

**FINAL**

**Century City  
Business Improvement District  
Management District Plan**



*Prepared pursuant to the State of California  
Property and Business Improvement District Law of 1994  
And Article XIII D of the California Constitution  
to create a property-based business improvement district*

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# Century City Business Improvement District Management District Plan

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### **ATTACHMENTS:**

***Engineers Report – Attachment A***

***CCBID Boundary Map – Attachment B***

## **SECTION 1: Executive Summary**

In 2008, a coalition of property and business owners approved and formed the "Century City Business Improvement District (CCBID)" to provide services that specially benefit individual parcels in the central business district of Century City. The current CCBID is set to expire at the end of 2012 and in order to continue operations the Century City property owners need to reapprove the CCBID. The CCBID is being renewed pursuant to the state law known as the "Property and Business Improvement District Law of 1994", as amended. The purpose of the CCBID is to provide clean, safe and beautiful services and activities that are above and beyond what the City currently provides. This program is designed to meet the goals of the District; to improve the cleanliness and safety of each individual assessable parcel within the District, to increase building occupancy and lease rates, to encourage new business development and attract residential serving businesses and services to each individual assessed parcel within the District.

**Location (Section 2):** The CCBID is approximately 6 blocks. It is roughly bounded by Santa Monica Boulevard median to the north, Century Park West to the west, Olympic Boulevard and Pico Boulevard to the south and Avenue of the Stars and the Beverly Hills City Limit Line to the east. Please see Attachment B for a map of the proposed CCBID boundaries.

### **Services and Activities Provided (Section 3):**

- ◆ **Clean, Safe and Beautiful:** Engage in activities that make each individual assessed parcel cleaner and safer by engaging in programs that deter crime and clean the public rights-of-way; and improve and landscape the physical appearance of the medians, landscaped corridors, fountains and pedestrian walkways.

**Budget (Section 4):** Total CCBID budget for its first year of operation is **\$900,000**.

**Benefit Zones (Section 2):** There are three benefit zones: the Premium Zone, the Standard Zone, and Fox Studios that benefit differently from the proposed services and activities. The Premium Zone encompasses every parcel that has Avenue of the Stars frontage except for those parcels expressly exempted, as detailed herein. The Standard Zone includes all other parcels in the district boundary excluding the Fox Studios, which makes up its own third zone. Please refer to Section 2 for a discussion of Benefit Zones.

**Method of Financing:** Levy of assessments upon real property that specially benefit from the proposed services and activities. (See Section 6 for assessment methodology)

**Assessments (Section 6):** Annual assessments are calculated based upon each parcel's special benefit received from the identified services and activities and their relative cost. The assessment factors are based on the building square footage for

developed parcels and lot square footage for undeveloped vacant parcels. The first year's assessment rates, including residential parcels, per building square foot for developed parcels and lot square foot for vacant parcels are:

<b>Benefit Zone</b>	<b>Assmt Rate per Square Foot</b>
Premium Zone:	\$0.102464
Standard Zone:	\$0.031394
Fox Studios:	\$0.010209

**Note:** Parking structures receive a prorated assessment based on benefits received, defined in Section 6 below.

**Cap:** The CCBID budget and assessments may be subject to changes in the Los Angeles Consumer Price Index (CPI), with annual increases not to exceed 5% per year. Increases will be determined by the Owners Association, defined in Section 4 below, and will vary between 0% and 5% annually.

**Collection:** Assessments will appear as a separate line item on the annual County of Los Angeles Property Tax bills. The City of Los Angeles also has the authority to and may choose to bill the property owners.

**City Services:** The City of Los Angeles has established a policy to maintain the level of services (baseline services) currently provided after the CCBID is established.

**District Formation:** CCBID formation requires submission of petitions from property owners representing more than 50% of total assessments. Following a public hearing, if ballots, weighted by assessments, submitted in opposition to the assessment do not exceed the ballots submitted in favor of the assessments, the City Council may authorize the levy of assessments.

**Duration:** Per state law, the CCBID will have a ten year life from January 1, 2013 to December 31, 2022. Before December 31, 2022 the property owners within the CCBID may elect to renew the District. If the District is not renewed, or otherwise terminated for any reason, unexpended funds will be returned to the property owners in a pro-rata share, in accordance with Streets and Highways Code section 36671. The District may use assessment revenues for CCBID renewal activities.

**Governance (Section 7):** The City will continue to contract with a non-profit organization to run the day-to-day operations of the CCBID. The CCBID will have a governing board, the Owners Association. Pursuant to the Property and Business Improvement District Law of 1994, the Owners Association will among other duties, annually review the CCBID budgets and policies within the limitations of the Management District Plan and file annual reports with the City Council.

## **Section 2: CCBID Boundary**

An approximately 6 block area has been identified as the Century City CCBID boundary (see Attachment B).

Beginning at the northeast corner of parcel number 4319-001-002 (Santa Monica Boulevard median) follow south the eastern boundary line said parcel then cross south Santa Monica Boulevard and follow the southern parcel line of said parcel until the northeast corner of parcel number 4319-001-904 and then follow the eastern property line of parcels facing on the east side of Century Park East until it intersects with the centerline of W Olympic Boulevard. Then follow the centerline of W Olympic Boulevard until the eastern boundary line of the Avenue of the Stars median. Turn south and follow along the eastern boundary line of the Avenue of the Stars median until the intersection of Pico Boulevard. Turn west and cross Avenue of the Stars and follow the southern property line of parcel number 4315-019-012, then follow north the western parcel line of said parcel until the centerline of Olympic Boulevard. Turn east along the centerline of Olympic Boulevard until the western boundary line of the parcel on the northwest corner of Olympic Boulevard and Avenue of the Stars. Cross Olympic Boulevard following north the western boundary line of said parcel on the west side of Avenue of the Stars until it intersects with parcel number 4319-004-138. Turn west along the southern parcel line of said parcel to the end of the parcel then follow north along its western parcel line till it intersects with parcel number 4319-004-141. Head west along the southern boundary of said parcel until it reaches Century Park West. Cross Century Park West and follow the western boundary line of the landscaped corridor on the west side of Century Park West until the intersection of Santa Monica Boulevard. Cross Santa Monica Boulevard until the northern boundary line of the Santa Monica Boulevard median. Turn east following the northern boundary line of the Santa Monica Boulevard median until it is perpendicular to the eastern boundary line of parcel number 4319-001-001. Follow south until the point of beginning.

### **District Boundary Rationale**

The primary parcel uses within the District boundaries are a mix of retail, office, parking and residential. Services and improvements provided by the District are designed to provide special benefits to each of the individual assessed parcels that are over and above the City's baseline of services and are not provided by the City. These services are not provided outside of the District boundary because their unique nature focuses on the particular needs of each individual assessed parcel within the District. These services provide particular and distinct benefits to each of the individual assessed parcels within the District.

In order to ensure that parcels outside of the District will not specially benefit from the improvements and services funded with the assessment, improvements and services will only be delivered to individual assessed parcels within the boundaries of the District and will not extend beyond.

◆ **NORTHERN BOUNDARY: Santa Monica Blvd Median,**

Santa Monica Boulevard median between Mareno Drive and just west of Century Park West to Fox Hills Drive is the northern CCBID boundary. The median itself (APNs 4319-003-901, 902) due to its high pedestrian traffic needs the CCBID services and therefore will be assessed for its proportional special benefit. Also due to the fact that the Santa Monica Boulevard is a major arterial street with 3 lanes in each direction it poses safety issues for the cleaning and safety teams to cross the entire width of the street. The majority of the land uses on the northern side of Santa Monica Boulevard are a fenced in country club and uses not consistent with those in the CCBID. Access to the Country Club is not off of Santa Monica Boulevard and in addition, the parcels on the north side are not considered part of Century City. Therefore, no CCBID services will be provided beyond the Santa Monica Boulevard median.

◆ **WESTERN BOUNDARY: Century Park West and Avenue of the Stars,**

The west side of Century Park West between Santa Monica Boulevard and Constellation Boulevard. There is a solid fence line that separates Century Park West and the rear property lines of the residential community to the west. Because of the fence line, these parcels do not have access off of Century Park West and will not receive any of the CCBID services or special benefits and therefore are not included in the boundary. APN 4319-004-142, the MTA layover zone, is in the CCBID boundary but will not receive any special benefit from the CCBID services as its use is not commerce driven and is not consistent with other uses in the District. It is a public transit layover zone for buses only and is not a parcel that engages in commerce or has public access. The two parcels (APNs 4319-004-138,141) behind the MGM Tower (APN 4319-004-140) are included in the boundary as they are the parking structures for the tenants and visitors to the area. Their primary access is from MGM Drive which is off of Constellation Boulevard not Century Park West, and therefore will receive the CCBID services. The fenced in vacant residential parcel and residential condominium development just south of the parking structures are not included in the boundary since the CCBID services only extend as far south as Constellation Boulevard on Century Park West and do not continue any further. The CCBID will not provide any services to the fenced in vacant parcel and gated condo development nor will the CCBID provide any services to the sidewalk or street immediately adjacent to these parcels. In addition their uses or potential uses are not commerce driven. Since these parcels do not have access to either Constellation Boulevard or Avenue of the Stars where the CCBID services are delivered or are consistent uses with the parcels in the District they will not specially benefit from any of the CCBID activities. The western boundary then extends to the western property line of 4315-019-005. The CCBID services will only be delivered on W Olympic Boulevard to the western property lines of these two parcels and will not be delivered beyond. The western boundary then extends south on Avenue of the Stars to include

the frontage of APN 4315-019-006 and the Fox Studios. CCBID services will not be delivered to any other frontage of Fox Studios other than their frontage on Avenue of the Stars.

◆ **SOUTHERN BOUNDARY: Olympic Boulevard and Pico Boulevard,**

The southern boundary roughly begins at the centerline of W Olympic Boulevard to the Avenue of the Stars median and proceeds south along the eastern side of the median to Pico Boulevard. It then heads west to the eastern parcel line of parcel number 4315-019-013 (Fox Studios). The CCBID services are only delivered to Fox Studios for its frontage along Avenue of the Stars. No services will be delivered to any other side of Fox Studios. Olympic Boulevard and Pico Boulevard serve to delineate the business corridor from the residential community of Century City. The residential condominium developments are fenced in and provide self-inclusive security and maintenance. These condominium projects do not have their primary access on Avenue of the Stars. The fenced-in condominium projects are excluded from the CCBID boundaries because CCBID services will not be provided to those fenced-in condo projects and therefore do not receive special benefit from said services.

◆ **EASTERN BOUNDARY: The City Limit line.**

The City Limit line is the boundary to the east between the Santa Monica Boulevard median and the centerline of Olympic Boulevard, which is the jurisdictional boundary separating the City of Los Angeles and the City of Beverly Hills. The eastern boundary continues down the eastern boundary of the Avenue of the Stars median until Pico Boulevard. The residential condominium developments east of Avenue of the Stars are fenced in and provide self-inclusive security and maintenance services. These condominium projects are excluded from the CCBID boundaries because CCBID services will not be provided to those fenced in condo developments and therefore do not receive special benefit from the proposed services.

### **Benefit Zones**

There are three benefit zones within the CCBID; the Premium Zone includes every parcel that has frontage along Avenue of the Stars, except for those parcels expressly exempted, as detailed herein. The Standard Zone includes every other parcel within the district boundary except for Fox Studios. The Fox Studios zone includes solely the Fox Studios parcel 4315-019-013.

#### **Premium Zone**

Due to the highest concentration of pedestrian traffic, the individual assessed parcels in the Premium Zone will receive the highest level of CCBID services. They will benefit from all the district-wide services such as; General Cleaning, Public Safety, Landscaping and Beautification. In addition to these services, the individual assessed parcels in the

Premium Zone will also receive a higher level of landscaping to maintain the predominant share of medians in the Avenue of the Stars as well as maintain the median fountains. The Premium Zone individual assessed parcels will pay 100% of the special benefits it receives from the CCBID services.

### **Standard Zone**

The individual assessed parcels in the Standard Zone will receive all the CCBID district-wide services including General Cleaning, Public Safety, Landscaping and Beautification. The pedestrian traffic in the Standard Zone is significantly less than in the Premium Zone, so their need and special benefit from the CCBID services is also significantly less than in the Premium Zone. The Standard Zone also includes the Santa Monica medians from parcel lines 4319-003-901 to 4319-003-902 which will receive services over and above the City's current level of service it provides to the medians. The Standard Zone individual assessed parcels will pay an assessment rate equal to 100% of the special benefits received.

### **Fox Studios**

The Fox Studios parcel will only receive services that pertain to the landscaped median including the fountains immediately adjacent to their parcel on Avenue of the Stars. The Fox Studios main entrance is on Pico Boulevard which does not receive any CCBID services. All CCBID services only extend as far south on Avenue of the Stars to Pico Boulevard. Due to their unique nature and use, the Fox Studios does not benefit from increased pedestrian traffic or commerce like other uses within the District. They also provide their own heavily patrolled and maintenance teams to their fenced and gated parcel, and therefore do not require or benefit from any of the other CCBID services. The Fox Studios will only benefit from the median landscaping on Avenue of the Stars and will have an assessment rate proportional to special benefits received. The Fox Studios parcel will pay 100% of the special benefits it receives from the CCBID services.



## **Section 3: CCBID Improvement and Activity Plan**

### **Process to Establish the CCBID Management District Plan**

As determined by an executive committee and surveys from property and business owners within the existing district, the top priorities for improvements and activities within the CCBID are clean, safe and beautiful. Based upon this finding, the following improvements and activities may be funded by the CCBID and provided during each of the 10 years of District operation.

All of the improvements and activities detailed below are provided only to individual assessed parcels within the District boundary and provide special benefits which are particular and distinct to each of the individual assessed parcels within the proposed District. No improvement or activities are provided to parcels outside the District boundaries. All assessment revenues generated from this District will only pay for services directly benefiting each of the individual assessed parcels.

All benefits from the enhanced cleanliness, safety and beautification derived from the assessments outlined in the Management District Plan are for services directly benefiting each individual assessed parcel. These services are intended support increased commerce, business attraction and retention, increased property rental income, increased service oriented businesses such as restaurants and retail.

### **CLEAN, SAFE and BEAUTIFUL**

These activities are designed to improve commerce by making each individual assessed parcel safer, cleaner and more attractive.

In order to achieve these goals a myriad of services are available to the District to provide in any given year. For a complete listing of the services provided to each benefit zone see the table at the end of this Section.

#### **General Cleaning**

In order to consistently deal with cleaning issues, the day porter will continue to provide services and/or expand services as needed. In order to effectively deal with the cleaning issues in the District, a multi-faceted approach has been developed consisting of the following elements. The day porter will only provide services to individual assessed parcels within District boundaries. These cleaning services are not to replace existing City cleaning services, but to complement and enhance what is currently provided. Therefore, no assessment funding will be used to provide baseline City services. The CCBID services may include:

- Power washing of sidewalks and gutters
- Sweeping sidewalks and gutters
- Cleaning up litter
- Removing illegal signs/posters/stickers
- Removing graffiti
- Removing illegal dumping and/or untidy conditions

The current day porter spends approximately 24 hours a week in the District of which 17 of those hours are in the Premium Zone and 7 hours in the Standard Zone.

### **Public Safety**

The Safety program or "Ambassadors" will provide security services to each individual assessed parcel within the District in the form of patrolling bicycle personnel. The purpose of the Ambassadors is to prevent, deter and report illegal activities taking place on the streets, sidewalks, building entrances and parking areas to individual assessed parcels in the District area. The presence of the Ambassadors is intended to deter such illegal activities as potential break ins, automobile related crimes petty theft, public urination, indecent exposure, trespassing, drinking in public, illegal panhandling, and illegal dumping. The Ambassadors may also act as escorts for residents, employees or visitors of each individual assessed parcel as they move around the District and may need additional security. While on patrol, the Ambassadors monitor activity within the District area and will report suspicious activities, criminal actions and/or emergencies to the Los Angeles Police Department (LAPD). The Ambassador services are not to replace existing LAPD area patrols or any other security and patrol services throughout the District. Therefore, no assessment funding will be used to provide LAPD base level services. The CCBID services may include:

- Foot and bike patrols to help provide additional "eyes and ears" for each individual assessed parcel, and may report to the police
- Interaction with homeless individuals to direct them to services and other assistance
- Assistance to visitors to help them find services and destinations
- Escorts for residents and employees to accompany them to parking lots and other destinations

Currently, the CCBID deploys three bike ambassadors for approximately 100 hours per week of which approximately 70 of those hours are in the Premium Zone and the remaining 30 hours are in the Standard Zone.

### **Landscaping and Fountain Maintenance**

In addition to the general cleaning and public safety services, landscaping the corridors will be provided for all the medians (including Santa Monica Boulevard median), and landscaped corridors throughout the District. The landscape maintenance services may include, but not necessarily be limited to:

- Tree pruning
- Tree lighting
- Median and corridor landscaping on Avenue of the Stars, the clover field on the north side of the interchange at Olympic Boulevard, the Santa Monica Boulevard median, and the landscaped corridors along Century Park East and West.
- Seasonal flowers
- Replacing irrigation lines

Basic maintenance of the two iconic fountains in the medians on Avenue of the Stars will also be provided through the District. The long term goal is to replace all fountain structures, but that is cost prohibitive to finance through the CCBID. The replacement costs will need to be subsidized from some other funding source, but until that time, the cost for maintaining the fountains will be continued through the CCBID. The fountains were installed more than five decades ago as an integral part of the design of the "City of the Future." They help to define Century City as a sophisticated and unique destination for both businesses and investors. The fountains are important and internationally recognized iconic symbols that have been as much a part of Century City as the elegant office buildings and unique hotels that have been built around them. They anchor the landscaped medians and provide an aesthetic element of progressive urban attention that defines the center of Century City's grand boulevard. The fountains are a key part of Century City's history and identity now and in the future. The fountain maintenance services may include, but not necessarily be limited to:

- Replacing old pumps, expansion joints, horizontal manifold lines, and drains
- Replacing lighting (various parts and/or main receptacle)
- New electrical
- Add wind speed controls

Since the two fountains are on the Avenue of the Stars median, the cost to maintain the fountains is assessed 100% to the Premium and Fox Zones.

### **Beautification**

In addition to the general cleaning and safety programs for the purposes of improving commerce to each individual assessed parcel, the CCBID may also provide highly visible improvements that will add to the attractiveness of public spaces; such as cosmetic improvements to the landscape and streetscape on the public rights-of-way throughout the District. While Century City has been well maintained, the beautification needs continued refreshing and updating. These improvements may

include but not necessarily be limited to:

- Street furniture, such as benches, newspaper racks, trash receptacles and kiosks
- Way finding and directional signage to help visitors navigate through the District
- Gateway entrances
- Public art
- Seasonal holiday decorations and banners

In addition to the beautification improvements listed above, the District, through CCBID funds may leverage matching funds with the Metropolitan Transit Authority and/or other organizations for various pedestrian-related public right-of-way improvements within the CCBID boundary. Some examples of qualifying projects may include, but shall not be limited to, the following:

- Fixture replacement for street lighting on Avenue of the Stars (between Santa Monica Boulevard and Pico Boulevard, Century Park East (between Santa Monica Boulevard and Olympic Boulevard).
- Gateway signage on Santa Monica Boulevard at Century Park West and Century Park East.
- Diagonal pedestrian crossing at the intersection of Avenue of the Stars and Constellation Boulevard.

The following table itemizes each of the CCBID services by benefit zone.

<b>CCBID Services</b>	<b>Premium Zone</b>	<b>Standard Zone</b>	<b>Fox Studios</b>
Power washing	X	X	
Sweeping sidewalks	X	X	
Graffiti removal and illegal signs/posters/stickers	X	X	
Ambassadors	X	X	
Tree pruning	X	X	X
Day Porter	X	X	
Fountain maintenance	X		X
Landscaping	X	X	X
Replacing irrigation lines	X	X	X
Tree lighting	X		X
Seasonal flowers	X		X
Street furniture	X	X	
Way finding signage	X	X	X
Seasonal holiday décor and banners	X	X	

## **MANAGEMENT AND RESERVES**

Costs associated with administrative services include compensation for a part-time Executive Director, and a part-time administrative assistant, as needed, to do the day-to-day operations of the CCBID. The budget for this also includes funds for office expenses such as; utilities, stationary, postage, copies, faxes, vehicle mileage reimbursement, annual CPA review of financial statement, general liability and other insurances, and other incidental items. Additionally, it is anticipated that the District will retain between 10%-15% of the budget revenues in a reserve fund to pay for unforeseen expenses and slow paying property owners. All benefit zones receive special benefit from administrative services in that all parcels benefit from an efficient and well-managed CCBID.

## Section 4: CCBID Operating Budget

### 2013 Operating Budget

The following table outlines the CCBID maximum assessment operating budget for January 1, 2013 through December 31, 2013.

PBID Services	Total Budget	Premium	Standard	Fox
Clean, Safe and Beautiful	\$650,000	\$444,167	\$195,000	\$10,833
Management/Reserve	\$250,000	\$170,833	\$75,000	\$4,167
<b>TOTAL BUDGET</b>	<b>\$900,000</b>	<b>\$615,000</b>	<b>\$270,000</b>	<b>\$15,000</b>

The costs of providing each of the budget components above was developed based on actual experience from the District providing these services for the past three years. Actual services and frequency may vary in order to match varying District needs over the ten year term of the District. Note: Any accrued interest or delinquent payments will be expended in each individual benefit zone.

### 10-Year Operating Budget

The following table illustrates the CCBID's operating budget for the 10-year life term based upon the following assumptions:

- The CCBID budget and assessments may increase by as much as 5% per year to keep pace with the consumer price index and other program costs. The table below shows an annual budget increase of 5%.

PBID Services	2013	2014	2015	2016	2017
Clean, Safe and Beautiful	\$650,000	\$682,500	\$716,625	\$752,456	\$790,079
Management/Reserve	\$250,000	\$262,500	\$275,625	\$289,406	\$303,877
<b>TOTAL BUDGET</b>	<b>\$900,000</b>	<b>\$945,000</b>	<b>\$992,250</b>	<b>\$1,041,863</b>	<b>\$1,093,956</b>

PBID Services	2018	2019	2020	2021	2022
Clean, Safe and Beautiful	\$829,583	\$871,062	\$914,615	\$960,346	\$1,008,363
Management/Reserve	\$319,070	\$335,024	\$351,775	\$369,364	\$387,832
<b>TOTAL BUDGET</b>	<b>\$1,148,653</b>	<b>\$1,206,086</b>	<b>\$1,266,390</b>	<b>\$1,329,710</b>	<b>\$1,396,195</b>

Every year the Owners' Association may reduce or increase the annual budget. A budget increase may not increase the assessment rate any greater than 5% per year.

**Budget Adjustment:** Any annual budget surplus will be rolled over to the following year's CCBID budget, and assessments recalculated proportionately as long as the assessment rates stay within the maximum 5% increase. The CCBID reserve will be maintained at approximately 10%-15% of the annual CCBID budget.

**Bond Issuance:** No bonds will be issued to finance improvements.

## Section 5: Public Sector Participation

### Public Parcel Assessments

The Century City BID Management District Plan assumes that the City of Los Angeles and any other government or non-profit owned parcels within the CCBID boundary will pay their proportional assessment based on the special benefits conferred to each of those individual assessed parcels. All publicly owned parcels, receive the same level of service and benefit respective of the benefit zone as all other properties within the District from the proposed improvements and activities. Therefore, the publicly owned parcels are apportioned their fair share of the project costs, based on the same assessment formula applied to all other parcels in the District. Article XIII D of the California Constitution was added in November 1996 and provides for these assessments.

There are four publicly owned parcels within the CCBID boundary; two California Public Employees parcels, APNs 4319-001-903, 904, and two City of Los Angeles parcels 4319-003-901, 902. The two California Public Employees parcels are used in a manner similar to commercial uses throughout the District where people engage in business activities, and will receive the same level of service as those identified in the Standard Zone. The District activities provide a cleaner and safer environment for people, be they employees that work within the buildings or customers that frequent those businesses.

The two City of Los Angeles parcels are the Santa Monica Boulevard medians (APNs 4319-003-901, 902) which will also receive the same level of service as those identified in the Standard Zone. The median itself due to its high pedestrian traffic, most of which is homeless driven, needs the CCBID services that are over and above the City's current level of service it provides to the medians, and therefore will be assessed for its proportional special benefit.

APN	OWNER NAME	SITE ADDRESS	ZONE	TOTAL Assessable Footage	Parcel Assmt
4319 001 903	Ca Public Employees	1800 Century Park E	Standard	239,600	\$7,522.02
4319 001 904	Ca Public Employees	1840 Century Park E	Standard	304,640	\$9,563.89
					\$17,085.91
4319 003 901	City of Los Angeles	Santa Monica median	Standard	67,574	\$2,121.42
4319 003 902	City of Los Angeles	Santa Monica median	Standard	11,810	\$370.76
					\$2,492.18



## **Section 6: Assessment Methodology**

### **General**

This Management District Plan provides for the levy of assessments for the purpose of providing services and activities that specially benefit real property in the CCBID. These assessments are not taxes for the general benefit of the City, but are assessments for the services and activities which confer special benefits upon the real property for which the services and activities are provided. A special benefit as defined in Article XIID "...means a particular and distinct benefit over and above general benefits conferred on real property located in the district or to the public at large." Each individual assessed parcel pays 100% of the special benefit it receives from the CCBID services.

### **Assessment Factors**

Each of the special benefit programs is designed to meet the goals of the District; to improve the safety and appearance of each individual assessed parcel within the District, to increase building occupancy and lease rates, to encourage new business development; and attract residential serving businesses and services. Safe, clean and beautiful areas work together to make a more attractive and safe place for the people that live, work and pass through the District. The end result of successful implementation of these activities will benefit each individual assessed parcel. A determination of how much each individual assessed parcel benefits from these activities is related to each parcel's building square footage for developed parcels and lot square footage for vacant parcels. For the District activities, the best measure of proportional special benefit for an individual parcel is determined by a ratio of the parcel's assessable square footage to the total assessable square footage of all parcels in the District boundary, respective of each individual assessed parcel's benefit zone.

If a vacant parcel is developed during the course of the life of the CCBID, then that parcel's future assessment will be based on its developed building square footage multiplied by the assessment rate for that year for the appropriate benefit zone. Since the building square footage or the lot square footage benefit to the same degree from the proposed services, the assessment rate for the building square footage or the lot square footage is the same rate depending on the benefit zone.

**Gross Building Square Footage or Lot Square Footage** are the assessment variables used for determining the appropriate level of benefits received. Individual assessed parcels will receive the most direct special benefit from the services and activities as stated above. Building square footage is defined as gross building square footage as determined by the outside measurements of a building.

## **Benefit Zone Assessments**

There are three benefit zones within the CCBID; the Premium Zone includes every parcel that has frontage along Avenue of the Stars, except for those parcels expressly exempted, as detailed herein. The Standard Zone includes every other parcel within the district boundary except for Fox Studios. The Fox Studios zone includes solely the Fox Studios parcel 4315-019-013.

### **Premium Zone**

Due to the highest concentration of pedestrian traffic, the individual assessed parcels in the Premium Zone will receive the highest level of CCBID services. They will benefit from all the district-wide services such as; General Cleaning, Public Safety, Landscaping and Beautification. In addition to these services, the individual assessed parcels in the Premium Zone will also receive a higher level of landscaping to maintain the predominant share of medians in the Avenue of the Stars as well as maintain the median fountains. The Premium Zone individual assessed parcels will pay 100% of the special benefits it receives from the CCBID services.

### **Standard Zone**

The individual assessed parcels in the Standard Zone will receive all the CCBID district-wide services including General Cleaning, Public Safety, Landscaping and Beautification. The pedestrian traffic in the Standard Zone is significantly less than in the Premium Zone, so their need and special benefit from the CCBID services is also significantly less than in the Premium Zone. The Standard Zone also includes the Santa Monica medians from parcel lines 4319-003-901 to 4319-003-902 which will receive services over and above the City's current level of service it provides to the medians. The Standard Zone individual assessed parcels will pay an assessment rate equal to 100% of the special benefits received.

### **Fox Studios**

The Fox Studios parcel will only receive services that pertain to the landscaped median including the fountains immediately adjacent to their parcel on Avenue of the Stars. The Fox Studios main entrance is on Pico Boulevard which does not receive any CCBID services. All CCBID services only extend as far south on Avenue of the Stars to Pico Boulevard. Due to their unique nature and use, the Fox Studios does not benefit from increased pedestrian traffic or commerce like other uses within the District. They also provide their own heavily patrolled and maintenance teams to their fenced and gated parcel, and therefore do not require or benefit from any of the other CCBID services. The Fox Studios will only benefit from the median landscaping on Avenue of the Stars and will have an assessment rate proportional to special benefits received. The Fox Studios parcel will pay 100% of the special benefits it receives from the CCBID services.

### Assessment Calculation

As previously discussed in Section 2 the CCBID services are determined and segregated into the three benefit zones based upon each Zone's demand for service and benefits received. The table below summarizes the assessable square footages for the building square feet or lot square feet for each zone:

Benefit Zone	Assessable SF
Premium Zone:	6,002,134
Standard Zone:	8,600,347
Fox Studios:	1,469,316
<b>TOTAL:</b>	<b>16,071,797</b>

The assessment rates per assessable square foot for each benefit zone are shown below:

Benefit Zone	Assmt Rate per Square Foot
Premium Zone:	\$0.102464
Standard Zone:	\$0.031394
Fox Studios:	\$0.010209

To calculate each parcel's assessment is to divide the budget for each benefit zone by the assessable square footage for each and then multiply either that parcel's assessable square footage by the appropriate assessment rate for that benefit zone. For example, to calculate the assessment for a parcel in the Premium Zone with a 100,000 square foot building = building square footage x Premium Zone assessment rate = the total annual parcel assessment.

$$(100,000 \times \$0.102464 = \$10,246.40 \text{ annual parcel assessment})$$

To calculate the assessment for a parcel in the Standard Zone with a 100,000 square foot building = building square footage x Standard Zone assessment rate = the total annual parcel assessment.

$$(100,000 \times \$0.031394 = \$3,139.40 \text{ annual parcel assessment})$$

### Annual Assessment Adjustments

**Future Development:** As a result of continued development, the CCBID may experience the addition or subtraction of assessable building square footage for parcels included and assessed within the CCBID boundaries. The modification of parcel improvements assessed within the CCBID may then change upwards or downwards the amount of total building square footage assessment for these parcels. In future years, the assessments for the special benefits bestowed upon the included CCBID parcels may change in accordance with the assessment methodology formula

listed in the Management District Plan and Engineer's Report, provided the assessment formula does not change. If the assessment formula changes, then a Proposition 218 ballot will be required for approval of the formula changes.

**MTA Layover Zone:** The Metropolitan Transit Authority (MTA) owns and operates a public transit layover area within the CCBID boundaries at the corner of Constellation Avenue and Century Park West (APN 4319-004-142). This is a public transit layover zone for MTA buses. This area is for MTA vehicles only and it is not intended for public access and does not benefit from any business activity. Its use is not commerce driven and is not consistent with other uses in the District. No services will be provided to this parcel as there is very little pedestrian traffic, only the bus drivers are allowed on the parcel. Therefore, it is deemed not to benefit from the CCBID services.

**Residential Parcels:** All residential parcels developed and not zoned solely residential will receive the same level of service and benefit from the CCBID services as all other parcels in their respective benefit zone. Safer, cleaner and more beautiful public areas work together to enhance each individual assessed residential parcel. Additionally the business development that occurs for residential services; such as restaurants, dry cleaning, etc. adds to the economic viability of the residential community. Therefore residential parcels will be assessed the same rate as all other developed parcels in the CCBID based on its benefit zone. There are three parcels, APNs 4319-004-143, 145, 146 that are open space parcels within a condominium complex that as of the date of this report do not have any building square footage and are not intended for development will not benefit from the CCBID services, and therefore will not be assessed. Assessments are levied on newly developed parcels at the time of Certificate of Occupancy. The owners of such parcels are subject to the future assessment at the time of the CCBID formation.

**Vacant Parcels:** The six vacant undeveloped parcels in the District receive the same benefit from the proposed improvements as do developed parcels, however the benefit of services is delivered to the lot. These vacant parcels are currently in the development approval process with uses that are commerce based and consistent with the other uses in the CCBID. Until these parcels fully develop, the CCBID services will prevent homeless encampments on these parcels and the security measures will deter illegal activities. Therefore, as long these parcels are vacant and undeveloped each will be assessed based on its lot square footage taking into account the benefit zone. However, when the vacant parcel develops during the course of the CCBID, it will then be assessed as all other developed parcels in the CCBID based on its building square footage and the assessment rate for that benefit zone. Assessments are levied on newly developed parcels at the time of Certificate of Occupancy at which point it will be assessed for its building square footage. The vacant parcels at the time of this report are:

4319-001-001  
4319-001-002  
4319-002-053

4319-002-054  
4319-002-055  
4319-002-059

**Gross Square Footage of Parking:** Depending on usage, parking structures vary in their need for the CCBID services. Parking structures will be assessed at a rate commensurate with the special benefit received and all parking structures will pay 100% of the special benefits it receives from the CCBID services. Parking uses will be subject to one of the following methodologies:

Commercial Parking Structures

Commercial parking structures, with different ownership than the adjacent building, will benefit from increased commerce. Non-integrated structured parking, with separate ownership, because of its commercial nature and diversity of users requires CCBID services and receives more special benefits than parking that primarily serves a single building. However, they will not specially benefit from all of the CCBID services to the same extent as other commercial businesses. These structures will benefit from security patrol and sidewalk cleaning services by providing a cleaner and safer environment, but they do not benefit from beautification or landscaping. Therefore, parking structures separate from a building are deemed to receive a lower special benefit and will receive a proportionately lower assessment rate per assessment zone for the special benefits derived. Parking structures meeting these criteria will be assessed at \$0.015697 per square foot of the qualified parking structure in the Standard Zone and \$0.051232 per square foot of the qualified parking structure in the Premium Zone due to their prorated level of benefit. Parking structures in the Fox Studio Zone are completely fenced-in and do not benefit from any services and therefore will not be assessed.

Joint Commercial and Tenant Parking Structures

Parking structures, and/or surface parking lots on otherwise vacant parcels, that are adjacent to a building and which have the same ownership as the adjacent building is primarily used for the private use of the adjacent building residents/tenants/owners. These structures/lots are not intended for commercial operation use, and mostly do not contribute to an attraction of business or an increase in pedestrian traffic. However, their independent, non-integrated design alone requires a minimal level of cleaning services to the parcel perimeter, and thus benefit - to a minor extent - from cleaning services. These independent, non-integrated structures/lots do not benefit from any other CCBID service. Due to this miniscule amount of special benefit, parking structures and/or surface parking lots meeting this description will receive a proportionately lower assessment rate per assessment zone for the special benefits they derive. Therefore, parking structures/lots meeting this criteria will be assessed at \$0.003139 per square foot of the qualified structure/lot in the Standard Zone and at \$0.010246 per square foot of the qualified structure/lot in the Premium Zone due to their prorated level of benefit. Parking in the Fox Studio Zone is completely fenced-in and do not benefit from any service and therefore will not be assessed.

Tenant Parking Structures

Parking structures that are completely integrated within a building, sharing the same owner and parcel as the building, primarily used for the private use of building residents/tenants/owners, not intended for commercial operation use, and which do not contribute to an attraction of business or an increase in pedestrian traffic will not be assessed. The integrated parking within a building is intended only for internal building access. This type of private parking structure does not receive special benefits from the CCBID services provided for the main building at the street level. Therefore, the portions of these buildings which consist of parking will be subtracted from the overall building square footage since the area for the parking does not benefit.

<b>Parking type</b>	<b>Standard Zone Rate</b>	<b>Premium Zone Rate</b>	<b>Fox Studio Zone Rate*</b>
Separated lot/structure independently owned	\$0.015697	\$0.051232	N/A
Separated lot/structure with same owner as an adjacent building owner	\$0.003139	\$0.010246	N/A
Completely integrated within a building	\$0.000000	\$0.000000	N/A

- All parking structures/lots within the Fox Studio Zone are completely fenced within the Fox Studio parcel and do not benefit from any of the services provided in the District. Therefore, they will not be assessed.

**Budget Adjustment:** Any annual budget surplus or deficit will be rolled over to the following year's CCBID budget by benefit zone, and assessments will be recalculated proportionately as long as they stay within the maximum 5% increase. The CCBID reserve will be maintained at approximately 5% of the annual CCBID budget.

**Time and Manner for Collecting Assessments**

As provided by state law, the Century City CCBID assessment will appear as a separate line item on the annual Los Angeles County property tax rolls, and will either be paid in one lump sum or in two equal installments. Laws for enforcement and collection of property taxes also apply to the CCBID assessment. The City of Los Angeles also has the authority to and may choose to bill the property owners for the first year of CCBID operation. The Owners Association shall not issue bonds to finance any service or improvements of the District.

**Disestablishment**

State law provides for the disestablishment of a CCBID pursuant to an annual process. The 30-day period begins each year on the anniversary day that the City Council first establishes the District. Within this annual 30-day period, if the owners of real property who pay more than 50 percent of the assessments levied submit a written petition for

disestablishment, the CCBID may be dissolved. The City Council will hold a public hearing on the disestablishment prior to actually doing so. If the District is not renewed, or otherwise terminated for any reason, unexpended funds will be returned to the property owners in a pro-rata share.

**Duration**

Per state law, the CCBID will have a ten year life from January 1, 2013 to December 31, 2022. Before December 31, 2022 the property owners within the CCBID may elect to renew the District. If the District is not renewed, or otherwise terminated for any reason, unexpended funds will be returned to the property owners in a pro-rata share, in accordance with Streets and Highways Code section 36671. The District may use assessment revenues for CCBID renewal activities.

## **Section 7: CCBID Governance**

Consistent with business improvement district legislation throughout the nation, California's "Property and Business Improvement District Law of 1994", and subsequent amendments established a governance framework that allows property owners who pay assessments to determine how those assessments are used. The following components are required within a CCBID governing structure.

### **City Council**

Following the submission of petitions from property owners representing more than 50% of the assessments to be paid, the City Council, upon holding a public hearing on the proposed District, may elect to form a CCBID. The CCBID is established by a City Council ordinance, which may include the levy of an assessment on property, if the assessment is approved in a balloting process.

### **CCBID Governance**

To encourage cost effective operations, maximize stakeholders' accountability and encourage a unified management structure, it is recommended, but not required, that the City of Los Angeles continue to contract with the Century City Business Improvement District, a non-profit organization to provide the day-to-day operations of the CCBID. This organization will hold an election of assessed property owners to act as the governing board, the Owners Association. The Owner's Association should be made up of 11-15 property owners that will implement the services and activities as outlined in the Management District Plan. The Owners' Association will annually review the CCBID budgets and policies within the limitations of the Management District Plan and the City's administration contract, and file annual reports with the City Council. The Owners Association may also elect Ex-Officio non-voting members to be part of the association. Such Ex-Officio members may include; the Chamber of Commerce, residential homeowners associations, city representative or business owners. Each year the Owners Association will determine how many, if any, Ex-Officio members there will be.



## Section 8: Implementation Timeline

The Century City CCBID will have a ten year life from January 1, 2013 to December 31, 2022.

In order for the CCBID to meet the start-up date of January 1, 2013, the formation needs to adhere to the following schedule:

<b>August 15<sup>th</sup></b>	Submit Database and Draft Management District Plan to City for review
<b>October 1<sup>st</sup></b>	Submit revised Management District Plan and Engineer's Report to the City
<b>December</b>	City Clerk approves both Management District Plan and Engineer's Report
<b>January 2012</b>	Begin petition drive
<b>March 2<sup>nd</sup></b>	Petition drive complete
<b>May 1<sup>st</sup></b>	City Council adopts Ordinance of Intention
<b>May 7<sup>th</sup></b>	Assessment Ballots mailed to property owners
<b>June 26<sup>th</sup></b>	City Council holds public hearing

## Section 9: Assessment Roll

The following table shows the assessment roll for 2013.

APN	OWNER NAME	SITE ADDRESS	ZONE	TOTAL Assessable Footage	Parcel Assmt
4319 002 057	10100 Santa Monica, Inc.	10100 Santa Monica Blvd	Standard	655,174	\$20,568.59
4319 003 061	1801 Avenue Of The Stars Limited	1801 Avenue Of The Stars	Premium	302,550	\$31,000.35
4319 002 060	1875 1925 Century Park East Co	1875 Century Park E	Standard	927,993	\$29,133.49
4319 001 007	1940 Century City LLC	1940 Century Park E	Standard	50,889	\$1,597.61
4319 003 065	1999 Stars LLC	1999 Avenue Of The Stars	Premium	840,124	\$86,082.09
4315 019 005	2121 Avenue Of The Stars LLC	2121 Avenue Of The Stars	Premium	795,039	\$81,462.52
4319 004 138	Ap Properties Inc		Standard	94,539	\$2,967.96
4319 004 140	Ap Properties Ltd	10250 Constellation Blvd	Standard	808,626	\$25,386.07
4319 004 141	Ap Properties Ltd	10250 Constellation Blvd	Standard	69,318	\$2,176.19
4319 004 142	Ap Properties Ltd		Standard	0	\$0.00
4319 017 040	Arzak Properties LLC	1 W Century Dr #7a	Premium	4,560	\$467.23
4319 001 803	AT&T California	2010 Century Park E	Standard	65,392	\$2,052.92
4319 001 008	Automobile Club Of So Calif	1950 Century Park E	Standard	24,773	\$777.73
4319 004 143	Avenue Of The Stars Associates		Premium	0	\$0.00
4319 004 145	Avenue Of The Stars Associates		Premium	0	\$0.00
4319 004 146	Avenue Of The Stars Associates		Premium	0	\$0.00
4319 017 022	Avenue Of The Stars Associates	1 W Century Dr #THA	Premium	6,020	\$616.83
4319 017 023	Avenue Of The Stars Associates	1 W Century Dr #THB	Premium	6,750	\$691.63
4319 017 024	Avenue Of The Stars Associates	1 W Century Dr #3a	Premium	4,560	\$467.23
4319 017 025	Avenue Of The Stars Associates	1 W Century Dr #3b	Premium	3,430	\$351.45
4319 017 026	Avenue Of The Stars Associates	1 W Century Dr #3c	Premium	2,780	\$284.85
4319 017 027	Avenue Of The Stars Associates	1 W Century Dr #3d	Premium	2,470	\$253.08
4319 017 028	Avenue Of The Stars Associates	1 W Century Dr #4a	Premium	4,660	\$477.48
4319 017 029	Avenue Of The Stars Associates	1 W Century Dr #4b	Premium	3,440	\$352.47
4319 017 030	Avenue Of The Stars Associates	1 W Century Dr #4c	Premium	2,790	\$285.87
4319 017 032	Avenue Of The Stars Associates	1 W Century Dr #5a	Premium	4,560	\$467.23
4319 017 033	Avenue Of The Stars Associates	1 W Century Dr #5b	Premium	3,430	\$351.45
4319 017 036	Avenue Of The Stars Associates	1 W Century Dr #6a	Premium	4,660	\$477.48
4319 017 037	Avenue Of The Stars Associates	1 W Century Dr #6b	Premium	3,440	\$352.47
4319 017 041	Avenue Of The Stars Associates	1 W Century Dr #7b	Premium	3,430	\$351.45
4319 017 044	Avenue Of The Stars Associates	1 W Century Dr #8a	Premium	4,660	\$477.48
4319 017 045	Avenue Of The Stars Associates	1 W Century Dr #8b	Premium	3,440	\$352.47
4319 017 046	Avenue Of The Stars Associates	1 W Century Dr #8c	Premium	2,790	\$285.87
4319 017 047	Avenue Of The Stars Associates	1 W Century Dr #8d	Premium	2,450	\$251.04
4319 017 048	Avenue Of The Stars Associates	1 W Century Dr #9a	Premium	4,560	\$467.23
4319 017 049	Avenue Of The Stars Associates	1 W Century Dr #9b	Premium	3,430	\$351.45
4319 017 051	Avenue Of The Stars Associates	1 W Century Dr #9d	Premium	2,470	\$253.08
4319 017 052	Avenue Of The Stars Associates	1 W Century Dr #10a	Premium	4,660	\$477.48
4319 017 053	Avenue Of The Stars Associates	1 W Century Dr #10b	Premium	3,440	\$352.47
4319 017 055	Avenue Of The Stars Associates	1 W Century Dr #10d	Premium	2,450	\$251.04
4319 017 056	Avenue Of The Stars Associates	1 W Century Dr #11a	Premium	3,510	\$359.65
4319 017 057	Avenue Of The Stars Associates	1 W Century Dr #11b	Premium	3,520	\$360.67
4319 017 058	Avenue Of The Stars Associates	1 W Century Dr #11c	Premium	3,280	\$336.08
4319 017 059	Avenue Of The Stars Associates	1 W Century Dr #11d	Premium	2,500	\$256.16
4319 017 060	Avenue Of The Stars Associates	1 W Century Dr #12a	Premium	3,510	\$359.65

APN	OWNER NAME	SITE ADDRESS	ZONE	TOTAL Assessable Footage	Parcel Assmt
4319 017 061	Avenue Of The Stars Associates	1 W Century Dr #12b	Premium	3,520	\$360.67
4319 017 063	Avenue Of The Stars Associates	1 W Century Dr #12d	Premium	2,500	\$256.16
4319 017 064	Avenue Of The Stars Associates	1 W Century Dr #14a	Premium	3,510	\$359.65
4319 017 065	Avenue Of The Stars Associates	1 W Century Dr #14b	Premium	3,520	\$360.67
4319 017 066	Avenue Of The Stars Associates	1 W Century Dr #14c	Premium	3,280	\$336.08
4319 017 067	Avenue Of The Stars Associates	1 W Century Dr #14d	Premium	2,500	\$256.16
4319 017 068	Avenue Of The Stars Associates	1 W Century Dr #15a	Premium	3,510	\$359.65
4319 017 069	Avenue Of The Stars Associates	1 W Century Dr #15b	Premium	3,520	\$360.67
4319 017 070	Avenue Of The Stars Associates	1 W Century Dr #15c	Premium	3,280	\$336.08
4319 017 071	Avenue Of The Stars Associates	1 W Century Dr #15d	Premium	2,500	\$256.16
4319 017 072	Avenue Of The Stars Associates	1 W Century Dr #16a	Premium	3,510	\$359.65
4319 017 073	Avenue Of The Stars Associates	1 W Century Dr #16b	Premium	3,520	\$360.67
4319 017 074	Avenue Of The Stars Associates	1 W Century Dr #16c	Premium	3,280	\$336.08
4319 017 075	Avenue Of The Stars Associates	1 W Century Dr #16d	Premium	2,500	\$256.16
4319 017 076	Avenue Of The Stars Associates	1 W Century Dr #17a	Premium	3,510	\$359.65
4319 017 077	Avenue Of The Stars Associates	1 W Century Dr #17b	Premium	3,520	\$360.67
4319 017 078	Avenue Of The Stars Associates	1 W Century Dr #17c	Premium	3,280	\$336.08
4319 017 079	Avenue Of The Stars Associates	1 W Century Dr #17d	Premium	2,500	\$256.16
4319 017 080	Avenue Of The Stars Associates	1 W Century Dr #18a	Premium	3,510	\$359.65
4319 017 081	Avenue Of The Stars Associates	1 W Century Dr #18b	Premium	3,520	\$360.67
4319 017 082	Avenue Of The Stars Associates	1 W Century Dr #18c	Premium	3,280	\$336.08
4319 017 083	Avenue Of The Stars Associates	1 W Century Dr #18d	Premium	2,500	\$256.16
4319 017 086	Avenue Of The Stars Associates	1 W Century Dr #19c	Premium	3,280	\$336.08
4319 017 087	Avenue Of The Stars Associates	1 W Century Dr #19d	Premium	2,500	\$256.16
4319 017 088	Avenue Of The Stars Associates	1 W Century Dr #20a	Premium	3,520	\$360.67
4319 017 089	Avenue Of The Stars Associates	1 W Century Dr #20b	Premium	3,560	\$364.77
4319 017 090	Avenue Of The Stars Associates	1 W Century Dr #20c	Premium	3,250	\$333.01
4319 017 091	Avenue Of The Stars Associates	1 W Century Dr #20d	Premium	2,520	\$258.21
4319 017 092	Avenue Of The Stars Associates	1 W Century Dr #21a	Premium	3,520	\$360.67
4319 017 093	Avenue Of The Stars Associates	1 W Century Dr #21b	Premium	3,560	\$364.77
4319 017 094	Avenue Of The Stars Associates	1 W Century Dr #21c	Premium	3,250	\$333.01
4319 017 095	Avenue Of The Stars Associates	1 W Century Dr #21d	Premium	2,520	\$258.21
4319 017 096	Avenue Of The Stars Associates	1 W Century Dr #22a	Premium	3,520	\$360.67
4319 017 097	Avenue Of The Stars Associates	1 W Century Dr #22b	Premium	3,560	\$364.77
4319 017 098	Avenue Of The Stars Associates	1 W Century Dr #22c	Premium	3,250	\$333.01
4319 017 099	Avenue Of The Stars Associates	1 W Century Dr #22d	Premium	2,520	\$258.21
4319 017 100	Avenue Of The Stars Associates	1 W Century Dr #23a	Premium	3,520	\$360.67
4319 017 102	Avenue Of The Stars Associates	1 W Century Dr #23c	Premium	3,250	\$333.01
4319 017 103	Avenue Of The Stars Associates	1 W Century Dr #23d	Premium	2,520	\$258.21
4319 017 104	Avenue Of The Stars Associates	1 W Century Dr #24a	Premium	3,520	\$360.67
4319 017 105	Avenue Of The Stars Associates	1 W Century Dr #24b	Premium	3,560	\$364.77
4319 017 106	Avenue Of The Stars Associates	1 W Century Dr #24c	Premium	3,250	\$333.01
4319 017 107	Avenue Of The Stars Associates	1 W Century Dr #24d	Premium	2,520	\$258.21
4319 017 108	Avenue Of The Stars Associates	1 W Century Dr #25a	Premium	3,520	\$360.67
4319 017 109	Avenue Of The Stars Associates	1 W Century Dr #25b	Premium	3,560	\$364.77
4319 017 110	Avenue Of The Stars Associates	1 W Century Dr #25c	Premium	3,250	\$333.01
4319 017 111	Avenue Of The Stars Associates	1 W Century Dr #25d	Premium	2,520	\$258.21
4319 017 112	Avenue Of The Stars Associates	1 W Century Dr #26a	Premium	3,520	\$360.67
4319 017 113	Avenue Of The Stars Associates	1 W Century Dr #26b	Premium	3,560	\$364.77
4319 017 114	Avenue Of The Stars Associates	1 W Century Dr #26c	Premium	3,250	\$333.01
4319 017 115	Avenue Of The Stars Associates	1 W Century Dr #26d	Premium	2,520	\$258.21

APN	OWNER NAME	SITE ADDRESS	ZONE	TOTAL Assessable Footage	Parcel Assmt
4319 017 116	Avenue Of The Stars Associates	1 W Century Dr #27a	Premium	3,520	\$360.67
4319 017 117	Avenue Of The Stars Associates	1 W Century Dr #27b	Premium	3,560	\$364.77
4319 017 119	Avenue Of The Stars Associates	1 W Century Dr #27d	Premium	2,520	\$258.21
4319 017 120	Avenue Of The Stars Associates	1 W Century Dr #28a	Premium	4,450	\$455.96
4319 017 121	Avenue Of The Stars Associates	1 W Century Dr #28b	Premium	3,430	\$351.45
4319 017 122	Avenue Of The Stars Associates	1 W Century Dr #28c	Premium	2,730	\$279.73
4319 017 123	Avenue Of The Stars Associates	1 W Century Dr #28d	Premium	2,250	\$230.54
4319 017 124	Avenue Of The Stars Associates	1 W Century Dr #29a	Premium	4,450	\$455.96
4319 017 125	Avenue Of The Stars Associates	1 W Century Dr #29b	Premium	3,430	\$351.45
4319 017 126	Avenue Of The Stars Associates	1 W Century Dr #29c	Premium	2,730	\$279.73
4319 017 127	Avenue Of The Stars Associates	1 W Century Dr #29d	Premium	2,250	\$230.54
4319 017 128	Avenue Of The Stars Associates	1 W Century Dr #30a	Premium	4,450	\$455.96
4319 017 129	Avenue Of The Stars Associates	1 W Century Dr #30b	Premium	3,430	\$351.45
4319 017 130	Avenue Of The Stars Associates	1 W Century Dr #30c	Premium	2,730	\$279.73
4319 017 131	Avenue Of The Stars Associates	1 W Century Dr #30d	Premium	2,250	\$230.54
4319 017 133	Avenue Of The Stars Associates	1 W Century Dr #31b	Premium	3,430	\$351.45
4319 017 134	Avenue Of The Stars Associates	1 W Century Dr #31c	Premium	2,730	\$279.73
4319 017 135	Avenue Of The Stars Associates	1 W Century Dr #31d	Premium	2,250	\$230.54
4319 017 136	Avenue Of The Stars Associates	1 W Century Dr #32a	Premium	4,450	\$455.96
4319 017 137	Avenue Of The Stars Associates	1 W Century Dr #32b	Premium	3,430	\$351.45
4319 017 138	Avenue Of The Stars Associates	1 W Century Dr #32c	Premium	2,730	\$279.73
4319 017 139	Avenue Of The Stars Associates	1 W Century Dr #32d	Premium	2,250	\$230.54
4319 017 140	Avenue Of The Stars Associates	1 W Century Dr #33a	Premium	4,450	\$455.96
4319 017 141	Avenue Of The Stars Associates	1 W Century Dr #33b	Premium	3,430	\$351.45
4319 017 142	Avenue Of The Stars Associates	1 W Century Dr #33c	Premium	2,730	\$279.73
4319 017 143	Avenue Of The Stars Associates	1 W Century Dr #33d	Premium	2,250	\$230.54
4319 017 144	Avenue Of The Stars Associates	1 W Century Dr #34a	Premium	4,450	\$455.96
4319 017 145	Avenue Of The Stars Associates	1 W Century Dr #34b	Premium	3,430	\$351.45
4319 017 146	Avenue Of The Stars Associates	1 W Century Dr #34c	Premium	2,730	\$279.73
4319 017 147	Avenue Of The Stars Associates	1 W Century Dr #34d	Premium	2,250	\$230.54
4319 017 148	Avenue Of The Stars Associates	1 W Century Dr #35a	Premium	4,450	\$455.96
4319 017 149	Avenue Of The Stars Associates	1 W Century Dr #35b	Premium	3,430	\$351.45
4319 017 150	Avenue Of The Stars Associates	1 W Century Dr #35c	Premium	2,730	\$279.73
4319 017 151	Avenue Of The Stars Associates	1 W Century Dr #35d	Premium	2,250	\$230.54
4319 017 153	Avenue Of The Stars Associates	1 W Century Dr #36PHB	Premium	6,180	\$633.22
4319 017 154	Avenue Of The Stars Associates	1 W Century Dr #37PHA	Premium	5,600	\$573.80
4319 017 155	Avenue Of The Stars Associates	1 W Century Dr #37PHB	Premium	5,760	\$590.19
4319 017 156	Avenue Of The Stars Associates	1 W Century Dr #38PHA	Premium	5,220	\$534.86
4319 017 158	Avenue Of The Stars Associates	1 W Century Dr #39PH	Premium	9,420	\$965.21
4319 017 159	Avenue Of The Stars Associates	1 W Century Dr #40PH	Premium	9,290	\$951.89
4319 001 903	Ca Public Employees	1800 Century Park E	Standard	239,600	\$7,522.02
4319 001 904	Ca Public Employees	1840 Century Park E	Standard	304,640	\$9,563.89
4319 001 006	Carramerica 1888 Century Park II	1888 Century Park E	Standard	528,956	\$16,606.09
4319 003 063	Cc Building LP	1930 Century Park W	Standard	72,256	\$2,268.41
4319 001 013	Cc Plant LLC	2052 Century Park E	Standard	43,472	\$1,364.76
4319 001 009	Cc Site One LLC		Standard	17,860	\$560.70
4319 001 010	Cc Site One LLC	2010 Century Park E	Standard	60,113	\$1,887.19
4319 002 053	Cc Site Two LLC		Premium	110,642	\$11,336.77
4319 002 054	Cc Site Two LLC	10131 Constellation Blvd	Premium	33,106	\$3,392.16
4319 002 055	Cc Site Two LLC	1950 Avenue Of The Stars	Premium	42,689	\$4,374.07
4319 002 059	Cc Site Two LLC		Premium	55,510	\$5,687.75

APN	OWNER NAME	SITE ADDRESS	ZONE	TOTAL Assessable Footage	Parcel Assmt
4319 017 101	Century 23b LLC	1 W Century Dr #23b	Premium	3,560	\$364.77
4319 003 064	Century City Mall LLC	10250 Santa Monica Blvd	Standard	940,422	\$29,523.69
4319 001 014	Century City Med Pz Lnd Co	2070 Century Park E	Standard	330,721	\$10,382.68
4319 001 005	Century Park	1880 Century Park E	Standard	343,712	\$10,790.52
4319 017 038	Chais Pamela	1 W Century Dr #6c	Premium	2,790	\$285.87
4319 003 901	City of Los Angeles	Santa Monica median	Standard	67,574	\$2,121.42
4319 003 902	City of Los Angeles	Santa Monica median	Standard	11,810	\$370.76
4319 017 084	Cole Cheryl	1 W Century Dr #19a	Premium	3,510	\$359.65
4319 002 045	Douglas Emmett 1997 LLC	1801 Century Park E	Standard	378,063	\$11,868.94
4319 003 055	Douglas Emmett 2000 LLC	1901 Avenue Of The Stars	Premium	487,810	\$49,982.75
4319 002 046	Duesenberg Investment Co	1800 Avenue Of The Stars	Premium	302,550	\$31,000.35
4319 002 056	Duesenberg Investment Company	1900 Avenue Of The Stars	Premium	625,631	\$64,104.38
4319 016 033	Entertainment Center LLC	2040 Avenue Of The Stars	Premium	767,078	\$78,597.54
4319 017 118	Fowler Michael L & Linda K	1 W Century Dr #27c	Premium	3,250	\$333.01
4319 017 132	Gleicher Howard Tr	1 W Century Dr #31a	Premium	4,450	\$455.96
4319 017 035	Handajuwana Susanti	1 W Century Dr #5d	Premium	2,470	\$253.08
4319 017 085	Lynn Bernard & Maxine	1 W Century Dr #19b	Premium	3,520	\$360.67
4319 017 157	Meeks Martin Tr	1 W Century Dr #38PHB	Premium	5,320	\$545.11
4319 017 152	Nazarian Y & S	1 W Century Dr #36PHA	Premium	6,080	\$622.98
4319 004 109	Next Century Associates LLC	2025 Avenue Of The Stars	Premium	803,989	\$82,379.57
4319 017 039	One Century Drive 6d LLC	1 W Century Dr #6d	Premium	2,450	\$251.04
4319 016 029	One Hundred Towers Llc	2029 Century Park E	Standard	1,226,598	\$38,507.92
4319 016 030	One Hundred Towers Llc	2049 Century Park E #260	Standard	1,232,625	\$38,697.13
4319 017 054	Reese II Everett D	1 W Century Dr #10c	Premium	2,790	\$285.87
4319 017 062	Reseda Investments Ltd	1 W Century Dr #12c	Premium	3,280	\$336.08
4319 017 031	Rudes George Co-Tr	1 W Century Dr #4d	Premium	2,450	\$251.04
4319 017 034	Seung Ricky & Jiyong	1 W Century Dr #5c	Premium	2,780	\$284.85
4319 001 001	SM 10000 Property, LLC	10000 Santa Monica Blvd	Standard	94,525	\$2,967.53
4319 001 002	SM 10000 Property, LLC		Standard	10,696	\$335.79
4319 017 160	Spelling Candy Tr	1 W Century Dr #41PHA	Premium	8,860	\$907.83
4319 017 161	Spelling Candy Tr	1 W Century Dr #41PHB	Premium	9,100	\$932.42
4315 019 006	Sumitomo Realty & Development	2151 Avenue Of The Stars	Premium	337,336	\$34,564.65
4319 017 050	Tan Ho Y	1 W Century Dr #9c	Premium	2,780	\$284.85
4315 019 013	Twentieth Century Fox Film Corp	10201 W Pico Blvd #111	Fox	1,469,316	\$15,000.00
4319 017 043	Viewplus LLC	1 W Century Dr #7d	Premium	2,470	\$253.08
4319 017 042	Wiryanto Danny	1 W Century Dr #7c	Premium	2,780	\$284.85
<b>TOTAL:</b>					<b>\$900,000.00</b>