County of Los Angeles
CHIEF EXECUTIVE OFFICE
Kenneth Hahn Hall of Administration
500 West Temple Street, Room 713, Los Angeles, California 90012
(213) 974-1101
http://ceo.lacounty.gov

WILLIAM T FUJIOKA
Chief Executive Officer

Board of Supervisors
GLORIA MOLINA
First District

MARK RIDLEY-THOMAS
Second District

ZEV YAROSLAVSKY
Third District

DON KNABE
Fourth District

MICHAEL D. ANTONOVICH
Fifth District

March 13, 2012

ADOPTED
BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES
15 March 13, 2012
SACHI A. HAMAI
EXECUTIVE OFFICER

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

PROPOSITION 218 – PETITION TO RENEW THE FIGUEROA CORRIDOR PARTNERSHIP BUSINESS IMPROVEMENT DISTRICT IN THE CITY OF LOS ANGELES (FIRST AND SECOND DISTRICTS) (3 VOTES)

SUBJECT:

This action recommends support for the renewal of the Figueroa Corridor Partnership Property-Based Business Improvement District in the City of Los Angeles for a five-year period beginning January 1, 2013, at an initial annual cost to the County of $10,994.

IT IS RECOMMENDED THAT YOUR BOARD:

Support the community-based effort to renew the Figueroa Corridor Partnership Property-Based Business Improvement District to allow continued enhanced services and activities, including public safety, maintenance, marketing and economic development, and special projects above and beyond those currently being provided by the City in the area, at a total initial annual cost to the County of $10,994; authorize the Chief Executive Officer to submit a petition in support of renewing the district and the assessments for the properties, and to cast any subsequent ballots in support of the property assessments.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Renewal of the Figueroa Corridor Partnership Property-Based Business Improvement District (District) will continue the enhanced security and maintenance programs and special projects above and beyond those currently being provided by the City of Los Angeles in the area within the proposed district.

The District contains the following County-owned parcels: Assessor's Parcel Map Number (APN) 5037-024-900, the Exposition Park Building and Parking Structure, located at 3965 South Vermont Avenue, Los Angeles, and occupied by the County's Probation Department and the non-County user "I Have a Dream Foundation" and APNs 5126-009-900, 901, 902, and 903, Bob Hope Patriotic Hall, and Parking Lot 66, located at 1816 South Flower Street, Los Angeles, occupied by the County's Department of Military and Veterans Affairs Patriotic Hall, and at 1815 South Flower Street, Los Angeles, providing parking for Patriotic Hall.

Implementation of Strategic Plan Goals

The Countywide Strategic Plan Goal of Community and Municipal Services (Goal 3) directs that we ensure quality public works infrastructure services for County residents. Support for the benefit assessments against these County properties to increase security and management of public common areas and street frontage fills an identified need and supports this goal.

FISCAL IMPACT/FINANCING

Should renewal of the District be successful, the first year total assessment will begin January 1, 2013, and is estimated to be $1,207,797. The total annual assessment on the County properties will be approximately $10,994, or 0.91 percent of the District's total annual assessment, an increase of about 7 percent over the Fiscal Year (FY) 2011-12 annual assessment. This cost will be paid by the Rent Expense budget and charged back to the occupying departments. Sufficient funding will be included in the proposed FY 2012-13 budget to service the required appropriation. Thereafter, an annual assessment may be adjusted by the District Owner's Association, not to exceed 5 percent annually, or by a re-balloting of property owners.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

With the passage of Proposition 218, property owned by government agencies became subject to assessment by various County and non-County assessment districts on July 1, 1997. The County, like other property owners, is able to cast ballots supporting or opposing the assessments and its ballots will be weighted to reflect its proportionate share of the total assessment. Publicly owned properties are not exempt from the assessment unless the parcels receive no special benefit. The assessing agency cannot increase an assessment or impose a new assessment if a majority of the ballots returned opposes the proposed assessment.

Local property owners may petition the City Council to commence proceedings to secure property owner approval to renew the District. If renewed, the District will have a five-year term commencing January 1, 2013, and expiring on December 31, 2017. The City Council may schedule a public hearing on this matter and initiate proceedings to form or renew a district if written petitions are submitted by property or business owners who pay more than 50 percent of the proposed assessment.

The method of assessment for this District is determined by the Street Front Footage as the only assessment variable. Parcels with more than one street frontage, such as corner lots or whole block parcels, are assessed for the sum of all the parcels' street frontage.

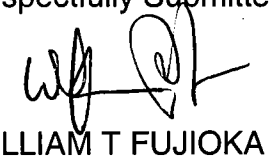
IMPACT ON CURRENT SERVICES (OR PROJECTS)

Support for this benefit assessment will help ensure the maintenance and public safety of the public common areas, streets, and highways within the District.

CONCLUSION

It is requested that the Executive Officer, Board of Supervisors, return the adopted stamped Board letter to the Chief Executive Office, Real Estate Division, 222 South Hill Street, 4th Floor, Los Angeles, CA 90012.

Respectfully Submitted,



WILLIAM T FUJIOKA
Chief Executive Officer

WTF:RLR:CMM
SDH:RC:ns

Attachments

c: Executive Office, Board of Supervisors
County Counsel
Auditor-Controller
Military and Veterans Affairs
Probation

FIGUEROA CORRIDOR

February 9, 2012

RE: Petition for Figueroa Corridor Partnership BID Renewal

Dear Property Owners:

As we begin our 15th year of operations, it is once again time to renew the Figueroa Corridor Partnership Business Improvement District (BID). Inside this packet you'll find the petition to renew the BID for another 5 years. Under California state law, our BID will "sunset" (or basically stop functioning and dissolve) after the current five year term expires, on December 31, 2012, unless it is renewed by the property owners. The material before you will allow you to review the BIDs renewal and decide whether you want the BID to continue or to terminate at the end of 2012. The renewal process is the same as the one used to form the BID in 1998, and to renew in 2003 and 2008. We ask that you sign it and return it to us in the self-addressed stamped envelope so that we can continue to provide you with the clean team and community ambassador services that have been a driving force in the revitalization of the Figueroa Corridor.

The current Board of Directors has studied, and discussed the BIDs renewal for over a year and is recommending support for renewal for another five years. The reasons for this recommendation to renew the BID are explained in greater detail in the Management Plan. This includes the rationale for the BID, the district boundaries, the operating budget, assessment methodology, governance, and other important information. Also included is information regarding what your assessment would be under the proposed renewal.

After looking at the material we hope you will mark and return your petition(s) in the enclosed envelope. **Please note, that the petition form now requires signatures in two locations.** Additionally, information is provided in the petition package as to who may sign the petition form for your respective properties. It is important to return the petition as quickly as possible, but no later than ***March 15th***.

If you have any questions, please feel free to call Steve Gibson, Executive Director, at 213.746.9577. Thank you for your participation and we are looking forward to another successful five year partnership.

Sincerely,

Mark Cohen, Board Chair

Darryl Holter, Founding Board Chair

3982 SOUTH FIGUEROA STREET, SUITE 207, LOS ANGELES, CA 90037 • TEL: 213.746.9577 • FAX: 213.746.7876 • WWW.FIGUEROACORRIDOR.ORG

The Figueroa Corridor Partnership is responsible for the daily management and promotion of the Figueroa/Flower/Vermont corridor linking downtown Los Angeles to Exposition Park. The Partnership is commited to its' development as a safe, clean economically vibrant and aesthetically pleasing environment in which to conduct business, continue an education, visit a museum, attend a sporting event, worship or reside.

WHO MAY COMPLETE PETITIONS FOR ESTABLISHMENT OR RENEWAL OF A PROPERTY-BASED BUSINESS IMPROVEMENT DISTRICT

1. If the property is owned by an individual, the individual may sign.
2. If the property is owned by a corporation, the petition may be signed for the corporation by any officers pursuant to Corporations Code section 313 (i.e., signed by the Chairman of the Board, President, or Vice President and the Secretary, any Assistant Secretary, the Chief Financial Officer or any Assistant Treasurer) or pursuant to the corporate by-laws or by resolution of the corporation's Board of Directors.
3. If the property is owned by a partnership, any general partner may sign.
4. If two or more persons own the property as tenants-in-common, any one tenant-in-common may sign for all.
5. If two or more persons own the property in joint tenancy, any one joint tenant may sign for all.
6. If a property is held by a husband and wife as community property, both must sign the petition.

In the event that more than one of the record owners of an identified parcel submits an petition, the amount of the proposed assessment to be imposed upon the identified parcel shall be allocated to each petition submitted in proportion to the respective record ownership interests or, if the ownership interests are not shown of record, as established to the satisfaction of the agency by documentation provided by those record owners. (Government Code section 53753(e)(l))

NOTE: Both Name and Title of petition signer must be printed **CLEAR AND LEGIBLE** on each petition in order for a petition to be verified. All petitions received are subject to verification and may be rejected if the signer of the petition does not match the legal owner of record or a legally authorized signer.

PETITION TO RENEW THE FIGUEROA CORRIDOR PARTNERSHIP PROPERTY BASED BUSINESS IMPROVEMENT DISTRICT

PURSUANT TO SECTION 36600, ET SEQ OF THE CALIFORNIA STREETS AND HIGHWAYS CODE

LEGAL OWNER: Los Angeles County

APN NUMBER	SITE ADDRESS	ASSESSMENT AMOUNT	PERCENTAGE
5037-024-900	3965 S. Vermont Ave.	$4,427.53	0.37%
5126-009-900	1816 S. Figueroa St.	$2,814.11	0.23%
5126-009-901	1819 S. Flower St.	$1,876.07	0.16%
5126-009-902	1823 S. Flower St.	$938.04	0.08%
5126-009-903	1825 S. Flower St.	$938.04	0.08%
	TOTALS	$10,993.78	0.91%

☐ YES, I want my property(ies) to be included in this Business Improvement District.

STATEMENT OF AUTHORITY TO SIGN THIS PETITION – (*Must be completed by petition signer*)

I, _____ (PRINT NAME CLEARLY), hereby certify (or declare) under penalty of perjury under the laws of the State of California that I am legally authorized as owner, or legal representative of owner, to accept the levy of liens (assessment amounts) on the property(ies) listed above. This statement is true, correct, and complete to the best of my knowledge as of ____/____/____ (MONTH / DAY / YEAR). Petitioner Signature: _____

_____
Property Owner's Name (Please Print or Type)

_____ _____
Property Owner's Signature Date

- OR -

_____ _____
Duly Authorized Representative's Signature Title (Please Print or Type)

_____
Date

Please Return To: Figueroa Corridor Partnership
3982 S. Figueroa St., Ste. 207
Los Angeles, CA 90037
Ph: 213.746.9577 Fax: 213.746.7876

Figueroa Corridor Partnership
Business Improvement District
Management District Plan

For
A Property Based
Business Improvement District
Figueroa Corridor District of Downtown Los Angeles

February 2012

Prepared By
Urban Place Consulting Group, Inc.

Table of Contents

For the
Figueroa Corridor Partnership
Business Improvement District (District)
Los Angeles, California

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Attachment

A. District Boundary Map
B. Engineer's Report

Section 1
Management District Plan Summary

The name of the proposed Property-based Business Improvement District is the Figueroa Corridor Partnership Business Improvement District (the "District"). The District is being re-established pursuant to Section 36600 et seq. of the California Streets and Highways Code, The "Property and Business Improvement District Law of 1994 as amended", hereinafter referred to as State Law.

Developed by the Figueroa Corridor Partnership Board of Directors, the Figueroa Corridor Partnership Business Improvement District Management Plan is proposed to improve and convey special benefits to assessed parcels located within the Figueroa Corridor Partnership Business Improvement District area. The District will provide continued activities, including clean & safe, communication/development, and administration. . Each of the programs is designed to meet the goals of the District; to improve the safety of each individual assessed parcel within the District, to increase building occupancy and lease rates, to encourage new business development; and attract ancillary businesses and services for assessed parcels within the District. The parcel land uses within the boundaries of the District are a mix of public and private owned commercial, education, museum, religious, mixed-use student housing, and student housing zoned R4 and above. Services and improvements provided by the District are designed to provide special benefits in the form of improving the economic and environmental vitality by increasing building occupancy and lease rates, encouraging new business development, attracting student related serving businesses and services, and encouraging commerce, to the commercial, education, museum, religious, mixed-use student housing, and student housing parcels zoned R4 and above.

Boundary: See Section 2, Page 5 and map as attachment A.

Budget: The total District budget for the 2013 year of operation is approximately $1,207,797.

Improvements, Activities, Services:

SAFE AND CLEAN PROGRAMS **$1,023,917 84.78%**

Management staff expenses are allocated according to generally accepted accounting job costing procedures and are allocated to the specific areas in which staff works.

Enhanced Safety Programs:
A Figueroa Corridor Partnership Business Improvement District Safety Patrol to address crime prevention and inappropriate conduct in the District.

- Bicycle Patrol
- Night Vehicle Patrol

Cleaning Programs

- Sidewalk Cleaning
- Graffiti Removal
- Trash Removal
- Illegal Dumping

COMMUNICATION/DEVELOPMENT **$ 43,998** **3.64%**

Management staff expenses are allocated according to generally accepted accounting job costing procedures and are allocated to the specific areas in which staff works.

ADMINISTRATION/OFFICE **$139,882** **11.58%**

Management staff expenses are allocated according to generally accepted accounting job costing procedures and are allocated to the specific areas in which staff works.

Method of Financing: A levy of special assessments upon real property that receives special benefits from the improvements and activities. (See Section 4, for assessment methodology)

Benefit Zones: The State Law and State Constitution Article XIIID require that special assessments be levied according to the special benefit each parcel receives from the improvements. In order to match assessment rates to special benefits received, four service levels, or tiers, have been created within the Figueroa Corridor Partnership Business Improvement District. See section 2 for detailed description of Tiers.

Cost: Annual assessments are based upon an allocation of program costs by Tier and a calculation of assessed front footage. One property assessment variable, street front footage will be used in the calculation. 2013 year assessments per front foot will not exceed:

	Tier 1	Tier 2	Tier 3	Tier 4
Street Front Footage	$18.7607	$14.0772	$7.7767	$22.3674

See section 4 for a detailed budget of services provided to each tier.

Cap: Annual assessment increases will not exceed 5% per year. Increases will be determined by the business improvement district Owners' Association and will vary between 0 and 5% in any given year.

District Formation: District formation requires submission of favorable petitions from property owners representing more than 50% of total assessments to be paid and the return of mail ballots evidencing a majority of ballots cast in favor of the assessment. Ballots are weighted by each property owner's assessment as proportionate to the total proposed District assessment amount.

Duration: The District will have a 5-year life beginning January 1, 2013 and ending December 31, 2017.

Governance: The Owners' Association will review District budgets and policies annually within the limitations of the Management District Plan. Annual and quarterly reports, financial statements and newsletters will be filed with the City of Los Angeles (City). The Owners' Association will oversee the day-to-day implementation of services as defined in the Management District Plan.

Section 2
Figueroa Corridor Business Improvement District Boundaries

Description (Also see map, attachment A)
The proposed Figueroa Corridor Business Improvement District area contains all property within the following boundary description: Beginning on the southeast corner of 17th Street and the 10 Freeway go east along the southern boundary of the 10 Freeway right of way to the east side of Flower Street. At Flower Street, go south on the eastern property line of parcels facing west on Flower Street to Washington Boulevard. Turn east on Washington Boulevard along the north property line of properties on the south side of Washington Boulevard to Grand Avenue and the east property line of parcel 5126-014-904. Continue south along the east property line of parcel 5126-014-904 and turn west on 23rd Street. Turn south on the east property line of parcel 5126-018-035, then turn west on the south side of parcel 5126-018-035. Next, turn south along the east property line of parcels 5126-017-017 & 018. Turn east on the north property line of parcel 5126-018-032, then south on the east property line of parcel 5126-018-032 to Adams Boulevard. Continue west along the north side of Adams Boulevard to Flower Street. At Flower Street turn south along the west side of the 110 Freeway until Jefferson Boulevard. Turn east at Jefferson Boulevard along the south side of Jefferson to the eastern property line of parcel 5122-030-020. Turn south along the east property line of 5122-030-020, then west along the south property lines of 5122-030-020 and 5122-022-002. Turn north at Hope Street along the east side of the 110 Freeway. Turn west at Jefferson Boulevard to Flower Street. Turn south on Flower Street along the west side of the 110 Freeway to 38th St. Turn west along the south property line of parcel 5037-030-023. Turn south along the east property line of parcel 5037-031-023 and continue south to Martin Luther King, Jr. Boulevard. Turn west on the north side of Martin Luther King, Jr. Boulevard and continue west to Vermont Avenue. Turn north on Vermont Avenue along the west property line of parcels facing the west side of Vermont Avenue to 30th Place and the north property line of parcel 5054-038-023. Turn east on the north property line of parcel 5054-038-023. Turn east on Jefferson Boulevard along the north property line of parcels facing Jefferson Boulevard until Hoover Street. Turn north on Hoover Street along the western property line of parcels facing east on Hoover Street to the 10 Freeway. From the south side of the 10 Freeway turn south on Hoover Street along the eastern property line of parcels facing west on Hoover Street to Adams Boulevard. Head east on Adams Boulevard along the northern property line of parcels facing south on Adams Boulevard to St. James Place. Turn north on St. James Place and the west property line of parcel 5124-025-009. Turn east on the north property line of parcel 5124-025-009 to the western property line of parcel 5124-025-010. Turn north along the western property line of parcel 5124-025-010 to the southern property line of parcel 5124-029-016. Turn west along the south side of the property line of parcel 5124-029-016. Turn north along the west side of the property line for parcel 5124-029-016. Turn east along the north property line of parcel 5124-029-017 and continue along the south side of 23rd Street to Figueroa Street. Turn north along the east side of the 110 Freeway and continue until the southeast corner of 17th Street and the 10 Freeway.

Definition of Street Tiers

Tier One includes:

- All property fronting on Figueroa Street from the 10 Freeway to Adams Boulevard.
- All property fronting on the East side of Figueroa Street from Flower Street to Martin Luther King Jr. Boulevard.

- All property fronting on the East side of Vermont Avenue from Martin Luther King Jr. Boulevard to 33rd Place.
- All property fronting on both sides of Flower Street from Figueroa Street to Adams Boulevard.
- All property fronting on both sides of Flower Street from 23rd Street to the 10 Freeway, with the exception of Los Angeles Trade Tech property.
- All property fronting on the South side of Jefferson Boulevard between Hope Street and Grand Avenue.

Tier Two includes:

- All property within the District fronting on Washington Boulevard from the 110 Freeway on the West and Grand Avenue on the East, with the exception of Los Angeles Trade Tech property.
- All property fronting on both sides of Jefferson Boulevard from the 110 Freeway to Vermont Avenue with the exception of Shrine Auditorium property.
- All property fronting on 32nd Street from Figueroa Street to Royal Street, with the exception of Shrine Auditorium property.
- All property fronting on streets connecting between Flower Street and Figueroa Street, including 17th Street, 18th Street, Washington Boulevard, 20th Street, 21st Street, 22nd Street, 23rd Street, Adams Boulevard, 27th Street, 28th Street, 29th Street, 30th Street, 31st Street, 32nd Street, Exposition Boulevard, 37th Street, 37th Place.
- All property fronting on the North side of Adams Boulevard from Flower Street to Grand Avenue.
- All property fronting on both sides of Hoover Street from Jefferson Boulevard to the 10 Freeway, excluding any parcels zoned R1.5 to R3.
- All property fronting both sides of Grand Avenue between Jefferson Boulevard and the railroad right-of-way.
-
- All property fronting Lovelace Avenue between Washington Boulevard and 21st Street.
- All property fronting Georgia Avenue between Washington Boulevard and 17th Street.
- All property fronting 17th Street between Georgia Avenue and Figueroa Street.
- All property fronting 18th Street between Georgia Avenue and Figueroa Street.
- 27th Street between Figueroa Street and the western property line of parcels 5123-015-001 &5123-017-004.
- 28th Street between Figueroa Street and the western property line of parcels 5123-015-016 & 5123-014-021.
- 30th Street between Figueroa Street and the western property line of parcels 5123-014-016 & 5123-010-027.
- 32nd Street between Figueroa Street and the western property line of 5123-010-012 & 5123 009-007
- Martin Luther King Jr. Boulevard between Figueroa Street and Flower Drive.

Tier Three includes:

- Exposition Park frontage on Figueroa Street, Exposition Boulevard, Vermont Avenue, and Martin Luther King Jr. Boulevard.
- Trade Tech frontage on 23rd Street, Flower Street and Washington Boulevard.
- All property fronting on both sides of Adams Boulevard from Hoover Street to Figueroa Street,

excluding any parcels zoned R1 to R3.

- East side of Royal Street between Jefferson Boulevard and 32nd Street.
- Shrine Auditorium property on 32nd Street, Royal Street and Jefferson Boulevard.
- East side of Vermont between Exposition Boulevard and Jefferson Boulevard.
- North side of Exposition Boulevard between Figueroa Street and Vermont Avenue.
- East side of Hope Street between Jefferson Boulevard and Exposition Boulevard.
- Both sides of 35th Street between Hope Street and Grand Avenue.

Tier Four includes:

- All property fronting on both sides Flower Street from 23rd Street to Adams Boulevard.
- All property fronting on both sides of Figueroa Street from Adams Boulevard to Exposition Boulevard.
- East side of Figueroa Street between Exposition Boulevard and Flower Street.

District Boundary Rationale

The property land uses within the general boundaries of the Figueroa Corridor Partnership Business Improvement District are a mix of public and private owned commercial, education, museum, religious, mixed-use student housing, and student housing zoned R4 and above. Services and improvements provided by the District are designed to provide special benefits in the form of improving the economic and environmental vitality by increasing building occupancy and lease rates, encouraging new business development, attracting student related serving businesses and services, and encouraging commerce, to the commercial, education, museum, religious, mixed-use student housing, and student housing parcels zoned R4 and above. The District was developed to provide special benefits to the assessed parcels facing on the major corridors within the District. All of the services provided such as the security work provided by the Safe Team and the cleaning work provided by the Clean Team are services that are over and above the City's baseline of services and are not provided by the City. These services are not provided outside of the District and because of the unique nature of these services focusing on the particular needs of each assessed parcel within the District provide particular and distinct benefits to each of the assessed parcels within the District. Each assessed parcel within the District receives special benefits and is assessed regardless of property use. The goal of increased commerce is to be attained through attracting pedestrians/customers for future patronage of commercial, education, museum, religious, mixed-use student housing establishments and services, and student housing zoned R4 and above, and the renting of space in commercial, religious, educational, mixed-used buildings, and student housing zoned R4 and above.

In order to ensure that parcels outside of the District will not specially benefit from the improvements and services funded with the assessment, improvements and services will only be provided to each individually assessed parcel within the boundaries of the District. Specifically, security patrols, cleaning personnel, and similar service providers employed in connection with the District will only patrol and provide services to each assessed parcel within the District, and will not provide services outside of District boundaries. Nor will District promotional efforts promote activities outside of District boundaries.

Northern Boundary: The northern boundary of the Figueroa Corridor Partnership Business Improvement District is the 10 Freeway. The 10 Freeway acts as a barrier on the northern boundary separating the assessed parcels within the district from those outside of the district. The 10 Freeway acts as a barrier to insure that parcels outside of the District will not specially benefit from the unique improvements and services funded with the assessment, improvements and services will only be provided to individual assessed parcels within the boundaries of the District. Specifically, security patrols, cleaning personnel, and similar service providers employed in connection with the District will only patrol and provide services to individual assessed parcels on the streets and sidewalks within the District, and will not provide services outside of District boundaries.

Eastern Boundary: The eastern boundary of the Figueroa Corridor Partnership Business Improvement District varies between the 110 Freeway and Grand Avenue. The eastern boundary from Martin Luther King Boulevard in the south to Adams Boulevard in the north is the 110 Freeway with the exception of four parcels belonging to the University of Southern California which are east of the 110 Freeway. These four parcels provide parking and student services for the University and receive District services that are designed to provide benefit to these assessed parcels. Parcels surrounding these four parcels are industrial and manufacturing and do not receive benefit from District services which are designed to provide special benefits to the public and private owned commercial, education, museum, religious, mixed-use student housing properties, and student housing zoned R4 and above. Between Martin Luther King Boulevard and Adams Boulevard the 110 Freeway acts as a barrier in order to ensure that parcels outside of the District will not specially benefit from the unique improvements and services funded with the assessment, improvements and services will only be provided within the boundaries of the District. The eastern boundary north of Adams Boulevard is the eastern property line of properties facing on the eastern side of Flower Street. This boundary was determined because properties within the district, including these parcels, are primarily education and commercial while properties outside the eastern district boundary are primarily industrial and manufacturing. District programs are designed to benefit commercial, education, religious, mixed-use student housing, and student housing zoned R4 and above not industrial manufacturing. Specifically, security patrols, sidewalk cleaning personnel, and similar service providers employed in connection with the District will only patrol and provide services to individual assessed parcels on the streets and sidewalks within the District, and will not provide services outside of District boundaries.

Southern Boundary: The southern boundary of the Figueroa Corridor Partnership Business Improvement District has not changed since the District was established in 1997. The southern boundary Martin Luther King, Jr. Boulevard, is a six lane major traffic arterial and acts as a barrier to insure that parcels outside of the District will not specially benefit from the unique improvements and services funded with the assessment, improvements and services will only be provided to individual assessed parcels within the boundaries of the District. The parcels south of the District boundaries along Martin Luther King, Jr. Boulevard are residential, rather than commercial or park related such as are within the district to the north. The north side of Martin Luther King has trash cans that are emptied by District personnel while the south side does not have trash cans. Residential parcels will not benefit from the District programs that are designed to provide special benefits to commercial, education, religious, office, mixed-use student housing, and student housing zoned R4 and above. In order to ensure that parcels outside of the District will not specially benefit from the unique improvements and services funded with the assessment, improvements and services will only be provided within the boundaries of the District. Specifically, security patrols, cleaning personnel, and

similar service providers employed in connection with the District will only patrol and provide services to individual assessed parcels on the streets and sidewalks within the District, and will not provide services outside of District boundaries.

Western Boundary: The western boundary of the Figueroa Corridor Business Improvement District is both sides of Vermont Avenue. This boundary was chosen for its mix of uses including commercial and religious uses. Parcels west of the west District boundary are zoned residential and are excluded by State Law from being included within the District and will not specially benefit from the unique improvements and services funded with the assessment, improvements. Services will only be provided to individual assessed parcels within the boundaries of the District. Specifically, security patrols, cleaning personnel, and similar service providers employed in connection with the District will only patrol and provide services to individual assessed parcels on the streets and sidewalks within the District, and will not provide services outside of District boundaries.

Section 3
District Improvement and Activity Plan

Process to Establish the Improvement and Activity Plan
Through a series of property owner meetings the Figueroa Corridor Partnership District Business Improvement District Steering Committee collectively determined the priority for improvements and activities to be delivered by the business improvement district. The primary needs as determined by the parcel owners were: safety/security, cleaning, communication/development and management. All of the services provided such as the security work provided by the Safe Team and the cleaning work provided by the Clean Team are services that are over and above the City's baseline of services and are not provided by the City. These services are not provided outside of the District and because of their unique nature focusing on the particular needs of each assessed parcel within the District provide particular and distinct benefits to each of the assessed parcels within the District.

All of the improvements and activities detailed below are provided only to assessed parcels defined as being within the boundaries of the District and provide benefits which are particular and distinct to each of the assessed parcels within the proposed District. No improvement or activities are provided to parcels outside the District boundaries. All assessments outlined in this Management District Plan go only for services directly benefiting each of the assessed parcels paying the assessments in this specialized zone. Inasmuch as all services will be provided to the assessed parcels defined as being within the District boundaries and no services will be provided outside the District boundaries and each of the services: clean, safe, communication, special projects, administration are unique to the District and to each of the Districts assessed parcels all benefits provided are particular and distinct to each assessed parcel.

All benefits derived from the assessments outlined in the Management District Plan are for services directly benefiting the assessed parcels within this area and support increased commerce, business attraction and retention, increased property rental income and enhanced overall safety and image within this commercial core. All services, projects, promotions, security, cleaning and professional/administration services are provided solely to parcels within the district to enhance the image and viability of properties and businesses within the Figueroa Corridor Partnership Business Improvement District boundaries and are designed only for the direct special benefit of the assessed commercially zoned parcels in the District. No services will be provided to non-assessed parcels outside the District boundaries. (For a further definition of special benefits see Engineer's Report page 8 "Special Benefit")

The total improvement and activity plan budget for 2013, which is funded by property assessments, is projected at $1,207,797. The costs of providing each of the budget components was developed from actual experience obtained in providing these same services over the last five years of operation of the Figueroa Corridor Partnership Business Improvement District. Actual service hours and frequency may vary in order to match varying District needs over the 5 year life of the District. A detailed operation deployment for 2013 is available from the property owners association. The budget is made up of the following components.

SAFE AND CLEAN PROGRAMS **$1,023,917**

Safe Team Program

The Safety Program will provide security services for the individual parcels located within the District in the form of patrolling bicycle personnel, walking patrols and car patrols. The purpose of the Safe Team Program is to prevent, deter and report illegal activities taking place on the streets, sidewalks, storefronts, parking lots and public alleys. The presence of the Safe Team Program is intended to deter such illegal activities as vandalism, graffiti, blocked sidewalks, encampments, narcotic use or sales, public urination, trespassing, drinking in public, prostitution, illegal panhandling, illegal vending, and illegal dumping. The Program will supplement, not replace, other ongoing police, security and patrol efforts within the District. The Safe Team Program maintains communication with the Los Angeles Police Department (LAPD) area patrols and reports illegal activities to the LAPD. The Safe Team also reports quality-of-life violations to the appropriate government agencies, such as the City Department of Building & Safety, the Bureau of Street Services, etc. The Safe Team Program will only provide its services within the District boundaries. The special benefit to parcels from these services is increased commercial activity which directly relates to increases in lease rates and customer usage.

Clean Team Program

In order to consistently deal with cleaning issues, a Clean Program will continue to be provided as it has for the last fifteen years. A multi-dimensional approach has been developed consisting of the following elements. The clean team will only provide service to properties within District boundaries. The special benefit to parcels from these services is increased commercial activity which directly relates to increases in lease rates and customer usage.

- **Sidewalk cleaning**: Tier 1, 2, & 4 Streets Only. Uniformed, radio equipped personnel sweep litter, debris and refuse from sidewalks and gutters of the District. District personnel will pressure wash the sidewalks on a scheduled and uniform basis. Paper signs and handbills that are scotch taped or glued on property, utility boxes, poles and telephones are removed. Illegal signage within the District will be reported to the appropriate City department and if authorized to do so will be removed by District personnel.

- **Trash Collection**: All Tiers. Collector truck personnel collect trash from sidewalk trash receptacles.

- **Graffiti Removal**: All Tiers. Painters remove graffiti by painting, using solvent and pressure washing. The District maintains a zero tolerance graffiti policy. An effort is made to remove all tags within 24 hours on weekdays.

- **Weed Abatement**: Tier 1, 2, & 4 Streets Only. Weeds are removed as they become unsightly or as needed.

- **Special Collections**: All Tiers. District trucks are often called to assist LAPD to dispose

of illegal food vendors' inventory. They are also dispatched to collect stolen shopping carts and large bulky items illegally dumped in the District.

COMMUNICATION/DEVELOPMENT **$43,998**

It is important to not only provide the services needed in the District, but to tell the story of improvement in the District. The special benefit to District parcels from these services is increased commercial activity which directly relates to increases in lease rates and enhanced commerce. Some of the communication/economic development programs being considered are:

- Image and Communication programs, newsletters, website development to support local businesses, and District programs.
- Public and Media Relations.
- Development of Figueroa Corridor Partnership Business Improvement District image pieces.

ADMINISTRATION **$139,882**

The improvements and activities are managed by a professional staff that requires centralized administrative support. Management staff oversees the District's services which are delivered seven days a week. Management staff actively works on behalf of the District parcels to insure that City and County services and policies support the District. Management staff expenses are allocated according to generally accepted accounting job costing procedures and are allocated to the specific areas in which staff works. The special benefit to assessed parcels from these services is increased commercial activity which directly relates to increases in lease rates and enhanced commerce.

FIVE YEAR OPERATING BUDGET

A projected five-year operating budget for the Figueroa Corridor Business Improvement District is provided below. The projections are based upon the following assumptions.

Assessments will be subject to annual increases not to exceed 5% per year. Increases will be determined by the District Owners Association and will vary between 0 and 5% in any given year. The projections below illustrate a maximum 5% annual increase for all budget items.

The cost of providing programs and services may vary depending on the market cost for those programs and services. Expenditures may require adjustment up or down to continue the intended level of programs and services. The owners association shall have the right to reallocate up to 10% of the budget allocation by line item within the budgeted categories. The overall budget shall remain consistent with this Management District Plan.

Item	2013	2014	2015	2016	2017
Safe/Clean	$1,023,917	$1,075,113	$1,128,868	$1,185,312	$1,244,578
Communication/Development	$43,998	$46,198	$48,508	$50,933	$53,480
Administration	$139,882	$146,876	$154,220	$161,931	$170,027
Total Budget	**$1,207,797**	**$1,268,187**	**$1,331,596**	**$1,398,176**	**$1,468,085**

	2013	2014	2015	2016	2017
Tier 1	$353,752	$371,440	$390,012	$409,512	$429,988
Tier 2	$482,890	$507,035	$532,386	$559,006	$586,956
Tier 3	$164,368	$172,586	$181,216	$190,277	$199,790
Tier 4	$206,787	$217,126	$227,983	$239,382	$251,351
Total Budget	**$1,207,797**	**$1,268,187**	**$1,331,597**	**$1,398,177**	**$1,468,085**

***Assumes 5% yearly increase on all budget items.** Note: Any accrued interest or delinquent payments will be expended in the above categories.

Section 4
Assessment Methodology

Individual assessed parcels shall be assessed a Street Front Foot rate according to each parcel's proportionate special benefit derived from the services provided to that parcel in that benefit zone. Special circumstances such as a parcel's location within the District area and need and/or frequency for services are carefully reviewed relative to the specific and distinct type of programs and improvements to be provided by the District in order to determine the appropriate levels of assessment.

This reflects the fact that services delivered to parcels in the District benefit parcels in relation to their exposure on the streets. The streets have been classified in four tiers because of a differing need for services and a different level of use of the streets within the District. Each tier receives a different level of services and has a different level of assessment. (For a discussion of how each individual assessed parcel receives special benefits see Engineer's Report page 8 "Special Benefit")

The methodology to levy assessments upon real property that receives special benefits from the improvements and activities of the Figueroa Corridor Partnership Business Improvement District is Street Front Footage as the only assessment variable. Street front footage is relevant to the street level usage of a parcel. Parcels are assessed for all street frontages. Parcels with more than one street frontage such as corner lots or whole block parcels are assessed for the sum of all the parcels' street frontage.

Benefit Zones

The State Law and State Constitution Article XIIID require that special assessments be levied according to the special benefit each parcel receives from the improvements. In order to match assessment rates to benefits, four benefit zones or tiers classifying street front footage have been created within the District. The levels of appropriate service delivery within each tier were determined by analyzing current service delivery needs, pedestrian activity, population density and projecting future needs over the term of the District in order to produce a common level of safety and cleanliness throughout the District. Tier 1 and 4 streets are major corridors with high concentrations of pedestrian activity and will receive a different level of special benefit in the form of increased frequency of sidewalk sweeping and cleaning. Tier 1 and 4 parcels pay 100% of their proportionate special benefit. Tier 2 streets are side streets between major corridors and have different pedestrian use patterns then the major corridors which are in Tier 1 and 4. , Tier 2 streets require a different frequency of sidewalk services to match the different use patterns. Tier 2 parcels pay 100% of their proportionate special benefit received. Tier 3 streets have the lowest frequency of pedestrian use in the District. Tier 3 streets require a different frequency of cleaning services to match the different use pattern. Tier 3 parcels pay 100% of their proportionate special benefit received. Each tier's assessment rate was calculated by determining the expense for the services provided in that area and then spreading the expenses over the total assessed Street Front Footage for that Tier. Service details are provided below for each Tier.

A description of services received by each Tier:

Tier 1 Total Budget $353,752

Security Patrol 7 days a week

Sidewalk sweeping and cleaning 6 days a week
Graffiti removal and trash can pick-up 6 days a week
Shared marketing and administration with other tiers

Tier 2 Total Budget $482,890
Security Patrol 7 days a week
Sidewalk sweeping and cleaning 3 days a week
Graffiti removal and trash can pick-up 6 days a week
Shared marketing and administration with other tiers

Tier 3 Total Budget $164,368
Security Patrol 7 days a week
No sidewalk sweeping and cleaning
Graffiti removal and trash can pick-up 6 days a week
Shared marketing and administration with other tiers

Tier 4 Total Budget $206,787
Security Patrol 7 days a week
Sidewalk sweeping and cleaning 7 days a week
Graffiti removal and trash can pick-up 7 days a week
Shared marketing and administration with other tiers

Calculation of Assessments

The proportionate special benefit derived by each identified assessed parcel shall be determined in relationship to the entirety of benefit provided by the services. The proposed services are narrowly defined to confer a particular and distinct benefit to the assessed parcels within the district. The services do not confer general benefits on the community as a whole, like general City services. Each of the assessed parcels in the district participates in the special benefits from the parcel-specific security, cleaning and marketing programs. Due to the proportionate special benefits received by these parcels from the District services, these parcels will be assessed a rate which is proportionate to the amount of special benefits received. Only special benefits are assessed and these benefits must be separated from any general benefits

The preceding methodology is applied to a database that has been constructed by District Property Owners and its consultant team. The process for compiling the property database includes the following steps:

- Property data was first obtained from the County of Los Angeles Assessor's Office.
- A database was submitted to the City Clerk's office for verification.
- A list of properties to be included within the District is provided in Section 7.

Total Assessed Street Frontage within the District:

Tier 1 Street Frontage	18,856
Tier 2 Street Frontage	34,303

Tier 3 Street Frontage	21,136
Tier 4 Street Frontage	9,245
Total District Street Frontage	**83,540**

Street Front Footage Defined. Street Front Footage is defined as the front footage of a parcel that fronts a public street.

Based upon the methodology as set forth above, first year assessments are established as follows:

Assessment per	Tier 1	Tier 2	Tier 3	Tier 4
Street Front Footage	**$18.7607**	**$14.0772**	**$7.7767**	**$22.3674**

Calculation Formula:
Total Street Footage X Appropriate Tier Rate = Parcel Assessment

Calculation Example
Parcel is a corner lot with 100 feet of frontage on a Tier One street and 75 feet of frontage on a Tier Two street.

Tier One frontage	100 feet X $18.7607 =	$1,876.07
Tier Two frontage	75 feet X $14.0772 =	$1,055.79
Total Parcel assessment	=	$2,931.86

Parcels having more than one street frontage, for example corner parcels, may be assessed at different tier rates for each street front foot. The total of all street footage assessments for each parcel constitutes the total assessment for that parcel.

Maximum Annual Assessment Adjustments
Assessments will be subject to annual increases not to exceed 5% per year. Increases will be determined by the District Owners Association and will vary between 0 and 5% in any given year. The projections below illustrate a maximum 5% annual increase for all budget items.

Maximum Assessment Table

Assessment Rates	2013	2014	2015	2016	2017
Tier 1	$18.7607	$19.6987	$20.6837	$21.7179	$22.8038
Tier 2	$14.0772	$14.7811	$15.5201	$16.2961	$17.1109
Tier 3	$7.7767	$8.1655	$8.5738	$9.0025	$9.4526
Tier 4	$22.3674	$23.4858	$24.6601	$25.8931	$27.1878

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

Time and Manner for Collecting Assessments
As provided by State law, the District assessment will appear as a separate line item on annual property tax bills prepared by the County of Los Angeles. The Los Angeles City Clerk's office will direct bill any property owners whose special assessment does not appear on the tax rolls.

The assessments shall be collected at the same time and in the same manner as for the ad valorem property tax paid to the County of Los Angeles. These assessments shall provide for the same lien priority and penalties for delinquent payment as is provided for the ad valorem property tax. The "property owner" means any person shown as the owner/taxpayer on the last equalized assessment roll or otherwise known to be the owner/taxpayer by the City.

Disestablishment
California State Law Section 36670 provides for the disestablishment of a District. Upon the termination of this District any remaining revenues shall be transferred to the renewed District, if one is established, pursuant to Streets and Highways Code Section 36660 (b). Unexpended funds will be returned to property owners based upon each parcels percentage contribution to the total year 2017 assessments if the District is not renewed.

Public Property Assessments
The District will provide all the improvements and activities to the City of Los Angeles or any other government-owned parcels within the DISTRICT boundary. All publicly-owned parcels will pay their proportional share of costs based on the special benefits conferred to those individual parcels. See Engineers Report page 8 for publicly owned parcels special benefit designation. Article XIIID of the California Constitution was added in November 1996 and provides for these assessments. It specifically states in Section 4(a) that "Parcels within a district that are owned or used by any agency...shall not be exempt from assessment unless the agency can demonstrate by clear and convincing evidence that those publicly owned parcels in fact receive no special benefit."

APN	Owner	Site Address	Tier1	Tier2	Tier3	Tier 4	2013 Asmt	%
5037-028-908	California Science Center (expo park)	Figueroa St.	0	0	1033		$8,033.31	0.67%
5037-028-907	California Science Center (expo. park)	Figueroa St.	0	0	199		$1,547.56	0.13%
	California Science Center (expo. park) Total						**$9,580.88**	**0.79%**
5037-027-931	City of LA				175		$1,360.92	0.11%
5037-027-936	City of LA				488		$3,795.02	0.31%
5037-028-902	City of LA	Exposition Blvd.	0	0	365		$2,838.49	0.24%
5039-020-912	City of LA		0	95	0		$1,337.33	0.11%
5123-008-909	City of LA		0	96	0		$1,351.41	0.11%
5124-001-900	City of LA	2301 S. Union St	0	411	0		$5,785.73	0.48%
5124-008-902	City of LA		0	53	0		$746.09	0.06%
5124-008-903	City of LA	2432 S. Hoover	0	54	0		$760.17	0.06%
5124-008-904	City of LA	2416 S. Hoover	0	53	0		$746.09	0.06%
5124-009-902	City of LA		0	286	0		$4,026.08	0.33%
5124-009-903	City of LA		0	170	167		$3,691.83	0.31%
	City of LA Total						**$26,439.16**	**2.19%**
5040-030-905	Community Redevelopment Agency	S. Vermont Ave.	196	0	0		$3,677.10	0.30%
5123-001-900	Community Redevelopment Agency	2600 S. Hoover St	0	274	200		$5,412.49	0.45%
	Community Redevelopment Agency Total						**$9,089.59**	**0.75%**
5126-011-900	LA Community College District	419 W. Washington Blvd.	134	132	0		$4,372.13	0.36%
5126-011-901	LA Community College District	1838 S. Flower St.	50	0	0		$938.04	0.08%
5126-014-904	LA Community College District	2100 S. Flower St.	0	0	2936		$22,832.35	1.89%
	LA Community College District Total						**$28,142.51**	**2.33%**

5123-008-905	LAUSD		0	140	0		$1,970.81	0.16%
5123-008-910	LAUSD		0	168	0		$2,364.97	0.20%
	LAUSD Total						**$4,335.78**	**0.36%**
5037-024-900	Los Angeles County	3965 S. Vermont Ave.	236	0	0		$4,427.53	0.37%
5126-009-900	Los Angeles County	1816 S. Figueroa St.	150	0	0		$2,814.11	0.23%
5126-009-901	Los Angeles County	1819 S. Flower St.	100	0	0		$1,876.07	0.16%
5126-009-902	Los Angeles County	1823 S. Flower St.	50	0	0		$938.04	0.08%
5126-009-903	Los Angeles County	1825 S. Flower St.	50	0	0		$938.04	0.08%
	Los Angeles County Total						**$10,993.78**	**0.91%**
5037-030-902	MTA	Flower St. & W 37th St.	130	90	0		$3,705.84	0.31%
	MTA Total						**$3,705.84**	**0.31%**
5037-027-933	State of Calif. (expo.park)	933 W. Martin Luther King Jr. Blvd.	0	0	284		$2,208.58	0.18%
5037-028-912	State of Calif. (expo.park)	3800 S. Vermont Ave.	0	0	50		$388.83	0.03%
5037-028-913	State of Calif. (expo.park)	3796 S. Vermont Ave.	0	0	50		$388.83	0.03%
5037-028-914	State of Calif. (expo.park)	3798 S. Vermont Ave.	0	0	50		$388.83	0.03%
5037-027-915	State of California (expo park)	Figueroa St.	0	0	540		$4,199.41	0.35%
5037-027-910	State of California (expo. park)	Figueroa St.	0	0	1442		$11,213.98	0.93%
5037-027-937	State of California 6th District(expo. park)	Figueroa St.	0	0	1036		$8,056.64	0.67%
5037-028-900	State of California, 6th Dist. Agr. Assn. (expo.park)	900 Exposition Blvd.	0	0	175		$1,360.92	0.11%
5037-028-901	State of California, 6th Dist. Agr. Assn. (expo.park)	Vermont Ave./Exposition Blvd.	0	0	493		$3,833.91	0.32%
5037-028-904	State of California, 6th Dist. Agr. Assn. (expo.park)	Vermont Ave.	0	0	350		$2,721.84	0.23%
5037-028-905	State of California, 6th Dist. Agr. Assn. (expo.park)	700 State Dr.	0	0	1659		$12,901.52	1.07%
	State of California (expo.park) Total						**$47,663.30**	**3.95%**
5037-030-901	State of California	Flower St.	57	0	0		$1,069.36	0.09%
	State of California Total						**$1,069.36**	**0.09%**
	Total All Government Parcels						**$141,020.18**	**11.68%**

Assessment of Possessory Interests

Owners of possessory interest in real property within the district are owners of real property and benefit from the proposed improvements and activities. As it relates to owners of possessory interest, the assessment for the proposed district shall be levied on these owners only where no underlying assessment is levied. The assessment shall be determined on the same basis as the assessment calculation for all other owners within the same tier, an assessment that would be equal to the assessment that would have been levied on the underlying property owner. This assessment represents the special benefit from the proposed activities and improvements.

The assessments shall be collected at the same time and in the same manner as for the possessory interest tax paid to the County of Los Angeles. These assessments shall provide for the same lien priority and penalties for delinquent payment as is provided for the possessory interest tax.

Section 5
District Rules and Regulations

Pursuant to the Property and Business Improvement law of 1994, as amended, a business improvement district may establish rules and regulations that uniquely apply to the District. The District has adopted the following rules:

- **Competitive Procurement Process**
  The Owner's Association shall develop a policy for competitive bidding when purchasing substantial amounts of services, products and/or equipment. The policy will aim to maximize service, quality, efficiency and cost effectiveness.

- **Treatment of Residential Housing**
  In accordance with Section 36632 (c) of the California Streets and Highways Code, properties zoned solely for residential or agricultural use are conclusively presumed not to receive special benefit from the improvements and service funded through the assessments of the District and are not subject to any assessment pursuant to Section 36632 (c). Therefore, properties zoned solely for residential or agricultural use within the boundaries of the District, if any, will not be assessed. The District does contain parcels that are zoned solely for residential use.

- **Renewal**
  District funds may be used for renewing the District.

- **Bonds**
  The Owners' Association will not issue bonds to finance any services or improvements in the District.

Section 6
Implementation Timetable

The Figueroa Corridor Business Improvement District is expected to be established and begin implementation of the Management District Plan on January 1, 2013. Consistent with State law the Figueroa Corridor Business Improvement District will have a five-year life through December 31, 2017.

Section 7
Parcel Roll

APN	Owner	Site Address	Tier1	Tier2	Tier3	Tier 4	2013 Asmt	%
5037-028-908	California Science Center (expo park)	Figueroa St.	0	0	1033		$8,033.31	0.67%
5037-028-907	California Science Center (expo. park)	Figueroa St.	0	0	199		$1,547.56	0.13%
	California Science Center (expo. park) Total						**$9,580.88**	**0.79%**
5037-027-931	City of LA				175		$1,360.92	0.11%
5037-027-936	City of LA				488		$3,795.02	0.31%
5037-028-902	City of LA	Exposition Blvd.	0	0	365		$2,838.49	0.24%
5039-020-912	City of LA		0	95	0		$1,337.33	0.11%
5123-008-909	City of LA		0	96	0		$1,351.41	0.11%
5124-001-900	City of LA	2301 S. Union St	0	411	0		$5,785.73	0.48%
5124-008-902	City of LA		0	53	0		$746.09	0.06%
5124-008-903	City of LA	2432 S. Hoover	0	54	0		$760.17	0.06%
5124-008-904	City of LA	2416 S. Hoover	0	53	0		$746.09	0.06%
5124-009-902	City of LA		0	286	0		$4,026.08	0.33%
5124-009-903	City of LA		0	170	167		$3,691.83	0.31%
	City of LA Total						**$26,439.16**	**2.19%**
5040-030-905	Community Redevelopment Agency	S. Vermont Ave.	196	0	0		$3,677.10	0.30%
5123-001-900	Community Redevelopment Agency	2600 S. Hoover St	0	274	200		$5,412.49	0.45%
	Community Redevelopment Agency Total						**$9,089.59**	**0.75%**
5126-011-900	LA Community College District	419 W. Washington Blvd.	134	132	0.		$4,372.13	0.36%
5126-011-901	LA Community College District	1838 S. Flower St.	50	0	0		$938.04	0.08%
5126-014-904	LA Community College District	2100 S. Flower St.	0	0	2936		$22,832.35	1.89%
	LA Community College District Total						**$28,142.51**	**2.33%**
5123-008-905	LAUSD		0	140	0		$1,970.81	0.16%
5123-008-910	LAUSD		0	168	0		$2,364.97	0.20%
	LAUSD Total						**$4,335.78**	**0.36%**
5037-024-900	Los Angeles County	3965 S. Vermont Ave.	236	0	0		$4,427.53	0.37%
5126-009-900	Los Angeles County	1816 S. Figueroa St.	150	0	0		$2,814.11	0.23%
5126-009-901	Los Angeles County	1819 S. Flower St.	100	0	0		$1,876.07	0.16%
5126-009-902	Los Angeles County	1823 S. Flower St.	50	0	0		$938.04	0.08%
5126-009-903	Los Angeles County	1825 S. Flower St.	50	0	0		$938.04	0.08%
	Los Angeles County Total						**$10,993.78**	**0.91%**
5037-030-902	MTA	Flower St. & W 37th St.	130	90	0		$3,705.84	0.31%
	MTA Total						**$3,705.84**	**0.31%**
5037-027-933	State of Calif. (expo.park)	933 W. Martin Luther King Jr. Blvd.	0	0	284		$2,208.58	0.18%
5037-028-912	State of Calif. (expo.park)	3800 S. Vermont Ave.	0	0	50		$388.83	0.03%
5037-028-913	State of Calif. (expo.park)	3796 S. Vermont Ave.	0	0	50		$388.83	0.03%
5037-028-914	State of Calif. (expo.park)	3798 S. Vermont Ave.	0	0	50		$388.83	0.03%
5037-027-915	State of California (expo park)	Figueroa St.	0	0	540		$4,199.41	0.35%
5037-027-910	State of California (expo. park)	Figueroa St.	0	0	1442		$11,213.98	0.93%
5037-027-937	State of California 6th District(expo. park)	Figueroa St.	0	0	1036		$8,056.64	0.67%
5037-028-900	State of California, 6th Dist. Agr. Assn. (expo.park)	900 Exposition Blvd.	0	0	175		$1,360.92	0.11%
5037-028-901	State of California, 6th Dist. Agr. Assn. (expo.park)	Vermont Ave./Exposition Blvd.	0	0	493		$3,833.91	0.32%
5037-028-904	State of California, 6th Dist. Agr. Assn. (expo.park)	Vermont Ave.	0	0	350		$2,721.84	0.23%
5037-028-905	State of California, 6th Dist. Agr. Assn. (expo.park)	700 State Dr.	0	0	1659		$12,901.52	1.07%
	State of California (expo.park) Total						**$47,663.30**	**3.95%**
5037-030-901	State of California	Flower St.	57	0	0		$1,069.36	0.09%
	State of California Total						**$1,069.36**	**0.09%**
	Total All Government Parcels						**$141,020.18**	**11.68%**

APN	Site Address	Tier1	Tier2	Tier3	Tier 4	2013 Asmt	%
5037-018-006	3785 S. Vermont Ave.	50	0	0		$938.04	0.08%
5037-018-009	3787 S. Vermont Ave.	150	0	0		$2,814.11	0.23%
5037-018-014	3793 S. Vermont Ave.	50	0	0		$938.04	0.08%
5037-018-044	3775 S. Vermont Ave.	138	0	0		$2,588.98	0.21%
5037-018-054	3797 S. Vermont Ave.	50	0	0		$938.04	0.08%
5037-018-055	3825 S. Vermont Ave.	430	0	0		$8,067.11	0.67%
5037-019-051	3901 S. Vermont Ave.	55	0	0		$1,031.84	0.09%
5037-019-052	3905 S. Vermont Ave.	60	0	0		$1,125.64	0.09%
5037-019-053	3911 S. Vermont Ave.	40	0	0		$750.43	0.06%
5037-019-054	3913 S. Vermont Ave.	80	0	0		$1,500.86	0.12%
5037-019-055	3917 S. Vermont Ave.	40	0	0		$750.43	0.06%
5037-019-056	3919 S. Vermont Ave.	40	0	0		$750.43	0.06%
5037-019-057	3923 S. Vermont Ave.	80	0	0		$1,500.86	0.12%
5037-019-058	3925 S. Vermont Ave.	38	0	0		$712.91	0.06%
5037-022-001	3929 S. Vermont Ave.	58	0	0		$1,088.12	0.09%
5037-022-002	3933 S. Vermont Ave.	50	0	0		$938.04	0.08%
5037-022-024	3937 S. Vermont Ave.	162	0	0		$3,039.24	0.25%
5037-024-028	3955 S. Vermont Ave.	98	0	0		$1,838.55	0.15%
5037-026-017	1007 W. Martin Luther King Jr. Blvd.	77	0	0		$1,444.57	0.12%
5037-026-018	3985 S. Vermont Ave.	222	0	0		$4,164.88	0.34%
5037-029-001	3760 S. Figueroa St.	321	0	0	363	$14,141.57	1.17%
5037-029-002	3703 S. Figueroa St.	0	143	0	127	$4,853.70	0.40%
5037-029-016	W. 37th Pl.	0	40	0		$563.09	0.05%
5037-029-017	3721 S. Flower St.	121	101	0		$3,691.84	0.31%
5037-029-018	3601 S. Flower St.	161	203	0		$5,878.15	0.49%
5037-029-020	3702 S Figueroa St	245	600	0	192	$17,337.24	1.44%
5037-030-022	3720 S. Flower St.	418	0	0		$7,841.98	0.65%
5037-030-023	459 W. 38th St.	382	0	0		$7,166.59	0.59%
5037-031-013	3800 S. Figueroa St.	75	0	0		$1,407.05	0.12%
5037-031-014	3816 S. Figueroa St.	50	0	0		$938.04	0.08%
5037-031-015	3822 S. Figueroa St.	50	0	0		$938.04	0.08%
5037-031-016	S. Figueroa St.	50	0	0		$938.04	0.08%
5037-031-017	3830 S. Figueroa St.	50	0	0		$938.04	0.08%
5037-031-018	3836 S. Figueroa St.	50	0	0		$938.04	0.08%
5037-031-019	3840 S. Figueroa St.	50	0	0		$938.04	0.08%
5037-031-020	3844 S. Figueroa St.	50	0	0		$938.04	0.08%
5037-031-021	3850 S. Figueroa St.	50	0	0		$938.04	0.08%
5037-031-023	3800 S. Figueroa St.	75	0	0		$1,407.05	0.12%
5037-032-022	3916 S. Figueroa St.	50	0	0		$938.04	0.08%
5037-032-023	Figueroa St. & W. 38th St.	50	0	0		$938.04	0.08%
5037-032-024	S. Figueroa St.	50	0	0		$938.04	0.08%
5037-032-025	3930 S. Figueroa St.	50	0	0		$938.04	0.08%
5037-032-026	S. Figueroa St.	50	0	0		$938.04	0.08%
5037-032-027	3940 S. Figueroa St.	50	0	0		$938.04	0.08%
5037-032-028	3944 S. Figueroa St.	50	0	0		$938.04	0.08%
5037-032-029	S. Figueroa St.	50	0	0		$938.04	0.08%
5037-032-030	3954 S. Figueroa St.	50	0	0		$938.04	0.08%
5037-032-031	S. Figueroa St.	50	0	0		$938.04	0.08%
5037-032-032	3964 S. Figueroa St.	50	0	0		$938.04	0.08%
5037-032-033	3970 S. Figueroa St.	60	0	0		$1,125.64	0.09%
5037-032-040	Figueroa St. & MLK Blvd	235	164	0		$6,717.43	0.56%

5037-032-045	Figueroa St. & W. 39th St.	124	0	0		$2,326.33	0.19%
5039-001-059	3100 S. Vermont Ave.	454	280	0		$12,458.98	1.03%
5039-001-060	3115 Orchard	0	609	0		$8,573.01	0.71%
5039-002-029	Vermont Ave.	0	0	59		$458.82	0.04%
5039-002-030	1046 W. 36th St. (Vermont)	0	0	388		$3,017.35	0.25%
5039-002-031	1027 W. 34th St., (Jefferson/Vermont)	0	1266	818		$24,183.06	2.00%
5039-002-032	Jefferson Blvd.	0	50	0		$703.86	0.06%
5039-002-034	3667 McClintock Ave. (Vermont/Expo.)	0	0	1314		$10,218.56	0.85%
5039-003-027	925 W. 34th St. (Jefferson)	0	1012	0		$14,246.12	1.18%
5039-003-028	817 W. 34th St. (Jefferson)	0	110	0		$1,548.49	0.13%
5039-003-029	Jefferson Blvd.	0	188	0		$2,646.51	0.22%
5039-003-030	Jefferson Blvd.	0	19	0		$267.47	0.02%
5039-012-022	901 Exposition Blvd.	0	0	68		$528.81	0.04%
5039-012-027	920 W. 37th St. (Exposition)	0	0	171		$1,329.81	0.11%
5039-012-031	Exposition Blvd.	0	0	73		$567.70	0.05%
5039-012-032	Exposition Blvd.	0	0	64		$497.71	0.04%
5039-012-033	3730 McClintock Ave.(Exposition)	0	0	331		$2,574.08	0.21%
5039-019-051	3131 McClintock	0	357	0		$5,025.56	0.42%
5039-020-028	University Village	0	273	0		$3,843.07	0.32%
5039-020-030	University Village	0	888	0		$12,500.55	1.03%
5039-020-031		0	242	0		$3,406.68	0.28%
5039-020-032	University Village	0	130	0		$1,830.04	0.15%
5039-020-033	University Village	0	472	0		$6,644.44	0.55%
5039-024-016	USC Campus (Fig., Expo.)	0	0	1882	1181	$41,051.67	3.40%
5040-026-044	3115 S. Vermont Ave.	281	0	0		$5,271.76	0.44%
5040-026-046	3031 S. Vermont Ave.	121	0	0		$2,270.05	0.19%
5040-028-028	3585 S. Vermont Ave.	345	0	0		$6,472.45	0.54%
5040-029-025	3607 S. Vermont Ave.	337	0	0		$6,322.36	0.52%
5040-030-037	3651 S Vermont Ave.	180	0	0		$3,376.93	0.28%
5040-031-038	116 W. 37th St. (Vermont)	336	0	0		$6,303.60	0.52%
5040-032-033	1104 W. 37th Pl. (Vermont)	310	0	0		$5,815.82	0.48%
5040-033-028	3771 S. Vermont Ave.	219	0	0		$4,108.60	0.34%
5054-038-023	3025 S. Vermont Ave.	45	0	0		$844.23	0.07%
5055-019-031	2131 S. Hoover	0	117	0		$1,647.03	0.14%
5055-019-042	1208 W. 22nd St	0	256	0		$3,603.76	0.30%
5055-020-001	2319 S. Hoover	0	122	0		$1,717.42	0.14%
5055-020-027	2301 S. Hoover	0	118	0		$1,661.11	0.14%
5055-021-025	2411 S. Hoover	0	59	0		$830.55	0.07%
5055-021-026	2401 S. Hoover	0	59	0		$830.55	0.07%
5055-021-027	1119 W. 25th Street	0	118	0		$1,661.11	0.14%
5055-022-031	2501 S. Hoover	0	156	0		$2,196.04	0.18%
5055-022-034		0	289	0		$4,068.31	0.34%
5055-022-035	1177 West Adams Blvd.	0	138	0		$1,942.65	0.16%
5055-024-015	1124 W. Adams	0	151	0		$2,125.66	0.18%
5122-021-010		0	409	0		$5,757.57	0.48%
5122-021-011		394	1126	0		$23,242.64	1.92%
5122-022-002		0	779	0		$10,966.13	0.91%
5122-030-020		0	680	0		$9,572.49	0.79%
5123-001-002	2611 Portland St	0	0	100		$777.67	0.06%
5123-001-004	948 W. Adams Blvd	0	0	200		$1,555.34	0.13%
5123-001-402	2707 Portland St	0	50	0		$703.86	0.06%
5123-001-404	2718 Hoover St	0	67	0		$943.17	0.08%

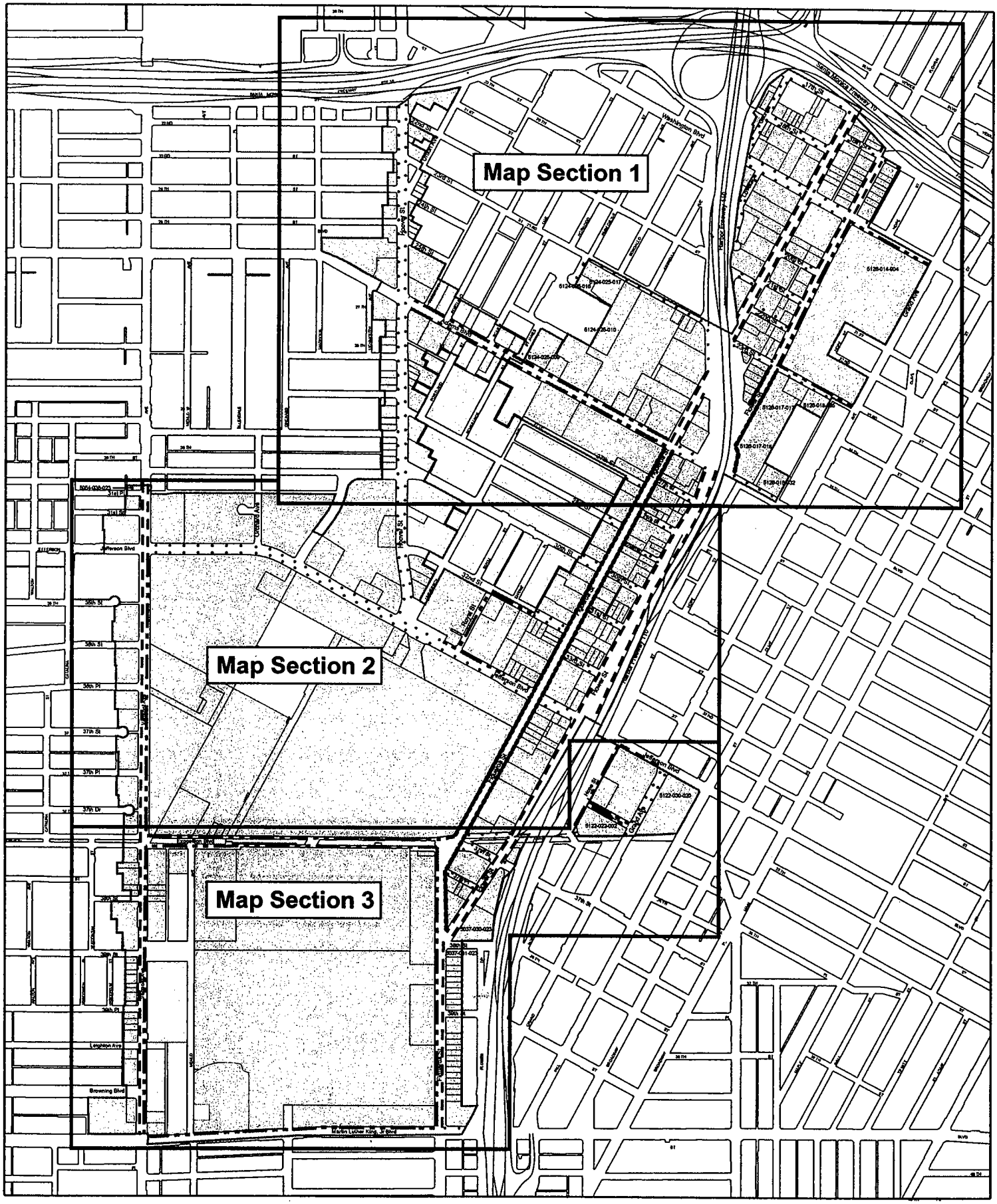
5123-001-405	1005 W. 28th St	0	203	0		$2,857.67	0.24%
5123-001-406	2636 S. Hoover	0	150	0		$2,111.58	0.17%
5123-001-407		0	50	0		$703.86	0.06%
5123-001-408	2600 Hoover St	0	58	0		$816.48	0.07%
5123-008-014		0	0	60		$466.60	0.04%
5123-008-015		0	0	64		$497.71	0.04%
5123-008-016	3207 University Ave	0	131	0		$1,844.11	0.15%
5123-008-018	3300 Hoover Blvd.	0	172	0		$2,421.28	0.20%
5123-009-001	3201 S. Figueroa St.	0	155	0	60	$3,524.01	0.29%
5123-009-002	S. Figueroa St.	0	0	0	40	$894.70	0.07%
5123-009-003	3211 S. Figueroa St.	0	0	0	41	$917.07	0.08%
5123-009-004	616 W. 32 St.	0	55	0		$774.25	0.06%
5123-009-007	624 W. 32nd St.	0	50	0		$703.86	0.06%
5123-009-008	3219 S. Figueroa St.	0	0	0	141	$3,153.81	0.26%
5123-009-009	708 W. 32nd St.	0	0	129		$1,003.19	0.08%
5123-009-010	645 W. Jefferson Blvd.	0	0	129		$1,003.19	0.08%
5123-009-011	3233 S. Figueroa St.	0	0	0	141	$3,153.81	0.26%
5123-009-012	3245 S. Figueroa St.	0	0	0	88	$1,968.33	0.16%
5123-009-016	625 W. Jefferson Blvd.	0	59	0		$830.55	0.07%
5123-009-017	665 W. Jefferson Blvd.	0	0	805		$6,260.23	0.52%
5123-009-024	624 W. 32nd St.	0	50	0		$703.86	0.06%
5123-009-025	621 W. Jefferson Blvd.	0	51	0		$717.94	0.06%
5123-009-026	615 W. Jefferson Blvd.	0	50	0		$703.86	0.06%
5123-009-027	Figueroa St. & Jefferson Blvd.	0	150	0	53	$3,297.05	0.27%
5123-009-028	Royal St & 32nd Street sides	0	0	340		$2,644.07	0.22%
5123-010-004	3025 S. Figueroa St.	0	0	0	120	$2,684.09	0.22%
5123-010-012	3131 S. Figueroa St.	0	309	0	123	$7,101.05	0.59%
5123-010-026	3101 S. Figueroa St.	0	0	0	180	$4,026.14	0.33%
5123-010-027	3001 S. Figueroa St.	0	185	0	132	$5,556.78	0.46%
5123-014-016	2929 S. Figueroa St.	0	160	0	113	$4,779.87	0.40%
5123-014-021	2801 S. Figueroa St.	0	175	0	242	$7,876.43	0.65%
5123-015-001	2701 S. Figueroa St.	0	170	0	100	$4,629.87	0.38%
5123-015-016	2723 S. Figueroa St.	0	150	0	270	$8,150.79	0.67%
5123-017-004	605 W. 27 St.	0	0	0	86	$1,923.60	0.16%
5123-017-007	2601 S. Figueroa St.	0	0	839	280	$12,787.52	1.06%
5123-017-008	746 W. Adams Blvd.	0	0	387		$3,009.58	0.25%
5123-018-008	527 W. 27th St.	0	128	0	53	$2,987.36	0.25%
5123-018-009	514 W. Adams Bl	131	5	0		$2,528.04	0.21%
5123-018-014	2722 S. Figueroa St.	0	0	0	14	$313.14	0.03%
5123-018-015	2722 S. Figueroa St.	0	107	0	62	$2,893.04	0.24%
5123-018-020	W. 28th St.	0	50	0		$703.86	0.06%
5123-018-022	W. 28th St.	0	57	0		$802.40	0.07%
5123-018-023	2727 S. Flower St.	133	99	0		$3,888.82	0.32%
5123-018-024	515 W. 27th St.	0	158	0		$2,224.20	0.18%
5123-018-026	W. Adams Blvd.	0	20	0		$281.54	0.02%
5123-018-030	524 W. Adams Blvd.	0	85	0	203	$5,737.15	0.48%
5123-018-032	2718 S. Figueroa St.	0	0	0	66	$1,476.25	0.12%
5123-018-033	2700 S. Figueroa St.	132	346	0	133	$10,321.99	0.85%
5123-019-004	2828 S. Figueroa St.	0	176	0	73	$4,110.41	0.34%
5123-019-005	2902 S. Figueroa St.	0	176	0	66	$3,953.84	0.33%
5123-019-010	2913 S. Flower St.	62	50	0		$1,867.02	0.15%
5123-019-011	2901 S. Flower St.	52	0	0		$975.56	0.08%

5123-019-012	2901 S. Flower St.	53	155	0		$3,176.28	0.26%
5123-019-014	2819 S. Flower St.	45	0	0		$844.23	0.07%
5123-019-016	2813 S. Flower St.	53	0	0		$994.32	0.08%
5123-019-019	2917 S. Flower St.	94	105	0		$3,241.61	0.27%
5123-019-023	2912 S. Figueroa St.	0	161	0	198	$6,695.18	0.55%
5123-019-025	2800 S. Figueroa St.	106	331	0	191	$10,920.37	0.90%
5123-019-027	2823 S. Flower St.	58	140	0		$3,058.93	0.25%
5123-020-001	3000 S. Figueroa St.	0	150	0	106	$4,482.53	0.37%
5123-020-004	3100 S. Figueroa St.	0	150	0	159	$5,668.00	0.47%
5123-020-005	516 W. 31st St.	0	55	0		$774.25	0.06%
5123-020-006	510 W. 31st St.	0	65	0		$915.02	0.08%
5123-020-007	3111 S. Flower St.	158	64	0		$3,865.13	0.32%
5123-020-008	3019 S. Flower St.	155	22	0		$3,217.61	0.27%
5123-020-009	505 W. 31st St.	0	50	0		$703.86	0.06%
5123-020-010	511 W. 31st St.	0	50	0		$703.86	0.06%
5123-020-011	515 W. 31st St.	0	50	0		$703.86	0.06%
5123-020-016	3200 S. Figueroa St.	0	0	0	71	$1,588.09	0.13%
5123-020-017	3200 S. Figueroa St.	0	178	0	71	$4,093.83	0.34%
5123-020-018	515 W. 33rd St.	0	47	0		$661.63	0.05%
5123-020-019	505 W. 33rd St.	0	45	0		$633.47	0.05%
5123-020-020	503 W. 33rd St.	0	45	0		$633.47	0.05%
5123-020-021	3131 S. Flower St.	150	22	0		$3,123.81	0.26%
5123-020-022	3119 S. Flower St.	94	0	0		$1,763.51	0.15%
5123-020-023	3120 S. Figueroa St.	0	0	0	101	$2,259.11	0.19%
5123-020-024	3010 S. Figueroa St.	0	0	0	110	$2,460.42	0.20%
5123-020-025	3026 S. Figueroa St.	0	135	0	101	$4,159.53	0.34%
5123-020-028	512 W. 30th St.	147	165	0		$5,080.56	0.42%
5123-021-001	3322 S. Figueroa St.	0	438	0	364	$14,307.56	1.18%
5123-021-006	511 W. Jefferson Blvd.	0	50	0		$703.86	0.06%
5123-021-007	504 W. 33rd St.	183	117	0		$5,080.24	0.42%
5123-021-008	501 W. Jefferson Blvd.	180	69	0		$4,348.25	0.36%
5123-022-026	3584 S. Figueroa St.	0	186	0	167	$6,353.72	0.53%
5123-022-031	3540 S. Figueroa St.	291	0	0	391	$14,205.04	1.18%
5123-022-034	3500 S. Figueroa St.	172	0	0	172	$7,074.04	0.59%
5123-022-038	441 W. Exposition Blvd.	67	212	0		$4,241.33	0.35%
5123-022-040		580	363	0	570	$28,740.68	2.38%
5123-023-024	663 W. 34th St.	0	1024	0	311	$21,371.32	1.77%
5124-001-004	2214 S. Hoover	0	57	0		$802.40	0.07%
5124-001-011	2202 S. Hoover	0	119	0		$1,675.19	0.14%
5124-001-012	2221 S. Union St	0	114	0		$1,604.80	0.13%
5124-002-021	2023 S. Union Ave.	0	127	0		$1,787.80	0.15%
5124-007-016	2300 S. Union St	0	105	0		$1,478.11	0.12%
5124-007-017	2308 S. Union St	0	27	0		$380.08	0.03%
5124-007-018	2312 S. Union St	0	52	0		$732.01	0.06%
5124-007-019	2316 S. Union St	0	50	0		$703.86	0.06%
5124-008-024	2400 S. Hoover	0	160	0		$2,252.35	0.19%
5124-025-001	745 W. Adams Blvd.	0	0	150		$1,166.50	0.10%
5124-025-009	26 St. James Park	0	0	208		$1,617.55	0.13%
5124-025-010	17 Chester Place	0	0	273		$2,123.03	0.18%
5124-026-004	649 W. Adams Blvd.	148	0	0		$2,776.59	0.23%
5124-026-006	621 W. Adams Blvd.	0	0	98		$762.12	0.06%
5124-026-008	641 W. Adams Blvd.	0	0	100		$777.67	0.06%

5124-026-013	649 W. Adams Blvd.	0	0	140		$1,088.74	0.09%
5124-026-014	2421 S. Figueroa St.	146	0	0		$2,739.06	0.23%
5124-027-015	2424 S. Figueroa St.	180	0	0		$3,376.93	0.28%
5124-027-016	2512 S. Figueroa St.	222	175	0		$6,628.39	0.55%
5124-027-017	2498-251 S. Figueroa St.	120	0	0		$2,251.29	0.19%
5124-028-006	W. 23rd St.	0	15	0		$211.16	0.02%
5124-028-010	W. 23rd St.	0	59	0		$830.55	0.07%
5124-029-011	W 23rd St & Adams Blvd	0	140	254		$3,946.09	0.33%
5124-029-016	W. 23rd St.	0	173	0		$2,435.35	0.20%
5124-029-017	W. 23rd St.	0	685	0		$9,642.88	0.80%
5126-001-004	703 E. 18th St.	0	170	0		$2,393.12	0.20%
5126-001-005	702 E. 17th St.	0	126	0		$1,773.73	0.15%
5126-001-008	639 W. 18th St.	0	49	0		$689.78	0.06%
5126-001-009	637 W. 18th St.	0	35	0		$492.70	0.04%
5126-001-010	633 W. 18th St.	0	35	0		$492.70	0.04%
5126-001-011	629 W. 18th St.	0	70	0		$985.40	0.08%
5126-001-012	626 W. 17th St.	0	40	0		$563.09	0.05%
5126-001-013	622 W. 17th St.	0	46	0		$647.55	0.05%
5126-001-014	647 W. 18th St.	0	45	0		$633.47	0.05%
5126-001-015	657 W. 18th St.	0	225	0		$3,167.37	0.26%
5126-001-016	Georgia St.	0	50	0		$703.86	0.06%
5126-001-017	1717 S. Figueroa St.	315	416	0		$11,765.74	0.97%
5126-002-001	651 W. Washington Blvd.	0	276	0		$3,885.31	0.32%
5126-002-002	631 W. Washington Blvd.	0	196	0		$2,759.13	0.23%
5126-002-003	652 W. 18th St.	0	38	0		$534.93	0.04%
5126-002-004	1812 S. Georgia St.	0	170	0		$2,393.12	0.20%
5126-002-005	1816 S. Georgia St..	0	40	0		$563.09	0.05%
5126-002-007	625 W. Washington Blvd.	0	226	0		$3,181.45	0.26%
5126-002-008	1805 S. Figueroa St.	100	155	0		$4,058.04	0.34%
5126-002-009	601 W. Washington Blvd.	246	195	0		$7,360.19	0.61%
5126-002-013	S. 18th St.	0	218	0		$3,068.83	0.25%
5126-002-014	1801 Georgia St.	0	230	0		$3,237.75	0.27%
5126-003-015	646 W. Washington Blvd.	0	265	0		$3,730.46	0.31%
5126-003-016	1901 S. Figueroa St.	176	573	0		$11,368.12	0.94%
5126-003-017	1929 S. Figueroa St.	132	140	0		$4,447.22	0.37%
5126-003-018	Lovelace Ave.	0	140	0		$1,970.81	0.16%
5126-003-019	1940 Lovelace Ave.	0	307	0		$4,321.70	0.36%
5126-003-024	1945 S. Figueroa St.	100	0	0		$1,876.07	0.16%
5126-003-025	2023 S. Figueroa St.	180	254	0		$6,952.54	0.58%
5126-003-026	2105 S. Figueroa St.	295	163	0		$7,828.99	0.65%
5126-003-028	2001 S. Figueroa St.	181	59	0		$4,226.24	0.35%
5126-003-029	1932 Lovelace Ave.	85	50	0		$2,298.52	0.19%
5126-005-001	520 W. 23rd St.	0	98	0		$1,379.57	0.11%
5126-005-002	500 W. 23rd St.	0	160	0	60	$3,594.40	0.30%
5126-005-003	2309 S. Flower St.	0	0	0	60	$1,342.05	0.11%
5126-005-004	2315 S. Flower St	0	0	0	60	$1,342.05	0.11%
5126-005-005	S. Flower St.	0	0	0	60	$1,342.05	0.11%
5126-005-006	2327 S. Flower St.	0	0	0	60	$1,342.05	0.11%
5126-005-007	S. Flower St.	0	0	0	83	$1,856.50	0.15%
5126-006-004	516 W. 22nd St.	0	50	0		$703.86	0.06%
5126-006-007	2222 S. Figueroa St.	0	50	0		$703.86	0.06%
5126-006-013	2200 S. Figueroa St.	100	200	0		$4,691.51	0.39%

5126-006-014	2212 S. Figueroa St.	63	0	0		$1,181.92	0.10%
5126-006-016	2222 S. Figueroa St.	120	250	0		$5,770.58	0.48%
5126-006-017	2209-221 S. Flower St.	110	104	0		$3,527.71	0.29%
5126-006-018	2209-221 S. Flower St.	173	68	0		$4,202.85	0.35%
5126-007-008	2001-202 S. Flower St.	117	138	0		$4,137.66	0.34%
5126-007-011	514 E. 21st St.	0	60	0		$844.63	0.07%
5126-007-019	510 W. 20th St.	117	126	0		$3,968.73	0.33%
5126-007-022	2100 S. Figueroa St.	220	360	0		$9,195.15	0.76%
5126-007-033	2000 S. Figueroa St.	247	330	0		$9,279.37	0.77%
5126-007-034	517 W. 22nd St.	110	181	0		$4,611.65	0.38%
5126-007-035	2119 S. Flower St.	110	92	0		$3,358.78	0.28%
5126-008-008	1936-40 S. Figueroa St.	60	0	0		$1,125.64	0.09%
5126-008-009	1941 S. Flower St.	100	134	0		$3,762.42	0.31%
5126-008-011	1936 S. Figueroa St.	60	0	0		$1,125.64	0.09%
5126-008-017	1944 S. Figueroa St.	111	170	0		$4,475.56	0.37%
5126-008-018	1916 S. Figueroa St.	689	301	0		$17,163.37	1.42%
5126-009-002	1834 S. Figueroa St.	50	0	0		$938.04	0.08%
5126-009-003	1830 S. Figueroa St.	50	0	0		$938.04	0.08%
5126-009-004	1826 S. Figueroa St.	50	0	0		$938.04	0.08%
5126-009-005	1800 S. Figueroa St.	98	155	0		$4,020.51	0.33%
5126-009-006	1801 S. Flower St.	48	150	0		$3,012.09	0.25%
5126-009-012	1833 S. Flower St.	50	0	0		$938.04	0.08%
5126-009-013	1837 S. Flower St.	50	0	0		$938.04	0.08%
5126-009-014	1841 S. Flower St.	62	0	0		$1,163.16	0.10%
5126-009-015	501 W. Washington Blvd.	71	150	0		$3,443.59	0.29%
5126-009-016	1829 S. Flower St.	50	0	0		$938.04	0.08%
5126-009-018	1842 S. Figueroa St.	144	135	0		$4,601.96	0.38%
5126-010-005	1706 S. Figueroa St.	67	0	0		$1,256.97	0.10%
5126-010-006	1721 S. Flower St.	15	0	0		$281.41	0.02%
5126-010-007	1708 S. Figueroa St.	104	155	0		$4,133.08	0.34%
5126-010-008	1721 S. Flower St.	58	135	0		$2,988.54	0.25%
5126-011-013	1834 S. Flower St.	58	0	0		$1,088.12	0.09%
5126-011-014	1828 S. Flower St.	58	0	0		$1,088.12	0.09%
5126-011-015	1820 S. Flower St.	34	0	0		$637.86	0.05%
5126-011-016	1816 S. Flower St.	50	0	0		$938.04	0.08%
5126-011-017	1812 S. Flower St.	50	0	0		$938.04	0.08%
5126-011-020	1800 S. Flower St.	100	121	0		$3,579.41	0.30%
5126-017-017	2300 S. Flower St.	0	296	0	479	$14,880.85	1.23%
5126-017-018	2400 S. Flower St.	0	197	0	557	$15,231.87	1.26%
5126-018-032	319 W. Adams Blvd.	0	190	0		$2,674.67	0.22%
5126-018-035	2500 S. Hope St.	0	190	0		$2,674.67	0.22%
	Total All Non-Government Parcels					$1,066,776.82	88.32%
	Total All Government Parcels					$141,020.18	11.68%
	Total All Parcels					**$1,207,797.00**	**100.00%**

Attachment A: District Boundary Map



Figueroa Corridor
Business Improvement District
District Overview Map

B.I.D. PROPERTIES (PROPERTY BASED)

B.I.D. BOUNDARY

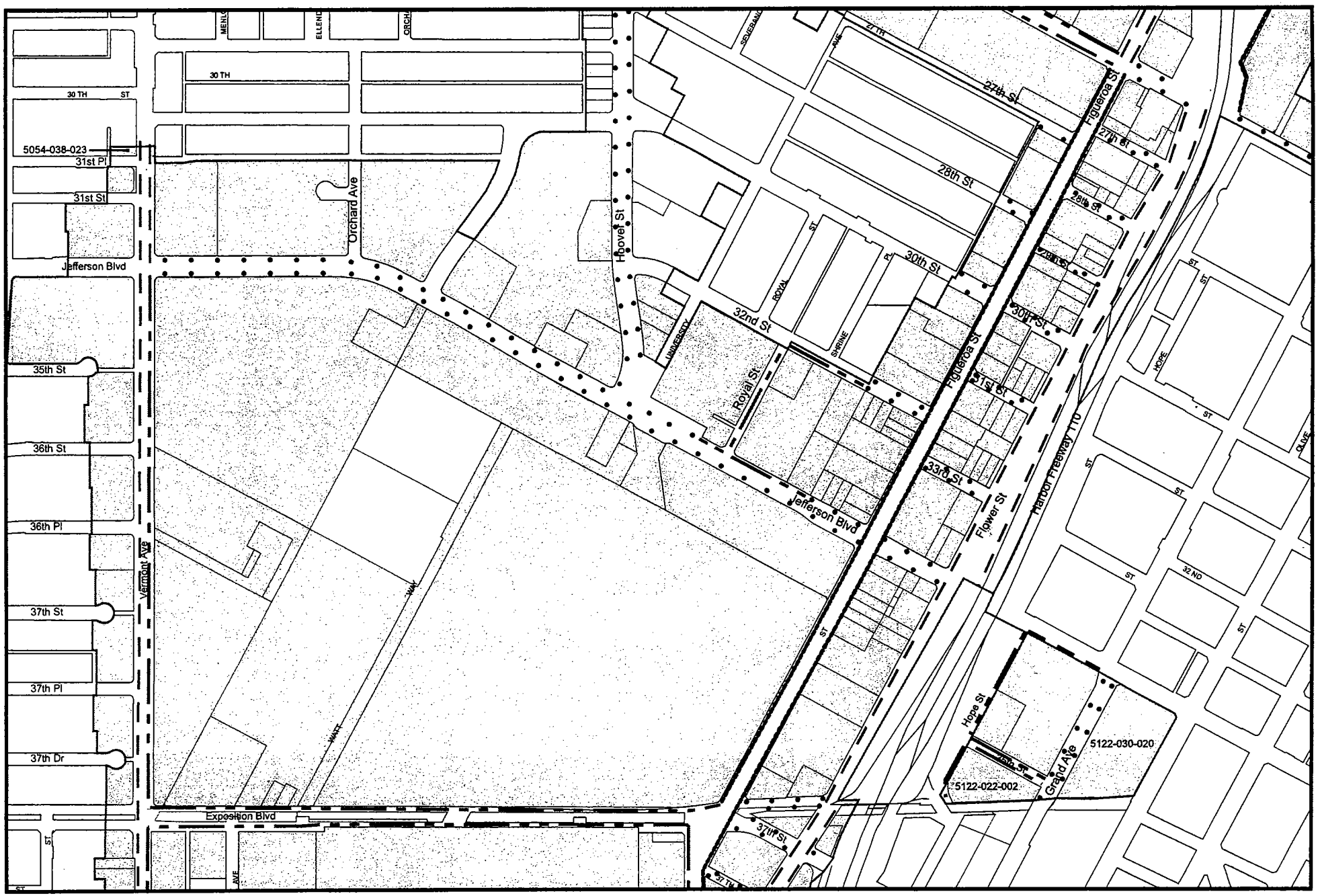
R1-R3 ZONED PARCELS
NOT INCLUDED IN DISTRICT

TIER
1
2
3
4

Map Section 1 of 3
Figueroa Corridor
Business Improvement District

B.I.D. PROPERTIES (PROPERTY BASED)
B.I.D. BOUNDARY
R1-R3 ZONED PARCELS NOT INCLUDED IN DISTRICT

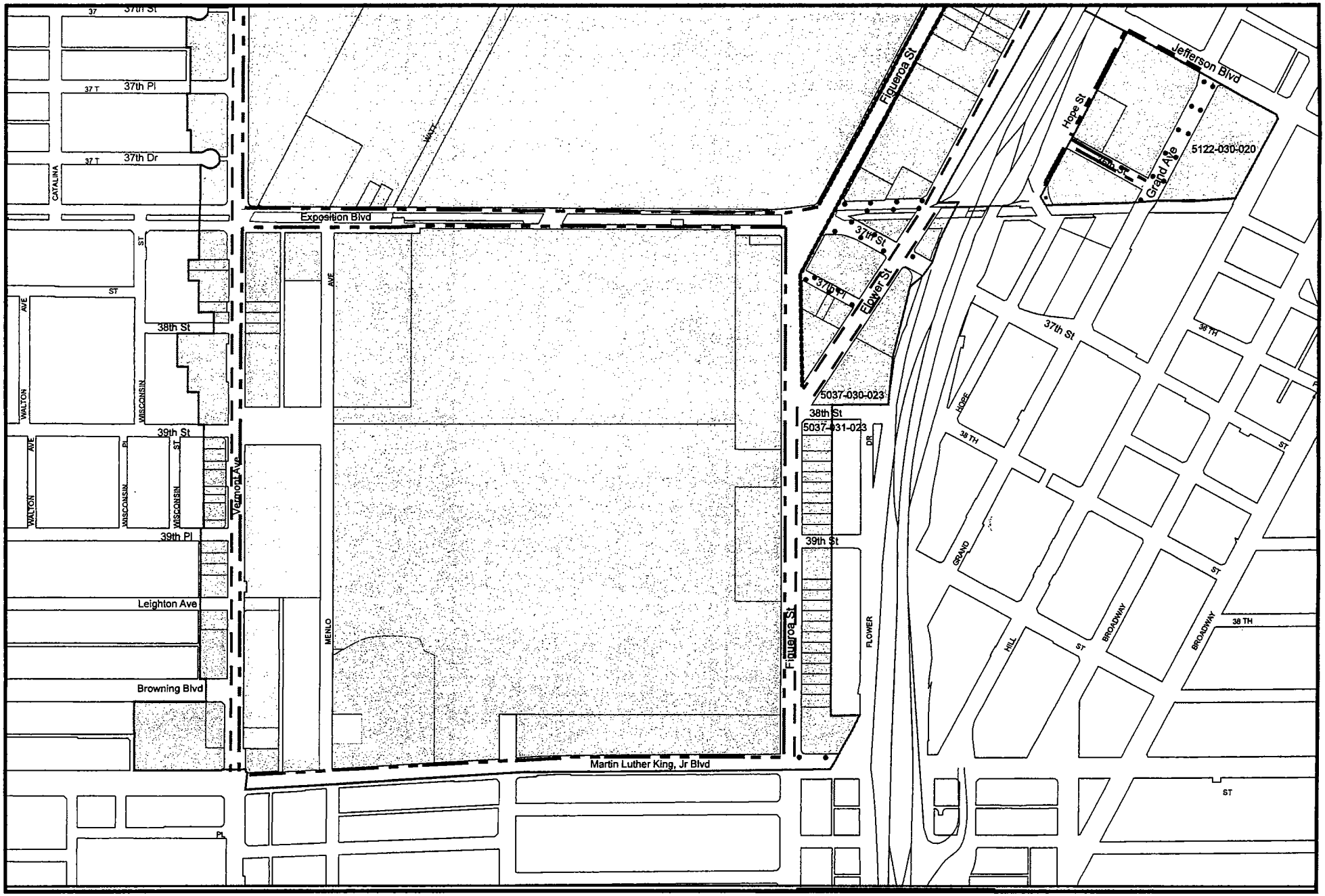
TIER
1
2
3
4



Map Section 2 of 3
Figueroa Corridor
Business Improvement District

B.I.D. PROPERTIES (PROPERTY BASED)
B.I.D. BOUNDARY
R1-R3 ZONED PARCELS NOT INCLUDED IN DISTRICT

TIER
1
2
3
4



Map Section 3 of 3
Figueroa Corridor
Business Improvement District

B.I.D. PROPERTIES (PROPERTY BASED)
B.I.D. BOUNDARY
R1-R3 ZONED PARCELS NOT INCLUDED IN DISTRICT

TIER
1
2
3
4

Attachment B

Figueroa Corridor Partnership
Business Improvement District
Engineer's Report

Los Angeles, California
February 2012

Prepared by:
Kristin Lowell Inc.

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

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Attachment: District Boundary Map

ENGINEER'S STATEMENT

This Report is prepared pursuant to Section 36600 et seq. of the California Streets and Highways Code (the "Property and Business Improvement District Law of 1994" as amended) (herein after "State Law") and pursuant to the provisions of Article XIIID of the California Constitution (Proposition 218).

The Figueroa Corridor Partnership Property Based Business Improvement District ("District") will provide activities either currently not provided, or not provided to the same degree, by the City of Los Angeles. These activities will specially benefit individual assessed parcels in the Figueroa Corridor area. Every individual assessed parcel within the District receives special benefit from the clean and safe activities and the economic development. Only those parcels within the District receive the special benefit of these proposed activities (Exhibit A); parcels contiguous to and outside the District do not receive the service or special benefit from the proposed activities.

The duration of the proposed District is five (5) years commencing January 1, 2013. An estimated budget for the DISTRICT improvements and activities is set forth in Exhibit F. Assessments will be subject to an annual increase of up to 5% per year as determined by the Owners' Association and will vary between 0 and 5% in any given year. Funding for the District improvements and activities shall be derived from a property-based assessment of each assessed parcel in the District. A detailed description of the methodology for determining the proportional special benefit each parcel receives from the service and the assessment for each parcel is set forth in Exhibit E.

This Report includes the following attached Exhibits:

EXHIBIT A: Activities
EXHIBIT B: District Boundary
EXHIBIT C: Special and General Benefits
EXHIBIT D: Publicly Owned Parcels
EXHIBIT E: Proportional Special Benefits
EXHIBIT F: Cost Estimate
EXHIBIT G: Apportionment Method
EXHIBIT H: Assessment Roll

Respectfully submitted,

Terrance E. Lowell, P.E.

EXHIBIT A: ACTIVITIES

The name of the proposed Property-based Business Improvement District is the Figueroa Corridor Partnership Business Improvement District (the "District"). The District is being re-established pursuant to Section 36600 et seq. of the California Streets and Highways Code, The "Property and Business Improvement District Law of 1994 as amended", hereinafter referred to as State Law.

Developed by the Figueroa Corridor Partnership Board of Directors, the Figueroa Corridor Partnership Business Improvement District Management Plan is proposed to improve and convey special benefits to assessed parcels located within the Figueroa Corridor Partnership Business Improvement District area. The District will provide continued activities, including clean & safe, communication/development, and administration. . Each of the programs is designed to meet the goals of the District; to improve the safety of each individual assessed parcel within the District, to increase building occupancy and lease rates, to encourage new business development; and attract ancillary businesses and services for assessed parcels within the District. The parcel land uses within the boundaries of the District are a mix of public and private owned commercial, education, museum, religious, mixed-use student housing, and student housing zoned R4 and above. Services and improvements provided by the District are designed to provide special benefits in the form of improving the economic and environmental vitality by increasing building occupancy and lease rates, encouraging new business development, attracting student related serving businesses and services, and encouraging commerce, to the commercial, education, museum, religious, mixed-use student housing, and student housing parcels zoned R4 and above.

The District will provide activities either currently not provided, or not provided to the same degree, by the City of Los Angeles. These activities will specially benefit individual assessed parcels in the District. Every individual assessed parcel within the District will receive special benefit from the clean and safe activities, communication/ development, and administration. Only those assessed parcels within the District receive the special benefit of these proposed activities as explained later in this Exhibit A; parcels contiguous to and outside the District do not receive the service or special benefit from the proposed activities.

The following narrative explains the activities for the District's first year of operation. Final activities and budgets will be subject to the review and approval of the Figueroa Corridor Partnership Board of Directors and City Council.

In general the activities consist of: Safe and Clean, Communication/Development, and Administration. The Safe and Clean Activity consists of Sidewalk Sweeping and Cleaning, Graffiti Removal, Trash Removal, and Removal of Illegal Dumping. The activities are explained more fully within this Exhibit. Because of the diverse nature of assessed parcels within the District, the District is divided into four zones, referred to as Tiers in this report to better focus the special benefit an assessed parcel will receive. Within the four tiers, the activities of Sidewalk Sweeping and Cleaning, Graffiti Removal and Trash Can Pick-up,

have different levels of service and the special benefit derived from those activities is apportioned on the basis of level of service, along with other factors, see Exhibit E.

See Exhibit B for a description of the Tier boundaries.

Safe and Clean Activities

The Safe and Clean Activities consists of two parts: Safe Team and Clean Team, explained as follows. These two teams combined make up the Safe and Clean Activities.

The budget for these two activities includes funds for the activities as well as funds for the supervision of each. See the Figueroa Corridor Partnership Business Improvement District Management Plan for a detail description of the budget.

Safe Team Activity

The Safety Activity will provide security services for the individual parcels located within the District in the form of patrolling bicycle personnel, walking patrols and car patrols. The purpose of the Safe Team Activity is to prevent, deter and report illegal activities taking place on the streets, sidewalks, storefronts, parking lots and public alleys. The presence of the Safe Team Program is intended to deter such illegal activities as vandalism, graffiti, blocked sidewalks, encampments, narcotic use or sales, public urination, trespassing, drinking in public, prostitution, illegal panhandling, illegal vending, and illegal dumping. The Program will supplement, not replace, other ongoing police, security and patrol efforts within the District. The Safe Team Activity maintains communication with the Los Angeles Police Department (LAPD) area patrols and reports illegal activities to the LAPD. The Safe Team also reports quality-of-life violations to the appropriate government agencies, such as the City Department of Building & Safety, the Bureau of Street Services, etc. The Safe Team Activity will only provide its services within the District boundaries. The special benefit to assessed parcels from these activities is improved safety for employees, customers and park visitors and increased commercial activity to the commercial buildings which directly relates to increases in lease rates and customer usage..

Clean Team Activity

In order to consistently deal with cleaning issues, a Clean Activity will continue to be provided as it has for the last fifteen years. A multi-dimensional approach has been developed consisting of the following elements. The clean team will only provide service to properties within District boundaries. The special benefit to assessed parcels from these activities is increased commercial activity which directly relates to increases in lease rates and customer usage.

Sidewalk Sweeping and Cleaning: Tier 1, 2, & 4 streets only. Uniformed, radio equipped personnel sweep litter, debris and refuse from sidewalks and gutters of the District. District personnel will pressure wash the sidewalks on a scheduled and uniform basis. Paper signs and handbills that are scotch taped or glued on property, utility boxes, poles and telephones are removed. Illegal signage within the District will be reported to the appropriate City department and if authorized to do so will be removed by District personnel.

Trash Collection: All Tiers. Collector truck personnel collect trash from sidewalk trash receptacles.

Graffiti Removal: All Tiers. Painters remove graffiti by painting, using solvent and

pressure washing. The District maintains a zero tolerance graffiti policy. An effort is made to remove all tags within 24 hours on weekdays.
Weed Abatement: Tier 1, 2, & 4 streets only. Weeds are removed as they become unsightly or as needed.
Special Collections: All Tiers. District trucks are often called to assist LAPD to dispose of illegal food vendors' inventory. They are also dispatched to collect stolen shopping carts and large bulky items illegally dumped in the District.

Communication/Development

It is important to not only provide the activities in the District, but to tell the story of improvement in the District so that potential customers for the District parcels, which are a mix of public and private owned commercial, education, museum, religious, mixed-use student housing, and student housing zoned R4 and above, are attracted to the District through positive communication. The special benefit to District parcels is increased commercial activity which directly relates to increases in lease rates, reduced vacancies and enhanced commerce.. Some of the communication/economic development activities being considered are:

- Image and Communication activities, newsletters, website development to support local businesses, and District activities.
- Public and Media Relations.
- Development of District image pieces.

The budget for this activity includes, among other things, funds for the annual report, marketing consultant, newsletter and the supervision of this program. See the Figueroa Corridor Partnership Business Improvement District Management Plan for a detail description of the budget.

Management

The day to day operations and five year planning for the District are managed by a professional staff that requires centralized administrative support. Management staff oversees all the District's activities which are delivered seven days a week. Management staff actively works on behalf of the District parcels to insure that City and County services and policies support the District and that the assessment revenues are spent only to provide the special activities to the assessed parcels within the District and not to properties outside the District. The special benefit to assessed parcels from this activity is the effective and efficient delivery of the Safe and Clean Activity and Communication/Development Activity. Without the management and administration the assessed properties could not receive the special benefit of the two key activities. All the special benefits the assessed parcels receive is in direct correlation to the effective and efficient District management and administration.

The budget for this activity includes, among other things, funds for the top management team, as well as the usual and customary expenses of running an office, such as, rent, telecommunications, postage, insurance, etc. See the Figueroa Corridor Partnership Business Improvement District Management Plan for a detail description of the budget.

EXHIBIT B: DISTRICT BOUNDARY

Rationale: The property land uses within the general boundaries of the Figueroa Corridor Partnership Business Improvement District are a mix of public and private owned commercial, education, museum, religious, mixed-use student housing, and student housing zoned R4 and above. Services and improvements provided by the District are designed to provide special benefits in the form of improving the economic and environmental vitality by increasing building occupancy and lease rates, encouraging new business development, attracting student related serving businesses and services, and encouraging commerce, to the commercial, education, museum, religious, mixed-use student housing, and student housing parcels zoned R4 and above. The District was developed to provide special benefits to the major corridors within the District. All of the services provided such as the security work provided by the Safe Team and the Cleaning work provided by the Clean Team are services that are over and above the City's baseline of services and are not provided by the City. These services are not provided outside of the District and because of the unique nature of these services focusing on the particular needs of each property within the District provide particular and distinct benefits to each of the assessed parcels within the District. Each assessed property within the District receives special benefits and is assessed regardless of property use. The goal of increased commerce is to be attained through attracting pedestrians/customers for future patronage of commercial, education, museum, religious, and mixed-use student housing establishments and services, and the renting of space in commercial, religious, educational, mixed-used buildings, and student housing zoned R4 and above.

In order to ensure that parcels outside of the District will not specially benefit from the improvements and services funded with the assessment, improvements and services will only be provided to each individually assessed parcel within the boundaries of the District. Specifically, security patrols, Cleaning personnel, and similar service providers employed in connection with the District will only patrol and provide services to each assessed parcel within the District, and will not provide services outside of District boundaries. Nor will District promotional efforts promote activities outside of District boundaries.

Northern Boundary: The northern boundary of the Figueroa Corridor Partnership Business Improvement District is the 10 Freeway. The 10 Freeway acts as a barrier on the northern boundary separating the assessed parcels within the district from those outside of the district. The 10 Freeway acts as a barrier to insure that parcels outside of the District will not specially benefit from the unique improvements and services funded with the assessment, improvements and services will only be provided to individual assessed parcels within the boundaries of the District. Specifically, security patrols, cleaning personnel, and similar service providers employed in connection with the District will only patrol and provide services to individual assessed parcels on the streets and sidewalks within the District, and will not provide services outside of District boundaries.

Eastern Boundary: The eastern boundary of the Figueroa Corridor Partnership Business Improvement District varies between the 110 Freeway and Grand Avenue. The eastern boundary from Martin Luther King Boulevard in the south to Adams Boulevard in the north is the 110 Freeway with the exception of four parcels belonging to the University of Southern California which are east of the 110 Freeway. These four parcels provide parking and student services for the University and receive District services that are designed to provide benefit to these parcels. Parcels surrounding these four parcels are industrial and manufacturing and do not receive benefit from District services which are designed to provide special benefits to the public and private owned commercial, education, museum, religious, mixed-use student housing, and student housing zoned R4 and above.. Between Martin Luther King Boulevard and Adams Boulevard the 110 Freeway acts as a barrier in order to ensure that parcels outside of the District will not specially benefit from the unique improvements and services funded with the assessment, improvements and services will only be provided within the boundaries of the District. The eastern boundary north of Adams Boulevard is the eastern property line of properties facing on the eastern side of Flower Street. This boundary was determined because properties within the district, including these parcels, are primarily education and commercial while properties outside the eastern district boundary are primarily industrial and manufacturing. District programs are designed to benefit commercial, education, religious, mixed-use student housing, and student housing zoned R4 and above, not industrial manufacturing. Specifically, security patrols, cleaning personnel, and similar service providers employed in connection with the District will only patrol and provide services to individual assessed parcels on the streets and sidewalks within the District, and will not provide services outside of District boundaries.

Southern Boundary: The southern boundary of the Figueroa Corridor Partnership Business Improvement District has not changed since the District was established in 1997. The southern boundary Martin Luther King, Jr. Boulevard, is a major traffic arterial and acts as a barrier to insure that parcels outside of the District will not specially benefit from the unique improvements and services funded with the assessment, improvements and services will only be provided to individual parcels within the boundaries of the District. The parcels south of the District boundaries along Martin Luther King, Jr. Boulevard are residential, rather than commercial or park related such as are within the district to the north. The north side of Martin Luther King has trash cans that are emptied by District personnel while the south side does not have trash cans. Residential parcels will not benefit from the District programs that are designed to provide special benefits to commercial, education, religious, office, mixed-use student housing, and student housing zoned R4 and above. In order to ensure that parcels outside of the District will not specially benefit from the unique improvements and services funded with the assessment, improvements and services will only be provided within the boundaries of the District. Specifically, security patrols, cleaning personnel, and similar service providers employed in connection with the District will only patrol and provide services to individual assessed parcels on the streets and sidewalks within the District, and will not provide services outside of District boundaries.

Western Boundary: The western boundary of the Figueroa Corridor Business Improvement District is both sides of Vermont Avenue. This boundary was chosen for its

mix of uses including commercial and religious uses. Parcels west of the west District boundary are zoned residential and are excluded by State Law from being included within the District and will not specially benefit from the unique improvements and services funded with the assessment, improvements. Services will only be provided to individual assessed parcels within the boundaries of the District. Specifically, security patrols, cleaning personnel, and similar service providers employed in connection with the District will only patrol and provide services to individual assessed parcels on the streets and sidewalks within the District, and will not provide services outside of District boundaries.

Description: The proposed Figueroa Corridor Business Improvement District area contains all property within the following boundary description: Beginning on the southeast corner of 17th Street and the 10 Freeway go east along the southern boundary of the 10 Freeway right of way to the east side of Flower Street. At Flower Street, go south on the eastern property line of parcels facing west on Flower Street to Washington Boulevard. Turn east on Washington Boulevard along the north property line of properties on the south side of Washington Boulevard to Grand Avenue and the east property line of parcel 5126-014-904. Continue south along the east property line of parcel 5126-014-904 and turn west on 23rd Street. Turn south on the east property line of parcel 5126-018-035, then turn west on the south side of parcel 5126-018-035. Next, turn south along the east property line of parcels 5126-017-017 & 018. Turn east on the north property line of parcel 5126-018-032, then south on the east property line of parcel 5126-018-032 to Adams Boulevard. Continue west along the north side of Adams Boulevard to Flower Street. At Flower Street turn south along the west side of the 110 Freeway until Jefferson Boulevard. Turn east at Jefferson Boulevard along the south side of Jefferson to the eastern property line of parcel 5122-030-020. Turn south along the east property line of 5122-030-020, then west along the south property lines of 5122-030-020 and 5122-022-002. Turn north at Hope Street along the east side of the 110 Freeway. Turn west at Jefferson Boulevard to Flower Street. Turn south on Flower Street along the west side of the 110 Freeway to 38th St. Turn west along the south property line of parcel 5037-030-023. Turn south along the east property line of parcel 5037-031-023 and continue south to Martin Luther King, Jr. Boulevard. Turn west on the north side of Martin Luther King, Jr. Boulevard and continue west to Vermont Avenue. Turn north on Vermont Avenue along the west property line of parcels facing the west side of Vermont Avenue to 30th Place and the north property line of parcel 5054-038-023. Turn east on the north property line of parcel 5054-038-023. Turn east on Jefferson Boulevard along the north property line of parcels facing Jefferson Boulevard until Hoover Street. Turn north on Hoover Street along the western property line of parcels facing east on Hoover Street to the 10 Freeway. From the south side of the 10 Freeway turn south on Hoover Street along the eastern property line of parcels facing west on Hoover Street to Adams Boulevard. Head east on Adams Boulevard along the northern property line of parcels facing south on Adams Boulevard to St. James Place. Turn north on St. James Place and the west property line of parcel 5124-025-009. Turn east on the north property line of parcel 5124-025-009 to the western property line of parcel 5124-025-010. Turn north along the western property line of parcel 5124-025-010 to the southernproperty line of parcel 5124-029-016. Turn west along the south side of the property line of parcel 5124-029-016. Turn north along the west side of the property line

for parcel 5124-029-017. Turn east along the north property line of parcel 5124-029-017 and continue along the south side of 23rd Street to Figueroa Street. Turn north along the east side of the 110 Freeway and continue until the southeast corner of 17th Street and the 10 Freeway.

Tier Parcels

Tier One Parcels include:

- All property fronting on Figueroa Street from the 10 Freeway to Adams Boulevard.
- All property fronting on the East side of Figueroa Street from Flower Street to Martin Luther King Jr. Boulevard.
- All property fronting on the East side of Vermont Avenue from Martin Luther King Jr. Boulevard to 33rd Place.
- All property fronting on both sides of Flower Street from Figueroa Street to Adams Boulevard.
- All property fronting on both sides of Flower Street from 23rd Street to the 10 Freeway, with the exception of Los Angeles Trade Tech property.
- All property fronting on the South side of Jefferson Boulevard between Hope Street and Grand Avenue.

Tier Two Parcels include:

- All property within the District fronting on Washington Boulevard from the 110 Freeway on the West and Grand Avenue on the East, with the exception of Los Angeles Trade Tech property.
- All property fronting on both sides of Jefferson Boulevard from the 110 Freeway to Vermont Avenue with the exception of Shrine Auditorium property.
- All property fronting on 32nd Street from Figueroa Street to Royal Street, with the exception of Shrine Auditorium property.
- All property fronting on streets connecting between Flower Street and Figueroa Street, including 17th Street, 18th Street, Washington Boulevard, 20th Street, 21st Street, 22nd Street, 23rd Street, Adams Boulevard, 27th Street, 28th Street, 29th Street, 30th Street, 31st Street, 32nd Street, Exposition Boulevard, 37th Street, 37th Place.
- All property fronting on the North side of Adams Boulevard from Flower Street to Grand Avenue.
- All property fronting on both sides of Hoover Street from Jefferson Boulevard to the 10 Freeway, excluding any parcels zoned R1.5 to R3.
  All property fronting both sides of Grand Avenue between Jefferson Boulevard and the railroad right-of-way.
- All property fronting Lovelace Avenue between Washington Boulevard and 21st Street.
- All property fronting Georgia Avenue between Washington Boulevard and 17th Street.
- All property fronting 17th Street between Georgia Avenue and Figueroa Street.
- All property fronting 18th Street between Georgia Avenue and Figueroa Street.
- 27th Street between Figueroa Street and the western property line of parcels 5123-015-001 &5123-017-004.
- 28th Street between Figueroa Street and the western property line of parcels 5123-015-016 & 5123-014-021.
- 30th Street between Figueroa Street and the western property line of parcels 5123-014-016 & 5123-010-027.
- 32nd Street between Figueroa Street and the western property line of 5123-010-012 & 5123 009-007
- Martin Luther King Jr. Boulevard between Figueroa Street and Flower Drive.

Tier Three Parcels include:

- Exposition Park frontage on Figueroa Street, Exposition Boulevard, Vermont Avenue, and Martin Luther King Jr. Boulevard.
- Trade Tech frontage on 23rd Street, Flower Street and Washington Boulevard.
- All property fronting on both sides of Adams Boulevard from Hoover Street to Figueroa Street, excluding any parcels zoned R1 to R3.
- East side of Royal Street between Jefferson Boulevard and 32nd Street.
- Shrine Auditorium property on 32nd Street, Royal Street and Jefferson Boulevard.
- East side of Vermont between Exposition Boulevard and Jefferson Boulevard.
- North side of Exposition Boulevard between Figueroa Street and Vermont Avenue.
- East side of Hope Street between Jefferson Boulevard and Exposition Boulevard.
- Both sides of 35th Street between Hope Street and Grand Avenue.

Tier Four Parcels include:

- All property fronting on both sides Flower Street from 23rd Street to Adams Boulevard.
- All property fronting on both sides of Figueroa Street from Adams Boulevard to Exposition Boulevard.
- East side of Figueroa Street between Exposition Boulevard and Flower Street.

EXHIBIT C: SPECIAL and GENERAL BENEFITS

The property owners within the District want to create a public private partnership with the City of Los Angeles to provide activities the City of Los Angeles no longer provides, or provides to the extent the property owners require. The "public" part of the partnership is where the City of Los Angeles forms the District which allows the special assessments to be collected on each assessed property's tax bill. The "private" part is where the assessed property owners direct The Figueroa Corridor Partnership Board of Directors to focus the use of their assessment revenues on activities the property owners want within the District. The assessed property owners assure that 100% of the activities they fund specially benefit each of the individually assessed parcels within the District. The Figueroa Corridor Partnership Board of Directors oversees the expenditure of District funds to assure that only the assessed parcels within the District receive special benefit from the District activities.

The Property and Business Improvement District Law of 1994, as amended, and the State Constitution Article XIIID require that assessments be levied according to the special benefit each assessed parcel receives from the activities. Article XIIID Section 4(a) in part states "only special benefits are assessed," which requires that we "separate the general benefits from the special benefits conferred on a parcel." A special benefit as defined in Article XIIID "...means a particular and distinct benefit over and above general benefits conferred on real property located in the district or to the public at large."

Special Benefit

All of the District activities are to enhance and not replace or duplicate any City-provided activities. The District activities will improve the safety for employees and customers. The District will fund activities to each individual assessed parcel within the District boundary above and beyond the activities each assessed parcel receives from the City from its general property taxes. Parcels outside and contiguous to those within the District do not receive the activities that the District will provide. All special benefits derived from the assessments outlined in this report are for property-related services directly benefiting the assessed parcels in this District that support increased commerce and the goals and objectives of the business improvement District. The special benefit must affect the assessed property in a way that is particular and distinct from its effect on other parcels and that real property in general and the public at large do not share. Inasmuch as activities will be provided to each of the properties within the District boundaries and no activities will be provided to any parcel outside the District boundaries, and whereas these activities are above and beyond what the City currently provides with its General Fund, the assessments levied are only for the special benefits received. The District activities provide particular and distinct benefits only to each individual assessed parcel within the District, not to the public at large. The proposed services are narrowly defined to confer a particular and distinct benefit to the individual assessed parcels within the District. Each of the assessed parcels in the District participates in the tangible benefits from the parcel-specific safe and clean, communication/development and administration/office activities

We determined that each of the proposed activities provides special benefit only to the individual assessed parcels within the district area. Each of the activities is designed to meet the goals of the District; to improve the economic and environmental vitality by increasing building occupancy and lease rates, encouraging new business development, attracting ancillary businesses and services, and increasing attendance at museums while encouraging commerce. A basic premise of commercial business is that increased pedestrian traffic increases the economic return to the property. The increase in pedestrian traffic is likely to encourage commerce whether it is on the first visit or in subsequent visits. All pedestrian traffic is considered to be potential customers who will become the target audience for future patronage of retail and business establishments and services, and the renting of space in commercial and residential buildings, and increasing attendance at museums. The enhanced District activities are a special benefit to each individual assessed parcel because they are intended to increase pedestrian traffic. The special benefit to individual assessed parcels from these proposed District activities exceeds the total amount of the proposed assessment.

Safe and Clean
These activities, as described in Exhibit A, are above the City's base level of services and intended to provide a cleaner and safer environment to the property owners, tenants, and visitors. The presence of the Safe Team Program is intended to deter such illegal activities as public urination, indecent exposure, trespassing, drinking in public, prostitution, illegal panhandling, illegal vending, and illegal dumping. The Cleaning activities will continue the efforts to enhance the cleanliness and image of the district. These activities are delivered specifically to the District area, thus, each individual assessed parcel located in the District specially benefits from the enhanced service levels. These services will not be delivered to any parcel outside the District boundary and are intended to meet the goals of the District as discussed above. Therefore, there is no general benefit and the increased level of Safety and Cleaning conveys a special benefit only to each of the individual assessed parcels in the District.

Communication/Development,
It is important to not only provide the activities needed in the District, but to tell the story of improvement in the District. The Communication/Development activities are intended to retain, attract, and incubate new business. This is in an effort to encourage investment dollars. In order to accomplish this, the District proposes to tell the story of improvement in the District Image by the use of communication activities, newsletters, website development to support local businesses, and District activities, public and media relations development of District image pieces.

Management
This program, as described in Exhibit A, is designed to develop public/private partnerships that will enhance the goals and needs of the District area, all in an effort to increase investment dollars and commerce. The program is designed to effectively and efficiently manage the day-to-day operations of the District and ensure it is meeting its goals and objectives. The above benefits are to be provided only to the individual assessed parcels within the District boundaries. The management and administration activities are unique to the District and are necessary for the District to function properly, thus they provide a special benefit only to the individual assessed parcels in the District.

General Benefit

The City's base level of services financed through the City's general fund is a general benefit to all parcels within the City's jurisdictional boundary. Any services that the City provides to the parcels in the District are a general benefit so long as those services are provided to every other parcel within the City's jurisdiction. Since the parcels within the District will receive distinct property related services over and above the base level of services that every other parcel in the City receives, the additional services solely provide a special benefit to each of the individual assessed parcels in the District. Inasmuch as all services will be provided to the assessed parcels within the District boundaries and no services will be provided outside the District boundaries and the services are unique and particular to each assessed parcel we determined there are no quantifiable general benefits that accrue to the general public. General benefits, if any, are intangible and are unquantifiable.

The California State Legislature found that assessments levied for the purpose of providing improvements and promoting activities that benefit real property are not taxes for the general benefit of a city, but are assessments for the improvements and activities which confer special benefits upon the real property for which the improvement and activities are provided. (Streets and Highways Code section 36601(d))

EXHIBIT D: PUBLICLY OWNED PARCELS

Public Property Special Benefits

The District will provide all the activities to all publicly owned parcels within the District, including, but not limited to, those owned by the City of Los Angeles Community Redevelopment Agency, Los Angeles Community College District, Los Angeles Unified School District, County of Los Angeles and the State of California. The public owned parcels are used in a manner similar to commercial uses where people engage in business activities whether it be an office building where employees work or a school where faculty work and students attend. Each of the District activities is designed to meet the goals of the District; to improve the economic and environmental vitality encourage new business development, attract ancillary businesses, enhance use of parks and increase attendance at museums.

All publicly-owned parcels will pay their proportional share of costs based on the special benefits conferred to those individual parcels. Article XIIID of the California Constitution was added in November 1996 and provides for these assessments. It specifically states in Section 4(a) that "Parcels within a district that are owned or used by any agency...shall not be exempt from assessment unless the agency can demonstrate by clear and convincing evidence that those publicly owned parcels in fact receive no special benefit."

A list of the publicly-owned parcels and their respective assessments are listed in Exhibit H.

EXHIBIT E: PROPORTIONAL SPECIAL BENEFITS

Methodology

"No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel." Article XIIID Sec. 4. Determining the proportionate special benefit among the parcels of real property within the proposed district which benefit from the proposed Improvements is the result of a four-step process:

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

Defining the Proposed Activities

A description of activities received by each Tier:

Tier 1
Security Patrol 7 days a week
Sidewalk sweeping and cleaning and weed removal 6 days a week
Graffiti removal, trashcan pick-up, and special trash collection 6 days a week
Shared marketing and administration with all tiers

Tier 2
Security Patrol 7 days a week
Sidewalk sweeping and cleaning and weed removal 3 days a week
Graffiti removal, trashcan pick-up, and special trash collection 6 days a week
Shared marketing and administration with all tiers

Tier 3
Security Patrol 7 days a week
No sidewalk sweeping and cleaning and weed removal.
Graffiti removal, trashcan pick-up and special trash collection 6 days a week
Shared marketing and administration with all tiers

Tier 4
Security Patrol 7 days a week
Sidewalk sweeping and cleaning and weed removal 7 days a week
Graffiti removal, trashcan pick-up and special trash collection 7 days a week
Shared marketing and administration with all tiers

How the Activities Benefit Each Assessed Parcel

Because the activities are directed to improve the safety along each parcels assessed street frontage, and to enhance the image of all assessed parcels within the District, the special benefit each assessed parcel will receive is a function of each assessed parcel's exposure on the streets; the street frontage of each assessed parcel is the most appropriate factor to use in apportioning special benefits to each assessed parcel, along with the frequency of service each assessed parcel receives from the Sidewalk Sweeping and Cleaning and the Graffiti Removal and Trash Can Pick-up activities. Special circumstances such as an assessed parcel's location within the District area and need and/or frequency for services are carefully reviewed relative to the specific and distinct type of activities to be provided by the District in order to determine the appropriate levels of assessment.

This reflects the fact that services delivered to assessed parcels in the District benefit assessed parcels in relation to their exposure on the streets. The assessed parcels street frontage has been classified in four tiers because of a differing need for activities and a different level of use of the streets within the District. Each tier receives a different level of services and has a different level of assessment.

The methodology to levy assessments upon real property that receives special benefits from the improvements and activities of the District is street front footage and level of service for the activities. Street front footage is relevant to the street level usage of a parcel. Parcels are assessed for all street frontages. Parcels with more than one street frontage such as corner lots or whole block parcels are assessed for the sum of all the parcels' street frontage.

EXHIBIT F: COST ESTIMATE

2013 Operating Budget

The following table outlines the DISTRICT maximum assessment operating budget for calendar year 2013.

Activity	Tier 1	Tier 2	Tier 3	Tier 4	TOTAL
Safe and Clean	$312,248	$407,385	$117,846	$186,438	$1,023,917
Communication	$9,931	$18,066	$11,132	$4,869	$43,998
Administration	$31,573	$57,438	$35,391	$15,480	$139,882
TOTAL	**$353,752**	**$482,889**	**$164,369**	**$206,787**	**$1,207,797**

Budget Notations

1. Assessments will be subject to an annual increase of up to 5% per year as determined by the Owners Association and will vary between 0% and 5% in any given year.

EXHIBIT G: SPECIAL BENEFIT APPORTIONMENT METHOD

General

As previously discussed the four tiers receive varying levels of service based on each zone's demand for services. The State Law and State Constitution Article XIIID require that special assessments be levied according to the special benefit each parcel receives from the improvements. In order to match assessment rates to benefits, four benefit zones or tiers classifying street front footage have been created within the District. The levels of appropriate service delivery within each tier were determined by analyzing current service delivery needs, pedestrian activity, population density and projecting future needs over the term of the District to produce a common level of safety and cleanliness throughout the District.

Tier 1 and 4 streets are major corridors with high concentrations of pedestrian activity and will receive a different level of special benefit in the form of increased frequency of sidewalk sweeping and cleaning. Tier 1 and 4 parcels pay 100% of their proportionate special benefit. Tier 2 streets are side streets between major corridors and have different pedestrian use patterns then the major corridors which are in Tier 1 and 4. , Tier 2 streets require a different frequency of sidewalk services to match the different use patterns. Tier 2 parcels pay 100% of their proportionate special benefit received. Tier 3 streets have the lowest frequency of pedestrian use in the District. Tier 3 streets require a different frequency of cleaning services to match the different use pattern. Tier 3 parcels pay 100% of their proportionate special benefit received. Each tier's assessment rate was calculated by determining the expense for the services provided in that area and then spreading the expenses over the total assessed Street Front Footage for that Tier. Service details are provided below for each Tier.

Each tier's special benefit assessment rate is calculated using:

1. Each Tier's level of service for each activity,
2. The budget for each activity,
3. The total street frontage for each Tier,
4. The weighted total street frontage (based on level of service) for each activity for each Tier
5. Apportioning the budget for each activity for each Tier based on level of service (weighted street frontage where appropriate)
6. Calculating each Tier's apportioned budgeted (a summation of the individual activity budgets for each Tier),
7. Calculating the per linear footage budget for each Tier (a unit of one foot for each Tier), and
8. Example calculation for an assessed parcel.

1. Level of Service for Each Activity by Tier

Tier 1
Security Patrol 7 days a week provided by an average of 9 ambassadors
Sidewalk sweeping and Cleaning and weed removal 6 days a week
Graffiti removal, trashcan pick-up and special trash collection 6 days a week
Shared marketing and administration with all tiers

Tier 2
Security Patrol 7 days a week provided by an average of 9.5 ambassadors
Sidewalk sweeping and Cleaning and weed removal 3 days a week
Graffiti removal, trashcan pick-up and special trash collection 6 days a week
Shared marketing and administration with all tiers

Tier 3
Security Patrol 7 days a week provided by an average of 7 ambassadors
No sidewalk sweeping and Cleaning and weed removal.
Graffiti removal, trashcan pick-up and special trash collection 6 days a week
Shared marketing and administration with all tiers

Tier 4
Security Patrol 7 days a week provided by an average of 8.5 ambassadors
Sidewalk sweeping and Cleaning and weed removal 7 days a week
Graffiti removal, trashcan pick-up and special trash collection 7 days a week
Shared marketing and administration with all tiers

2. Budget for Each Activity, see Management Plan for more detail

Security Patrol
Basic Service
Shared across all Tiers: $361,760 based on 7 ambassadors
Extra Service by Tier
Tier 1: $81,472 provides for 2.0 extra ambassadors
Tier 2: $101,840, provides for 2.5 extra ambassadors
Tier 3: No extra service
Tier 4: $61,104, provides for 1.5 extra ambassadors

Sidewalk Sweeping and Cleaning, and Weed Removal
Shared by Tiers 1, 2 and 4 based on level of service: $311,797

Graffiti Removal, Trash Can Pick-up, and Special Trash Collection
Shared by all Tiers based on level of service: $105,944,

Communication/Development
The budget for this activity is $43,998 and provides special benefit equally to all assessed parcels; shared by all Tiers.

Administration
The budget for this activity is $139,882 and provides special benefit equally to all assessed parcels; shared by all Tiers

3 and 4. Street Frontage and Weighted Street Frontage (to Reflect Levels of Service)

Security Patrol

The budget for Basic Security is apportioned on street frontage across all Tiers. The budget for Extra Security is prepared for each Tier using the increase in cost for the extra ambassadors for each Tier; therefore there is no separate need to apportion the budget for the special benefit based on level of service.

Sidewalk Sweeping and Cleaning, and Weed Removal

The special benefit is apportioned on the basis of level of service and street frontage. The special benefit is apportioned on "weighted" street frontage to account for the different level of service for the three Tiers that receive the service.

Weighted Street Frontage for Sidewalk Sweeping and Cleaning, and Weed Removal

	Street Frontage, linear foot	Level of Service, Times/week	Weighted street frontage, based on Service	Percent of Total, based on weighted street frontage
Tier 1 streets	18,856	6	113,136	40.30
Tier 2 streets	34,303	3	102,909	36.65
Tier 3 streets	21,136	0	0	0
Tier 4 streets	9,245	7	64,715	23.05
Total	**83,540**		**280,760**	**100.00**

Graffiti Removal, Trashcan Pick-up and Special Trash Collection

The special benefit is apportioned on the basis of level of service and street frontage. The special benefit is apportioned on "weighted" street frontage to account for the different level of service for the four Tiers that receive the service.

Weighted Street Frontage for Graffiti Removal, Trashcan Pick-up and Trash Collection

	Street Frontage, linear foot	Level of Service, Times/week	Weighted street frontage, based on Service	Percent of Total, based on weighted street frontage
Tier 1 streets	18,856	6	113,136	22.16
Tier 2 streets	34,303	6	205,818	40.32
Tier 3 streets	21,136	6	126,816	24.84
Tier 4 streets	9,245	7	64,715	12.68
Total	**83,540**		**510,485**	**100.00**

Communication/Development and Administration

	Street Frontage, linear foot	Percent of Total, based street frontage
Tier 1 streets	18,856	22.57
Tier 2 streets	34,303	41.06
Tier 3 streets	21,136	25.30
Tier 4 streets	9,245	11.07
Total	**83,540**	**100.00**

5. Budget Apportionment based on Level of Service, percent

The budget for Extra Security is prepared using the increase in cost for the extra ambassadors for each Tier, therefore there is no separate percentage apportionment for Extra Security, see the budget amount above under Item 2 and below under item 6.

Activity	Tier 1	Tier 2	Tier 3	Tier 4	Total
Security					
Basic	22.57	41.06	25.30	11.07	100.00
Extra, Based on budget not on percentage					
Sidewalks, etc.	40.30	36.65	0	23.05	100.00
Graffiti Removal, etc.	22.16	40.32	24.84	12.68	100.00
Comm/Dev.	22.57	41.06	25.30	11.07	100.00
Administration	22.57	41.06	25.30	11.07	100.00

6. Apportioned Budget, dollar amount

The amounts in this table are obtained by multiplying the percentages above (except in the case of the Extra Security activity which budget amount is a direct result of budgeting the extra cost for ambassadors for each Tier) by the budget amounts for the activity, see item 2 above.

Activity	Tier 1	Tier 2	Tier 3	Tier 4	Total
Security					
Basic	$81,654	$148,545	$91,527	$40,034	$361,760
Extra	$81,472	$101,841	$0	$61,104	$244,416
Subtotal	$163,126	$250,385	$91,527	$101,138	$606,176
Sidewalks, etc.	$125,643	$114,285	$0	$71,869	$311.797

Graffiti Removal, etc.	$23,480	$42,715	$26,319	$13,431	$105,944
Comm/Dev.	$9,931	$18,066	$11,132	$4,869	$43,998
Administration	$31,573	$57,438	$35,391	$15,480	$139,882
Total	$353,752	$482,890	$164,368	$206,787	$1,207,797

7. Per Linear Footage Assessment

The budget amount per Tier is divided by the total linear footage of assessed parcels within a Tier to arrive at a linear footage amount, see the following table.

	Tier 1	Tier 2	Tier 3	Tier 4	Total
Budget	$353,752	$482,890	$164,368	$206,787	$1,207,797
Linear Feet of Street Frontage	18,856	34,303	21,136	9,245	85,416
Percent of Total Linear Feet of Street Frontage	22.57%	41.06%	25.30%	11.07%	100.00%
Assessment per foot	**$ 18.7607**	**$ 14.0772**	**$ 7.7767**	**$ 22.3674**	

8. Example Calculation for an Assessed Parcel

Tier 1

An assessed parcel with only one street frontage
APN 5054-038-023
45-linear feet front footage
Assessment amount: 45 multiplied by $18.7607 = $844.23

Tier 1 and Tier 2

An assessed parcel with two street frontages
APN 5126-011-020
100-linear feet Tier 1, 121-linear feet Tier 2
Assessment amount: 100 multiplied by $18.7607 plus 121 multiplied by $14.0772 = $3,579.41

EXHIBIT H: ASSESSMENT ROLL

The total assessment amount for 2013 is $1,207,797 apportioned as follows:

APN	Owner	Site Address	Tier1	Tier2	Tier3	Tier 4	2013 Asmt	%
5037-028-908	California Science Center (expo park)	Figueroa St.	0	0	1033		$8,033.31	0.67%
5037-028-907	California Science Center (expo. park)	Figueroa St.	0	0	199		$1,547.56	0.13%
	California Science Center (expo. park) Total						**$9,580.88**	**0.79%**
5037-027-931	City of LA				175		$1,360.92	0.11%
5037-027-936	City of LA				488		$3,795.02	0.31%
5037-028-902	City of LA	Exposition Blvd.	0	0	365		$2,838.49	0.24%
5039-020-912	City of LA		0	95	0		$1,337.33	0.11%
5123-008-909	City of LA		0	96	0		$1,351.41	0.11%
5124-001-900	City of LA	2301 S. Union St	0	411	0		$5,785.73	0.48%
5124-008-902	City of LA		0	53	0		$746.09	0.06%
5124-008-903	City of LA	2432 S. Hoover	0	54	0		$760.17	0.06%
5124-008-904	City of LA	2416 S. Hoover	0	53	0		$746.09	0.06%
5124-009-902	City of LA		0	286	0		$4,026.08	0.33%
5124-009-903	City of LA		0	170	167		$3,691.83	0.31%
	City of LA Total						**$26,439.16**	**2.19%**
5040-030-905	Community Redevelopment Agency	S. Vermont Ave.	196	0	0		$3,677.10	0.30%
5123-001-900	Community Redevelopment Agency	2600 S. Hoover St	0	274	200		$5,412.49	0.45%
	Community Redevelopment Agency Total						**$9,089.59**	**0.75%**
5126-011-900	LA Community College District	419 W. Washington Blvd.	134	132	0		$4,372.13	0.36%
5126-011-901	LA Community College District	1838 S. Flower St.	50	0	0		$938.04	0.08%
5126-014-904	LA Community College District	2100 S. Flower St.	0	0	2936		$22,832.35	1.89%
	LA Community College District Total						**$28,142.51**	**2.33%**
5123-008-905	LAUSD		0	140	0		$1,970.81	0.16%
5123-008-910	LAUSD		0	168	0		$2,364.97	0.20%
	LAUSD Total						**$4,335.78**	**0.36%**
5037-024-900	Los Angeles County	3965 S. Vermont Ave.	236	0	0		$4,427.53	0.37%
5126-009-900	Los Angeles County	1816 S. Figueroa St.	150	0	0		$2,814.11	0.23%
5126-009-901	Los Angeles County	1819 S. Flower St.	100	0	0		$1,876.07	0.16%
5126-009-902	Los Angeles County	1823 S. Flower St.	50	0	0		$938.04	0.08%
5126-009-903	Los Angeles County	1825 S. Flower St.	50	0	0		$938.04	0.08%
	Los Angeles County Total						**$10,993.78**	**0.91%**
5037-030-902	MTA	Flower St. & W 37th St.	130	90	0		$3,705.84	0.31%
	MTA Total						**$3,705.84**	**0.31%**
5037-027-933	State of Calif. (expo.park)	933 W. Martin Luther King Jr. Blvd.	0	0	284		$2,208.58	0.18%
5037-028-912	State of Calif. (expo.park)	3800 S. Vermont Ave.	0	0	50		$388.83	0.03%
5037-028-913	State of Calif. (expo.park)	3796 S. Vermont Ave.	0	0	50		$388.83	0.03%
5037-028-914	State of Calif. (expo.park)	3798 S. Vermont Ave.	0	0	50		$388.83	0.03%
5037-027-915	State of California (expo park)	Figueroa St.	0	0	540		$4,199.41	0.35%
5037-027-910	State of California (expo. park)	Figueroa St.	0	0	1442		$11,213.98	0.93%
5037-027-937	State of California 6th District(expo. park)	Figueroa St.	0	0	1036		$8,056.64	0.67%
5037-028-900	State of California, 6th Dist. Agr. Assn. (expo.park)	900 Exposition Blvd.	0	0	175		$1,360.92	0.11%
5037-028-901	State of California, 6th Dist. Agr. Assn. (expo.park)	Vermont Ave./Exposition Blvd.	0	0	493		$3,833.91	0.32%
5037-028-904	State of California, 6th Dist. Agr. Assn. (expo.park)	Vermont Ave.	0	0	350		$2,721.84	0.23%
5037-028-905	State of California, 6th Dist. Agr. Assn. (expo.park)	700 State Dr.	0	0	1659		$12,901.52	1.07%
	State of California (expo.park) Total						**$47,663.30**	**3.95%**
5037-030-901	State of California	Flower St.	57	0	0		$1,069.36	0.09%
	State of California Total						**$1,069.36**	**0.09%**
	Total All Government Parcels						**$141,020.18**	**11.68%**

APN	Site Address	Tier1	Tier2	Tier3	Tier 4	2013 Asmt	%
5037-018-006	3785 S. Vermont Ave.	50	0	0		$938.04	0.08%
5037-018-009	3787 S. Vermont Ave.	150	0	0		$2,814.11	0.23%
5037-018-014	3793 S. Vermont Ave.	50	0	0		$938.04	0.08%
5037-018-044	3775 S. Vermont Ave.	138	0	0		$2,588.98	0.21%
5037-018-054	3797 S. Vermont Ave.	50	0	0		$938.04	0.08%
5037-018-055	3825 S. Vermont Ave.	430	0	0		$8,067.11	0.67%
5037-019-051	3901 S. Vermont Ave.	55	0	0		$1,031.84	0.09%
5037-019-052	3905 S. Vermont Ave.	60	0	0		$1,125.64	0.09%
5037-019-053	3911 S. Vermont Ave.	40	0	0		$750.43	0.06%
5037-019-054	3913 S. Vermont Ave.	80	0	0		$1,500.86	0.12%
5037-019-055	3917 S. Vermont Ave.	40	0	0		$750.43	0.06%
5037-019-056	3919 S. Vermont Ave.	40	0	0		$750.43	0.06%
5037-019-057	3923 S. Vermont Ave.	80	0	0		$1,500.86	0.12%
5037-019-058	3925 S. Vermont Ave.	38	0	0		$712.91	0.06%
5037-022-001	3929 S. Vermont Ave.	58	0	0		$1,088.12	0.09%
5037-022-002	3933 S. Vermont Ave.	50	0	0		$938.04	0.08%
5037-022-024	3937 S. Vermont Ave.	162	0	0		$3,039.24	0.25%
5037-024-028	3955 S. Vermont Ave.	98	0	0		$1,838.55	0.15%
5037-026-017	1007 W. Martin Luther King Jr. Blvd.	77	0	0		$1,444.57	0.12%
5037-026-018	3985 S. Vermont Ave.	222	0	0		$4,164.88	0.34%
5037-029-001	3760 S. Figueroa St.	321	0	0	363	$14,141.57	1.17%
5037-029-002	3703 S. Figueroa St.	0	143	0	127	$4,853.70	0.40%
5037-029-016	W. 37th Pl.	0	40	0		$563.09	0.05%
5037-029-017	3721 S. Flower St.	121	101	0		$3,691.84	0.31%
5037-029-018	3601 S. Flower St.	161	203	0		$5,878.15	0.49%
5037-029-020	3702 S Figueroa St	245	600	0	192	$17,337.24	1.44%
5037-030-022	3720 S. Flower St.	418	0	0		$7,841.98	0.65%
5037-030-023	459 W. 38th St.	382	0	0		$7,166.59	0.59%
5037-031-013	3800 S. Figueroa St.	75	0	0		$1,407.05	0.12%
5037-031-014	3816 S. Figueroa St.	50	0	0		$938.04	0.08%
5037-031-015	3822 S. Figueroa St.	50	0	0		$938.04	0.08%
5037-031-016	S. Figueroa St.	50	0	0		$938.04	0.08%
5037-031-017	3830 S. Figueroa St.	50	0	0		$938.04	0.08%
5037-031-018	3836 S. Figueroa St.	50	0	0		$938.04	0.08%
5037-031-019	3840 S. Figueroa St.	50	0	0		$938.04	0.08%
5037-031-020	3844 S. Figueroa St.	50	0	0		$938.04	0.08%
5037-031-021	3850 S. Figueroa St.	50	0	0		$938.04	0.08%
5037-031-023	3800 S. Figueroa St.	75	0	0		$1,407.05	0.12%
5037-032-022	3916 S. Figueroa St.	50	0	0		$938.04	0.08%
5037-032-023	Figueroa St. & W. 38th St.	50	0	0		$938.04	0.08%
5037-032-024	S. Figueroa St.	50	0	0		$938.04	0.08%
5037-032-025	3930 S. Figueroa St.	50	0	0		$938.04	0.08%
5037-032-026	S. Figueroa St.	50	0	0		$938.04	0.08%
5037-032-027	3940 S. Figueroa St.	50	0	0		$938.04	0.08%
5037-032-028	3944 S. Figueroa St.	50	0	0		$938.04	0.08%
5037-032-029	S. Figueroa St.	50	0	0		$938.04	0.08%
5037-032-030	3954 S. Figueroa St.	50	0	0		$938.04	0.08%
5037-032-031	S. Figueroa St.	50	0	0		$938.04	0.08%
5037-032-032	3964 S. Figueroa St.	50	0	0		$938.04	0.08%

5037-032-033	3970 S. Figueroa St.	60	0	0		$1,125.64	0.09%
5037-032-040	Figueroa St. & MLK Blvd	235	164	0		$6,717.43	0.56%
5037-032-045	Figueroa St. & W. 39th St.	124	0	0		$2,326.33	0.19%
5039-001-059	3100 S. Vermont Ave.	454	280	0		$12,458.98	1.03%
5039-001-060	3115 Orchard	0	609	0		$8,573.01	0.71%
5039-002-029	Vermont Ave.	0	0	59		$458.82	0.04%
5039-002-030	1046 W. 36th St. (Vermont)	0	0	388		$3,017.35	0.25%
5039-002-031	1027 W. 34th St., (Jefferson/Vermont)	0	1266	818		$24,183.06	2.00%
5039-002-032	Jefferson Blvd.	0	50	0		$703.86	0.06%
5039-002-034	3667 McClintock Ave. (Vermont/Expo.)	0	0	1314		$10,218.56	0.85%
5039-003-027	925 W. 34th St. (Jefferson)	0	1012	0		$14,246.12	1.18%
5039-003-028	817 W. 34th St. (Jefferson)	0	110	0		$1,548.49	0.13%
5039-003-029	Jefferson Blvd.	0	188	0		$2,646.51	0.22%
5039-003-030	Jefferson Blvd.	0	19	0		$267.47	0.02%
5039-012-022	901 Exposition Blvd.	0	0	68		$528.81	0.04%
5039-012-027	920 W. 37th St. (Exposition)	0	0	171		$1,329.81	0.11%
5039-012-031	Exposition Blvd.	0	0	73		$567.70	0.05%
5039-012-032	Exposition Blvd.	0	0	64		$497.71	0.04%
5039-012-033	3730 McClintock Ave.(Exposition)	0	0	331		$2,574.08	0.21%
5039-019-051	3131 McClintock	0	357	0		$5,025.56	0.42%
5039-020-028	University Village	0	273	0		$3,843.07	0.32%
5039-020-030	University Village	0	888	0		$12,500.55	1.03%
5039-020-031		0	242	0		$3,406.68	0.28%
5039-020-032	University Village	0	130	0		$1,830.04	0.15%
5039-020-033	University Village	0	472	0		$6,644.44	0.55%
5039-024-016	USC Campus (Fig., Expo.)	0	0	1882	1181	$41,051.67	3.40%
5040-026-044	3115 S. Vermont Ave.	281	0	0		$5,271.76	0.44%
5040-026-046	3031 S. Vermont Ave.	121	0	0		$2,270.05	0.19%
5040-028-028	3585 S. Vermont Ave.	345	0	0		$6,472.45	0.54%
5040-029-025	3607 S. Vermont Ave.	337	0	0		$6,322.36	0.52%
5040-030-037	3651 S Vermont Ave.	180	0	0		$3,376.93	0.28%
5040-031-038	116 W. 37th St. (Vermont)	336	0	0		$6,303.60	0.52%
5040-032-033	1104 W. 37th Pl. (Vermont)	310	0	0		$5,815.82	0.48%
5040-033-028	3771 S. Vermont Ave.	219	0	0		$4,108.60	0.34%
5054-038-023	3025 S. Vermont Ave.	45	0	0		$844.23	0.07%
5055-019-031	2131 S. Hoover	0	117	0		$1,647.03	0.14%
5055-019-042	1208 W. 22nd St	0	256	0		$3,603.76	0.30%
5055-020-001	2319 S. Hoover	0	122	0		$1,717.42	0.14%
5055-020-027	2301 S. Hoover	0	118	0		$1,661.11	0.14%
5055-021-025	2411 S. Hoover	0	59	0		$830.55	0.07%
5055-021-026	2401 S. Hoover	0	59	0		$830.55	0.07%
5055-021-027	1119 W. 25th Street	0	118	0		$1,661.11	0.14%
5055-022-031	2501 S. Hoover	0	156	0		$2,196.04	0.18%
5055-022-034		0	289	0		$4,068.31	0.34%
5055-022-035	1177 West Adams Blvd.	0	138	0		$1,942.65	0.16%
5055-024-015	1124 W. Adams	0	151	0		$2,125.66	0.18%
5122-021-010		0	409	0		$5,757.57	0.48%
5122-021-011		394	1126	0		$23,242.64	1.92%
5122-022-002		0	779	0		$10,966.13	0.91%
5122-030-020		0	680	0		$9,572.49	0.79%
5123-001-002	2611 Portland St	0	0	100		$777.67	0.06%

5123-001-004	948 W. Adams Blvd	0	0	200		$1,555.34	0.13%
5123-001-402	2707 Portland St	0	50	0		$703.86	0.06%
5123-001-404	2718 Hoover St	0	67	0		$943.17	0.08%
5123-001-405	1005 W. 28th St	0	203	0		$2,857.67	0.24%
5123-001-406	2636 S. Hoover	0	150	0		$2,111.58	0.17%
5123-001-407		0	50	0		$703.86	0.06%
5123-001-408	2600 Hoover St	0	58	0		$816.48	0.07%
5123-008-014		0	0	60		$466.60	0.04%
5123-008-015		0	0	64		$497.71	0.04%
5123-008-016	3207 University Ave	0	131	0		$1,844.11	0.15%
5123-008-018	3300 Hoover Blvd.	0	172	0		$2,421.28	0.20%
5123-009-001	3201 S. Figueroa St.	0	155	0	60	$3,524.01	0.29%
5123-009-002	S. Figueroa St.	0	0	0	40	$894.70	0.07%
5123-009-003	3211 S. Figueroa St.	0	0	0	41	$917.07	0.08%
5123-009-004	616 W. 32 St.	0	55	0		$774.25	0.06%
5123-009-007	624 W. 32nd St.	0	50	0		$703.86	0.06%
5123-009-008	3219 S. Figueroa St.	0	0	0	141	$3,153.81	0.26%
5123-009-009	708 W. 32nd St.	0	0	129		$1,003.19	0.08%
5123-009-010	645 W. Jefferson Blvd.	0	0	129		$1,003.19	0.08%
5123-009-011	3233 S. Figueroa St.	0	0	0	141	$3,153.81	0.26%
5123-009-012	3245 S. Figueroa St.	0	0	0	88	$1,968.33	0.16%
5123-009-016	625 W. Jefferson Blvd.	0	59	0		$830.55	0.07%
5123-009-017	665 W. Jefferson Blvd.	0	0	805		$6,260.23	0.52%
5123-009-024	624 W. 32nd St.	0	50	0		$703.86	0.06%
5123-009-025	621 W. Jefferson Blvd.	0	51	0		$717.94	0.06%
5123-009-026	615 W. Jefferson Blvd.	0	50	0		$703.86	0.06%
5123-009-027	Figueroa St. & Jefferson Blvd.	0	150	0	53	$3,297.05	0.27%
5123-009-028	Royal St & 32nd Street sides	0	0	340		$2,644.07	0.22%
5123-010-004	3025 S. Figueroa St.	0	0	0	120	$2,684.09	0.22%
5123-010-012	3131 S. Figueroa St.	0	309	0	123	$7,101.05	0.59%
5123-010-026	3101 S. Figueroa St.	0	0	0	180	$4,026.14	0.33%
5123-010-027	3001 S. Figueroa St.	0	185	0	132	$5,556.78	0.46%
5123-014-016	2929 S. Figueroa St.	0	160	0	113	$4,779.87	0.40%
5123-014-021	2801 S. Figueroa St.	0	175	0	242	$7,876.43	0.65%
5123-015-001	2701 S. Figueroa St.	0	170	0	100	$4,629.87	0.38%
5123-015-016	2723 S. Figueroa St.	0	150	0	270	$8,150.79	0.67%
5123-017-004	605 W. 27 St.	0	0	0	86	$1,923.60	0.16%
5123-017-007	2601 S. Figueroa St.	0	0	839	280	$12,787.52	1.06%
5123-017-008	746 W. Adams Blvd.	0	0	387		$3,009.58	0.25%
5123-018-008	527 W. 27th St.	0	128	0	53	$2,987.36	0.25%
5123-018-009	514 W. Adams Bl	131	5	0		$2,528.04	0.21%
5123-018-014	2722 S. Figueroa St.	0	0	0	14	$313.14	0.03%
5123-018-015	2722 S. Figueroa St.	0	107	0	62	$2,893.04	0.24%
5123-018-020	W. 28th St.	0	50	0		$703.86	0.06%
5123-018-022	W. 28th St.	0	57	0		$802.40	0.07%
5123-018-023	2727 S. Flower St.	133	99	0		$3,888.82	0.32%
5123-018-024	515 W. 27th St.	0	158	0		$2,224.20	0.18%
5123-018-026	W. Adams Blvd.	0	20	0		$281.54	0.02%
5123-018-030	524 W. Adams Blvd.	0	85	0	203	$5,737.15	0.48%
5123-018-032	2718 S. Figueroa St.	0	0	0	66	$1,476.25	0.12%
5123-018-033	2700 S. Figueroa St.	132	346	0	133	$10,321.99	0.85%

5123-019-004	2828 S. Figueroa St.	0	176	0	73	$4,110.41	0.34%
5123-019-005	2902 S. Figueroa St.	0	176	0	66	$3,953.84	0.33%
5123-019-010	2913 S. Flower St.	62	50	0		$1,867.02	0.15%
5123-019-011	2901 S. Flower St.	52	0	0		$975.56	0.08%
5123-019-012	2901 S. Flower St.	53	155	0		$3,176.28	0.26%
5123-019-014	2819 S. Flower St.	45	0	0		$844.23	0.07%
5123-019-016	2813 S. Flower St.	53	0	0		$994.32	0.08%
5123-019-019	2917 S. Flower St.	94	105	0		$3,241.61	0.27%
5123-019-023	2912 S. Figueroa St.	0	161	0	198	$6,695.18	0.55%
5123-019-025	2800 S. Figueroa St.	106	331	0	191	$10,920.37	0.90%
5123-019-027	2823 S. Flower St.	58	140	0		$3,058.93	0.25%
5123-020-001	3000 S. Figueroa St.	0	150	0	106	$4,482.53	0.37%
5123-020-004	3100 S. Figueroa St.	0	150	0	159	$5,668.00	0.47%
5123-020-005	516 W. 31st St.	0	55	0		$774.25	0.06%
5123-020-006	510 W. 31st St.	0	65	0		$915.02	0.08%
5123-020-007	3111 S. Flower St.	158	64	0		$3,865.13	0.32%
5123-020-008	3019 S. Flower St.	155	22	0		$3,217.61	0.27%
5123-020-009	505 W. 31st St.	0	50	0		$703.86	0.06%
5123-020-010	511 W. 31st St.	0	50	0		$703.86	0.06%
5123-020-011	515 W. 31st St.	0	50	0		$703.86	0.06%
5123-020-016	3200 S. Figueroa St.	0	0	0	71	$1,588.09	0.13%
5123-020-017	3200 S. Figueroa St.	0	178	0	71	$4,093.83	0.34%
5123-020-018	515 W. 33rd St.	0	47	0		$661.63	0.05%
5123-020-019	505 W. 33rd St.	0	45	0		$633.47	0.05%
5123-020-020	503 W. 33rd St.	0	45	0		$633.47	0.05%
5123-020-021	3131 S. Flower St.	150	22	0		$3,123.81	0.26%
5123-020-022	3119 S. Flower St.	94	0	0		$1,763.51	0.15%
5123-020-023	3120 S. Figueroa St.	0	0	0	101	$2,259.11	0.19%
5123-020-024	3010 S. Figueroa St.	0	0	0	110	$2,460.42	0.20%
5123-020-025	3026 S. Figueroa St.	0	135	0	101	$4,159.53	0.34%
5123-020-028	512 W. 30th St.	147	165	0		$5,080.56	0.42%
5123-021-001	3322 S. Figueroa St.	0	438	0	364	$14,307.56	1.18%
5123-021-006	511 W. Jefferson Blvd.	0	50	0		$703.86	0.06%
5123-021-007	504 W. 33rd St.	183	117	0		$5,080.24	0.42%
5123-021-008	501 W. Jefferson Blvd.	180	69	0		$4,348.25	0.36%
5123-022-026	3584 S. Figueroa St.	0	186	0	167	$6,353.72	0.53%
5123-022-031	3540 S. Figueroa St.	291	0	0	391	$14,205.04	1.18%
5123-022-034	3500 S. Figueroa St.	172	0	0	172	$7,074.04	0.59%
5123-022-038	441 W. Exposition Blvd.	67	212	0		$4,241.33	0.35%
5123-022-040		580	363	0	570	$28,740.68	2.38%
5123-023-024	663 W. 34th St.	0	1024	0	311	$21,371.32	1.77%
5124-001-004	2214 S. Hoover	0	57	0		$802.40	0.07%
5124-001-011	2202 S. Hoover	0	119	0		$1,675.19	0.14%
5124-001-012	2221 S. Union St	0	114	0		$1,604.80	0.13%
5124-002-021	2023 S. Union Ave.	0	127	0		$1,787.80	0.15%
5124-007-016	2300 S. Union St	0	105	0		$1,478.11	0.12%
5124-007-017	2308 S. Union St	0	27	0		$380.08	0.03%
5124-007-018	2312 S. Union St	0	52	0		$732.01	0.06%
5124-007-019	2316 S. Union St	0	50	0		$703.86	0.06%
5124-008-024	2400 S. Hoover	0	160	0		$2,252.35	0.19%
5124-025-001	745 W. Adams Blvd.	0	0	150		$1,166.50	0.10%

5124-025-009	26 St. James Park	0	0	208		$1,617.55	0.13%
5124-025-010	17 Chester Place	0	0	273		$2,123.03	0.18%
5124-026-004	649 W. Adams Blvd.	148	0	0		$2,776.59	0.23%
5124-026-006	621 W. Adams Blvd.	0	0	98		$762.12	0.06%
5124-026-008	641 W. Adams Blvd.	0	0	100		$777.67	0.06%
5124-026-013	649 W. Adams Blvd.	0	0	140		$1,088.74	0.09%
5124-026-014	2421 S. Figueroa St.	146	0	0		$2,739.06	0.23%
5124-027-015	2424 S. Figueroa St.	180	0	0		$3,376.93	0.28%
5124-027-016	2512 S. Figueroa St.	222	175	0		$6,628.39	0.55%
5124-027-017	2498-251 S. Figueroa St.	120	0	0		$2,251.29	0.19%
5124-028-006	W. 23rd St.	0	15	0		$211.16	0.02%
5124-028-010	W. 23rd St.	0	59	0		$830.55	0.07%
5124-029-011	W 23rd St & Adams Blvd	0	140	254		$3,946.09	0.33%
5124-029-016	W. 23rd St.	0	173	0		$2,435.35	0.20%
5124-029-017	W. 23rd St.	0	685	0		$9,642.88	0.80%
5126-001-004	703 E. 18th St.	0	170	0		$2,393.12	0.20%
5126-001-005	702 E. 17th St.	0	126	0		$1,773.73	0.15%
5126-001-008	639 W. 18th St.	0	49	0		$689.78	0.06%
5126-001-009	637 W. 18th St.	0	35	0		$492.70	0.04%
5126-001-010	633 W. 18th St.	0	35	0		$492.70	0.04%
5126-001-011	629 W. 18th St.	0	70	0		$985.40	0.08%
5126-001-012	626 W. 17th St.	0	40	0		$563.09	0.05%
5126-001-013	622 W. 17th St.	0	46	0		$647.55	0.05%
5126-001-014	647 W. 18th St.	0	45	0		$633.47	0.05%
5126-001-015	657 W. 18th St.	0	225	0		$3,167.37	0.26%
5126-001-016	Georgia St.	0	50	0		$703.86	0.06%
5126-001-017	1717 S. Figueroa St.	315	416	0		$11,765.74	0.97%
5126-002-001	651 W. Washington Blvd.	0	276	0		$3,885.31	0.32%
5126-002-002	631 W. Washington Blvd.	0	196	0		$2,759.13	0.23%
5126-002-003	652 W. 18th St.	0	38	0		$534.93	0.04%
5126-002-004	1812 S. Georgia St.	0	170	0		$2,393.12	0.20%
5126-002-005	1816 S. Georgia St..	0	40	0		$563.09	0.05%
5126-002-007	625 W. Washington Blvd.	0	226	0		$3,181.45	0.26%
5126-002-008	1805 S. Figueroa St.	100	155	0		$4,058.04	0.34%
5126-002-009	601 W. Washington Blvd.	246	195	0		$7,360.19	0.61%
5126-002-013	S. 18th St.	0	218	0		$3,068.83	0.25%
5126-002-014	1801 Georgia St.	0	230	0		$3,237.75	0.27%
5126-003-015	646 W. Washington Blvd.	0	265	0		$3,730.46	0.31%
5126-003-016	1901 S. Figueroa St.	176	573	0		$11,368.12	0.94%
5126-003-017	1929 S. Figueroa St.	132	140	0		$4,447.22	0.37%
5126-003-018	Lovelace Ave.	0	140	0		$1,970.81	0.16%
5126-003-019	1940 Lovelace Ave.	0	307	0		$4,321.70	0.36%
5126-003-024	1945 S. Figueroa St.	100	0	0		$1,876.07	0.16%
5126-003-025	2023 S. Figueroa St.	180	254	0		$6,952.54	0.58%
5126-003-026	2105 S. Figueroa St.	295	163	0		$7,828.99	0.65%
5126-003-028	2001 S. Figueroa St.	181	59	0		$4,226.24	0.35%
5126-003-029	1932 Lovelace Ave.	85	50	0		$2,298.52	0.19%
5126-005-001	520 W. 23rd St.	0	98	0		$1,379.57	0.11%
5126-005-002	500 W. 23rd St.	0	160	0	60	$3,594.40	0.30%
5126-005-003	2309 S. Flower St.	0	0	0	60	$1,342.05	0.11%
5126-005-004	2315 S. Flower St	0	0	0	60	$1,342.05	0.11%

5126-005-005	S. Flower St.	0	0	0	60	$1,342.05	0.11%
5126-005-006	2327 S. Flower St.	0	0	0	60	$1,342.05	0.11%
5126-005-007	S. Flower St.	0	0	0	83	$1,856.50	0.15%
5126-006-004	516 W. 22nd St.	0	50	0		$703.86	0.06%
5126-006-007	2222 S. Figueroa St.	0	50	0		$703.86	0.06%
5126-006-013	2200 S. Figueroa St.	100	200	0		$4,691.51	0.39%
5126-006-014	2212 S. Figueroa St.	63	0	0		$1,181.92	0.10%
5126-006-016	2222 S. Figueroa St.	120	250	0		$5,770.58	0.48%
5126-006-017	2209-221 S. Flower St.	110	104	0		$3,527.71	0.29%
5126-006-018	2209-221 S. Flower St.	173	68	0		$4,202.85	0.35%
5126-007-008	2001-202 S. Flower St.	117	138	0		$4,137.66	0.34%
5126-007-011	514 E. 21st St.	0	60	0		$844.63	0.07%
5126-007-019	510 W. 20th St.	117	126	0		$3,968.73	0.33%
5126-007-022	2100 S. Figueroa St.	220	360	0		$9,195.15	0.76%
5126-007-033	2000 S. Figueroa St.	247	330	0		$9,279.37	0.77%
5126-007-034	517 W. 22nd St.	110	181	0		$4,611.65	0.38%
5126-007-035	2119 S. Flower St.	110	92	0		$3,358.78	0.28%
5126-008-008	1936-40 S. Figueroa St.	60	0	0		$1,125.64	0.09%
5126-008-009	1941 S. Flower St.	100	134	0		$3,762.42	0.31%
5126-008-011	1936 S. Figueroa St.	60	0	0		$1,125.64	0.09%
5126-008-017	1944 S. Figueroa St.	111	170	0		$4,475.56	0.37%
5126-008-018	1916 S. Figueroa St.	689	301	0		$17,163.37	1.42%
5126-009-002	1834 S. Figueroa St.	50	0	0		$938.04	0.08%
5126-009-003	1830 S. Figueroa St.	50	0	0		$938.04	0.08%
5126-009-004	1826 S. Figueroa St.	50	0	0		$938.04	0.08%
5126-009-005	1800 S. Figueroa St.	98	155	0		$4,020.51	0.33%
5126-009-006	1801 S. Flower St.	48	150	0		$3,012.09	0.25%
5126-009-012	1833 S. Flower St.	50	0	0		$938.04	0.08%
5126-009-013	1837 S. Flower St.	50	0	0		$938.04	0.08%
5126-009-014	1841 S. Flower St.	62	0	0		$1,163.16	0.10%
5126-009-015	501 W. Washington Blvd.	71	150	0		$3,443.59	0.29%
5126-009-016	1829 S. Flower St.	50	0	0		$938.04	0.08%
5126-009-018	1842 S. Figueroa St.	144	135	0		$4,601.96	0.38%
5126-010-005	1706 S. Figueroa St.	67	0	0		$1,256.97	0.10%
5126-010-006	1721 S. Flower St.	15	0	0		$281.41	0.02%
5126-010-007	1708 S. Figueroa St.	104	155	0		$4,133.08	0.34%
5126-010-008	1721 S. Flower St.	58	135	0		$2,988.54	0.25%
5126-011-013	1834 S. Flower St.	58	0	0		$1,088.12	0.09%
5126-011-014	1828 S. Flower St.	58	0	0		$1,088.12	0.09%
5126-011-015	1820 S. Flower St.	34	0	0		$637.86	0.05%
5126-011-016	1816 S. Flower St.	50	0	0		$938.04	0.08%
5126-011-017	1812 S. Flower St.	50	0	0		$938.04	0.08%
5126-011-020	1800 S. Flower St.	100	121	0		$3,579.41	0.30%
5126-017-017	2300 S. Flower St.	0	296	0	479	$14,880.85	1.23%
5126-017-018	2400 S. Flower St.	0	197	0	557	$15,231.87	1.26%
5126-018-032	319 W. Adams Blvd.	0	190	0		$2,674.67	0.22%
5126-018-035	2500 S. Hope St.	0	190	0		$2,674.67	0.22%
	Total All Non-Government Parcels					$1,066,776.82	88.32%
	Total All Government Parcels					$141,020.18	11.68%
	Total All Parcels					**$1,207,797.00**	**100.00%**