

Hollywood Western Property and Business Improvement District



**Los Angeles, California
December 2019**

Prepared by:
Kristin Lowell Inc.

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

TABLE OF CONTENTS

ENGINEER'S STATEMENT	1
----------------------------	---

ENGINEER'S REPORT:

SECTION A: Legislative and Judicial Review	2
SECTION B: Improvements and Activities	4
SECTION C: Benefitting Parcels	7
SECTION D: Proportional Benefits	11
SECTION E: Special and General Benefits	12
SECTION F: Cost Estimate.....	18
SECTION G: Apportionment Method	19
SECTION H: Assessment Roll.....	21

ENGINEER'S STATEMENT

This Report is prepared pursuant to Article XIIID of the California State Constitution (Proposition 218) and the State of California Property and Business Improvement District Law of 1994 as amended.

The Hollywood Western Property-Based Business Improvement District ("PBID") will provide activities either currently not provided or are above and beyond what the City of Los Angeles provides. These activities will specially benefit each individual assessable parcel in the PBID. Every individual assessed parcel within the PBID receives special benefit from the activities identified under Section B of this Report. Only those individual assessed parcels within the PBID receive the special benefit of these proposed activities; parcels contiguous to and outside the PBID and the public at large may receive a general benefit, as outlined in Section E. The cost to provide general benefits, if any, will be funded from sources other than special assessments.

The duration of the proposed PBID is five (5) years, commencing January 1, 2021. An estimated budget for the PBID improvements and activities is set forth in Section D. Assessments will be subject to an annual increase of up to 5% per year as determined by the Owners' Association. Assessment increases must stay between 0% and 5% in any given year. Funding for the PBID improvements and activities shall be derived from a property-based assessment of each specially benefitted parcel in the PBID. A detailed description of the methodology for determining the proportional special benefit each individual assessable parcel receives from the service and the assessment for each parcel is set forth in Section F.

I hereby certify to the best of my professional knowledge that each of the identified assessable parcels located within the PBID will receive a special benefit over and above the benefits conferred to those parcels outside of the PBID boundary and to the public at large and that the amount of the proposed special assessment is proportional to, and no greater than the special benefits received.

Respectfully submitted,



Terrance E. Lowell, P.E.



SECTION A: LEGISLATIVE AND JUDICIAL REVIEW

Property and Business Improvement District Law of 1994

The Property and Business Improvement District Law of 1994 (the "State Law") is the legislation that authorizes the City to levy assessments upon real property for the purposes of providing improvements and activities that specially benefit each individual assessed parcel in the PBID. The purpose of the PBID is to encourage commerce, investment, and business activities. In order to meet these goals PBIDs typically fund activities and improvements, such as, enhanced safety and cleaning. Unlike other assessment districts which fund the construction of public capital improvements or maintenance thereof, PBIDs provide activities and improvements "to promote the economic revitalization and physical maintenance of the business districts of its cities in order to create jobs, attract new businesses, and prevent the erosion of the business districts." (Streets and Highways Code Section 36601(b)). The improvements and activities funded through the PBID are over and above those already provided by the City within the PBID's boundaries. Each of the PBID activities or improvements is intended to increase building occupancy and lease rates, to encourage new business development, attract businesses that serve the community, and improve the quality of life.

Specifically, the State Law defines "Improvements" and "Activities" as follows:

"Improvement" means the acquisition, construction, installation, or maintenance of any tangible property with an estimated useful life of five years..."¹

"Activities" means, but is not limited to, all of the following:

- (a) Promotion of public events which benefit businesses or real property in the district.*
- (b) Furnishing of music in any public place within the district.*
- (c) Promotion of tourism within the district.*
- (d) Marketing and economic development, including retail retention and recruitment.*
- (e) Providing safety, sanitation, graffiti removal, street and sidewalk cleaning, and other municipal services supplemental to those normally provided by the municipality.*
- (f) Activities which benefit businesses and real property located in the district."²*

Article XIID of the State Constitution

In 1996, California voters approved Proposition 218, codified in part as Article XIID of the State Constitution. Among other requirements, Article XIID changes the way local agencies enact local taxes and levy assessments on real property. It states, in relevant part, that:

(a) An agency which proposes to levy an assessment shall identify all parcels which will have a special benefit conferred upon them and upon which an assessment will be imposed. The proportionate special benefit derived by each identified parcel shall be determined in relationship to the entirety of the capital cost of a public improvement, the maintenance and operation expenses of a public improvement, or the cost of the property related service being provided. No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel. Only special benefits are assessable, and an agency shall separate the general benefits

¹ California Streets and Highways Code, Section 36610.

² California Streets and Highways Code, Section 36613.

from the special benefits conferred on a parcel. Parcels within a district that are owned or used by any agency, the State of California or the United States shall not be exempt from assessment unless the agency can demonstrate by clear and convincing evidence that those publicly owned parcels in fact receive no special benefit.

(b) All assessments shall be supported by a detailed engineer's report prepared by a registered professional engineer certified by the State of California.³

"Special benefit" 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. General enhancement of property value does not constitute "special benefit."⁴

Judicial Guidance

Since the enactment of Article XIID, the courts have rendered opinions regarding various aspects of Article XIID. The notable portions of cases that apply to assessment districts in general and this Hollywood Western PBID in particular are noted below.

"The engineer's report describes the services to be provided by the PBID [i.e. the PBID]; (1) security, (2) streetscape maintenance (e.g., street sweeping, gutter cleaning, graffiti removal), and (3) marketing, promotion, and special events. They are all services over and above those already provided by the City within the boundaries of the PBID. And they are particular and distinct benefits to be provided only to the properties within the PBID, not to the public at large—they 'affect the assessed property in a way that is particular and distinct from [their] effect on other parcels and that real property in general and the public at large do not share.'"⁵

"...separating the general from the special benefits of a public improvement project and estimating the quantity of each in relation to the other is essential if an assessment is to be limited to the special benefits."⁶

"...the agency must determine or approximate the percentage of the total benefit conferred by the service or improvement that will be enjoyed by the general public and deduct that percentage of the total cost of the service or improvement from the special assessment levied against the specially benefitted property owners."⁷

"...even minimal general benefits must be separated from special benefits and quantified so that the percentage of the cost of services and improvements representing general benefits, however slight, can be deducted from the amount of the cost assessed against specially benefitting properties."⁸

The contents of this Engineer's Report are prepared in compliance with the above noted authorizing legislation, the State Constitution and the judicial opinions.

³ Section 4, Article XIID of the State Constitution.

⁴ Section 2 (i), Article XIID of the State Constitution.

⁵ Dahms v. Downtown Pomona Property and Business Improvement District (2009) 174 Cal.App. 4th 708, 722.

⁶ Beutz v. County of Riverside (2010) 184 Cal. App. 4th 1516, 1532.

⁷ Golden Hill Neighborhood Association, Inc. v. City of San Diego (2011) 199 Cal.App. 4th 416, 438.

⁸ Golden Hill Neighborhood Association, Inc. v. City of San Diego (2011) 199 Cal.App. 4th 416, 439.

SECTION B: IMPROVEMENTS AND ACTIVITIES

The Hollywood Western PBID Steering Committee collectively determined the priority for improvements and activities that the PBID will deliver. The primary needs as determined by the property owners are Clean, Safe and Beautiful programs as well as Communication and Marketing activities. Specifically, the Hollywood Western PBID shall provide the following activities.

CLEAN, SAFE, BEAUTIFUL PROGRAMS

Safe Team Program

The Safety Program will provide security services for the individual assessed parcels located within Zone 2 of the District in the form of walking and mobile patrols. The purpose of the Safe Team Program is to deter and report illegal activities. 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, and illegal dumping for individually assessed parcels. 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 to individually assessed properties within Zone 2 of the District boundaries. The special benefit to assessed parcels from these services is increased commercial activity which directly relates to increases in lease rates and customer usage.

Retail parcels benefit from District programs that work to provide greater pedestrian traffic, increased sales, an enhanced business climate, new business attraction, business retention, and increased business investment. Religious parcels benefit from District programs that work to provide a better pedestrian experience and an enhanced sense of safety which provides an opportunity to increase attendance. Parking parcels benefit from District programs which work to provide an enhanced business climate and offering, new business attraction, business retention, and District investment, and increased sales all of which work to draw more users and cars to the District. Office parcels benefit from the District programs which work to increase pedestrian foot traffic, provide an enhanced sense of safety and a positive user experience which all work to increase occupancy, enhance business climate, and new business attraction, business retention, and business investment. Transit parcels benefit from District programs that work to provide greater pedestrian traffic, an enhanced sense of safety and a positive user experience which increases ridership. Mixed use residential parcels benefit from District programs that work to provide an enhanced sense of safety and a positive user experience which in turn enhances the business climate and improves the business offering, attracts new businesses, and District investment.

Clean and Beautiful Program

In order to consistently deal with cleaning issues, a Clean and Beautiful Program is provided. A multi-dimensional approach has been developed consisting of the following elements.

Sidewalk Cleaning: Uniformed, radio equipped personnel sweep litter, debris and refuse from sidewalks and gutters of the District. District personnel will pressure wash the sidewalks. Clean

sidewalks support an increase in commerce and provides a special benefit to each individually assessed parcel in the district.

Trash Collection: Collector truck personnel collect trash from sidewalk trash receptacles as needed. They are also dispatched to collect stolen shopping carts and large bulky items illegally dumped in the District.

Graffiti Removal: District personnel 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.

Landscape Maintenance: Landscape maintenance and street tree trimming are important programs that work to attract increased customers to the District. Landscape maintenance includes items such as weed abatement. A well landscaped district supports an increase in commerce and provides a special benefit to each individually assessed parcel in the district.

The clean team will only provide service to assessed properties within District boundaries. The special benefit to individually assessed parcels from these services is increased commercial activity which directly relates to increases in lease rates and customer usage. Dirty and unclean sidewalks deter pedestrians and commercial activity.

Retail parcels benefit from District programs that work to provide greater pedestrian traffic, increased sales, an enhanced business climate, new business attraction, business retention, and increased business investment. Religious parcels benefit from District programs that work to provide a better pedestrian experience and a cleaner area which provides an opportunity to increase attendance. Parking parcels benefit from District programs which work to provide an enhanced business climate and offering, new business attraction, business retention, and District investment, and increased sales all of which work to draw more users and cars to the District. Office parcels benefit from the District programs which work to increase pedestrian foot traffic, provide a cleaner area and a positive user experience which all work to increase occupancy, enhance business climate, and new business attraction, business retention, and business investment. Transit parcels benefit from District programs that work to provide greater pedestrian traffic, a cleaner area and a positive user experience which increases ridership. Mixed use residential parcels benefit from District programs that work to provide a cleaner area and a positive user experience which in turn enhances the business climate and improves the business offering, attracts new businesses, and District investment.

COMMUNICATION & MARKETING

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 the programs below is an increased awareness of the businesses within the district and their individual offerings which attracts new customers to the District businesses and provides an increase in commercial activity which directly relates to increases in lease rates and enhanced commerce.

Retail parcels benefit from increased exposure and awareness of District offerings that work to provide greater pedestrian traffic, increased sales, an enhanced business climate, new business attraction, business retention, and increased business investment. Religious parcels benefit from increased exposure and awareness of District programs that work to provide a better pedestrian

and a positive user experience which provides an opportunity to increase attendance. Parking parcels benefit from District programs which work to increase exposure and awareness of District amenities such as retail and office options which in turn provide an enhanced business climate and offering, new business attraction, business retention, and District investment, and increased sales all of which work to draw more users and cars to the District. Office parcels benefit from the District programs which work to increase exposure and awareness of District amenities such as retail and transit options which in turn increase pedestrian foot traffic and a positive user experience which all work to increase occupancy, enhance business climate, and new business attraction, business retention, and business investment. Transit parcels benefit from greater awareness of businesses and offerings that work to provide greater pedestrian traffic, and a positive user experience which increases ridership. Mixed use residential parcels benefit from District programs that work to provide an increased awareness of District amenities such as retail and transit options which in turn enhances the business climate and improves the business offering, attracts new businesses and residents, and District investment.

Some of the communication/image programs being considered are:

- Hollywood Western BID Web Site
- Newsletter
- Banners/Medallions
- Image Marketing

ADMINISTRATION/CITY FEES/RESERVE

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 ensure that City and County services and policies support the District. Included in this item are management labor, office expense and organizational expenses such as insurance and the cost to conduct a yearly financial review.

A well-managed District provides necessary BID program oversight and guidance that produces higher quality and more efficient programs. 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 parcels from these services is increased commercial activity which directly relates to increases in lease rates and enhanced commerce. Included in this budget item are City fees to collect and process the assessments, as well as a reserve for delinquent assessments.

SECTION C: BENEFITTING PARCELS

PBID Boundary Description

Beginning at the southeast corner of Western Avenue and Franklin Avenue, southeast along the south side of Franklin Avenue to the northeast corner of Assessor Parcel Number (APN) 5544-006-024. South along the eastern boundary of parcels fronting the east side of Western Avenue to the northeast corner of APN 5544-007-032. East along the northern boundary of parcels fronting the north side of Hollywood Boulevard to the northeast corner of APN 5589-038-052. South along the eastern boundary of APN 5589-038-052 to the southeast corner of APN 5543-008-034. Continue west along the southern boundary of parcels fronting the south side of Hollywood Boulevard to the southwest corner of APN 5543-008-034. Continue west along the southern boundary of parcels fronting the south side of Hollywood Boulevard to the southwest corner of APN 5544-013-021. Continue west along the southern boundary of parcels fronting the south side of Hollywood Boulevard to the southwest corner of APN 5544-021-912. South along the eastern boundary of parcels fronting the east side of Western Avenue to the northeast corner of APN 5544-022-063. Continue east along the northern boundary of parcels fronting the north side of Sunset Boulevard to the southeast corner of APN 5544-022-054. South along the eastern boundary of APN 5544-022-063 to the southeast corner of APN 5544-032-022. Continue south along the eastern boundary of parcels fronting the east side of Western Avenue to the southeast corner of APN 5536-010-036. East along the southern boundary of APN 5536-010-036 to the southwest corner of APN 5536-011-003. Continue north along the western boundary of parcels fronting the west side of Western Avenue to the northwest corner of APN 5537-001-004. Continue northwest along the northeastern side of the 101 Freeway and the northeastern side of parcels fronting Fountain Avenue, Fernwood Avenue, and Wilton Place to the northwestern corner of APN 5544-028-029. East along the northern boundary of parcels fronting the north side of Sunset Boulevard to the northwest corner of APN 5544-023-023. Continue north along the west side of parcels fronting the west side of Western Avenue to the northwest corner of APN 5544-025-007. Continue west along the southern boundary of parcels fronting the south side of Hollywood Boulevard to the southwest corner of APN 5586-035-043. Continue north along the western boundary of APN 5586-035-043 to the northwest corner of APN 5586-030-020. East along the northern boundary of parcels facing the north side of Hollywood Boulevard to the northwest corner of APN 5544-005-032. North along the western boundary of parcels fronting the west side of Western Avenue to the northwestern corner of APN 5544-004-025. East along the northern boundary of APN 5544-004-025 and the south side of Franklin Avenue the point of beginning.

District Boundary Rationale

The property uses within the described boundaries of the Hollywood Western Business Improvement District are a mix of retail, religious, parking, office, transit, and mixed-use residential. Services and improvements provided by the District are designed to provide special benefits to parcels that contain retail, religious, parking, office and mixed-use residential. All of the services provided such as the security work provided by the Safe Team and 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 because of the unique nature of these services focusing on the particular needs of each individually assessed property within the District. These services provide particular and distinct benefits to each of the individually assessed parcels within the District.

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 individual assessed parcels within the boundaries of the District. Specifically, security patrols (Zone 2 only), cleaning / sanitation personnel, and similar service providers employed in connection with the District will only patrol and provide services to individually assessed parcels 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 Hollywood Western Business Improvement District was determined by zoning and use of the parcels north of the district boundary. The parcels north of the District boundaries are zoned residential and as per State of California Streets and Highways code section 36632.(c) *“are conclusively presumed not to benefit from the improvements and service funded through these assessments...”* 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 assessed parcels within the boundaries of the District.

Eastern Boundary: The eastern boundary of the Hollywood Western Business Improvement District was determined by the presence of the East Hollywood Business Improvement District which provides programs similar to the Hollywood Western Business Improvement District and the change in use of parcels east of the district boundary. At Hollywood Boulevard and Edgemont Street, the East Hollywood BID begins. At Sunset Boulevard and Serrano Avenue, the commercial use begins to change. In addition, the parcels east of the Western Avenue District boundaries are zoned residential and as per State of California Streets and Highways code section 36632(c) *“are conclusively presumed not to benefit from the improvements and service funded through these assessments...”* 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 assessed parcels within the boundaries of the District. Specifically, security patrols (Zone 2 only), maintenance personnel, and similar service providers employed in connection with the District will only patrol and provide services to individual assessed parcels within the District, and will not provide services outside of District boundaries.

Southern Boundary: The southern boundary of the Hollywood Western Business Improvement District, at Santa Monica Boulevard, was determined by the presence of the proposed Route 66 Business Improvement District which will provide programs similar to the Hollywood Western Business Improvement District. 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 assessed parcels within the boundaries of the District. Specifically, security patrols (Zone 2 only), maintenance personnel, and similar service providers employed in connection with the District will only patrol and provide services to individual assessed parcels within the District, and will not provide services outside of District boundaries.

Western Boundary: The western boundary of the Hollywood Western Business Improvement District was determined by the presence of the Sunset and Vine and Hollywood Entertainment Business Improvement Districts which provide programs similar to the Hollywood Western Business Improvement District. The Sunset and Vine BID begins at Sunset Boulevard and 101 Freeway and the Hollywood Entertainment BID begins at Hollywood Boulevard and 101 Freeway. The parcels west of the District boundaries are zoned residential and as per State of California Streets and Highways code section 36632(c) *“are conclusively presumed not to benefit from the*

improvements and service funded through these assessments..." 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 assessed parcels within the boundaries of the District. Specifically, security patrols(Zone 2 only), maintenance personnel, and similar service providers employed in connection with the District will only patrol and provide services to individual assessed parcels within the District, and will not provide services outside of District boundaries.

Benefit Zones

Zone One Boundary

Zone 1 includes parcels in the following areas within the District boundaries: The south side of De Longpre Avenue to parcels 5536-011-002 and 5536-010-002 just north of Santa Monica Boulevard. Western Avenue from the south side of Franklin Avenue to parcels 5544-005-031 and 5544-007-026. Hollywood Boulevard from the east side of Serrano Avenue to parcels 5543-008-034 and 5589-038-052, just east of Edgemont Street.

Zone 1 parcels receive the same level of clean/beautiful, communication/marketing, and administration services as all parcels within the District. For example, in both Zone 1 and Zone 2 maintenance workers sweep the sidewalks and gutters of each block using the same amount of labor per block in both zones. Because of lower pedestrian use in Zone 1 the worker's trash bags may not be as full as those in Zone 2, but the same amount of expense is exerted to clean the blocks. Zone 1 has the lowest pedestrian traffic of the two zones and has a lower demand than Zone 2 for safe services.

Zone Two Boundary

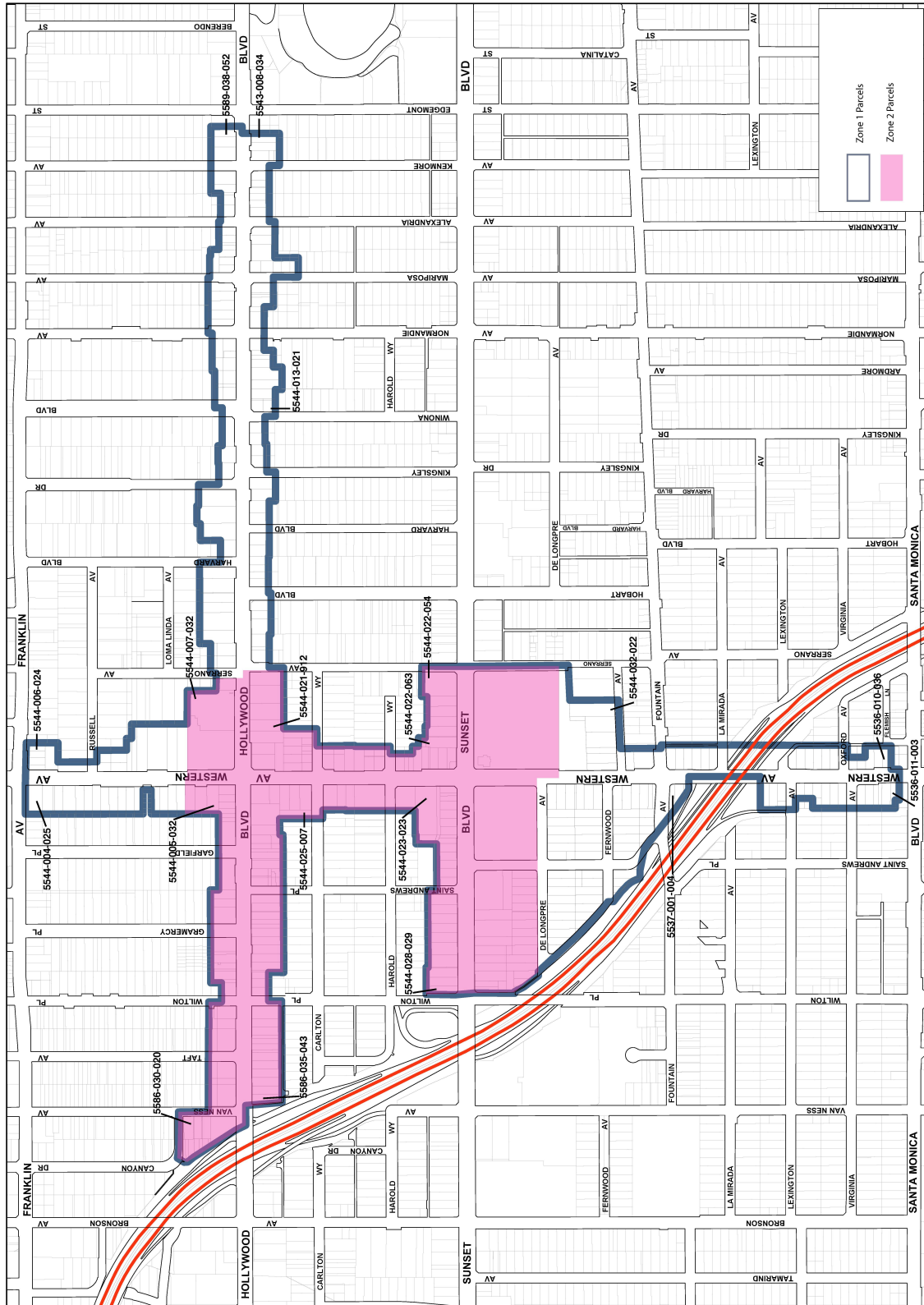
Zone 2 includes parcels located in the following areas within the District boundaries: Hollywood Boulevard from the 101 Freeway to the west side of Serrano Avenue. Sunset Boulevard from the 101 Freeway to the west side of Serrano Avenue. Western Avenue from the north side of De Longpre Avenue (on the west side of Western Avenue) and the north side of Fernwood Avenue (on the east side of Western Avenue) to parcels 5544-005-033 and 5544-007-032, just north of Hollywood Boulevard.

Zone 2 parcels receive the same level of clean/beautiful, communication/marketing, and administration services as Zone 1. In addition, Zone 2 parcels receive safety services. Zone 2 contains the highest concentration of retail uses, transit uses, pedestrian traffic and the highest demand for safety services.

See map on following page for District and Benefit Zone boundaries.

Proposed Hollywood/Western BID

City of Los Angeles



SECTION D: PROPORTIONAL BENEFITS

Methodology

Article XIIID Section 4(a) of the State Constitution states that "The proportionate special benefit derived by each identified parcel shall be determined in relationship to the entirety of the capital cost of the public improvement, the maintenance and operation expenses of a public improvement, or the cost of the property related service being provided."

Determining the proportionate special benefit among the parcels of real property within the proposed assessment district which benefit from the proposed improvements, services, and activities is the result of a four-step process:

1. Defining the proposed activities,
2. Determining which parcels specially benefit 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 PBID receive.

Each identified parcel within the Hollywood Western PBID will be assessed based upon each parcel's unique characteristics in relationship to all other specially benefitted parcels' characteristics. Due to the proportionate special benefits received by each parcel from the PBID services, each parcel will be assessed a rate which is commensurate with the amount of special benefits received.

Special Benefit Factor

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

Activities and improvements provided by the District are designed to provide special benefits to the mix of retail, religious, parking, office, transit, and mixed use residential parcels. The use of each parcel's lot square footage and building square footage is the best measure of benefit for the programs because the intent of the District programs is to increase building occupancy and lease rates, to encourage new business development and attract ancillary businesses and services for parcels within the District, in other words to attract more customers, clients and or employees. The best way to determine each parcel's proportionate special benefit from the District programs is to relate each parcel's lot square footage and building square footage to every other parcel's lot square footage and building 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.

Parcel 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.

SECTION E: SPECIAL and GENERAL BENEFITS

State Law, Proposition 218, and judicial opinions require that assessments be levied according to the estimated special benefit each assessed parcel receives from the activities and improvements. Article XIID Section 4(a) of the California Constitution in part states that “only special benefits are assessable,” which requires that we separate the general benefits, if any, from the special benefits provided by the proposed activities and improvements.

As of January 1, 2015, the State Legislature amended the State Law to clarify and define both special benefit and general benefit as they relate to the improvements and activities these districts provide. Specifically, the amendment (Section 36615.5 of the Streets and Highways Code) defines special benefit as follows: “‘Special benefit’ means, for purposes of a property-based district, a particular and distinct benefit over and above general benefits conferred on real property located in a district or to the public at large. Special benefit includes incidental or collateral effects that arise from the improvements, maintenance, or activities of property-based districts even if those incidental or collateral effects benefit property or persons not assessed.”

In addition, the amendment (Section 36609.5 of the Streets and Highways Code) defines general benefit as follows: “‘General benefit’ means, for purposes of a property-based district, any benefit that is not a ‘special benefit’ as defined in Section 36615.5.”

Furthermore, the amendment (Section 36601(h)(2)) states: “Activities undertaken for the purpose of conferring special benefits upon property to be assessed inherently produce incidental or collateral effects that benefit property or persons not assessed. Therefore, for special benefits to exist as a separate and distinct category from general benefits, the incidental or collateral effects of those special benefits are inherently part of those special benefits. The mere fact that special benefits produce incidental or collateral effects that benefit property or persons not assessed does not convert any portion of those special benefits or their incidental or collateral effects into general benefits.”

Special Benefit Analysis

All special benefits derived from the assessments outlined in this Report are for property-related activities that are specifically intended for and directly benefiting each individual assessed parcel in the PBID. The special benefit must affect the individual assessable parcel 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. No parcel's assessment shall be greater than the special benefits received.

Streets and Highways Code Section 36601(e) states that “Property and business improvement districts formed throughout this state have conferred special benefits upon properties and businesses within their districts and have made those properties and businesses more useful by providing the following benefits: (1) Crime reduction. A study by the Rand Corporation has confirmed a 12-percent reduction in the incidence of robbery and an 8-percent reduction in the total incidence of violent crimes within the 30 districts studied. (2) Job creation. (3) Business attraction. (4) Business retention. (5) Economic growth. (6) New investments.”

The Hollywood Western PBID's goal is to fund activities and improvements to provide a cleaner, safer and more attractive and economically vibrant environment as outlined in Section B. The goal

of improving the economic vitality is to improve the safety, cleanliness, appearance, and communication of each individual specially benefitted parcel in an effort to increase commerce, to increase building occupancy and lease rates and to attract more customers, employees, tenants and investors. Religious parcels benefit from District programs that work to provide a better pedestrian experience and an enhanced sense of safety which provides an opportunity to increase attendance.

Each parcel will specially benefit from:

- Cleaner sidewalks, streets and common areas
- Real and perceived public safety improvements
- Greater pedestrian traffic
- Enhanced rental incomes
- Improved business climate
- New business and investment
- Well managed BID programs and services

Specifically, each parcel benefits from each of the PBID activities as defined below.

Safe

The enhanced safety activities make the area more attractive for businesses, customers, and residents, and ultimately private investment. When business location decisions are made, "lower levels of public safety lead to increased uncertainty in decision making and can be perceived as a signal of a socio-institutional environment unfavorable for investment." Uncertainty affects the investment environment in general. But in particular, it increases the fear of physical damage to investment assets (or to people) or their returns...Almost universally, places with lower crime rates are perceived as more desirable."⁹ Once economic investment occurs within the district, pedestrian traffic and commercial activity will increase. The special benefit to assessed parcels from these services is the likelihood of increased lease rates and tenant occupancy due to the increase of commercial activity and an increase in customers that follow from having a safer environment.

In addition, each specially benefitted parcel benefits from: increased security patrol, removing graffiti from their buildings, connecting the homeless to available resources, reducing the number of trips and falls by repairing the grout in the sidewalks in front of their parcel, picking up trash that pedestrians leave behind, and power washing their sidewalks.

Clean and Beautiful

The cleaning and beautification activities benefit each assessed parcel within the Hollywood Western PBID by providing a clean and aesthetically appealing environment. This is achieved through sidewalk sweeping and power washing, removing litter and graffiti, trash removal, landscaping and tree lighting. These activities create the environment needed to achieve the PBID goals.

⁹ "Accelerating economic growth and vitality through smarter public safety management" IBM Global Business Services Executive Report, September 2012, pg. 2

Communication and Marketing

These activities are tied to and will specially benefit each individual parcel by encouraging business development and investment that generates customer traffic, which directly relates to increases in commercial activity, filling of vacant storefronts and offices and ultimately, increased lease rates for retail and office space.

Special Benefit Conclusion

Based on the special benefits each assessed parcel receives from the PBID activities we conclude that each of the proposed activities provides special benefits to the real property within the district and that each parcel's assessment is in direct relationship to and no greater than the special benefits received.

The special benefit to parcels from the proposed PBID activities and improvements described in this Report are equal to or exceeds the total amount of the proposed assessment. Each individual assessed parcel's assessment is no greater than the special benefit it receives from the PBID activities.

General Benefit Analysis

As required by the State Constitution Article XIID Section 4(a), the general benefits of an assessment district must be quantified and separated out so that the cost of the activities that are attributed to general benefit are deducted from the cost assessed against each specially benefitted parcel. General benefits are benefits from the PBID activities and improvements that are not special in nature, are not "particular and distinct" and are not over and above the benefits that other parcels receive. This analysis will evaluate and determine the level of general benefits that (1) parcels inside of the Hollywood Western PBID, (2) parcels outside of the PBID, and (3) the public at large may receive.

General Benefit to Parcels Inside of the Hollywood Western PBID

The Hollywood Western PBID provides funds for activities and improvements that are designed and created to provide special benefits to each individually assessed parcel within the District. Each individual assessed parcel will specially benefit from the cleaner and safer public rights-of-way, thus 100% of the benefits conferred on these parcels are distinct and special in nature and that 0% of the PBID activities provide a general benefit to parcels in the District boundary.

General Benefit to Parcels Outside of the Hollywood Western PBID

All the PBID activities and improvements are provided solely for each of the individual assessed parcels in the PBID boundary. None of the surrounding parcels will directly receive any of the PBID activities. However, it is conceivable to conclude that some parcels outside of the PBID boundary may receive some spillover benefit from the Clean and Beautiful, and Safe activities.

In the case of the PBID, the parcels considered outside of the PBID's boundary that may receive a general benefit are those parcels that are immediately adjacent to, or immediately across the street from the PBID boundary.

In order to calculate the general benefit parcels adjacent to the Hollywood Western PBID may receive, the percentage of each PBID activity budget attributed to these parcels must be determined. The table below shows the budgets for each of the PBID activities that may have spillover benefit and their respective percentage of the total PBID budget. We then need to apply a Relative Benefit factor to each of the activities accounting for the potential benefit parcels

outside of the district may receive. The relative benefit factor is a basic unit of measure that compares the benefit that parcels within the District receive compared to parcels outside of the District. Since the parcels in the District boundary receive 100% of the special benefit they are assigned a relative benefit factor of 1.0 for each PBID activity. Since the parcels outside of the district boundary do not directly receive any PBID activity they are assigned a benefit factor less than 1.0 for each PBID activity.

In the case of the Hollywood Western PBID, Communication may have a greater spillover benefit than Clean and Safe in that the economic benefits of communication may have a higher benefit to parcels immediately adjacent to the PBID boundary. Therefore, based upon our experience, Communication receives a relative benefit factor of 0.50 which we believe to be a conservative estimate. Clean and Beautiful, and Safe may also have a spillover benefit in that parcels immediately adjacent to the PBID boundary may visually receive the effects of the PBID services, e.g. cleaner sidewalks, safety patrols, and buildings without graffiti. The relative benefit factor for Clean and Beautiful, and Safe is less than for Communication because effects of the safe and clean program can clearly be seen and are limited to District frontage adjacent to parcels outside the District. A visitor can clearly see the difference between parcels in the District and those outside. Based upon our experience the relative benefit factor for Clean and Beautiful, and Safe is 0.25. The relative benefit factors are then multiplied by the PBID activity's budget percentage to determine the overall benefit factor. The following table illustrates this calculation.

PBID Activities Budget:	Budget	Percent of Total	x	Relative Benefit *	=	Benefit Factor
Budget for Clean and Beautiful:	\$444,275.00	57.63%		0.25		0.14
Budget for Safe	\$175,500.00	22.76%		0.25		0.06
Budget for Communication	\$15,200.00	1.97%		0.50		0.01
TOTAL PBID Assessment Budget:	\$770,975.00					0.21

There are 78 parcels that are immediately adjacent to the Hollywood Western PBID. These parcels are assigned a total benefit factor of 0.21 (0.14 + 0.06 + 0.01) to account for the fact that they may benefit from the Clean, Beautiful, Safe and Communication activities that may encourage commerce not only within the PBID boundary but immediately adjacent to it.

In comparison, there are 201 parcels within the PBID boundary, all of which receive a benefit factor of 1.0 acknowledging that they receive 100% special benefit from the PBID activities. To calculate the general benefit percentage, the respective benefit factors must be applied to the number of parcels both within the PBID boundary and those that are outside of the PBID boundary. The table below shows the calculation for the general benefit percentage.

	No. of Parcels	Benefit Factor	Total Benefit Units
No. of parcels in District:	201	1.000	201.00
No. of parcels adjacent to PBID boundary	78	0.21	16.44
Total number of parcels	287		217.44

General Benefit to parcels outside of district boundary

7.56%

16.44/217.44

This analysis indicates that \$48,021.14 or 7.56% of the budget allocated to Clean, Beautiful, Safe and Communication may be attributed to general benefit to parcels outside of the PBID boundary and must be raised from sources other than special assessments.

General Benefit to the Public At Large

In addition to general benefit analysis to the parcels outside of the Hollywood Western PBID boundary, there may be general benefits to the public at large, i.e., those people that are either in the PBID boundary and not specially benefitted from the activities, or people outside of the PBID boundary that may benefit from the PBID activities. In the case of the Hollywood Western PBID, the public at large are those people that are within the PBID boundary that do not pay an assessment and do not specially benefit from the PBID activities.

To calculate the general benefit the public at large may receive we determine the percentage of each PBID activity budget that may benefit the general public. In this case, the Clean and Beautiful, and Safe activities may generally benefit the public as the general public may appreciate the enhanced level of maintenance, security and beautification as it passes through the Hollywood Western PBID. The Marketing activities are tailored to benefit the tenants of each parcel and are not intended to benefit the general public. If there are any public benefits, they are incidental and collateral to providing special benefits to the assessed parcels.

We then apply a Relative Benefit factor to the Clean and Beautiful and Safe activity accounting for the potential benefit the general public may receive. The relative benefit factor is a basic unit of measure that compares the benefit the general public receives compared to the special benefit the parcels receive from increased commerce generated by increased use from consumers that results from District programs and services that are designed to improve commerce for each specially benefitting parcel. Since the specially benefitted parcels and the related consumers receive 100% of the activities and special benefit it is assigned a relative benefit factor of 1.0 (100%) for this activity. The general public does not directly receive any District activity and thus, is assigned a relative benefit factor less than 1.0. There is no scientific method to determine the relative benefit factors, however in our professional experience of over 50 years as a Registered Civil Engineer and the results of previous studies conducted to determine a relative benefit factor for the general public in Los Angeles and other jurisdictions the general public receives a relative benefit factor of 0.025 (2.50%) for the Clean and Safe activity. Based on our professional experience and the results of previous studies, it is reasonable to conclude that this relative benefit factor properly accounts for the general public that is not specially benefitted.

The relative benefit factor is then multiplied by the District activity's budget percentage to determine the overall benefit factor. The following table illustrates this calculation.

	A	B	C	D	E
ACTIVITY	Budget Amount	% of Budget	General Benefit Factor	General Benefit Percent (B x C)	General Benefit Allocation (A x D)
Clean/Beautiful	\$444,275	57.63%	2.50%	1.4408%	\$6,400.89
Safe	\$175,500	22.76%	2.50%	0.5690%	\$998.60
TOTAL:					\$7,399.49

This analysis indicates that 1.4408% of the Clean and Beautiful activities plus 0.5690% of the Safe activities may be attributed to general benefit to the public at large, equaling a total of \$7,399.49. that must be raised from sources other than special assessments.

General Benefit Conclusion

Using the sum of the three measures of general benefit described above we find that \$55,420.63 (\$48,021.14 + \$7,399.49) or 7.19% of the total budget may be general in nature and will be funded from sources other than special assessments.

The total general benefit from the Hollywood Western PBID activities as quantified above is summarized in the table below.

General Benefit	General Benefit, \$
Parcels Inside the District	\$0.00
Parcels Outside the District	\$48,021.14
Public At Large	\$7,399.49
TOTAL	\$55,420.63

SECTION F: COST ESTIMATE

2021 Operating Budget

The Hollywood Western PBID's operating budget takes into consideration:

1. The improvements and activities needed to provide special benefits to each individual parcel within the Hollywood Western PBID boundary (Section B),
2. The parcels that specially benefit from said improvements and activities (Section C), and
3. The costs associated with the special and general benefits conferred (Section E).

EXPENDITURES	Zone 1	Zone 2	TOTAL BUDGET	% of Budget
Clean and Beautiful	\$182,064.18	\$262,210.82	\$444,275.00	57.63%
Safe	\$0.00	\$175,500.00	\$175,500.00	22.76%
Communication/Marketing	\$6,228.97	\$8,971.03	\$15,200.00	1.97%
Administration/City Fees/Slow Pay	\$55,732.89	\$80,267.11	\$136,000.00	17.64%
Total Expenditures	\$244,026.04	\$526,948.96	\$770,975.00	100.00%
REVENUES				
Assessment Revenues	\$221,314.63	\$494,239.74	\$715,554.37	92.81%
Other Revenues (1)	\$22,711.41	\$32,7089.22	\$55,420.63	7.19%
Total Revenues	\$244,026.04	\$526,948.96	\$770,975.00	100.00%

(1) Other non-assessment funding to cover the cost associated with general benefit.

Budget Notations

1. 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. Assessments will be subject to an annual increase of up to 5% per year to address changes in the cost of providing services. The actual amount of increase will be determined by the Owners Association and will vary between 0% and 5% in any given year. Any change will be approved by the owner's association board of directors and submitted to the City within its annual planning report.

SECTION G: APPORTIONMENT METHOD

As previously discussed in Section B, the PBID is segregated into two benefit zones based upon each zone's demand for services and improvements and the benefits received. The table below summarizes the assessable footage within each benefit zone:

	Zone One	Zone Two
Lot Sq Ft.	1,733,609	2,330,178
Building Sq Ft.	1,230,952	1,939,415
Total Assessable Sq.Ft. (Lot + Bldg)	2,964,561	4,269,593

Calculation of Assessments

Based on the special benefit factors, assessable footages for each variable plus the proposed budget, all of which are discussed above, the following table illustrates the first year's maximum annual assessment per parcel assessable square foot per each zone.

Zone 1 Assessment Rate	
Assessable Square Footage (Building + Lot) Assessment	\$0.0747

Zone 1 Assessment Rate Calculation

The assessment rate is determined by the following calculation:

Total Assessment Budget all parcels \$221,314.63 / 2,964,561 Assessable Sq Ft = \$0.0747 per assessable square foot.

Zone 1 Sample Parcel Assessment

To calculate the assessment for a parcel with a 5,000 square foot of lot and 10,000 square foot building, add together the lot square footage and the building square footage to get the assessable square footage, then multiple the assessable square footage (15,000) by the assessment rate (\$0.0747) = the total annual parcel assessment (\$1,120.50).

Lot Sq Ft (5,000) + Building Sq Ft (10,000) = Assessable Sq Ft (15,000)

Assessable Sq Ft (15,000) x Assessment Rate (\$0.0747) = \$1,120.50 initial annual parcel assessment.

Zone 2 Assessment Rate	
Assessable Square Footage (Building + Lot) Assessment	\$0.1158

Zone 2 Assessment Rate Calculation

The assessment rate is determined by the following calculation:

Total Assessment Budget all parcels \$494,239.74 / 4,269,593 Assessable Sq Ft = \$0.1158 per assessable square foot.

Zone 2 Sample Parcel Assessment

To calculate the assessment for a parcel with a 5,000 square foot of lot and 10,000 square foot building, add together the lot square footage and the building square footage to get the assessable square footage, then multiple the assessable square footage (15,000) by the assessment rate (\$0.1158) = the total annual parcel assessment (\$1,737).

Lot Sq Ft (5,000) + Building Sq Ft (10,000) = Assessable Sq Ft (15,000)
Assessable Sq Ft (15,000) x Assessment Rate (\$0.1158) = \$1,737 initial annual parcel assessment.

Maximum Annual Assessment Adjustments

Assessments will be subject to annual increases not to exceed 5% per year. 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. 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. Any change will be approved by the owners' association board of directors and submitted to the City of Los Angeles within its annual planning report.

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 owner's association shall have the right to reallocate up to 10% by line item of budget allocation within the budgeted categories. The management/administration line item may only be increased by the annual increase subject to the 5% cap and cannot be increased through the 10% budget reallocation. Any change will be approved by the owners' association board of directors and submitted to the City of Los Angeles within its annual planning report. Pursuant to Section 36650 of the California Streets and Highways Code. The overall budget shall remain consistent with this Management District Plan. Each assessed parcel pays for 100% of the special benefit received based on the level of benefit received.

Budget Adjustment

Any annual budget surplus or deficit will be rolled into the following year's PBID budget. The budget will be set accordingly, within the constraints of the management plan to adjust for surpluses or deficits that are carried forward.

Future Development

Based on new development in the Hollywood Western PBID, the amount of assessable square footage in the Hollywood Western PBID may change over time. These changes could modify the total square footage assessed for affected parcels. Therefore, in future years, the assessments levied against Hollywood Western PBID parcels may change in accordance with the assessment methodology formula and rates in the Management District Plan and Engineer's Report. Changes to the assessment formula would require the approval of an amendment to the Management Plan.

Bond Issuance

The District will not issue Bonds.

SECTION H: ASSESSMENT ROLL

The total assessment amount for FY 2020/2021 is \$715,554.37 apportioned to each individual assessed parcel, as follows.

Zone	APN	Owner	Situs Address	Total Assessment	% of total
2	5586-032-900	L A City (fire station)	5777 Hollywood Blvd	\$5,665.31	0.79%
2	5544-021-910	Lacmta	1672 N Western Ave	\$11,577.19	1.62%
2	5544-021-911	Lacmta	5436 Hollywood Blvd	\$1,523.03	0.21%
2	5544-021-912	Lacmta	5430 Hollywood Blvd	\$1,479.74	0.21%
Total Publicly-Owned				\$20,245.27	2.83%

Zone	APN	Situs Address	Total Assessment	% of total
1	5536-003-003	5509 Lexington Ave	\$167.97	0.02%
1	5536-003-004	5505 Lexington Ave	\$391.93	0.05%
1	5536-003-005	1203 N Western Ave	\$1,119.80	0.16%
1	5536-003-006	1211 N Western Ave	\$1,119.80	0.16%
1	5536-008-001	5503 Virginia Ave	\$1,369.59	0.19%
1	5536-008-002	1157 N Western Ave	\$1,056.57	0.15%
1	5536-008-003	1163 N Western Ave	\$962.51	0.13%
1	5536-008-004	1167 N Western Ave	\$2,350.46	0.33%
1	5536-009-001	5453 Virginia Ave	\$1,472.17	0.21%
1	5536-009-002	1156 N Western Ave	\$895.84	0.13%
1	5536-009-003	1162 N Western Ave	\$1,066.95	0.15%
1	5536-009-004	1170 N Western Ave	\$892.03	0.12%
1	5536-009-005	1178 N Western Ave	\$1,374.00	0.19%
1	5536-010-004	1116 N Western Ave	\$1,037.68	0.15%
1	5536-010-005	1138 N Western Ave	\$985.13	0.14%
1	5536-010-036	1110 N Western Ave	\$1,932.93	0.27%
1	5536-011-003	1105 N Western Ave	\$842.09	0.12%
1	5536-011-004	1109 N Western Ave	\$1,642.38	0.23%
1	5536-011-019	1119 N Western Ave	\$2,119.93	0.30%
1	5537-001-004	1277 N Western Ave	\$1,044.48	0.15%
1	5537-002-026	1250 N Western Ave	\$3,651.00	0.51%
1	5537-002-027	1276 N Western Ave	\$1,606.24	0.22%
1	5543-001-001	5070 Hollywood Blvd	\$1,191.32	0.17%
1	5543-001-002	5066 Hollywood Blvd	\$335.94	0.05%
1	5543-001-003	5066 Hollywood Blvd	\$11.20	0.00%
1	5543-001-028	5056 Hollywood Blvd	\$1,108.60	0.15%
1	5543-001-029	5050 Hollywood Blvd	\$1,282.32	0.18%
1	5543-004-001	5034 Hollywood Blvd	\$757.21	0.11%
1	5543-004-033	5000 Hollywood Blvd	\$4,708.17	0.66%

1	5543-005-003	4966 Hollywood Blvd	\$442.84	0.06%
1	5543-005-006	4964 Hollywood Blvd	\$506.00	0.07%
1	5543-005-025	4968 Hollywood Blvd	\$1,575.64	0.22%
1	5543-005-027	4950 Hollywood Blvd	\$471.81	0.07%
1	5543-005-028	4960 Hollywood Blvd	\$441.80	0.06%
1	5543-008-034		\$5,839.02	0.82%
2	5544-002-001	5625 Hollywood Blvd	\$3,204.88	0.45%
2	5544-002-002	5631 Hollywood Blvd	\$2,170.93	0.30%
2	5544-002-003	5645 Hollywood Blvd	\$1,121.93	0.16%
2	5544-002-025	5647 Hollywood Blvd	\$2,671.70	0.37%
2	5544-002-060	5655 Hollywood Blvd	\$1,490.27	0.21%
2	5544-003-022	5601 Hollywood Blvd	\$3,065.04	0.43%
2	5544-003-023	5611 Hollywood Blvd	\$4,010.67	0.56%
2	5544-003-049	5555 Hollywood Blvd	\$18,378.79	2.57%
1	5544-004-015	1823 N Western Ave	\$1,162.20	0.16%
1	5544-004-025	5512 Franklin Ave	\$1,478.44	0.21%
1	5544-004-032	1841 N Western Ave	\$5,419.99	0.76%
1	5544-004-033	1811 N Western Ave	\$2,336.05	0.33%
1	5544-004-034	1801 N Western Ave	\$1,645.96	0.23%
2	5544-005-001	5519 Hollywood Blvd	\$520.91	0.07%
2	5544-005-002	5521 Hollywood Blvd	\$520.91	0.07%
2	5544-005-003	5533 Hollywood Blvd	\$12,939.55	1.81%
1	5544-005-017	1753 N Western Ave	\$171.03	0.02%
1	5544-005-028	1745 N Western Ave	\$3,373.59	0.47%
1	5544-005-031	1733 N Western Ave	\$1,269.33	0.18%
2	5544-005-032	1715 N Western Ave	\$5,228.44	0.73%
2	5544-005-033	1727 N Western Ave	\$4,755.34	0.66%
1	5544-006-024	5448 Franklin Ave	\$509.51	0.07%
1	5544-006-047	1830 N Western Ave	\$1,080.53	0.15%
1	5544-006-051	1842 N Western Ave	\$1,127.19	0.16%
1	5544-006-052	1868 N Western Ave	\$325.94	0.05%
1	5544-006-053	1868 N Western Ave	\$713.84	0.10%
2	5544-007-007	5401 Hollywood Blvd	\$1,544.68	0.22%
1	5544-007-015	1826 N Western Ave	\$2,386.45	0.33%
1	5544-007-016	1802 N Western Ave	\$1,881.94	0.26%
1	5544-007-022	1800 N Western Ave	\$3,980.97	0.56%
1	5544-007-023	1760 N Western Ave	\$1,260.37	0.18%
1	5544-007-026	1730 N Western Ave	\$3,788.21	0.53%
1	5544-007-030	1750 N Western Ave	\$7,587.77	1.06%
2	5544-007-032	5455 Hollywood Blvd	\$41,910.89	5.86%
1	5544-009-001	5251 Hollywood Blvd	\$1,830.05	0.26%
1	5544-009-022	5333 Hollywood Blvd	\$3,038.54	0.42%
1	5544-009-026	5253 Hollywood Blvd	\$4,277.42	0.60%
1	5544-009-028	5311 Hollywood Blvd	\$4,169.99	0.58%
1	5544-010-020	5235 Hollywood Blvd	\$959.74	0.13%
1	5544-010-023	5229 Hollywood Blvd	\$2,695.14	0.38%
1	5544-010-025	5217 Hollywood Blvd 218	\$7,362.54	1.03%
1	5544-010-026	5201 Hollywood Blvd	\$3,094.68	0.43%
1	5544-011-021	5151 Hollywood Blvd	\$1,458.58	0.20%
1	5544-011-041	5169 Hollywood Blvd	\$3,489.90	0.49%

1	5544-011-046	5185 Hollywood Blvd	\$976.99	0.14%
1	5544-012-019	1711 N Normandie Ave	\$1,708.67	0.24%
1	5544-012-020	5109 Hollywood Blvd	\$389.32	0.05%
1	5544-012-021	5113 Hollywood Blvd	\$783.71	0.11%
1	5544-012-042	5119 Hollywood Blvd	\$1,169.60	0.16%
1	5544-012-043	5131 Hollywood Blvd	\$1,601.61	0.22%
1	5544-013-021	1650 Winona Blvd	\$704.73	0.10%
1	5544-013-024	5126 Hollywood Blvd	\$1,030.14	0.14%
1	5544-013-027	5106 Hollywood Blvd	\$773.11	0.11%
1	5544-013-028	5102 Hollywood Blvd	\$675.09	0.09%
1	5544-013-038	5140 Hollywood Blvd	\$1,375.49	0.19%
1	5544-013-069	5112 Hollywood Blvd	\$2,470.06	0.35%
1	5544-015-013	5156 Hollywood Blvd	\$823.73	0.12%
1	5544-015-014	5150 Hollywood Blvd	\$751.01	0.10%
1	5544-015-071	5170 Hollywood Blvd	\$1,500.24	0.21%
1	5544-016-002	5200 Hollywood Blvd	\$1,740.99	0.24%
1	5544-016-011	5216 Hollywood Blvd	\$3,733.87	0.52%
1	5544-016-042	5206 Hollywood Blvd	\$1,000.21	0.14%
1	5544-018-001	5250 Hollywood Blvd	\$2,563.90	0.36%
1	5544-018-002	5272 Hollywood Blvd	\$656.88	0.09%
1	5544-018-003	5280 Hollywood Blvd	\$1,000.36	0.14%
1	5544-020-002	5310 Hollywood Blvd	\$1,503.45	0.21%
1	5544-020-019	5334 Hollywood Blvd	\$123.18	0.02%
1	5544-020-020	5324 Hollywood Blvd	\$604.24	0.08%
1	5544-020-023	5328 Hollywood Blvd	\$1,043.13	0.15%
1	5544-020-024	5300 Hollywood Blvd	\$506.90	0.07%
2	5544-021-022	5420 Hollywood Blvd	\$7,741.67	1.08%
2	5544-021-028	5443 Carlton Way	\$12,198.47	1.70%
2	5544-021-029	5400 Hollywood Blvd	\$1,627.56	0.23%
2	5544-021-913	1674 N Western Ave	\$917.50	0.13%
2	5544-022-002	1608 N Western Ave	\$1,076.55	0.15%
2	5544-022-023	5435 W Sunset Blvd	\$2,554.66	0.36%
2	5544-022-028	1524 N Western Ave	\$839.94	0.12%
2	5544-022-029	1530 N Western Ave	\$289.74	0.04%
2	5544-022-031	1536 N Western Ave	\$3,714.79	0.52%
2	5544-022-051	1544 N Western Ave	\$657.39	0.09%
2	5544-022-052	1546 N Western Ave	\$1,974.37	0.28%
2	5544-022-053	5419 W Sunset Blvd	\$7,688.53	1.07%
2	5544-022-054	5401 W Sunset Blvd	\$4,919.37	0.69%
2	5544-022-055	1620 N Western Ave	\$1,004.32	0.14%
2	5544-022-063	5451 W Sunset Blvd	\$12,884.22	1.80%
2	5544-022-064	1500 N Western Ave	\$299.23	0.04%
2	5544-022-078	1600 N Western Ave	\$7,969.94	1.11%
2	5544-023-023	5525 W Sunset Blvd	\$14,881.51	2.08%
2	5544-023-024	5533 W Sunset Blvd	\$6,392.97	0.89%
2	5544-024-001	5521 Harold Way	\$8,640.64	1.21%
2	5544-024-011	1617 N Western Ave	\$1,998.33	0.28%
2	5544-024-013	1615 N Western Ave	\$3,013.99	0.42%
2	5544-025-007	5517 Carlton Way	\$1,445.70	0.20%
2	5544-025-008	1661 N Western Ave	\$1,044.02	0.15%

2	5544-025-009	1657 N Western Ave	\$1,043.33	0.15%
2	5544-025-010	1655 N Western Ave	\$2,605.48	0.36%
2	5544-025-016	5556 Hollywood Blvd	\$1,587.74	0.22%
2	5544-025-032	5500 Hollywood Blvd 4thfl	\$6,553.18	0.92%
2	5544-025-033	1671 N Western Ave	\$3,331.17	0.47%
2	5544-025-035	5524 Hollywood Blvd	\$43,464.60	6.07%
2	5544-026-001	5648 Hollywood Blvd	\$2,650.97	0.37%
2	5544-026-003	5640 Hollywood Blvd	\$2,596.22	0.36%
2	5544-026-004	5634 Hollywood Blvd	\$1,503.70	0.21%
2	5544-026-005	5632 Hollywood Blvd	\$1,598.04	0.22%
2	5544-026-006	5620 Hollywood Blvd	\$4,044.01	0.57%
2	5544-026-007	5610 Hollywood Blvd	\$3,039.57	0.42%
2	5544-026-008	5604 1/2 Hollywood Blvd	\$2,169.07	0.30%
2	5544-026-009	5600 Hollywood Blvd	\$1,101.32	0.15%
2	5544-028-007	5639 W Sunset Blvd	\$2,984.01	0.42%
2	5544-028-027		\$28.48	0.00%
2	5544-028-029	5657 W Sunset Blvd	\$3,568.59	0.50%
2	5544-028-030	5625 W Sunset Blvd	\$5,969.18	0.83%
2	5544-028-031	5615 W Sunset Blvd	\$4,586.33	0.64%
2	5544-029-011	1417 N Western Ave	\$19,084.10	2.67%
2	5544-029-032	5600 W Sunset Blvd	\$45,869.01	6.41%
1	5544-030-008	5645 Fernwood Ave	\$2,074.17	0.29%
1	5544-030-010	5621 Fernwood Ave	\$1,805.12	0.25%
1	5544-030-011	5617 Fernwood Ave	\$1,198.93	0.17%
1	5544-030-012	5615 Fernwood Ave	\$1,199.53	0.17%
1	5544-030-015	1353 N Western Ave	\$1,236.11	0.17%
1	5544-030-035	5516 Fernwood Ave	\$598.87	0.08%
1	5544-030-036	5522 Fernwood Ave	\$733.69	0.10%
1	5544-030-037	5528 Fernwood Ave	\$1,192.29	0.17%
1	5544-030-038	5534 Fernwood Ave	\$1,457.61	0.20%
1	5544-030-039	5538 Fernwood Ave	\$587.07	0.08%
1	5544-030-040	5542 Fernwood Ave	\$467.78	0.07%
1	5544-030-041	5600 Fernwood Ave	\$2,561.96	0.36%
1	5544-030-042	5608 Fernwood Ave	\$587.90	0.08%
1	5544-030-050	5612 Fernwood Ave	\$284.13	0.04%
1	5544-030-052	5604 De Longpre Ave	\$4,579.76	0.64%
1	5544-030-054	1301 N Western Ave	\$2,133.22	0.30%
1	5544-030-055	1375 N Western Ave	\$3,728.19	0.52%
1	5544-030-057		\$1,968.61	0.28%
1	5544-030-058	1325 N Western Ave	\$2,791.52	0.39%
1	5544-030-059	5620 De Longpre Ave	\$4,308.03	0.60%
1	5544-030-060	5522 De Longpre	\$11,780.24	1.65%
1	5544-031-018	1316 N Western Ave	\$731.08	0.10%
1	5544-031-023	1300 N Western Ave	\$1,157.87	0.16%
2	5544-032-017	5450 W Sunset Blvd	\$951.65	0.13%
2	5544-032-018	5420 W Sunset Blvd	\$45,384.10	6.34%
2	5544-032-020	1377 N Serrano Ave	\$9,552.93	1.34%
2	5544-032-021	1377 N Serrano Ave	\$3,472.74	0.49%
2	5544-032-022	5433 Fernwood Ave	\$6,454.32	0.90%
2	5544-032-023		\$2,125.78	0.30%

2	5586-030-020	1711 N Van Ness Ave	\$8,603.37	1.20%
2	5586-032-023	5763 Hollywood Blvd	\$2,479.77	0.35%
2	5586-034-018	5701 Hollywood Blvd	\$1,550.46	0.22%
2	5586-034-022	5711 Hollywood Blvd	\$5,693.44	0.80%
2	5586-035-035	5704 W Sunset Blvd	\$1,032.68	0.14%
2	5586-035-036	5700 Hollywood Blvd	\$2,918.84	0.41%
2	5586-035-041	5718 Hollywood Blvd	\$8,378.22	1.17%
2	5586-035-043	5770 HOLLYWOOD BLVD,	\$1,339.44	0.19%
2	5586-035-044		\$5,368.28	0.75%
1	5589-033-053	4949 Hollywood Blvd	\$3,813.07	0.53%
1	5589-033-055	4977 Hollywood Blvd	\$1,161.31	0.16%
1	5589-035-002	5019 Hollywood Blvd	\$377.07	0.05%
1	5589-035-003		\$194.10	0.03%
1	5589-035-004	5001 Hollywood Blvd	\$1,896.12	0.26%
1	5589-035-028	1712 N MARIPOSA AVE	\$1,755.85	0.25%
1	5589-037-025	5051 Hollywood Blvd	\$991.92	0.14%
1	5589-037-029	5065 Hollywood Blvd	\$3,485.34	0.49%
1	5589-038-052	4915 Hollywood Blvd	\$5,616.33	0.78%
		Privately-Owned	\$695,309.10	97.17%
		Publicly-Owned	\$20,245.27	2.83%
		Total Assessments	\$715,554.37	100.00%