

MEETING DATE: **6.22.09**

AGENDA ITEM: **AGENDA ITEM: PUBLIC HEARING: Declare the results of the Assessment Ballot Tabulation for West Washington Benefit Assessment District No. 1 and, If approved, Approve a Resolution to Confirm the Diagram and Assessment and Order the Improvements, Services and Annual Levy.**

ATTACHMENTS

	<u>Pages</u>
1. Resolution	1 - 4
2. Engineer's Report	5 – 20

ATTACHMENT 1

RESOLUTION NO. 2009-R_____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CULVER CITY, CALIFORNIA, DECLARING THE RESULTS OF THE ASSESSMENT BALLOT TABULATION, ORDERING THE IMPROVEMENTS AND SERVICES, FORMING BENEFIT ASSESSMENT DISTRICT WEST WASHINGTON BOULEVARD NO. 1, ORDERING MAINTENANCE WORK THEREIN, CONFIRMING THE DIAGRAM AND ASSESSMENT AND PROVIDING FOR THE LEVY OF AN ANNUAL ASSESSMENT THEREIN

WHEREAS, the City Council of the City of Culver City on September 8, 2009, initiated proceedings for the formation and for the levy and collection of annual assessments within said District, pursuant to the terms of the Culver City Municipal Code ("CCMC") and Article XIID of the Constitution of the State of California ("Article XIID"). Such District shall be known and designated as City of Culver City "Benefit Assessment District West Washington Boulevard No. 1" (the "District"); and,

WHEREAS, the City Council ordered and subsequently received an Assessment Engineer's Report (hereafter referred to as the "Engineer's Report") in accordance with the CCMC and Article XIID; and,

WHEREAS, the City Council set the time and place for a Public Hearing to consider the formation of the District and for the authorization to levy annual assessments therein. The City Council also ordered a notice of Public Hearing on June 22, 2009, accompanied by assessment ballots, be given to the record owners of all property within the proposed District in accordance with the provisions of the CCMC and Article XIID; and,

WHEREAS, notice of the June 22, 2009 Public Hearing accompanied by assessment ballots were mailed to the record owners of all property within the proposed District in accordance with the provisions of the CCMC and Article XIID; and,

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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 formation and the levy of annual assessments have been
6 undertaken in accordance with the CCMC and Article XIID.

7 3. Assessment ballots were mailed, as required by the CCMC and
8 Article XIID, to the record owners of all properties proposed to be assessed within the
9 District. The assessment ballots that were completed and received by the City Clerk,
10 prior to the close of the Public Hearing, have been tabulated in accordance with the
11 procedures established under the CCMC and Article XIID and the results of such
12 tabulation have been submitted to this City Council.

13 4. This City Council hereby finds that the assessment ballots
14 submitted in favor of the levy of assessments exceed the assessment ballots submitted
15 in opposition to such levy as weighted in accordance with the CCMC and Article XIID.
16 Therefore, no majority protest to the levy of assessments within the District has been
17 found to exist.

18 5. The City Council hereby orders the formation of the District.

19 6. Based upon the Engineer's Report and the testimony and other
20 evidence presented at the June 22, 2009 Public Hearing, the City Council hereby
21 makes the following determinations regarding the assessments to be levied for Fiscal
22 Year 2009/10. Assessments will be levied to pay for the estimated costs to maintain all
23 the improvements ultimately to be installed within the District:

24 a. The proportionate special benefit derived by each
25 assessable parcel has been determined in relationship to the entirety of the cost of the
26 operations and maintenance expenses.

ATTACHMENT 1

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

3 c. Only special benefits have been assessed.

4 7. The assessments for the District contained in the Engineer's Report
5 for Fiscal Year 2009/10 hereby confirmed and levied upon the respective lots or parcels
6 within the District as set forth in said Engineer's Report. Subsequent annual
7 assessments, in amounts not to exceed an established maximum annual assessment
8 may be confirmed and levied without further assessment ballot proceedings pursuant to
9 CCMC and Article XIID. Each fiscal year beginning Fiscal Year 2010/11, the maximum
10 amount of each assessment (the "Maximum Assessment") shall be increased by the
11 February Consumer Price Index for all Urban Consumers for Los Angeles – Riverside –
12 Orange County area without further compliance with the assessment ballot procedures
13 required under the CCMC and Article XIID.

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

17 9. The diagram and assessment shall be filed in the Office of the City
18 Clerk. Said diagram and assessment, and the certified copy thereof, shall be open for
19 public inspection.

20 10. The City Clerk is hereby ordered and directed to immediately file a
21 certified copy of the diagram and assessment with the County Auditor.

22 11. After the filing of the diagram and assessment, the County Auditor
23 shall enter onto the County assessment roll opposite each lot or parcel of land, the
24 amount assessed thereon as shown in the assessment.

25 12. The assessments shall be collected at the same time and in the
26 same manner as County taxes are collected and all laws providing for the collection and
27 enforcement of County taxes shall apply to the collection of the assessments.
28

13. 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.

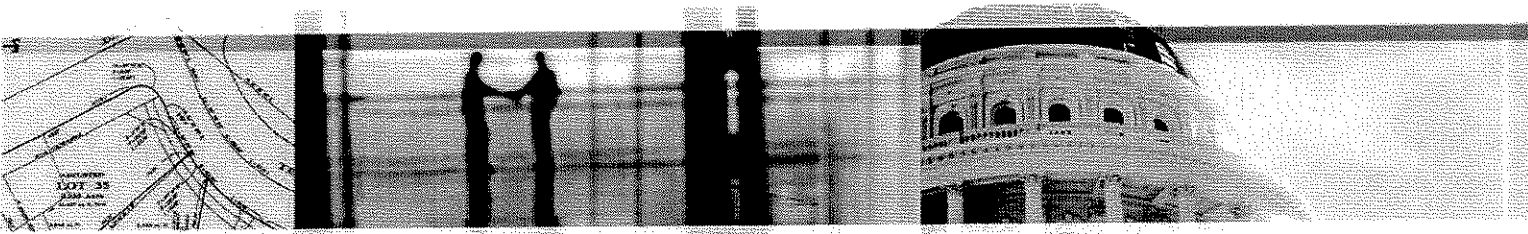
ANDREW WEISSMAN, MAYOR
City of Culver City, California

APPROVED AS TO FORM:

CAROL A. SCHWAB, City Attorney

20

ATTACHMENT 2



City of Culver City
Benefit Assessment District
West Washington Boulevard No. 1
Formation Engineer's Report
June 2009

Submitted by



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Temecula, CA 92592
800.676.7516

Regional Office
870 Market Street, Suite 1223
San Francisco, CA 94102
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**CITY OF CULVER CITY
BENEFIT ASSESSMENT DISTRICT
WEST WASHINGTON BOULEVARD 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, Vice Mayor

CITY STAFF

Mark Scott, City Manager

Sol Blumenfeld, Community Development Director

Charles D. Herbertson, Public Works Director

Martin Cole, Assistant City Manager/City Clerk

Todd Tipton, Redevelopment Administrator

Mate Gaspar, Engineering Services Manager

Elaine Gerety Warner, Senior Management Analyst

NBS

Pablo Perez, Client Services Director

John M. Brudin, Assessment Engineer

Tiffany Ellis, Financial Analyst

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TABLE OF CONTENTS

1. ENGINEER'S LETTER	1-1
2. PLANS AND SPECIFICATIONS	2-1
2.1. Description of the Boundaries of the District	2-1
2.2. Description of Improvements and Services	2-1
3. ESTIMATE OF COSTS	3-1
3.1. District Budget.....	3-1
3.2. Definitions of Budget Items	3-2
4. METHOD OF APPORTIONMENT	4-1
4.1. General	4-1
4.2. Special Benefit	4-1
4.3. General Benefit	4-2
4.4. Method of Apportionment Spread	4-2
4.5. Cost of Living Inflation	4-3
5. ASSESSMENT DIAGRAM	5-1
6. ASSESSMENT ROLL	6-1

ATTACHMENT 2

1. ENGINEER'S LETTER

WHEREAS, on September 8, 2008, the City Council of the City of Culver City (the "City"), State of California, under the Culver City Municipal Code (the "CCMC"), adopted Resolution No. 2008-R Initiating Proceedings for the Formation and Levy of Annual Assessments for a benefit assessment district known and designated as "Benefit Assessment District West Washington Boulevard 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 XIID of the Constitution of the State of California ("Article XIID") 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 MAXIMUM ASSESSMENT

	As Preliminarily Approved	As Approved by Council
Direct Maintenance and Administrative Costs	\$17,899.50	
Reserve Fund Contribution	0.00	
Total Maximum Budget Costs	\$17,899.50	
Total District Parcels	38	
Total Assessable Linear Front Footage	1,863.05	
Total Assessable Building Square Footage	113,092.00	
Proposed Maximum Assessment Per Linear Front Foot	\$6.73	
Proposed Maximum Assessment Per Building Square Foot	\$0.05	

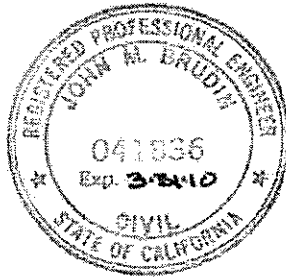
In making the assessments contained herein pursuant to the Resolution of Initiation and the CCMC:

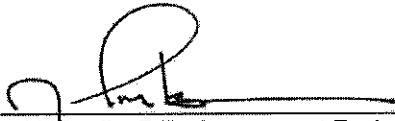
1. I identified all parcels (the "Specially Benefited Parcels") which will have a special benefit conferred upon them from the improvements described in Section 2.2 to this Engineer's Report. For particulars as to the identification of said parcels, reference is made to the Assessment Diagram, a copy 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;

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- 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 XIID and Proposition 218.




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

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2. 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.

2.1. 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 Wade Street, east of Beethoven Street and along West Washington Boulevard.

2.2. Description of Improvements and Services

The improvements are the construction, operation, maintenance and servicing of 5 medians, landscaping, lighting, and appurtenant facilities, including, but not limited to, labor costs, utilities, material, contracting services and any other items necessary for the satisfactory maintenance and operation of these improvements as described below.

Reference is made to the plans and specifications for the improvements, which are on file with the Culver City Redevelopment Agency. The table below lists specific improvements within the District to be maintained:

5 Medians
Landscaping
Lighting
Irrigation

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3. 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.

3.1. District Budget

DIRECT MAINTENANCE COSTS	MAXIMUM BUDGET FISCAL YEAR 2009/10	ACTUAL BUDGET FISCAL YEAR 2009/10
Maintenance Costs	\$6,500.00	\$6,500.00
Water for Irrigation	840.00	840.00
Lighting	2,500.00	2,500.00
Mulch Replenishment	750.00	750.00
Plant Replacement	2,500.00	2,500.00
Irrigation Replacement	1,000.00	1,000.00
Subtotal Direct Costs	\$14,090.00	\$14,090.00
ADMINISTRATION COSTS		
City Administration	\$1,000.00	\$0.00
Consultants	2,500.00	0.00
County Fee*	309.50	309.50
Subtotal Administration Costs	\$3,809.50	\$309.50
Subtotal of Direct & Administrative Costs	\$17,899.50	\$14,399.50
Amount to be carried over from Improvement Fund	\$0.00	\$0.00
Contributions from other Sources	0.00	0.00
Reserve Fund Contribution	0.00	0.00
Total Budget Costs	\$17,899.50	\$14,399.50
Rounding Adjustment	0.00	(0.13)
Total Balance to Levy	\$17,899.50	\$14,399.37
Total District Parcels	38	38
Total Assessable Linear Front Footage	1,863.05	1,863.05
Total Assessable Building Square Footage	113,092.00	113,092.00
Assessment Per Linear Front Foot	\$6.73	\$5.41
Assessment Per Building Square Foot	\$0.05	\$0.04

*Includes a \$250 initial set up fee in addition to an annual fee of \$50 per District, plus \$0.25 per parcel.

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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

3.2. Definitions of Budget Items

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

Direct Costs:

Maintenance Costs includes all regularly scheduled labor, material and equipment required to properly maintain and ensure the satisfactory condition of all medians, palm trees, landscaping, and appurtenant facilities, on a bi-monthly basis.

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

Lighting includes the furnishing of electricity required for the operation and maintenance of the palm tree uplights.

Mulch Replenishment includes once annually replenishment of mulch as required for the operation and maintenance of the landscaping and median facilities.

Plant Replacement includes the replacement of plants as required to ensure the satisfactory condition of the landscaping and median facilities (does not include replacement of palm trees).

Irrigation Replacement includes the ongoing repair and replacement of the irrigation systems, including solar controller and rain sensor.

Administration Costs:

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

Consultants include the costs associated with contracting with professionals to provide services specific to the administration of the annual assessment levy.

County Fee includes fees charged by the County of Los Angeles for placing the assessments onto the tax rolls on a yearly basis. This fee is \$0.25 per parcel plus \$50 per District. Also, included for Fiscal Year 2009/10 is an initial set up fee of \$250.00

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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, palm tree replacement, repair or damaged equipment due to vandalism, storms, and other similar events.

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4. METHOD OF APPORTIONMENT

4.1. General

Pursuant to the CCMC and Article XIIID, 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.

4.2. Special Benefit

The landscape and median improvements will be installed by the Culver City Redevelopment Agency and the continued maintenance is guaranteed through the establishment (formation) of the District. Since these improvements are for the benefit of the properties within the District and those properties also benefit from the maintenance of the improvements, only the property owners within the District are assessed for the said maintenance of improvements.

In addition, the improvements confer a particular and distinct special benefit upon all parcels within the District because of the nature of the improvements. The ongoing and proper maintenance of landscaping improves the aesthetic appeal of the properties within the District providing a positive representation as well as the enhanced desirability of properties through association with the improvements. This increase in the value provides a distinct special benefit to the parcels within the District, which includes higher occupancy rates, increased rentals and lower vacancies. According to Judith Guido, Director of Marketing for LandCareUSA, landscaping can increase the resale value of a building up to 14% and speed up the sale of a building by 6 weeks. The installation and maintenance of raised medians improve both pedestrian and traffic safety to those either walking or driving within the District. According to the US Department of Transportation Federal Highway Administration, raised medians provide pedestrian protection by "reducing pedestrian involved crashes by 45 percent and fatalities by 78 percent" and after analysis of crash data in seven states, "raised medians reduce crashes by over 40 percent in urban areas." The parcels within the District receive a distinct special benefit as their primary use is business/retail, and studies have proven that greenery and associated landscaping attract shoppers to the area as well as stimulate economic growth (Kathleen Wolf, University of Washington: Economic and Public Value of Urban Forests). Also, according to Virginia Cooperative Extension, a recent study has found that consumers are willing to pay a premium of up to 12% for goods purchased in retail establishments that are accompanied by quality landscaping. The ongoing and proper maintenance of the landscaping and appurtenant facilities specially benefits parcels within the District by enhancing the environmental quality of the parcels and making them more desirable by improving air quality, providing shade from solar radiation, reducing temperatures through evaporation and transpiration and absorbing heat (according to data from Planet, professional landscape network). All of the above mentioned items contribute to a specific enhancement and special benefit of the properties within the District.

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4.3. 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. It is recognized that the proper maintenance of the medians and landscaping improvements provide only an incidental benefit to the public at large, including traffic and pedestrian safety for those passing through the District. Also, according to Projectevergreen.com Economic Fact Sheet, the installation and proper maintenance of landscaping can protect the City's drainage systems. In addition, the proper maintenance of landscaping, lighting and appurtenant facilities reduces property relating crimes (especially vandalism) against properties located in the vicinity of the improvements (Diane Relf, Extension Specialist and Environmental Horticulture of Virginia Tech). Finally, the proper maintenance of landscaping provides a positive visual experience to persons passing through the District, which is only an incidental benefit. 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 median and landscaping improvements are located immediately in front of the properties within the District, and is maintained for the benefit of said properties, any benefit received by properties outside the District is merely coincidental. Nonetheless, the Agency has agreed to ensure that no property is assessed in excess of the reasonable cost of the proportional special benefit conferred upon that property.

4.4. Method of Apportionment 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. The maximum assessment per linear front foot and building square foot is determined as follows:

$$\begin{aligned}\text{Assessment per Linear Front Foot} &= (\text{Total Costs} \times 0.70) / \text{Total District Linear Front Feet} \\ \text{Assessment per Building Square Foot} &= (\text{Total Costs} \times 0.30) / \text{Total District Building Square Feet}\end{aligned}$$

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:

$$\begin{array}{lcl}\text{Parcel's Linear Front Footage X} & + & \text{Parcel's Building Square Footage X} \\ \text{Assessment per Linear Foot} & & \text{Assessment per Building Square Foot} \\ \hline & = & \text{Maximum Assessment Per Parcel}\end{array}$$

There are 38 total parcels within the District, with 1,863.05 total linear front feet and 113,092.00 total building square feet. The maximum assessment is spread as follows:

Fiscal Year 2009/10 Maximum Budget Costs	\$17,899.50
Total District Linear Front Footage	1,863.05
Total District Building Square Footage	113,092.00
Proposed Fiscal Year 2009/10 Maximum Assessment per Linear Front Foot	\$6.73
Proposed Fiscal Year 2009/10 Maximum Assessment per Building Square Foot	\$0.05

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4.5. Cost of Living Inflation

The proposed maximum assessment sets the initial maximum assessment and is stated in Fiscal Year 2009/10 dollars. Each fiscal year beginning Fiscal Year 2010/11, 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. 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.

ATTACHMENT 2

5. 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.

SHEET 1 OF 1

ASSESSMENT DIAGRAM

BENEFIT ASSESSMENT DISTRICT WEST WASHINGTON BOULEVARD NO. 1

CITY OF CULVER CITY
COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

APN	Assessment Number
4332-002-001	1
4332-002-002	2
4332-002-003	3
4332-002-004	4
4332-002-005	5
4332-002-006	6
4332-002-007	7
4332-002-008	8
4332-002-009	9
4332-002-010	10
4332-002-011	11
4332-002-012	12
4332-002-013	13
4332-002-014	14
4332-002-015	15
4332-002-016	16
4332-002-017	17
4332-002-018	18
4332-002-019	19
4332-002-020	20
4332-002-021	21
4332-002-022	22
4332-002-023	23
4332-002-024	24
4332-002-025	25
4332-002-026	26
4332-002-027	27
4332-002-028	28
4332-002-029	29
4332-002-030	30
4332-002-031	31
4332-002-032	32
4332-002-033	33
4332-002-034	34
4332-002-035	35
4332-002-036	36
4332-002-037	37
4332-002-038	38
4332-002-039	39
4332-002-040	40
4332-002-041	41
4332-002-042	42
4332-002-043	43
4332-002-044	44
4332-002-045	45
4332-002-046	46
4332-002-047	47
4332-002-048	48
4332-002-049	49
4332-002-050	50

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF CULVER CITY
THIS _____ DAY OF _____, 200____.

CITY CLERK
CITY OF CULVER CITY
LOS ANGELES COUNTY, CALIFORNIA

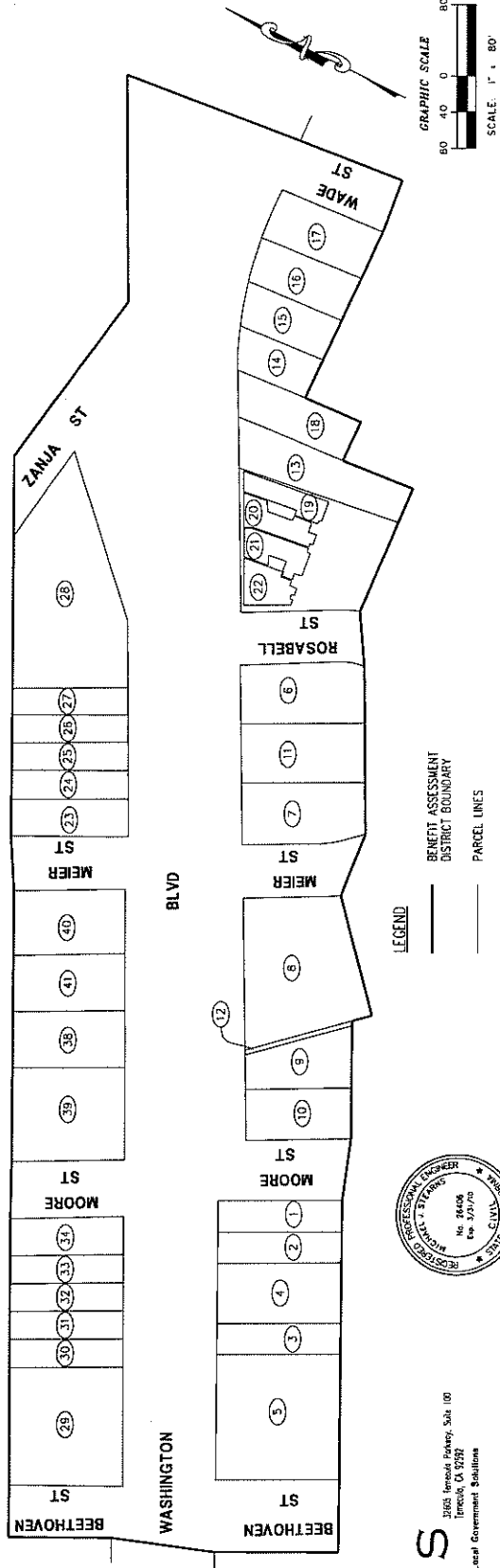
I HEREBY CERTIFY THAT THE WITHIN DIAGRAM SHOWING THE PROPOSED FORMATION OF BENEFIT ASSESSMENT DISTRICT NO. 1, WEST WASHINGTON BOULEVARD, CITY OF CULVER CITY, LOS ANGELES COUNTY, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF CULVER CITY, BY ITS RESOLUTION NO. _____, DATED _____, 200____.

CITY CLERK
CITY OF CULVER CITY
LOS ANGELES COUNTY, CALIFORNIA

FILED THIS _____ DAY OF _____, 200____, AT THE HOUR OF _____ O'CLOCK _____ M.
IN BOOK _____ AT PAGE _____ OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS
IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

COUNTY RECORDER
COUNTY OF LOS ANGELES

NOTE: FOR A DETAILED DESCRIPTION OF THE LINES AND DIMENSIONS OF EACH PARCEL, REFER TO THE DISTRICT MAP IN THE COUNTY OF LOS ANGELES ASSESSOR'S MAP.



NBS
3065 Tennessee Parkway, Suite 100
Torrance, CA 90503
Local Government Solutions

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6. 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 apportionment 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 apportionment spread rather than a proportionate share of the original assessment.

ATTACHMENT 2

City of Culver City Benefit Assessment District West Washington Boulevard No. 1 Assessment Roll - Fiscal Year 2009/10

Assessor's Parcel Number	Assessment Number	Owner	Linear Front Footage	Levy Linear Front Footage	Building Square Footage	Levy Building Square Footage	Maximum Assessment	Actual Assessment
4230-023-001	1	KIGAWA STEVEN	27.31	\$183.67	2,300.00	\$109.21	\$292.88	\$235.60
4230-023-002	2	KIGAWA STEVEN	25.00	168.13	864.00	41.02	209.16	168.26
4230-023-005	3	SAQQARA INC	25.00	168.13	0.00	0.00	168.13	135.26
4230-023-027	4	RECO CORPORATION	25.00	168.13	3,700.00	175.68	343.82	276.58
4230-023-036	5	SAQQARA INC	102.30	688.00	2,040.00	96.86	784.87	631.40
4231-027-001	6	BERKE FAMILY LIMITED PARTNERSHIP	56.50	379.98	3,370.00	160.01	540.00	434.40
4231-027-004	7	FLECK JEFFREY	56.50	379.98	3,736.00	177.39	557.38	448.38
4231-027-008	8	ROCKVIEW DAIRIES INC	153.56	1032.74	5,000.00	237.41	1,270.15	1,021.78
4231-027-029	9	MACDONALD HAMISH I & JUDY K	32.96	221.67	2,409.00	114.38	336.05	270.34
4231-027-030	10	ROWELL JAMES & EULENE	50.83	341.85	3,111.00	147.72	489.57	393.84
4231-027-031	11	FLECK JEFFREY	56.00	376.62	3,248.00	154.22	530.84	427.04
4231-027-902	12	CULVER CITY	0.00	0.00	0.00	0.00	0.00	0.00
4231-028-001	13	IRANI GEVE	50.00	336.27	744.00	35.33	371.59	298.92
4231-028-024	14	KEYVAN FARROKH & ZOHREH	45.91	308.76	0.00	0.00	308.76	248.38
4231-028-025	15	KEYVAN FARROKH & ZOHREH	44.47	299.08	2,701.00	128.25	427.33	343.76
4231-028-026	16	MONTELEONE ROBERT E	43.50	292.55	664.00	31.53	324.08	260.70
4231-028-027	17	WASHINGTON BLVD INVESTMENTS INC	55.19	371.17	1,626.00	77.21	448.38	360.70
4231-028-029	18	IRANI GEVE K	45.91	308.76	3,232.00	153.46	462.22	371.84
4231-028-037	19	MOSES ALBALAS O D INC	21.20	142.58	1,863.00	88.46	231.04	185.86
4231-028-038	20	COOMBS GALE C	35.60	239.42	1,703.00	80.86	320.28	257.66
4231-028-039	21	XU JUNLI	29.30	197.05	1,860.00	88.32	285.37	229.56
4231-028-040	22	RIOS MARINA CORTINOVIS L DDS INC	48.40	325.51	1,822.00	86.51	412.02	331.44
4236-020-001	23	TRIANGLE CENTER LLC	32.70	219.92	2,450.00	116.33	336.25	270.50
4236-020-002	24	TRIANGLE CENTER LLC	25.00	168.13	0.00	0.00	168.13	135.26
4236-020-003	25	TRIANGLE CENTER LLC	25.00	168.13	0.00	0.00	168.13	135.26
4236-020-004	26	TRIANGLE CENTER LLC	25.00	168.13	0.00	0.00	168.13	135.26
4236-020-005	27	TRIANGLE CENTER LLC	25.00	168.13	0.00	0.00	168.13	135.26
4236-020-006	28	TRIANGLE CENTER LLC	219.05	1473.19	13,946.00	662.19	2,135.37	1,717.82
4236-021-001	29	UPWARD BOUND HOUSE	107.70	724.32	6,875.00	326.44	1,050.76	845.30
4236-021-002	30	ONTIVEROS ANGELA	25.00	168.13	1,400.00	66.47	234.61	188.72
4236-021-003	31	ROCKENWAGNER HANS & PATRICIA	25.00	168.13	1,120.00	53.18	221.31	178.04
4236-021-004	32	MOSKOWITZ M & L	25.00	168.13	1,585.00	75.26	243.39	195.80
4236-021-005	33	MOSKOWITZ M & L	25.00	168.13	1,575.00	89.03	257.16	206.88
4236-021-006	34	MOSER RETA C	32.73	220.12	1,588.00	75.40	295.52	237.74
4236-021-900	35	REDEVELOPMENT AGENCY OF CULVER CITY	50.00	336.27	9,065.00	430.43	766.69	616.78
4236-021-901	36	REDEVELOPMENT AGENCY OF CULVER CITY	82.70	556.19	9,065.00	430.43	986.61	793.69
4236-021-902	37	REDEVELOPMENT AGENCY OF CULVER CITY	57.73	386.25	9,065.00	430.43	818.68	658.60
4236-021-903	38	REDEVELOPMENT AGENCY OF CULVER CITY	50.00	336.27	9,065.00	430.43	766.69	616.78
Totals:			1,863.05	\$12,529.65	113,092.00	\$5,369.85	\$17,899.50	\$14,399.37