

MEETING DATE: 7/13/09

AGENDA ITEM: PUBLIC HEARING - (1) Declare the Results of the Assessment Ballot Tabulation for Higuera Landscape and Lighting Assessment District and, if approved, (2) Approve a Resolution to Confirm the Annual Levy for said District

ATTACHMENTS

		<u>Pages</u>
1	Proposed Resolution	1-4
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1 RESOLUTION NO. 2009-R____

2
3 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
4 CULVER CITY, CALIFORNIA, DECLARING THE RESULTS
5 OF THE ASSESSMENT INCREASE BALLOT TABULATION
6 FOR THE HIGUERA STREET LANDSCAPING AND
7 LIGHTING DISTRICT AND PROVIDING FOR THE LEVY
8 OF AN ANNUAL ASSESSMENT THEREIN

9 WHEREAS, the City Council, of the City of Culver City, pursuant to
10 Section 15.01.060 of the Culver City Municipal Code ("CCMC"), Article XIID of the
11 Constitution of the State of California ("Article XIID") and the Proposition 218 Omnibus
12 Implementation Act ("Proposition 218") did by previous Resolution initiate proceedings
13 for the assessment increase for Higuera Street Landscaping and Lighting Maintenance
14 District (the "District") and ordered the preparation of the Engineer's Report for the levy
15 and collection of annual assessments within the District; and,

16 WHEREAS, the City Council ordered and subsequently receive an
17 Assessment Engineer's Report (the "Engineer's Report") in accordance with CCMC
18 Section 15.01.055 and Article XIID; and,

19 WHEREAS, the City Council set the time and place for a Public Hearing
20 to consider the increase in assessments and for the authorization to levy annual
21 assessments within the District (the "Public Hearing"). The City Council also ordered
22 the City Clerk to give notice of the Public Hearing, accompanied by assessment
23 increase ballots, to the record owners of all properties within the District in accordance
24 with the provisions of CCMC Section 15.01.060 and Article XIID; and,

25 WHEREAS, notice of the Public Hearing accompanied by assessment
26 increase ballots were mailed to the record owners of all properties within the District in
27 accordance with the provisions of the CCMC Section 15.01.050 and Article XIID; and,
28

1 NOW, THEREFORE, the City Council of the City of Culver City, DOES
2 HEREBY RESOLVE as follows:

- 3 1. The above recitals are all true and correct.
- 4 2. The City Council hereby finds and determines that the procedures
5 for the consideration of the increase in annual assessments have been undertaken in
6 accordance with the CCMC and Article XIID.
- 7 3. Assessment increase ballots were mailed, as required by the
8 CCMC and Article XIID, to the record owners of all properties proposed to be assessed
9 within the District. The assessment increase ballots that were completed and received
10 by the City Clerk, prior to the close of the Public Hearing, have been tabulated in
11 accordance with the procedures established under the CCMC and Article XIID and the
12 results of such tabulation have been submitted to this City Council.
- 13 4. The City Council hereby finds that the assessment increase ballots
14 submitted in favor of the levy of assessments exceed or equal the assessment ballots
15 submitted in opposition to such levy as weighted in accordance with the CCMC and
16 Article XIID. Therefore, no majority protest to the levy of assessments within the
17 District has been found to exist.
- 18 5. The City Council hereby orders the increase in assessments for the
19 District.
- 20 6. Based upon the Engineer's Report and the testimony and other
21 evidence presented at the Public Hearing, the City Council hereby makes the following
22 determinations regarding the assessments to be levied for Fiscal Year 2009/10.
 - 23 a. Assessments will be levied to pay for a portion of the
24 estimated costs to maintain the improvements within the District:
 - 25 b. The proportionate special benefit derived by each
26 assessable parcel has been determined in relationship to the entirety of the cost of the
27 operations and maintenance expenses.

1 c. The assessments do not exceed the reasonable cost of the
2 proportional special benefit conferred on each parcel.

3 d. Only special benefits have been assessed.

4 7. The assessments for the District contained in the Engineer's
5 Report for Fiscal Year 2009/10 are hereby confirmed and levied upon the respective
6 lots or parcels within the District as set forth in the Engineer's Report. Subsequent
7 annual assessments, in amounts not to exceed an established maximum annual
8 assessment may be confirmed and levied without further assessment ballot
9 proceedings pursuant to CCMC and Article XIID. Each fiscal year after the base year
10 (Fiscal Year 2009/10), the maximum amount of each assessment (the "Maximum
11 Assessment") shall be increased by the February Consumer Price Index for all Urban
12 Consumers for the Los Angeles – Riverside – Orange County area plus 5% without
13 further compliance with the assessment ballot procedures required under the CCMC
14 and Article XIID.

15 8. The public interest and convenience requires and this legislative
16 body does hereby order the maintenance work to be continued as set forth in the
17 Engineer's Report.

18 9. The assessments shall be collected at the same time and in the
19 same manner as County secured property taxes are collected and all laws providing for
20 the collection and enforcement of County secured property taxes shall apply to the
21 collection of the assessments.

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10. The assessments as above confirmed and levied for these proceedings will provide revenue to finance the maintenance of authorized improvements in the fiscal year commencing July 1, 2009 and ending June 30, 2010.

APPROVED, AND ADOPTED this _____ day of _____, 2009.

ANDREW WEISSMAN, MAYOR
City of Culver City, California

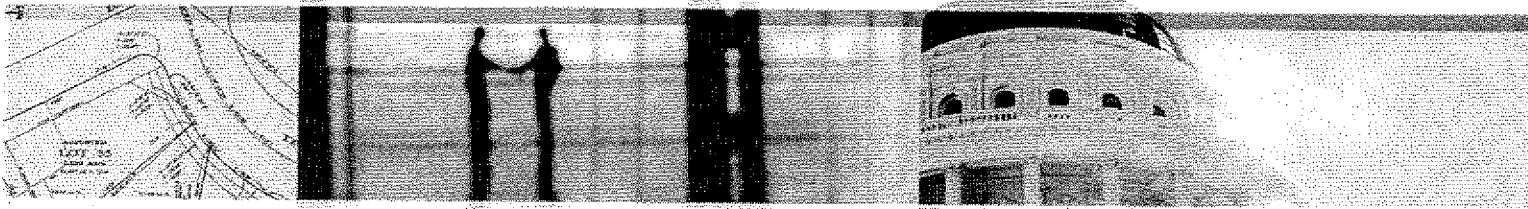
ATTEST:

APPROVED AS TO FORM:

MARTIN COLE, City Clerk

CAROL A. SCHWAB, City Attorney

A09-00270

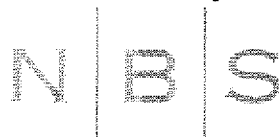


City of Culver City
Higuera Street Landscaping and
Lighting Maintenance District

Engineer's Report for
Proposed Assessment Increase

July 2009

Submitted by



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**CITY OF CULVER CITY
HIGUERA STREET LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT
9770 Culver Blvd.
Culver City, CA. 90232
Phone - (310) 253-5700**

CITY COUNCIL

Andrew Weissman, Mayor

Christopher Armenta, Vice Mayor

D. Scott Malsin, Council Member

Micheál O' Leary, Council Member

Gary Silbiger, Vice Mayor

CITY STAFF

Mark Scott, 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

John M. Brudin, 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 "Higuera Street Landscaping and Lighting Maintenance District", (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

	As Preliminarily Approved	As Confirmed by City Council
Direct Maintenance and Administrative Costs	\$44,974.00	
General Fund Contribution	(24,683.10)	
Total Balance to Levy – Fiscal Year 2009/10(1)	\$20,290.90	
Total District Parcels	76	
Total Assessable Linear Front Footage	4,461.45	
Proposed Maximum Assessment Per Linear Front Foot	\$4.55	

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

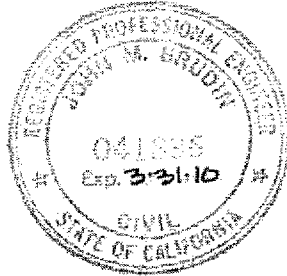
In making the assessments contained herein pursuant to the Resolution of Initiation and the CCMC:

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

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- 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 XIID and Proposition 218.




John M. Brudin, P.E., Assessment Engineer

2. INCREASE OF ASSESSMENT

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 and other improvements.
- 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

The District is located in the City of Culver City. The boundaries of the District are generally described as that area located west of Hayden Avenue, east of Lindblade Street and along Higuera Street.

3.2. Description of Improvements and Services

The proposed maintenance to be performed within the District consist in general of the following: landscaping in the street median strip and parkways, irrigation for the landscaping and illumination of the District. The District area illumination has been increased above standard by the installation of 27 more luminaries than standard. The District will pay the differential energy and maintenance costs of these decorative streetlights.

Reference is made to the plans and specifications for the improvements, which are on file with the Culver City Public Works Engineering Division. The District landscaping, irrigation and lighting were constructed by contract by the Culver City Redevelopment Agency as parts of project R-3059. The Agency approved the plans and specifications for that project on June 20, 1994. The work was accepted by the Agency as completed on June 17, 1996.

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

Fiscal Year 2009/10 Estimated through June 30, 2010	
DIRECT MAINTENANCE COSTS	
Maintenance Contract Costs	\$13,200.00
Personnel Costs	5,000.00
Material Costs	3,500.00
Irrigation Costs	4,948.00
Streetlight Costs	1,326.00
Subtotal Direct Costs	\$27,974.00
ADMINISTRATION COSTS	
City Engineer's Costs	\$17,000.00
Subtotal Administration Costs	\$17,000.00
Subtotal of Direct & Administrative Costs	\$44,974.00
Amount to be carried over from Improvement Fund	\$0.00
Contributions from other Sources (General Fund)	(24,683.10)
Reserve Fund Contribution	0.00
Total Balance to Levy	\$20,290.90
Total District Parcels	76
Total Assessable Linear Front Footage	4,461.45
Assessment Per Linear Front Foot	\$4.55

It is the intention of the City, that by 2025/26, the District will be self sufficient, contributions from the General Fund will not be needed for the continued maintenance of the improvements, and the District's fund balance will be positive. The annual escalation clause will allow the City to over time 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 \$19,324.00.

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

4.2. 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, lighting, and appurtenant facilities. The maintenance of the improvements is provided by the City's force account 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, lighting and appurtenant facilities.

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

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

Streetlight Costs includes all differential energy and maintenance costs in order to ensure the satisfactory operation and maintenance of the lighting within the District.

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, lighting 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, including the additional lighting, 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

It is proposed to assess the total amount of maintenance and incidental costs for maintaining the landscaped median areas and parkways, the irrigated areas in the median and the parkways, and the differential costs of the decorative streetlights to the individual parcels of real property within the District in proportion to the special benefit received by such parcels of real property. The proposed individual assessments are shown on the attached assessment roll.

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.

The District costs are assessed amongst the benefited properties in accordance with their lot dimensions along Higuera Street. In those cases where a residential corner property fronts on a side street other than Higuera Street, the lot dimension used for computation of the assessment is one-half the length along Higuera Street.

There are 76 parcels within the District with a total of 4,461.45 linear front feet along Higuera Street. The assessment is spread as follows:

Balance to Levy – Fiscal Year 2009/10	\$20,290.90
Total District Linear Front Footage	4,461.45
Proposed Fiscal Year 2009/10 Maximum Assessment per Linear Front Foot	\$4.55

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
Higuera Street Landscaping and Lighting Maintenance District
Assessment Roll - Fiscal Year 2009/10

Assessor's Parcel Number	Owner	Mailing Address	City, State Zip	Linear Front Footage	Current Assessment	Proposed Maximum 2009/10 Assessment
4206-016-009	WESTWOOD ONE INC	9540 WASHINGTON BLVD	CULVER CITY, CA 90232	60.00	\$261.07	\$273.00
4206-016-010	WESTWOOD ONE INC	9540 WASHINGTON BLVD	CULVER CITY, CA 90232	45.00	195.80	204.75
4206-016-011	WESTWOOD ONE INC	9540 WASHINGTON BLVD	CULVER CITY, CA 90232	45.00	195.80	204.75
4206-016-012	BRAVO BONIFACIO & MARY L	930 BURRELL ST	MARINA DEL REY, CA 90292	45.00	195.80	204.75
4206-016-033	BRAVO BONIFACIO & MARY L	930 BURRELL ST	MARINA DEL REY, CA 90292	34.00	108.78	154.70
4206-016-034	LEABURN KEITH E	5158 VERONICA ST	LOS ANGELES, CA 90008	34.00	108.78	154.70
4206-017-011	HAINES HOLLY O	4008 HIGUERA ST	CULVER CITY, CA 90232	62.50	271.95	284.38
4206-017-012	PAGE ROBERT L & KIMBERLY K	4010 HIGUERA ST	CULVER CITY, CA 90232	45.00	195.80	204.75
4206-017-013	MORENO SABAS F	4143 HARTER AVE	CULVER CITY, CA 90232	45.00	195.80	204.75
4206-017-014	BLANCO ADRIAN A & ANA J	11107 ST ANDREWS PL	LOS ANGELES, CA 90047	45.00	195.80	204.75
4206-017-015	MORENO FELIX & ESTHER	4022 HIGUERA ST	CULVER CITY, CA 90232	45.00	195.80	204.75
4206-017-016	CAMPOS AUGUSTO & PRISCINIA S	9026 CARSON ST	CULVER CITY, CA 90232	48.00	208.86	218.40
4206-017-017	BOZUNG TODD	4036 HIGUERA ST	CULVER CITY, CA 90232	62.50	271.95	284.38
4206-011-013	HAUPTMAN DAVID & DIANA	8925 CARSON ST	CULVER CITY, CA 90232	50.00	217.56	227.50
4206-011-014	THOMAS PHYLLIS C	4108 HIGUERA ST	CULVER CITY, CA 90232	45.00	195.80	204.75
4206-011-015	MARTINEZ PRIMITIVO	5436 119TH ST	INGLEWOOD, CA 90304	45.00	195.80	204.75
4206-011-016	KRUEGER NICHOLAS L	4116 HIGUERA ST	CULVER CITY, CA 90232	45.00	195.80	204.75
4206-011-017	SMITH LUND & JENN	4122 HIGUERA ST	CULVER CITY, CA 90232	45.00	195.80	204.75
4206-011-018	ONG TOMAS L & EVA B	4126 HIGUERA ST	CULVER CITY, CA 90232	50.00	217.56	227.50
4206-008-013	MESSNER LINDA J	4156 HIGUERA ST	CULVER CITY, CA 90232	50.00	217.56	227.50
4206-008-014	GARCIA DAISY Y	4160 HIGUERA ST	CULVER CITY, CA 90232	45.00	195.80	204.75
4206-008-015	VENEGAS ALFONSO & RITA	7609 85TH ST	PLAYA DEL REY, CA 90293	45.00	195.80	204.75
4206-008-016	HAJEENIA MOHSEN	4170 HIGUERA ST	CULVER CITY, CA 90232	39.60	172.31	180.18
4206-008-042	MEIGHAN PATRICK	4174 HIGUERA ST	CULVER CITY, CA 90232	30.20	131.41	137.41
4206-008-043	PRAYONGRATANA PAVANEE & TAWEE	4176 HIGUERA ST	CULVER CITY, CA 90232	30.20	131.41	137.41
4206-008-044	GALIANO RICARDO & KRISTI B	4178 HIGUERA ST	LOS ANGELES, CA 90232	30.20	131.41	137.41
4206-008-045	WADDLE BENJAMIN	4180 HIGUERA ST	CULVER CITY, CA 90232	30.20	131.41	137.41
4206-008-021	SUKAL DANIEL B & UMA D	8673 HIGUERA ST	CULVER CITY, CA 90232	33.43	145.46	152.11
4206-008-022	TRCVATO DAVID & BRIDGETTE	8669 HIGUERA ST	CULVER CITY, CA 90232	40.24	175.09	183.09
4206-008-023	MORAGA JORGE M & CHERIE G	1311 LODGEWOOD WY	OXNARD, CA 93030	40.24	175.09	183.09
4206-005-016	MORI RYOKO	8655 HIGUERA ST	CULVER CITY, CA 90232	39.75	172.96	180.86
4206-005-017	YUKAWA CHIYEMI	8651 HIGUERA ST	CULVER CITY, CA 90232	40.24	175.09	183.09
4206-005-018	RODRIGUEZ MARVIN & CARLA	8647 HIGUERA ST	CULVER CITY, CA 90232	40.00	174.05	182.00
4206-005-019	TANIMOTO JONATHAN	8643 HIGUERA ST	CULVER CITY, CA 90232	40.00	174.05	182.00
4206-005-020	MULLENS ROBERT H II	11260 OVERLAND AVE	CULVER CITY, CA 90230	40.00	174.05	182.00
4206-005-021	GUTIERREZ RUBEN & SARA	8635 HIGUERA ST	CULVER CITY, CA 90232	40.25	175.14	183.14
4206-004-016	NIEVES MICHAEL	3650 HELMS AVE	CULVER CITY, CA 90232	40.25	175.14	183.14
4206-004-037	REYES OCTAVIO & ELIZABETH	8621 HIGUERA ST	CULVER CITY, CA 90232	40.24	175.09	183.09
4206-004-018	CASAS ALBERT P & VICKIE J	11633 MISSISSIPPI AVE	LOS ANGELES, CA 90025	40.24	175.09	183.09
4206-004-019	CORREA JESUS J & ANDREA	3625 SCHAEFER ST	CULVER CITY, CA 90232	40.24	175.09	183.09
4206-004-020	FOLEY THOMAS A	8605 HIGUERA ST	CULVER CITY, CA 90232	80.49	350.23	366.23
4206-001-016	HUTCHINSON DAVID & KELLY	8597 HIGUERA ST	CULVER CITY, CA 90232	40.25	175.14	183.14
4206-001-017	RODIN JOYCE A	3007 WASHINGTON BLVD	MARINA DEL REY, CA 90292	40.24	175.09	183.09

City of Culver City
Higuera Street Landscaping and Lighting Maintenance District
Assessment Roll - Fiscal Year 2009/10

Assessor's Parcel Number	Owner	Mailing Address	City, State Zip	Linear Front Footage	Current Assessment	Proposed Maximum 2009/10 Assessment
4206-001-016	KIM JAYSEN S	8585 HIGUERA ST	CULVER CITY, CA 90232	40.24	175.09	183.09
4206-001-021	HAYDEN HIGUERA LLC	551 AMALFI DR	PACIFIC PLSDS, CA 90272	150.36	654.25	684.14
4206-001-001	CONJUNCTIVE POINTS PROPERTIES I LP	10940 WILSHIRE BLVD	LOS ANGELES, CA 90024	132.30	575.67	601.97
4206-020-028	CULVER PROPERTIES	3951 HIGUERA ST	CULVER CITY, CA 90232	52.40	217.56	238.40
4206-019-001	PODOLSKI DOLORES	3969 HIGUERA ST	CULVER CITY, CA 90232	37.20	161.87	169.26
4206-019-015	LITTLE ROBERT E & CHRISTINA M	3975 HIGUERA ST	CULVER CITY, CA 90232	45.00	195.80	204.75
4206-019-016	SPELLING DANIEL JR	2211 CORINTH AVE	LOS ANGELES, CA 90064	45.00	195.80	204.75
4206-019-017	BURTON MAXINE M	3985 HIGUERA ST	CULVER CITY, CA 90232	45.00	195.80	204.75
4206-018-010	BARSOUM ADLI & MONA G	4003 HIGUERA ST	CULVER CITY, CA 90232	44.67	194.37	203.25
4206-018-011	SHANKAR RAVI & ROHIT	4009 HIGUERA ST	CULVER CITY, CA 90232	44.67	194.37	203.25
4206-018-012	SHAIKH ZAHIR & SALMA	4013 HIGUERA ST	CULVER CITY, CA 90232	44.67	194.37	203.25
4206-018-013	VAN EEKHOUT JOZEF L & ELIZABETH H	4017 HIGUERA ST	CULVER CITY, CA 90232	44.66	194.33	203.20
4206-018-014	ORNELAS INOCENCIO AN POLINA	1821 LAINIE ST	WEST COVINA, CA 91792	49.49	215.34	225.18
4206-018-015	VILLAVICENCIO HECTOR & LOUISE	4027 HIGUERA ST	CULVER CITY, CA 90232	39.83	173.31	181.23
4206-018-016	ENDER PHILIP B & LYNN M	4033 HIGUERA ST	CULVER CITY, CA 90232	44.67	194.37	203.25
4206-018-017	HORWITZ SIMON P & MYRA	16311 VENTURA BLVD	ENCINO, CA 91436	44.67	194.37	203.25
4206-010-015	SPERANDEO ANINE	4107 HIGUERA ST	CULVER CITY, CA 90232	46.73	203.33	212.62
4206-010-016	MORALES MARGARET W & DAVID F	7119 ENCINO AVE	VAN NUYS, CA 91406	46.72	203.29	212.58
4206-010-017	GLASS EDDIE & SHIRLEY	3621 MOUNTAIN VIEW AVE	LOS ANGELES, CA 90066	46.72	203.29	212.58
4206-010-018	PONCE ROLANDO	14848 PRICHARD ST	LA PUENTE, CA 91744	45.72	203.29	212.58
4206-010-019	URMSTON JAMES & JANE	339 21ST PL	SANTA MONICA, CA 90402	45.72	203.29	212.58
4206-010-020	FRAGOSO RUTH S	4129 HIGUERA ST	CULVER CITY, CA 90232	46.73	203.33	212.62
4206-009-013	STEWART ALEXANDER P & ISMAELITE L	4151 HIGUERA ST	CULVER CITY, CA 90232	45.01	195.85	204.80
4206-009-014	EILEEN LINDA	4161 HIGUERA ST	CULVER CITY, CA 90232	45.00	195.80	204.75
4206-009-015	GILPIN THOMAS L	4165 HIGUERA ST	CULVER CITY, CA 90232	45.00	195.80	204.75
4206-009-016	BETHEL LAURA M	4173 HIGUERA ST	CULVER CITY, CA 90232	45.00	195.80	204.75
4206-009-017	BUDDENBAUM JOHN	4175 HIGUERA ST	CULVER CITY, CA 90232	45.00	195.80	204.75
4206-009-018	TIGGS MARCUS G	4179 HIGUERA ST	CULVER CITY, CA 90232	45.00	195.80	204.75
4204-005-025	RETHINK TARA GREEN LLC	4262 LINCOLN AVE	CULVER CITY, CA 90232	202.53	881.27	921.51
4204-005-018	ROBERTS INDUSTRIAL PARK	2886 COLORADO AVE	SANTA MONICA, CA 90404	248.24	1,080.18	1,129.49
4204-005-019	HN REALTY ASSOCIATES LLC	3201 WILSHIRE BLVD	SANTA MONICA, CA 90403	356.00	1,549.06	1,619.80
4204-005-022	CBP INDUSTRIAL	2415 OCEAN FRONT WALK	VENICE, CA 90291	158.12	688.03	719.45
4204-005-021	KRAKOVER STEWART M & GRACE	810 CRESCENT DR	BEVERLY HILLS, CA 90210	168.88	734.85	768.40
Total:				4,461.45	\$19,324.00	\$20,299.57

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