16/sq ft interior bldg pad area (set)

SAMPLE ASSESSMENT CALCULATIONS:

A 6,516 sq ft building on a 7,150 sq ft lot with 166 linear feet of street frontage

Building Assessment = 6,516 sq ft x \$0.16/sq ft = \$1,042.56

Land Assessment = 7,150 sq ft x \$0.08/sq ft = \$ 572.00

Frontage Assessment = 166 lin ft x \$14.60/lin ft = \$2,423.60

TOTAL YEAR 1 ASSESSMENT = **\$4,038.16**

For business budgeting, this equates to \$337 per month, \$84 per week, \$11 per day or for rent add-on, \$0.05 per sq ft of bldg/mo.

Since the proposed BHIFBID is planned for a 5-year term, maximum assessment rates for future years (Years 2-5) must be set at the inception of the BHIFBID. While future inflationary and other program cost increases are unknown at this point, a maximum increase of 8% per year is incorporated into the projected program costs and, in turn, the resultant assessment rates for the 5-year term of the BHIFBID. These figures are shown in the Table below. Assessment rates may not exceed those indicated below.

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

**BHIFBID – 5 Year Maximum Assessment Rates
(Includes a 8%/Yr. Max Increase)**

YEAR	BLDG AREA ASSMT RATE (\$/SF)	LAND AREA ASSMT RATE (\$/SF)	STREET FRONTAGE ASSMT RATE (\$/LF)
YR 1-2027	\$0.1600	\$0.0800	\$14.6000
YR 2-2028	\$0.1728	\$0.0864	\$15.7680
YR 3-2029	\$0.1866	\$0.0933	\$17.0294
YR 4-2030	\$0.2015	\$0.1008	\$18.3918
YR 5-2031	\$0.2176	\$0.1089	\$19.8631

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

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V. PUBLICLY OWNED PARCELS

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

There are 14 publicly owned parcels within the BHIFBID, all of which are identified as fully assessable and for which special benefit services will be provided. All identified publicly owned parcels are owned by the City of Los Angeles. Each of these publicly owned parcels will receive proportionate special benefits from the BHIFBID funded Civil Sidewalks, District Identity & Placemaking, Administration & Contingency.

It is the opinion of the Assessment Engineer that these 14 publicly owned parcels and public facilities will specially benefit to the same extent as privately owned parcels from BHIFBID funded services, programs and improvements. Publicly owned parcels with public facilities on them will be assessed for public and non-public building areas located on these parcels as well as the parcel size and the amount of parcel street frontage.

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

There is no compelling evidence that these identified assessable publicly owned parcels and facilities would not proportionately specially benefit from BHIFBID funded programs, services and improvements as delineated herein and, thus, will be assessed similar to privately owned parcels.

The Table below lists all publicly owned parcels within the proposed BHIFBID and their Year 1 assessment amounts:

BHIFBID Publicly Owned Parcels
(All owned by the City of Los Angeles)

APN		SITE ADDRESS	BLDG AREA (SF)	LAND AREA (SF)	STREET FRONTAGE (LF)	YEAR 1 ASSMT	% of Total
5171-012-901	631	SANDERSON ST	11,710	14,380	150	\$5,214.00	0.44%
5171-012-902	621	SANDERSON ST	6,600	8,250	75	\$2,811.00	0.24%
5171-012-903		NO SITE ADDRESS	0	2,750	25	\$585.00	0.05%
5171-012-904		NO SITE ADDRESS	0	460	25	\$401.80	0.03%
5171-013-900		NO SITE ADDRESS	0	5,530	27	\$836.60	0.07%
5171-013-901		NO SITE ADDRESS	0	19,140	311	\$6,071.80	0.52%

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5171-013-902		NO SITE ADDRESS	0	52,272	456	\$10,839.36	0.92%
5171-014-902	633	S MISSION RD	16,080	33,541	478	\$12,234.88	1.04%
5171-015-905		NO SITE ADDRESS	0	16,110	188	\$4,033.60	0.34%
5171-015-906	651	S MISSION RD	4,708	45,302	60	\$5,253.44	0.45%
5171-024-904		NO SITE ADDRESS	12,207	193,406	1,537	\$39,865.80	3.40%
5171-024-910		NO SITE ADDRESS	0	12,610	0	\$1,008.80	0.09%
5171-025-900		NO SITE ADDRESS	101,030	182,081	250	\$34,381.28	2.93%
5172-015-900	361	S ANDERSON ST	0	42,766	613	\$12,371.08	1.05%
			152,335	628,598	4,195	\$135,908.44	11.58%

VI. BHIFBID GOVERNANCE

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

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

VII. PROPOSED RULES AND REGULATION APPLIED TO THE BHIFBID

There are no specific rules or regulations applied to the BHIFBID

VIII. OTHER ITEMS

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

IX. PLAN AUTHOR

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

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X. IMPLEMENTATION TIMETABLE

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

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

APPENDIX 1

BHIFBID YR 1 – 2027 ASSESSMENT ROLL

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ALL PARCELS

APN		SITE ADDRESS	BLDG AREA (SF)	LAND AREA (SF)	STREET FRONTAGE (LF)	YEAR 1 ASSMT	% of Total
5171-005-001	601	S CLARENCE	6,516	7,150	166	\$4,038.16	0.34%
5171-005-002	605	S CLARENCE	5,800	5,825	50	\$2,124.00	0.18%
5171-006-014	616	S ANDERSON ST	11,600	11,900	0	\$2,808.00	0.24%
5171-006-015	600	S ANDERSON ST	6,688	7,160	0	\$1,642.88	0.14%
5171-009-001	1442	E 4TH ST	24,840	16,988	273	\$9,319.24	0.79%
5171-009-002	1400	E 4TH ST	20,800	27,440	380	\$11,071.20	0.94%
5171-009-007	1431	E 4TH ST	82,867	91,040	352	\$25,681.12	2.19%
5171-010-004	515	S ANDERSON ST	0	2,111	70	\$1,190.88	0.10%
5171-010-007		NO SITE ADDRESS	0	20,400	145	\$3,749.00	0.32%
5171-010-008	524	S MISSION RD	30,401	45,302	532	\$16,255.52	1.39%
5171-010-010		NO SITE ADDRESS	0	37,200	169	\$5,443.40	0.46%
5171-010-012	501	S ANDERSON ST	61,524	106,286	473	\$25,252.52	2.15%
5171-011-001	571	S ANDERSON ST	0	10,019	200	\$3,721.52	0.32%
5171-011-002	571	S ANDERSON ST	20,824	20,909	337	\$9,924.76	0.85%
5171-011-005	550	S MISSION RD	59,000	52,708	560	\$21,832.64	1.86%
5171-011-006	560	S MISSION RD	65,446	63,162	607	\$24,386.52	2.08%
5171-011-007	550	S MISSION RD	0	27,443	115	\$3,874.44	0.33%
5171-012-003	611	S ANDERSON ST	17,820	5,995	54	\$4,119.20	0.35%
5171-012-015	613	S ANDERSON ST	28,584	16,520	150	\$8,085.04	0.69%
5171-012-016	601	S ANDERSON ST	15,506	14,260	225	\$6,906.76	0.59%
5171-012-017		NO SITE ADDRESS	0	2,180	15	\$393.40	0.03%
5171-012-901	631	S ANDERSON ST	11,710	14,380	150	\$5,214.00	0.44%
5171-012-902	621	S ANDERSON ST	6,600	8,250	75	\$2,811.00	0.24%
5171-012-903		NO SITE ADDRESS	0	2,750	25	\$585.00	0.05%
5171-012-904		NO SITE ADDRESS	0	460	25	\$401.80	0.03%
5171-013-004	1600	E 6TH ST	0	12,770	27	\$1,415.80	0.12%
5171-013-005		NO SITE ADDRESS	0	14,400	163	\$3,531.80	0.30%
5171-013-006		NO SITE ADDRESS	0	98,881	363	\$13,210.28	1.13%
5171-013-900		NO SITE ADDRESS	0	5,530	27	\$836.60	0.07%
5171-013-901		NO SITE ADDRESS	0	19,140	311	\$6,071.80	0.52%
5171-013-902		NO SITE ADDRESS	0	52,272	456	\$10,839.36	0.92%
5171-014-012	539	S MISSION RD	30,606	41,350	288	\$12,409.76	1.06%
5171-014-013	539	S MISSION RD	0	51,401	358	\$9,338.88	0.80%

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5171-014-014	401	S MISSION RD	2,160	21,310	354	\$7,218.80	0.62%
5171-014-015		NO SITE ADDRESS	0	6,500	38	\$1,074.80	0.09%
5171-014-016	515	S MISSION RD	0	8,510	90	\$1,994.80	0.17%
5171-014-017		NO SITE ADDRESS	0	4,490	29	\$782.60	0.07%
5171-014-018	411	S MISSION RD	0	7,120	76	\$1,679.20	0.14%
5171-014-902	633	S MISSION RD	16,080	33,541	478	\$12,234.88	1.04%
5171-015-001	633	S MISSION RD	51,509	39,800	679	\$21,338.84	1.82%
5171-015-025		NO SITE ADDRESS	0	53,244	140	\$6,303.52	0.54%
5171-015-027		NO SITE ADDRESS	0	13,070	283	\$5,177.40	0.44%
5171-015-028	2185	E 7TH ST	2,610	10,950	135	\$3,264.60	0.28%
5171-015-029	2155	E 7TH ST	177,800	81,022	344	\$39,952.16	3.40%
5171-015-905		NO SITE ADDRESS	0	16,110	188	\$4,033.60	0.34%
5171-015-906	651	S MISSION RD	4,708	45,302	60	\$5,253.44	0.45%
5171-016-010	2233	E JESSE S	97,996	198,634	0	\$31,570.08	2.69%
5171-021-011	2207	E 7TH ST	1,300	9,000	75	\$2,023.00	0.17%
5171-021-012	696	S MYERS ST	4,863	6,240	172	\$3,788.48	0.32%
5171-021-026	2225	E 7TH ST	1,060	15,000	245	\$4,946.60	0.42%
5171-024-007	2160	E 7TH ST	74,305	108,464	146	\$22,697.52	1.93%
5171-024-012	777	S MISSION RD	56,822	88,862	682	\$26,157.68	2.23%
5171-024-904		NO SITE ADDRESS	12,207	193,406	1,537	\$39,865.80	3.40%
5171-024-910		NO SITE ADDRESS	0	12,610	0	\$1,008.80	0.09%
5171-025-900		NO SITE ADDRESS	101,030	182,081	250	\$34,381.28	2.93%
5172-009-001	1312	E 2ND ST	0	19,635	129	\$3,454.20	0.29%
5172-009-008	156	S ANDERSON ST	9,664	9,749	210	\$5,392.16	0.46%
5172-009-011	1321	MONO ST	1,873	4,988	40	\$1,282.72	0.11%
5172-009-022	153	S UTAH ST	720	1,992	25	\$639.56	0.05%
5172-009-023	155	S UTAH ST	1,832	3,225	132	\$2,478.32	0.21%
5172-009-024	131	S UTAH ST	5,412	6,667	50	\$2,129.28	0.18%
5172-009-026	134	S ANDERSON ST	10,128	10,240	208	\$5,476.48	0.47%
5172-009-027	140	S ANDERSON ST	15,113	15,358	120	\$5,398.72	0.46%
5172-009-028	1319	MONO ST	9,840	10,482	80	\$3,580.96	0.31%
5172-009-031	1319	MONO ST	17,028	27,731	200	\$7,862.96	0.67%
5172-010-001	210	S ANDERSON ST	101,001	73,860	796	\$33,690.56	2.87%
5172-010-002	1401	E 3RD ST	11,740	18,220	290	\$7,570.00	0.65%
5172-010-003	1329	E 3RD ST	4,716	5,500	50	\$1,924.56	0.16%
5172-010-004	242	S ANDERSON ST	23,616	29,154	375	\$11,585.88	0.99%
5172-010-005		NO SITE ADDRESS	0	14,095	60	\$2,003.60	0.17%
5172-011-002	1218	E 1ST ST	0	5,200	40	\$1,000.00	0.09%
5172-011-003	1214	E 1ST ST	1,490	5,200	40	\$1,238.40	0.11%
5172-011-004	1212	E 1ST ST	6,468	5,200	40	\$2,034.88	0.17%
5172-011-005	1200	E 1ST ST	3,822	11,700	220	\$4,759.52	0.41%
5172-011-006	116	S MISSION RD	0	5,200	40	\$1,000.00	0.09%
5172-011-007		NO SITE ADDRESS	0	5,200	40	\$1,000.00	0.09%
5172-011-008	120	S MISSION RD	0	5,200	53	\$1,189.80	0.10%
5172-011-009	119	S ANDERSON ST	864	5,200	40	\$1,138.24	0.10%

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5172-011-011	121	SANDERSON ST	0	5,200	40	\$1,000.00	0.09%
5172-011-013	127	SANDERSON ST	1,640	5,200	40	\$1,262.40	0.11%
5172-011-014	126	S MISSION RD	120	5,200	53	\$1,209.00	0.10%
5172-011-015	129	SANDERSON ST	0	5,200	40	\$1,000.00	0.09%
5172-011-017	137	SANDERSON ST	4,000	5,200	40	\$1,640.00	0.14%
5172-011-019	144	S MISSION RD	7,760	10,400	80	\$3,241.60	0.28%
5172-011-020	145	SANDERSON ST	10,800	15,600	120	\$4,728.00	0.40%
5172-011-021	152	S MISSION RD	3,500	5,200	40	\$1,560.00	0.13%
5172-011-022	151	SANDERSON ST	5,824	10,400	80	\$2,931.84	0.25%
5172-011-023	154	S MISSION RD	20,375	20,710	157	\$7,209.00	0.61%
5172-011-024	140	S MISSION RD	8,800	10,400	80	\$3,408.00	0.29%
5172-011-025	122	S MISSION RD	6,600	9,360	80	\$2,972.80	0.25%
5172-011-026	201	SANDERSON ST	28,708	31,300	503	\$14,441.08	1.23%
5172-011-027	251	SANDERSON ST	9,312	13,973	238	\$6,082.56	0.52%
5172-011-029	238	S MISSION RD	26,677	29,980	506	\$14,054.32	1.20%
5172-011-030		NO SITE ADDRESS	7,513	12,210	228	\$5,507.68	0.47%
5172-011-032	1220	E 1ST ST	564	6,500	180	\$3,238.24	0.28%
5172-011-033		NO SITE ADDRESS	8,487	11,390	86	\$3,524.72	0.30%
5172-011-034		NO SITE ADDRESS	0	4,460	32	\$824.00	0.07%
5172-013-001		NO SITE ADDRESS	0	5,400	40	\$1,016.00	0.09%
5172-013-002	123	S MYERS ST	11,495	26,136	483	\$10,981.88	0.94%
5172-013-004	165	S MISSION RD	11,160	17,860	345	\$8,251.40	0.70%
5172-013-005	130	S MYERS ST	43,478	64,904	793	\$23,726.60	2.02%
5172-013-008	107	S MYERS ST	8,500	18,295	236	\$6,269.20	0.53%
5172-013-013	101	MISSION RD	23,184	43,560	566	\$15,457.84	1.32%
5172-014-001	205	S MISSION RD	43,883	50,965	330	\$15,916.48	1.36%
5172-014-003	331	S MISSION RD	22,898	40,470	267	\$10,799.48	0.92%
5172-014-005	185	S MYERS ST	8,905	12,200	109	\$3,992.20	0.34%
5172-014-009	251	S MISSION RD	27,910	35,280	267	\$11,186.20	0.95%
5172-014-010		NO SITE ADDRESS	0	2,510	4	\$259.20	0.02%
5172-014-011		NO SITE ADDRESS	0	2,960	0	\$236.80	0.02%
5172-014-012	375	S MISSION RD	10,945	12,520	281	\$6,855.40	0.58%
5172-014-014		NO SITE ADDRESS	0	8,360	47	\$1,355.00	0.12%
5172-014-016		NO SITE ADDRESS	0	8,240	47	\$1,345.40	0.11%
5172-014-017	363	S MISSION RD	30,299	45,302	312	\$13,027.20	1.11%
5172-014-018		NO SITE ADDRESS	0	5,250	43	\$1,047.80	0.09%
5172-014-019		NO SITE ADDRESS	0	13,540	103	\$2,587.00	0.22%
5172-015-001	300	S MISSION RD	35,349	32,656	515	\$15,787.32	1.35%
5172-015-002	323	SANDERSON ST	9,270	9,308	193	\$5,045.64	0.43%
5172-015-003	1319	BOYD ST	9,270	9,315	90	\$3,542.40	0.30%
5172-015-004	1315	E BOYD ST	12,523	16,422	272	\$7,288.64	0.62%
5172-015-005	337	SANDERSON ST	17,510	23,288	328	\$9,453.44	0.81%
5172-015-006	330	S MISSION RD	9,270	4,658	45	\$2,512.84	0.21%
5172-015-007	330	S MISSION RD	19,364	9,768	191	\$6,668.28	0.57%
5172-015-010		NO SITE ADDRESS	0	6,210	60	\$1,372.80	0.12%
5172-015-011	356	S MISSION RD	11,973	12,167	230	\$6,247.04	0.53%

BOYLE HEIGHTS INDUSTRIAL FLATS BUSINESS IMPROVEMENT DISTRICT
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5172-015-012	1443	E 4TH ST	13,752	13,969	238	\$6,792.64	0.58%
5172-015-013	1427	E 4TH ST	34,632	26,368	255	\$11,373.56	0.97%
5172-015-014	1421	W 4TH ST	4,820	4,790	151	\$3,359.00	0.29%
5172-015-015	351	SANDERSON ST	15,944	21,733	313	\$8,859.48	0.76%
5172-015-016	339	SANDERSON ST	7,267	16,166	86	\$3,711.60	0.32%
5172-015-017	371	SANDERSON ST	8,170	18,270	86	\$4,024.40	0.34%
5172-015-018		NO SITE ADDRESS	0	14,064	46	\$1,796.72	0.15%
5172-015-900	361	SANDERSON ST	0	42,766	613	\$12,371.08	1.05%
5172-018-009	1407	BOYD ST	16,110	36,300	440	\$11,905.60	1.01%
5172-018-010	301	S CLARENCE ST	3,267	3,930	148	\$2,997.92	0.26%
5172-018-014	1441	BOYD ST	23,692	23,800	204	\$8,673.12	0.74%
5172-018-015	300	SANDERSON ST	40,271	55,321	692	\$20,972.24	1.79%
5172-018-017	1407	BOYD ST	1,620	16,860	30	\$2,046.00	0.17%
5172-018-018	305	S CLARENCE ST	10,611	34,854	300	\$8,866.08	0.76%
5172-019-003	335	S CLARENCE ST	0	5,809	50	\$1,194.72	0.10%
5172-019-004	339	S CLARENCE ST	5,122	10,166	88	\$2,917.60	0.25%
5172-019-005	347	S CLARENCE ST	4,292	4,357	38	\$1,590.08	0.14%
5172-019-009	350	SANDERSON ST	43,766	52,708	575	\$19,614.20	1.67%
5172-019-011	336	SANDERSON ST	20,510	29,700	380	\$11,205.60	0.95%
5172-019-013	363	S CLARENCE ST	12,792	14,523	125	\$5,033.56	0.43%
5172-019-014	1440	BOYD ST	18,480	26,250	251	\$8,721.40	0.74%
5172-019-016		NO SITE ADDRESS	0	14,790	30	\$1,621.20	0.14%
5172-020-001		NO SITE ADDRESS	0	8,780	92	\$2,045.60	0.17%
5172-020-002		NO SITE ADDRESS	0	4,950	45	\$1,053.00	0.09%
5172-020-003		NO SITE ADDRESS	0	4,950	45	\$1,053.00	0.09%
5172-020-004		NO SITE ADDRESS	0	4,950	45	\$1,053.00	0.09%
5172-020-005	364	SANDERSON ST	24,750	24,750	335	\$10,831.00	0.92%
5172-020-006		NO SITE ADDRESS	0	5,350	36	\$953.60	0.08%
5172-020-007		NO SITE ADDRESS	0	1,980	18	\$421.20	0.04%
5172-020-008	1481	E 4TH ST	10,584	7,920	72	\$3,378.24	0.29%
5172-020-010		NO SITE ADDRESS	0	2,905	25	\$597.40	0.05%
5172-020-011	367	S CLARENCE ST	806	2,905	25	\$726.36	0.06%
5172-020-012	369	S CLARENCE ST	1,775	2,905	25	\$881.40	0.08%
5172-020-017	1489	E 4TH ST	11,685	14,910	259	\$6,843.80	0.58%
5172-020-019	1461	E 4TH ST	44,550	42,420	410	\$16,507.60	1.41%
5173-025-002	161	N MISSION RD	2,640	5,200	40	\$1,422.40	0.12%
5173-025-006	135	N MISSION RD	7,830	14,925	135	\$4,417.80	0.38%
5173-025-007	133	N MISSION RD	0	5,200	220	\$3,628.00	0.31%
5173-025-013	155	N MISSION RD	10,196	15,600	125	\$4,704.36	0.40%
5173-025-014	163	N MISSION RD	1,601	6,970	179	\$3,427.16	0.29%
5173-025-021		NO SITE ADDRESS	0	3,490	121	\$2,045.80	0.17%
5173-025-022	150	N MYERS ST	60,229	86,249	648	\$25,997.36	2.22%
5173-025-023	1137	E 1ST ST	<u>14,289</u>	<u>17,860</u>	<u>201</u>	<u>\$6,649.64</u>	<u>0.57%</u>
			2,330,828	3,895,934	33,480	\$1,173,415.20	100.00%

**BOYLE HEIGHTS INDUSTRIAL FLATS BUSINESS IMPROVEMENT DISTRICT
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PRIVATE PARCELS

APN		SITE ADDRESS	BLDG AREA (SF)	LAND AREA (SF)	STREET FRONTAGE (LF)	YEAR 1 ASSMT	% of Total
5171-005-001	601	S CLARENCE	6,516	7,150	166	\$4,038.16	0.34%
5171-005-002	605	S CLARENCE	5,800	5,825	50	\$2,124.00	0.18%
5171-006-014	616	S ANDERSON ST	11,600	11,900	0	\$2,808.00	0.24%
5171-006-015	600	SABDERSON ST	6,688	7,160	0	\$1,642.88	0.14%
5171-009-001	1442	E 4TH ST	24,840	16,988	273	\$9,319.24	0.79%
5171-009-002	1400	E 4TH ST	20,800	27,440	380	\$11,071.20	0.94%
5171-009-007	1431	E 4TH ST	82,867	91,040	352	\$25,681.12	2.19%
5171-010-004	515	S ANDERSON ST	0	2,111	70	\$1,190.88	0.10%
5171-010-007		NO SITE ADDRESS	0	20,400	145	\$3,749.00	0.32%
5171-010-008	524	S MISSION RD	30,401	45,302	532	\$16,255.52	1.39%
5171-010-010		NO SITE ADDRESS	0	37,200	169	\$5,443.40	0.46%
5171-010-012	501	S ANDERSON ST	61,524	106,286	473	\$25,252.52	2.15%
5171-011-001	571	S ANDERSON ST	0	10,019	200	\$3,721.52	0.32%
5171-011-002	571	S ANDERSON ST	20,824	20,909	337	\$9,924.76	0.85%
5171-011-005	550	S MISSION RD	59,000	52,708	560	\$21,832.64	1.86%
5171-011-006	560	S MISSION RD	65,446	63,162	607	\$24,386.52	2.08%
5171-011-007	550	S MISSION RD	0	27,443	115	\$3,874.44	0.33%
5171-012-003	611	S ANDERSON ST	17,820	5,995	54	\$4,119.20	0.35%
5171-012-015	613	S ANDERSON ST	28,584	16,520	150	\$8,085.04	0.69%
5171-012-016	601	S ANDERSON ST	15,506	14,260	225	\$6,906.76	0.59%
5171-012-017		NO SITE ADDRESS	0	2,180	15	\$393.40	0.03%
5171-013-004	1600	E 6TH ST	0	12,770	27	\$1,415.80	0.12%
5171-013-005		NO SITE ADDRESS	0	14,400	163	\$3,531.80	0.30%
5171-013-006		NO SITE ADDRESS	0	98,881	363	\$13,210.28	1.13%
5171-014-012	539	S MISSION RD	30,606	41,350	288	\$12,409.76	1.06%
5171-014-013	539	S MISSION RD	0	51,401	358	\$9,338.88	0.80%
5171-014-014	401	S MISSION RD	2,160	21,310	354	\$7,218.80	0.62%
5171-014-015		NO SITE ADDRESS	0	6,500	38	\$1,074.80	0.09%
5171-014-016	515	S MISSION RD	0	8,510	90	\$1,994.80	0.17%
5171-014-017		NO SITE ADDRESS	0	4,490	29	\$782.60	0.07%
5171-014-018	411	S MISSION RD	0	7,120	76	\$1,679.20	0.14%
5171-015-001	633	S MISSION RD	51,509	39,800	679	\$21,338.84	1.82%
5171-015-025		NO SITE ADDRESS	0	53,244	140	\$6,303.52	0.54%
5171-015-027		NO SITE ADDRESS	0	13,070	283	\$5,177.40	0.44%
5171-015-028	2185	E 7TH ST	2,610	10,950	135	\$3,264.60	0.28%
5171-015-029	2155	E 7TH ST	177,800	81,022	344	\$39,952.16	3.40%
5171-016-010	2233	E JESSE S	97,996	198,634	0	\$31,570.08	2.69%
5171-021-011	2207	E 7TH ST	1,300	9,000	75	\$2,023.00	0.17%
5171-021-012	696	S MYERS ST	4,863	6,240	172	\$3,788.48	0.32%
5171-021-026	2225	E 7TH ST	1,060	15,000	245	\$4,946.60	0.42%
5171-024-007	2160	E 7TH ST	74,305	108,464	146	\$22,697.52	1.93%

**BOYLE HEIGHTS INDUSTRIAL FLATS BUSINESS IMPROVEMENT DISTRICT
MANAGEMENT DISTRICT PLAN**

5171-024-012	777	S MISSION RD	56,822	88,862	682	\$26,157.68	2.23%
5172-009-001	1312	E 2ND ST	0	19,635	129	\$3,454.20	0.29%
5172-009-008	156	SANDERSON ST	9,664	9,749	210	\$5,392.16	0.46%
5172-009-011	1321	MONO ST	1,873	4,988	40	\$1,282.72	0.11%
5172-009-022	153	SUTAH ST	720	1,992	25	\$639.56	0.05%
5172-009-023	155	SUTAH ST	1,832	3,225	132	\$2,478.32	0.21%
5172-009-024	131	SUTAH ST	5,412	6,667	50	\$2,129.28	0.18%
5172-009-026	134	SANDERSON ST	10,128	10,240	208	\$5,476.48	0.47%
5172-009-027	140	SANDERSON ST	15,113	15,358	120	\$5,398.72	0.46%
5172-009-028	1319	MONO ST	9,840	10,482	80	\$3,580.96	0.31%
5172-009-031	1319	MONO ST	17,028	27,731	200	\$7,862.96	0.67%
5172-010-001	210	SANDERSON ST	101,001	73,860	796	\$33,690.56	2.87%
5172-010-002	1401	E 3RD ST	11,740	18,220	290	\$7,570.00	0.65%
5172-010-003	1329	E 3RD ST	4,716	5,500	50	\$1,924.56	0.16%
5172-010-004	242	SANDERSON ST	23,616	29,154	375	\$11,585.88	0.99%
5172-010-005		NO SITE ADDRESS	0	14,095	60	\$2,003.60	0.17%
5172-011-002	1218	E 1ST ST	0	5,200	40	\$1,000.00	0.09%
5172-011-003	1214	E 1ST ST	1,490	5,200	40	\$1,238.40	0.11%
5172-011-004	1212	E 1ST ST	6,468	5,200	40	\$2,034.88	0.17%
5172-011-005	1200	E 1ST ST	3,822	11,700	220	\$4,759.52	0.41%
5172-011-006	116	S MISSION RD	0	5,200	40	\$1,000.00	0.09%
5172-011-007		NO SITE ADDRESS	0	5,200	40	\$1,000.00	0.09%
5172-011-008	120	S MISSION RD	0	5,200	53	\$1,189.80	0.10%
5172-011-009	119	SANDERSON ST	864	5,200	40	\$1,138.24	0.10%
5172-011-011	121	SANDERSON ST	0	5,200	40	\$1,000.00	0.09%
5172-011-013	127	SANDERSON ST	1,640	5,200	40	\$1,262.40	0.11%
5172-011-014	126	S MISSION RD	120	5,200	53	\$1,209.00	0.10%
5172-011-015	129	SANDERSON ST	0	5,200	40	\$1,000.00	0.09%
5172-011-017	137	SANDERSON ST	4,000	5,200	40	\$1,640.00	0.14%
5172-011-019	144	S MISSION RD	7,760	10,400	80	\$3,241.60	0.28%
5172-011-020	145	SANDERSON ST	10,800	15,600	120	\$4,728.00	0.40%
5172-011-021	152	S MISSION RD	3,500	5,200	40	\$1,560.00	0.13%
5172-011-022	151	SANDERSON ST	5,824	10,400	80	\$2,931.84	0.25%
5172-011-023	154	S MISSION RD	20,375	20,710	157	\$7,209.00	0.61%
5172-011-024	140	S MISSION RD	8,800	10,400	80	\$3,408.00	0.29%
5172-011-025	122	S MISSION RD	6,600	9,360	80	\$2,972.80	0.25%
5172-011-026	201	SANDERSON ST	28,708	31,300	503	\$14,441.08	1.23%
5172-011-027	251	SANDERSON ST	9,312	13,973	238	\$6,082.56	0.52%
5172-011-029	238	S MISSION RD	26,677	29,980	506	\$14,054.32	1.20%
5172-011-030		NO SITE ADDRESS	7,513	12,210	228	\$5,507.68	0.47%
5172-011-032	1220	E 1ST ST	564	6,500	180	\$3,238.24	0.28%
5172-011-033		NO SITE ADDRESS	8,487	11,390	86	\$3,524.72	0.30%
5172-011-034		NO SITE ADDRESS	0	4,460	32	\$824.00	0.07%
5172-013-001		NO SITE ADDRESS	0	5,400	40	\$1,016.00	0.09%
5172-013-002	123	S MYERS ST	11,495	26,136	483	\$10,981.88	0.94%
5172-013-004	165	S MISSION RD	11,160	17,860	345	\$8,251.40	0.70%

BOYLE HEIGHTS INDUSTRIAL FLATS BUSINESS IMPROVEMENT DISTRICT
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5172-013-005	130	S MYERS ST	43,478	64,904	793	\$23,726.60	2.02%
5172-013-008	107	S MYERS ST	8,500	18,295	236	\$6,269.20	0.53%
5172-013-013	101	MISSION RD	23,184	43,560	566	\$15,457.84	1.32%
5172-014-001	205	S MISSION RD	43,883	50,965	330	\$15,916.48	1.36%
5172-014-003	331	S MISSION RD	22,898	40,470	267	\$10,799.48	0.92%
5172-014-005	185	S MYERS ST	8,905	12,200	109	\$3,992.20	0.34%
5172-014-009	251	S MISSION RD	27,910	35,280	267	\$11,186.20	0.95%
5172-014-010		NO SITE ADDRESS	0	2,510	4	\$259.20	0.02%
5172-014-011		NO SITE ADDRESS	0	2,960	0	\$236.80	0.02%
5172-014-012	375	S MISSION RD	10,945	12,520	281	\$6,855.40	0.58%
5172-014-014		NO SITE ADDRESS	0	8,360	47	\$1,355.00	0.12%
5172-014-016		NO SITE ADDRESS	0	8,240	47	\$1,345.40	0.11%
5172-014-017	363	S MISSION RD	30,299	45,302	312	\$13,027.20	1.11%
5172-014-018		NO SITE ADDRESS	0	5,250	43	\$1,047.80	0.09%
5172-014-019		NO SITE ADDRESS	0	13,540	103	\$2,587.00	0.22%
5172-015-001	300	S MISSION RD	35,349	32,656	515	\$15,787.32	1.35%
5172-015-002	323	SANDERSON ST	9,270	9,308	193	\$5,045.64	0.43%
5172-015-003	1319	BOYD ST	9,270	9,315	90	\$3,542.40	0.30%
5172-015-004	1315	E BOYD ST	12,523	16,422	272	\$7,288.64	0.62%
5172-015-005	337	SANDERSON ST	17,510	23,288	328	\$9,453.44	0.81%
5172-015-006	330	S MISSION RD	9,270	4,658	45	\$2,512.84	0.21%
5172-015-007	330	S MISSION RD	19,364	9,768	191	\$6,668.28	0.57%
5172-015-010		NO SITE ADDRESS	0	6,210	60	\$1,372.80	0.12%
5172-015-011	356	S MISSION RD	11,973	12,167	230	\$6,247.04	0.53%
5172-015-012	1443	E 4TH ST	13,752	13,969	238	\$6,792.64	0.58%
5172-015-013	1427	E 4TH ST	34,632	26,368	255	\$11,373.56	0.97%
5172-015-014	1421	W 4TH ST	4,820	4,790	151	\$3,359.00	0.29%
5172-015-015	351	SANDERSON ST	15,944	21,733	313	\$8,859.48	0.76%
5172-015-016	339	SANDERSON ST	7,267	16,166	86	\$3,711.60	0.32%
5172-015-017	371	SANDERSON ST	8,170	18,270	86	\$4,024.40	0.34%
5172-015-018		NO SITE ADDRESS	0	14,064	46	\$1,796.72	0.15%
5172-018-009	1407	BOYD ST	16,110	36,300	440	\$11,905.60	1.01%
5172-018-010	301	S CLARENCE ST	3,267	3,930	148	\$2,997.92	0.26%
5172-018-014	1441	BOYD ST	23,692	23,800	204	\$8,673.12	0.74%
5172-018-015	300	SANDERSON ST	40,271	55,321	692	\$20,972.24	1.79%
5172-018-017	1407	BOYD ST	1,620	16,860	30	\$2,046.00	0.17%
5172-018-018	305	S CLARENCE ST	10,611	34,854	300	\$8,866.08	0.76%
5172-019-003	335	S CLARENCE ST	0	5,809	50	\$1,194.72	0.10%
5172-019-004	339	S CLARENCE ST	5,122	10,166	88	\$2,917.60	0.25%
5172-019-005	347	S CLARENCE ST	4,292	4,357	38	\$1,590.08	0.14%
5172-019-009	350	SANDERSON ST	43,766	52,708	575	\$19,614.20	1.67%
5172-019-011	336	SANDERSON ST	20,510	29,700	380	\$11,205.60	0.95%
5172-019-013	363	S CLARENCE ST	12,792	14,523	125	\$5,033.56	0.43%
5172-019-014	1440	BOYD ST	18,480	26,250	251	\$8,721.40	0.74%
5172-019-016		NO SITE ADDRESS	0	14,790	30	\$1,621.20	0.14%
5172-020-001		NO SITE ADDRESS	0	8,780	92	\$2,045.60	0.17%

**BOYLE HEIGHTS INDUSTRIAL FLATS BUSINESS IMPROVEMENT DISTRICT
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5172-020-002		NO SITE ADDRESS	0	4,950	45	\$1,053.00	0.09%
5172-020-003		NO SITE ADDRESS	0	4,950	45	\$1,053.00	0.09%
5172-020-004		NO SITE ADDRESS	0	4,950	45	\$1,053.00	0.09%
5172-020-005	364	SANDERSON ST	24,750	24,750	335	\$10,831.00	0.92%
5172-020-006		NO SITE ADDRESS	0	5,350	36	\$953.60	0.08%
5172-020-007		NO SITE ADDRESS	0	1,980	18	\$421.20	0.04%
5172-020-008	1481	E 4TH ST	10,584	7,920	72	\$3,378.24	0.29%
5172-020-010		NO SITE ADDRESS	0	2,905	25	\$597.40	0.05%
5172-020-011	367	S CLARENCE ST	806	2,905	25	\$726.36	0.06%
5172-020-012	369	S CLARENCE ST	1,775	2,905	25	\$881.40	0.08%
5172-020-017	1489	E 4TH ST	11,685	14,910	259	\$6,843.80	0.58%
5172-020-019	1461	E 4TH ST	44,550	42,420	410	\$16,507.60	1.41%
5173-025-002	161	N MISSION RD	2,640	5,200	40	\$1,422.40	0.12%
5173-025-006	135	N MISSION RD	7,830	14,925	135	\$4,417.80	0.38%
5173-025-007	133	N MISSION RD	0	5,200	220	\$3,628.00	0.31%
5173-025-013	155	N MISSION RD	10,196	15,600	125	\$4,704.36	0.40%
5173-025-014	163	N MISSION RD	1,601	6,970	179	\$3,427.16	0.29%
5173-025-021		NO SITE ADDRESS	0	3,490	121	\$2,045.80	0.17%
5173-025-022	150	N MYERS ST	60,229	86,249	648	\$25,997.36	2.22%
5173-025-023	1137	E 1ST ST	<u>14,289</u>	<u>17,860</u>	<u>201</u>	<u>\$6,649.64</u>	<u>0.57%</u>
			2,178,493	3,267,336	29,285	\$1,037,506.76	88.42%

PUBLIC PARCELS

(All owned by the City of Los Angeles)

APN		SITE ADDRESS	BLDG AREA (SF)	LAND AREA (SF)	STREET FRONTAGE (LF)	YEAR 1 ASSMT	% of Total
5171-012-901	631	SANDERSON ST	11,710	14,380	150	\$5,214.00	0.44%
5171-012-902	621	SANDERSON ST	6,600	8,250	75	\$2,811.00	0.24%
5171-012-903		NO SITE ADDRESS	0	2,750	25	\$585.00	0.05%
5171-012-904		NO SITE ADDRESS	0	460	25	\$401.80	0.03%
5171-013-900		NO SITE ADDRESS	0	5,530	27	\$836.60	0.07%
5171-013-901		NO SITE ADDRESS	0	19,140	311	\$6,071.80	0.52%
5171-013-902		NO SITE ADDRESS	0	52,272	456	\$10,839.36	0.92%
5171-014-902	633	S MISSION RD	16,080	33,541	478	\$12,234.88	1.04%
5171-015-905		NO SITE ADDRESS	0	16,110	188	\$4,033.60	0.34%
5171-015-906	651	S MISSION RD	4,708	45,302	60	\$5,253.44	0.45%
5171-024-904		NO SITE ADDRESS	12,207	193,406	1,537	\$39,865.80	3.40%
5171-024-910		NO SITE ADDRESS	0	12,610	0	\$1,008.80	0.09%
5171-025-900		NO SITE ADDRESS	101,030	182,081	250	\$34,381.28	2.93%
5172-015-900	361	SANDERSON ST	<u>0</u>	<u>42,766</u>	<u>613</u>	<u>\$12,371.08</u>	<u>1.05%</u>
			152,335	628,598	4,195	\$135,908.44	11.58%

APPENDIX 2

BHIFBID BOUNDARY MAP

BOYLE HEIGHTS INDUSTRIAL FLATS BUSINESS IMPROVEMENT DISTRICT
MANAGEMENT DISTRICT PLAN

