

FINAL

**Venice Beach
Business Improvement District
Management District Plan**

**For
A Property Based
Business Improvement District Renewal
In Venice Beach**

**November 2025
(11/21/25)**

**Prepared By
Urban Place Consulting Group, Inc.**

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**For the
Venice Beach Business Improvement District (District)
Los Angeles, California**

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Attachment

A. Engineer's Report

Management District Plan Summary

The name of the renewed Property-based Business Improvement District is the “Venice Beach Business Improvement District” (the “District”). The District is being renewed 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 Venice Beach Renewal Committee and Board of Directors, the Venice Beach Business Improvement District Management Plan conveys special benefits to assessed parcels located within the Venice Beach Business Improvement District area. The District will provide continued activities in three program areas including: Clean and Safe, Communication and Special Projects, and Management and Administration. Each of the programs is designed to meet the goals of the District which are to improve the safety and cleanliness of each individual assessed parcel within the District, to increase building occupancy and lease rates, to encourage new business development; and attract ancillary businesses and services for assessed parcels within the District.

The boundary of the Venice Beach Business Improvement District is bounded roughly by Ocean Front Walk, Venice Boulevard, 4th Avenue and Navy Street and Rose Avenue. The property uses within the general boundaries of the Venice Beach Business Improvement District are a mix of commercial, industrial, residential, and publicly owned. Services and improvements provided by the District are designed to meet the goals of the district by providing special benefits to improve the economic vitality in the District by increasing building occupancy and lease rates, encouraging new business development, attracting wholesale serving businesses and customers, attracting retail tenants and customers, attracting new residents and students that provide a special benefit to commercial, industrial, residential, and publicly owned parcels. All of which specially benefit from the improvements and activities of the District.

Boundary: See Section 2, page 6 and map, pages 12-14.

Budget: The total District budget for the 2027 year of operation is approximately \$2,500,853.

Improvements, Activities, Services:

CLEAN and SAFE	\$1,828,442	73.11%
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Enhanced Safe Programs will consist of some of the following:

- Walking, Bike and Vehicle Patrols

Enhanced Clean Programs will consist of some of the following:

- Sidewalk Sweeping
- Sidewalk Pressure Washing
- Graffiti & Handbill Removal
- Trash Removal
- Landscape Programs
- Tree Trimming

COMMUNICATION and SPECIAL PROJECTS	\$196,892	7.87%
<ul style="list-style-type: none"> • Destination Marketing • Beautification Programs • Website • District Stakeholder Communications • Social Media • Business Resources/Support • Activations 		
ADMINISTRATION, MANAGEMENT & CITY FEES	\$475,519	19.02%

Management staff expenses are allocated according to generally accepted accounting job costing procedures and are allocated to the specific areas in which staff works (see Section 3, for detail on allocation). 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. A well-managed District provides necessary BID program oversight and guidance that produces higher quality and more efficient programs. The remainder of the management item is for office expenses, professional services, organizational expenses such as insurance, the cost to conduct a yearly financial review, contingency expenses, and City fees to collect and process the assessments.

2026 CARRYOVER FUNDS

The estimate for assessment funds carried over from the current Venice Beach Business Improvement District to the first year 2027 budget is \$100,000. The amount of actual prior year carryover funds, if any, from the 2026 budget will be applied to the 2027 District budget. The funds will be applied to the same budget line item in 2027 as the line item in 2026 that was the source of the carryover funds. Carryover funds from 2026, if any exist, are projected to be from the Clean and Safe line item. Therefore, the Clean and Safe budget line item of \$1,828,442 could increase to as much as \$1,928,442 if the total \$100,000 carryover becomes a reality and is totally from the Clean and Safe line item.

Method of Financing: A levy of special assessments upon real property that receives special benefits from the improvements and activities.

Benefit Zones: The State Law and State Constitution Article XIID require that special assessments be levied according to the special benefit each assessed parcel receives from the improvements. In order to match assessment rates to benefits, two benefit zones have been created within the District. Each zone receives a different level of services and a different level of benefit. Each zone pays an assessment rate that reflects 100% of the special benefit received. See Section 2 for detailed description of the zones.

Cost: Annual assessments are based upon an allocation of program costs and a calculation of assessable footage. Three property assessment variables, parcel square footage (14%), building square footage (6%), and front footage (80%) will be used in the calculation for Zone 1. Parcel square footage (32%), building square footage (14%), and front footage

(54%) will be used in the calculation for Zone 2 and Zone 2 School parcels. The 2027 assessment rates per assessment variable will not exceed amounts listed in the following chart:

	Assessment Rates
Zone 1 Parcel Square Footage	\$0.1407
Zone 1 Building Square Footage	\$0.1030
Zone 1 Front Footage	\$37.22
Zone 2 Parcel Square Footage	\$0.1466
Zone 2 Building Square Footage	\$0.0989
Zone 2 Front Footage	\$18.56
Zone 2- School Parcel Square Footage	\$0.0776
Zone 2- School Building Square Footage	\$0.1455
Zone 2- School Front Footage	\$19.13

Increases: Annual assessment increases will not exceed 7% per year. Increases will be determined by the Business Improvement District Venice Beach Property Owners' Association ("VBPOA") Board of Directors and will vary between 0% and 7% in any given year. Any annual budget surplus, including those created through cost saving measures, labor vacancies, unexpected reductions in expenses caused by one-time events or unanticipated increases to income, will be rolled into the following year's budget. Including surpluses from the prior District 2026 budget. The budget will be set accordingly, within the constraints of the Management District Plan to adjust for surpluses that are carried forward to ensure that the District is spending these funds in a timely manner and is complying with applicable State laws and City policies. The estimated budget surplus amount will be included in the annual report each 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 the weighted 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 9-year life beginning January 1, 2027 and ending December 31, 2035.

Governance: The VBPOA 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 VBPOA will oversee the day-to-day implementation of services as defined in the Management District Plan.

Section 2

Venice Beach Business Improvement District Boundaries

The Venice Beach Business Improvement District includes all property within a boundary formed by:

Beginning at the northwest corner of the District, at the westerly edge of the northern property line of APN 4288029914; head east along the northern property line of APN 4288029914 and continuing along the centerline of Barnard Way to the centerline of Ocean Front Walk; head south along the centerline of Ocean Front Walk to the centerline of Ozone Avenue; head east along the centerline of Ozone Avenue to the centerline of Speedway; head south along the centerline of Speedway to the centerline of Dudley Avenue; head west along the centerline of Dudley Avenue to the centerline of Ocean Front Walk; head south along the centerline of Ocean Front Walk to the westerly prolongation of the north property line of APN 4286029012; head east along the northern property line of APN 4286029012 to the centerline of Speedway; head south along the centerline of Speedway to the eastern prolongation of the southern property line of APN 4286029013; head west along the southern property line of APN 4286029013 to the northern prolongation of the eastern property line of APN 4286029017; head south along the eastern property line of APN 4286029017 to the centerline of Sunset Avenue; head east along the centerline of Sunset Avenue to the centerline of Speedway; head south along the centerline of Speedway to the centerline of Horizon Court; head east along the centerline of Horizon Court to the centerline of Pacific Avenue; head north along the centerline of Pacific Avenue to the westerly prolongation of the northern property line of APN 4238011004; head east along the northern property line of APN 4238011004 to the centerline of Park Row; head north along the centerline of Park Row to the centerline of Westminster Avenue; head west along the centerline of Westminster Avenue to the centerline of Pacific Avenue; head north along the centerline of Pacific Avenue to the centerline of Clubhouse Avenue; head east along the centerline of Clubhouse Avenue to the centerline of Main Street; head north along the centerline of Main Street to the centerline of Thornton Place; head west along the centerline of Thornton Place to the centerline of Pacific Avenue; head north along the centerline of Pacific Avenue to the centerline of Sunset Avenue; head east along the centerline of Sunset Avenue to the centerline of Main Street; head north along the centerline of Main Street to the centerline of Rose Avenue; head west along the centerline of Rose Avenue to the southerly prolongation of the western property line of APN 4286017093; head north along the western property line of APN 4286017093, crossing Navy Street and continuing along the western property line of APN 4288006013 to its intersection with the northern property line of APN 4288006013; head east along the northern property line of APN 4288006013 to its intersection with the eastern property line of APN 4288006013; head south along the eastern property line of APN 4288006013 to the centerline of Navy Street; head east along the centerline of Navy Street to the centerline of Main Street; head north along the centerline of Main Street to the westerly prolongation of the northern property line of APN 4286003001; head east along the northern property line of APN 4286003001 and APN 4286003019 and continuing to the centerline of Hampton Drive; head south along the centerline of Hampton Drive to the centerline of Rose Avenue; head east along the centerline of Rose Avenue to the centerline of 4th Avenue; head south along the centerline of 4th Avenue to the centerline of Vernon Avenue; head west along the centerline of Vernon Avenue to the southerly prolongation of the western property line of APN 4286007015; head north along the western property line of APN 4286007015 to the centerline of the unnamed alley that lies immediately north of and parallel to Vernon Avenue; head west along the centerline of the unnamed alley that lies immediately north of and parallel to Vernon Avenue to the centerline of the unnamed alley that lies immediately east of and parallel to Hampton Drive; head south

along unnamed alley that lies immediately east of and parallel to Hampton Drive to the centerline of Vernon Avenue; head east along the centerline of Vernon Avenue to the centerline of the unnamed alley that lies immediately east of and parallel to Hampton Drive; head south along the unnamed alley that lies immediately east of and parallel to Hampton Drive to the centerline of Indiana Avenue; head east along the centerline of Indiana Avenue to the unnamed alley that lies immediately east of and parallel to Hampton Drive, head south along the centerline of the unnamed alley that lies immediately east of and parallel to Hampton Drive to the easterly prolongation of the southern property line of APN 4286010044; head west along the southern property line of APN 4286010044 to the centerline of Douglas Place; head south along the centerline of Douglas Place to the centerline of Brooks Avenue; head west along the centerline of Brooks Avenue to the centerline of Abbot Kinney Boulevard; head south along the centerline of Abbot Kinney to the centerline of Westminster Avenue; head west along the centerline of Westminster Avenue to the centerline of Riviera Avenue; then south along the centerline of Riviera Avenue to the centerline of San Juan Avenue; head west along the centerline of San Juan Avenue to the southerly prolongation of the western property line of APN 4238010009; head north along the western property line of APN 4238010009 to the centerline of Westminster Avenue; head west along the centerline of Westminster Avenue to the centerline of the unnamed alley that runs immediately east of and parallel to Main Street; head south along the centerline of the unnamed alley that runs immediately east of and parallel to Main Street and continuing across San Juan Avenue to the northerly prolongation of the eastern property line of APN 4238010016; head south along the eastern property line of APN 4238010016 and continuing across Horizon Avenue to the centerline of Granada Court; head south along the centerline of Granada Court to the northerly prolongation of the eastern property line of APN 4238013006; head south along the eastern property line of APN 4238013006 to the centerline of Windward Avenue; head west along the centerline of Windward Avenue to the centerline of Grand Boulevard; head east along the centerline of Grand Boulevard to the northerly prolongation of the eastern property line of APN 4238021001; head south along the eastern property line of APN 4238021001 to the centerline of the unnamed alley that lies immediately south of and parallel to Grand Boulevard; head east along the centerline of the unnamed alley that lies immediately south of and parallel to Grand Boulevard to the northerly prolongation of the eastern property line of APN 4238021025; head south along the eastern property line of APN 4238021025 to the centerline of Venice Way; head west along the centerline of Venice Way to the centerline of Pacific Avenue; head south along the centerline of Pacific Avenue to the centerline of 18th Avenue; head west along the centerline of 18th Avenue to the southerly prolongation of the western property line of APN 4226010011; head north along the western property line of APN 4226010011 and continuing across 17th Place and along the western property line of APN 4226010018 to the centerline of 17th Avenue; head west along the centerline of 17th Avenue to the centerline of Speedway; head south along the centerline of Speedway to the centerline of 19th Avenue; head west along the centerline of 19th Avenue to the centerline of Ocean Front Walk; head south along the centerline of Ocean Front Walk to the westerly prolongation of the northern property line of APN 4226013006; head east along the northern property line of APN 4226013006 to the centerline of Speedway; head north along the centerline of Speedway to the centerline of 20th Place; head east along the centerline of 20th Place to the centerline of Pacific Avenue; head south along the centerline of Pacific Avenue to the westerly prolongation of the northern property line of APN 4238022001; head east along the northern property line of APN 4238022001 to the centerline of Strong's Drive; head south along the centerline of Strong's Drive to the centerline of North Venice Boulevard; head east along the centerline of North Venice Boulevard to the northerly prolongation of the eastern property line of APN 4238024906; head south along the eastern property line of APN 4238024906 to its intersection with the northern property line of APN 4238024907;

head east along the northern property line of APN 4238024907 and continuing across Dell Avenue and along the northern property lines of APN 4238025901 and APN 4238025902 to the intersection of the northern property line of APN 4238025902 with the western property line of APN 4238025903; head north along the western property line of APN 4238025903 to the centerline of North Venice Boulevard; head east along the centerline of North Venice Boulevard to the centerline of Abbot Kinney Boulevard; head south along the centerline of Abbot Kinney Boulevard to the centerline of South Venice Boulevard; head west along the centerline of South Venice Boulevard to the centerline of Pacific Avenue; head north along the centerline of Pacific Avenue to the centerline of North Venice Boulevard; head west along the centerline of North Venice Boulevard to the northerly prolongation of the eastern boundary of APN 4226014018; head south along the eastern boundary of APN 4226014018 to the centerline of Center Court; head west along the centerline of Center Court to the centerline of Speedway; head north along the centerline of Speedway to the centerline of North Venice Boulevard; head west along the centerline of North Venice Boulevard and continuing across Ocean Front Walk and along the southern property line of APN 4226001900 to its intersection with the western property line of APN 4226001900; head north along the western property line of APN 4226001900 to the centerline of Market Street; head east along the centerline of Market Street to the southerly prolongation of the western boundary line of APN 4226001902; head north along the western boundary line of APN 4226001902 to its intersection with the northern boundary of APN 4226001902; head east along the northern boundary of APN 4226001902 to its intersection with the western property line of APN 4226001901, head north along the western property lines of APN 4226001901 and continuing along the western property lines of APNs 4286027902, 4286028902, 4286029902, 4286030903, 4288029909, 4288029910 and 4288029914 to the intersection of APN 4288029914 and the point of beginning.

Zone 1

Zone 1 includes the tourist-related commercial core of Venice Beach (Ocean Front Walk, Windward Avenue and parking lots along North and South Venice Boulevards which are utilized primarily by beachgoers and Boardwalk patrons) and consists of commercial, industrial and open space zoned properties. The Ocean Front Walk, the adjacent grassy knoll and beach, as well as restrooms, parking lots, and maintenance facilities make up a significant part of the District's attractions as well as the hotels, retail, restaurants that also populate the area. Ownership of the public beachfront property is divided between the City of Los Angeles and the State of California. The state-owned property has been operated under the auspices of the City of Los Angeles pursuant to an agreement signed in 1948. The City maintains full operational control of the state-owned property, and the State is not involved in its operation or management. The City of Los Angeles is responsible for the District assessment for the state-owned property. Tourist related activity and pedestrian traffic is highest in Zone 1, and these parcels require the highest level of District programs and services. A description of the Zone 1 boundary is below.

Zone 2

Zone 2 includes the secondary retail and tourist-related business corridors of Venice Beach (Main Street, Hampton Avenue and 3rd Avenue) and consists of commercial, industrial, and open space zoned properties. Zone 2 also contains a parcel at the southeast end of the District, which contains the Venice Branch of the Los Angeles Public Library, as well as an LAUSD school parcel. Tourist-related activity and pedestrian traffic is significantly lower in Zone 2 as compared to Zone 1, and these parcels require a lower level of District programs and services. A description of the Zone 2 boundary is below.

Zone 1 Boundary

Beginning at the westerly edge of the northern property line of APN 4288029914; head east along the northern property line of APN 4288029914 and continuing along the centerline of Barnard Way to the centerline of Ocean Front Walk; head south along the centerline of Ocean Front Walk to the centerline of Ozone Avenue; head east along the centerline of Ozone Avenue to the centerline of Speedway; head south along the centerline of Speedway to the centerline of Dudley Avenue; head west along the centerline of Dudley Avenue to the centerline of Ocean Front Walk; head south along the centerline of Ocean Front Walk to the westerly prolongation of the north property line of APN 4286029012; head east along the northern property line of APN 4286029012 to the centerline of Speedway; head south along the centerline of Speedway to the eastern prolongation of the southern property line of APN 4286029013; head west along the southern property line of APN 4286029013 to the northern prolongation of the eastern property line of APN 4286029017; head south along the eastern property line of APN 4286029017 to the centerline of Sunset Avenue; head east along the centerline of Sunset Avenue to the centerline of Speedway; head south along the centerline of Speedway to the centerline of Horizon Court; head east along the centerline of Horizon Court to the centerline of Pacific Avenue; head north along the centerline of Pacific Avenue to the westerly prolongation of the northern property line of APN 4238011004; head east along the northern property line of APN 4238011004 to the centerline of Park Row; head north along the centerline of Park Row to the centerline of Westminster Avenue; head east along the centerline of Westminster Avenue to the centerline of Riviera Avenue; head south along the centerline of Riviera Avenue to the centerline of San Juan Avenue; head west along the centerline of San Juan Avenue to the southerly prolongation of the western property line of APN 4238010009; head north along the western property line of APN 4238010009 to the centerline of Westminster Avenue; head west along the centerline of Westminster Avenue to the centerline of the unnamed alley that runs immediately east of and parallel to Main Street; head south along the centerline of the unnamed alley that runs immediately east of and parallel to Main Street and continuing across San Juan Avenue to the northerly prolongation of the eastern property line of APN 4238010016; head south along the eastern property line of APN 4238010016 and continuing across Horizon Avenue to the centerline of Granada Court; head south along the centerline of Granada Court to the northerly prolongation of the eastern property line of APN 4238013006; head south along the eastern property line of APN 4238013006 to the centerline of Windward Avenue; head west along the centerline of Windward Avenue to the centerline of Grand Boulevard; head east along the centerline of Grand Boulevard to the northerly prolongation of the eastern property line of APN 4238021001; head south along the eastern property line of APN 4238021001 to the centerline of the unnamed alley that lies immediately south of and parallel to Grand Boulevard; head east along the centerline of the unnamed alley that lies immediately south of and parallel to Grand Boulevard to the northerly prolongation of the eastern property line of APN 4238021025; head south along the eastern property line of APN 4238021025 to the centerline of Venice Way; head west along the centerline of Venice Way to the centerline of Pacific Avenue; head south along the centerline of Pacific Avenue to the centerline of 18th Avenue; head west along the centerline of 18th Avenue to the southerly prolongation of the western property line of APN 4226010011; head north along the western property line of APN 4226010011 and continuing across 17th Place and along the western property line of APN 4226010018 to the centerline of 17th Avenue; head west along the centerline of 17th Avenue to the centerline of Speedway; head south along the centerline of Speedway to the centerline of 19th Avenue; head west along the centerline of 19th Avenue to the centerline of Ocean Front Walk; head south along the centerline of Ocean Front Walk to the westerly prolongation of the northern property line of APN 4226013006; head east along the

northern property line of APN 4226013006 to the centerline of Speedway; head north along the centerline of Speedway to the centerline of 20th Place; head east along the centerline of 20th Place to the centerline of Pacific Avenue; head south along the centerline of Pacific Avenue to the westerly prolongation of the northern property line of APN 4238022001; head east along the northern property line of APN 4238022001 to the centerline of Strong's Drive; head south along the centerline of Strong's Drive to the centerline of North Venice Boulevard; head east along the centerline of North Venice Boulevard to the northerly prolongation of the eastern property line of APN 4238024906; head south along the eastern property line of APN 4238024906 to its intersection with the northern property line of APN 4238024907; head east along the northern property line of APN 4238024907 and continuing across Dell Avenue and along the northern property lines of APN 4238025901 and APN 4238025902 to the intersection of the northern property line of APN 4238025902 with the western property line of APN 4238025903; head north along the western property line of APN 4238025903 to the centerline of North Venice Boulevard; head east along the centerline of North Venice Boulevard to the northerly prolongation of the eastern property line of APN 4238025903; head south along the eastern property line of APN 4238025903 to the centerline of South Venice Boulevard; head west along the centerline of South Venice Boulevard to the centerline of Pacific Avenue; head north along the centerline of Pacific Avenue to the centerline of North Venice Boulevard; head west along the centerline of North Venice Boulevard to the northerly prolongation of the eastern boundary of APN 4226014018; head south along the eastern boundary of APN 4226014018 to the centerline of Center Court; head west along the centerline of Center Court to the centerline of Speedway; head north along the centerline of Speedway to the centerline of North Venice Boulevard; head west along the centerline of North Venice Boulevard and continuing across Ocean Front Walk and along the southern property line of APN 4226001900 to its intersection with the western property line of APN 4226001900; head north along the western property line of APN 4226001900 to the centerline of Market Street; head east along the centerline of Market Street to the southerly prolongation of the western boundary line of APN 4226001902; head north along the western boundary line of APN 4226001902 to its intersection with the northern boundary of APN 4226001902; head east along the northern boundary of APN 4226001902 to its intersection with the western property line of APN 4226001901, head north along the western property lines of APN 4226001901 and continuing along the western property lines of APNs 4286027902, 4286028902, 4286029902, 4286030903, 4288029909, 4288029910 and 4288029914 to the intersection of APN 4288029914 with the northern boundary of APN 4288029914, the true point of beginning.

Zone 2 Boundary

Beginning at the northwest corner of Zone 2, at the intersection of the western and northern property lines of APN 4288006013; head east along the northern property line of APN 4288006013 to its intersection with the eastern property line of APN 4288006013; head south along the eastern property line of APN 4288006013 to the centerline of Navy Street; head east along the centerline of Navy Street to the centerline of Main Street; head north along the centerline of Main Street to the westerly prolongation of the northern property line of APN 4286003001; head east along the northern property line of APN 4286003001 and APN 4286003019 and continuing to the centerline of Hampton Drive; head south along the centerline of Hampton Drive to the centerline of Rose Avenue; head east along the centerline of Rose Avenue to the centerline of 4th Avenue; head south along the centerline of 4th Avenue to the centerline of Vernon Avenue; head west along the centerline of Vernon Avenue to the southerly prolongation of the western property line of APN 4286007015; head north along the western property line of APN 4286007015 to the centerline of the unnamed alley that lies immediately north of

and parallel to Vernon Avenue; head west along the centerline of the unnamed alley that lies immediately north of and parallel to Vernon Avenue to the centerline of the unnamed alley that lies immediately east of and parallel to Hampton Drive; head south along the unnamed alley that lies immediately east of and parallel to Hampton Drive to the centerline of Vernon Avenue; head east along the centerline of Vernon Avenue to the centerline of the unnamed alley that lies immediately east of and parallel to Hampton Drive; head south along the unnamed alley that lies immediately east of and parallel to Hampton Drive to the centerline of Indiana Avenue; head east along the centerline of Indiana Avenue to the unnamed alley that lies immediately east of and parallel to Hampton Drive, head south along the centerline of the unnamed alley that lies immediately east of and parallel to Hampton Drive to the easterly prolongation of the southern property line of APN 4286010044; head west along the southern property line of APN 4286010044 to the centerline of Douglas Place; head south along the centerline of Douglas Place to the centerline of Brooks Avenue; head west along the centerline of Brooks Avenue to the centerline of Abbot Kinney Boulevard; head south along the centerline of Abbot Kinney to the centerline of Westminster Avenue; head east along the centerline of Westminster Avenue to the centerline of Pacific Avenue; head north along the centerline of Pacific Avenue to the centerline of Clubhouse Avenue; head east along the centerline of Clubhouse Avenue to the centerline of Main Street; head north along the centerline of Main Street to the centerline of Thornton Place; head west along the centerline of Thornton Place to the centerline of Pacific Avenue; head north along the centerline of Pacific Avenue to the centerline of Sunset Avenue; head east along the centerline of Sunset Avenue to the centerline of Main Street; head north along the centerline of Main Street to the centerline of Rose Avenue; head west along the centerline of Rose Avenue to the southerly prolongation of the western property line of APN 4286017093; head north along the western property line of APN 4286017093, crossing Navy Street and continuing along the western property line of APN 4288006013 to its intersection with the northern property line of APN 4288006013, the point of beginning for Zone 2.

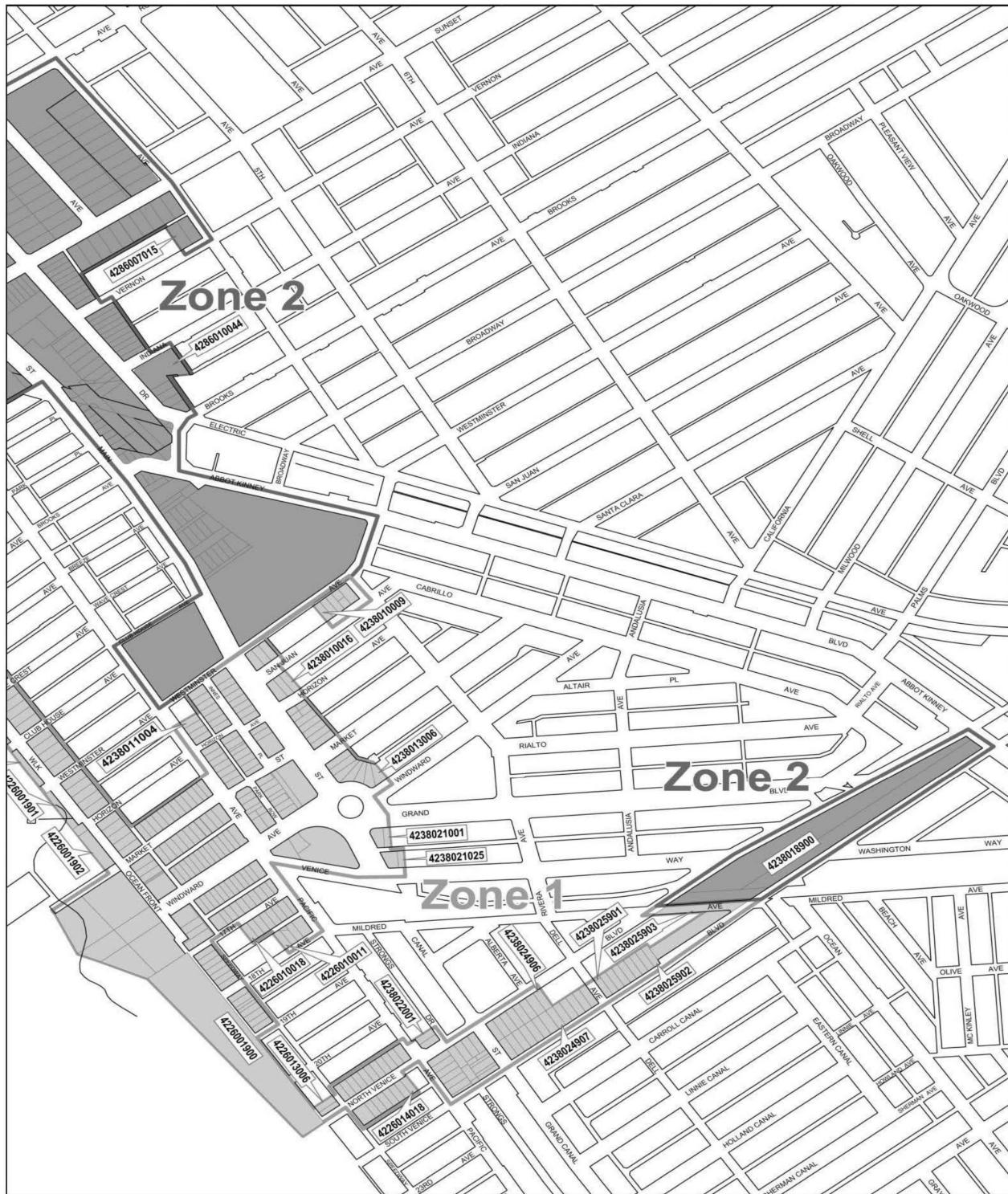
In addition, APN 4238018900 is a single parcel that is also located in Zone 2. This parcel is located at the southeastern edge of the District. Although APN 4238018900 is contiguous to Zone 1, its services and assessment are consistent with Zone 2.

Venice Beach BID

City of Los Angeles







District Boundary Rationale

The property uses within the general boundaries of the Venice Beach Business Improvement District are a mix of commercial, industrial, publicly owned and residential parcels. Services and improvements provided by the District are designed to provide special benefits to parcels that contain commercial, industrial, publicly owned and residential uses. Services and improvements provided by the District are designed to provide special benefits in the form of improving the economic vitality within the District by increasing building occupancy and lease rates, encouraging new business development, attracting tenants, attracting retail customers, attracting new residents and students, and encouraging commerce that provide a special benefit to commercial, industrial, publicly owned and residential parcels. All of the services provided such as the safety work provided by the Safe Team and the cleaning work provided by the Clean Team are services that are over and above the City's baseline of services and are not provided by the City. These services are not provided outside of the District 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.

Western Boundary: The western boundary of the District is geographically determined by the Venice public beach and the Pacific Ocean. All parcels along the western boundary are government owned parcels (City of Los Angeles and State of California). It is noted that the westerly boundary line is irregular in that it includes only land portions developed with either public uses (such as sports/recreation venues, parks and public parking) or land areas occupied by or available for business concessions and kiosks. Sand/beach portions of the government owned parcels along the western boundary are not included in the 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, 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.

Northern Boundary: The northern boundary of the District is geographically determined by the City of Los Angeles/City of Santa Monica boundary line. Per State PBID Law, parcels outside of one City cannot, without consent of the other City Council, be included within a business improvement district. Since there is no such consent by the City of Santa Monica, parcels located within the City of Santa Monica are not included in the District. No District funded services and improvements will be provided to parcels within the City of Santa Monica, nor will any special benefits be conferred upon them. 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, 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.

Eastern Boundary: The eastern boundary of the District is irregular but generally coincides with where commercial and industrial zoned parcels end and parcels zoned solely residential (R1-R3)

begin. This boundary includes contiguous parcels that are zoned as commercial, industrial and/or open space and excludes all parcels zoned solely residential (R1-R3) and presumed by State Law not to benefit from District improvements or activities.

In addition, there are three commercial zoned parcels tangent to assessed parcels within the District but outside the Los Angeles City limit. The District is surrounded by twenty-five commercial zoned parcels with commercial uses located across streets or alleys on the perimeter of the District. These lie primarily to the east and north of the District and are not included because they are not part of the Venice Beach area. 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, 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 generally coincides with the centerline of South Venice Beach Boulevard and is determined by zoning and land uses where properties located to the south of the southern District boundary are zoned solely residential (R1-R3) with residential land uses while those north of the southern boundary are primarily government owned parcels zoned with some commercial parcels. The government owned parcels include a Los Angeles Public Library parcel, which is included in the District because, in addition to the Library, it also contains a large open space area (pocket park and pedestrian/jogging/biking/ skateboarding path) along Venice Boulevard, which is one of the primary gateways to Ocean Front Walk and Venice Beach. State of California Streets and Highways Code Section 36632(c) conclusively presumes that properties zoned solely residential do not benefit from the improvements and service funded through District assessments, cannot be assessed and, thus, are not included in the 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, 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.

Each boundary includes all of the contiguous parcels that are zoned as either commercial, industrial and/or open space within the Venice Beach area, and excludes all parcels zoned solely residential (R1-R3) and presumed by State Law not to benefit from District funded services and improvements.

Section 3 **District Improvement and Activity Plan**

Process to Establish the Improvement and Activity Plan

Through a series of meetings, the Venice Beach Business Improvement District Renewal Committee and Board of Directors collectively determined the priority for improvements and activities to be delivered by the District. The primary needs as determined by the parcel owners were clean, safe, communication, special projects, administration and management. All of the services provided such as the safety work provided by the Safe Team and the cleaning work provided by the Clean Team are services that are over and above the City's baseline of services and are not provided by the City. These services are not provided outside of the District and because of their unique nature focusing on the particular needs of each assessed parcel within the District provide particular and distinct benefits to each of the assessed parcels within the District. Each of the services provided by the District are designed to meet the needs of the commercial, industrial, publicly owned and residential uses that make up the District and provide special benefit to each of the assessed parcels.

All of the improvements and activities detailed below are provided only to assessed parcels defined as being within the boundaries of the District and provide benefits which are particular and distinct to each of the assessed parcels within the proposed District. No improvements or activities are provided to parcels outside the District boundaries. All assessments outlined in this Management District Plan go only for services directly benefiting each of the assessed parcels paying the assessments in this District. All services will be provided to the assessed parcels, defined as being within the District boundaries and no services will be provided outside the District boundaries, and each of the services: Clean, Communication, Special Projects, Administration and Management are unique to the District and to each of the District's assessed parcels. All special benefits provided are particular and distinct to each assessed parcel.

Commercial parcels benefit from District programs that work to attract and retain pedestrian traffic, increased sales, an enhanced business climate, new business attraction, business retention, and increased business investment. Industrial parcels benefit from District programs that work to provide an enhanced sense of safety and cleanliness which make employees feel safe. This all works to increase occupancy and enhance the business climate, new business attraction, business retention and business investment. Publicly owned parcels benefit from District programs which work to provide greater pedestrian traffic and increased use which translates into fulfilling their public service mission. Residential parcels benefit from District programs that provide an enhanced sense of safety, cleanliness and a positive user experience which in turn improves the business climate and business offering and attracts and retains residents.

All benefits derived from the assessments outlined in the Management District Plan are for services directly and specially benefiting the assessed parcels within this area and support increased commerce, business attraction and retention, increased property rental income, increased customer serving businesses such as restaurants and commercial and enhanced overall safety and image within the Venice Beach. All services, Clean, Safe, Communication, Special Projects, Administration and Management services are provided solely to assessed parcels within the district to enhance the image and viability of properties and businesses within the Venice Beach Business Improvement District boundaries and are designed only for the direct special benefit of the assessed parcels in the District.

No services will be provided to non-assessed parcels outside the District boundaries. Special benefit means, for purposes of a property-based district, a particular and distinct benefit conferred on real property located in a district over and above any general benefits to the public at large. (For a further definition of special benefits see Engineer's Report page 18 "Special Benefit")

TOTAL ASSESSMENT

The total improvement and activity plan budget for 2027 is projected at \$2,500,853. Of the total budget, special benefit to parcels within the District totals \$2,450,835.94 and is funded by property assessments. General benefit from the District budget is calculated to be \$50,017.06 and is not funded by assessment revenue from District parcels. The costs of providing each of the budget components was developed from actual experience obtained in providing these same services over the last 9 years of operation of the Venice Beach Business Improvement District. Actual service hours and frequency will vary in order to match District needs over the 9-year life of the District. A detailed operation deployment for 2027 is available from the property owner's association. The budget is made up of the following components.

Management staff expenses are allocated according to generally accepted accounting job costing procedures and are allocated to the specific areas in which staff works. Actual hours, costs and percentages will vary over the term in order to match changes in District needs.

2026 CARRYOVER FUNDS

The estimate for assessment funds carried over from the current Venice Beach Business Improvement District to the first year 2027 budget is \$100,000. The amount of actual prior year carryover funds, if any, from the 2026 budget will be applied to the 2027 District budget. The funds will be applied to the same budget line item in 2027 as the line item in 2026 that was the source of the carryover funds. Carryover funds from 2026, if any exist, are projected to be from the Clean and Safe line item. Therefore, the Clean and Safe budget line item of \$1,828,442 could increase to as much as \$1,928,442 if the total \$100,000 carryover becomes a reality and is totally from the Clean and Safe line item.

	Budget	Possible Carryover
Clean and Safe	\$1,828,442	73.11%

Management staff expenses are allocated according to generally accepted accounting job costing procedures and are allocated to the specific areas in which staff works. Approximately 4% of the Clean and Safe budget is allocated to management staff expenses.

Safe Team Program

The Safety Program will provide safety patrols for the individual parcels located within the District. The purpose of the Safe Team Program is to deter and report illegal activities taking place on the streets, sidewalks, ocean front walk, storefronts, and parking lots. The safety program team will provide services such as providing information to the public (directions, business information, event information, etc.), emergency assistance, public safety-based crowd management (directing the public away from hazards, accidents, etc.), crime deterrent activities, safety escorts (e.g. escorting an employee from workplace to vehicle, escorting someone in need to the LAPD substation within the District) and distribution of special bulletins (e.g. street

closures, emergency alerts). The Safety Program will supplement, not replace, other ongoing police, security and patrol efforts within the District. The Safe Team Program will only provide its services within the District boundaries. The special benefit to parcels from these services is increased commercial activity which directly relates to increases in lease rates and customer usage. A District that is perceived as unsafe deters pedestrian and commercial activity.

Commercial parcels benefit from District programs that work to attract and retain pedestrian traffic, increased sales, an enhanced business climate, new business attraction, business retention, and increased business investment. Industrial parcels benefit from District programs that work to provide an enhanced sense of safety and cleanliness which make employees feel safe. This all works to increase occupancy and enhance the business climate, new business attraction, business retention and business investment. Publicly owned parcels benefit from District programs which work to provide greater pedestrian traffic and increased use which translates into fulfilling their public service mission. Residential parcels benefit from District programs that provide an enhanced sense of safety, cleanliness and a positive user experience which in turn improves the business climate and business offering and attracts and retains residents.

Clean Program

In order to consistently deal with cleaning issues, a Clean Program will continue to be provided as it has for the last 9 years. The Clean Team will only provide service to properties within District boundaries. A multi-dimensional approach has been developed consisting of the following elements.

Uniformed, radio equipped personnel sweep litter, debris and refuse from sidewalks and gutters of the District. Paper signs and handbills that are taped or glued on property, utility boxes, and poles are removed. District personnel will pressure wash sidewalks. 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 graffiti tags within 24 hours on weekdays. Street tree trimming is important to keep the District looking attractive and may be considered when the budget allows. Clean sidewalks support an increase in commerce and provide a special benefit to each individually assessed parcel in the district.

The Clean Team will only provide service to assessed parcels within 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. Dirty and unclean sidewalks deter pedestrians and commercial activity.

Commercial parcels benefit from District programs that work to attract and retain pedestrian traffic, increased sales, an enhanced business climate, new business attraction, business retention, and increased business investment. Industrial parcels benefit from District programs that work to provide an enhanced sense of safety and cleanliness which make employees feel safe. This all works to increase occupancy and enhance the business climate, new business attraction, business retention and business investment. Publicly owned parcels benefit from District programs which work to provide greater pedestrian traffic and increased use which translates into fulfilling their public service mission. Residential parcels benefit from District

programs that provide an enhanced sense of safety, cleanliness and a positive user experience which in turn improves the business climate and business offering and attracts and retains residents.

COMMUNICATION and SPECIAL PROJECTS **\$196,892 7.87%**

Management staff expenses are allocated according to generally accepted accounting job costing procedures and are allocated to the specific areas in which staff works. Approximately 70% of the Communication and Special Projects budget is allocated to management staff expenses.

In order to communicate the changes that are taking place in the Venice Beach Business Improvement District and to enhance the positive perception of the Venice Beach Business Improvement District parcels, a professionally developed communication and development program has been created. This is a special benefit because it works to improve the positive perception of the District. Decisions on where to shop, eat, work and live are largely based on a perception of the place. The special benefit to District assessed parcels from these services is increased commercial activity which directly relates to increases in lease rates and enhanced commerce.

Commercial parcels benefit from District programs that work to attract and retain pedestrian traffic, increased sales, an enhanced business climate, new business attraction, business retention, and increased business investment. Industrial parcels benefit from District programs that work to provide an enhanced sense of safety and cleanliness which make employees feel safe. This all works to increase occupancy and enhance the business climate, new business attraction, business retention and business investment. Publicly owned parcels benefit from District programs which work to provide greater pedestrian traffic and increased use which translates into fulfilling their public service mission. Residential parcels benefit from District programs that provide an enhanced sense of safety, cleanliness and a positive user experience which in turn improves the business climate and business offering and attracts and retains residents.

The following are some of the communication and special projects programs currently in place or being considered:

- Destination Marketing
- Beautification Programs
- Website
- District Stakeholder Communications
- Social Media
- Business Resources/Support
- Activations

ADMINISTRATION, MANAGEMENT and CITY FEES **\$475,519 19.02%**

Management staff expenses are allocated according to generally accepted accounting job costing procedures and are allocated to the specific areas in which staff works. Approximately 53% of the Administration, Management and City Fees budget is allocated to management staff

expenses.

A well-managed District provides necessary BID program oversight and guidance that produces higher quality and more efficient programs. Administrative staff implement the programs and services of the District. The special benefit to assessed parcels from these services is increased commercial activity which directly relates to increases in lease rates and enhanced commerce.

The improvements and activities are managed by a professional staff that requires centralized administrative support. Management staff actively works and advocates on behalf of the District parcels to ensure that City and County services and policies support the District. The remainder of the Management item is for office expenses, professional services, organizational expenses such as insurance, the cost to conduct a yearly financial review, contingency expenses, and City fees to collect and process the assessments. Renewal of the District may be funded from this line item.

NINE-YEAR OPERATING BUDGET

A projected nine-year operating budget for the Venice Beach Business Improvement District is provided below. The projections are based upon the following assumptions.

Assessments will be subject to annual increases not to exceed 7% per year. Increases will be determined by the Board of Directors of the District Owner's Association and will vary between 0% and 7% in any given year. The projections below illustrate a maximum 7% annual increase for all budget items.

The cost of providing programs and services may vary depending on the market cost for those programs and services. Expenditures may require adjustment up or down to continue the intended level of programs and services. The Board of Directors of the Owner's Association shall have the right to reallocate up to 10% by line item of the budget allocation within the budgeted categories. Any change will be approved by the VBPOA Board of Directors and submitted 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. Any annual budget surplus, including those created through cost saving measures, labor vacancies, unexpected reductions in expenses caused by one-time events or unanticipated increases to income, will be rolled into the following year's budget. The carryover funds will be applied to the same budget line item as the line item that was the source of the carryover funds. The budget will be set accordingly, within the constraints of the Management District Plan, to adjust for surpluses that are carried forward to ensure that the District is spending these funds in a timely manner and is complying with applicable State laws and City policies. The estimated budget surplus amount will be included in the Annual Planning Report each year. District funds may be used for renewal. Funds from an expired District shall be rolled over into the new District if one is established or returned to the property owners if one is not established, in accordance with Streets and Highways Code section 36671. The estimate for assessment funds carried over from the current Venice Beach Business Improvement District to the first year 2027 budget is \$100,000. The amount of actual prior year carryover funds, if any, from the 2026 budget will be applied to the 2027 District budget. The funds will be applied to the same budget line item in 2027 as the line item in 2026 that was the source of the carryover funds. Carryover funds from 2026, if any exist, are projected to be

from the Clean and Safe line item. Therefore, the Clean and Safe budget line item of \$1,828,442 could increase to as much as \$1,928,442 if the total \$100,000 carryover becomes a reality and is totally from the Clean and Safe line item.

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	2027	2028	2029	2030	2031
Clean & Safe	\$1,828,442.00	\$1,956,432.94	\$2,093,383.25	\$2,239,920.07	\$2,396,714.48
Communication & Special Projects	\$196,892.00	\$210,674.44	\$225,421.65	\$241,201.17	\$258,085.25
Administration, Management & City Fees	\$475,519.00	\$508,805.33	\$544,421.70	\$582,531.22	\$623,308.41
Total Budget	\$2,500,853.00	\$2,675,912.71	\$2,863,226.60	\$3,063,652.46	\$3,278,108.13
Assessment Revenues*	\$2,450,835.94	\$2,622,394.46	\$2,805,962.07	\$3,002,379.41	\$3,212,545.97
Other Revenues**	\$50,017.06	\$53,518.25	\$57,264.53	\$61,273.05	\$65,562.16
Total Revenues	\$2,500,853.00	\$2,675,912.71	\$2,863,226.60	\$3,063,652.46	\$3,278,108.13
	2032	2033	2034	2035	
Clean & Safe	\$2,564,484.49	\$2,743,998.41	\$2,936,078.29	\$3,141,603.78	
Communication & Special Projects	\$276,151.22	\$295,481.80	\$316,165.53	\$338,297.11	
Administration, Management & City Fees	\$666,940.00	\$713,625.80	\$763,579.60	\$817,030.17	
Total Budget	\$3,507,575.70	\$3,753,106.00	\$4,015,823.42	\$4,296,931.06	
Assessment Revenues*	\$3,437,424.19	\$3,678,043.88	\$3,935,506.95	\$4,210,992.44	
Other Revenues**	\$70,151.51	\$75,062.12	\$80,316.47	\$85,938.62	
Total Revenues	\$3,507,575.70	\$3,753,106.00	\$4,015,823.42	\$4,296,931.06	

*Assumes 7% yearly increase on all budget items. Note: Any accrued interest or delinquent payments will be expended in the above categories.

** Other non-assessment funding to cover the cost associated with general benefit.

Section 4 **Assessment Methodology**

In order to ascertain the correct assessment methodology to equitably apply special benefits to each assessed parcel for property related services as proposed to be provided by the Venice Beach Business Improvement District, benefit will be measured by parcel size, square feet of building size, and street front footage. Special circumstances, such as a parcel's location within the District area and need and/or frequency for services, are carefully reviewed relative to the specific and distinct type of programs and improvements to be provided by the District in order to determine the appropriate levels of assessment. Special benefit means, for purposes of a property-based district, a particular and distinct benefit conferred on real property located in a district over and above any general benefits to the public at large. For a definition of special benefits see the Engineer's Report page 18.

The methodology to levy assessments upon real property that receives special benefits from the improvements and activities of the Venice Beach Business Improvement District is Parcel Square Footage, Building Square Footage and Street Front Footage as the three assessment variables. Parcel 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 special benefit. Street Front Footage is relevant to the street level usage of a parcel.

Services and improvements provided by the District are designed to provide special benefits to the mix of commercial, industrial, publicly owned and residential parcels. The use of each parcel's Parcel Square Footage, Building Square Footage and Street Front Footage is the best measure of benefit for the programs because the intent of the District programs is to improve the safety of each individual parcel, 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, residents, patrons, tenants, 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 Parcel Square Footage, Building Square Footage and Street Front Footage to every other parcel's Parcel Square Footage, Building Square Footage and Street Front Footage.

Parcel Square Footage Defined. Parcel 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. 14.06% of the Zone 1 budget and 31.53% of the Zone 2 budgets are allocated to parcel 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. 5.64% of the Zone 1 budget and 14.21% of the Zone 2 budgets are allocated to building square footage.

Street Front Footage Defined. Properties are assessed for all street frontages. Street frontage includes all public street frontages, including public alleys. Properties with more than one street frontage such as corner lots or whole block parcels are assessed for the sum of all the parcels' street frontage. Street Front Footage was obtained from the County Assessor's parcel maps 80.30% of the Zone 1 budget and 54.25% of the Zone 2 budget are allocated to street front footage.

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 cleaning and operation expenses of an improvement or the cost of the property service being provided. Due to the proportionate special benefits received by these individual 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 Engineer's report has calculated that 2% of the programs provided by the District provide general benefit. Assessment revenue cannot be used to pay for general benefits. (See page 18 of the Engineer's Report for discussion of general and special benefits) The preceding methodology is applied to a database that has been constructed by the District VBPOA 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.

Assessable Footage

	Zone 1	Zone 2	Zone 2- School
Parcel Square Footage	1,641,520	1,569,387	317,552
Building Square Footage	900,003	1,048,261	76,287
Front Footage	35,445	21,331	2,215

Benefit Zones

The State Law and State Constitution Article XIID require that special assessments be levied according to the special benefit each individual parcel receives from the improvements. In order to match assessment rates to benefits, two benefit zones have been created within the District. Each zone receives a different level of services and a different level of special benefit. Each zone pays an assessment rate that reflects 100% of the special benefit received.

The levels of appropriate service delivery were determined by analyzing historical data on the amount of clean and safe services delivered to parcels, 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 assessed parcel throughout each zone 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 1 contains the highest concentration of tourist activity in the District, the highest pedestrian counts and the highest demand for clean and safe services based on data from over 9 years of operation. Therefore, property owners in Zone 1 will pay a different assessment rate that is in line with the level of service and represents 100% of the special benefit received.

Zone 2 parcels are on the periphery of the District and has the lowest pedestrian traffic of the two zones and less need for cleaning and maintenance services based on data from over 9 years of operations.

Zone 2 also contains an LAUSD school parcel. Zone 2 parcels are all of the assessable parcels within the District Boundary that are not included in Zone 1. Property owners in Zone 2 will pay a different assessment rate that is in line with the level of service and represents 100% of the special benefit received.

LAUSD School Assessments

District parcels which are owned and occupied by LAUSD do not receive the same level of special benefits from the District programs which are designed to meet the District goals of improving the appearance and safety of the District, to increase building occupancy and lease rates, to encourage new business development, attract ancillary businesses, services and residents, and increase the economic vitality of the commercial, industrial, publicly owned and residential uses as do all of the other parcels within the District. Parents of LAUSD students make their decisions on where their children attend school based on several elements including the safety and cleanliness of the area around the school. The safety and cleanliness of the environment around the school helps to create the perception of a safe and controlled environment and plays a major role in school choice and attendance. LAUSD parcels will benefit from the Clean and Safe activities and the Management, Administration and City Fees programs of the District. LAUSD do not benefit from a portion of the Communication and Special Projects programs that increase exposure and awareness of the District.

The following chart identifies each program budget that is allocated to each zone.

	Zone 1	Zone 2	Zone 2- School	Total Budget
Clean and Safe	\$1,223,909.93	\$543,532.07	\$61,000.00	\$1,828,442.00
Communication and Special Projects	\$134,126.93	\$59,565.07	\$3,200.00	\$196,892.00
Administration, Management and City Fees	\$318,551.80	\$141,467.20	\$15,500.00	\$475,519.00
Total Budget	\$1,676,588.66	\$744,564.34	\$79,700.00	\$2,500,853.00
Assessment Revenues	\$1,643,056.89	\$729,673.05	\$78,106.00	\$2,450,835.94
Other Revenues	\$33,531.77	\$14,891.29	\$1,594.00	\$50,017.06
Total Revenues	\$1,676,588.66	\$744,564.34	\$79,700.00	\$2,500,853.00

Assessments

Based on the special benefit factors and assessment methodology discussed in the Engineer's Report on page 23, Parcel Square Footage, Building Square Footage, Street Front Footage and the proposed budget, the following illustrates the first year's maximum annual assessment. Assessment rates are rounded off to the fourth decimal place for Parcel Square Footage and Building Square Footage rates and rounded off to the second decimal place for Front Footage rates. A parcel's assessment may vary slightly when calculated using the assessment rates below.

	Assessment Rates
Zone 1 Parcel Square Footage	\$0.1407
Zone 1 Building Square Footage	\$0.1030
Zone 1 Front Footage	\$37.22
Zone 2 Parcel Square Footage	\$0.1466
Zone 2 Building Square Footage	\$0.0989
Zone 2 Front Footage	\$18.56
Zone 2- School Parcel Square Footage	\$0.0776
Zone 2- School Building Square Footage	\$0.1455
Zone 2- School Front Footage	\$19.13

Assessment Rate Calculation

The Zone 1 assessment rate is determined by the following calculation:

Zone 1 Assessment Budget = \$1,643,056.89

Assessment Budget allocated to Parcel Square Footage @ 14.06% = \$230,947.96

Assessment Budget allocated to Building Square Footage @ 5.64% = \$92,734.91

Assessment Budget allocated to Front Footage @ 80.30% = \$1,319,374.02

Zone 1 Parcel Square Footage Assessment Rate-

Assessment Budget \$230,947.96 / 1,641,520.47 Parcel Sq Ft = \$0.1407

Zone 1 Building Square Footage Assessment Rate-

Assessment Budget \$92,734.91 / 900,003 Building Sq Ft = \$0.1030

Zone 1 Front Footage Assessment Rate-

Assessment Budget \$1,319,374.02 / 35,444.78 Street Front Ft = \$37.22

Zone 1 Sample Parcel Assessment

To calculate the assessment for a parcel with 5,000 square feet of parcel footage, 5,000 square feet of building, and 50 linear feet of street front footage, multiply the Parcel Square Footage (5,000) by the Assessment Rate (\$0.1407) = (\$703.50) + multiple the Building Square Footage (5,000) by the Assessment Rate (\$0.1030) = (\$515) + multiple the street front footage (50) by the Assessment Rate (\$37.22) = \$1,861 = Initial Annual Parcel Assessment (\$3,079.50).

The Zone 2 assessment rate is determined by the following calculation:

Zone 2 Assessment Budget = \$729,673.05

Assessment Budget allocated to Parcel Square Footage @ 31.53% = \$230,086.64

Assessment Budget allocated to Building Square Footage @ 14.21% = \$103,711.42

Assessment Budget allocated to Front Footage @ 54.25% = \$395,875.00

Zone 2 Parcel Square Footage Assessment Rate-

Assessment Budget \$230,086.64 / 1,569,387.12 Parcel Sq Ft = \$0.1466

Zone 2 Building Square Footage Assessment Rate-

Assessment Budget \$103,711.42 / 1,048,261 Building Sq Ft = \$0.0989

Zone 2 Front Footage Assessment Rate-

Assessment Budget \$395,875.00 / 21,331.48 Street Front Ft = \$18.56

Zone 2 Sample Parcel Assessment

To calculate the assessment for a parcel with 5,000 square feet of parcel footage, 5,000 square feet of

building, and 50 linear feet of street front footage, multiply the Parcel Square Footage (5,000) by the Assessment Rate (\$0.1466) = (\$733) + multiple the Building Square Footage (5,000) by the Assessment Rate (\$0.0989) = (\$494.50) + multiple the street front footage (50) by the Assessment Rate (\$18.56) = (\$928) = Initial Annual Parcel Assessment (\$2,155.50).

The Zone 2- School assessment rate is determined by the following calculation:

Zone 2- School Assessment Budget = \$78,106.00

Assessment Budget allocated to Parcel Square Footage @ 31.53% = \$24,629.04

Assessment Budget allocated to Building Square Footage @ 14.21% = \$11,101.53

Assessment Budget allocated to Front Footage @ 54.25% = \$42,375.43

Zone 2- School Parcel Square Footage Assessment Rate-

Assessment Budget \$24,629.04 / 317,552 Parcel Sq Ft = \$0.1455

Zone 2- School Building Square Footage Assessment Rate-

Assessment Budget \$24,629.04 / 76,287 Building Sq Ft = \$0.0776

Zone 2- School Front Footage Assessment Rate-

Assessment Budget \$42,375.43 / 2,215 Street Front Ft = \$19.13

Zone 2- School Sample Parcel Assessment

To calculate the assessment for a parcel with 5,000 square feet of parcel footage, 5,000 square feet of building, and 50 linear feet of street front footage, multiply the Parcel Square Footage (5,000) by the Assessment Rate (\$0.1455) = (\$727.50) + multiple the Building Square Footage (5,000) by the Assessment Rate (\$0.0776) = (\$388) + multiple the street front footage (50) by the Assessment Rate (\$19.13) = (\$956.50) = Initial Annual Parcel Assessment (\$2,072).

Maximum Annual Assessment Adjustments

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 may be subject to annual increases not to exceed the assessment rates in the table below for any given year. Increases will be determined by the Board of Directors of the District Owner's Association and will vary between 0% and 7% in any given year. The maximum increase for any given year cannot exceed 7% in that year. Any change will be approved by the Owner's Association Board of Directors and submitted to the City within its annual planning report, pursuant to Section 36650 of the California Streets and Highways Code. 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. The projections below illustrate a maximum 7% annual increase for all assessment rates.

Maximum Assessment Table*

*Assessment rates are rounded off to the fourth decimal place for parcel square footage and building square footage rates, and two decimal places for front footage rates.

	2027	2028	2029	2030	2031
Zone 1 Parcel Sq Ft Rate	\$0.1407	\$0.1505	\$0.1611	\$0.1724	\$0.1844
Zone 1 Building Sq Ft Rate	\$0.1030	\$0.1103	\$0.1180	\$0.1262	\$0.1351

Zone 1 Front Ft Rate	\$37.22	\$39.83	\$42.62	\$45.60	\$48.79
Zone 2 Parcel Sq Ft Rate	\$0.1466	\$0.1569	\$0.1679	\$0.1796	\$0.1922
Zone 2 Building Sq Ft Rate	\$0.0989	\$0.1059	\$0.1133	\$0.1212	\$0.1297
Zone 2 Front Ft Rate	\$18.56	\$19.86	\$21.25	\$22.73	\$24.33
Zone 2- School Parcel Sq Ft Rate	\$0.0776	\$0.0830	\$0.0888	\$0.0950	\$0.1017
Zone 2- School Building Sq Ft Rate	\$0.0582	\$0.0623	\$0.0666	\$0.0713	\$0.0763
Zone 2- School Front Ft Rate	\$19.13	\$20.47	\$21.90	\$23.44	\$25.08
	2032	2033	2034	2035	
Zone 1 Parcel Sq Ft Rate	\$0.1973	\$0.2111	\$0.2259	\$0.2417	
Zone 1 Building Sq Ft Rate	\$0.1445	\$0.1546	\$0.1655	\$0.1770	
Zone 1 Front Ft Rate	\$52.21	\$55.86	\$59.77	\$63.96	
Zone 2 Parcel Sq Ft Rate	\$0.2056	\$0.2200	\$0.2354	\$0.2519	
Zone 2 Building Sq Ft Rate	\$0.1388	\$0.1485	\$0.1589	\$0.1700	
Zone 2 Front Ft Rate	\$26.03	\$27.85	\$29.80	\$31.89	
Zone 2- School Parcel Sq Ft Rate	\$0.1088	\$0.1164	\$0.1245	\$0.1333	
Zone 2- School Building Sq Ft Rate	\$0.0816	\$0.0874	\$0.0935	\$0.1000	
Zone 2- School Front Ft Rate	\$26.83	\$28.71	\$30.72	\$32.87	

Budget Adjustments

Any annual budget surplus, including those created through cost saving measures, labor vacancies, unexpected reductions in expenses caused by one-time events or unanticipated increases to income, will be rolled into the following year's budget. The budget will be set accordingly, within the constraints of the Management District Plan, to adjust for surpluses that are carried forward to ensure that the District is spending these funds in a timely manner and is complying with applicable State laws and City policies. District funds may be used for renewal. The estimated budget surplus amount will be included in the annual report each year. Funds from an expired District shall be rolled over into the new District if one is established or returned to the property owners if one is not established, in accordance with Streets and Highways Code section 36671.

If an error is discovered on a parcel's assessed parcel square footages or building square footages, the District may investigate and correct the assessed footages after confirming the correction with the L.A. County Assessor Data and City Clerk's office. The correction will be made in accordance with the assessment methodology and may result in an increase or decrease to the parcel's assessment.

Future Development

As a result of continued development, the District may experience the addition or subtraction of assessable footage for parcels included and assessed within the District boundaries. The modification for parcel improvements within the District, which changes upwards or downwards the amount of total footage assessed for these parcels will, pursuant to Government Code 53750, be prorated to the date they receive the temporary and/or permanent certificate of occupancy and will be billed directly by the City for the prorated year. Any delinquent assessments owed for the modification of assessable footage that was billed directly by the City will be added to the property tax roll for the following year as delinquent. Parcels that experience a loss of building square footage need to provide notice of the change to the District by April 1st of each year.

In future years of the BID term, 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 and increases the assessments, then a ballot as defined in Article 13 Section D of the State Constitution will be required for approval of the formula changes.

Assessment Appeal Procedure

Property owners may appeal assessments that they believe are inaccurate. Appeals must be in writing, stating the grounds for appeal and filed with the Owners Association prior to April 1 of each year. Appeals shall be limited to the current assessment year. Any appeal not filed by April 1 shall not be valid. In any case, appeals will only be considered for the current year and will not be considered for prior years.

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 may direct bill any property owners whose special assessment does not appear on the tax rolls for each year of the BID term.

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, for changes to assessments that occur during an assessment year and are prorated for a part of the year, and then by the County for all subsequent years. These assessments shall provide for the same lien priority and penalties for delinquent payment as is provided for the ad valorem property tax. The property owner means any person shown as the owner/taxpayer on the last equalized assessment roll or otherwise known to be the owner/taxpayer by the County. The City of Los Angeles is authorized to collect any assessments not placed on the County tax rolls, or to place assessments, unpaid delinquent assessments, or penalties on the County tax rolls as appropriate to implement this Management District Plan.

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 parcel's percentage contribution to the total year 2026 assessments if the District is not renewed.

Bond Issuance

The District will not issue Bonds.

Public Property Assessments

There are 33 publicly owned parcels in the District, all of which are identified as assessable and for which special benefit services will be provided. Of the 33 identified assessed parcels, 24 by L.A. City, 7 are owned by State of California, 1 by LAUSD, and 1 by LACMTA.

All publicly owned parcels will pay their proportional share of costs based on the special benefits conferred to those individual parcels. See Engineer's Report page 27 for publicly owned parcels special benefit designation. Article XIID of the California Constitution was added in November 1996 and provides for these assessments. It specifically states in Section 4(a) that "Parcels within a district that are owned or used by any agency...shall not be exempt from assessment unless the agency can demonstrate by clear and convincing evidence that those publicly owned parcels in fact receive no special benefit." Below is a list of the publicly owned parcels and their respective assessments.

Zone	APN	Site #	Site Street	Owner Name	2027 Asmt	%
Zone 1	4226001900	26	MARKET ST	L A CITY	\$71,611.38	2.92%
Zone 1	4226001901	NONE	NONE	L A CITY	\$42,044.10	1.72%
Zone 1	4226002900	2300	OCEAN FRONT WALK	L A CITY	\$98,549.88	4.02%
Zone 1	4238014900	1610, 1608	PACIFIC AVE	L A CITY	\$9,530.98	0.39%
Zone 1	4238024900	2102	PACIFIC AVE	L A CITY	\$21,126.09	0.86%
Zone 1	4238024902	128	VENICE BLVD	L A CITY	\$10,523.88	0.43%
Zone 1	4238024903	206	VENICE BLVD	L A CITY	\$3,788.98	0.15%
Zone 1	4238024905	216	VENICE BLVD	L A CITY	\$3,384.96	0.14%
Zone 1	4238024906	302	VENICE BLVD	L A CITY	\$1,673.80	0.07%
Zone 1	4238024907	319, (319 E VENICE BLVD)	SOUTH VENICE BLVD	L A CITY	\$32,036.38	1.31%
Zone 1	4238024908	2106, (200 E VENICE BLVD)	CANAL ST	L A CITY	\$5,210.02	0.21%
Zone 1	4238024909	NONE	NONE	L A CITY	\$902.04	0.04%
Zone 1	4238024910	210	VENICE BLVD	L A CITY	\$1,673.80	0.07%
Zone 1	4238024911	125	VENICE BLVD	L A CITY	\$6,149.49	0.25%
Zone 1	4238025901	NONE	NONE	L A CITY	\$5,227.35	0.21%
Zone 1	4238025902	NONE	NONE	L A CITY	\$28,436.19	1.16%
Zone 1	4238025903	NONE	NONE	L A CITY	\$8,441.56	0.34%
Zone 1	4286027902	NONE	NONE	L A CITY	\$21,286.86	0.87%
Zone 1	4286028902	NONE	NONE	L A CITY	\$17,992.93	0.73%
Zone 1	4286029902	NONE	NONE	L A CITY	\$24,730.22	1.01%
Zone 1	4286030903	NONE	NONE	L A CITY	\$37,052.83	1.51%
Zone 1	4288029900	NONE	NONE	L A CITY	\$1,451.71	0.06%
Zone 2	4238002900	1234	PACIFIC AVE	L A CITY	\$38,585.74	1.57%
Zone 2	4238018900	NONE	NONE	L A CITY	\$86,574.99	3.53%
					\$577,986.16	23.58%
Zone 2	4238002902	1010	ABBOT KINNEY BLVD	L A UNIFIED SCHOOL DIST	\$78,106.00	3.19%
Zone 2	4286015900	100	SUNSET AVE	LACMTA	\$47,924.47	1.96%
Zone 1	4226001902	NONE	NONE	STATE OF CALIF	\$14,346.25	0.59%
Zone 1	4226001903	1502-1522	OCEAN FRONT WALK	STATE OF CALIF	\$28,561.31	1.17%
Zone 1	4288029906	NONE	NONE	STATE OF CALIF	\$0.00	0.00%
Zone 1	4288029909	120	OCEAN FRONT WALK	STATE OF CALIF	\$7,035.22	0.29%
Zone 1	4288029910	NONE	NONE	STATE OF CALIF	\$1,042.25	0.04%
Zone 1	4288029914	NONE	NONE	STATE OF CALIF	\$446.68	0.02%
Zone 1	4288029916	NONE	NONE	STATE OF CALIF	\$0.00	0.00%
					\$51,431.71	2.10%

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.

- **Renewal**

District funds may be used for renewing the District. District rollover funds may be spent on renewal.

Section 6 **Implementation Timetable**

The Venice Beach Business Improvement District is expected to be established and begin implementation of the Management District Plan on January 1, 2027. Consistent with State law, the Venice Beach Business Improvement District will have a nine-year life through December 31, 2035. In order for the Venice Beach Business Improvement District to meet the service begin date of January 1, 2027, the renewal needs to adhere to the following schedule:

<u>Formation Schedule</u>	<u>Dates</u>
Petitions distributed to property owners	December 2025
Petition Drive concludes	March 2026
City Council accepts petition results/sets public hearing date	April 2026
Ballots mailed to property owners	May 2026
City Council holds public hearing and tabulates ballots	June/July 2026

Section 7
Parcel Roll

Zone	APN	Site #	Site Street	Owner Name	2027 Asmt	%
Zone 1	4226001900	26	MARKET ST	L A CITY	\$71,611.38	2.92%
Zone 1	4226001901	NONE	NONE	L A CITY	\$42,044.10	1.72%
Zone 1	4226002900	2300	OCEAN FRONT WALK	L A CITY	\$98,549.88	4.02%
Zone 1	4238014900	1610, 1608	PACIFIC AVE	L A CITY	\$9,530.98	0.39%
Zone 1	4238024900	2102	PACIFIC AVE	L A CITY	\$21,126.09	0.86%
Zone 1	4238024902	128	VENICE BLVD	L A CITY	\$10,523.88	0.43%
Zone 1	4238024903	206	VENICE BLVD	L A CITY	\$3,788.98	0.15%
Zone 1	4238024905	216	VENICE BLVD	L A CITY	\$3,384.96	0.14%
Zone 1	4238024906	302	VENICE BLVD	L A CITY	\$1,673.80	0.07%
Zone 1	4238024907	319, (319 E VENICE BLVD)	SOUTH VENICE BLVD	L A CITY	\$32,036.38	1.31%
Zone 1	4238024908	2106, (200 E VENICE BLVD)	CANAL ST	L A CITY	\$5,210.02	0.21%
Zone 1	4238024909	NONE	NONE	L A CITY	\$902.04	0.04%
Zone 1	4238024910	210	VENICE BLVD	L A CITY	\$1,673.80	0.07%
Zone 1	4238024911	125	VENICE BLVD	L A CITY	\$6,149.49	0.25%
Zone 1	4238025901	NONE	NONE	L A CITY	\$5,227.35	0.21%
Zone 1	4238025902	NONE	NONE	L A CITY	\$28,436.19	1.16%
Zone 1	4238025903	NONE	NONE	L A CITY	\$8,441.56	0.34%
Zone 1	4286027902	NONE	NONE	L A CITY	\$21,286.86	0.87%
Zone 1	4286028902	NONE	NONE	L A CITY	\$17,992.93	0.73%
Zone 1	4286029902	NONE	NONE	L A CITY	\$24,730.22	1.01%
Zone 1	4286030903	NONE	NONE	L A CITY	\$37,052.83	1.51%
Zone 1	4288029900	NONE	NONE	L A CITY	\$1,451.71	0.06%
Zone 2	4238002900	1234	PACIFIC AVE	L A CITY	\$38,585.74	1.57%
Zone 2	4238018900	NONE	NONE	L A CITY	\$86,574.99	3.53%
					\$577,986.16	23.58%
Zone 2	4238002902	1010	ABBOT KINNEY BLVD	LA UNIFIED SCHOOL DIST	\$78,106.00	3.19%
Zone 2	4286015900	100	SUNSET AVE	LACMTA	\$47,924.47	1.96%
Zone 1	4226001902	NONE	NONE	STATE OF CALIF	\$14,346.25	0.59%
Zone 1	4226001903	1502-1522	OCEAN FRONT WALK	STATE OF CALIF	\$28,561.31	1.17%
Zone 1	4288029906	NONE	NONE	STATE OF CALIF	\$0.00	0.00%
Zone 1	4288029909	120	OCEAN FRONT WALK	STATE OF CALIF	\$7,035.22	0.29%
Zone 1	4288029910	NONE	NONE	STATE OF CALIF	\$1,042.25	0.04%
Zone 1	4288029914	NONE	NONE	STATE OF CALIF	\$446.68	0.02%
Zone 1	4288029916	NONE	NONE	STATE OF CALIF	\$0.00	0.00%
					\$51,431.71	2.10%

Zone	APN	2027 Asmt	%	Zone	APN	2027 Asmt	%
Zone 1	4226003001	\$9,279.10	0.38%	Zone 2	4286009039	\$372.20	0.02%
Zone 1	4226003004	\$12,348.14	0.50%	Zone 2	4286009040	\$331.24	0.01%
Zone 1	4226003037	\$7,189.30	0.29%	Zone 2	4286009041	\$331.24	0.01%
Zone 1	4226004001	\$28,875.48	1.18%	Zone 2	4286009042	\$331.24	0.01%
Zone 1	4226005001	\$11,469.02	0.47%	Zone 2	4286009043	\$331.24	0.01%
Zone 1	4226005004	\$9,681.36	0.40%	Zone 2	4286009044	\$331.24	0.01%
Zone 1	4226005023	\$7,194.86	0.29%	Zone 2	4286009045	\$331.24	0.01%

Zone 1	4226006001	\$8,134.96	0.33%	Zone 2	4286009046	\$372.20	0.02%
Zone 1	4226006002	\$4,654.60	0.19%	Zone 2	4286009047	\$372.20	0.02%
Zone 1	4226006003	\$3,836.99	0.16%	Zone 2	4286009048	\$372.20	0.02%
Zone 1	4226006004	\$11,761.24	0.48%	Zone 2	4286009049	\$387.93	0.02%
Zone 1	4226007001	\$11,383.73	0.46%	Zone 2	4286009050	\$372.20	0.02%
Zone 1	4226007002	\$14,632.35	0.60%	Zone 2	4286009051	\$372.20	0.02%
Zone 1	4226007006	\$2,799.27	0.11%	Zone 2	4286009052	\$387.93	0.02%
Zone 1	4226007007	\$2,824.00	0.12%	Zone 2	4286009053	\$363.00	0.01%
Zone 1	4226007008	\$2,940.54	0.12%	Zone 2	4286009054	\$363.00	0.01%
Zone 1	4226007009	\$2,839.46	0.12%	Zone 2	4286009055	\$323.03	0.01%
Zone 1	4226007010	\$5,693.81	0.23%	Zone 2	4286009056	\$322.24	0.01%
Zone 1	4226007011	\$11,099.75	0.45%	Zone 2	4286009057	\$323.03	0.01%
Zone 1	4226007023	\$11,904.03	0.49%	Zone 2	4286009058	\$323.03	0.01%
Zone 1	4226008001	\$6,956.12	0.28%	Zone 2	4286009059	\$322.24	0.01%
Zone 1	4226008002	\$2,655.20	0.11%	Zone 2	4286009060	\$323.03	0.01%
Zone 1	4226008003	\$2,744.92	0.11%	Zone 2	4286009061	\$363.00	0.01%
Zone 1	4226008004	\$2,612.99	0.11%	Zone 2	4286009062	\$363.00	0.01%
Zone 1	4226008005	\$5,782.38	0.24%	Zone 2	4286009063	\$363.00	0.01%
Zone 1	4226008006	\$2,881.71	0.12%	Zone 2	4286009067	\$4,831.03	0.20%
Zone 1	4226008007	\$2,925.55	0.12%	Zone 2	4286009070	\$463.26	0.02%
Zone 1	4226008008	\$3,004.59	0.12%	Zone 2	4286009071	\$471.37	0.02%
Zone 1	4226008009	\$2,975.21	0.12%	Zone 2	4286009072	\$463.26	0.02%
Zone 1	4226008010	\$2,890.99	0.12%	Zone 2	4286009073	\$422.30	0.02%
Zone 1	4226008011	\$7,303.08	0.30%	Zone 2	4286009074	\$422.30	0.02%
Zone 1	4226008012	\$3,097.77	0.13%	Zone 2	4286009075	\$461.97	0.02%
Zone 1	4226008013	\$11,688.77	0.48%	Zone 2	4286009077	\$454.06	0.02%
Zone 1	4226008014	\$9,111.56	0.37%	Zone 2	4286009078	\$454.06	0.02%
Zone 1	4226008018	\$2,194.61	0.09%	Zone 2	4286009079	\$454.06	0.02%
Zone 1	4226008021	\$10,755.03	0.44%	Zone 2	4286009080	\$414.09	0.02%
Zone 1	4226008022	\$442.58	0.02%	Zone 2	4286009081	\$413.30	0.02%
Zone 1	4226008023	\$5,963.37	0.24%	Zone 2	4286009083	\$463.66	0.02%
Zone 1	4226008024	\$10,041.45	0.41%	Zone 2	4286009084	\$463.66	0.02%
Zone 1	4226008025	\$8,748.88	0.36%	Zone 2	4286009085	\$463.66	0.02%
Zone 1	4226009001	\$19,196.88	0.78%	Zone 2	4286009086	\$463.66	0.02%
Zone 1	4226009012	\$2,622.30	0.11%	Zone 2	4286009087	\$457.43	0.02%
Zone 1	4226009013	\$2,372.01	0.10%	Zone 2	4286009088	\$457.43	0.02%
Zone 1	4226009014	\$5,129.84	0.21%	Zone 2	4286009089	\$457.43	0.02%
Zone 1	4226009015	\$4,459.11	0.18%	Zone 2	4286009090	\$457.43	0.02%
Zone 1	4226009016	\$2,223.91	0.09%	Zone 2	4286009091	\$439.42	0.02%
Zone 1	4226009017	\$2,223.63	0.09%	Zone 2	4286009092	\$439.42	0.02%
Zone 1	4226009018	\$7,425.58	0.30%	Zone 2	4286009093	\$446.05	0.02%
Zone 1	4226009019	\$6,645.52	0.27%	Zone 2	4286009094	\$446.05	0.02%
Zone 1	4226009020	\$38,382.76	1.57%	Zone 2	4286009100	\$558.75	0.02%
Zone 1	4226009021	\$2,489.44	0.10%	Zone 2	4286009101	\$526.50	0.02%
Zone 1	4226009022	\$7,094.90	0.29%	Zone 2	4286009102	\$560.14	0.02%
Zone 1	4226010001	\$10,845.31	0.44%	Zone 2	4286009103	\$537.38	0.02%
Zone 1	4226010011	\$2,422.52	0.10%	Zone 2	4286009104	\$586.85	0.02%
Zone 1	4226010012	\$2,943.21	0.12%	Zone 2	4286009105	\$584.87	0.02%
Zone 1	4226010013	\$2,604.83	0.11%	Zone 2	4286009106	\$580.91	0.02%
Zone 1	4226010014	\$7,807.16	0.32%	Zone 2	4286009107	\$578.93	0.02%

Zone 1	4226010019	\$2,745.59	0.11%	Zone 2	4286009108	\$573.00	0.02%
Zone 1	4226010020	\$2,587.94	0.11%	Zone 2	4286009109	\$569.04	0.02%
Zone 1	4226010021	\$7,742.07	0.32%	Zone 2	4286009110	\$560.14	0.02%
Zone 1	4226010022	\$5,108.08	0.21%	Zone 2	4286009111	\$559.15	0.02%
Zone 1	4226010023	\$8,573.59	0.35%	Zone 2	4286009112	\$554.20	0.02%
Zone 1	4226011032	\$9,802.18	0.40%	Zone 2	4286009113	\$561.13	0.02%
Zone 1	4226011033	\$11,209.44	0.46%	Zone 2	4286009114	\$586.85	0.02%
Zone 1	4226011034	\$4,442.08	0.18%	Zone 2	4286009115	\$504.73	0.02%
Zone 1	4226013006	\$8,019.34	0.33%	Zone 2	4286009116	\$475.05	0.02%
Zone 1	4226013007	\$6,069.55	0.25%	Zone 2	4286009117	\$571.02	0.02%
Zone 1	4226013008	\$2,770.94	0.11%	Zone 2	4286009118	\$548.26	0.02%
Zone 1	4226013009	\$2,762.50	0.11%	Zone 2	4286009119	\$542.33	0.02%
Zone 1	4226013010	\$2,881.09	0.12%	Zone 2	4286009120	\$541.34	0.02%
Zone 1	4226013011	\$2,836.17	0.12%	Zone 2	4286009121	\$529.47	0.02%
Zone 1	4226013012	\$2,836.17	0.12%	Zone 2	4286009122	\$527.49	0.02%
Zone 1	4226013013	\$3,728.89	0.15%	Zone 2	4286009123	\$522.54	0.02%
Zone 1	4226013016	\$9,663.20	0.39%	Zone 2	4286009124	\$620.49	0.03%
Zone 1	4226013030	\$5,674.40	0.23%	Zone 2	4286009125	\$649.21	0.03%
Zone 1	4226014018	\$2,680.27	0.11%	Zone 2	4286009126	\$600.73	0.02%
Zone 1	4226014019	\$2,769.19	0.11%	Zone 2	4286009127	\$606.27	0.02%
Zone 1	4226014024	\$2,852.45	0.12%	Zone 2	4286009128	\$601.72	0.02%
Zone 1	4226014030	\$2,214.38	0.09%	Zone 2	4286009129	\$601.72	0.02%
Zone 1	4226014031	\$2,212.22	0.09%	Zone 2	4286009130	\$601.72	0.02%
Zone 1	4226014032	\$2,214.38	0.09%	Zone 2	4286009131	\$601.91	0.02%
Zone 1	4226014033	\$2,212.22	0.09%	Zone 2	4286009132	\$585.19	0.02%
Zone 1	4226014034	\$13,307.86	0.54%	Zone 2	4286009133	\$613.89	0.03%
Zone 1	4238010001	\$13,833.62	0.56%	Zone 2	4286009134	\$645.55	0.03%
Zone 1	4238010009	\$2,815.37	0.11%	Zone 2	4286009135	\$485.03	0.02%
Zone 1	4238010010	\$2,815.37	0.11%	Zone 2	4286009136	\$419.33	0.02%
Zone 1	4238010011	\$2,832.89	0.12%	Zone 2	4286009137	\$12,343.31	0.50%
Zone 1	4238010012	\$3,116.56	0.13%	Zone 2	4286010029	\$4,087.57	0.17%
Zone 1	4238010013	\$7,523.34	0.31%	Zone 2	4286010036	\$5,212.11	0.21%
Zone 1	4238010014	\$7,631.16	0.31%	Zone 2	4286010044	\$15,142.49	0.62%
Zone 1	4238010015	\$2,907.48	0.12%	Zone 2	4286012016	\$1,068.89	0.04%
Zone 1	4238010016	\$2,759.13	0.11%	Zone 2	4286012029	\$818.57	0.03%
Zone 1	4238011004	\$5,577.77	0.23%	Zone 2	4286012039	\$5,991.00	0.24%
Zone 1	4238011005	\$8,498.04	0.35%	Zone 2	4286012044	\$1,101.55	0.04%
Zone 1	4238011006	\$5,672.58	0.23%	Zone 2	4286012045	\$2,061.52	0.08%
Zone 1	4238011007	\$2,787.44	0.11%	Zone 2	4286012047	\$11,180.07	0.46%
Zone 1	4238011008	\$2,816.29	0.11%	Zone 2	4286013031	\$5,445.31	0.22%
Zone 1	4238011011	\$8,542.45	0.35%	Zone 2	4286013034	\$6,283.26	0.26%
Zone 1	4238011012	\$5,485.92	0.22%	Zone 2	4286017026	\$517.43	0.02%
Zone 1	4238011013	\$2,571.06	0.10%	Zone 2	4286017027	\$493.19	0.02%
Zone 1	4238011014	\$3,006.71	0.12%	Zone 2	4286017028	\$493.19	0.02%
Zone 1	4238011015	\$4,700.55	0.19%	Zone 2	4286017029	\$493.19	0.02%
Zone 1	4238011016	\$3,829.93	0.16%	Zone 2	4286017030	\$493.19	0.02%
Zone 1	4238011017	\$5,712.14	0.23%	Zone 2	4286017031	\$493.19	0.02%
Zone 1	4238011021	\$2,949.42	0.12%	Zone 2	4286017032	\$498.83	0.02%
Zone 1	4238011022	\$2,823.30	0.12%	Zone 2	4286017033	\$498.83	0.02%
Zone 1	4238011023	\$2,571.06	0.10%	Zone 2	4286017034	\$493.19	0.02%

Zone 1	4238011024	\$6,858.22	0.28%	Zone 2	4286017035	\$493.19	0.02%
Zone 1	4238011026	\$2,862.35	0.12%	Zone 2	4286017036	\$493.19	0.02%
Zone 1	4238011027	\$2,771.47	0.11%	Zone 2	4286017037	\$493.19	0.02%
Zone 1	4238011028	\$2,767.66	0.11%	Zone 2	4286017038	\$493.19	0.02%
Zone 1	4238011029	\$2,800.63	0.11%	Zone 2	4286017039	\$498.83	0.02%
Zone 1	4238011030	\$5,796.22	0.24%	Zone 2	4286017040	\$498.83	0.02%
Zone 1	4238011031	\$8,262.32	0.34%	Zone 2	4286017041	\$493.19	0.02%
Zone 1	4238011033	\$5,564.58	0.23%	Zone 2	4286017042	\$493.19	0.02%
Zone 1	4238011034	\$7,123.33	0.29%	Zone 2	4286017043	\$493.19	0.02%
Zone 1	4238011035	\$5,257.53	0.21%	Zone 2	4286017044	\$493.19	0.02%
Zone 1	4238011036	\$11,580.89	0.47%	Zone 2	4286017045	\$493.19	0.02%
Zone 1	4238011038	\$1,851.85	0.08%	Zone 2	4286017046	\$493.19	0.02%
Zone 1	4238011039	\$1,851.85	0.08%	Zone 2	4286017047	\$1,377.19	0.06%
Zone 1	4238011040	\$1,848.35	0.08%	Zone 2	4286017048	\$518.42	0.02%
Zone 1	4238011041	\$1,848.35	0.08%	Zone 2	4286017049	\$493.19	0.02%
Zone 1	4238011042	\$1,841.96	0.08%	Zone 2	4286017050	\$493.19	0.02%
Zone 1	4238011043	\$1,841.96	0.08%	Zone 2	4286017051	\$493.19	0.02%
Zone 1	4238012001	\$4,805.27	0.20%	Zone 2	4286017052	\$493.19	0.02%
Zone 1	4238012002	\$4,477.08	0.18%	Zone 2	4286017053	\$493.19	0.02%
Zone 1	4238012003	\$2,649.00	0.11%	Zone 2	4286017054	\$498.83	0.02%
Zone 1	4238012004	\$2,754.60	0.11%	Zone 2	4286017055	\$498.83	0.02%
Zone 1	4238012005	\$2,754.12	0.11%	Zone 2	4286017056	\$493.19	0.02%
Zone 1	4238012006	\$10,159.97	0.41%	Zone 2	4286017057	\$493.19	0.02%
Zone 1	4238013001	\$10,135.27	0.41%	Zone 2	4286017058	\$493.19	0.02%
Zone 1	4238013002	\$2,697.88	0.11%	Zone 2	4286017059	\$493.19	0.02%
Zone 1	4238013003	\$3,319.93	0.14%	Zone 2	4286017060	\$493.19	0.02%
Zone 1	4238013004	\$3,278.54	0.13%	Zone 2	4286017061	\$498.83	0.02%
Zone 1	4238013005	\$3,206.79	0.13%	Zone 2	4286017062	\$498.83	0.02%
Zone 1	4238013006	\$3,524.87	0.14%	Zone 2	4286017063	\$493.19	0.02%
Zone 1	4238014003	\$1,790.39	0.07%	Zone 2	4286017064	\$493.19	0.02%
Zone 1	4238014004	\$6,040.29	0.25%	Zone 2	4286017065	\$493.19	0.02%
Zone 1	4238014005	\$5,899.88	0.24%	Zone 2	4286017066	\$493.19	0.02%
Zone 1	4238014006	\$18,798.40	0.77%	Zone 2	4286017067	\$493.19	0.02%
Zone 1	4238014007	\$17,571.12	0.72%	Zone 2	4286017068	\$493.19	0.02%
Zone 1	4238014009	\$3,321.97	0.14%	Zone 2	4286017069	\$524.55	0.02%
Zone 1	4238014016	\$11,498.69	0.47%	Zone 2	4286017070	\$536.13	0.02%
Zone 1	4238014017	\$27,625.24	1.13%	Zone 2	4286017071	\$524.55	0.02%
Zone 1	4238021001	\$9,819.51	0.40%	Zone 2	4286017072	\$535.93	0.02%
Zone 1	4238021025	\$2,158.74	0.09%	Zone 2	4286017073	\$510.80	0.02%
Zone 1	4238021026	\$8,158.93	0.33%	Zone 2	4286017074	\$510.80	0.02%
Zone 1	4238022001	\$8,423.14	0.34%	Zone 2	4286017075	\$513.27	0.02%
Zone 2	4286003001	\$3,814.69	0.16%	Zone 2	4286017076	\$510.80	0.02%
Zone 2	4286003003	\$1,613.16	0.07%	Zone 2	4286017077	\$510.80	0.02%
Zone 2	4286003004	\$1,613.16	0.07%	Zone 2	4286017078	\$514.07	0.02%
Zone 2	4286003007	\$5,492.79	0.22%	Zone 2	4286017079	\$514.07	0.02%
Zone 2	4286003008	\$3,220.30	0.13%	Zone 2	4286017080	\$510.80	0.02%
Zone 2	4286003009	\$6,122.32	0.25%	Zone 2	4286017081	\$510.80	0.02%
Zone 2	4286003010	\$2,042.87	0.08%	Zone 2	4286017082	\$513.27	0.02%
Zone 2	4286003011	\$3,617.49	0.15%	Zone 2	4286017083	\$510.80	0.02%
Zone 2	4286003013	\$1,684.40	0.07%	Zone 2	4286017084	\$510.80	0.02%

Zone 2	4286003014	\$1,613.16	0.07%	Zone 2	4286017085	\$514.07	0.02%
Zone 2	4286003015	\$8,302.77	0.34%	Zone 2	4286017086	\$514.07	0.02%
Zone 2	4286003016	\$4,151.39	0.17%	Zone 2	4286017087	\$510.80	0.02%
Zone 2	4286003019	\$8,324.05	0.34%	Zone 2	4286017088	\$510.80	0.02%
Zone 2	4286003020	\$7,479.58	0.31%	Zone 2	4286017089	\$513.27	0.02%
Zone 2	4286003021	\$7,947.19	0.32%	Zone 2	4286017090	\$510.80	0.02%
Zone 2	4286004002	\$12,344.33	0.50%	Zone 2	4286017091	\$510.80	0.02%
Zone 2	4286004004	\$5,239.06	0.21%	Zone 2	4286017092	\$510.80	0.02%
Zone 2	4286004006	\$25,836.33	1.05%	Zone 2	4286017093	\$3,294.09	0.13%
Zone 2	4286004007	\$9,899.60	0.40%	Zone 1	4286027007	\$3,033.53	0.12%
Zone 2	4286004009	\$20,069.69	0.82%	Zone 1	4286027008	\$3,327.51	0.14%
Zone 2	4286005010	\$51,528.50	2.10%	Zone 1	4286027010	\$11,520.31	0.47%
Zone 2	4286005011	\$22,686.58	0.93%	Zone 1	4286027013	\$20,575.23	0.84%
Zone 2	4286006015	\$4,985.11	0.20%	Zone 1	4286027014	\$17,754.70	0.72%
Zone 2	4286006016	\$2,078.89	0.08%	Zone 1	4286027015	\$2,928.36	0.12%
Zone 2	4286006017	\$2,799.64	0.11%	Zone 1	4286027016	\$2,949.38	0.12%
Zone 2	4286006018	\$4,675.21	0.19%	Zone 1	4286027017	\$2,943.20	0.12%
Zone 2	4286006034	\$57,783.24	2.36%	Zone 1	4286027018	\$2,947.73	0.12%
Zone 2	4286006037	\$907.52	0.04%	Zone 1	4286027019	\$2,945.05	0.12%
Zone 2	4286006038	\$905.54	0.04%	Zone 1	4286028001	\$17,947.89	0.73%
Zone 2	4286006039	\$905.54	0.04%	Zone 1	4286028002	\$5,032.54	0.21%
Zone 2	4286006040	\$905.54	0.04%	Zone 1	4286028010	\$3,236.41	0.13%
Zone 2	4286006041	\$905.54	0.04%	Zone 1	4286028013	\$3,091.95	0.13%
Zone 2	4286006042	\$907.52	0.04%	Zone 1	4286028016	\$3,220.01	0.13%
Zone 2	4286006043	\$13,144.10	0.54%	Zone 1	4286028017	\$11,465.46	0.47%
Zone 2	4286007001	\$5,418.35	0.22%	Zone 1	4286028020	\$2,847.68	0.12%
Zone 2	4286007005	\$4,687.15	0.19%	Zone 1	4286028021	\$3,144.43	0.13%
Zone 2	4286007015	\$8,687.32	0.35%	Zone 1	4286028022	\$3,118.67	0.13%
Zone 2	4286007018	\$3,091.65	0.13%	Zone 1	4286028023	\$3,069.22	0.13%
Zone 2	4286007019	\$3,075.82	0.13%	Zone 1	4286028024	\$3,184.62	0.13%
Zone 2	4286007020	\$3,054.36	0.12%	Zone 1	4286028025	\$2,476.61	0.10%
Zone 2	4286007021	\$2,921.57	0.12%	Zone 1	4286028026	\$2,655.90	0.11%
Zone 2	4286007024	\$5,180.63	0.21%	Zone 1	4286028027	\$2,710.51	0.11%
Zone 2	4286007025	\$8,687.32	0.35%	Zone 1	4286028028	\$2,728.03	0.11%
Zone 2	4286007026	\$3,089.26	0.13%	Zone 1	4286028029	\$2,721.84	0.11%
Zone 2	4286007029	\$6,070.73	0.25%	Zone 1	4286028030	\$2,657.96	0.11%
Zone 2	4286007031	\$9,195.81	0.38%	Zone 1	4286028031	\$2,619.83	0.11%
Zone 2	4286008001	\$4,050.52	0.17%	Zone 1	4286029012	\$4,492.05	0.18%
Zone 2	4286008002	\$1,494.52	0.06%	Zone 1	4286029013	\$8,181.43	0.33%
Zone 2	4286008003	\$1,486.05	0.06%	Zone 1	4286029017	\$5,973.38	0.24%
Zone 2	4286008004	\$1,673.42	0.07%	Zone 1	4286030001	\$7,520.57	0.31%
Zone 2	4286008005	\$1,464.21	0.06%	Zone 1	4286030002	\$8,142.85	0.33%
Zone 2	4286008006	\$1,447.93	0.06%	Zone 1	4286030003	\$3,375.90	0.14%
Zone 2	4286008008	\$1,569.88	0.06%	Zone 1	4286030006	\$8,029.16	0.33%
Zone 2	4286008009	\$1,608.19	0.07%	Zone 1	4286030009	\$3,436.03	0.14%
Zone 2	4286008010	\$3,393.79	0.14%	Zone 1	4286030011	\$3,087.08	0.13%
Zone 2	4286008037	\$815.38	0.03%	Zone 1	4286030012	\$10,450.51	0.43%
Zone 2	4286008038	\$865.11	0.04%	Zone 1	4286030013	\$12,583.93	0.51%
Zone 2	4286009009	\$2,096.61	0.09%	Zone 1	4286030017	\$1,097.87	0.04%
Zone 2	4286009012	\$1,633.67	0.07%	Zone 1	4286030018	\$1,205.03	0.05%

Zone 2	4286009013	\$1,689.08	0.07%	Zone 1	4286030019	\$1,235.94	0.05%
Zone 2	4286009018	\$4,973.90	0.20%	Zone 1	4286030024	\$7,630.81	0.31%
Zone 2	4286009031	\$58.64	0.00%		Private Parcels	\$1,695,387.60	69.18%
Zone 2	4286009035	\$3,813.48	0.16%		Publicly Owned Parcels	\$755,448.34	30.82%
Zone 2	4286009038	\$372.20	0.02%		Total All Parcels	\$2,450,835.94	100.00%