

**North Hollywood Transit Business Improvement  
District  
Management District Plan**

**For  
A Property Based  
Business Improvement District  
In North Hollywood**

**January 2009**

**Prepared By  
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**For the**  
**North Hollywood Transit Business Improvement District (District)**  
**Los Angeles, California**

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**Section 1**  
**Management District Plan Summary**

The name of the proposed renewed Property-based Business Improvement District is the North Hollywood Transit Business Improvement District (the "District"). The District is being 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 North Hollywood Transit Business Improvement District Renewal Committee and Board of Directors, the North Hollywood Transit Business Improvement District Management Plan is proposed to improve and convey special benefits to properties located within the North Hollywood Transit Business Improvement District area. The District will provide new and continued improvements and activities, including maintenance, security, development/communication and special programs to support the individual District property owners and continue the special benefits to individual parcels which began with the establishment of the first District in 2007. Each of the programs is designed to meet the goals of the District; to improve the safety of each individual parcel within the District, to increase building occupancy and lease rates, to encourage new business development; to increase mass-transit rider-ship and attract ancillary businesses and services for parcels within the District.

The Renewal Committee also determined that it was in the best interest of the majority of parcels within the proposed District to change the historic boundaries of the District to better serve the needs of the retail, office, residential, theater and transit parcels. To this end this proposed District does not include parcels that were in the previous district that are south of Camarillo Street.

**Boundary:** See Section 2, Page 6 and map page 9.

**Budget:** The total District budget for the 2010 year of operation is approximately \$521,663 and is composed of the following elements:

**Improvements, Activities, Services:**

<b>CLEAN and SAFE PROGRAMS</b>	<b>\$351,480</b>	<b>67%</b>
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**Enhanced Security Programs:**

A North Hollywood Transit Business Improvement District Safe Team Program to deal with crime prevention and inappropriate conduct in the District.

- Walking and Bicycle Patrol

**Enhanced Maintenance Programs**

- Sidewalk Sweeping
- Sidewalk Pressure Washing

- Graffiti & Handbill Removal
- Trash Removal
- Light Landscaping
- Streetscape Maintenance

<b>IMAGE &amp; COMMUNICATION PROGRAMS</b>	<b>\$52,862</b>	<b>10%</b>
<ul style="list-style-type: none"> <li>• Website</li> <li>• Newsletter</li> </ul>		
<b>SPECIAL PROJECTS</b>	<b>\$36,000</b>	<b>7%</b>
<b>ADMINISTRATION</b>	<b>\$81,321</b>	<b>16%</b>

**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 XIID 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, two service levels, or zones, have been created within the North Hollywood Transit District Business Improvement District. See section 2 for detailed description of Zones.

**Cost:** Annual assessments are based upon an allocation of program costs by Zone and a calculation of assessable footage. Two property assessment variables, parcel square footage and building square footage, will be used in the calculation. The 2010 year assessments per zone and per assessment variable will not exceed amounts listed in the following chart:

	Zone 1	Zone 2
Lot Square Foot Assessment	\$0.0811	\$0.1042
Building Square Foot Assessment	\$0.0331	\$1.1036

**Cap:** Assessments will be subject to changes in the Los Angeles Consumer Price Index (CPI), for all urban consumers, annual increases not to 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, 2010 and ending December 31, 2014.

**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**

### **North Hollywood Transit Business Improvement District Boundaries**

#### **Summary – Overall Boundary**

*Summary* – The proposed District is bounded on the west by Tujunga Avenue between Cumpston Street and Magnolia Boulevard and parcels facing on the west side of Lankershim Boulevard south of Magnolia Boulevard. On the north by Cumpston Street with the exception of the high school parcels which are north of Cumpston. On the east by Vineland Ave between Cumpston Street and Magnolia Boulevard and parcels facing on the east side of Lankershim Boulevard south of Magnolia Boulevard. On the south by Camarillo Street. (See Map Page 7). These boundaries reflect the NoHo Arts District and central business district of North Hollywood. The District area consists of all property within a boundary that includes:

#### *Description* –

Beginning on the southeast corner of Cumpston Street and Tujunga Avenue go east on Cumpston Street to Case Avenue. At Case turn north along Case Avenue to the north parcel line of parcel 2350-003-902. Turn east along the north parcel line of parcels 2350-003-902 and 2350-003-906 to Vineland Avenue go south along the west side of Vineland Avenue to the south parcel line of parcels facing on the south side of Magnolia Boulevard. Go west on the southern parcel line of parcels facing the south side of Magnolia Boulevard. At the intersection of the east parcel line of parcels facing on the east side of Lankershim Boulevard go south along the eastern parcel line of all parcels facing on the east side of Lankershim Boulevard to the intersection of Camarillo Street. Go west on Camarillo Street to an intersection with the west parcel line of parcels facing on the west side of Lankershim Boulevard. Go north along the western parcel line of all parcels facing on the west side of Lankershim Boulevard. At Magnolia Boulevard go west along the south parcel line of parcels facing on the south side of Magnolia Boulevard. At Tujunga Avenue go north along the east side of Tujunga Avenue to Cumpston Street.

#### **Identification of Zones**

##### **Zone One**

Zone One contains all of the retail, office, theater, residential and educational uses within the District. Zone one has the second highest demand for clean and safe services. Zone One includes all property within the District boundaries except those parcels located within Zone Two. (For a discussion of special benefits see Engineer's Report page 9 "Special Benefit")

##### **Zone Two**

Zone Two is the transit zone located totally within Zone One. Zone Two contains the Red Line Metro Station and the Orange Line Metro Station as well as park and ride lots for both stations. The Red Line Metro Station averages 15,902 riders per day with the Orange Line Metro Station averaging 25,309 per day for a combined total of 41,211 riders using this zone each day. The District services provided to Zone 2 are designed

to increase ridership on both the Orange Line and Red Line. This increased ridership provides a unique and special benefit to the properties by increasing commerce and transit income. Because of this high level of usage Zone Two has the highest demand for clean and safe services within the District and has the highest assessment rates in order to provide the special benefit of increasing ridership, commerce and transit revenue . (For a discussion of special benefits see Engineer's Report page 9 "Special Benefit") Zone Two is made up of parcels within the following boundaries:

Starting at the south east corner of Lankershim Boulevard and Cumpston Street head east along Cumpston Street to Fair Avenue. Turn south along Fair Avenue to Chandler Boulevard. Turn west along Chandler Boulevard to Tujunga Avenue. Turn north along Tujunga Avenue to the Southern Pacific Rail Road right of way. Turn east along the Southern Pacific Rail Road right of way to Lankershim Boulevard. Turn north along Lankershim Boulevard to the starting point at Lankerhim Boulevard and Cumpston Street.



## **District Boundary Rationale**

The property uses within the general boundaries of the North Hollywood Transit Business Improvement District are a mix of retail, theater, education, religious, parking, office and residential. Services and improvements provided by the District are designed to provide special benefits to the retail, theater, education, religious, parking, office and residential parcels. All of the services provided such as the security work provided by the Safe Team and the maintenance 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 parcels within the District. Each property within the District receives special benefits and is assessed regardless of property use.

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 within the boundaries of the District. Specifically, security patrols, maintenance / sanitation personnel, and similar service providers employed in connection with the District will only patrol and provide services on the streets and sidewalks 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 North Hollywood Transit Business Improvement District is Cumpston Street and the northern boundary of the high school north of Cumpston. The majority of parcels north of Cumpston Street are zoned residential and are therefore excluded by law from participating in the District. Also because of their residential use the parcels will not benefit from the District programs that are designed to provide special benefits to retail, theater, education, religious, parking, and office uses. 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 to individual parcels within the boundaries of the District.

Eastern Boundary: The eastern boundary of the North Hollywood Transit Business Improvement District was determined by the zoning and use of the parcels east of the District boundaries. The parcels east of the District boundaries are zoned residential and light manufacturing. Both the residential zoned parcels, which are excluded by law from participating in the District, and the light manufacturing zoned parcels will not benefit from the District programs that are designed to provide special benefits to retail, theater, education, religious, parking, and office uses. 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, maintenance personnel, and similar service providers employed in connection with the District will only patrol and provide services to individual 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 North Hollywood Transit Business Improvement District was determined by the zoning and use of the parcels south of the District boundaries. The parcels south of the District boundaries are zoned primarily residential. Residential zoned parcels, which are excluded by law from participating in the District, will not benefit from the District programs that are designed to provide special benefits to retail, theater, education, religious, parking, and office uses. 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, maintenance personnel, and similar service providers employed in connection with the District will only patrol and provide services to individual 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 North Hollywood Transit Business Improvement District was determined by the zoning and use of the parcels east of the District boundaries. The parcels west of the District boundaries are zoned primarily residential and open space (park land). Both the residential zoned parcels, which are excluded by law from participating in the District, and the open spaced zoned parcels will not benefit from the District programs that are designed to provide special benefits to retail, theater, education, religious, parking, and office uses. 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, maintenance personnel, and similar service providers employed in connection with the District will only patrol and provide services to individual 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 North Hollywood Transit 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 property owners were: safety/security, maintenance, and communication. All of the services provided such as the security work provided by the Safe Team and the maintenance 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 property within the District provide particular and distinct benefits to each of the parcels within the District.

All of the improvements and activities detailed below are provided only to properties defined as being within the boundaries of the District and provide benefits which are particular and distinct to each of the properties within the proposed District. No improvement or activities are provided to properties outside the District boundaries. All assessments outlined in this Management District Plan go only for services directly benefiting each of the property owners in this specialized zone. Inasmuch as all services will be provided to the properties 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 properties all benefits provided are particular and distinct to each property.

All benefits derived from the assessments outlined in the Management District Plan are for services directly benefiting the property and business owners 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, maintenance and professional/administration services are provided solely to properties within the district to enhance the image and viability of properties and businesses within the North Hollywood Transit Business Improvement District boundaries and are designed only for the direct special benefit of the assessed commercially zoned properties 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 9 "Special Benefit")

The total improvement and activity plan budget for 2010, which is funded by property assessments, is projected at \$521,663. The costs of providing each of the budget components was developed from actual experience obtained in providing these same services for the last three years. 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 2010 is available from the property owners association. The budget is made up of the following components.

## **SAFE AND CLEAN PROGRAMS**

**\$351,480**

### **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 and walking 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 alleys. 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 Program will supplement, not replace, other ongoing police, security and patrol efforts within the District. The Safe Team Program will maintain communication with the Los Angeles Police Department (LAPD) area patrols and intends to report illegal activities to the LAPD. The Safe Team Program will only provide its services within the District boundaries. The special benefit to property owners from these services is increased commercial activity and increased transit ridership which directly relates to increases in lease rates and customer usage.

### **Clean Team Program**

In order to consistently deal with maintenance issues, the Maintenance Program which began in 2007 will be continued and expanded. In order to effectively deal with the many maintenance issues, in the District, 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 and increased transit ridership which directly relates to increases in lease rates and customer usage.

**Sidewalk Maintenance:** Uniformed, radio equipped personnel sweep litter, debris and refuse from sidewalks and gutters of the District.

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

**Streetscape:** Limited maintenance of existing and proposed streetscape elements will be provided by the clean team. Because of limited financial resources not all streetscape maintenance needs will be fulfilled by the North Hollywood Transit District Business Improvement District.

**Alley Maintenance:** The clean team and safe team each have responsibility in this area. Safety personnel encourage and report property and business owners' compliance of City code issues relating to cleanliness of sidewalks, alleys and illegal dumping. The clean team clears the alley of debris when a responsible party cannot be found for illegal dumping or other violations.

**Graffiti Removal:** 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 weekdays.

**Weed Abatement:** Weeds are removed as they become unsightly or by special request.

**Paper Sign and Handbill Removal:** Paper signs and handbills that are scotch taped or glued on public property, utility boxes, poles and telephones are removed.

**Special Collections:** 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.

**Maintenance Problems Requiring Third Party Intervention:** Problems are monitored that create blighted or unsafe conditions within the District, but are not within the authority/jurisdiction of the BID to repair or correct. Requests are made to the responsible party/agency for the repair within the District boundaries. Types of problems include blocked or damaged sewers or drains, damaged sidewalks/streets/alleys, non-operating streetlights, damaged or missing street signs, etc.

**IMAGE AND COMMUNICATION PROGRAMS** **\$52,862**

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/image programs currently in place or being considered are:

- Quarterly Newsletter
- NoHo BID Web Site

**SPECIAL PROJECTS** **\$36,000**

The Special Projects budget is reserved for opportunities and additional projects that present themselves during the life of the District. These special projects will improve commerce by attracting pedestrians to provide a special benefit to the individual parcels within the District. Special project funds will only be used to specially benefit parcels within the District. Special projects may include activities such as increased landscaping maintenance, signage/wayfinding programs and improvements to the parking system. The special benefit to parcels from these services is increased commercial activity which directly relates to increases in lease rates and enhanced commerce.

**ADMINISTRATION** **\$81,321**

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 16 hours a day, 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. Costs to renew the District, conduct a yearly financial review as well as City fees, uncollectible assessments and depreciation are included this budget item. The special benefit to 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 North Hollywood Transit 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.

Revenues for specific programs may be reallocated from, year-to-year, among District activities within a 10% range. Budget reallocations above 10% must be approved by the City. However, the overall budget shall remain consistent with this Management District Plan.

**Five Year Budget Projections\* \*\***

	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>
<b>Clean &amp; Safe</b>	\$351,480	\$369,054	\$387,507	\$406,882	\$427,226
<b>Communication</b>	\$ 52,862	\$ 55,505	\$ 58,280	\$ 61,194	\$ 64,254
<b>Special Projects</b>	\$ 36,000	\$ 37,800	\$ 39,690	\$ 41,675	\$ 43,758
<b>Administration</b>	\$ 81,321	\$ 85,387	\$ 89,656	\$ 94,139	\$ 98,846
<b>Total Budget</b>	\$521,663	\$547,746	\$575,133	\$603,890	\$634,084

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

**\*\*Plus any rollover funds as defined in 2009 District Rollover paragraph below.**

**2009 District Rollover**

Any unexpended assessment funds at the end of the current North Hollywood Transit Business Improvement District will be rolled over to the new North Hollywood Transit Business Improvement District and will be added to each budget line item based on the percentage of each budget line item. Parcels that were not in the 2009 North Hollywood Transit BID, but are in the 2010 BID will not receive any services paid for by rolled over assessment funds.

Parcels that are in the 2009 North Hollywood Transit District BID, but are not in the 2010 North Hollywood Transit District BID will receive a refund of any unexpended

assessment funds that remain after paying all expenses of the 2009 North Hollywood Transit District BID. The percentage of this refund of assessment will be calculated based on the 2009 assessment methodology. Only parcels that were in the 2009 BID area and paid their assessment and are not in the 2010 BID area are eligible for the assessment refund. The assessment refund amount for each parcel, if any, will be paid after completion of an outside audit of the financial records for the 2009 fiscal year and determination if any unexpended assessment funds remain.

Step 1 2009 Parcel Assessment-divided by-Total District Assessment=Rollover percent

Step 2 Total rollover-multiplied by-parcel percent = \$refund for parcel

## **Section 4**

### **Assessment Methodology**

In order to ascertain the correct assessment methodology to equitably apply special benefits to each parcel for property related services as proposed to be provided by the North Hollywood Transit Business Improvement District, benefit may be measured by square feet of parcel size or square feet of building size. Special circumstances such as a parcel's zone 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 or percentage values to be assigned to each type of assessment variable. (For a definition of special benefits see Engineer's Report page 9 "Special Benefit")

The methodology to levy assessments upon real property that receives special benefits from the improvements and activities of the North Hollywood Transit Business Improvement District are Parcel Square Footage and Building Square Footage as the two assessment variables. Lot square footage is relevant to the highest and best use of a property and will reflect the long term value implications of the improvement district. Building square footage is relevant to the interim use of a property and is utilized to measure short and mid-term value impacts.

The least emphasis is placed on gross building square footage due to the short term benefits for interim uses and the dilution of direct benefit to uses above the ground floor. Twenty Five percent of each zones budget is assessed against gross building square footage. The most emphasis is placed on gross lot square footage due to the more substantial long term value impacts on highest and best use and due to the nature of proposed district services providing more direct benefit to ground floor property and land. Seventy Five percent of each zones budget is assessed against gross lot square footage.

Building Square Footage Defined. Building square footage is defined as gross building square footage as determined by the outside measurements of a building.

Lot Square Footage Defined. Lot square footage is defined as the total amount of area within the borders of the parcel. The borders of a parcel are defined on the County Assessor parcel maps.

#### **Service Cost Allocations**

Because of the difference in types of use and need for varying levels of service within the District to attain the same level of safety and cleanliness, two benefit zones with differing assessment rates have been established. The levels of appropriate service delivery within each zone were determined by analyzing historical data on the amount of clean and safe services delivered to each zone, current service delivery needs and projecting future needs over the term of the District in order to produce a common level of safety and cleanliness for each parcel throughout the District. Each zones assessment rate was calculated by determining the expense for the services provided in that area and then spreading the expenses over the total assessable Footage for that Zone.

### **Zone One**

Zone One contains all of the retail, office, theater, residential and educational uses within the District. Zone one has the second highest demand for clean and safe services. Zone One includes all property within the District boundaries except those parcels located within Zone Two.

### **Zone Two**

Zone Two is the transit zone located totally within Zone One. Zone Two contains the Red Line Metro Station and the Orange Line Metro Station as well as park and ride lots for both stations. The Red Line Metro Station averages 15,902 riders per day with the Orange Line Metro Station averaging 25,309 per day for a combined total of 41,211 riders using this zone each day. Because of this high level of usage Zone Two has the highest demand for clean and safe services within the District.

The amount of assessment for each parcel can be computed by proportionally allocating program costs amongst all parcels within the District area. The method and basis of spreading program costs varies between zones based on frequency of service, types of programs and activities proposed and the size of the zone.

### **Calculation of Assessments**

The proportionate special benefit derived by each identified parcel shall be determined in relationship to the entirety of the capital cost of an improvement or the maintenance and operation expenses of an improvement or for the cost of the property service being provided. 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 assessable and these benefits must be separated from any general benefits.

The preceding methodology is applied to a database that has been constructed by the North Hollywood Transit Business Improvement 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 Assessable Footage Per Zone**

	Zone 1	Zone 1 A
Lot Sq Ft	4,002,675	638,305
Building Sq Ft	3,268,006	20,090

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

## Assessments Per Foot For Each Zone

	Zone One	Zone Two
Lot Footage Assessment	\$0.0811	\$0.1042
Building Footage Assessment	\$0.0331	\$1.1036

Calculation Formula:

Lot Square Footage X Appropriate Zone Rate = Parcel Lot Footage Assessment

Building Square Foot X Appropriate Zone Rate = Parcel Building Footage Assessment

The total of lot footage assessment plus building footage assessment 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

	2010	2011	2012	2013	2014
<b>Zone One Lot Footage Assessment</b>	\$0.0811	\$0.0852	\$0.0894	\$0.0939	\$0.0986
<b>Zone One Building Footage Assessment</b>	\$0.0331	\$0.0348	\$0.0365	\$0.0383	\$0.0402
<b>Zone Two Lot Footage Assessment</b>	\$0.1042	\$0.1094	\$0.1149	\$0.1206	\$0.1267
<b>Zone Two Building Footage Assessment</b>	\$1.1036	\$1.1588	\$1.2167	\$1.2776	\$1.3414

## 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.

## Future Development

As a result of continued development, the District may experience the addition or subtraction of assessable commercial footage for parcels included and assessed within the District boundaries. The modification of parcel improvements assessed within the District may then change upwards or downwards the amount of total footage assessment for these parcels. In future years, the assessments for the special benefits bestowed upon the included BID parcels may change in accordance with the assessment methodology formula listed in the Management District Plan and Engineer's Report provided the assessment rate does not change. If the assessment formula changes, then a Proposition 218 ballot will be required for approval of the formula

changes.

### **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.

However, assessments may be billed directly by the City for the first fiscal year of operation and then by the County for all subsequent years. Any delinquent assessments owed for the first year will be added to the property tax roll for the following year. 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 2014 assessments if the District is not renewed.

### **Government Assessments**

The North Hollywood Transit Business Improvement District Management Plan assumes that the City of Los Angeles and other government entities will pay assessments for property owned within the boundaries of the District. Article XIII D of the California Constitution was added in November of 1996 to provide for these payments.

Proposition 218, also known as "The Right to Vote on Taxes Act" states "*Parcels within a district that are owned or used by any agency, the State of California or the United States shall not be exempt from assessment unless the agency can demonstrate a clear and convincing evidence that those publicly owned parcels in fact receive no benefit.*" All parcels in the District are assessed on their parcel square footage and building square footage and receive special benefits based upon these footages that increase the aesthetic value for that parcel. It has been proposed that all government agencies pay each agency's "fair share" of assessment.

## **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 not contain any parcels that are zoned solely for residential or agricultural 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 North Hollywood Transit Business Improvement District is expected to be established and begin implementation of the Management District Plan on January 1, 2010. Consistent with State law the North Hollywood Transit Business Improvement District will have a five-year life through December 31, 2014.

## Section 7 Parcel Roll

### Government Parcels

APN	Zone	Owner	lot sq ft	bldg sq ft	Total Assessment 2010	%
2350 017 904	1	Community Redevelopment Agency Of L A City	7,013	0	\$568.96	0.109%
2350-013-916	1	Community Redevelopment Agency Of L A City	19696	0	\$1,597.90	0.306%
2350-013-918	1	Community Redevelopment Agency Of L A City	6020	0	\$488.42	0.094%
2350-018-915	1	Community Redevelopment Agency Of L A City	8250	2321	\$746.22	0.143%
		<b>Total Community Redevelopment Agency of LA City</b>			<b>\$3,401.50</b>	<b>0.652%</b>
2350 017 901	1	L A City*	20,038	0	\$1,625.67	0.312%
2350-016-901	1	L A City*	34996	18000	\$3,435.43	0.659%
2353 007 900	1	L A City*	6,000	10969	\$850.10	0.163%
		<b>Total LA City</b>			<b>\$5,911.20</b>	<b>1.133%</b>
2350-016-902	1	L A County	41247	7540	\$3,596.09	0.689%
		<b>Total LA County</b>			<b>\$3,596.09</b>	<b>0.689%</b>
2350-016-907	1	LACMTA	13325		\$1,081.05	0.207%
2350 016 906	1	LACMTA	57,499	0	\$4,664.87	0.894%
2350-012-902	1	LACMTA	30000	0	\$2,433.87	0.467%
2350-013-915	1	LACMTA	16358	0	\$1,327.13	0.254%
2350-013-917	1	LACMTA	8979	0	\$728.47	0.140%
2350-013-922	1	LACMTA	25258	0	\$2,049.18	0.393%
2350-016-905	1	LACMTA	6665		\$540.70	0.104%
2350 012 920	2	LACMTA	202,554	150	\$21,271.87	4.078%
2350 012 921	2	LACMTA	22,470	0	\$2,341.40	0.449%
2350 012 923	2	LACMTA	9,610	3330	\$4,676.25	0.896%
2350 012 924	2	LACMTA	15,660	16610	\$19,962.05	3.827%
2350 012 937	2	LACMTA	17,920	0	\$1,867.28	0.358%
2350-012-922	2	LACMTA	4200	0	\$437.64	0.084%
2350-012-925	2	LACMTA	14490	0	\$1,509.87	0.289%
2350-012-926	2	LACMTA	7495	0	\$780.99	0.150%
2350-012-927	2	LACMTA	7495	0	\$780.99	0.150%
2350-012-928	2	LACMTA	7495	0	\$780.99	0.150%
2350-012-929	2	LACMTA	7495	0	\$780.99	0.150%
2350-012-930	2	LACMTA	7495	0	\$780.99	0.150%
2350-012-931	2	LACMTA	7495	0	\$780.99	0.150%
2350-012-932	2	LACMTA	7495	0	\$780.99	0.150%
2350-012-933	2	LACMTA	7495	0	\$780.99	0.150%
2350-012-934	2	LACMTA	7495	0	\$780.99	0.150%
2350-012-935	2	LACMTA	7495	0	\$780.99	0.150%
2350-012-936	2	LACMTA	7495	0	\$780.99	0.150%
2350-012-938	2	LACMTA	166835	0	\$17,384.38	3.332%
2350-013-906	2	LACMTA	14998	0	\$1,562.78	0.300%
2350-013-907	2	LACMTA	30980	0	\$3,228.13	0.619%

2350-013-908	2	LACMTA	39378	0	\$4,103.25	0.787%
2350-013-920	2	LACMTA	16765	0	\$1,746.93	0.335%
		<b>Total LACMTA</b>			<b>\$101,507.97</b>	<b>19.459%</b>
2350-013-921	1	LAUSD	25031	0	\$2,030.76	0.389%
2350-003-900	1	LAUSD	7248	2064	\$656.42	0.126%
2350-003-901	1	LAUSD	11855	3799	\$1,087.60	0.208%
2350-003-902	1	LAUSD	7253	1167	\$627.05	0.120%
2350-003-903	1	LAUSD	7253	1094	\$624.65	0.120%
2350-003-904	1	LAUSD	9283	2595	\$839.05	0.161%
2350-003-905	1	LAUSD	7253	1142	\$626.24	0.120%
2350-003-906	1	LAUSD	14000	10043	\$1,468.46	0.281%
2350-003-907	1	LAUSD	14000	3577	\$1,254.29	0.240%
2350-003-908	1	LAUSD	7248	1636	\$642.22	0.123%
2350-003-909	1	LAUSD	7250	3615	\$707.93	0.136%
2350-003-910	1	LAUSD	7252	2047	\$656.16	0.126%
2350-003-911	1	LAUSD	28004	9700	\$2,593.24	0.497%
2350-003-912	1	LAUSD	14005	4104	\$1,272.15	0.244%
2350-003-913	1	LAUSD	24799	8400	\$2,290.14	0.439%
2350-003-914	1	LAUSD	6233	0	\$505.68	0.097%
2350-003-915	1	LAUSD	4317	0	\$350.22	0.067%
2350-003-916	1	LAUSD	42558	20906	\$4,145.17	0.795%
2350-017-903	1	LAUSD	178596	54337	\$16,289.20	3.123%
2350 017 905	1	LAUSD	13,731	1120	\$1,151.09	0.221%
2350 017 906	1	LAUSD	26,000	4011	\$2,242.22	0.430%
		<b>Total LAUSD</b>			<b>\$42,059.95</b>	<b>8.063%</b>
2350-013-900	1	State Of California	136343	0	\$11,061.43	2.120%
		<b>Total State of California</b>			<b>\$11,061.43</b>	<b>2.120%</b>
2350-016-900	1	U S Govt	20996	10790	\$2,060.78	0.395%
		<b>Total U S Govt</b>			<b>\$2,060.78</b>	<b>0.395%</b>

\*APN 2350-017-901 = Metered City Parking Lot, #627

\*APN 2350-016-901 = Fire Station, #60

\*APN 2353-007-900 = Lankershim Arts Center

## Non-Government Parcels

APN	Zone	Owner	lot sq ft	bldg sq ft	Total Assessment 2010	%
2353 006 001	1	11002 MAGNOLIA LLC	5,998	2836	\$580.55	0.111%
2353 009 008	1	5032 Lankershim Building Inc	5,998	8385	\$764.35	0.147%
2353 004 040	1	5161 Lankershim LLC	106,722	388171	\$21,515.57	4.124%
2350 018 079	1	5200 Lankershim Llc	45,538	152445	\$8,743.86	1.676%
2350 018 082	1	5200 Lankershim Llc	28,240	13035	\$2,722.85	0.522%
2350-018-083	1	5200 Lankershim Llc	53579	153904	\$9,444.53	1.810%
2350 016 006	1	5303 Lankershim LLC	5,401	10164	\$774.84	0.149%
2350-018-080	1	Academy Of Television Arts/sciences	46348	23875	\$4,550.98	0.872%
2350-018-081	1	Academy Of Television Arts/sciences Foundation	26863	22320	\$2,918.72	0.560%
2353 005 011	1	Afshar Masoud M/A GA Family TR	5,998	6000	\$685.35	0.131%
2350 017 036	1	Akhavan Babak/Mitra	7,828	4752	\$792.48	0.152%
2353 006 002	1	Akhavan Babak/Mitra	2,997	2375	\$321.81	0.062%
2353 007 015	1	Akhavan Babak/Mitra	5,998	5443	\$666.90	0.128%
2353 005 017	1	Akhavan Babak/Mitra;Kamali Pirooz/Helen	6,116	4050	\$630.34	0.121%
2350 017 031	1	AMP Rehearsal Inc.	6,421	0	\$520.93	0.100%
2350 017 032	1	AMP Rehearsal Inc.	10,633	12160	\$1,265.42	0.243%
2353 002 041	1	Apollo LLC	5,480	3404	\$557.34	0.107%
2353 007 037	1	Aster Elgart Trust	5,497	4000	\$578.46	0.111%
9027 900 001	1	AT&T	118,788	44,536	\$11,112.37	2.130%
2353 019 013	1	Azulay Michelle Trust	3,324	1050	\$304.45	0.058%
2353 019 014	1	Azulay Michelle Trust	3,080	1587	\$302.44	0.058%
2353 019 020	1	Baalaji Corp	12,120	0	\$983.29	0.188%
2353 020 005	1	Bar David Maurice/Bar David TR	7,497	960	\$640.03	0.123%
2353 019 008	1	BARMAKI MOHAMAD R	2,997	1400	\$289.52	0.055%
2350-018-028	1	Baumgardner Deanna R & John W /tr	16496	9752	\$1,661.33	0.318%
2353 005 009	1	Beckerman Amikam/Batia Co-Trus	5,998	3400	\$599.23	0.115%
2353 025 001	1	BFS Retail & Commercial/Operations LLC	21,950	8386	\$2,058.56	0.395%
2350 017 030	1	BJK Fam Lim Ptnshp/Goodgame Fam Lim Ptnshp	21,797	25055	\$2,598.27	0.498%
2350-017-029	1	Bjk Family Limited Ptnshp/goodgame Family Limited Ptnshp	6821	2130	\$623.94	0.120%
2353 005 010	1	Boghossian Jack/Sylvia	5,998	3000	\$585.98	0.112%
2353 002 042	1	Bowtruss Ptshp	6,534	5000	\$695.71	0.133%
2350 017 052	1	Brans Kenneth R Tr Karl Bladder Trust	2,250	2094	\$251.90	0.048%
2350 017 051	1	Brans Kenneth R Tr Karl Blader Trust	7,110	3000	\$676.20	0.130%
2353 019 009	1	Brown Gerald & Charlene	4,630	2100	\$445.19	0.085%
2353 006 003	1	Cameron & Cynthia Draine	2,997	1500	\$292.83	0.056%
2353 006 005	1	Cameron & Cynthia Draine	5,998	5000	\$652.23	0.125%
2353 019 012	1	Cardone Anthony C/Aarti A	3,655	2242	\$370.79	0.071%
2353 005 005	1	Chalem Moche & Elizabeth	2,997	1250	\$284.55	0.055%
2353 020 002	1	City National Bank TR/Michael Luross GST TR	4,500	1815	\$425.20	0.082%
2353 003 022	1	Coast United Advertising Inc	6,996	1812	\$627.60	0.120%
2350-018-032	1	Coeler Willi & Adelheid/coeler Trust	16496	13578	\$1,788.05	0.343%
2353 005 016	1	Cohen Fred E/Heidi	5,876	4295	\$618.98	0.119%
2353 010 008	1	Commercial Ventures LLC	7,044	0	\$571.48	0.110%
2353 019 015	1	Cronenwalt Jay & Renee Trs	25,679	8293	\$2,358.01	0.452%
2353 011 001	1	CULLEY SUZANNE/COHN HELEN B	6,586	2340	\$611.83	0.117%
2353 011 002	1	CULLEY SUZANNE/COHN HELEN B	7,353	2340	\$674.05	0.129%

2353 011 011	1	CULLEY SUZANNE/COHN HELEN B	3,049	3259	\$355.31	0.068%
2353 009 009	1	Diamond Charles & Sandra Trs	2,997	2019	\$310.02	0.059%
2353 009 010	1	Diamond Charles & Sandra Trs	2,997	1763	\$301.54	0.058%
2353 008 015	1	Elkins Bill/Shiloh	5,998	4996	\$652.10	0.125%
2350 018 084	1	Equity Residential	99,317	200651	\$14,703.64	2.819%
2353 011 026	1	First State Investors 5000a LLC	18,230	25302	\$2,317.06	0.444%
2353 005 014	1	FISCHER JEFFREY A & HILARY K	13,277	4516	\$1,226.74	0.235%
2353 009 013	1	Flower Robert P & Betty S Trs	2,997	1350	\$287.86	0.055%
2353 005 001	1	Fulton Richard G & Linda K	5,998	2650	\$574.39	0.110%
2353 002 040	1	Geller Suzan/Harry Trustees	2,750	1140	\$260.87	0.050%
2353 019 011	1	Goldstein Stanley & Diane Trs	3,968	1600	\$374.92	0.072%
2353 019 010	1	Goldstein Stanley A/Diane L Tr	4,208	3144	\$445.53	0.085%
2353 019 007	1	Goretsky Michael & Inna Trs	2,927	2992	\$336.57	0.065%
2350-014-018	1	Greene, Dennis & Julie	16496	10120	\$1,673.51	0.321%
2350-014-004	1	Gulbranson Richard E Jr	35196	19514	\$3,501.79	0.671%
2350-015-038	1	Gulbranson Richard E Jr	3798		\$308.13	0.059%
2353 010 007	1	Hale Catherine	7,039	4580	\$722.77	0.139%
2353 003 024	1	Hoiby Glenn W	9,240	8230	\$1,022.24	0.196%
2350-016-001	1	Hurley Joseph G & Clara T/hurley Trust	6247	9856	\$833.27	0.160%
2350-016-002	1	Hurley Joseph G & Clara T/hurley Trust	6247		\$506.82	0.097%
2350-016-003	1	Hurley Joseph G & Clara T/hurley Trust	6247		\$506.82	0.097%
2350-017-005	1	Hurley Joseph G & Clara T/hurley Trust	6991		\$567.21	0.109%
2350-017-007	1	Hurley Joseph G & Clara T/hurley Trust	6991		\$567.18	0.109%
2350-017-008	1	Hurley Joseph G & Clara T/hurley Trust	4996	2035	\$472.73	0.091%
2350-017-009	1	Hurley Joseph G & Clara T/hurley Trust	4996	1854	\$466.73	0.089%
2350-017-010	1	Hurley Joseph G & Clara T/hurley Trust	4996	3374	\$517.08	0.099%
2350-017-017	1	Hurley Joseph G & Clara T/hurley Trust	3986	1417	\$370.32	0.071%
2350-017-018	1	Hurley Joseph G & Clara T/hurley Trust	6247		\$506.78	0.097%
2350-017-019	1	Hurley Joseph G & Clara T/hurley Trust	17498	10767	\$1,776.24	0.340%
2350-017-027	1	Hurley Joseph G & Clara T/hurley Trust	6247	4195	\$645.77	0.124%
2350-015-037	1	Hurley Joseph G/hurley Trust	8746	5416	\$888.95	0.170%
2350-017-004	1	Hurley Joseph G/hurley Trust	6247	8944	\$803.07	0.154%
2350-017-006	1	Hurley Joseph G/hurley Trust	6991	0	\$567.18	0.109%
2350-017-016	1	Hurley Joseph G/hurley Trust	2243	0	\$181.97	0.035%
2353 017 004	1	Jaclyn LLC	19,406	9046	\$1,874.03	0.359%
2353 020 001	1	Jaclyn LLC	7,610	5504	\$799.70	0.153%
2350-012-040	1	JSM Florentine LLC	279	12,200	\$426.75	0.082%
2350-012-041	1	JSM Florentine LLC	279	1,070	\$58.09	0.011%
2350-012-042	1	JSM Florentine LLC	279	1,240	\$63.72	0.012%
2350-012-043	1	JSM Florentine LLC	279	1,150	\$60.74	0.012%
2350-012-044	1	JSM Florentine LLC	279	1,140	\$60.41	0.012%
2350-012-045	1	JSM Florentine LLC	279	1,170	\$61.40	0.012%
2350-012-046	1	JSM Florentine LLC	279	740	\$47.16	0.009%
2350-012-047	1	JSM Florentine LLC	279	1,240	\$63.72	0.012%
2350-012-048	1	JSM Florentine LLC	279	900	\$52.46	0.010%
2350-012-049	1	JSM Florentine LLC	279	1,340	\$67.03	0.013%
2350-012-050	1	JSM Florentine LLC	279	830	\$50.14	0.010%
2350-012-051	1	JSM Florentine LLC	279	1,350	\$67.36	0.013%
2350-012-052	1	JSM Florentine LLC	279	760	\$47.82	0.009%
2350-012-053	1	JSM Florentine LLC	279	1,110	\$59.42	0.011%
2350-012-054	1	JSM Florentine LLC	279	1,160	\$61.07	0.012%

2350-012-055	1	JSM Florentine LLC	279	1,180	\$61.73	0.012%
2350-012-056	1	JSM Florentine LLC	279	1,070	\$58.09	0.011%
2350-012-057	1	JSM Florentine LLC	279	1,240	\$63.72	0.012%
2350-012-058	1	JSM Florentine LLC	279	1,150	\$60.74	0.012%
2350-012-059	1	JSM Florentine LLC	279	1,140	\$60.41	0.012%
2350-012-060	1	JSM Florentine LLC	279	1,140	\$60.41	0.012%
2350-012-061	1	JSM Florentine LLC	279	1,170	\$61.40	0.012%
2350-012-062	1	JSM Florentine LLC	279	1,170	\$61.40	0.012%
2350-012-063	1	JSM Florentine LLC	279	740	\$47.16	0.009%
2350-012-064	1	JSM Florentine LLC	279	790	\$48.82	0.009%
2350-012-065	1	JSM Florentine LLC	279	1,240	\$63.72	0.012%
2350-012-066	1	JSM Florentine LLC	279	810	\$49.48	0.009%
2350-012-067	1	JSM Florentine LLC	279	900	\$52.46	0.010%
2350-012-068	1	JSM Florentine LLC	279	1,340	\$67.03	0.013%
2350-012-069	1	JSM Florentine LLC	279	830	\$50.14	0.010%
2350-012-070	1	JSM Florentine LLC	279	1,350	\$67.36	0.013%
2350-012-071	1	JSM Florentine LLC	279	760	\$47.82	0.009%
2350-012-072	1	JSM Florentine LLC	279	1,110	\$59.42	0.011%
2350-012-073	1	JSM Florentine LLC	279	1,160	\$61.07	0.012%
2350-012-074	1	JSM Florentine LLC	279	1,180	\$61.73	0.012%
2350-012-075	1	JSM Florentine LLC	279	1,070	\$58.09	0.011%
2350-012-076	1	JSM Florentine LLC	279	1,240	\$63.72	0.012%
2350-012-077	1	JSM Florentine LLC	279	1,150	\$60.74	0.012%
2350-012-078	1	JSM Florentine LLC	279	1,140	\$60.41	0.012%
2350-012-079	1	JSM Florentine LLC	279	1,140	\$60.41	0.012%
2350-012-080	1	JSM Florentine LLC	279	1,170	\$61.40	0.012%
2350-012-081	1	JSM Florentine LLC	279	1,170	\$61.40	0.012%
2350-012-082	1	JSM Florentine LLC	279	740	\$47.16	0.009%
2350-012-083	1	JSM Florentine LLC	279	790	\$48.82	0.009%
2350-012-084	1	JSM Florentine LLC	279	1,240	\$63.72	0.012%
2350-012-085	1	JSM Florentine LLC	279	810	\$49.48	0.009%
2350-012-086	1	JSM Florentine LLC	279	900	\$52.46	0.010%
2350-012-087	1	JSM Florentine LLC	279	1,340	\$67.03	0.013%
2350-012-088	1	JSM Florentine LLC	279	830	\$50.14	0.010%
2350-012-089	1	JSM Florentine LLC	279	1,350	\$67.36	0.013%
2350-012-090	1	JSM Florentine LLC	279	760	\$47.82	0.009%
2350-012-091	1	JSM Florentine LLC	279	1,110	\$59.42	0.011%
2350-012-092	1	JSM Florentine LLC	279	1,160	\$61.07	0.012%
2350-012-093	1	JSM Florentine LLC	279	1,180	\$61.73	0.012%
2350-012-094	1	JSM Florentine LLC	279	1,070	\$58.09	0.011%
2350-012-095	1	JSM Florentine LLC	279	1,240	\$63.72	0.012%
2350-012-096	1	JSM Florentine LLC	279	1,150	\$60.74	0.012%
2350-012-097	1	JSM Florentine LLC	279	1,140	\$60.41	0.012%
2350-012-098	1	JSM Florentine LLC	279	1,140	\$60.41	0.012%
2350-012-099	1	JSM Florentine LLC	279	1,170	\$61.40	0.012%
2350-012-100	1	JSM Florentine LLC	279	1,170	\$61.40	0.012%
2350-012-101	1	JSM Florentine LLC	279	740	\$47.16	0.009%
2350-012-102	1	JSM Florentine LLC	279	790	\$48.82	0.009%
2350-012-103	1	JSM Florentine LLC	279	1,240	\$63.72	0.012%
2350-012-104	1	JSM Florentine LLC	279	810	\$49.48	0.009%
2350-012-105	1	JSM Florentine LLC	279	900	\$52.46	0.010%

2350-012-106	1	JSM Florentine LLC	279	1,340	\$67.03	0.013%
2350-012-107	1	JSM Florentine LLC	279	830	\$50.14	0.010%
2350-012-108	1	JSM Florentine LLC	279	1,350	\$67.36	0.013%
2350-012-109	1	JSM Florentine LLC	279	760	\$47.82	0.009%
2350-012-110	1	JSM Florentine LLC	279	1,110	\$59.42	0.011%
2350-012-111	1	JSM Florentine LLC	279	1,160	\$61.07	0.012%
2350-012-112	1	JSM Florentine LLC	279	1,180	\$61.73	0.012%
2350-012-113	1	JSM Florentine LLC	279	1,070	\$58.09	0.011%
2350-012-114	1	JSM Florentine LLC	279	1,240	\$63.72	0.012%
2350-012-115	1	JSM Florentine LLC	279	1,150	\$60.74	0.012%
2350-012-116	1	JSM Florentine LLC	279	1,140	\$60.41	0.012%
2350-012-117	1	JSM Florentine LLC	279	1,140	\$60.41	0.012%
2350-012-118	1	JSM Florentine LLC	279	1,170	\$61.40	0.012%
2350-012-119	1	JSM Florentine LLC	279	1,170	\$61.40	0.012%
2350-012-120	1	JSM Florentine LLC	279	740	\$47.16	0.009%
2350-012-121	1	JSM Florentine LLC	279	790	\$48.82	0.009%
2350-012-122	1	JSM Florentine LLC	279	1,240	\$63.72	0.012%
2350-012-123	1	JSM Florentine LLC	279	810	\$49.48	0.009%
2350-012-124	1	JSM Florentine LLC	279	900	\$52.46	0.010%
2350-012-125	1	JSM Florentine LLC	279	1,340	\$67.03	0.013%
2350-012-126	1	JSM Florentine LLC	279	830	\$50.14	0.010%
2350-012-127	1	JSM Florentine LLC	279	1,350	\$67.36	0.013%
2350-012-128	1	JSM Florentine LLC	279	760	\$47.82	0.009%
2350-012-129	1	JSM Florentine LLC	279	1,110	\$59.42	0.011%
2350-012-130	1	JSM Florentine LLC	279	1,160	\$61.07	0.012%
2350-012-131	1	JSM Florentine LLC	279	1,180	\$61.73	0.012%
2350-012-132	1	JSM Florentine LLC	279	1,070	\$58.09	0.011%
2350-012-133	1	JSM Florentine LLC	279	1,240	\$63.72	0.012%
2350-012-134	1	JSM Florentine LLC	279	1,150	\$60.74	0.012%
2350-012-135	1	JSM Florentine LLC	279	1,140	\$60.41	0.012%
2350-012-136	1	JSM Florentine LLC	279	1,140	\$60.41	0.012%
2350-012-137	1	JSM Florentine LLC	279	1,170	\$61.40	0.012%
2350-012-138	1	JSM Florentine LLC	279	1,170	\$61.40	0.012%
2350-012-139	1	JSM Florentine LLC	279	740	\$47.16	0.009%
2350-012-140	1	JSM Florentine LLC	279	790	\$48.82	0.009%
2350-012-141	1	JSM Florentine LLC	279	1,240	\$63.72	0.012%
2350-012-142	1	JSM Florentine LLC	279	810	\$49.48	0.009%
2350-012-143	1	JSM Florentine LLC	279	900	\$52.46	0.010%
2350-012-144	1	JSM Florentine LLC	279	1,340	\$67.03	0.013%
2350-012-145	1	JSM Florentine LLC	279	830	\$50.14	0.010%
2350-012-146	1	JSM Florentine LLC	279	1,350	\$67.36	0.013%
2350-012-147	1	JSM Florentine LLC	279	760	\$47.82	0.009%
2350-012-148	1	JSM Florentine LLC	279	1,110	\$59.42	0.011%
2350-012-149	1	JSM Florentine LLC	279	1,160	\$61.07	0.012%
2350-012-150	1	JSM Florentine LLC	279	1,180	\$61.73	0.012%
2350-012-151	1	JSM Florentine LLC	279	1,070	\$58.09	0.011%
2350-012-152	1	JSM Florentine LLC	279	1,240	\$63.72	0.012%
2350-012-153	1	JSM Florentine LLC	279	1,150	\$60.74	0.012%
2350-012-154	1	JSM Florentine LLC	279	1,140	\$60.41	0.012%
2350-012-155	1	JSM Florentine LLC	279	1,140	\$60.41	0.012%
2350-012-156	1	JSM Florentine LLC	279	1,170	\$61.40	0.012%

2350-012-157	1	JSM Florentine LLC	279	1,170	\$61.40	0.012%
2350-012-158	1	JSM Florentine LLC	279	740	\$47.16	0.009%
2350-012-159	1	JSM Florentine LLC	279	790	\$48.82	0.009%
2350-012-160	1	JSM Florentine LLC	279	1,240	\$63.72	0.012%
2350-012-161	1	JSM Florentine LLC	279	810	\$49.48	0.009%
2350-012-162	1	JSM Florentine LLC	279	900	\$52.46	0.010%
2350-012-163	1	JSM Florentine LLC	279	1,340	\$67.03	0.013%
2350-012-164	1	JSM Florentine LLC	279	830	\$50.14	0.010%
2350-012-165	1	JSM Florentine LLC	279	1,350	\$67.36	0.013%
2350-012-166	1	JSM Florentine LLC	279	760	\$47.82	0.009%
2350-012-167	1	JSM Florentine LLC	279	1,110	\$59.42	0.011%
2350-012-168	1	JSM Florentine LLC	279	1,160	\$61.07	0.012%
2350-012-169	1	JSM Florentine LLC	279	1,180	\$61.73	0.012%
2350-012-170	1	JSM Florentine LLC	279	1,070	\$58.09	0.011%
2350-012-171	1	JSM Florentine LLC	279	1,240	\$63.72	0.012%
2350-012-172	1	JSM Florentine LLC	279	1,150	\$60.74	0.012%
2350-012-173	1	JSM Florentine LLC	279	1,140	\$60.41	0.012%
2350-012-174	1	JSM Florentine LLC	279	1,140	\$60.41	0.012%
2350-012-175	1	JSM Florentine LLC	279	1,170	\$61.40	0.012%
2350-012-176	1	JSM Florentine LLC	279	1,170	\$61.40	0.012%
2350-012-177	1	JSM Florentine LLC	279	740	\$47.16	0.009%
2350-012-178	1	JSM Florentine LLC	279	790	\$48.82	0.009%
2350-012-179	1	JSM Florentine LLC	279	1,240	\$63.72	0.012%
2350-012-180	1	JSM Florentine LLC	279	810	\$49.48	0.009%
2350-012-181	1	JSM Florentine LLC	279	900	\$52.46	0.010%
2350-012-182	1	JSM Florentine LLC	279	1,340	\$67.03	0.013%
2350-012-183	1	JSM Florentine LLC	279	830	\$50.14	0.010%
2350-012-184	1	JSM Florentine LLC	279	1,350	\$67.36	0.013%
2350-012-185	1	JSM Florentine LLC	279	760	\$47.82	0.009%
2350-012-186	1	JSM Florentine LLC	279	1,110	\$59.42	0.011%
2350-012-187	1	JSM Florentine LLC	279	1,160	\$61.07	0.012%
2350-012-188	1	JSM Florentine LLC	279	1,180	\$61.73	0.012%
2350-012-189	1	JSM Florentine LLC	279	1,070	\$58.09	0.011%
2350-012-190	1	JSM Florentine LLC	279	1,240	\$63.72	0.012%
2350-012-191	1	JSM Florentine LLC	279	1,150	\$60.74	0.012%
2350-012-192	1	JSM Florentine LLC	279	1,140	\$60.41	0.012%
2350-012-193	1	JSM Florentine LLC	279	1,140	\$60.41	0.012%
2350-012-194	1	JSM Florentine LLC	279	1,170	\$61.40	0.012%
2350-012-195	1	JSM Florentine LLC	279	1,170	\$61.40	0.012%
2350-012-196	1	JSM Florentine LLC	279	740	\$47.16	0.009%
2350-012-197	1	JSM Florentine LLC	279	790	\$48.82	0.009%
2350-012-198	1	JSM Florentine LLC	279	1,240	\$63.72	0.012%
2350-012-199	1	JSM Florentine LLC	279	810	\$49.48	0.009%
2350-012-200	1	JSM Florentine LLC	279	900	\$52.46	0.010%
2350-012-201	1	JSM Florentine LLC	279	1,340	\$67.03	0.013%
2350-012-202	1	JSM Florentine LLC	279	830	\$50.14	0.010%
2350-012-203	1	JSM Florentine LLC	279	1,350	\$67.36	0.013%
2350-012-204	1	JSM Florentine LLC	279	760	\$47.82	0.009%
2350-012-205	1	JSM Florentine LLC	279	1,110	\$59.42	0.011%
2350-012-206	1	JSM Florentine LLC	279	1,160	\$61.07	0.012%
2350-012-207	1	JSM Florentine LLC	279	1,180	\$61.73	0.012%

2350-012-208	1	JSM Florentine LLC	279	1,070	\$58.09	0.011%
2350-012-209	1	JSM Florentine LLC	279	1,240	\$63.72	0.012%
2350-012-210	1	JSM Florentine LLC	279	1,150	\$60.74	0.012%
2350-012-211	1	JSM Florentine LLC	279	1,140	\$60.41	0.012%
2350-012-212	1	JSM Florentine LLC	279	1,140	\$60.41	0.012%
2350-012-213	1	JSM Florentine LLC	279	1,170	\$61.40	0.012%
2350-012-214	1	JSM Florentine LLC	279	1,170	\$61.40	0.012%
2350-012-215	1	JSM Florentine LLC	279	740	\$47.16	0.009%
2350-012-216	1	JSM Florentine LLC	279	1,240	\$63.72	0.012%
2350-012-217	1	JSM Florentine LLC	279	1,630	\$76.64	0.015%
2350-012-218	1	JSM Florentine LLC	279	900	\$52.46	0.010%
2350-012-219	1	JSM Florentine LLC	279	1,340	\$67.03	0.013%
2350-012-220	1	JSM Florentine LLC	279	830	\$50.14	0.010%
2350-014-016	1	JSM Gangi LLC	49532	26950	\$4,911.16	0.941%
2353 006 025	1	JUNDEF MOSHE/BERNSTEIN INVESTMENTS LLC	5,000	4500	\$554.70	0.106%
2353 004 022	1	Jurmann Yvonne	16,270	5883	\$1,514.84	0.290%
2353 020 006	1	Jurnecka Ruth K & Joseph E Trs	11,408	1710	\$982.17	0.188%
2353 009 011	1	Kahn Margaret Trust	5,998	5200	\$658.85	0.126%
2350-017-014	1	Karpiol George B/karfiol Margaret E	7492	2546	\$692.15	0.133%
2353 008 034	1	Kassabian Zohrab & Sonia Trs	10,200	4963	\$991.91	0.190%
2353 020 003	1	Katz Harry Leo Trustee;Fbo Katz Harry Le	7,497	4556	\$759.14	0.146%
2353 004 027	1	King Jennifer J/Jennifer J King TR	19,420	32790	\$2,661.63	0.510%
2353 007 020	1	Kohanim Kambiz & E 2004 TR	5,998	4719	\$642.92	0.123%
2353 008 014	1	Kutrosky Thomas & Elaine	5,110	380	\$427.16	0.082%
2353 010 014	1	Lankershim NoHo LLC	46,174	37973	\$5,003.84	0.959%
2353 010 016	1	Lankershim NoHo LLC	11,400	0	\$924.88	0.177%
2353 025 048	1	Lankershim Partner I Inc	45,738	20823	\$4,400.42	0.844%
2350-018-031	1	LIPMAN ZVI	16496	13861	\$1,797.43	0.345%
2353 005 006	1	Los Angeles Home Owners Aid Inc	2,997	1740	\$300.78	0.058%
2353 006 007	1	Magnolia Center LLC	3,000	1111	\$280.19	0.054%
2353 006 008	1	Magnolia Center LLC	2,997	168	\$248.71	0.048%
2353 008 016	1	Magnolia Center LLC	5,998	2925	\$583.50	0.112%
2353 006 004	1	Manders Gus H & Erika Trs Manders Trust	5,998	3000	\$585.98	0.112%
2350 017 043	1	Manoukian Ohannes/Ohannes Manoukian TR	9,579	7710	\$1,032.52	0.198%
2350-018-029	1	Margoosian Alfred	8246	10600	\$1,020.09	0.196%
2350-018-030	1	Margoosian Alfred	8246		\$668.99	0.128%
2353 006 013	1	Marian Suprenant	2,997	2616	\$329.79	0.063%
2353 005 013	1	MB Artists Inc/Berwood Productions LLC	7,793	9670	\$952.54	0.183%
2353 020 004	1	Meguerditchian Family Trust	7,497	3561	\$726.18	0.139%
2353 011 003	1	Morrison Studios LTD	17,267	8239	\$1,673.76	0.321%
2350-014-017	1	Mr Daniels Inc	16496	10,166	\$1,675.04	0.321%
2350 017 033	1	Narguizian John/Narguizian Fam TR	11,008	12160	\$1,295.85	0.248%
2350 017 034	1	Narguizian John/Narguizian Fam TR	10,158	6207	\$1,029.71	0.197%
2350 017 035	1	Narguizian John/Narguizian Fam TR	4,456	3432	\$475.19	0.091%
2350-017-015	1	Nisenbaum Jack A/nisenbaum Family	7492	4492	\$756.61	0.145%
2350-015-115	1	No Ho Lofts Llc	175322	227746	\$21,767.33	4.173%
2350-015-043	1	Noho Asset Management Llc	8799	5000	\$879.47	0.169%
2350 018 059	1	North Hollywood Senior Citizen/Tower Inc.	106,286	180180	\$14,590.98	2.797%
2353 006 014	1	Ohanian Gary & Anahid/Ohanian Family TR	2,997	1500	\$292.83	0.056%
2353 006 012	1	Ohanian Haroutian & Sona/Ohanian Trust	2,997	2125	\$313.53	0.060%
2353 007 018	1	PALEY JONATHAN M/FAMILY JON PALEY	5,998	3350	\$597.58	0.115%

2350 018 077	1	Paonessa Guy A/Cynthia V	7,172	6026	\$781.46	0.150%
2350-017-022	1	Papanicolaou Georgia	6247	10659	\$859.87	0.165%
2350-017-023	1	Papanicolaou Georgia	6247		\$506.82	0.097%
2350 017 047	1	Papanicolaou Georgia Tr	6,250	0	\$507.06	0.097%
2350 017 048	1	Papanicolaou Georgia Tr	14,570	2579	\$1,267.48	0.243%
2350 017 049	1	Papanicolaou Georgia Tr	7,200	0	\$584.13	0.112%
2350 017 050	1	Papanicolaou Georgia Tr	11,770	0	\$954.89	0.183%
2350 017 053	1	Pasquariello Mario & Nancy	10,110	2836	\$914.16	0.175%
2353 002 008	1	Petersil Martin & Joyce	6,747	3255	\$655.20	0.126%
2350-014-014	1	Pr li Of Jsm Noho Artwalk Sub/jsm Construction Inc	5750	1800	\$526.12	0.101%
2350-014-015	1	Pr li Of Jsm Noho Artwalk Sub/jsm Construction Inc	2997	3000	\$342.51	0.066%
2350-014-006	1	Pr li Of Jsm Noho Artwalk Sub1	24454	7811	\$2,242.66	0.430%
2350-014-031	1	Pr li Of Jsm Noho Artwalk Sub1	27878	14673	\$2,747.74	0.527%
2350-014-009	1	Pr li Of Jsm Noho Artwalk Sub1l	8747	0	\$709.64	0.136%
2350-014-010	1	Pr li Of Jsm Noho Artwalk Sub2 L	8747	0	\$709.64	0.136%
2350-014-011	1	Pr li Of Jsm Noho Artwalk Sub2 L	8747	4780	\$867.97	0.166%
2350-014-012	1	Pr li Of Jsm Noho Artwalk Sub2 L	17498	9999	\$1,750.80	0.336%
2350-014-013	1	Pr li Of Jsm Noho Artwalk Sub2 L	8747	3940	\$840.14	0.161%
2350-015-042	1	Pr li Of Jsm Noho Artwalk Sub3	8799	0	\$713.86	0.137%
2350-015-033	1	Pr li Of Jsm Noho Artwalk Sub4 L	8747	5000	\$875.25	0.168%
2350-015-034	1	Pr li Of Jsm Noho Artwalk Sub4 L	8747	5000	\$875.25	0.168%
2350-015-035	1	Pr li Of Jsm Noho Artwalk Sub4 L	8747	5000	\$875.25	0.168%
2350-015-036	1	Pr li Of Jsm Noho Artwalk Sub4 L	8747	5000	\$875.25	0.168%
2350-014-007	1	Pr li Of Jsm Noho Artwalk Subno	17498	8424	\$1,698.63	0.326%
2350-014-008	1	Pr li Of Jsm Noho Artwalk Subno	8747	1878	\$771.83	0.148%
2350-015-039	1	Pr li Of Jsm Noho Artwalk Subno	4996	0	\$405.35	0.078%
2350-015-054	1	Pr li Of Jsm Noho Artwalk Subno	8546	0	\$693.37	0.133%
2350-015-055	1	Pr li Of Jsm Noho Artwalk Subno	8546	0	\$693.37	0.133%
2350-014-034	1	PR Imperia Los Angeles LLC	8246	4442	\$816.13	0.156%
2350 018 078	1	PR Milano LLC	59,677	210,989	\$11,830.09	2.268%
2350-014-005	1	Pr Of li Jsm Noho Artwalk Subno	17598	12304	\$1,835.26	0.352%
2350-014-019	1	PR of JSM Rivara LLC	8246	0	\$668.99	0.128%
2350-014-020	1	PR of JSM Rivara LLC	8246	0	\$668.99	0.128%
2350-014-021	1	PR of JSM Rivara LLC	8246	0	\$668.99	0.128%
2350-014-022	1	PR of JSM Rivara LLC	8246	0	\$668.99	0.128%
2350-014-033	1	PRIJ JSM Ticino LLC	8246	102683	\$4,070.13	0.780%
2353 005 015	1	Quezadas Roberto & Giamante S	5,998	4200	\$625.73	0.120%
2353 008 017	1	Quezadas Roberto & Giamante S	5,998	3974	\$618.24	0.119%
2353 009 012	1	Quezadas Roberto H & Giamante S	2,997	1587	\$295.71	0.057%
2350 015 114	1	Red Rock NoHo Retail LLC	81,022	62,446	\$8,641.66	1.657%
2353 003 023	1	REDIGER GARY/REDIGER TRUST	13,199	4676	\$1,225.71	0.235%
2353 004 023	1	Roche John F & Gaye K Trs	25,409	11780	\$2,451.61	0.470%
2353 002 031	1	Rogers Flora/Robers Trust	10,765	2400	\$952.85	0.183%
2353 010 009	1	Rubenstein Raymond Tr	7,039	3770	\$695.94	0.133%
2353 017 001	1	Sadri Saeed	11,909	2200	\$1,039.04	0.199%
2353 002 033	1	Samrai Yair & Sara TR	2,370	0	\$192.28	0.037%
2353 002 034	1	Samrai Yair & Sara TR	12,065	7641	\$1,231.92	0.236%
2353 018 006	1	Schirle Richard F & Louise A	8,999	7955	\$993.58	0.190%
2353 018 009	1	Selimos James G & Mary J Trs	3,119	1235	\$293.95	0.056%
2350-013-020	1	SF No Ho LLC	286645	218344	\$30,487.52	5.844%
2353 005 003	1	Shapiro Temeema/Temeema Shapiro Tr	2,997	2300	\$319.33	0.061%

2353 005 004	1	Shapiro Temeema/Temeema Shapiro Tr	2,997	2875	\$338.37	0.065%
2353 002 039	1	Sheiman Saul Tr Sheiman Family Trust	2,750	724	\$247.09	0.047%
2353 005 025	1	Sidgus Co Inc	5,998	3500	\$602.54	0.116%
2353 018 011	1	Siegel Elbert R & Jillian	5,998	4075	\$621.59	0.119%
2353 018 012	1	Siegel Elbert R & Jillian	6,000	6290	\$695.12	0.133%
2350-018-086	1	Snyder NoHo III LLC	125,017	0	\$10,142.57	1.944%
2353 006 009	1	Solakian Vasgan & Rose M/Solakian Fam TR	2,997	2000	\$309.39	0.059%
2353 006 010	1	Solakian Vasgan & Rose M/Solakian Fam TR	2,997	0	\$243.15	0.047%
2353 006 011	1	Solakian Vasgan & Rose M/Solakian Fam TR	2,997	0	\$243.15	0.047%
2353 009 015	1	Spitz Robert T & Noreen P	5,998	5394	\$665.28	0.128%
2350-017-021	1	St Pauls First Lutheran Ch Ofnorth Hollywood	50887	15978	\$4,657.67	0.893%
2350-017-013	1	St Pauls First Lutheran Church	26232	16290	\$2,667.76	0.511%
2350-017-020	1	St Pauls First Lutheran Church Of North Hollywood	4996	2811	\$498.43	0.096%
2353 018 010	1	Stibelman Albert A & Mildred	5,998	3904	\$615.93	0.118%
2353 007 019	1	Tait John Tr J Tait & K B Tait Trust	5,998	3975	\$618.28	0.119%
2353 017 002	1	Taylor Glenn D Tr Glenn D Taylor Trust	7,497	4201	\$747.38	0.143%
2353 005 008	1	Torti Lee O/Loreta	3,000	1836	\$304.20	0.058%
2350 017 042	1	Treves Nace & Sarah Trs Treves Trust	6,386	5346	\$695.17	0.133%
2353 017 003	1	Vossler Thomas S/John Mc-Causland/Willia	6,747	3036	\$647.94	0.124%
2350-012-028	1	Wcot Of Jsm Cosenza Llc	7497	0	\$608.23	0.117%
2350-012-029	1	Wcot Of Jsm Cosenza Llc	9296	0	\$754.18	0.145%
2350-012-030	1	Wcot Of Jsm Cosenza Llc	5698	0	\$462.28	0.089%
2350 012 031	1	Weddington Investment Properties Llc	13,552	1027	\$1,133.48	0.217%
2353 018 014	1	White Kevin D & Pegeen R Trs	5,497	4675	\$600.82	0.115%
2353 005 012	1	Wilkey-Shehab Sandra Trust	5,998	4974	\$651.37	0.125%
2353 005 002	1	Wong Sam H & May G Trs	5,998	3100	\$589.30	0.113%
2353 009 014	1	Yeakel Family Llc	5,998	3252	\$594.33	0.114%
2353 005 007	1	Yvega Todd	2,997	1500	\$292.83	0.056%
		Total Non-Government Assessments			\$352,064.05	67.489%
		Total Government Assessments			\$169,598.92	32.511%
		<b>Total All Assessments</b>			<b>\$521,662.97</b>	<b>100.000%</b>