

MEETING DATE: 6/14/10

AGENDA ITEM: PUBLIC HEARING - Adoption of a Resolution
Approving the Engineer's Report and Approving
the Annual Assessment Levy for Landscaping
Maintenance District No. 1 - Fiscal Year
2010/2011

ATTACHMENTS

		<u>Pages</u>
1	Resolution	1-4
2	City Engineer's Report	5-14

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1 proposed levy of annual assessment for the Assessment District through fiscal year
2 2010-2011.

3 NOW, THEREFORE, the City Council of the City of Culver City, DOES
4 HEREBY RESOLVE as follows:

5 1. Upon the conclusion of the public hearing, written protests filed and
6 not withdrawn did not represent property owners owning more than fifty percent (50%) of
7 the area of assessable lands within the Assessment District.
8

9 2. The Engineer's Report is hereby approved and the annual levy of the
10 Assessment District, as set forth and described in the Engineer's Report, is hereby
11 ordered.

12 3. The diagram and proposed assessments as set forth and contained
13 in the Engineer's Report are hereby confirmed and adopted.
14

15 4. The adoption of this Resolution constitutes the levy of proposed
16 assessments for the fiscal year commencing July 1, 2010 and ending June 30, 2011.

17 5. The estimates of costs, the assessment diagram, the proposed
18 assessments, and all other matters as set forth in the Engineer's Report as submitted
19 pursuant to CCMC §15.01.055, are hereby approved and adopted.

20 6. The proposed assessments for improvements as set forth in the
21 Engineer's Report shall be performed pursuant to law. The County Auditor shall enter on
22 the County Assessment Roll the amount of the assessment and the assessment shall be
23 collected at the same time and in the same manner as the County property taxes are
24 collected. After collection by the County, the net amount of the assessment shall be paid
25 to the City Treasurer of the City of Culver City.
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7. Upon receipt of monies representing assessments collected by the County, the City Treasurer for the City of Culver City shall deposit the monies into a special fund known as the "Fund for Landscaping Maintenance District No. 1, Zone 1 and Zone 2, Assessment," which was previously established upon the creation of the Assessment District.

8. Immediately upon the adoption of this Resolution, the City Clerk shall file a certified copy of this Resolution, which includes the Engineer's Report containing the diagram and proposed assessments, with the County Auditor.

9. A certified copy of the Engineer's Report shall also be filed in the Office of the City Engineer, with a duplicate copy on file in the Office of the City Clerk, and shall be open for public inspection.

APPROVED and ADOPTED this _____ day of _____, 2010.

CHRISTOPHER ARMENTA, MAYOR
City of Culver City, California

ATTEST:

APPROVED AS TO FORM:

MARTIN R. COLE, City Clerk

CAROL A. SCHWAB, City Attorney

A10-00202



PUBLIC WORKS DEPARTMENT

9770 CULVER BOULEVARD, CULVER CITY, CALIFORNIA 90232-0507
(310) 253-5600 • FAX (310) 253-5626



CHARLES D. HERBERTSON, PE, LS
Public Works Director and
City Engineer

**FINAL ENGINEER'S REPORT
ON THE ANNUAL LEVY**

2010-2011

LANDSCAPING MAINTENANCE DISTRICT NO. 1

**IN THE CITY OF CULVER CITY
UNDER THE PROVISIONS OF CHAPTER 15.01
OF THE CODE OF THE CITY OF CULVER CITY, CALIFORNIA**

FILED with the City Clerk
On June 03, 2010

PRESENTED to the City Council

and APPROVED by Resolution
No. 2010-R____, adopted by said
City Council on June 14, 2010
and thereafter filed in the
Office of the City Clerk

Martin Cole
City Clerk
City of Culver City
By: Ela Valladares, Deputy City Clerk

To: The Honorable Mayor and Members of the City Council

From: Charles D. Herbertson, P.E., Public Works Director and City Engineer

**SUBJECT: LANDSCAPING MAINTENANCE DISTRICT NO. 1
FISCAL YEAR 2010-2011 ASSESSMENT ENGINEER'S REPORT**

LANDSCAPING MAINTENANCE DISTRICT NO. 1 (hereinafter referred to as "District"), described herein, has been formed in accordance Chapter 15.01 of the Code of the City of Culver City, California.

Landscaping Maintenance District No. 1, consisting of certain public property and the real property within the District subject to assessment, is shown on maps consisting of two pages which have been filed in the Office of the City Clerk on May 21, 1979; April 21, 1980; April 12, 1982, and April 11, 1983; and by this reference are made a part hereof (pages 10 and 11).

Landscaping and Irrigation System Plans

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 separate bonded agreement. The plans for the initial improvements for Zone 1 consist of landscaping plans, Drawing No. 5024-39g (one sheet) approved January 21, 1980, and landscape irrigation system plans, Drawing No. 4024-39g (two sheets) approved January 3, 1979. The plans for the initial improvements for Zone 2 consist of landscaping, planting and irrigation plans, Drawing No. 5024-39g (four sheets) approved May 3, 1978. The plans for the initial improvements of Annexation No. 1 to Zone 2 consist of landscaping plans, Drawing No. 5049-55g (sheet 16 of 19) approved April 1, 1982, and landscape irrigation system plans, Drawing no. 5049-55g (sheet 17 of 19 sheets) approved April 1, 1982.

Performance of Maintenance by City Forces and/or Contractor

The maintenance of the improvements is provided by City of Culver City forces and/or maintenance contractors through contracts awarded by the City, and the costs thereof shall be assessed to the benefiting properties within the District.

Parcel Assessments Based Upon Benefit Received

It is proposed to assess the total amount of maintenance and incidental costs for maintaining the landscaped areas to the individual parcels of real property within the District in proportion to the estimated benefit to be received by such parcels of real property. The assessments of such costs commenced upon acceptance of the improvements by the City of Culver City and the commencement of maintenance. This fiscal year assessment is calculated to be \$196.83 per lot for Zone 1 and \$.0213 per square foot of assessable land for Zone 2, based on the data shown in Tables I, II, III, IV, and V. The proposed individual assessments are shown on the attached

assessment roll.

Method of Assessment

The District is divided into two zones, Zone 1 and Zone 2. Zone 1 consists of all the lots in Tracts 34390, 34371, 36218, eight of the nine lots of Tract 33484, and thirty-one of the thirty-two lots of Tract 28805, all of which derive an equal benefit from the Zone 1 landscaping. Zone 2 consists of the Westside Business Park and eight other parcels of land adjoining Westside Business Park on the west. Each parcel in Zone 2 derives a benefit from the Zone 2 landscaping based upon the area of that parcel. The assessments will be spread in accordance with the following formula.

Zone 1 Annual Rate Per Parcel =

Estimated Cost of Maintenance and Administration for Zone 1

Divided by:

Number of Parcels in Zone 1

Zone 2 Annual Rate Per Parcel =

Estimated Cost of Maintenance and Administration for Zone 2

Multiplied by:

Square Footage of Each Parcel

Divided by:

Total Square Footage of All parcels in Zone 2

Estimated Cost of Maintenance and Improvements

The estimated cost of maintenance and improvements for each zone for the fiscal year shall include, in total or in part, the following:

- A. The total cost of constructing or installing all proposed improvements and maintaining and servicing all existing and proposed improvements, including all incidental expenses.
- B. The amount of any surplus or deficit in the District Fund to be carried over from the previous fiscal year.
- C. The amount of any contributions to be made from sources other than assessments levied pursuant to District assessment proceedings.

- D. The amount, if any, of the annual installment for an assessment ordered by the City Council wherein the estimated cost of any improvements shall be levied and collected in annual installments.
- E. The net amount to be assessed upon assessable lands within the District shall be the total maintenance and improvement costs, as referred to in A., above, increased or decreased, as the case may be, by any of the amounts referred to in B., C., or D., above.
- F. Item B above may specify individual parcels within a zone that did not receive notice of or pay assessments levied by the City Council, and which assessments are carried over and added to the assessments for the current fiscal year for each such specified parcel.

Recommended Assessment:

On July 13, 2009, the proposed assessment increase for Zone 1 was approved by a majority of the votes received from members of the District. Also, the members of the District approved an annual increase based on the February Consumer Price Index for All Urban Consumers for the Los Angeles – Riverside - Orange County area plus a 5% premium each year until the revenues generated from the District match the annual expenditures and the fund has a positive balance.

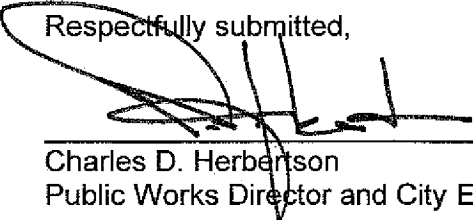
For Zone 1, staff is proposing the City Council approve that the assessment district levy be modified to provide for an annual increase based on the Consumer Price Index (CPI) plus 5%. Based on the information provided by the Department of Labor, the CPI increase is 1.44%. Therefore, the proposed total increase to the assessment levy is 6.44%. The existing assessment levy per parcel is \$184.92. The proposed assessment levy will be \$196.83 per parcel for a total amount of \$35,429.40 (180 parcels) for Fiscal Year 2010-11.

Staff is proposing no increase for Zone 2 for Fiscal Year 2010-2011.

It is recommended for Fiscal Year 2010-2011, that the District be assessed a total of \$48,344.40 with Zone 1 being assessed \$35,429.40 and Zone 2 being assessed \$12,915

The proposed assessment and individual assessments to the District are shown in EXHIBITS A and B, respectively.

Respectfully submitted,


Charles D. Herbertson RCE 46658
Public Works Director and City Engineer



attachments

TABLE I
COST ESTIMATE PER PARCEL (FISCAL YEAR 2010/2011)

Landscaping Maintenance District No. 1 has been formed to assess directly to the property owners, on a benefit basis, the landscaping maintenance costs that will be incurred in the ensuing fiscal year.

<u>ZONE 1 (Studio Estates)</u>	Current (2009-10)	Proposed(2010-11)
Number of parcels	180	180
Parkway Area	Approx.22,000 sq.ft.	Approx. 22,000 sq. ft.
Total Assessment	\$33,286.38	\$35,429.40
Cost Per Sq. Ft. to Maintain	\$1.51	\$1.61
Cost Per Parcel to Maintain	<u>\$184.92</u>	<u>\$196.83</u>

<u>ZONE 2 (Ballona Creek)</u>	Current (2009-10)	Proposed (2010-11)
Number of Parcels	9	9
Landscaped Area	Approx. 44,000 Sq. Ft.	Approx. 44,000 Sq. Ft.
Total Assessment	\$12,915	\$12,915
Cost Per Sq. Ft. to Maintain	\$0.2935	\$0.2935
Cost Per Sq. Ft. of Assessable Land	<u>\$0.0213</u>	<u>\$0.0213</u>

TABLE II
LANDSCAPING MAINTENANCE DISTRICT NO. 1, ZONE 2
ASSESSMENT DISTRICT DIAGRAM

DISTRICT BOUNDARY DESCRIPTIONS

Zone 1: The general location is the north central portion of the City of Culver City, California. Zone 1 of the Maintenance District includes the enclosed 51 parcels of Tract No. 34390, the enclosed 45 parcels of Tract No. 34371, the enclosed 45 parcels of Tract No. 36218, the enclosed 8 parcels of Tract No. 33484, and the enclosed 31 parcels of Tract No. 28805, for a total number of 180 parcels; surrounded on the southeast by Culver Boulevard; on the southwest by Elenda Street; on the northwest by Arizona Avenue and the most northerly line of Tract No. 34371 and Tract No. 28805; and on the northeast by the

northeasterly line of Tract No. 28805; all as more specifically shown on the Diagram of Landscaping Maintenance District No. 1, on file in the office of the City Engineer, City of Culver City.

Zone 2: The general location is the central portion of the City. Zone 2 of the Maintenance District includes 9 parcels of land located on the northwesterly side of Jefferson Boulevard east of Overland Avenue' bounded by Jefferson Boulevard on the south; by Overland Avenue, Virginia Avenue and Jordan Way 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. Maintenance will be performed on the southeasterly twenty-foot section of said Los Angeles County Flood Control District right-of-way, all as more specifically shown on the Diagram of Landscaping Maintenance District No. 1, Zone 2, on file in the Office of the City Engineer, City of Culver City.

Exhibit A

Landscape Maintenance District #1 – Zone 1 – Studios Estates	
2010-11 Expenditures and Income	
Maintenance Contract	\$16,800
General Fund (personnel)	\$3,000
General Fund (materials)	\$4,434
Irrigation Cost	\$21,180
Tree Costs	\$10,700
Assessment Procedure (City Engineer's Cost)	\$1,500
TOTAL	\$57,614
Total Current Assessment	\$35,429.40
Negative fund balance	\$22,184.60

Irrigation costs include the replacement of two irrigation controllers. The tree costs include pruning of all the trees. The negative fund balance will be carried over to future years and recovered by the cost of living plus 5% increases to the assessment levy as approved by the majority of property owners.

Landscape Maintenance District #1 – Zone 2 – Ballona Creek	
2010-11 Expenditures and Income	
Maintenance contract	\$9,060
General Fund (personnel)	\$2,624
General Fund (materials)	\$3,500
Irrigation Cost	\$9,360
Tree Costs	\$3,900

Assessment Procedure (City Engineer's Cost)	\$1,500
TOTAL	\$29,944
Total Current Assessment	\$12,915
Negative fund balance	\$17,029

Irrigation cost includes the replacement of one irrigation controller and labor. The higher tree costs include pruning of all the trees. The negative fund balance will be carried over to future years and recovered either by increases to the assessment levy as approved by the majority of property owners or further reductions to maintenance.

Exhibit B Zone 1

APN	Mailing Address	Proposed Assessment
4208-028-002	10884 ARIZONA AVE	\$196.83
4208-028-003	10878 ARIZONA AVE	\$196.83
4208-028-004	10872 ARIZONA AVE	\$196.83
4208-028-005	10866 ARIZONA AVE	\$196.83
4208-028-006	10860 ARIZONA AVE	\$196.83
4208-028-007	10854 ARIZONA AVE	\$196.83
4208-028-008	10833 MARIETTA AVE	\$196.83
4208-028-009	10839 MARIETTA AVE	\$196.83
4208-028-010	10845 MARIETTA AVE	\$196.83
4208-028-011	10853 MARIETTA AVE	\$196.83
4208-028-012	4243 229TH ST	\$196.83
4208-028-013	10869 MARIETTA AVE	\$196.83
4208-028-014	10877 MARIETTA AVE	\$196.83
4208-028-016	10890 ARIZONA AVE	\$196.83
4208-028-017	10885 MARIETTA AVE	\$196.83
4208-028-030	1048 IRVINE AVE	\$196.83
4208-028-031	3980 ASTAIRE AVE	\$196.83
4208-028-032	3974 ASTAIRE AVE	\$196.83
4208-028-033	3968 ASTAIRE AVE	\$196.83
4208-028-034	3962 ASTAIRE AVE	\$196.83
4208-028-035	10821 MARIETTA AVE	\$196.83
4208-028-036	4049 COOGAN CIR	\$196.83
4208-028-037	10848 ARIZONA AVE	\$196.83
4208-028-038	10842 ARIZONA AVE	\$196.83
4208-028-039	10350 SANTA MONICA BLVD	\$196.83
4208-028-040	10830 ARIZONA AVE	\$196.83
4208-028-041	5366 SUNLIGHT PL	\$196.83
4208-028-042	P O BOX 10639	\$196.83
4208-028-043	3959 MIDWAY AVE	\$196.83
4208-028-045	3971 MIDWAY AVE	\$196.83
4208-028-046	3977 MIDWAY AVE	\$196.83
4208-028-047	3983 MIDWAY AVE	\$196.83
4208-028-048	3965 MIDWAY AVE	\$196.83

4208-029-002	10884 MARIETTA AVE	\$196.83
4208-029-003	10876 MARIETTA AVE	\$196.83
4208-029-004	10868 MARIETTA AVE	\$196.83
4208-029-005	P O BOX 546	\$196.83
4208-029-006	10852 MARIETTA AVE	\$196.83
4208-029-007	10844 MARIETTA AVE	\$196.83
4208-029-008	10836 MARIETTA AVE	\$196.83
4208-029-009	10830 MARIETTA AVE	\$196.83
4208-029-010	10823 GARLAND DR	\$196.83
4208-029-011	10829 GARLAND DR	\$196.83
4208-029-012	10835 GARLAND DR	\$196.83
4208-029-013	10841 GARLAND DR	\$196.83
4208-029-014	10847 GARLAND DR	\$196.83
4208-029-015	10853 GARLAND DR	\$196.83
4208-029-016	10859 GARLAND DR	\$196.83
4208-029-017	10865 GARLAND DR	\$196.83
4208-029-028	4050 COOGAN CIR	\$196.83
4208-029-029	4044 COOGAN CIR	\$196.83
4208-029-030	4038 COOGAN CIR	\$196.83
4208-029-031	4032 COOGAN CIR	\$196.83
4208-029-032	4026 COOGAN CIR	\$196.83
4208-029-033	4020 COOGAN CIR	\$196.83
4208-029-034	10862 GARLAND DR	\$196.83
4208-029-035	10856 GARLAND DR	\$196.83
4208-029-036	3130 WILSHIRE BLVD	\$196.83
4208-029-037	10892 MARIETTA AVE	\$196.83
4208-029-038	10873 GARLAND DR	\$196.83
4208-029-039	4001 COOGAN CIR	\$196.83
4208-029-040	4007 COOGAN CIR	\$196.83
4208-029-041	4013 COOGAN CIR	\$196.83
4208-029-042	4019 COOGAN CIR	\$196.83
4208-029-043	4025 COOGAN CIR	\$196.83
4208-029-044	4031 COOGAN CIR	\$196.83
4208-029-045	4037 COOGAN CIR	\$196.83
4208-029-046	4043 COOGAN CIR	\$196.83
4208-029-047	4049 COOGAN CIR	\$196.83
4208-029-048	10824 GARLAND DR	\$196.83
4208-029-049	10830 GARLAND DR	\$196.83
4208-029-050	10836 GARLAND DR	\$196.83
4208-029-051	4018 SKELTON CIR	\$196.83
4208-029-052	4024 SKELTON CIR	\$196.83
4208-029-053	4030 SKELTON CIR	\$196.83
4208-029-054	4036 SKELTON CIR	\$196.83
4208-029-055	4042 SKELTON CIR	\$196.83
4208-029-056	4048 SKELTON CIR	\$196.83
4208-029-057	4047 SKELTON CIR	\$196.83
4208-029-058	4041 SKELTON CIR	\$196.83

4208-029-059	4035 SKELTON CIR	\$196.83
4208-029-060	4029 SKELTON CIR	\$196.83
4208-029-061	4018 SKELTON CIR	\$196.83
4208-029-062	8383 WILSHIRE BLVD	\$196.83
4208-029-063	4015 ASTAIRE AVE	\$196.83
4208-029-064	4021 ASTAIRE AVE	\$196.83
4208-029-065	4027 ASTAIRE AVE	\$196.83
4208-029-066	4033 ASTAIRE AVE	\$196.83
4208-029-067	4039 ASTAIRE AVE	\$196.83
4208-029-070	4045 ASTAIRE AVE	\$196.83
4208-030-001	10802 GARLAND DR	\$196.83
4208-030-002	10808 GARLAND DR	\$196.83
4208-030-003	10814 GARLAND DR	\$196.83
4208-030-005	4040 ASTAIRE AVE	\$196.83
4208-030-006	4034 ASTAIRE AVE	\$196.83
4208-030-007	4028 ASTAIRE AVE	\$196.83
4208-030-008	4022 ASTAIRE AVE	\$196.83
4208-030-009	4016 ASTAIRE AVE	\$196.83
4208-030-010	4011 MIDWAY AVE	\$196.83
4208-030-011	4019 MIDWAY AVE	\$196.83
4208-030-012	4027 MIDWAY AVE	\$196.83
4208-030-013	4033 MIDWAY AVE	\$196.83
4208-030-014	4041 MIDWAY AVE	\$196.83
4208-030-015	4049 MIDWAY AVE	\$196.83
4208-030-016	4050 MIDWAY AVE	\$196.83
4208-030-017	4042 MIDWAY AVE	\$196.83
4208-030-018	4036 MIDWAY AVE	\$196.83
4208-030-019	4028 MIDWAY AVE	\$196.83
4208-030-020	4020 MIDWAY AVE	\$196.83
4208-030-021	4012 MIDWAY AVE	\$196.83
4208-030-022	10784 GARLAND DR	\$196.83
4208-030-023	10778 GARLAND DR	\$196.83
4208-030-024	10772 GARLAND DR	\$196.83
4208-030-025	4009 LAMARR AVE	\$196.83
4208-030-026	4015 LAMARR AVE	\$196.83
4208-030-027	4021 LAMARR AVE	\$196.83
4208-030-028	4027 LAMARR AVE	\$196.83
4208-030-029	4033 LAMARR AVE	\$196.83
4208-030-030	3259 BEVERLY DR	\$196.83
4208-030-031	4040 LAMARR AVE	\$196.83
4208-030-032	9229 SUNSET BLVD	\$196.83
4208-030-033	4028 LAMARR AVE	\$196.83
4208-030-034	4022 LAMARR AVE	\$196.83
4208-030-036	4046 ASTAIRE AVE	\$196.83
4208-030-037	4016 LAMARR AVE	\$196.83
4208-030-038	10700 GARLAND DR	\$196.83
4208-030-039	10710 GARLAND DR	\$196.83

4208-030-040	10726 GARLAND DR	\$196.83
4208-030-041	10754 GARLAND DR	\$196.83
4208-030-042	10760 GARLAND DR	\$196.83
4208-031-001	3259 BEVERLY DR	\$196.83
4208-031-002	PO BOX 642479	\$196.83
4208-031-003	3948 MIDWAY AVE	\$196.83
4208-031-004	3954 MIDWAY AVE	\$196.83
4208-031-005	3960 MIDWAY AVE	\$196.83
4208-031-006	3966 MIDWAY AVE	\$196.83
4208-031-007	3972 MIDWAY AVE	\$196.83
4208-031-008	3978 MIDWAY AVE	\$196.83
4208-031-009	3984 MIDWAY AVE	\$196.83
4208-031-010	3981 LAMARR AVE	\$196.83
4208-031-011	3975 LAMARR AVE	\$196.83
4208-031-012	3969 LAMARR AVE	\$196.83
4208-031-013	3963 LAMARR AVE	\$196.83
4208-031-014	3957 LAMARR AVE	\$196.83
4208-031-015	3953 LAMARR AVE	\$196.83
4208-031-016	3949 LAMARR AVE	\$196.83
4208-031-017	3945 LAMARR AVE	\$196.83
4208-032-002	3994 LAMARR AVE	\$196.83
4208-032-003	3988 LAMARR AVE	\$196.83
4208-032-004	3982 LAMARR AVE	\$196.83
4208-032-005	3976 LAMARR AVE	\$196.83
4208-032-006	3964 LAMARR AVE	\$196.83
4208-032-007	3958 LAMARR AVE	\$196.83
4208-032-008	3952 LAMARR AVE	\$196.83
4208-032-010	3939 LAMARR AVE	\$196.83
4208-032-011	3933 LAMARR AVE	\$196.83
4208-032-012	3927 LAMARR AVE	\$196.83
4208-032-013	3921 LAMARR AVE	\$196.83
4208-032-014	3915 LAMARR AVE	\$196.83
4208-032-015	3909 LAMARR AVE	\$196.83
4208-032-016	1418 BARRINGTON AVE	\$196.83
4208-032-017	PO BOX 455	\$196.83
4208-032-018	3910 LAMARR AVE	\$196.83
4208-032-019	3916 LAMARR AVE	\$196.83
4208-032-020	3920 LAMARR AVE	\$196.83
4208-032-021	3940 LAMARR AVE	\$196.83
4208-032-022	10721 HEPBURN CIR	\$196.83
4208-032-023	10715 HEPBURN CIR	\$196.83
4208-032-024	10711 HEPBURN CIR	\$196.83
4208-032-025	10705 HEPBURN CIR	\$196.83
4208-032-026	10701 HEPBURN CIR	\$196.83
4208-032-027	10704 HEPBURN CIR	\$196.83
4208-032-028	10710 HEPBURN CIR	\$196.83

4208-032-029	10714 HEPBURN CIR	\$196.83
4208-032-030	10720 HEPBURN CIR	\$196.83
4208-032-031	2476 OVERLAND AVE	\$196.83
4208-032-032	10755 GARLAND DR	\$196.83
4208-032-033	10745 GARLAND DR	\$196.83
4208-032-034	10735 GARLAND DR	\$196.83
4208-032-035	10725 GARLAND DR	\$196.83

Total \$35,429.40

Exhibit B Zone 2

Assessor's Parcel	Mailing Address			Square Footage	Proposed Assessment
4209-027-012	4161 Redondo Beach Blvd	Lawndale	90260	22,431.00	\$488.96
4209-027-015	10601 Virginia Ave	Culver City	90232	48,738.00	\$1,031.07
4209-029-016	2558 Catalina St	Los Angeles	90027	19,695.00	\$425.19
4209-029-021	PO Box 3066	Beverly Hills	90212	136,328.00	\$3,369.59
4209-029-022	12301 Wilshire Bl #505	Los Angeles	90025	30,694.00	\$733.44
4209-029-025	411 Central Av #600	Glendale	91203	60,936.00	\$1,456.26
4209-029-026	13101 Washington Bl #136	Los Angeles	90066	52,612.00	\$1,169.25
4209-030-009	2235 Faraday Ave	Carlsbad	92009	164,037.00	\$3,188.89
4209-029-923,924,925	9770 Culver Blvd	Culver City	90232	14,246.00	\$350.77
4209-029-924	9770 Culver Blvd	Culver City	90232	16,376.00	\$350.78
4209-029-925	9770 Culver Blvd	Culver City	90232	16,727.00	\$350.79

Total \$12,915