

FINAL

**Santa Monica
Property Based Assessment District
Engineers Report**

**Santa Monica, California
July 24, 2008**

***Prepared by:*
Kristin Lowell Inc.**

*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 assessment district*

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ENGINEER'S STATEMENT

This Report is prepared pursuant to Section 36600 et. seq. of the California Streets and Highways Code (the "Property and Business Improvement District Law of 1994" as amended) (here and after "State Law") and pursuant to the provisions of Article XIII D of the California Constitution (Proposition 218).

The Santa Monica Property-Based Assessment District ("PBAD") is designed to improve and benefit the downtown properties in the City of Santa Monica. The PBAD boundaries are narrowly drawn and only include properties that directly benefit from the services to be financed from the assessments. Every assessed property within the PBAD receives special benefit from the enhanced safety and maintenance activities, homeless outreach, special projects and marketing activities. Only those properties within the PBAD receive the special benefit of these proposed activities (Exhibit A).

The duration of the proposed PBAD is twenty (20) years commencing January 1, 2009. An estimated budget for the PBAD improvements and activities is set forth in Exhibit B. Assessments will be subject to an annual increase of up to 5% per year as determined by the Owners' Association and will vary between 0 and 5% in any given year. Funding for the PBAD improvements and activities shall be derived from a property based assessment of each benefited parcel in the PBAD. A detailed description of the methodology for determining the benefit assessment for each parcel is set forth in Exhibit C.

This Report includes the following attached Exhibits:

EXHIBIT A: A detailed description of the improvements and activities to be provided.

EXHIBIT B: The estimate of the cost of the improvements and activities.

EXHIBIT C: A statement of the method by which the undersigned determined the amount proposed to be assessed against each parcel, based on benefits to be derived by each parcel, respectively, from the improvements and activities.

EXHIBIT D: An assessment roll, showing the amount proposed to be specially assessed against each parcel of real property within this assessment district.

Respectfully submitted,



Terrance E. Lowell, P.E.

EXHIBIT A: IMPROVEMENTS AND ACTIVITIES

To form the Santa Monica PBAD, downtown property and business owners, community residents and civic leaders have been involved in an 18 month participatory process that was initiated in the summer of 2006. Through the process of working with the PBAD Working Group, one-on-one meetings with property owners and community forums the primary needs as determined by property owners were:

- ◆ Enhanced Safety and Maintenance
- ◆ Homeless Outreach
- ◆ Marketing
- ◆ Special Projects
- ◆ Administration and Advocacy

Based upon these findings, the following improvement and activity categories are recommended for the PBAD. The following narrative provides recommendations for the PBAD's first year of operation. Final programs and budgets will be subject to the review and approval of the PBAD Owners' Association and City Council.

ENHANCED SAFETY AND MAINTENANCE

The top priority for the property owners is to provide a safer and cleaner environment for businesses, employees and pedestrians within the PBAD boundary. A Downtown Ambassador program is recommended to provide the enhanced safety services, and maintenance crews will provide the enhanced maintenance services. Each of these services is expected to be contracted out with a third party service provider. The contractor will only provide these services within the PBAD boundary.

Ambassador Program

The deployment of "Downtown Ambassadors" is envisioned as a new downtown service that would be fully financed by new PBAD assessments. Ambassadors, which are deployed in downtowns throughout Southern California and the West, can be trained for a variety of tasks, ranging from providing information to pedestrians to offering escort services for employees to bearing witness against persons that commit nuisance crimes. Ambassadors do not carry weapons, but they do act as "eyes and ears" for police and often carry devices to communicate with police. Ambassadors wear distinctive and colorful uniforms that maximize the visibility of their presence on the street plus complement overall downtown marketing efforts. Ambassador programs also work in concert with local social service providers, offering service referrals and, as the program matures, entry-level employment options for persons living on the street.

In Downtown Santa Monica, the following functions are envisioned for ambassadors:

- Work with social service agencies and the City to reduce homelessness;
- Serve as "concierges", providing information to downtown pedestrians;
- Serve as witnesses to help charge individuals that commit nuisance crimes;
- Provide a downtown "neighborhood watch" to improve public safety; serve as attendants within public restrooms.

The following deployment frequency is proposed for the first year of operation:

Ambassadors F.T.E.	960 hours/week Average 24.0 F.T.E.
Coverage in All Areas	7 days/week 10:00 a.m. to 12:30 a.m.
Restroom Attendants	112 hours/week
Deployment	Walking & Bicycles

Maintenance Services

To develop the proposed new maintenance service program the City of Santa Monica and a private consulting firm, SGI, analyzed the existing city provided maintenance service and made recommendations as to what type and frequency of enhanced maintenance services would be needed to provide a cleaner downtown environment.

Based on their analysis it is envisioned that the entire downtown maintenance program will be jointly developed and monitored by both the City and the PBAD. In this manner resources can be combined and deployment can be adjusted to optimize the use of maintenance resources throughout the district. In practice, the City intends to provide its existing services and the City and the PBAD will jointly prepare an operating plan to address how additional services are provided. The enhanced maintenance services financed by the PBAD will be extra services, over and above the basic level of service the City currently provides. The proposed maintenance services will be provided for public property such as sidewalks, streets, alleys, parkways and landscaping that is adjacent to assessed properties or in close proximity. The table below illustrates the service levels that both the City provides, and will continue to provide, and the enhanced services the PBAD will provide.

Maintenance Program	Existing City Services	Proposed Enhanced Services Financed by PBAD
Maintenance Personnel (F.T.E.)	Existing: 19 F.T.E plus 10 part-time	Average 24 F.T.E.
Daily Coverage	Existing shifts 10 p.m. to 6:30 a.m. 6:00 a.m. to 2:30 p.m.	7:00 a.m. to 7:00 p.m.
Litter Removal/Vacuuming	Daily	Daily
Litter Removal/Pan & Broom	Daily	Daily
Empty Trash Containers	Daily	Daily
Machine Sweeping	Daily	Daily
Transit Stop Maintenance	N/A	Daily
Steam Cleaning	Daily	Six times per year
Graffiti Removal	Daily	Daily
Light Landscape/Weeds	As Needed	As Needed
Utility Team emergency cleaning	As Needed	As Needed

MARKETING

In addition to Maintenance and Ambassador services, the PBAD program includes funds for marketing activities to support promotions, special events and other programs that help market downtown as a visitor destination. Additional marketing resources are viewed as essential to keep downtown competitive with new regional shopping and entertainment destinations, and to maximize residents' use of the downtown. Examples of marketing activities include:

- Design and production of the downtown map and directory;
- Special events to attract residents and visitors to downtown – the holiday ice rink is an example;
- Promotion and advertising to profile shopping, entertainment and special event opportunities;
- Design and disseminate a destination brand for downtown;
- Undertake market research to better understand resident needs and market opportunities;
- Other marketing activities to promote downtown to both Santa Monica resident and visitor markets.

HOMELESS OUTREACH AND ASSISTANCE

Resolving the homeless issue is another top priority among downtown property and business owners, citing concerns with nuisance crimes, compounding maintenance issues and creating an intimidating street atmosphere. A PBAD community survey in February 2008 cited the large homeless population as the number one characteristic that respondents would like to change about downtown.

To reduce homelessness in downtown Santa Monica, a multi-faceted approach that combines resources from the business community, city and social service agencies is proposed. These proposals are consistent with the recommendations of the December 2006 Urban Institute Study on homelessness. Elements of this initiative that could be supported by PBAD assessments include:

- **Downtown Homeless Outreach Team:** In partnership with a social service agency, a downtown homeless outreach team could include professional social workers that meet daily with homeless individuals, helping to place them in the city's continuum of care or offering assistance to stabilize their condition on the street.
- **Downtown Ambassadors,** described in a previous section of the Management Plan, are expected to be trained in concert with social service providers to assist in connecting street populations to appropriate services.
- **Job Placement** in the supplemental downtown cleaning and ambassador programs will be explored.

SPECIAL PROJECTS

The PBAD also offers flexibility to develop strategies and implement a variety of initiatives that will specially benefit properties within the district. Examples of special projects may include:

- **Transportation Alternatives to Reduce Congestion:** Educational programs, communications and research to encourage downtown employees and visitors to utilize transit and other alternatives to vehicles can be supported by PBAD assessments.
- **Urban Design Improvements:** Planning, design and engineering to update existing streetscape, improve lighting and/or create other public space amenities can be supported by PBAD assessments. The financing of new amenities may require the issuance of bonds, which can be supported by assessments. Any future increase in assessments beyond the parameters set in this Management Plan would require a mail ballot vote by affected property owners.
- **Parking Management & Development:** The PBAD can finance efforts to increase and/or improve parking that is available for public use within the downtown. The Downtown Management Framework supported continued implementation of existing City parking improvement, replacement and expansion strategies, which may need to be supplemented by the future issuance of bonds or fees support by PBAD assessments. Any future increase in assessments beyond the parameters set in this Management Plan would require a mail ballot vote by affected property owners.

ADMINISTRATION

Administrative costs of 10% have been included within the PBAD budget. Examples of administrative costs include:

- Accounting and annual financial audit
- Insurance for the PBAD owner's association board of directors
- Program support costs including supplies, equipment and rent
- County PBAD assessment collection fee, estimated at 1% of assessments
- Other administration costs associated with the overhead and administrative support of programs.

To reduce administrative costs, increase leveraging of funds and avoid duplication of enhanced services, this plan anticipates that the PBAD Owner's Association will be the existing Bayside District Corporation. All properties receive special benefit from administrative services in that they all benefit from an efficient, well-managed PBAD so that the PBAD operates efficiently and effectively.

EXHIBIT B: ESTIMATE OF COST

2009 Operating Budget

The following table outlines the PBAD maximum assessment operating budget for January 1, 2009 through December 31, 2009.

Improvements & Activities	Proposed 2009 Budget	With Administration Allocated
Maintenance	\$1,289,000	\$1,417,900
Ambassadors	\$1,228,000	\$1,350,800
Marketing	\$400,000	\$440,000
Homeless Outreach	\$100,000	\$110,000
Special Projects	\$250,000	\$275,000
Administration (10% of programs)	\$326,700	
Total	\$ 3,593,700	\$3,593,700

Budget Notations

1. Assessments will be subject to an annual increase of up to 5% per year as determined by the Owners Association and will vary between 0% and 5% in any given year.
2. Any accrued interest or late fees may be expended in the above categories.

EXHIBIT C: METHOD OF APPORTIONMENT

PBAD Boundary

The proposed PBAD district will encompass the core of the downtown area bounded roughly by Wilshire Boulevard to the north, 7th Street to the east, the Santa Monica Freeway to the south and Ocean Avenue to the west.

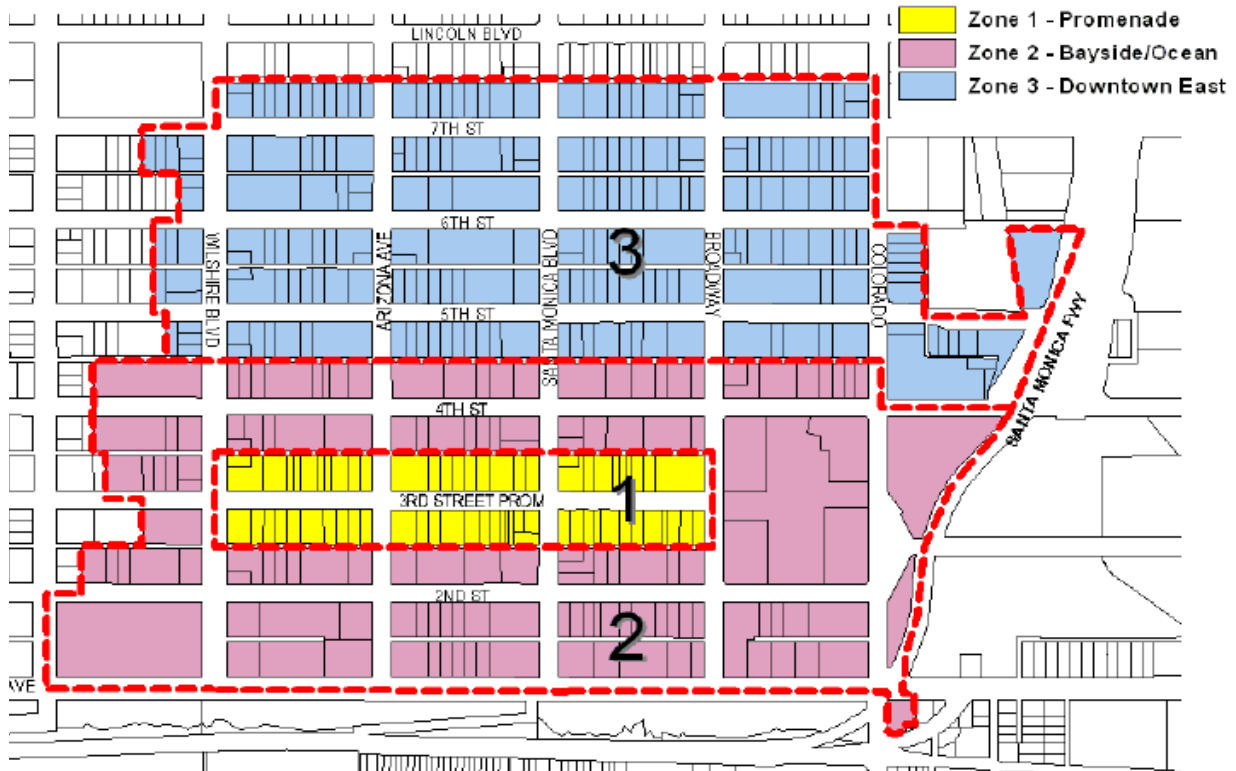
Benefit Zones

The services that the District will provide, as described earlier, will be in accordance with the needs of different areas of the District. To ensure that assessment levels are proportional to benefits received three benefit zones are proposed to account for the different levels of service. They are Promenade, Bayside/Ocean and Downtown East, delineated as follows:

- **Promenade:** The three block core of the Third Street Promenade from Broadway to Wilshire Boulevard which experiences the most pedestrian traffic, special events and has the highest intensity of land use have the highest demand for PBAD services. This highest level of services acknowledges the fact that the Ambassadors will deliver services at the highest intensity with foot patrol, and the maintenance crews will spend the greatest amount of effort in the Promenade Zone than elsewhere in the District. With the highest concentration of uses and pedestrian traffic, the Marketing/Outreach programs will focus their efforts in this area. In recognition of the highest levels of service and benefits to the properties the PBAD assessments for the Promenade Zone will be four times greater than the rest of the District. The assessment revenues generated from the Promenade Zone will be spent solely within that zone.
- **Bayside/Ocean:** The second benefit zone, Bayside/Ocean, bounded by 4th and Ocean Avenue and Santa Monica Place to Wilshire Boulevard (excluding those properties in the Promenade Zone) will receive less frequency of services than the Promenade Zone. This is due to the fact that the Bayside/Ocean Zone has less pedestrian traffic and it is anticipated that the scope of services for both the Ambassadors and maintenance crews will be less than that of the Promenade Zone. The Ambassadors will have less concentration of services, using a combination of bike patrol and foot patrol, and the maintenance crews will spend less effort maintaining this zone than they do in the Promenade Zone. Also, properties in the Bayside/Ocean area will pay less than the properties in the Promenade area for Marketing/Outreach programs as there are fewer activities to promote in this area and it is a further distance from the Promenade. Therefore, the assessments for the Bayside/Ocean Zone will be one-half that of the Promenade Zone. The assessment revenues generated from the Bayside/Ocean Zone will be spent solely within that zone.
- **Downtown East:** The remainder of the district east of 4th Street to 7th Street is anticipated to receive the least amount of services. The Downtown East Zone has the least amount of businesses and pedestrian traffic. The Ambassadors and maintenance crews will provide the least amount of service in this zone compared to that of the Promenade Zone. The Ambassadors will have the least amount of concentration, solely using bike patrol, and the maintenance crews will spend the

least amount of effort maintaining this zone compared to the Promenade Zone. Also, properties in the Downtown East Zone will pay the least amount for Marketing/Outreach programs as this area has the fewest number of activities to promote and is the farthest distance from the Promenade. Therefore, the assessments for the Downtown East Zone will be one-quarter that of the Promenade Zone. The assessment revenues generated from the Downtown East Zone will be spent solely within that zone.

The following diagram illustrates the benefit zone boundaries.



Special Benefit

The Property and Business Improvement District Law of 1994, as amended, and the State Constitution Article XIID require that assessments be levied according to the special benefit each assessed parcel receives from the improvements and activities.

All of the improvements and activities detailed below are provided only within the boundaries of the District and provide no special benefit to the properties outside the boundary area. The definition of special benefit is a benefit unique and special to identified properties resulting from the improvement, activity, or service to be provided by the assessment levied. We determined that the proposed improvements and activities provide only special benefit to the real property within the district area as discussed below for each program. Each of the programs is designed to meet the goals of the PBAD; to improve the appearance and safety of the PBAD, to increase office building

occupancy and lease rates, to encourage new business development and to attract ancillary businesses and services. A basic premise of commercial business is that an increase in the number of people to an area increases the economic return to the property. Casual visitors to the District will enjoy cleaner and safer streets, and enjoy programs and other events made possible by the additional services financed by the PBAD. These visitors will be more likely to return to the District based on their positive experience. These casual visitors are therefore considered potential customers who will become the target audience for future patronage of retail and business establishments and services, and the renting of space in commercial and residential buildings. The enhanced PBAD services are a special benefit because they will increase the demand for building space and encourage business development and investment dollars.

A General Benefit is defined as a benefit to properties in the area and in the surrounding community or benefit to the public in general resulting from the improvement, activity or service to be provided by the assessment levied. Inasmuch as all services will be provided to the properties within the District boundaries and no services will be provided outside the District boundaries, any potential general benefits are intangible and not quantifiable.

Safety and Maintenance

These programs as described in Exhibit A will provide a higher level of security and maintenance for the PBAD area than the City currently provides. The services the security forces and maintenance teams provide are specific to the downtown Santa Monica area, thus, each assessed parcel located in the PBAD will benefit from the higher level of security and maintenance services by providing a safer and cleaner environment that allows for future business development and investment. The security and maintenance services will not be delivered to any parcel outside of PBAD boundary. Therefore, it is our opinion that there is no general benefit and that the increased level of security and maintenance provides a special benefit only to the assessed parcels in the PBAD. All general benefits, if any are intangible and are not quantifiable because the properties outside the PBAD boundaries will not directly receive any of the security or maintenance. Thus the benefit they may receive is not measurable.

Marketing, Homeless Outreach and Special Projects

These programs, as described in Exhibit A, are intended to provide an environment that retains and attracts new business. These are in an effort to encourage investment dollars and enhance the value of the properties. In order to accomplish this, the PBAD proposes a myriad of homeless outreach and marketing programs and special projects. These programs are designed to benefit only the downtown Santa Monica area and are only provided within PBAD boundary, thus, each assessed parcel located in the PBAD will benefit from these programs. Therefore, it is our opinion that the homeless outreach and marketing programs and special projects provide a special benefit to the parcels in the PBAD and any potential general benefits are intangible and not quantifiable.

Administration

This program as described in Exhibit A is designed to develop public/private partnerships that will enhance the goals and needs of the PBAD area all in an effort to increase investment dollars. The program is geared to increase customers and pedestrian traffic to the area which will improve the commercial desirability of assessed properties within the PBAD boundaries. The above benefits are to be provided only to assessed parcels within the PBAD boundaries. Therefore, it is our opinion that there is no general benefit and that the administrative program provides a special benefit only to the assessed parcels in the PBAD. All general benefits, if any, are intangible and are not quantifiable because properties outside the PBAD will not receive the benefits of any additional programs provided by the PBAD due to its administrative efforts.

In addition to the special benefits described above for the PBAD programs, there are also less tangible reasons why these services provide only a special benefit to those properties within the PBAD.

1. All improvements and activities to be provided through the PBAD are special services and are above and beyond the general level of service the City provides.
2. All improvements and activities to be provided through the PBAD are designed by the property owners to increase business revenue and provide special benefits that may result in increased rental occupancy rates and annual revenue incomes to the owners of real property within the district.
3. The California State Legislature found that assessments levied for the purpose of providing improvements and promoting activities that benefit real property are not taxes for the general benefit of a city, but are assessments for the improvements and activities which confer special benefits upon the real property for which the improvement and activities are provided. Streets and Highways Code Section 36601 (d).

Any general benefits, if general benefits do exist, to the properties in the area and surrounding community and public in general are intangible and not quantifiable. All benefits derived from the assessments are for services directly benefiting the assessed properties in this assessment district and support increased commerce and the goals and objectives of the PBAD.

Assessment Method

Determining the proportionate share of special benefit among the parcels of real property, including the government owned parcels, within the proposed assessment district which benefit from the proposed Improvements is the result of a four-step process:

1. Defining the proposed improvements.
2. Identifying how each assessed parcel specially benefits from the proposed improvements and activities.
3. Determining the amount of the special benefit each assessed parcel receives in relation to the other parcels in the district.
4. Apportioning the cost of the proposed improvements and activities to each assessed parcel based on the special benefit received.

The proposed improvements and activities as outlined in Exhibit A will provide a higher level of service than the City provides with City funds to those parcels in the PBAD area. Therefore, every parcel in the PBAD benefits from the improvements and activities and will receive enhanced safety and maintenance services, homeless outreach and marketing efforts, special projects, and administration. The PBAD programs are designed to deliver service to each parcel within the district.

Assessment Factors

The Santa Monica property owners and business owners have emphasized that the assessment formula for the PBAD must be fair, balanced and have a direct relationship to benefits received. The State enabling legislation, Section 36632(a) of the Streets and Highways Code, also states, "Assessments levied on real property...shall be levied on the basis of the estimated benefit to the real property within the...district."

While all the PBAD services will only be provided to the benefiting parcels in the district, the recommended assessment methodology for the District is to use building square footage or lot square footage, whichever is greater. If a vacant parcel develops during the course of the assessment district, then that parcel's future assessment will be its fair share based upon the number of building square feet developed so long as it is greater than the lot square feet.

Building or Lot Square Footage: The greater of lot or building square footage for each parcel of real property are the primary assessment variables for all properties within the PBAD. Benefits from all PBAD activities are designed to improve cleanliness, public safety, image, occupancy and sales, benefits that are distributed for all real property within the district. Developed parcels receive the greatest benefit from the proposed improvements and activities for the tenants, employees and pedestrians. For undeveloped parcels and parking lots, lot square footage acknowledges the benefits of these services to the ground level of property.

Property Use Considerations

All parcels in the PBAD benefit from the safety and maintenance services. However, not all parcels benefit from the Homeless Outreach, Marketing and Special Projects. In order to ensure proportionality, these parcels, such as residential, non-profit and government owned will be assessed based on the following methodology:

- **Treatment of Residential Property:** All parcels with residential uses will be subject to an adjusted assessment rate. Residential uses will fully benefit from safety and maintenance services and will pay a full share of these services; however, marketing, homeless outreach and special projects will not benefit residential uses and the residential rate does not include an assessment for these services.
- **Treatment of Parking Structures:** Parking structures are used primarily to park cars and not to house tenants or businesses. Parking structures can gain different levels of benefit from PBAD improvements and services based upon their use and ownership. Public parking that is owned and operated by government is part of the infrastructure that supports downtown commerce and receives less special benefit from the PBAD improvements and activities and will therefore be assessed at a rate commensurate with the benefits received. Parking structures will be subject to one of the following methodologies:
 - a. Parking square footage that is integrated within a building, has the same ownership and on the same single parcel as the building, and the building has uses in addition to parking where parking is just an ancillary use, do not receive benefit from the PBAD services and therefore will not be assessed.
 - b. Stand-alone public parking structures owned and operated by government receive half the benefit of a similarly sized building due to their role as part of the infrastructure that supports downtown commerce and will be assessed at one-half of the gross building square footage of the parking structure.
 - c. Other stand-alone parking structures that are not ancillary to a building or publicly-owned, will receive the full benefit from PBAD improvements and activities and will be assessed at standard assessment rates for commercial properties.
- **Assessment Policy on Non-Governmental Tax-Exempt Properties:** Properties that are exempt from property tax, including churches, non-profit service organizations and income-assisted housing owned by non-profit entities, will not benefit to the same degree as commercially developed parcels. The intent of tax exempt properties is to provide a civic service to the community at large and to not encourage increased revenues or future investment dollars, as with commercially developed parcels. An owner of such tax-exempt property located within the PBAD boundaries may reduce their assessment if all of the following conditions are met:

1. The property owner is a non-profit corporation that has obtained federal tax exemption under Internal Revenue Code section 501c3 or California franchise tax-exemption under the Revenue and Taxation Code Section 23701d.
2. The class or category of real property has been granted an exemption, in whole or in part, from real property taxation.
3. The property owner makes the request in writing to the Bayside District Corporation prior to the submission of the PBAD assessment rolls to the Los Angeles County Assessor (on or before July 1 of each year), accompanied by documentation of the tax-exempt status of the property owner and the class or category of real property.

If these conditions are met, the amount of the PBAD assessment to be levied will be for one-half of the rate for Maintenance and Ambassador services.

Government Assessments: The PBAD assumes that the City of Santa Monica, Santa Monica Redevelopment Agency, Los Angeles County, State of California and other government entities will pay assessments for the special benefits conferred to government property within the boundaries of the PBAD. Government properties will fully benefit from the safety and maintenance services and will pay their fair share of these services. However, marketing, homeless outreach and special projects will not benefit government uses and the government rate does not include an assessment for these services.

Assessment Calculation

As previously discussed the budget is allocated to either the building or lot square footage, whichever is greater. The total number of assessable building or lot square feet for each Benefit Zone is shown below:

Zone	TOTAL Bldg or Lot Sq.Ft.	Weighted Sq.Ft.
Promenade Zone (x4)	1,113,936	4,455,744
Bayside/Ocean Zone (x2)	5,846,889	11,693,778
Downtown East Zone (x1)	4,111,406	4,111,406
	11,072,231	20,260,928

Safety and Maintenance Assessment

The PBAD budget assigned to these two services with the administration added on is \$2,768,700. Since all parcels benefit from these services the assessment rate for these services is \$0.136652 (\$2,768,700 divided by 20,260,928) per assessable building or lot square foot.

Homeless Outreach/Marketing/Special Projects Assessment

Only commercial use or vacant parcels benefit from these services. Therefore the assessment rate for these services is allocated strictly to the square footage for those uses. The assessable square footage for these services is 14,960,326. The budget assigned to these services is \$825,000. Therefore the assessment rate for these services is \$0.055146 (\$825,000 divided by 14,960,326) per assessable building or lot square foot.

The table below summarizes the assessment rates for each service category by land use category.

SERVICE	Commercial (lot or building sq.ft. per year)	Residential & Government (lot or building sq.ft. per year)	Non-Profit (lot or building sq.ft. per year)
Maintenance & Ambassadors	0.136652	0.136652	0.068326
Marketing & Special Projects	0.055146	0.000000	0.000000
TOTAL	0.191798	0.136652	0.068326

Total Estimated Assessments: Based upon the above methodology and assessment calculations the assessments for each land use category will not exceed the following amounts during the first year of the PBAD:

BENEFIT ZONE	Commercial (lot or building sq.ft. per year)	Residential & Government (lot or building sq.ft. per year)	Non-Profit (lot or building sq.ft. per year)
Promenade (x4)	0.767192	0.546609	0.273304
Bayside/Ocean (x2)	0.383596	0.273304	0.136652
Downtown East (x1)	0.191798	0.136652	0.068326

Assessment Adjustments

Future Development: As a result of continued development, the PBAD may experience the addition or subtraction of assessable building square footage for parcels included and assessed within the PBAD boundaries. The modification of parcel improvements assessed within the PBAD 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 PBAD 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.

Vacant Parcels: Vacant undeveloped parcels receive the same benefit from the proposed improvements as do developed parcels, however the benefit of services is

delivered to the lot. Therefore, so long as a parcel is vacant and undeveloped it will be assessed based on its lot square footage taking into account the benefit zone. However, if the vacant parcel is developed during the course of the PBAD, it will be assessed the same rate as all other developed parcels in the PBAD based on the benefit zone. Assessments are levied on newly developed parcels at the time of Certificate of Occupancy.

Budget Adjustment: Any annual budget surplus or deficit will be rolled over to the following year's PBAD budget, and assessments will be recalculated proportionately as long as they stay within the maximum 5% increase.

EXHIBIT D: ASSESSMENT ROLL

The following table shows the assessment roll for the first year of operation.

**SANTA MONICA PBID
ASSESSMENT ROLL
July 10, 2008**

APN	Owner Name	Site Address	Benefit Zone	TOTAL PARCEL ASSMT
4291-003-025	1201 Third Street Promenade Llc	1201 3Rd Street Prom	Promenade	\$32,279.61
4291-004-014	1207 Fourth Street Partnership	1207 4Th St	Bayside/Ocean	\$8,766.32
4291-003-024	1215-21 Third Street Promenade L	1215 3Rd Street Prom	Promenade	\$11,506.35
4291-004-016	1224 1228 5Th Street Llc	1224 5Th St	Downtown East	\$2,876.59
4291-006-005	1234 - 7Th St	1234 7Th St	Downtown East	\$1,437.91
4291-003-013	1237 3rd Street Promenade Llc	1237 3Rd Street Prom	Promenade	\$4,871.67
4291-007-013	1237 7Th Street Associates Llc	1237 7Th St	Downtown East	\$1,437.91
4291-004-007	1251 Fourth Street Investors Llc	1255 4Th St	Bayside/Ocean	\$12,141.20
4291-015-027	127 Broadway Llc	127 Broadway	Bayside/Ocean	\$5,753.94
4291-001-034	1299 Ocean Llc	1299 Ocean Ave	Bayside/Ocean	\$39,187.02
4291-001-029	1299 Ocean Llc Etal	1299 Ocean Ave	Bayside/Ocean	\$35,616.90
4291-014-019	1323 Ocean Avenue Llc	1323 Ocean Ave	Bayside/Ocean	\$2,048.96
4291-013-005	1334 Third Street Llc	1334 3Rd Street Prom	Promenade	\$17,261.82
4291-013-006	1338 Third Street Promenade Llc	1338 3Rd Street Prom	Promenade	\$18,329.75
4291-011-011	1347 Partnership	1341 4Th St	Bayside/Ocean	\$11,285.78
4291-012-011	1351 Building	1351 3Rd Street Prom	Promenade	\$14,193.05
4291-019-006	14226Nm Llc	1422 6Th St	Downtown East	\$3,954.49
4291-020-005	14227Nm Llc	1422 7Th St	Downtown East	\$2,929.41
4291-020-019	14236 Nm Llc	1423 6Th St	Downtown East	\$2,746.71
4291-020-018	14256Nm Llc	1425 6Th St	Downtown East	\$2,746.71
4291-019-007	14286Nm Llc	1428 6Th St	Downtown East	\$2,770.21
4291-020-006	14307Nm Llc	1430 7Th St	Downtown East	\$2,929.41
4291-020-007	14327Nm Llc	1432 7Th St	Downtown East	\$2,989.68
4291-016-014	1447 2Nd Street Llc	1447 2Nd St	Bayside/Ocean	\$8,616.34
4291-015-012	1448 Second Street Llc	1448 2Nd St	Bayside/Ocean	\$2,876.97
4291-016-011	1452 Third St Promenade Ltd	1452 3Rd Street Prom	Promenade	\$9,413.45
4291-023-017	1513 Associates	1513 6Th St	Downtown East	\$1,437.91
4291-028-003	1522 1524 Second St Llc	1522 2Nd St	Bayside/Ocean	\$4,641.13
4291-024-007	15226Nm Llc	1522 6Th St	Downtown East	\$3,357.95
4291-028-025	1535 Ocean Avenue Llc	1537 Ocean Ave	Bayside/Ocean	\$5,753.17
4291-022-015	15377Nm Llc	1537 7Th St	Downtown East	\$3,380.50
4291-025-015	15394 Nm Llc	1541 4Th St	Bayside/Ocean	\$2,875.82
4291-025-016	15394Nm Llc	1539 4Th St	Bayside/Ocean	\$2,875.82
4291-022-014	1543 007 Street Associates Llc	1543 7Th St	Downtown East	\$2,967.88
4291-023-025	1544 7Th Street Llc	1544 7Th St, 1A	Downtown East	\$107.96
4291-023-026	1544 7Th Street Llc	1544 7Th St, 2A	Downtown East	\$116.15
4291-023-029	1544 7Th Street Llc	1544 7Th St, 5A	Downtown East	\$94.29
4291-023-030	1544 7Th Street Llc	1544 7Th St, 6A	Downtown East	\$110.69
4291-023-031	1544 7Th Street Llc	1544 7Th St, 7A	Downtown East	\$107.96
4291-023-033	1544 7Th Street Llc	1544 7Th St, 9A	Downtown East	\$101.12
4291-023-034	1544 7Th Street Llc	1544 7Th St, 10A	Downtown East	\$102.49
4291-023-035	1544 7Th Street Llc	1544 7Th St, 11A	Downtown East	\$200.88
4291-023-036	1544 7Th Street Llc	1544 7Th St, 12A	Downtown East	\$170.82
4291-023-037	1544 7Th Street Llc	1544 7Th St, 13A	Downtown East	\$181.75
4291-023-039	1544 7Th Street Llc	1544 7Th St, 15A	Downtown East	\$136.65
4291-023-008	1546 7Th Street Llc	1546 7Th St	Downtown East	\$1,757.25
4290-017-015	1602 Ocean Avenue Llc	1602 Ocean Ave	Bayside/Ocean	\$5,439.39
4291-002-012	201 Arizona Llc	201 Arizona Ave	Bayside/Ocean	\$5,753.17
4292-021-019	201 Wilshire Inc	201 Wilshire Blvd	Bayside/Ocean	\$12,755.34
4291-002-011	225 Arizona Avenue Partners	225 Arizona Ave	Promenade	\$17,261.82
4291-002-001	2Nd Street Retail	1202 3Rd Street Prom	Promenade	\$34,523.65
4291-017-001	322 Santa Monica Blvd, Llc	332 Santa Monica Blvd	Bayside/Ocean	\$3,905.01
4291-017-002	322 Santa Monica Blvd, Llc	318 Santa Monica Blvd	Bayside/Ocean	\$2,300.81
4291-003-001	326 Wilshire Llc	1204 4Th St	Bayside/Ocean	\$3,830.59
4291-011-010	401 Partnership	401 Santa Monica Blvd	Bayside/Ocean	\$11,507.88

APN	Owner Name	Site Address	Benefit Zone	TOTAL PARCEL ASSMT
4291-011-009	429 Santa Monica Assoc Llc	417 Santa Monica Blvd	Downtown East	\$16,864.23
4291-015-023	4Ds L P	1415 Ocean Ave	Bayside/Ocean	\$19,093.88
4291-023-009	500 Pounds Of Dog Inc	631 Colorado Ave	Downtown East	\$2,876.59
4291-024-030	501 Colorado Ave	501 Colorado Ave	Downtown East	\$4,315.26
4291-005-003	522 Wilshire Blvd Llc	520 Wilshire Blvd	Downtown East	\$1,457.28
4290-010-002	528 Colorado Llc	528 Colorado Ave	Downtown East	\$855.44
4290-010-001	532 Colorado Avenue Llc	532 Colorado Ave	Downtown East	\$1,193.94
4291-006-029	603 Arizona	603 Arizona Ave	Downtown East	\$512.45
4291-008-016	701 Santa Monica Blvd Llc	701 Santa Monica Blvd	Downtown East	\$8,174.05
4291-006-027	7Th & Arizona L P	625 Arizona Ave	Downtown East	\$4,315.26
4291-021-019	A Lincoln Llc Etal	1447 7Th St	Downtown East	\$1,024.89
4291-023-032	Ahn,Samuel K	1544 7Th St, 8A	Downtown East	\$116.15
4291-021-027	Aldonard Properties	1407 7Th St	Downtown East	\$2,876.59
4291-019-004	Alpert,Herb & Lani H	1414 6Th St	Downtown East	\$1,936.78
4291-012-007	Altman,Harry A Trust	1342 4Th St	Bayside/Ocean	\$2,876.97
4291-005-020	American Coml Equities Two LI	512 Wilshire Blvd	Downtown East	\$719.24
4291-003-021	American Commercial Equities	310 Wilshire Blvd	Promenade	\$6,935.42
4291-016-009	Angelini,Anna M Trust	1444 3Rd Street Prom	Promenade	\$6,548.75
4291-013-010	Argyropoulos,James P Trust	1350 3Rd Street Prom	Promenade	\$2,301.58
4291-013-001	Arizona Third St Partnership	1310 3Rd Street Prom	Promenade	\$37,285.54
4291-019-025	Arya	524 Santa Monica Blvd	Downtown East	\$3,709.37
4291-008-019	Ashikita,Saburo & Noriko	1331 7Th St	Downtown East	\$1,437.91
4291-018-014	Asn Santa Monica Llc	1455 4Th St	Bayside/Ocean	\$11,578.08
4291-018-023	Asn Santa Monica Llc	1448 5Th St	Downtown East	\$1,024.89
4290-011-021	Associated International Marketi	430 Colorado Ave	Downtown East	\$1,894.39
4291-012-001	Atc Building Co	1300 4Th St	Bayside/Ocean	\$8,247.32
4291-012-006	Bank Of America Exec	1350 4Th St	Bayside/Ocean	\$4,603.15
4291-002-010	Bank Of America Exec, Alfred Hunt Estate	1254 3Rd Street Prom	Promenade	\$6,278.70
4291-016-005	Bank Of America Exec, Alfred Hunt Estate	1418 3Rd Street Prom	Promenade	\$8,630.91
4291-019-022	Barling,Emanuel Jr Trust	1413 5Th St	Downtown East	\$1,437.91
4291-019-023	Barling,Emanuel Jr Trust	1407 5Th St	Downtown East	\$17,423.70
4291-019-024	Barling,Emanuel Jr Trust	502 Santa Monica Blvd	Downtown East	\$2,781.07
4291-015-026	Barrington Pacific Llc	1431 Ocean Ave	Bayside/Ocean	\$81,314.33
4291-021-029	Bcm 1437 7Th Street Llc	1437 7Th St	Downtown East	\$4,859.40
4291-022-013	Beaufait,Loren & Judith Tr	1547 7Th St	Downtown East	\$1,437.91
4291-014-024	Belle Vue Plaza	129 Santa Monica Blvd	Bayside/Ocean	\$11,506.35
4291-014-025	Belle Vue Plaza	101 Santa Monica Blvd	Bayside/Ocean	\$9,508.58
4292-020-006	Benchay,Lee S & Christine Tr	1147 3Rd St	Bayside/Ocean	\$2,875.82
4291-007-009	Bittman,Sheila	707 Arizona Ave	Downtown East	\$3,856.29
4291-010-021	Blenkhorn,Margaret M Decd Est Of	510 Arizona Ave	Downtown East	\$1,481.45
4291-020-017	Bluewater Magic Llc	1433 6Th St	Downtown East	\$1,024.48
4291-015-017	Broadway Ocean Enterprises Ltd	101 Broadway	Bayside/Ocean	\$3,826.37
4291-016-001	Brown,Elene B Trust Etal	1402 3Rd Street Prom	Promenade	\$17,261.82
4291-013-022	Brownell,Frank I Jr Co Trust	1305 2Nd St	Bayside/Ocean	\$5,466.09
4291-012-005	Bryan,Russell B Trust Etal	1334 4Th St	Bayside/Ocean	\$2,875.82
4292-013-010	Carey 431 Wilshire Blvd Llc	433 Wilshire Blvd	Downtown East	\$1,034.94
4291-023-010	Carriere Holdings	609 Colorado Ave	Downtown East	\$2,876.59
4291-022-021	Chenoweth,Charlotte H Tr	1557 7Th St	Downtown East	\$1,437.91
4291-004-001	Chevron Usa Inc	432 Wilshire Blvd	Downtown East	\$1,725.99
4291-007-010	Chin,William & Grace	1253 7Th St	Downtown East	\$1,437.91
4291-014-023	Christian Institute Of Spiritual	1308 2Nd St	Bayside/Ocean	\$2,049.51
4291-018-025	Cim 402 Santa Monica L P	406 Santa Monica Blvd	Bayside/Ocean	\$20,931.30
4291-013-013	Clock Tower Llc	221 Santa Monica Blvd	Bayside/Ocean	\$20,870.31
4291-023-006	Clpsm	1540 7Th St	Downtown East	\$1,784.11
4291-023-003	Colbert,Priscilla Trust	1518 7Th St	Downtown East	\$1,024.48
4291-006-006	Coleman,June J	1238 7Th St	Downtown East	\$1,437.91
4291-020-022	Colman,Robert A Trust	610 Santa Monica Blvd	Downtown East	\$4,306.06
4290-010-024	Community Corporation Of	502 Colorado Ave	Downtown East	\$3,246.58
4291-009-001	Condon,F Milton Trust	632 Arizona Ave	Downtown East	\$699.30
4291-010-017	Corcoran,James G	1327 5Th St	Downtown East	\$1,437.91

APN	Owner Name	Site Address	Benefit Zone	TOTAL PARCEL ASSMT
4291-015-011	Corman,Roger Trust	1442 2Nd St	Bayside/Ocean	\$6,318.98
4291-024-014	Culinary,Workers & Bartenders	525 Colorado Ave	Downtown East	\$1,437.91
4291-017-022	Demircift,George	1401 3Rd Street Prom	Promenade	\$8,551.89
4291-017-020	Demircift,Steve & Aryet Tr	1413 3Rd Street Prom	Promenade	\$5,751.64
4291-024-001	Diamond 520 Broadway Llc	530 Broadway	Downtown East	\$958.22
4291-024-002	Diamond 520 Broadway Llc	522 Broadway	Downtown East	\$718.48
4291-024-003	Diamond 520 Broadway Llc	1508 6Th St	Downtown East	\$2,157.15
4291-024-026	Diamond 520 Broadway Llc	1518 6Th St	Downtown East	\$45,528.63
4291-028-024	Douglas Emmett 1995 Llc	120 Broadway	Bayside/Ocean	\$42,055.94
4292-013-029	Douglas Emmett 1995 Llc	401 Wilshire Blvd	Bayside/Ocean	\$83,031.67
4291-005-023	Douglas Emmett 1996 Llc	530 Wilshire Blvd	Downtown East	\$9,381.42
4291-013-024	Douglas Emmett 1996 Llc	1333 2Nd St	Bayside/Ocean	\$28,914.71
4291-001-035	Douglas Emmett 1998 Llc	100 Wilshire Blvd	Bayside/Ocean	\$109,470.26
4291-001-036	Douglas Emmett 1998 Llc	124 Wilshire Blvd	Bayside/Ocean	\$2,556.67
4291-013-023	Douglas Emmett 2000 Llc	201 Santa Monica Blvd	Bayside/Ocean	\$27,375.72
4291-015-005	Downtown Entertainment Group Llc	1422 2Nd St	Bayside/Ocean	\$8,629.76
4291-012-014	Eja Associates L P	1331 3Rd Street Prom	Promenade	\$8,515.83
4291-021-018	Em Properties Llc	715 Broadway	Downtown East	\$1,107.25
4291-015-029	Farzam,Siroos & Gina	1447 Ocean Ave	Bayside/Ocean	\$11,793.66
4290-015-026	Felcor Hotel Asset Company Llc	120 Colorado Ave	Bayside/Ocean	\$24,849.35
4291-005-016	First Church Of Christ Scientist	1227 5Th St	Downtown East	\$512.24
4291-005-025	First Church Of Christ Scientist	505 Arizona Ave	Downtown East	\$1,024.89
4291-001-028	First Presbyterian Church Of	1216 2Nd St	Bayside/Ocean	\$6,899.02
4291-013-004	Five & Ten Investments	1324 3Rd Street Prom	Promenade	\$21,634.82
4291-003-008	Fmf Realty Corp	1250 4Th St	Bayside/Ocean	\$13,611.09
4291-018-026	Folke Investments Llc	1437 4Th St	Bayside/Ocean	\$15,914.63
4292-013-009	Forster,Robert F Iii & Theresa Z	1148 5Th St	Downtown East	\$1,437.91
4292-013-011	Forster,Robert F Iii & Theresa Z	427 Wilshire Blvd	Downtown East	\$958.22
4291-008-021	Four Media Co	1317 7Th St	Downtown East	\$1,437.91
4291-008-022	Four Media Co	1313 7Th St	Downtown East	\$1,024.48
4291-008-023	Four Media Co	1307 7Th St	Downtown East	\$2,876.59
4292-013-020	Fox,Stanley L & Karen J Tr	419 Wilshire Blvd	Downtown East	\$958.22
4291-003-011	Fremont Moreno Third Street	1251 3Rd Street Prom	Promenade	\$8,055.52
4291-003-012	Fremont Moreno Third Street	1241 3Rd Street Prom	Promenade	\$3,452.36
4291-005-015	Frymer,Edward & Madeleine	1231 5Th St	Downtown East	\$2,615.66
4291-020-008	Gam,Seymour A & Mildred C Tr	1448 7Th St	Downtown East	\$1,437.91
4291-017-016	Ginsburg,Phillip Co Trust	1427 3Rd Street Prom	Promenade	\$3,437.02
4291-017-017	Ginsburg,Phillip Co Trust	1425 3Rd Street Prom	Promenade	\$4,534.87
4291-002-002	Global Dining Inc	1212 3Rd Street Prom	Promenade	\$8,713.00
4291-025-011	Goode,Arthur & Jean	1554 5Th St	Downtown East	\$6,751.29
4291-020-016	Goodman,Lawrence M Iii Co Trust	1437 6Th St	Downtown East	\$1,024.48
4291-017-003	Gordon,Lesley S Co Trust Etal	1412 4Th St	Bayside/Ocean	\$7,239.23
4291-017-004	Gordon,Lesley S Trust & Renee W	1422 4Th St	Bayside/Ocean	\$14,346.88
4291-018-013	Grigsby,Jesse L & Ludona Tr	401 Broadway	Bayside/Ocean	\$2,875.82
4291-025-023	Grischow,C Belle Trust	408 Broadway	Bayside/Ocean	\$3,448.91
4291-025-032	Grischow,C Belle Trust	1501 4Th St	Bayside/Ocean	\$8,776.29
4291-008-800	Gte Calif Inc	1337 7Th St	Downtown East	\$682.71
4291-008-801	Gte Calif Inc	1345 7Th St	Downtown East	\$2,049.51
4291-009-800	Gte Calif Inc	1314 7Th St	Downtown East	\$1,024.48
4291-009-801	Gte Calif Inc	1314 7Th St	Downtown East	\$1,024.48
4291-009-802	Gte Calif Inc	1314 7Th St	Downtown East	\$1,024.48
4291-009-803	Gte Calif Inc	1314 7Th St	Downtown East	\$1,024.48
4291-009-805	Gte Calif Inc	1314 7Th St	Downtown East	\$2,049.51
4291-010-018	H & H Properties	1317 5Th St	Downtown East	\$1,538.22
4291-007-011	H & J No 1	1247 7Th St	Downtown East	\$2,263.79
4292-020-007	Hacker,Tamir And Sweetzer Partners	1137 3Rd St	Bayside/Ocean	\$2,875.82
4291-012-015	Harkham Family Enterprises Lp	1325 3Rd Street Prom	Promenade	\$5,751.64
4291-015-013	Harvey Investments Llc	1452 2Nd St	Bayside/Ocean	\$2,876.97
4291-019-005	Hausner,Stanley M & Keri Tr	1416 6Th St	Downtown East	\$1,437.91
4292-020-003	Hesbercon Properties Llc	1148 4Th St	Bayside/Ocean	\$2,875.82

APN	Owner Name	Site Address	Benefit Zone	TOTAL PARCEL ASSMT
4291-013-012	Hg American Commercial	1352 3Rd Street Prom	Promenade	\$9,206.31
4291-019-016	Highwood Properties Inc	1445 5Th St	Downtown East	\$1,438.49
4291-019-017	Highwood Properties Inc	1445 5Th St	Downtown East	\$1,437.91
4291-016-012	Horwitz,Richard Tr Etal	227 Broadway	Promenade	\$17,266.43
4290-010-004	Hotel Colorado Pacific Llc	520 Colorado Ave	Downtown East	\$1,200.66
4291-004-009	Ideal Properties Llc	1237 4Th St	Bayside/Ocean	\$2,013.50
4291-014-020	Indus Investments Company	1307 Ocean Ave	Bayside/Ocean	\$2,875.82
4291-014-021	Indus Investments Company	1301 Ocean Ave	Bayside/Ocean	\$13,480.74
4291-001-033	Irvine Apartment Communities L P	1221 Ocean Ave	Bayside/Ocean	\$53,983.08
4292-012-015	Isaacs Realty Llc	1139 5Th St	Downtown East	\$1,437.91
4292-012-027	Isaacs Realty Llc	501 Wilshire Blvd	Downtown East	\$1,437.91
4291-025-006	J & P Shultz Partnership	1552 5Th St	Downtown East	\$1,437.91
4291-025-033	J & P Shultz Partnership	420 Broadway	Downtown East	\$4,541.59
4291-005-014	Jamnan Properties	1235 5Th St	Downtown East	\$1,437.91
4290-011-020	Jandy Llc	1636 5Th St	Downtown East	\$3,030.98
4291-016-018	Jbk I Associates Llc	202 Santa Monica Blvd	Bayside/Ocean	\$5,399.11
4291-020-021	Jordan,William & Johanna Tr	1415 6Th St	Downtown East	\$1,578.11
4291-023-038	Joy,Ken E And Judith C Trs	1544 7Th St, 14A	Downtown East	\$200.88
4291-005-024	Jsm 132 Starnd Partnership	1234 6Th St	Downtown East	\$9,722.05
4291-023-022	Jsm Amalfi Llc	1519 6Th St	Downtown East	\$6,445.88
4291-023-024	Jsm Anacapa Llc	1531 6Th St	Downtown East	\$1,024.48
4292-012-025	Jsm Arrezo Llc	507 Wilshire Blvd	Downtown East	\$2,876.59
4291-021-030	Jsm Biella Llc	1411 7Th St	Downtown East	\$1,437.91
4291-020-027	Jsm Capri Llc	1445 6Th St	Downtown East	\$6,487.15
4291-020-003	Jsm Genoa Llc	1412 7Th St	Downtown East	\$1,024.48
4291-020-025	Jsm Genoa Llc	1418 7Th St	Downtown East	\$1,024.48
4291-018-001	Jsm Lido Llc	400 Santa Monica Blvd	Downtown East	\$1,437.91
4291-018-002	Jsm Lido Llc	1410 5Th St	Downtown East	\$1,437.91
4291-018-003	Jsm Lido Llc	1414 5Th St	Downtown East	\$1,437.91
4291-024-032	Jsm Livorno Llc	1540 6Th St	Downtown East	\$2,049.78
4291-021-023	Jsm Lucca Llc	1427 7Th St	Downtown East	\$1,525.95
4291-021-024	Jsm Lucca Llc	1423 7Th St	Downtown East	\$1,024.48
4291-023-001	Jsm Lugano Llc	626 Broadway	Downtown East	\$1,917.40
4291-022-012	Jsm Modena Llc	711 Colorado Ave	Downtown East	\$1,437.91
4291-005-010	Jsm Parma Llc	1244 6Th St	Downtown East	\$1,437.91
4291-018-027	Jsm Portofino Llc		Downtown East	\$10,681.23
4291-023-021	Jsm Positano Llc	606 Broadway	Downtown East	\$2,876.59
4291-018-006	Jsm Rapallo Llc	1422 5Th St	Downtown East	\$1,437.91
4291-018-007	Jsm Rapallo Llc	1432 5Th St	Downtown East	\$1,437.91
4291-005-026	Jsm Roma Llc	505 Arizona Ave	Downtown East	\$1,024.89
4291-024-012	Jsm San Lorenzo Llc	1548 6Th St	Downtown East	\$1,437.91
4291-024-013	Jsm San Lorenzo Llc	1552 6Th St	Downtown East	\$1,437.91
4291-018-024	Jsm San Marco Llc	1418 5Th St	Downtown East	\$1,437.91
4291-020-028	Jsm Sorrento Llc	620 Santa Monica Blvd	Downtown East	\$9,027.55
4291-023-005	Jsm Ticino Mccormick Llc	1530 7Th St	Downtown East	\$6,509.56
4291-023-002	Jsm Tuscany Llc	1514 7Th St	Downtown East	\$1,024.48
4291-023-012	Jsm Venezia Llc	1535 6Th St	Downtown East	\$6,459.55
4291-024-031	Jsm Verona Llc	1528 6Th St	Downtown East	\$9,623.85
4291-002-008	Khedr,David & Odette Tr	1242 3Rd Street Prom	Promenade	\$10,357.09
4291-004-012	Kievitz,Jules	1211 4Th St	Bayside/Ocean	\$4,520.30
4291-010-023	Kilroy Realty L P	501 Santa Monica Blvd	Downtown East	\$15,162.40
4291-010-025	Kilroy Realty L P	505 Santa Monica Blvd	Downtown East	\$16,068.84
4291-006-028	Kmt Arizona Llc	619 Arizona Ave	Downtown East	\$2,876.59
4291-016-013	Kumetz,Aaron & Renee Tr	201 Broadway	Bayside/Ocean	\$23,015.76
4291-028-023	Landau,Thomas H	1514 2Nd St	Bayside/Ocean	\$2,877.35
4291-014-008	Lidschin Investors L P	1332 2Nd St	Bayside/Ocean	\$5,753.17
4291-025-012	Lloyds Bank California	1555 4Th St	Bayside/Ocean	\$2,875.82
4291-023-004	Longeway,Marian L Trust	1524 7Th St	Downtown East	\$1,024.48
4291-015-028	Los Angeles Councils Of American	1438 2Nd St	Bayside/Ocean	\$3,879.83
4291-017-013	Lwb Santa Monica Mall L P	1437 3Rd Street Prom	Promenade	\$5,753.94

APN	Owner Name	Site Address	Benefit Zone	TOTAL PARCEL ASSMT
4291-004-015	Macdonald,Robert D Trust Etal	412 Wilshire Blvd	Bayside/Ocean	\$5,485.42
4291-026-023	Macerich Santa Monica Adjacent	315 Colorado Ave	Downtown East	\$28,856.40
4291-026-021	Macerich Santa Monica Llc	220 Broadway	Bayside/Ocean	\$50,765.10
4291-026-022	Macerich Santa Monica Llc	395 Santa Monica Place	Bayside/Ocean	\$185,204.79
4291-015-030	Mani Brothers Portfino Plaza Llc	1401 Ocean Ave	Bayside/Ocean	\$20,971.58
4291-019-001	Martin,Irene Trust	518 Santa Monica Blvd	Downtown East	\$1,241.89
4291-007-014	Maxser & Co	1233 7Th St	Downtown East	\$1,437.91
4291-007-015	Maxser & Co	1227 7Th St	Downtown East	\$1,437.91
4291-007-016	Maxser & Co	1221 7Th St	Downtown East	\$1,437.91
4291-007-017	Maxser & Co	1217 7Th St	Downtown East	\$1,437.91
4291-007-018	Maxser & Co	1213 7Th St	Downtown East	\$1,437.91
4291-007-019	Maxser & Co	702 Wilshire Blvd	Downtown East	\$7,794.29
4291-007-021	Maxser & Co	718 Wilshire Blvd	Downtown East	\$1,342.59
4290-010-005	Mcmahan,Jacqueline	516 Colorado Ave	Downtown East	\$855.44
4291-004-003	Mills,Albert D Co Tr Et Al	1216 5Th St	Downtown East	\$1,438.49
4291-016-007	Mizrahi Family Investment Ptnshp	1432 3Rd Street Prom	Promenade	\$6,329.34
4291-017-015	Mizrahi Family Investment Ptnshp	1429 3Rd Street Prom	Promenade	\$5,753.94
4291-017-014	Mizrahi,Albert	1431 3Rd Street Prom	Promenade	\$12,938.70
4291-017-021	Moini,Sirous & Debra	312 Santa Monica Blvd	Bayside/Ocean	\$1,467.25
4291-020-020	Moon Development Inc	1417 6Th St	Downtown East	\$1,888.83
4291-006-007	Morshed,Mani & Noushin	1244 7Th St	Downtown East	\$1,437.91
4291-005-006	MscI Inc	1222 6Th St	Downtown East	\$1,657.33
4291-006-009	Multistate Legal Studies Inc	1247 6Th St	Downtown East	\$1,437.91
4291-019-027	Munstein,Charles Co Tr Et Al	501 Broadway	Downtown East	\$2,876.59
4291-005-009	Nanjam Properites	1240 6Th St	Downtown East	\$1,437.91
4291-016-003	Nathanson Family Limited Ptnshp	1412 3Rd Street Prom	Promenade	\$11,507.88
4291-014-004	Natural Resources Defense	1314 2Nd St	Bayside/Ocean	\$4,132.10
4291-009-011	Noncom Properties Etal	604 Arizona Ave	Downtown East	\$3,074.54
4292-021-009	Ocean Avenue Llc	1129 2Nd St	Bayside/Ocean	\$2,875.82
4292-021-010	Ocean Avenue Llc	1127 2Nd St	Bayside/Ocean	\$2,875.82
4292-028-001	Ocean Avenue Llc	1133 Ocean Ave	Bayside/Ocean	\$84,788.93
4291-028-004	Ocean Avenue Management Llc	1530 2Nd St	Bayside/Ocean	\$5,753.17
4291-028-014	Ocean Avenue Management Llc	1525 Ocean Ave	Bayside/Ocean	\$5,753.17
4291-028-015	Ocean Avenue Management Llc	1515 Ocean Ave	Bayside/Ocean	\$5,984.87
4291-014-016	Ocean Avenue Partners Llc	1337 Ocean Ave	Bayside/Ocean	\$2,875.82
4291-014-017	Ocean Avenue Partners Llc	1333 Ocean Ave	Bayside/Ocean	\$2,048.96
4291-014-018	Ocean Avenue Partners Llc	1327 Ocean Ave	Bayside/Ocean	\$2,375.56
4291-004-006	Parish Of St Augustine By	1229 4Th St	Downtown East	\$512.24
4291-004-011	Parish Of St Augustine By	1227 4Th St	Bayside/Ocean	\$4,782.83
4291-012-008	Parkwood Investments Llc	331 Santa Monica Blvd	Bayside/Ocean	\$11,505.96
4291-028-017	Paseo Del Mar Group Llc	1551 Ocean Ave	Bayside/Ocean	\$11,507.88
4292-005-008	Perisphere Llc	1142 7Th St	Downtown East	\$1,437.91
4292-005-009	Perisphere Llc	631 Wilshire Blvd	Downtown East	\$1,437.91
4292-005-010	Perisphere Llc	631 Wilshire Blvd	Downtown East	\$2,517.35
4292-005-025	Perisphere Llc	619 Wilshire Blvd	Downtown East	\$2,980.93
4291-011-012	Petty,Walter E & Mary E Tr	1335 4Th St	Bayside/Ocean	\$5,693.33
4291-002-018	PI Napa Jc Investment Ptnshp	1221 2Nd St	Bayside/Ocean	\$7,485.88
4291-015-006	Poncher,Lyle S	1428 2Nd St	Bayside/Ocean	\$2,875.82
4291-021-016	Poptsis,George	1457 7Th St	Downtown East	\$682.71
4291-017-025	Promenade Gateway	309 Broadway	Promenade	\$84,191.71
4291-015-001	Promenade Properties Ii Llc	1402 2Nd St	Bayside/Ocean	\$2,876.97
4292-020-005	Promenade Properties Llc	1149 3Rd St	Bayside/Ocean	\$3,451.21
4291-023-020	Pru & Jsm Lugano Llc	1502 7Th St	Downtown East	\$958.22
4291-019-018	Pru Jsm Trino Llc	1437 5Th St	Downtown East	\$1,437.91
4291-019-026	Pru Jsm Trino Llc	525 Broadway	Downtown East	\$7,191.66
4291-028-018	Rbe Glendora Llc And	1540 2Nd St	Bayside/Ocean	\$14,383.32
4291-002-901	Redevelopment Agcy Santa Monic	1235 2Nd St	Bayside/Ocean	\$32,796.52
4291-003-903	Redevelopment Agcy Santa Monic	1234 4Th St	Bayside/Ocean	\$18,401.99
4291-012-900	Redevelopment Agcy Santa Monic	1318 4Th St	Bayside/Ocean	\$18,401.99
4291-013-901	Redevelopment Agcy Santa Monic	1321 2Nd St	Bayside/Ocean	\$30,746.74

APN	Owner Name	Site Address	Benefit Zone	TOTAL PARCEL ASSMT
4291-016-903	Redevelopment Agcy Santa Monic	1423 2Nd St	Bayside/Ocean	\$32,601.79
4291-017-905	Redevelopment Agcy Santa Monic	1440 4Th St	Bayside/Ocean	\$29,621.00
4291-026-916	Redevelopment Agcy Santa Monic	320 Broadway	Bayside/Ocean	\$42,368.74
4291-026-917	Redevelopment Agcy Santa Monic	215 Colorado Ave	Bayside/Ocean	\$52,160.41
4291-016-004	Reiff & Givertz Properties	1416 3Rd Street Prom	Promenade	\$5,830.66
4291-016-006	Reiff & Givertz Properties	1428 3Rd Street Prom	Promenade	\$7,671.92
4291-012-010	Resnick,Robert D Trust	301 Santa Monica Blvd	Promenade	\$22,482.30
4291-002-021	Retail By The Sea Llc	202 Wilshire Blvd	Bayside/Ocean	\$1,916.45
4291-012-018	Robbins,Mitzi Tr Etal	1301 3Rd Street Prom	Promenade	\$40,984.94
4291-020-013	Rodriguez,Angela	1453 6Th St	Downtown East	\$819.64
4291-025-028	Rodriguez,Erica A	1553 4Th St	Bayside/Ocean	\$2,875.82
4292-005-007	Roman Catholic Archbishop	1140 7Th St	Downtown East	\$1,437.91
4291-019-019	Romney,Mark S Trust	1427 5Th St	Downtown East	\$2,876.59
4291-019-020	Romney,Mark S Trust	1423 5Th St	Downtown East	\$1,437.91
4291-019-021	Romney,Mark S Trust	1415 5Th St	Downtown East	\$1,437.91
4291-016-002	Roscher,Arno A Trust	1408 3Rd Street Prom	Promenade	\$15,075.33
4291-016-008	Rose Mizrahi Llc	1436 3Rd Street Prom	Promenade	\$13,267.82
4291-014-005	Rth Management Company Llc	1318 2Nd St	Bayside/Ocean	\$4,511.09
4291-014-006	Rth Management Company Llc	1324 2Nd St	Bayside/Ocean	\$2,875.82
4291-010-027	Ruhman,Lionel G & Elza V Tr	1302 6Th St	Downtown East	\$3,548.26
4291-018-018	S M Partners Ltd	1427 4Th St	Bayside/Ocean	\$8,822.71
4291-017-023	S M Promenade L L C	1460 4Th St	Bayside/Ocean	\$11,507.88
4291-004-008	Saint Peter & Saint Paul	1245 4Th St	Bayside/Ocean	\$1,536.93
4291-025-031	Salvation Army	1533 4Th St	Bayside/Ocean	\$2,138.61
4291-025-034	Salvation Army	1528 5Th St	Downtown East	\$6,065.46
4291-003-014	San Diego Promenade Investors LI	1231 3Rd Street Prom	Promenade	\$23,522.11
4291-003-002	Santa Monica Bay Womans Club	1210 4Th St	Bayside/Ocean	\$1,940.46
4291-003-023	Santa Monica Bay Womans Club	1222 4Th St	Bayside/Ocean	\$2,875.82
4291-009-900	Santa Monica City	1343 6Th St	Downtown East	\$14,792.60
4291-010-026	Santa Monica City	1323 5Th St	Downtown East	\$1,024.48
4291-011-001	Santa Monica City	1324 5Th St	Downtown East	\$1,229.73
4291-011-002	Santa Monica City	1324 5Th St	Downtown East	\$819.64
4291-011-003	Santa Monica City	1324 5Th St	Downtown East	\$1,024.48
4291-011-004	Santa Monica City	1324 5Th St	Downtown East	\$1,024.48
4291-011-005	Santa Monica City	1326 5Th St	Downtown East	\$1,024.48
4291-011-007	Santa Monica City	1338 5Th St	Downtown East	\$1,024.48
4291-011-008	Santa Monica City	1342 5Th St	Downtown East	\$1,024.48
4291-011-017	Santa Monica City	1324 5Th St	Downtown East	\$3,462.08
4291-020-900	Santa Monica City	1444 7Th St	Downtown East	\$2,050.06
4291-025-900	Santa Monica City	1527 4Th St	Bayside/Ocean	\$7,358.99
4292-020-013	Santa Monica City	1125 3Rd St	Bayside/Ocean	\$5,446.55
4292-020-902	Santa Monica City	1130 4Th St	Bayside/Ocean	\$16,398.26
8940-289-038	Santa Monica City/Above the Fold		Promenade	\$153.44
8940-288-035	Santa Monica City/Access Center-Samoshel	503-505 Olympic Blvd	Downtown East	\$1,091.26
8940-288-026	Santa Monica City/Bookmark Café		Downtown East	\$143.85
8940-289-024	Santa Monica City/Café Bellagio		Promenade	\$383.60
8940-289-009	Santa Monica City/Dance Doctor		Bayside/Ocean	\$1,180.71
8940-289-012	Santa Monica City/Garbo Shoe Repair		Bayside/Ocean	\$258.93
8940-289-111	Santa Monica City/Monsieur Marcel		Promenade	\$421.96
8940-289-110	Santa Monica City/Mudra		Promenade	\$191.80
8940-289-011	Santa Monica City/Peter's Barber Shop		Bayside/Ocean	\$105.87
8940-288-027	Santa Monica City/Sears Tire	402 Colorado Ave	Downtown East	\$14,334.27
8940-289-049	Santa Monica City/Western Union		Bayside/Ocean	\$322.60
8940-289-004	Santa Monica City/Willie and Gloria		Bayside/Ocean	\$316.47
4291-002-902	Santa Monica Community College D	1227 2Nd St	Bayside/Ocean	\$5,431.92
4291-010-028	Santa Monica Young Mens	1338 6Th St	Downtown East	\$5,540.30
4291-006-024	Santa Monica,Christian	1233 6Th St	Downtown East	\$4,964.95
4290-010-003	Sather,Kent & Joan	524 Colorado Ave	Downtown East	\$1,200.66
4291-008-020	Sather,Kent & Joan	1325 7Th St	Downtown East	\$1,628.37
4291-019-008	Sc Sunrise Llc	1434 6Th St	Downtown East	\$1,606.88

APN	Owner Name	Site Address	Benefit Zone	TOTAL PARCEL ASSMT
4291-010-019	Schober,Karl	1311 5Th St	Downtown East	\$1,437.91
4291-010-020	Schober,Karl	1313 5Th St	Downtown East	\$1,437.91
4291-016-019	Schober,Karl E	210 Santa Monica Blvd	Bayside/Ocean	\$3,834.81
4291-016-020	Schober,Karl E	214 Santa Monica Blvd	Bayside/Ocean	\$2,957.14
4291-004-010	Scobar Adventures Llc	1231 4Th St	Bayside/Ocean	\$2,493.37
4291-018-015	Scobar Adventures Llc	1443 4Th St	Bayside/Ocean	\$5,201.56
4292-021-022	Searise Associates	233 Wilshire Blvd	Bayside/Ocean	\$48,441.28
4290-012-003	Sears Roebuck & Co	302 Colorado Ave	Bayside/Ocean	\$51,966.53
4291-016-017	Second & S M Blvd	1417 2Nd St	Bayside/Ocean	\$5,374.56
4292-021-008	Second Street Associates	1137 2Nd St	Bayside/Ocean	\$11,507.88
4292-021-021	Second Street Corporation	1111 2Nd St	Bayside/Ocean	\$33,837.27
4291-002-005	Sedman,Crystin G Co Trust	1228 3Rd Street Prom	Promenade	\$5,945.74
4291-024-028	Segal,Michael S Co Trust Etal	500 Broadway	Downtown East	\$11,507.88
4291-024-029	Segal,Michael S Co Trust Etal	500 Broadway	Downtown East	\$1,437.91
4291-023-011	Shiraz Investment Llc	1547 6Th St	Downtown East	\$1,437.91
4291-021-022	Shu,Stanley K & Cecilia S Tr	1431 7Th St	Downtown East	\$1,406.83
4291-023-027	Shung,Irene	1544 7Th St, 3A	Downtown East	\$101.12
4291-005-011	Sixth Street Realty	1250 6Th St	Downtown East	\$5,420.79
4291-005-017	Slagerman,Sidney L & Rose Tr	1221 5Th St	Downtown East	\$1,437.91
4291-005-021	Slagerman,Sidney L & Rose Tr	504 Wilshire Blvd	Downtown East	\$4,794.76
4291-020-012	Smb Broadway Group	609 Broadway	Downtown East	\$4,916.36
4291-012-009	Smb Group	319 Santa Monica Blvd	Bayside/Ocean	\$9,110.41
4291-006-025	Soka Gakkai International Usa	1211 6Th St	Downtown East	\$5,492.19
4291-006-026	Soka,Gakkai International-Usa	1212 7Th St	Downtown East	\$5,069.73
4292-012-010	Soka,Gakkai International-Usa	1144 6Th St	Downtown East	\$512.45
4292-012-011	Soka,Gakkai International-Usa	525 Wilshire Blvd	Downtown East	\$512.24
4292-012-026	Soka,Gakkai International-Usa	525 Wilshire Blvd	Downtown East	\$4,019.69
4291-015-004	South,Gate Ocean Park Aerie 2080	1418 2Nd St	Bayside/Ocean	\$1,534.38
4291-025-010	Step Up On Fifth	1548 5Th St	Downtown East	\$510.00
4291-014-007	Step Up On Second	1328 2Nd St	Bayside/Ocean	\$3,051.13
4291-020-026	Stone,Robert A Co Trust	1460 7Th St	Downtown East	\$3,493.82
4291-013-008	Street Retail Inc	1344 3Rd Street Prom	Promenade	\$2,362.95
4291-002-025	Street Retail West 10	214 Wilshire Blvd	Bayside/Ocean	\$11,915.26
4291-002-004	Street Retail West 3 L P	1220 3Rd Street Prom	Promenade	\$11,507.88
4291-002-024	Street Retail West 4 L P	1232 3Rd Street Prom	Promenade	\$17,952.30
4291-003-010	Street Retail West I	1253 3Rd Street Prom	Promenade	\$16,124.08
4291-003-016	Street Retail West I	1225 3Rd Street Prom	Promenade	\$2,873.90
4291-012-012	Street Retail West I	1343 3Rd Street Prom	Promenade	\$16,302.83
4291-012-013	Street Retail West I	1339 3Rd Street Prom	Promenade	\$16,803.81
4291-003-009	Street Retail West I L P	301 Arizona Ave	Promenade	\$17,261.82
4291-013-009	Sul,Joon K & Sook Y Tr	1348 3Rd Street Prom	Promenade	\$2,205.68
4291-011-006	Sunnyside Group	1334 5Th St	Downtown East	\$1,437.91
4291-017-024	Third Street Limited	1415 3Rd Street Prom	Promenade	\$25,892.74
4291-006-001	Thompson,John P Co-Tr & Southlan	626 Wilshire Blvd	Downtown East	\$2,876.59
4291-003-015	Tigris Group Vii Llc	1227 3Rd Street Prom	Promenade	\$2,873.90
4291-008-018	Tistaert,Glen A	1333 7Th St	Downtown East	\$1,437.91
4291-007-012	Trask,Philip A Trust	1243 7Th St	Downtown East	\$1,437.91
4291-004-900	U S Govt	1248 5Th St	Downtown East	\$5,124.59
4291-015-002	Ufcw Local 1442 Building Corp	1410 2Nd St	Bayside/Ocean	\$5,748.95
4291-002-009	Upham Promenade Llc	1248 3Rd Street Prom	Promenade	\$5,750.20
4291-023-040	Urban,Christopher	1544 7Th St, 16A	Downtown East	\$207.71
4291-012-017	USA San Diego LLC	1315 3Rd Street Prom	Promenade	\$20,736.44
4291-021-017	Vieha,Mark And Kelley, Bert	1453 7Th St	Downtown East	\$682.71
4291-023-028	Virata,Bradley R	1544 7Th St, 4A	Downtown East	\$102.49
4291-011-014	Virginia,Tegner Spurgin	1301 4Th St	Bayside/Ocean	\$12,369.82
4291-011-018	Virginia,Tegner Spurgin	1333 4Th St	Bayside/Ocean	\$7,769.74
4291-022-026	Vons Companies Inc	1507 7Th St	Downtown East	\$10,025.67
4291-013-007	Vurgec,Sefik & Lorin Tr	1340 3Rd Street Prom	Promenade	\$4,628.47
4291-013-011	Vurgec,Sefik & Lorin Tr	1354 3Rd Street Prom	Promenade	\$3,068.00
4291-004-013	Wagner,Bruce And Zucherman, James	424 Wilshire Blvd	Downtown East	\$958.22

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4291-020-011	Walker,Madeline R Et Al	621 Broadway	Downtown East	\$958.22
4291-013-002	Walter N Marks Inc	1312 3Rd Street Prom	Promenade	\$9,206.31
4291-013-003	Walter N Marks Inc	1318 3Rd Street Prom	Promenade	\$18,874.46
4291-005-012	Warburton,Gary	519 Arizona Ave	Downtown East	\$661.70
4291-010-003	Wc Development Llc	520 Arizona Ave	Downtown East	\$487.93
4290-011-017	Wells Fargo Bank Et Al Trs, Spector Trust	1640 5Th St	Downtown East	\$5,212.30
4292-020-004	Wells Fargo Bank Of Ca Trust	311 Wilshire Blvd	Bayside/Ocean	\$1,937.16
4292-020-012	Wells Fargo Bank Of Ca Trust	315 Wilshire Blvd	Bayside/Ocean	\$3,834.81
4291-010-012	Wells Fargo Bank Tr	519 Santa Monica Blvd	Downtown East	\$2,876.59
4291-005-005	Werner,William F Jr Co Trust	1218 6Th St	Downtown East	\$1,437.91
4291-002-003	Westside Properties 1 Llc	1218 3Rd Street Prom	Promenade	\$5,751.64
4291-012-016	Westside Properties 2 Llc	1319 3Rd Street Prom	Promenade	\$6,255.68
4291-016-010	Westside Properties 2 Llc	1446 3Rd Street Prom	Promenade	\$5,751.64
4292-020-011	Wil-Fourth Llc	317 Wilshire Blvd	Bayside/Ocean	\$8,978.83
4291-004-002	Wilshire & 5Th I Llc	1212 5Th St	Downtown East	\$2,253.05
4291-015-003	Wolfsdorf Investments Llc	1414 2Nd St	Bayside/Ocean	\$2,876.97
4291-003-020	Woodbury,Betty M	320 Wilshire Blvd	Bayside/Ocean	\$5,118.71
4291-009-010	Yee,Nancy J	624 Arizona Ave	Downtown East	\$737.66
4291-023-041	Yeoun Seung Kang	1544 7Th St, 17A	Downtown East	\$200.88
4291-002-019	Zini Llc	1217 2Nd St	Bayside/Ocean	\$7,520.78
4292-005-026	Zynda,William E Co Trust Etal	611 Wilshire Blvd	Downtown East	\$958.22
4292-005-029	Zynda,William E Co Trust Etal	601 Wilshire Blvd	Downtown East	\$1,917.40