

MEETING DATE: 5/26/09

AGENDA ITEM: Adoption of a Resolution Approving the Preliminary Assessment Engineer's Report for Proceedings for the Assessment Increase within Landscape Maintenance District Number 1 for Fiscal Year 2009/10; Declaring its Intention to Levy and Collect Assessments, and Provide Notice Setting Monday, July 13, 2009 for a Public Hearing thereon, and Ordering the Initiation of Assessment Ballot Procedures

ATTACHMENTS

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1 RESOLUTION NO. _____

2
3 A RESOLUTION OF THE CITY COUNCIL OF THE CITY
4 OF CULVER CITY, CALIFORNIA, APPROVING THE
5 PRELIMINARY ENGINEER'S REPORT FOR
6 PROCEEDINGS FOR THE ASSESSMENT INCREASE
7 FOR LANDSCAPING MAINTENANCE DISTRICT NO. 1,
8 DECLARING ITS INTENTION TO LEVY AND COLLECT
9 ASSESSMENTS, AND SETTING A TIME AND PLACE FOR
10 A PUBLIC HEARING THEREON AND ORDERING THE
11 INITIATION OF ASSESSMENT BALLOT PROCEDURES.

12
13 WHEREAS, the City Council of the City of Culver City, pursuant to Section
14 15.01.060 of the Culver City Municipal Code (the "CCMC"), Article XIID of the
15 Constitution of the State of California ("Article XIID") and the Proposition 218 Omnibus
16 Implementation Act ("Proposition 218") did by previous Resolution No. R031 initiate
17 proceedings for the assessment increase for Landscaping Maintenance District No. 1
18 (the "District") and ordered the preparation of the Engineer's Report for the levy and
19 collection of annual assessments within said District (the "Engineer's Report"); and,

20
21 WHEREAS, the City Council desires to declare its intention to increase
22 the assessments for the District and to provide for the levy and collection of annual
23 assessments, beginning with the 2009/10 fiscal year, to provide for the costs and
24 expenses necessary to pay for the maintenance and servicing of the improvements
25 (defined below) within the District; and,

26
27 WHEREAS, the Engineer's Report has been filed with the City Clerk and
28 submitted to the City Council in accordance with Section 15.01.060 of the CCMC and
Proposition 218; and,

1 **WHEREAS**, the City Council has carefully examined and reviewed the
2 Engineer's report as presented and is preliminary satisfied with the proposed
3 assessment increase, each and all of the budget items and documents as set forth
4 therein and is satisfied that the levy amounts, on a preliminary basis, have been spread
5 in accordance with the special benefit received from the improvements, operation,
6 maintenance and services within the District as set for in said Engineer's Report.

7 **NOW, THEREFORE**, the City Council of the City of Culver City, **DOES**
8 **HEREBY RESOLVE** as follows:

9 1. That the Engineer's Report as presented, consisting of the
10 following: a description of improvements, the estimated costs of improvements, a
11 diagram for the District and the assessment roll containing the Fiscal Year 2009/10 levy
12 for each Assessor's parcel within the District, is hereby approved on a preliminary basis
13 and ordered to be filed in the Office of the City Clerk as a permanent record and to
14 remain open for public inspection.
15

16 2. It is the intention of the City Council to order the increase in
17 assessments and to levy and collect assessments to pay the annual costs and
18 expenses for the maintenance and servicing of improvements within said District. The
19 proposed maintenance to be performed generally consists of: planter cultivation, weed
20 control, litter control, tree stake adjustment sprinkler inspection and shrub/ground
21 fertilization. Periodic non-scheduled maintenance to be performed includes, but is not
22 limited to, fungus, insect and rodent control, shrub/tree pruning, sprinkler repair,
23 equipment and facilities repair, plant material replacement and repair of the peripheral
24 wall in Zone 1. Services provided include all necessary service, operations,
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1 administration and maintenance required to keep the improvements in a healthy,
2 vigorous and satisfactory condition.

3 3. The boundaries of the District's Zone 1 are generally described as
4 the area located southeast of Culver Boulevard, southwest of Elenda Street, northwest
5 of Arizona Avenue. Zone 2 is generally described as the area located on the
6 northwesterly side of Jefferson Boulevard, east of Overland Avenue and bounded by
7 the Los Angeles County Flood Control District right-of-way for Ballona Creek on the
8 north. The District is designated by the name of "Landscaping Maintenance District No.
9 1".
10

11 4. The Engineer's Report, as preliminary approved by the City
12 Council, is on file with the City Clerk and open for public inspection. Reference is made
13 to the Engineer's Report for a full detailed description of the improvements to be
14 maintained, the boundaries of the District and the proposed assessments upon
15 assessable lots and parcels of land within the District.
16

17 5. Notice is hereby given that a Public Hearing is scheduled to be held
18 at Mike Balkman Council Chambers, 9770 Culver Boulevard, Culver City, California on
19 June 22, 2009 at 7:00pm. All interested persons shall be afforded the opportunity to be
20 heard. The City Council shall consider all oral statements or written communication
21 made or filed by any interested person in regards to the proposed District.
22

23 6. The City Clerk is hereby directed to give notice of the Public
24 Hearing by causing the resolution of intention, or summary thereof, to be published,
25 posted and mailed as provided in Section 15.01.050 of the CCMC. Pursuant to Section
26 4 of Article XIIID, the City is hereby directed to give notice of the Public Hearing and
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28

1 assessment ballot proceedings together with the assessment ballot materials, to the
2 record owners of all real property proposed to be assessed.

3
4 APPROVED and ADOPTED this _____ day of _____ 2009.

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6
7
8 ANDREW WEISSMAN, MAYOR
City of Culver City, California

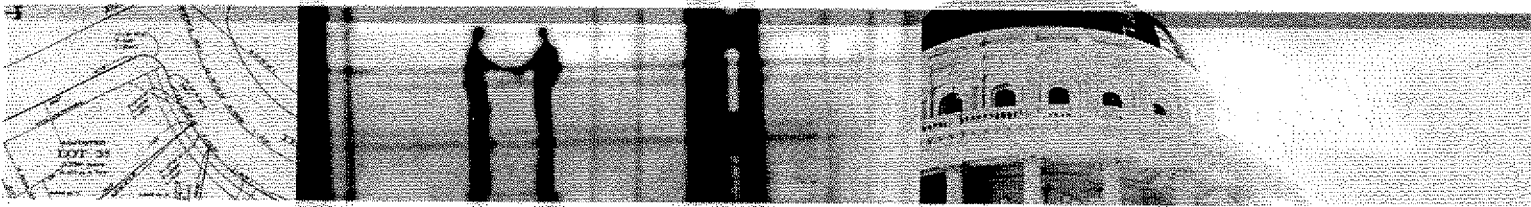
9
10 ATTEST:

APPROVED AS TO FORM:

11
12 MARTIN R. COLE, City Clerk

13 A09-00185

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for CAROL A. SCHWAB, City Attorney



City of Culver City
Landscaping Maintenance District No. 1
Preliminary Engineer's Report for
Proposed Assessment Increase
May 2009

Submitted by



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800.676.7516

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870 Market Street, Suite 1223
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**CITY OF CULVER CITY
LANDSCAPING MAINTENANCE DISTRICT NO. 1
9770 Culver Blvd.
Culver City, CA. 90232
Phone - (310) 253-5700**

CITY COUNCIL

Andrew Weissman, Mayor

Christopher Armenta, Vice Mayor

D. Scott Malsin, Mayor

Micheál O' Leary, Council Member

Gary Silbiger, Council Member

CITY STAFF

Jerry Fulwood, City Manager

Charles D. Herbertson, Public Works Director

Martin Cole, Assistant City Manager/City Clerk

Mate Gaspar, Engineering Services Manager

NBS

Pablo Perez, Client Services Director

Michael Stearns, Assessment Engineer

Tiffany Ellis, Financial Analyst

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1. ENGINEER'S LETTER

WHEREAS, on May 11, 2009, the City Council of the City of Culver City (the "City"), State of California, under the Culver City Municipal Code (the "CCMC"), adopted a Resolution Initiating Proceedings for a Proposed Increase of Assessments for a benefit assessment district known and designated as "Landscaping Maintenance District No. 1", (hereafter referred to as the "District"); and

WHEREAS, the Resolution Initiating Proceedings directed NBS to prepare and file a report describing the general nature, location and extent of the improvements to be maintained, an estimate of the costs of the maintenance, operations and servicing of the improvements, a diagram showing the area and properties to be assessed and an estimate of the costs of the maintenance, operations and servicing the improvements, assessing the net amount upon all assessable lots and/or parcels within the District in proportion to the special benefit received, in accordance with Section 15.01.055 of the CCMC, Article XIIID of the Constitution of the State of California ("Article XIIID") and Proposition 218 Omnibus Implementation Act ("Proposition 218").

NOW THEREFORE, the following assessment is made to cover the portion of the estimated costs of maintenance, operation and servicing of said improvements to be paid by the assessable real property within the District in proportion to the special benefit received:

SUMMARY OF ASSESSMENT – ZONE 1

	As Preliminarily Approved	As Confirmed by City Council
Direct Maintenance and Administrative Costs	\$62,862.46	
General Fund Contribution	(29,576.08)	
Total Balance to Levy – Fiscal Year 2009/10(1)	\$33,286.38	
Total Zone 1 Parcels	180	
Proposed Maximum Assessment per Parcel	\$184.92	

(1) Amount differs from actual levy amount due to rounding.

SUMMARY OF ASSESSMENT – ZONE 2

	As Preliminarily Approved	As Confirmed by City Council
Direct Maintenance and Administrative Costs	\$29,004.00	
General Fund Contribution	(14,612.59)	
Total Balance to Levy – Fiscal Year 2009/10(1)	\$14,391.41	
Total Zone 2 Parcels	11	
Total Assessable Square Footage	582,820.00	
Proposed Maximum Assessment per Square Foot	\$0.0247	

(1) Amount differs from actual levy amount due to rounding.

In making the assessments contained herein pursuant to the Resolution of Initiation and the CCMC:

1. I identified all parcels (the "Specially Benefited Parcels") which will have a special benefit conferred upon them from the improvements described in Section 2.2 to this Engineer's Report. For particulars as to the identification of said parcels, reference is made to the Assessment Diagram, a copy of which is included in Section 5 of this Engineer's Report.
2. I have assessed the costs and expenses of the improvements upon the Specially Benefited Parcels. In making such assessment:
 - a. The proportionate special benefit derived by each Specially Benefited Parcel from the improvements was determined in relationship to the entirety of the maintenance costs of the improvements;
 - b. No assessment has been imposed on any Specially Benefited Parcel which exceeds the reasonable cost of the proportional special benefit conferred on such parcel from the improvements; and
 - c. The general benefits from the improvements have been separated from the special benefits and only special benefits have been assessed.

I, the undersigned, respectfully submit the enclosed Engineer's Report and, to the best of my knowledge, information and belief, the Engineer's Report, Assessments, and the Assessment Diagram herein have been prepared and computed in accordance with the order of the City Council of the City of Culver City, the CCMC, Article XIIID and Proposition 218.

Michael J. Stearns, P.E., Assessment Engineer

2. INCREASE OF ASSESSMENTS

2.1. Reason for the Increased Assessment

The increase in the existing assessments is proposed in order to generate the additional assessment revenue necessary to:

- A. Provide for the continued maintenance of the improvements described generally in Section 3.2. Maintenance may include but is not limited to, all of the following: the repair, removal or replacement of all or any part of any improvement, providing for the life, growth, health and beauty of the landscaping, including cultivation, irrigation, trimming, spraying, fertilizing or treating for disease or injury, the maintenance, repair and replacement as necessary of all irrigation systems.
- B. Provide the means to pay for the increased cost of maintenance for all services currently provided. Currently, the assessment revenues generated based upon the existing assessments cannot pay for the costs of maintenance, labor, material and supplies, electricity, water and other items necessary for the satisfactory operation of the improvements. The City has been contributing money from its general fund to offset the increase in maintenance costs. The proposed increase in existing revenues is therefore necessary to enable the City to continue to finance the current level of maintenance within the District. The inability to maintain the current level of maintenance within the District will jeopardize the health and appearance of the landscaping.
- C. To add an annual escalation clause. Currently, the District does not have an annual escalation clause included in the method of assessment. The establishment of an annual escalation clause is necessary in order to ensure that the District can continue the current level of maintenance in future years.

2.2. Process to Increase Assessment

The City cannot increase assessments within the District without complying with Proposition 218. Proposition 218 added Article XIID to the California Constitution imposing, among other requirements, the necessity for the City to perform an assessment ballot procedure to enable the owners of each property on which the assessment is proposed to be increased, the opportunity to express their support for or opposition to the proposed increase in such assessment. The basic steps of the assessment ballot procedure are outlined below.

The City must prepare a Notice of Public Hearing ("Notice"), which describes, along with other mandated information, the reason for the proposed increase of assessments, and to provide a date and time of a public hearing to be held on the matter. The City must also prepare an assessment ballot ("Assessment Ballot"), which clearly gives the property owner the ability to sign and mark their Assessment Ballot either in favor of or in opposition to the proposed increase in the assessment. The Notice and Assessment Ballot are mailed to each affected property owner within the District a minimum of 45 days prior to the public hearing date as shown in the Notice. The City may also hold additional community meetings with the property owners to discuss the issues facing the District and to answer property owner questions directly.

After the Notice and Assessment Ballot are mailed, property owners are given until the close of the public hearing, stated in the Notice, to return their signed and marked Assessment Ballot. During the public hearing, property owners are given the opportunity to address the City Council and ask

questions or voice their concerns. At the close of public hearing, the returned Assessment Ballots received prior to the close of the public hearing are tabulated, weighted by the proposed increase in assessment on each property and the results are announced to the City Council.

Article XIIID provides that if, as a result of the assessment ballot proceeding, a majority protest is found to exist, the City Council will not have the authority to increase the existing assessments as proposed. A majority protest exists if the assessments represented by ballots submitted in opposition exceed those submitted in favor of the assessment increase. All returned ballots are tabulated and weighted according to the financial obligation of each particular parcel.

If there is no majority protest as described above, the City Council may approve the proposed increase in the assessments.

3. PLANS AND SPECIFICATIONS

The District provides for the continued administration, maintenance, operations, and servicing of various improvements located within the public right-of-way and dedicated easements within the boundaries of the District.

3.1. Description of the Boundaries of the District

Zone 1 – The general location is the north central portion of the City. Zone 1 of the District includes 51 parcels of Tract No. 34390, 45 parcels of Tract No. 24371, 45 parcels of Tract No. 36218, 8 parcels of Tract No. 33484, and 31 parcels of Tract No. 28805, for a total of 180 parcels. The boundaries of the District are generally described as that area located southeast by Culver Boulevard, southwest of Elenda Street, northwest of Arizona Avenue and the most northerly line of Tract No. 34371 and Tract No. 28805 and northeasterly line of Tract No. 28805.

Zone 2 – The general location is the central portion of the City. Zone 2 of the District includes 9 parcels located on the northwesterly side of Jefferson Boulevard, east of Overland Avenues, bounded by Jefferson Boulevard on the south, by Overland Avenue, Virginia Avenue, and Jordan Avenue on the southwest, by the Los Angeles County Flood Control District right-of-way for Ballona Creek on the north, and by the northeasterly line of Westside Business Park on the northeast.

3.2. Description of Improvements and Services

The proposed maintenance to be performed within the District consists in general of the following: planter cultivation, weed control, litter control, tree stake adjustment, sprinkler inspection and shrub/ground fertilization. Periodic non-scheduled maintenance to be performed includes, but is not limited to, fungus, insect and rodent control, shrub/tree pruning, sprinkler repair, equipment and facilities repair, plant material replacement and repair of the peripheral wall in Zone 1.

Reference is made to the plans and specifications for the improvements, which are on file with the Culver City Public Works Department Engineering Division. The landscaping maintenance areas were constructed in several phases and improved with irrigation systems. The initial improvements for Zone 1 were constructed by a developer in accordance with approved plans under a separate bonded agreement. The plans for the initial improvements for Zone 1 consists of landscaping plans, Drawing No. 5024-39g approved January 21, 1980, and landscaping irrigation system plans, Drawing No. 4024-39g approved January 3, 1979. The plans for the initial improvements for Zone 2 consist of landscaping, planting and irrigation plans, Drawing No. 5049-55 approved May 3, 1978. The plans for the initial improvements of Annexation No. 1 to Zone 2 consists of landscaping plans, Drawing No. 5049-55g approved April 1, 1982, and landscaping irrigation system plans, Drawing No. 5049-55g approved April 1, 1982.

4. ESTIMATE OF COSTS

The estimated cost of administration, maintenance, operations, and servicing the improvements as described in the Plans and Specifications are summarized below. Each year, as part of the assessment district levy calculation process, the costs and expenses are reviewed and the annual costs are projected for the following fiscal year.

4.1. Fiscal Year 2009/10 District Budget – Zone 1

Fiscal Year 2009/10 Estimated through June 30, 2010	
DIRECT MAINTENANCE COSTS	
Maintenance Contract Costs	\$33,600.00
Personnel Costs	5,000.00
Material Costs	3,500.00
Irrigation Costs	6,981.46
Tree Costs	1,781.00
Subtotal Direct Costs	\$50,862.46
ADMINISTRATION COSTS	
City Engineer's Costs	\$12,000.00
Subtotal Administration Costs	\$12,000.00
Subtotal of Direct & Administrative Costs	\$62,862.46
Amount to be carried over from Improvement Fund	\$0.00
Contributions from other Sources (General Fund)	(29,576.08)
Reserve Fund Contribution	0.00
Total Balance to Levy	\$33,286.38
Total Zone 1 Parcels	180
Proposed Assessment per Parcel	\$184.92

It is the intention of the City that within a period of 12 years, the District will be self sufficient and contributions from the General Fund will not be needed for the continued maintenance of the improvements. The annual escalation clause will allow for the City to eventually make up the difference between the actual maintenance costs and the amount assessed to parcels within the District. Without the inclusion of an annual escalation clause, the total amount that can be levied for the District can not exceed \$31,593.00, \$175.52 per parcel.

4.2. Fiscal Year 2009/10 District Budget – Zone 2

Fiscal Year 2009/10 Estimated through June 30, 2010	
DIRECT MAINTENANCE COSTS	
Maintenance Contract Costs	\$18,120.00
Personnel Costs	1,000.00
Material Costs	250.00
Irrigation Costs	634.00
Subtotal Direct Costs	\$20,004.00
ADMINISTRATION COSTS	
City Engineer's Costs	\$9,000.00
Subtotal Administration Costs	\$9,000.00
Subtotal of Direct & Administrative Costs	\$29,004.00
Amount to be carried over from Improvement Fund	\$0.00
Contributions from other Sources (General Fund)	(14,612.59)
Reserve Fund Contribution	0.00
Total Balance to Levy	\$14,391.41
Total Zone 2 Parcels	11
Total Assessable Square Footage	582,820.00
Proposed Assessment Per Square Foot	\$0.0247

It is the intention of the City that within a period of 12 years, the District will be self sufficient and contributions from the General Fund will not be needed for the continued maintenance of the improvements. The annual escalation clause will allow for the City to eventually make up the difference between the actual maintenance costs and the amount assessed to parcels within the District. Without the inclusion of an annual escalation clause, the total amount that can be levied for the District can not exceed \$12,915.00.

It is the intent of the City of Culver City to establish a reserve which shall not exceed the estimated costs of maintenance and servicing to December 10 of the fiscal year, or whenever the City expects to receive its apportionment of special assessments and tax collections from the County, whichever is later. The reserve balance information for the District is as follows:

Estimated Fiscal Year Ending June 30, 2009 Reserve Fund Balance	\$0.00
Initial Operating Reserve Collection – Fiscal Year 2009/10	0.00
Estimated Fiscal Year Ending June 30, 2010 Reserve Fund Balance	\$0.00

4.3. Definitions of Budget Items

The following definitions describe the services and costs included in the District Budget:

Direct Costs:

Maintenance Contract Costs includes all regularly scheduled labor, material and equipment required to properly maintain and ensure the satisfactory condition of all landscaping and appurtenant facilities. The maintenance of the improvements is provided by the City's force accounts and/or maintenance contracts awarded by the City.

Personnel Costs includes all additional labor required for supervision of contractor and to properly maintain and ensure the satisfactory condition of all landscaping and appurtenant facilities.

Material Costs includes all additional material required to properly maintain and ensure the satisfactory condition all landscaping and appurtenant facilities.

Irrigation Costs includes the furnishing of water required for the operation and maintenance of the landscape and irrigation systems.

Administration Costs:

City Engineer's Costs includes the cost to all particular departments and staff of the City for providing the coordination of District services, operations and maintenance of the improvements, response to public concerns and education, procedures associated with the levy and collection of assessments and consultant costs.

Operating Reserve Collection:

Operating Reserve Collection is the amount collected to maintain reserves to enable the City to pay for the operation and maintenance costs to December 10 of the fiscal year. The Reserve Fund Contribution will continue until such a time the Reserve Fund balance is approximately one half of the annual costs. The funds will be allowed to build up gradually in anticipation of any unforeseen expenses not normally included in the yearly maintenance costs. This may include, but is not limited to, tree replacement, repair or damaged equipment due to vandalism, storms, and other similar events.

5. METHOD OF ASSESSMENT

5.1. General

Pursuant to the CCMC and Article XIID, all parcels that have a special benefit conferred upon them as a result of the maintenance and operation of improvements and services shall be identified and the proportionate special benefit derived by each identified parcel shall be determined in relationship to the entire costs of the maintenance and operation of improvements. The net amount to be assessed may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels. Proposition 218, approved by the voters in November 1996, requires the Agency to separate general benefit from special benefit, where as only special benefit is assessed.

Each parcel within the District receives special and direct benefit from the improvements and associated appurtenances located within the public rights-of-ways located within the District, due to the proximity of said improvements.

5.2. Special Benefit

The landscape and irrigation improvements are for the benefit of the properties within the District. The improvements confer a particular and distinct special benefit upon all parcels within the District because of the nature of the improvements. The proper maintenance of landscaping and other structures improves the attractiveness of the properties within the District and provides a positive visual experience each and every time a trip is made to or from the area. The ongoing and proper maintenance of the landscaping improves the aesthetic appeal of the properties within the District providing a positive representation as well as the enhanced desirability of properties through the association with the improvements, thus improving the value of the properties within the District. The above mentioned items contribute to a specific enhancement of the properties within the District. Since these improvements were installed and are maintained specifically for the properties within the District, only properties within the District are assessed for said maintenance.

5.3. General Benefit

In addition to the special benefits received by the parcels within the District, there are incidental general benefits conferred by the proposed improvements.

The proper maintenance of landscaping and appurtenant facilities within the District will not only control dust from blowing onto properties within the District but will also control dust from blowing onto properties outside the District. The spraying and treating of landscaping within the District reduces the likelihood of insect infestation and other diseases spreading to landscaping located in other areas of the City. Finally, the proper maintenance of landscaping and other ornamental structures provides a positive visual experience to persons passing by the District, whether driving or walking. All of the aforementioned constitutes incidental general benefits conferred by the improvements.

The total benefits thus are a combination of the special benefits to the parcels within the District and the general benefits to the public at large and to the adjacent properties. Because the landscaping improvements are located immediately in front of the properties within the District, and are maintained for the benefit of said properties, any benefit received by properties outside the District is merely coincidental. Nonetheless, the City has agreed to ensure that no property is assessed in excess of the reasonable cost of the proportional special benefit conferred upon that property.

5.4. Method of Assessment Spread

Each of the parcels within the District is deemed to receive special benefit from the improvements. Each parcel that has a special benefit conferred upon them as a result of the maintenance and operation of improvements are identified and the proportionate special benefit derived by each identified parcel is determined in relationship to the entire costs of the maintenance and operation of the improvements. Only parcels that receive direct special benefit are assessed, and each parcel is assessed in proportion to the estimated benefit received, in accordance with the formula listed below:

$$\begin{aligned} &\text{Zone 1 Annual Rate per Parcel} = \\ &\text{Estimated Costs of Maintenance and Administration for Zone 1} \\ &\quad \text{Divided by:} \\ &\quad \text{Number of Parcels in Zone 1} \end{aligned}$$

Balance to Levy – Fiscal Year 2009/10 – Zone 1	\$33,286.38
Number of Parcels in Zone 1	180
Proposed Fiscal Year 2009/10 Maximum Assessment per Parcel – Zone 1	\$184.92

$$\begin{aligned} &\text{Zone 2 Annual Rate per Parcel} = \\ &\text{Estimated Costs of Maintenance and Administration for Zone 2} \\ &\quad \text{Divided by:} \\ &\quad \text{Total Square Footage of all parcels in Zone 2} \end{aligned}$$

Balance to Levy – Fiscal Year 2009/10 – Zone 2	\$14,391.41
Number of Parcels in Zone 2	11
Total Square Footage in Zone 2	582,820.00
Proposed Fiscal Year 2009/10 Maximum Assessment per Square Foot – Zone 2	\$0.0247

5.5. Cost of Living Inflation

The proposed assessment sets the initial maximum assessment and is stated in Fiscal Year 2009/10 dollars. Each fiscal year beginning Fiscal Year 2009/10, the maximum assessment amount shall be increased by the February Consumer Price Index for All Urban Consumers for the Los Angeles, Riverside and Orange County area plus 5%. The proposed maximum assessment rate above is the assessment amount increased for Fiscal Year 2009/10. The annual assessment shall not exceed the maximum assessment, unless the appropriate Proposition 218 proceedings are conducted by the City to authorize an increase beyond the maximum assessment amount.

6. ASSESSMENT DIAGRAM

An Assessment Diagram for the District has been submitted to the City Clerk in the format required under the provision of the CCMC. The lines and dimensions shown on maps of the County Assessor of the County of Los Angeles for the current year are incorporated by reference herein and are made a part of this Report.

7. ASSESSMENT ROLL

Parcel Identification, for each lot or parcel within the District, shall be the parcel as shown on the Los Angeles County Assessor's map for the year in which this Report is prepared.

A listing of parcels assessed within the District, along with the assessment amounts, is included on the following page. If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the current fiscal year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County Auditor/Controller. The assessment amount to be levied and collected for the resubmitted parcel(s) shall be based on the method of assessment spread approved in this Report. Therefore, if a single parcel has changed to multiple parcels, the assessment amounts applied to each of the new parcels shall be recalculated and applied according to the approved method of assessment spread rather than a proportionate share of the original assessment.

City of Culver City
Landscaping Maintenance District No. 1
Assessment Roll - Fiscal Year 2009/10

Zone 1 - Studio Estates

APN	Owner	Mailing Address	City, State Zip	Units	Current Assessment	Proposed Maximum 2009/10 Assessment
4208-028-002	TANGRI SHIRAZ D	10884 ARIZONA AVE	CULVER CITY, CA 90232	1	\$175.52	\$184.92
4208-028-003	WANG HUNG CHANG J	10878 ARIZONA AVE	CULVER CITY, CA 90232	1	175.52	184.92
4208-028-004	LONDON SHARLENE & ANTHONY	10872 ARIZONA AVE	CULVER CITY, CA 90232	1	175.52	184.92
4208-028-005	WEXLER KATHARINE	10866 ARIZONA AVE	CULVER CITY, CA 90232	1	175.52	184.92
4208-028-006	POLESETSKY MATTHEW P	10860 ARIZONA AVE	CULVER CITY, CA 90232	1	175.52	184.92
4208-028-007	SALZ WENDY	10854 ARIZONA AVE	CULVER CITY, CA 90232	1	175.52	184.92
4208-028-008	CHANG TONG A & HUI	10833 MARIETTA AVE	CULVER CITY, CA 90232	1	175.52	184.92
4208-028-009	GRELL PATRICIA L	10839 MARIETTA AVE	CULVER CITY, CA 90232	1	175.52	184.92
4208-028-010	DOSHAY ROSALIND	10845 MARIETTA AVE	CULVER CITY, CA 90232	1	175.52	184.92
4208-028-011	NAKANO FRANK H	10853 MARIETTA AVE	CULVER CITY, CA 90232	1	175.52	184.92
4208-028-012	JORDAN JERRY L	4243 229TH ST	FAIRVIEW PARK, OH 44126	1	175.52	184.92
4208-028-013	HUR DONG C & HYUNG A	10869 MARIETTA AVE	CULVER CITY, CA 90232	1	175.52	184.92
4208-028-014	GRIFFIN ARTHUR F	10877 MARIETTA AVE	CULVER CITY, CA 90232	1	175.52	184.92
4208-028-016	BODNER LEO J & ESTELITA N	10890 ARIZONA AVE	CULVER CITY, CA 90232	1	175.52	184.92
4208-028-017	KOCHEVAR RONALD J	10885 MARIETTA AVE	CULVER CITY, CA 90232	1	175.52	184.92
4208-028-030	CONN ROBERT L	1048 IRVINE AVE	NEWPORT BEACH, CA 92600	1	175.52	184.92
4208-028-031	MORRIS KENT D	3980 ASTAIRE AVE	CULVER CITY, CA 90232	1	175.52	184.92
4208-028-032	ERICSSON DON H & CAROLYN S	3974 ASTAIRE AVE	CULVER CITY, CA 90232	1	175.52	184.92
4208-028-033	SAUCEDO ARTURO & ELIDA	3968 ASTAIRE AVE	CULVER CITY, CA 90232	1	175.52	184.92
4208-028-034	NEVAREZ JESUS & MARIA	3962 ASTAIRE AVE	CULVER CITY, CA 90232	1	175.52	184.92
4208-028-035	AHEARN DONALD E	10821 MARIETTA AVE	CULVER CITY, CA 90232	1	175.52	184.92
4208-028-036	STARKMAN DAVID	4049 COOGAN CIR	CULVER CITY, CA 90232	1	175.52	184.92
4208-028-037	NISHIKAWA KENJI & SYLVIA	10848 ARIZONA AVE	CULVER CITY, CA 90232	1	175.52	184.92
4208-028-038	NAVAR ABEL & MARIA	10842 ARIZONA AVE	CULVER CITY, CA 90232	1	175.52	184.92
4208-028-039	STAMBUL RICHARD & DEBORAH	10350 SANTA MONICA BLVD	LOS ANGELES, CA 90025	1	175.52	184.92
4208-028-040	ROBINSON WALTER & ANDREA	10830 ARIZONA AVE	CULVER CITY, CA 90232	1	175.52	184.92
4208-028-041	IVERSON DOROTHY C	5366 SUNLIGHT PL	LOS ANGELES, CA 90016	1	175.52	184.92
4208-028-042	KORBEL JACK & LINDA	P O BOX 10639	BURBANK, CA 91510	1	175.52	184.92
4208-028-043	BARNETT ADAM J & IRENE K	3959 MIDWAY AVE	CULVER CITY, CA 90232	1	175.52	184.92
4208-028-045	MANN SHALOM A & JENNIFER A	3971 MIDWAY AVE	CULVER CITY, CA 90232	1	175.52	184.92
4208-028-046	SOLARZ NEIL & BARBARA	3977 MIDWAY AVE	CULVER CITY, CA 90232	1	175.52	184.92
4208-028-047	SINGH MICHAEL	3983 MIDWAY AVE	CULVER CITY, CA 90232	1	175.52	184.92
4208-028-048	GOLDSMITH MARK & KAREN	3965 MIDWAY AVE	CULVER CITY, CA 90232	1	175.52	184.92
4208-029-002	SAMUEL ALDERSON OLGA	10884 MARIETTA AVE	CULVER CITY, CA 90232	1	175.52	184.92
4208-029-003	DELOORRELL WALTER J JR & KAREN E	10876 MARIETTA AVE	CULVER CITY, CA 90232	1	175.52	184.92
4208-029-004	COLEMAN DANIEL S & EDITTE	10868 MARIETTA AVE	CULVER CITY, CA 90232	1	175.52	184.92
4208-029-005	CHAN DONALD E & TERESA Y	P O BOX 546	CULVER CITY, CA 90232	1	175.52	184.92
4208-029-006	CHO IK HYON & JONG K	10852 MARIETTA AVE	CULVER CITY, CA 90232	1	175.52	184.92
4208-029-007	GROSS LAWRENCE E & SHARON M	10844 MARIETTA AVE	CULVER CITY, CA 90232	1	175.52	184.92
4208-029-008	COLEMAN MITCHELL	10836 MARIETTA AVE	CULVER CITY, CA 90232	1	175.52	184.92
4208-029-009	CHO TOM G & HELEN H	10830 MARIETTA AVE	CULVER CITY, CA 90232	1	175.52	184.92
4208-029-010	KIM JOHN & HELEN Y	10823 GARLAND DR	CULVER CITY, CA 90232	1	175.52	184.92
4208-029-011	MENDEZ JUAN J & MARTA	10829 GARLAND DR	CULVER CITY, CA 90232	1	175.52	184.92

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4208-029-012	ETTNER SUSAN L	10835 GARLAND DR	CULVER CITY, CA 90232	1	175.52	184.92
4208-029-013	COLLINS FLORA	10841 GARLAND DR	CULVER CITY, CA 90232	1	175.52	184.92
4208-029-014	GLODNEY CAROLE	10847 GARLAND DR	CULVER CITY, CA 90232	1	175.52	184.92
4208-029-015	HOLLY WALTER R JR & LILA	10853 GARLAND DR	CULVER CITY, CA 90232	1	175.52	184.92
4208-029-016	WESLEY CHARLES & LAURIE	10859 GARLAND DR	CULVER CITY, CA 90232	1	175.52	184.92
4208-029-017	ALLEN JEFFREY G	10865 GARLAND DR	CULVER CITY, CA 90232	1	175.52	184.92
4208-029-028	WESTCOTT RAYMOND D III	4050 COOGAN CIR	CULVER CITY, CA 90232	1	175.52	184.92
4208-029-029	ZELICHOV RICHARD	4044 COOGAN CIR	CULVER CITY, CA 90232	1	175.52	184.92
4208-029-030	KIM YOUNG M & JULIA O	4038 COOGAN CIR	CULVER CITY, CA 90232	1	175.52	184.92
4208-029-031	GROSS ARTHUR L & LINDA	4032 COOGAN CIR	CULVER CITY, CA 90232	1	175.52	184.92
4208-029-032	VAZQUEZ VICTORIA	4028 COOGAN CIR	CULVER CITY, CA 90232	1	175.52	184.92
4208-029-033	LAZARUS DAVID E & BETTY S	4020 COOGAN CIR	CULVER CITY, CA 90232	1	175.52	184.92
4208-029-034	WINDMAN IRVING & CORINNE	10862 GARLAND DR	CULVER CITY, CA 90232	1	175.52	184.92
4208-029-035	DERSHOWITZ ADAM & HANNA L	10856 GARLAND DR	CULVER CITY, CA 90232	1	175.52	184.92
4208-029-036	GEBRIEL GIRMA H	3130 WILSHIRE BLVD	LOS ANGELES, CA 90010	1	175.52	184.92
4208-029-037	NEWMAN ROBERT D JR	10892 MARIETTA AVE	CULVER CITY, CA 90232	1	175.52	184.92
4208-029-038	MORYL JON D & COLLEEN L	10873 GARLAND DR	CULVER CITY, CA 90232	1	175.52	184.92
4208-029-039	WILEMAN NANCY	4001 COOGAN CIR	CULVER CITY, CA 90232	1	175.52	184.92
4208-029-040	KRAUSE JAMES & JANET	4007 COOGAN CIR	CULVER CITY, CA 90232	1	175.52	184.92
4208-029-041	KLEMES DAVID	4013 COOGAN CIR	CULVER CITY, CA 90232	1	175.52	184.92
4208-029-042	COOPER RAFIA	4019 COOGAN CIR	CULVER CITY, CA 90232	1	175.52	184.92
4208-029-043	CAL TEX CONSULTING AND LEASING CORP	4025 COOGAN CIR	CULVER CITY, CA 90232	1	175.52	184.92
4208-029-044	DOLCE PAT A & LORA DEAN	4031 COOGAN CIR	CULVER CITY, CA 90232	1	175.52	184.92
4208-029-045	YANG XIANJIE	4037 COOGAN CIR	CULVER CITY, CA 90232	1	175.52	184.92
4208-029-046	PUGH JORDAN B & JOAN E	4043 COOGAN CIR	CULVER CITY, CA 90232	1	175.52	184.92
4208-029-047	PINSKY SUSAN	4049 COOGAN CIR	CULVER CITY, CA 90232	1	175.52	184.92
4208-029-048	ST AMAND R PAUL & JANELL	10824 GARLAND DR	CULVER CITY, CA 90232	1	175.52	184.92
4208-029-049	KIM SEUK DOO & SUN AE	10830 GARLAND DR	CULVER CITY, CA 90232	1	175.52	184.92
4208-029-050	VILLACIS BLASCO W & SASKIA M	10836 GARLAND DR	CULVER CITY, CA 90232	1	175.52	184.92
4208-029-051	GOODMAN ALLAN J & NAN K	4018 SKELTON CIR	CULVER CITY, CA 90232	1	175.52	184.92
4208-029-052	CONTRERAS RAUL C	4024 SKELTON CIR	CULVER CITY, CA 90232	1	175.52	184.92
4208-029-053	KADOGAWA MIYAKO N	4030 SKELTON CIR	CULVER CITY, CA 90232	1	175.52	184.92
4208-029-054	SUNG ELLEN L	4036 SKELTON CIR	CULVER CITY, CA 90232	1	175.52	184.92
4208-029-055	SOHN CALVIN C & MYUNGHI C	4042 SKELTON CIR	CULVER CITY, CA 90232	1	175.52	184.92
4208-029-056	ALTOBELLI VALLE L	4048 SKELTON CIR	CULVER CITY, CA 90232	1	175.52	184.92
4208-029-057	WAH GEE J & MABEL Y	4047 SKELTON CIR	CULVER CITY, CA 90232	1	175.52	184.92
4208-029-058	HACKER RONALD & MARCIA	4041 SKELTON CIR	CULVER CITY, CA 90232	1	175.52	184.92
4208-029-059	PADILLA MANUEL & MARIA G	4035 SKELTON CIR	CULVER CITY, CA 90232	1	175.52	184.92
4208-029-060	MACKNIGHT SCOTT A	4029 SKELTON CIR	CULVER CITY, CA 90232	1	175.52	184.92
4208-029-061	4023 SKELTON LLC	4018 SKELTON CIR	CULVER CITY, CA 90232	1	175.52	184.92
4208-029-062	GULLIXSON RICHARD L & DENISE	8383 WILSHIRE BLVD	BEVERLY HILLS, CA 90211	1	175.52	184.92
4208-029-063	TRAN URBAIN T & ANNA C	4015 ASTAIRE AVE	CULVER CITY, CA 90232	1	175.52	184.92
4208-029-064	JOYNER JOHN D & BARBARA M	4021 ASTAIRE AVE	CULVER CITY, CA 90232	1	175.52	184.92

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4208-029-065	RUBIN MARK & SARA	4027 ASTAIRE AVE	CULVER CITY, CA 90232	1	175.52	184.92
4208-029-066	SMITH ELLIS & MELISSA	4033 ASTAIRE AVE	CULVER CITY, CA 90232	1	175.52	184.92
4208-029-067	KIYOHARA SAM O & MAY K	4039 ASTAIRE AVE	CULVER CITY, CA 90232	1	175.52	184.92
4208-029-070	FABRICK KENNETH & SAMARA	4045 ASTAIRE AVE	CULVER CITY, CA 90232	1	175.52	184.92
4208-030-001	TSE HARRY & MARY	10802 GARLAND DR	CULVER CITY, CA 90232	1	175.52	184.92
4208-030-002	TSAO KATHLEEN S	10808 GARLAND DR	CULVER CITY, CA 90232	1	175.52	184.92
4208-030-003	GALANTY MARK & CAROLINE	10814 GARLAND DR	CULVER CITY, CA 90232	1	175.52	184.92
4208-030-005	SHIN GORDON J & BOK LI	4040 ASTAIRE AVE	CULVER CITY, CA 90232	1	175.52	184.92
4208-030-006	EDRICH KATHLEEN O	4034 ASTAIRE AVE	CULVER CITY, CA 90232	1	175.52	184.92
4208-030-007	LIPSHY BRAD A & SHANNON T	4028 ASTAIRE AVE	CULVER CITY, CA 90232	1	175.52	184.92
4208-030-008	ZISNER MARTIN H & BEVERLY J	4022 ASTAIRE AVE	CULVER CITY, CA 90232	1	175.52	184.92
4208-030-009	TAYLOR PAUL C & DIANE J	4016 ASTAIRE AVE	CULVER CITY, CA 90232	1	175.52	184.92
4208-030-010	DUKELOW GAYLE L	4011 MIDWAY AVE	CULVER CITY, CA 90232	1	175.52	184.92
4208-030-011	LUER KENNETH A	4019 MIDWAY AVE	CULVER CITY, CA 90232	1	175.52	184.92
4208-030-012	MOTOBO JACQUELINE H	4027 MIDWAY AVE	CULVER CITY, CA 90232	1	175.52	184.92
4208-030-013	TENG JAMES M & LING PING	4033 MIDWAY AVE	CULVER CITY, CA 90232	1	175.52	184.92
4208-030-014	WISNIEWSKI ALLEN E & INGRID	4041 MIDWAY AVE	CULVER CITY, CA 90232	1	175.52	184.92
4208-030-015	MILLER MICHAEL L	4049 MIDWAY AVE	CULVER CITY, CA 90232	1	175.52	184.92
4208-030-016	CHAMBERS ALLAN W & JOYCE M	4050 MIDWAY AVE	CULVER CITY, CA 90232	1	175.52	184.92
4208-030-017	CAVAGROTTI RONALD & STEPHANIE A	4042 MIDWAY AVE	CULVER CITY, CA 90232	1	175.52	184.92
4208-030-018	ROGERS MICHAEL F & LINDA J	4036 MIDWAY AVE	CULVER CITY, CA 90232	1	175.52	184.92
4208-030-019	POLLINI JOHN & PHYLLIS	4028 MIDWAY AVE	CULVER CITY, CA 90232	1	175.52	184.92
4208-030-020	FORMAN BRUCE & MIRIAM	4020 MIDWAY AVE	CULVER CITY, CA 90232	1	175.52	184.92
4208-030-021	HALPERN KRISS	4012 MIDWAY AVE	CULVER CITY, CA 90232	1	175.52	184.92
4208-030-022	DOLCE FRANK S & KAREN J	10784 GARLAND DR	CULVER CITY, CA 90232	1	175.52	184.92
4208-030-023	ZANDEL LILLIAN	10778 GARLAND DR	CULVER CITY, CA 90232	1	175.52	184.92
4208-030-024	KAHN PAUL L	10772 GARLAND DR	CULVER CITY, CA 90232	1	175.52	184.92
4208-030-025	NOYES HOWARD & ELFRIEDE	4009 LAMARR AVE	CULVER CITY, CA 90232	1	175.52	184.92
4208-030-026	FEELY CHRISTINE	4015 LAMARR AVE	CULVER CITY, CA 90232	1	175.52	184.92
4208-030-027	MARTIN CAMPOS ANA	4021 LAMARR AVE	CULVER CITY, CA 90232	1	175.52	184.92
4208-030-028	TAFEL JOSE & BEATRIZ	4027 LAMARR AVE	CULVER CITY, CA 90232	1	175.52	184.92
4208-030-029	VOSS HERBERT JR & DENISE	4033 LAMARR AVE	CULVER CITY, CA 90232	1	175.52	184.92
4208-030-030	BADAR JAVED & SABIHA	3259 BEVERLY DR	LOS ANGELES, CA 90034	1	175.52	184.92
4208-030-031	ORIEL SAMUEL L & DARYL B	4040 LAMARR AVE	CULVER CITY, CA 90232	1	175.52	184.92
4208-030-032	DERWIN MARK	9229 SUNSET BLVD	LOS ANGELES, CA 90069	1	175.52	184.92
4208-030-033	SHINOHARA KEITH H	4028 LAMARR AVE	CULVER CITY, CA 90232	1	175.52	184.92
4208-030-034	CAMPOS MOISES & SARA	4022 LAMARR AVE	CULVER CITY, CA 90232	1	175.52	184.92
4208-030-036	HOFFMAN NATHAN & ELLEN	4046 ASTAIRE AVE	CULVER CITY, CA 90232	1	175.52	184.92
4208-030-037	DAVIS STEVEN D & TRACY T	4016 LAMARR AVE	CULVER CITY, CA 90232	1	175.52	184.92
4208-030-038	GUZZETTI JOHN	10700 GARLAND DR	CULVER CITY, CA 90232	1	175.52	184.92
4208-030-039	PETRO JOSEPH A & NATALIE N	10710 GARLAND DR	CULVER CITY, CA 90232	1	175.52	184.92
4208-030-040	CHIN GEORGE K & DIANA Y	10726 GARLAND DR	CULVER CITY, CA 90232	1	175.52	184.92
4208-030-041	SALKIN MILDRED B	10754 GARLAND DR	CULVER CITY, CA 90232	1	175.52	184.92

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4208-030-042	SICOLO LUIS & GLADYS	10760 GARLAND DR	CULVER CITY, CA 90232	1	175.52	184.92
4208-031-001	BADAR JAVED & SABIHA	3259 BEVERLY DR	LOS ANGELES, CA 90034	1	175.52	184.92
4208-031-002	TAFEL ANDY & ELIZABETH	PO BOX 642479	LOS ANGELES, CA 90064	1	175.52	184.92
4208-031-003	WONG KIANG	3948 MIDWAY AVE	CULVER CITY, CA 90232	1	175.52	184.92
4208-031-004	SCHWARZMANN ROBERT	3854 MIDWAY AVE	CULVER CITY, CA 90232	1	175.52	184.92
4208-031-005	SHARPE NORMA A	3860 MIDWAY AVE	CULVER CITY, CA 90232	1	175.52	184.92
4208-031-006	GUTIERREZ MANUEL A & YOLANDA V	3868 MIDWAY AVE	CULVER CITY, CA 90232	1	175.52	184.92
4208-031-007	TOSSOUNIAN ANNETTE M	3972 MIDWAY AVE	CULVER CITY, CA 90232	1	175.52	184.92
4208-031-008	YI DE SUN	3978 MIDWAY AVE	CULVER CITY, CA 90232	1	175.52	184.92
4208-031-009	MEYERS DONALD H	3984 MIDWAY AVE	CULVER CITY, CA 90232	1	175.52	184.92
4208-031-010	NELSON JOSEPH R & DIANA L	3981 LAMARR AVE	CULVER CITY, CA 90232	1	175.52	184.92
4208-031-011	WINNECK JACK	3975 LAMARR AVE	CULVER CITY, CA 90232	1	175.52	184.92
4208-031-012	YOU JOHN J & NANCY N	3969 LAMARR AVE	CULVER CITY, CA 90232	1	175.52	184.92
4208-031-013	IOKI SUSUMU & MIYE	3963 LAMARR AVE	CULVER CITY, CA 90232	1	175.52	184.92
4208-031-014	YANAI SATOSHI	3957 LAMARR AVE	CULVER CITY, CA 90232	1	175.52	184.92
4208-031-015	CARLTON THOMAS J & MARIA L	3953 LAMARR AVE	CULVER CITY, CA 90232	1	175.52	184.92
4208-031-016	SUN SON PAK	3949 LAMARR AVE	CULVER CITY, CA 90232	1	175.52	184.92
4208-031-017	JEW MILLER & HELEN M	3945 LAMARR AVE	CULVER CITY, CA 90232	1	175.52	184.92
4208-032-002	TSUDA WAYNE & ANN K	3994 LAMARR AVE	CULVER CITY, CA 90232	1	175.52	184.92
4208-032-003	BRODY STUART L & BARBARA N	3988 LAMARR AVE	CULVER CITY, CA 90232	1	175.52	184.92
4208-032-004	PARK MICHAEL & INJIN	3982 LAMARR AVE	CULVER CITY, CA 90232	1	175.52	184.92
4208-032-005	GARCIA HECTOR S	3976 LAMARR AVE	CULVER CITY, CA 90232	1	175.52	184.92
4208-032-006	MILLER SAUL D & WENDY M	3964 LAMARR AVE	CULVER CITY, CA 90232	1	175.52	184.92
4208-032-007	LANE JONATHAN P & WENDY E	3958 LAMARR AVE	CULVER CITY, CA 90232	1	175.52	184.92
4208-032-008	JOHNSON JOHN R	3952 LAMARR AVE	CULVER CITY, CA 90232	1	175.52	184.92
4208-032-010	SLOAN RONALD M & JOHANNA M	3939 LAMARR AVE	CULVER CITY, CA 90232	1	175.52	184.92
4208-032-011	MILLER MICHAEL D & NAN C	3933 LAMARR AVE	CULVER CITY, CA 90232	1	175.52	184.92
4208-032-012	LIPCHIK DEBRA A	3927 LAMARR AVE	CULVER CITY, CA 90232	1	175.52	184.92
4208-032-013	DECLOUETTE JUANITA	3921 LAMARR AVE	CULVER CITY, CA 90232	1	175.52	184.92
4208-032-014	RUSSELL DANA H	3915 LAMARR AVE	CULVER CITY, CA 90232	1	175.52	184.92
4208-032-015	GREY BONNIE L & JUDI H	3909 LAMARR AVE	CULVER CITY, CA 90232	1	175.52	184.92
4208-032-016	OZAMOTO GEORGE & MARY S	1418 BARRINGTON AVE	LOS ANGELES, CA 90025	1	175.52	184.92
4208-032-017	MCLARTY LLOYD M	PO BOX 455	GLENHAVEN, CA 95443	1	175.52	184.92
4208-032-018	REICHMAN TAMIR & NATALYA	3910 LAMARR AVE	CULVER CITY, CA 90232	1	175.52	184.92
4208-032-019	NOVOSELLER DANIEL E & KAREN L	3916 LAMARR AVE	CULVER CITY, CA 90232	1	175.52	184.92
4208-032-020	BUBAR STEWART M & PHYLLIS R	3920 LAMARR AVE	CULVER CITY, CA 90232	1	175.52	184.92
4208-032-021	RIFKIN ROY G & LORI	3940 LAMARR AVE	CULVER CITY, CA 90232	1	175.52	184.92
4208-032-022	MEYER DAVID G	10721 HEPBURN CIR	CULVER CITY, CA 90232	1	175.52	184.92
4208-032-023	GREEN GARY L & ROSALIE D	10715 HEPBURN CIR	CULVER CITY, CA 90232	1	175.52	184.92
4208-032-024	GILAD SHELLEY	10711 HEPBURN CIR	CULVER CITY, CA 90232	1	175.52	184.92
4208-032-025	LEE SOON J	10705 HEPBURN CIR	CULVER CITY, CA 90232	1	175.52	184.92
4208-032-026	SHIMIZU GLENN T & LINDA C	10701 HEPBURN CIR	CULVER CITY, CA 90232	1	175.52	184.92
4208-032-027	LOWENSTEIN DAVID J	10704 HEPBURN CIR	CULVER CITY, CA 90232	1	175.52	184.92

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4208-032-028	CHEN GAANG JAU & MEILING L	10710 HEPBURN CIR	CULVER CITY, CA 90232	1	175.52	184.92
4208-032-029	SEEBERGER MATTHEW	10714 HEPBURN CIR	CULVER CITY, CA 90232	1	175.52	184.92
4208-032-030	DEMOS GARY & JILL	10720 HEPBURN CIR	CULVER CITY, CA 90232	1	175.52	184.92
4208-032-031	WILLING STEVEN G & KAREN B	2476 OVERLAND AVE	LOS ANGELES, CA 90064	1	175.52	184.92
4208-032-032	SERNA DARIO & ANTONINA	10755 GARLAND DR	CULVER CITY, CA 90232	1	175.52	184.92
4208-032-033	KUNISAKI JAMES K	10745 GARLAND DR	CULVER CITY, CA 90232	1	175.52	184.92
4208-032-034	FABIAN DEREK H & SHARON B	10735 GARLAND DR	CULVER CITY, CA 90232	1	175.52	184.92
4208-032-035	BENUM BRANT J & SILVIA C	10725 GARLAND DR	CULVER CITY, CA 90232	1	175.52	184.92
Total				180		\$33,285.60

Zone 2 - Ballona Creek

APN	Owner	Mailing Address	City, State Zip	Square Footage	Current Assessment	Proposed Maximum 2009/10 Assessment
4209-027-012	GAFFEY STREET PROPERTIES INC	4161 REDONDO BEACH BLVD	LAWDALE, CA 90260	22,431	\$488.96	\$554.05
4209-027-015	RENKOW PARTNERSHIP	10601 VIRGINIA AVE	CULVER CITY, CA 90232	48,738	1,031.07	1,203.83
4209-029-016	RODGERS JAMES R & KATHLEEN A	2558 CATALINA ST	LOS ANGELES, CA 90027	19,695	425.19	486.47
4209-029-021	TRENTON PROPERTY LLC	PO BOX 3066	BEVERLY HILLS, CA 90212	136,328	3,369.59	3,367.30
4209-029-022	10TH STREET ENTERTAINMENT ASSOCIATES LLC	12301 WILSHIRE BLVD	LOS ANGELES, CA 90025	30,694	733.44	758.14
4209-029-025	10451/9 JEFFERSON BOULEVARD	411 CENTRAL AVE	GLENDALE, CA 91203	60,936	1,456.26	1,505.12
4209-029-026	LIND HARVEY J & LAUREN J	13101 WASHINGTON BLVD	LOS ANGELES, CA 90068	52,612	1,169.26	1,299.52
4209-030-009	WESTSIDE BUSINESS PARK LLC	2235 FARADAY AVE	CARLSBAD, CA 92009	164,037	3,188.89	4,051.71
4209-029-923	REDEVELOPMENT AGENCY OF CULVER CITY	9770 CULVER BOULEVARD	CULVER CITY, CA 90232	14,246	350.77	361.88
4209-029-924	REDEVELOPMENT AGENCY OF CULVER CITY	9770 CULVER BOULEVARD	CULVER CITY, CA 90232	16,376	350.78	404.49
4209-029-925	REDEVELOPMENT AGENCY OF CULVER CITY	9770 CULVER BOULEVARD	CULVER CITY, CA 90232	16,727	350.79	413.16
Total				582,820	\$12,915.00	\$14,395.65

* The 3 Redevelopment Agency owned parcels are a parking lot and will be hand-billed by the City Treasurer and posted in this District's Fund.

* Total levied amount differs slightly from Engineer's Report due to rounding.

City of Culver City
Landscape Maintenance District #1
20-year Cash Flow

	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19
Beginning Fund Balance	\$ 27,396	\$ 7,719	\$ (11,267)	\$ (29,043)	\$ (45,425)	\$ (60,210)	\$ (73,175)	\$ (84,079)	\$ (92,656)	\$ (98,616)
Expenditures										
<i>Maintenance Costs</i>										
Maintenance Contract (1)	\$ 33,600.00	\$ 34,608.00	\$ 35,646.24	\$ 36,715.63	\$ 37,817.10	\$ 38,951.61	\$ 40,120.16	\$ 41,323.76	\$ 42,563.47	\$ 43,840.38
City Personnel Costs (2)	5,000.00	5,175.00	5,356.13	5,543.59	5,737.62	5,938.43	6,146.28	6,361.40	6,584.05	6,814.49
Material Costs (1)	3,500.00	3,605.00	3,713.15	3,824.54	3,939.28	4,057.46	4,179.18	4,304.56	4,433.70	4,566.71
Irrigation Costs (3)	6,982.00	7,226.37	7,479.29	7,741.07	8,012.01	8,292.43	8,582.66	8,883.05	9,193.96	9,515.75
Tree Costs (1)	1,781.00	1,834.43	1,889.46	1,946.15	2,004.53	2,064.67	2,126.61	2,190.41	2,256.12	2,323.80
Total Maintenance costs	\$ 50,863.00	\$ 52,448.80	\$ 54,084.27	\$ 55,770.98	\$ 57,510.53	\$ 59,304.59	\$ 61,154.88	\$ 63,063.18	\$ 65,031.29	\$ 67,061.12
<i>Administrative costs</i>										
Engineer's Report Cost (2)	2,450.00	2,535.75	2,624.50	2,716.36	2,811.43	2,909.83	3,011.68	3,117.08	3,226.18	3,339.10
Total Admin Costs	2,450.00	2,535.75	2,624.50	2,716.36	2,811.43	2,909.83	3,011.68	3,117.08	3,226.18	3,339.10
Total Costs	53,313.00	54,984.55	56,708.77	58,487.33	60,321.96	62,214.42	64,166.56	66,180.26	68,257.48	70,400.22
Revenue										
Total Levy(1)(5)	\$ 33,286.00	\$ 35,998.81	\$ 38,932.71	\$ 42,105.73	\$ 45,537.34	\$ 49,248.64	\$ 53,262.40	\$ 57,603.29	\$ 62,297.96	\$ 67,375.24
Interest Income (4)	350.00	-	-	-	-	-	-	-	-	-
Total Revenue	\$ 33,636.00	\$ 35,998.81	\$ 38,932.71	\$ 42,105.73	\$ 45,537.34	\$ 49,248.64	\$ 53,262.40	\$ 57,603.29	\$ 62,297.96	\$ 67,375.24
Ongoing Surplus/Deficit	(17,227.00)	(16,449.99)	(15,151.56)	(13,665.25)	(11,973.18)	(10,055.95)	(7,892.48)	(5,459.89)	(2,733.34)	314.12
Annual Surplus/Deficit	(19,677.00)	(18,985.74)	(17,776.06)	(16,381.61)	(14,784.62)	(12,965.79)	(10,904.16)	(8,576.97)	(5,959.52)	(3,024.98)
Ending Fund Balance	\$ 7,719	\$ (11,267)	\$ (29,043)	\$ (45,425)	\$ (60,210)	\$ (73,175)	\$ (84,079)	\$ (92,656)	\$ (98,616)	\$ (101,641)

Assumptions:

(1) Annual CPIU-LA/Riverside/OC	3.0%
(2) Annual Personnel	3.5%
(3) Utility Increase	5.0%
(4) Interest Income if positive balance	2.0%
(5) Annual Escalator (to 2026/27)	5.0%

NOTE: Beginning in 2026/27, fund will not longer have a deficit balance; the assessment will be reduced accordingly

City of Culver City
Landscape Maintenance District
20-year Cash Flow

	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
Beginning Fund Balance	\$ (101,641)	\$ (101,385)	\$ (97,471)	\$ (89,486)	\$ (76,982)	\$ (59,468)	\$ (36,412)	\$ (7,233)	\$ 602	\$ 615
Expenditures										
<u>Maintenance Costs</u>										
Maintenance Contract (1)	\$ 45,155.59	\$ 46,510.26	\$ 47,905.57	\$ 49,342.73	\$ 50,823.01	\$ 52,347.71	\$ 53,918.14	\$ 55,535.68	\$ 57,201.75	\$ 58,917.80
City Personnel Costs (2)	7,052.99	7,299.85	7,555.34	7,819.78	8,093.47	8,376.74	8,669.93	8,973.38	9,287.45	9,612.51
Material Costs (1)	4,703.71	4,844.82	4,990.16	5,139.87	5,294.06	5,452.89	5,616.47	5,784.97	5,958.52	6,137.27
Irrigation Costs (3)	9,848.80	10,193.51	10,550.28	10,919.54	11,301.73	11,697.29	12,106.69	12,530.42	12,968.99	13,422.90
Tree Costs (1)	2,393.52	2,465.32	2,539.28	2,615.46	2,693.92	2,774.74	2,857.98	2,943.72	3,032.03	3,122.99
Total Maintenance costs	\$ 69,154.61	\$ 71,313.75	\$ 73,540.63	\$ 75,837.38	\$ 78,206.20	\$ 80,649.36	\$ 83,169.21	\$ 85,768.17	\$ 88,448.74	\$ 91,213.48
<u>Administrative costs</u>										
Engineer's Report Cost (2)	3,455.97	3,576.93	3,702.12	3,831.69	3,965.80	4,104.60	4,248.27	4,396.96	4,550.85	4,710.13
Total Admin Costs	3,455.97	3,576.93	3,702.12	3,831.69	3,965.80	4,104.60	4,248.27	4,396.96	4,550.85	4,710.13
Total Costs	72,610.57	74,890.68	77,242.75	79,669.07	82,172.00	84,753.97	87,417.48	90,165.13	92,999.58	95,923.61
Revenue										
Total Levy(1)(5)	\$ 72,866.32	\$ 78,804.93	\$ 85,227.53	\$ 92,173.57	\$ 99,685.72	\$ 107,810.10	\$ 116,596.63	\$ 98,000.00	\$ 93,000.00	\$ 95,790.00
Interest Income (4)	-	-	-	-	-	-	-	-	12.00	60.00
Total Revenue	\$ 72,866.32	\$ 78,804.93	\$ 85,227.53	\$ 92,173.57	\$ 99,685.72	\$ 107,810.10	\$ 116,596.63	\$ 98,000.00	\$ 93,012.00	\$ 95,850.00
Ongoing Surplus/Deficit	3,711.71	7,491.17	11,686.89	16,336.19	21,479.52	27,160.74	33,427.42	12,231.83	4,563.26	4,636.52
Annual Surplus/Deficit	255.75	3,914.25	7,984.78	12,504.50	17,513.72	23,056.14	29,179.15	7,834.87	12.42	(73.61)
Ending Fund Balance	\$ (101,385)	\$ (97,471)	\$ (89,486)	\$ (76,982)	\$ (59,468)	\$ (36,412)	\$ (7,233)	\$ 602	\$ 615	\$ 541

Assumptions:

- (1) Annual CPIU-LA/Riverside/OC
 - (2) Annual Personnel
 - (3) Utility Increase
 - (4) Interest Income if positive balance
 - (5) Annual Escalator (to 2026/27)
- NOTE:** Beginning in 2026/27, fund will

City of Culver City
Landscape Maintenance District #2
20-year Cash Flow

	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19
Beginning Fund Balance	\$ 15,904	\$ 9,491	\$ 3,486	\$ (2,030)	\$ (6,875)	\$ (10,943)	\$ (14,135)	\$ (16,341)	\$ (17,444)	\$ (17,315)
Expenditures										
<i>Maintenance Costs</i>										
Maintenance Contract (1)	\$ 18,120.00	\$ 18,663.60	\$ 19,223.51	\$ 19,800.21	\$ 20,394.22	\$ 21,006.05	\$ 21,636.23	\$ 22,285.31	\$ 22,953.87	\$ 23,642.49
City Personnel Costs (2)	1,000.00	1,035.00	1,071.23	1,108.72	1,147.52	1,187.69	1,229.26	1,272.28	1,316.81	1,362.90
Material Costs (1)	250.00	257.50	265.23	273.18	281.38	289.82	298.51	307.47	316.69	326.19
Irrigation Costs (3)	634.00	656.19	679.16	702.93	727.53	752.99	779.35	806.63	834.86	864.08
Total Maintenance costs	\$ 20,004.00	\$ 20,612.29	\$ 21,239.11	\$ 21,885.04	\$ 22,550.65	\$ 23,236.54	\$ 23,943.34	\$ 24,671.69	\$ 25,422.23	\$ 26,195.66
<i>Administrative costs</i>										
Engineer's Report Cost (2)	1,050.00	1,086.75	1,124.79	1,164.15	1,204.90	1,247.07	1,290.72	1,335.89	1,382.65	1,431.04
Total Admin Costs	1,050.00	1,086.75	1,124.79	1,164.15	1,204.90	1,247.07	1,290.72	1,335.89	1,382.65	1,431.04
Total Costs	21,054.00	21,699.04	22,363.90	23,049.19	23,755.55	24,483.61	25,234.06	26,007.58	26,804.88	27,626.70
Revenue										
Total Levy(1)(5)	\$ 14,391.00	\$ 15,563.87	\$ 16,832.32	\$ 18,204.16	\$ 19,687.79	\$ 21,292.35	\$ 23,027.68	\$ 24,904.43	\$ 26,934.14	\$ 29,129.28
Interest Income (4)	250.00	130.00	15.00	-	-	-	-	-	-	-
Total Revenue	\$ 14,641.00	\$ 15,693.87	\$ 16,847.32	\$ 18,204.16	\$ 19,687.79	\$ 21,292.35	\$ 23,027.68	\$ 24,904.43	\$ 26,934.14	\$ 29,129.28
Ongoing Surplus/Deficit	(5,363.00)	(4,918.42)	(4,391.79)	(3,680.88)	(2,862.85)	(1,944.19)	(915.67)	232.74	1,511.91	2,933.62
Annual Surplus/Deficit	(6,413.00)	(6,005.17)	(5,516.58)	(4,845.04)	(4,067.75)	(3,191.27)	(2,206.39)	(1,103.15)	129.26	1,502.58
Ending Fund Balance	\$ 9,491	\$ 3,486	\$ (2,030)	\$ (6,875)	\$ (10,943)	\$ (14,135)	\$ (16,341)	\$ (17,444)	\$ (17,315)	\$ (15,812)

Assumptions:

(1) Annual CPIU-LA/Riverside/OC	3.0%
(2) Annual Personnel	3.5%
(3) Utility Increase	5.0%
(4) Interest Income if positive balance	2.0%
(5) Annual Escalator (to 2022/23)	5.0%

NOTE: Beginning in 2022/23, fund will not longer have a deficit balance; the assessment will be reduced accordingly

City of Culver City
Landscape Maintenance District
20-year Cash Flow

	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
Beginning Fund Balance	\$ (15,812)	\$ (12,783)	\$ (8,059)	\$ (1,458)	\$ 367	\$ 241	\$ 90	\$ (89)	\$ (301)	\$ (544)
Expenditures										
<u>Maintenance Costs</u>										
Maintenance Contract (1)	\$ 24,351.76	\$ 25,082.32	\$ 25,834.79	\$ 26,609.83	\$ 27,408.13	\$ 28,230.37	\$ 29,077.28	\$ 29,949.60	\$ 30,848.09	\$ 31,773.53
City Personnel Costs (2)	1,410.60	1,459.97	1,511.07	1,563.96	1,618.69	1,675.35	1,733.99	1,794.68	1,857.49	1,922.50
Material Costs (1)	335.98	346.06	356.44	367.13	378.15	389.49	401.18	413.21	425.61	438.38
Irrigation Costs (3)	894.32	925.62	958.02	991.55	1,026.25	1,062.17	1,099.35	1,137.82	1,177.65	1,218.87
Total Maintenance costs	\$ 26,992.66	\$ 27,813.97	\$ 28,660.31	\$ 29,532.47	\$ 30,431.22	\$ 31,357.38	\$ 32,311.79	\$ 33,295.31	\$ 34,308.83	\$ 35,353.27
<u>Administrative costs</u>										
Engineer's Report Cost (2)	1,481.13	1,532.97	1,586.62	1,642.15	1,699.63	1,759.12	1,820.69	1,884.41	1,950.36	2,018.63
Total Admin Costs	1,481.13	1,532.97	1,586.62	1,642.15	1,699.63	1,759.12	1,820.69	1,884.41	1,950.36	2,018.63
Total Costs	28,473.79	29,346.93	30,246.94	31,174.62	32,130.85	33,116.50	34,132.48	35,179.72	36,259.20	37,371.90
Revenue										
Total Levy(1)(5)	\$ 31,503.31	\$ 34,070.83	\$ 36,847.60	\$ 33,000.00	\$ 32,000.00	\$ 32,960.00	\$ 33,948.80	\$ 34,967.26	\$ 36,016.28	\$ 37,096.77
Interest Income (4)	-	-	-	-	5.00	5.00	5.00	-	-	-
Total Revenue	\$ 31,503.31	\$ 34,070.83	\$ 36,847.60	\$ 33,000.00	\$ 32,005.00	\$ 32,965.00	\$ 33,953.80	\$ 34,967.26	\$ 36,016.28	\$ 37,096.77
Ongoing Surplus/Deficit	4,510.65	6,256.86	8,187.29	3,467.53	1,573.78	1,607.62	1,642.01	1,671.95	1,707.45	1,743.50
Annual Surplus/Deficit	3,029.52	4,723.90	6,600.67	1,825.38	(125.85)	(151.50)	(178.68)	(212.46)	(242.91)	(275.13)
Ending Fund Balance	\$ (12,783)	\$ (8,059)	\$ (1,458)	\$ 367	\$ 241	\$ 90	\$ (89)	\$ (301)	\$ (544)	\$ (819)

Assumptions:

- (1) Annual CPIU-LA/Riverside/OC
 - (2) Annual Personnel
 - (3) Utility Increase
 - (4) Interest Income if positive balance
 - (5) Annual Escalator (to 2022/23)
- NOTE:** Beginning in 2022/23, fund will