

ATTACHMENT 1

BOYLE HEIGHTS INDUSTRIAL FLATS BUSINESS IMPROVEMENT DISTRICT ESTABLISHMENT

ASSESSMENT ENGINEER'S REPORT

*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*

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

MAY 1, 2026

FINAL

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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 Boyle Heights Industrial Flats Property & Business Improvement District ("BHIFBID" or "District") being established for a five (5) 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 State Law, 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

May 1, 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 XIIID of the California Constitution to support the special benefit assessments to be levied on real properties within the BHIFBID in the City of Los Angeles, California being established for a five (5) 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 BHIFBID.

Background

The BHIFBID is a property-based benefit assessment district being established for a five (5) 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 BHIFBID, 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 assessment funded programs and activities. 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 BHIFBID. 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 assessment formula for the BHIFBID, each of these supplemental requirements will be taken into account and addressed in this Report. The key provisions of Article XIID along with descriptions of how the BHIFBID complies with each of these provisions are delineated herein.

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

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

Setting

The 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 property line of parcel 5171-016-

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010. Then south along the eastern property 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 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 the Management District Plan and this 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 proposed BHIFBID is shown as Appendix 1, attached to this Report with their respective Los Angeles County assessor parcel number. The boundary

of the proposed BHIFBID and parcels within it are shown on the map of the BHIFBID attached as Appendix 2 to this Report.

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 BHIFBID that will receive special benefits from BHIFBID funded programs and services are currently a mix of industrial/manufacturing and commercial businesses. No parcels within the BHIFBID are zoned solely residential. Services, programs and improvements provided and funded by the BHIFBID (i.e. Civil Sidewalks, District Identity & Placemaking, Administration & Contingency) are designed to provide special benefits to identified assessed parcels and the land uses within the boundaries of the BHIFBID as described in the Work Plan Details starting on page 10 of this Report.

The proposed BHIFBID programs, improvements and services and Year 1 – budget allocations are shown in the Table below:

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%

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

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

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

The purpose of this PBID 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 and specially benefiting each individual assessed parcel within the BHIFBID. No BHIFBID funded services, activities or programs will be provided outside of the BHIFBID boundaries.

While every attempt is made to provide BHIFBID services and programs to confer special benefits only to those identified assessed parcels within the BHIFBID, Article XIIID 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 BHIFBID, or "spillover" onto parcels surrounding the BHIFBID, or to the public at large who might be passing through the BHIFBID with no intention of transacting business within the BHIFBID or interest in the BHIFBID itself.

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

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

A majority of PBIDs in California for which this Assessment Engineer has provided assessment engineering services in conformance with Article XIIID have used Method #3, the composite district overlay determinant method which will be used for the BHIFBID. 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 BHIFBID, general benefit to the public at large within the BHIFBID and general benefit to parcels outside the BHIFBID.

General Benefit – Assessed Parcels within BHIFBID

BHIFBID funded programs are narrowly designed and carefully implemented to specially benefit the assessed BHIFBID parcels and are only provided for the special benefit to each and every assessed parcel within the BHIFBID. 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 167 parcels within the BHIFBID are distinct and special. It is projected that there are 0.25% general benefits conferred on these parcels. While this factor can typically range from 0.10% to 1.0%, this high ratio of special benefits to general benefits is because the BHIFBID funded programs and services are specially geared to the unique needs of each parcel within the BHIFBID and are directed specially only to these parcels within the BHIFBID. This concept is further reinforced by the proportionality of special benefits

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conferred on each parcel within the BHIFBID 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 167 assessed parcels within the BHIFBID equates to \$2,934 or (.0025 x \$1,173,415).

General Benefit – Public At Large

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

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

Tangible services and improvements such as security, benches and shade trees would confer higher levels of general benefits on the public at large than say steam cleaned sidewalks, planters, decorative pavement and other general district management and operation activities. Typically, a factor range from 1.0% to 3% (0.01 to 0.03) is assigned to tangible streetscape/sidewalk type services, programs and improvements such as security, benches and shade trees; in turn, a factor ranging from 0.5% to 1.5% (0.005 to 0.015) is assigned to intangible services, programs and improvements such as sidewalk and pavement cleaning, general landscape improvements and ancillary services such as district management, operations and overhead.

Based on the nature of the proposed BHIFBID 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 BHIFBID 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 low due to the extremely low level of foot traffic that frequents the heavily industrial BHIFBID 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 \$9,153 (\$7,745 + \$821 + \$587) as delineated in the following Table:

GENERAL BENEFITS TO “PUBLIC AT LARGE” *

*Table figures are rounded.

	A	B	C	E
Program Element	Dollar Allocation	General Benefit Percent	General Benefit Factor	General Benefit Value (A x C)
Civil Sidewalks	\$774,454	1.00%	0.0100	\$7,745
District Identity & Placemaking	\$164,278	0.50%	0.0050	\$821

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Administration Services & Contingency	<u>\$234,683</u>	0.03%	0.0025	<u>\$587</u>
Total	\$1,173,415			\$9,153

Spillover General Benefits to Parcels Outside of BHIFBID

While BHIFBID programs and services will not be provided directly to parcels outside the BHIFBID boundaries, it is reasonable to conclude that BHIFBID services (clean and safe) may confer an indirect general benefit on parcels adjacent to the BHIFBID boundaries. An inventory of the BHIFBID boundaries finds that the BHIFBID is surrounded by 64 parcels of which 44 are commercial/industrial zoned parcels with commercial/industrial uses that are located adjacent to or across the street from parcels in the BHIFBID and 20 are either residentially zoned parcels with residential uses or government/non-profit uses located adjacent to or across the street from assessed parcels in the BHIFBID. Assessment Engineering practice has found that for districts such as the BHIFBID that primarily provide clean and safe 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 5% to 10% (0.05 to 0.10) is assigned to commercial/industrial zoned and used parcels directly outside the district and finally, a factor ranging from 1% to 3% (0.01 to 0.03) is assigned to residential zoned and used parcels as well as government/non-profit owned and used parcels directly outside the district.

The 64 parcels directly outside the BHIFBID boundaries can reasonably be assumed to receive some indirect general benefit as a result of BHIFBID funded programs, services and improvements. Based on over 30 years of assessment engineering experience, it is the opinion of this Engineer that a benefit factor of 1.0 be attributed to the 167 parcels within the BHIFBID, a benefit factor of 0.05 be attributed to general benefits conferred on the 44 commercial/industrial parcels and uses located adjacent to or across the street from assessed parcels within the BHIFBID and a benefit factor of 0.01 be attributed to general benefits conferred on the 20 residential and government/non-profit owned parcels and uses located adjacent to or across the street from assessed parcels within the BHIFBID, The cumulative dollar value of this general benefit type equates to \$16,864 (\$15,458 + \$1,406) as delineated in the following Table:

“Spillover” General Benefits *

*Some table figures are rounded.

Parcel Type	Quantity	Benefit Factor	Benefit Units	Benefit Percent	Benefit Value
Assessed Parcels Inside BID	167	1.000	167.00	98.5832%	\$1,173,415
Comm/Ind Perimeter Parcels Outside BID	44	0.050	2.20	1.2987%	\$15,458
Other Perimeter Parcels Outside BID	20	0.010	<u>0.20</u>	<u>0.1181%</u>	<u>\$1,406</u>
TOTAL			169.40	100.00%	\$1,190,279

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 BHIFBID, the public at large and spillover to parcels outside the BHIFBID equates to \$28,951 (\$2,934 + \$9,153 + \$16,864) or 2.4078% of the total benefits

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of \$1,202,366. The 2.4078% general benefit factor will be conservatively rounded up to 2.50% or \$30,088 with a recomputed total estimated program cost of \$1,203,503. 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 proposed BHIFBID for Year 1-2027. General benefit costs of \$30,088 will need to be funded by other non-assessment sources.

A breakdown of projected special and general benefits for each year of the proposed 5-year 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%
		<u>Less Year-1 Formation Reimbursement Costs</u>	<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%

BHIFBID WORK PLAN

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 Year 1-5 of the BHIFBID are shown in the Table on page 14 of this Report 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%)

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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 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.

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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:

- 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

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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.
- 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%

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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 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

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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 BID is renewed or returned to stakeholders. BHIFBID assessment funds may be used to pay for costs related to the following BHIFBID renewal term. If the BHIFBID is not renewed or terminated for any reason, unexpended funds will be returned to the property owners.

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 BHIFBID 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 BHIFBID (i.e. Civil Sidewalks, District Identity & Placemaking, Administration & Contingency), 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 building area, land area and street frontage except as noted otherwise herein within one benefit zone.

The calculated assessment rates are applied to the actual measurements of each parcel and thereby are proportional to each and every other identified assessed parcel within the BHIFBID. Larger buildings and parcels, and/or ones with larger frontages are expected to impact the demand for services and programs to a greater extent than smaller building, land and/or street frontages 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 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 BHIFBID, they are also considerably less than other options considered by the BHIFBID Formation Committee. The actual assessment rates for each parcel within the BHIFBID directly relate to the level of service and, in turn, special benefit to be

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conferred on each parcel based on the respective building area, land area and street frontage of each parcel except as noted otherwise herein within one benefit zone.

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

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.”

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 this 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%

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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	S ANDERSON ST	0	42,766	613	\$12,371.08	1.05%
			152,335	628,598	4,195	\$135,908.44	11.58%

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 to be levied within the proposed BHIFBID.

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 BHIFBID and resultant assessment levies will continue for 5 years and may be renewed at the end of the 5 year renewal term for up to 10 years at a 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 building area, land area and street frontage of each parcel except as noted otherwise herein within one benefit zone.

Assessment Formula Methodology

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

Background – Generic Assessment Formula Development

The method used to determine special benefits derived by each identified assessed property within a PBID begins with the selection of a suitable and tangible basic benefit unit. For property related services, such as those proposed in the BHIFBID, 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 obtained. 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.

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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, BHIFBID administration and ancillary program costs, are estimated. It is noted, as stipulated in Article XIID Section 4(b) of the California Constitution, and required of all property-based assessment Districts, indirect or general benefits costs may not be incorporated into the assessment formula and levied on the BHIFBID properties; only direct or “special” benefits and costs may be considered. Indirect or general benefit costs, if any, must be identified, 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 benefits are determined to be conferred upon such properties, they must be assessed in proportion to special benefits conferred in a manner determined by the Assessment Engineer. (See pages 16-17 of this Report for discussion regarding assessment of publicly owned parcels within the proposed BHIFBID).

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

The method and basis of spreading program costs varies from one PBID to another based on local geographic conditions, types of programs and activities proposed, and size and development complexity of the PBID.

BHIFBID Assessment Formula

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 this 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 of each parcel 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 future 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.

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For the 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.

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 this 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 this 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 this 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 this 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 this 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

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assessments on such land uses as follows:

Multi-Floor Commercial Only Condominiums (Upper Floors)

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

Multi-Floor Mixed-Use Condominiums

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

4. Changes to Building or Parcel Size

Any changes in building size, parcel size and street frontage(s) as a result of new construction or demolition or land adjustments including but not limited to lot splits, consolidations, subdivisions, street dedications, 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 Report would require a new Proposition 218 ballot procedure in order to approve any such changes.

Step 2. Quantify Total Basic Benefit Units

Taking into account all identified specially benefiting parcels within the proposed BHIFBID and their current respective assessable benefit units, the rates, cumulative quantities and assessment revenues by factor 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

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\$372,932.48	\$311,674.72	\$488,808.00	\$1,173,415.20
31.78180%	26.56133%	41.65687%	100.00%

Step 3. Calculate Benefit Units for Each Property.

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 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.

Step 4. Determine Assessment Formula

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

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

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

Assessment Formula Unit Rates

Using figures from the Assessable Benefit Units Table and the Projected Assessment Revenue Table on page 20 of this Report, 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)

$$(\$1,173,415 \times 41.65687\%) / 32,480 \text{ units} = \$14.60/\text{linear ft street frontage}$$

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	= <u>\$2,423.60</u>
TOTAL YEAR 1 ASSESSMENT		= <u>\$4,038.16</u>

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.

Step 5. Estimate Total BHIFBID Costs

The total projected 5-year budget (special benefits) for Year 1 -5 of the BHIFBID are shown in the Table on page 14 of this Report assuming a maximum increase of 8% 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 benefits are estimated at \$1,203,503. General benefits are factored at 2.5% of the total benefits (see Finding 2 on pages 5-9 of this Report) with special benefits set at 97.5%. Article XIID Section 4(b) of the California Constitution limits the levy of property assessments to costs attributed to special benefits only. The 2.5% general benefit cost is computed to be \$30,088 with a resultant 97.5% special benefit limit computed at \$1,173,415. Based on current property data and land uses, this is the maximum amount of Year 1 revenue that can be derived from property assessments from the subject District.

All program costs associated with general benefits will be funded from sources other than BHIFBID assessments.

Step 7. Calculate “Basic Unit Cost”

With a YR 1 -assessment revenue portion of the budget set at \$1,173,415 (special benefit only), the Basic Unit Costs (rates) are shown earlier in Step 4. Since the BHIFBID is proposed for a 5-year term, maximum assessments for future years (Year 2 – Year 5) must be set at the inception of the proposed BHIFBID. An annual inflationary assessment rate increase of up to 8%, commensurate to special benefits received by each assessed parcel, may be imposed for future year assessments, on approval by the BHIFBID Property Owner’s Association. The maximum assessment rates for the 5-year proposed BHIFBID term of Year 1 -Year 5 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 BHIFBID term (Year 1 - Year 5).

**BHIFBID – 5 Year Maximum Assessment Rates
(Assumes 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

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YR 4-2030	\$0.2015	\$0.1008	\$18.3918
YR 5-2031	\$0.2176	\$0.1089	\$19.8631

Step 8. Spread the Assessments

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

Miscellaneous BHIFBID Provisions

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 Report and the Management District Plan.

Bonds:

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

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 at the end of its proposed 5-year term, services will end on December 31, 2031.

APPENDIX 1

BHIFBID YR 1 – 2027 ASSESSMENT ROLL

BOYLE HEIGHTS INDUSTRIAL FLATS BUSINESS IMPROVEMENT DISTRICT
ASSESSMENT ENGINEER'S REPORT

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%
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%

BOYLE HEIGHTS INDUSTRIAL FLATS BUSINESS IMPROVEMENT DISTRICT
ASSESSMENT ENGINEER'S REPORT

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%
5172-011-011	121	S ANDERSON ST	0	5,200	40	\$1,000.00	0.09%
5172-011-013	127	S ANDERSON 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	S ANDERSON ST	0	5,200	40	\$1,000.00	0.09%

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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%
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%

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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%

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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	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%
5171-013-004	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%

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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%
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%
5172-011-011	121	S ANDERSON ST	0	5,200	40	\$1,000.00	0.09%
5172-011-013	127	S ANDERSON 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	S ANDERSON ST	0	5,200	40	\$1,000.00	0.09%
5172-011-017	137	S ANDERSON 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	S ANDERSON 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	S ANDERSON 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	S ANDERSON ST	28,708	31,300	503	\$14,441.08	1.23%
5172-011-027	251	S ANDERSON 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%

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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	S ANDERSON 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	S ANDERSON 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	S ANDERSON ST	15,944	21,733	313	\$8,859.48	0.76%
5172-015-016	339	S ANDERSON ST	7,267	16,166	86	\$3,711.60	0.32%
5172-015-017	371	S ANDERSON 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	S ANDERSON 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	S ANDERSON ST	43,766	52,708	575	\$19,614.20	1.67%
5172-019-011	336	S ANDERSON 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%

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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>
			2,178,493	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
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