

**Downtown Ventura  
Business Improvement District  
Management District Plan**

**For  
A Property Based  
Business Improvement District  
Downtown Ventura**

**December 2013**

**Prepared By  
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For the  
Downtown Ventura Business Improvement District (District)  
Ventura, California**

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## **Section 1 Management District Plan Summary**

The name of the proposed Property-based Business Improvement District is the Downtown Ventura Business Improvement District (the "District"). The District is being established pursuant to Section 36600 et seq. of the California Streets and Highways Code, the "Property and Business Improvement District Law of 1994 as amended", hereinafter referred to as State Law.

Developed by the Downtown Ventura Business Improvement District Steering Committee, the Downtown Ventura Business Improvement District Management Plan is proposed to improve and convey special benefits to properties located within the Downtown Ventura Business Improvement District area. The District will provide new improvements and activities, including clean and safe programs, economic development, marketing and special programs to support the District property owners.

Each of the programs is designed to meet the goals of the District; to improve the appearance and safety of the District, to increase building occupancy and lease rates, to encourage new business development and attract ancillary businesses and services.

**Boundary:** See Section 2, Page 6 and map page 9.

**Budget:** The total District budget for the 2015 year of operation is approximately \$462,083 and is composed of the following elements:

### **Improvements, Activities, Services:**

<b>CLEAN and SAFE PROGRAMS</b>	<b>\$189,454</b>	<b>41%</b>
<ul style="list-style-type: none"><li>• Sidewalk Sweeping</li><li>• Downtown Ambassadors</li><li>• Sidewalk Pressure Washing</li><li>• Graffiti &amp; Handbill Removal</li><li>• Trash Removal</li><li>• Promenade Trash Removal &amp; Garage Maintenance</li><li>• Landscape Improvements &amp; Maintenance</li><li>• Address Vagrancy Issues</li><li>• Maintain Festival Lighting</li></ul>		
<b>ECONOMIC DEVELOPMENT</b>	<b>\$78,554</b>	<b>17%</b>
<ul style="list-style-type: none"><li>• Planning Activities</li><li>• Maintain Database (Property, Business, Contact)</li><li>• Retail &amp; Office Recruitment Programs</li><li>• Retail &amp; Office Retention Programs</li><li>• Residential Development Attraction</li><li>• Research/Studies/Data Collection</li></ul>		

- Maintain On-street Presence
- Develop Fiber-optic Network

**MARKETING/COMMUNICATION PROGRAMS** **\$92,417** **20%**

- Image and Marketing materials
- Media Advertising
- Web Site
- Meetings & Workshops
- Events
- Newsletter
- Maintain Social Media Outlets
- Restaurant/Retail Listing & Map

**SPECIAL PROJECTS** **\$46,208** **10%**

**ADVOCACY/ADMINISTRATION** **\$41,587** **9%**

**CITY FEES, BAD DEBT ALLOWANCE** **\$13,862** **3%**

**Method of Financing:** A levy of special assessments upon real property that receives special benefits from the improvements and activities. (See Section 4, for assessment methodology)

**Benefit Zones:** The State Law and State Constitution Article XIID require that special assessments be levied according to the special benefit each parcel receives from the improvements. In order to match assessment rates to special benefits received, three service levels, or zones, have been created within the Downtown Ventura Business Improvement District. See section 2 for detailed description of Zones.

**Cost:** Annual assessments are based upon an allocation of program costs by Zone and a calculation of assessable footage. Two property assessment variable, parcel square footage and building square footage will be used in the calculation. 2015 year assessments per zone and per assessment variable will not exceed:

	Core Zone	Non-Core Zone	Mission Zone
Square Foot Assessment Rate	\$0.0846	\$0.0508	\$0.0188

**Cap:** Assessment annual increases cannot exceed 5% per year. Increases will be determined by the business improvement district Owners' Association Board of Directors and will vary between 0 and 5% in any given year.

**District Formation:** District formation requires submission of favorable petitions from property owners representing more than 50% of total assessments to be paid and the return of mail ballots evidencing a majority of ballots cast in favor of the assessment.

Ballots are weighted by each property owner's assessment as proportionate to the total proposed District assessment amount.

**Duration:** The District will have a 5-year life beginning January 1, 2015 and ending December 31, 2019.

**Governance:** The Owners' Association will review District budgets and policies annually within the limitations of the Management District Plan. Annual work plans, quarterly newsletters and annual financial statements will be filed with the City of Ventura (City). The Owners' Association will oversee the day-to-day implementation of services as defined in the Management District Plan.

## **Section 2**

### **Downtown Ventura Business Improvement District Boundaries**

**Summary** – The proposed District is bounded on the West by Ventura Avenue. On the North by Poli Street. On the East by the eastern property line of property on the east side of Ash Street. On the South by the south property line of property on the south side of Thompson and the Promenade. The Downtown Ventura Business Improvement District includes all property within a boundary formed by:

Beginning at the intersection of Poli Street and Ash Street turn south along the east property line of property facing on the east side of Ash to Thompson Boulevard. At Thompson, turn west along Thompson Boulevard to Chestnut Street. At Chestnut Street turn south and then west along the eastern and southern property lines of property facing on the south side of Thompson Boulevard. At California Street turn south along California Street to include the properties bordering California Street, as well as the hotel and parking structure parcels number 073-0-240-115 and 073-0-252-065. Return north on California street to the south property line of parcel 073-0-126-250. At parcel 073-0-126-250 turn west along the south parcel line of parcels facing on the south side of Thompson Boulevard Thompson Boulevard to Ventura Avenue, including the following properties which don't front directly on Thompson Boulevard: 073-0-122-290; 073-0-122-250; 073-0-118-130; 073-0-118-100; 073-0-118-380. At Ventura Avenue, turn north along Ventura Avenue to Main Street. At Main Street, turn east along Main Street to the west parcel line of parcel number 071-0-194-320. Turn north along the west parcel line of parcel 071-0-194-320 to Poli Street. At Poli Street, turn east along Poli Street to the beginning at the intersection of Poli Street and Ash Street.

#### **Core Zone**

The Core Zone contains the highest concentration of retail uses in the District, the highest pedestrian counts and the highest historical demand for services. The Core Zone is made up of all parcels within a boundary formed by:

Beginning at the intersection of the west parcel line of parcel 073-0-022-200 and Main Street, turn east on Main Street to the west parcel line of parcel 071-0-194-320. Follow the west, north and east parcel line of parcel 071-0-194-320 to the intersection with Main Street. Turn east on Main Street to the west parcel line of parcel 071-0-194-100. Turn north along the west parcel line of parcel 071-0-194-100 to the north parcel line of parcel 071-0-194-100. Turn east along the north parcel line of parcel 071-0-194-100 and follow the north parcel lines of parcels facing on the north side of Main Street to the intersection with the west parcel line of parcels facing on the west side of California Street. Turn north along the west parcel line of parcels facing on the west side of California Street to Poli Street. Turn east on Poli Street to the intersection with the east parcel line of parcels facing on the east side of California Street. Turn south along the east parcel line of parcels facing on the east side of California Street to the intersection of the north parcel line of parcels facing on the north side of Main Street. Turn east along the north parcel line of parcels facing on the north side of Main Street to Ash

Street. At Ash Street turn south along Ash Street to the intersection with the south parcel line of parcels facing on the south side of Main Street. Turn west along the south parcel line of parcels facing on the south side of Main Street to the intersection with the east parcel line of parcels facing on the east side of Fir Street. Turn south along the east parcel line of parcels facing on the east side of Fir Street to Thompson Boulevard. At Thompson Boulevard turn west to Chestnut Street. At Chestnut turn north to the intersection with the south parcel line of parcels facing on the south side of Santa Clara Street. Turn west along the south parcel line of parcels facing on the south side of Santa Clara to the intersect with the east parcel line of parcels facing on the east side of California Street. Turn south along the east parcel line of parcels facing on the east side of California Street to Thompson Boulevard. Turn west on Thompson Boulevard to the intersection with the west parcel line of parcels facing on the west side of California Street. Turn north along the west parcel line of parcels facing on the west side of California to the intersection of with the south parcel line of parcels facing on the south side of Santa Clara Street. Turn west along the south parcel line of parcels facing on the south side of Santa Clara Street to Figueroa Street. At Figueroa Street, turn north to Santa Clara Street. At Santa Clara Street turn west to the west parcel line of parcel 073-0-022-200. Turn north along the west parcel line of parcel 073-0-022-200 to the beginning at Main Street.

### **Non-Core Zone**

The Non-Core Zone is a mix of retail, residential, wholesale and commercial office uses. The Non-Core Zone has a much lower historical demand for services. The Non-Core Zone is made up of all of the parcels within the District that are not in the Core Zone or the Mission Zone.

### **Mission Zone**

The Mission Zone is a specialized zone comprised of two parcels of the historic mission property. This zone has the lowest need for services and receives the least special benefit from the programs provided the District. The Mission Zone is made up of parcels 071-0-194-390 and 071-0-194-380.

### **District Boundary Rationale**

The property uses within the general boundaries of the Downtown Ventura Business Improvement District includes a mix of retail, wholesale, office, education, religious, parking and residential. Services and improvements provided by the District are designed to provide special benefits to the retail, wholesale, office, manufacturing, education, religious, parking and residential properties in the form of improving the economic and environmental vitality by increasing building occupancy and lease rates, encouraging new business development, attracting residential serving businesses and services, attracting office tenants, attracting retail customers and encouraging commerce. All of the services provided, such as the maintenance work provided by the Clean & Safe Ambassadors team, are services 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. And because of the unique nature of these services focusing on the particular needs of each property within the District, they provide particular and

distinct benefits to each of the parcels within the District. Each property within the District receives special benefits and is assessed regardless of property use.

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 only will be provided within the boundaries of the District. Specifically, maintenance/sanitation personnel, and similar service providers employed in connection with the District only will patrol and provide services on the streets and sidewalks within the District, and will not provide services outside of District boundaries. Nor will District promotional efforts promote activities outside of District boundaries. All property within the District receives special benefits and is assessed regardless of property use.

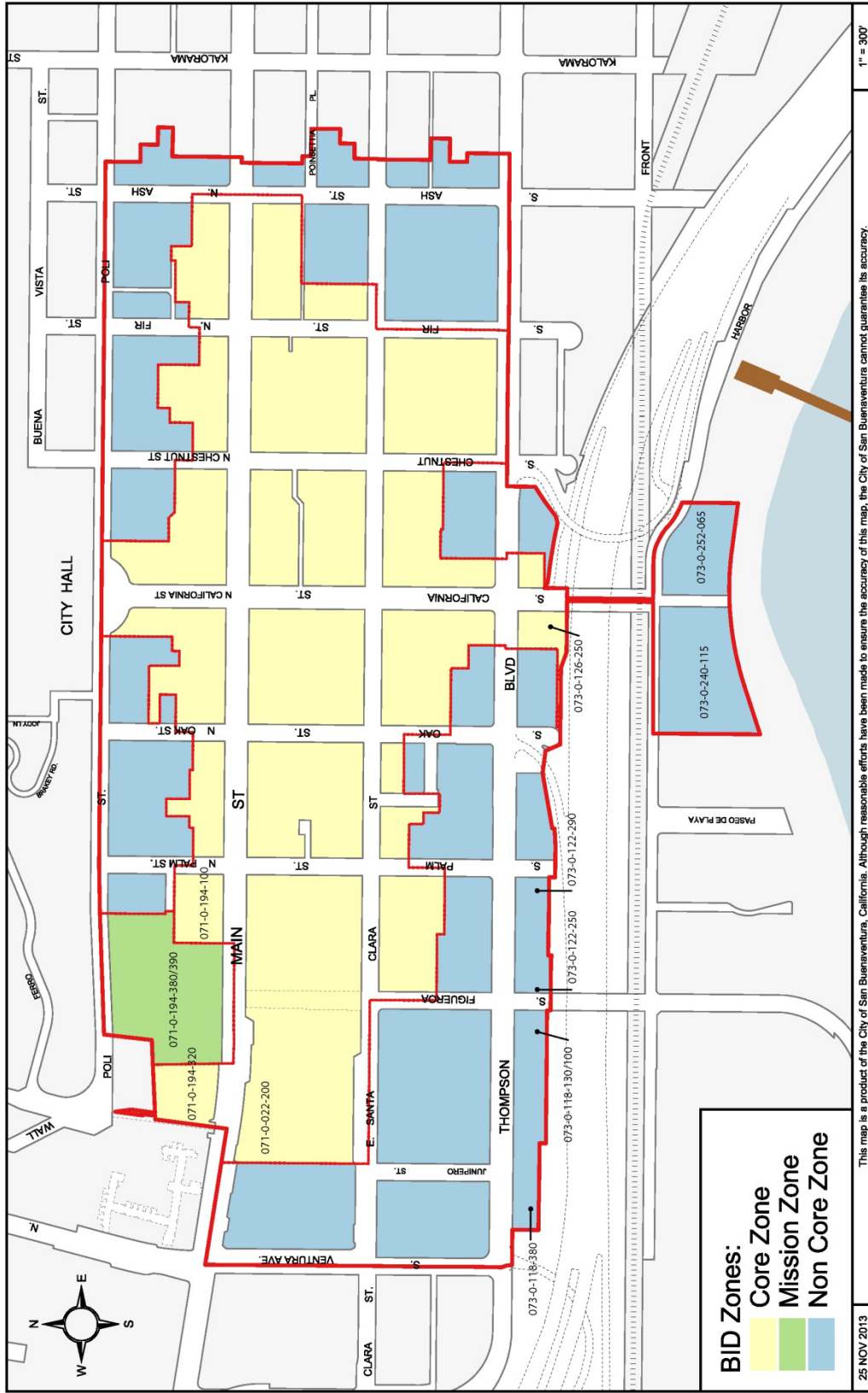
Northern Boundary: The northern boundary of the Downtown Ventura Business Improvement District abuts a primarily residential neighborhood. In order to ensure that parcels outside of the District will not specially benefit from the unique improvements and services funded with the assessment, improvements and services will only be provided within the boundaries of the District.

Eastern Boundary: The eastern boundary of the Downtown Ventura Business Improvement District abuts a primarily residential neighborhood. In order to ensure that parcels outside of the District will not specially benefit from the unique improvements and services funded with the assessment, improvements and services will only be provided within the boundaries of the District.

Southern Boundary: The southern boundary of the Downtown Ventura Business Improvement District is the 101 Freeway. In order to ensure that parcels outside of the District will not specially benefit from the unique improvements and services funded with the assessment, improvements and services will only be provided within the boundaries of the District.

Western Boundary: The western boundary of the Downtown Ventura Business Improvement District abuts an area that is a mix of residential, wholesale and light industrial distinctly different from the uses within the District and will not benefit from the services and programs that are designed to provide special benefit to the primarily retail uses within the District. In order to ensure that parcels outside of the District will not specially benefit from the unique improvements and services funded with the assessment, improvements and services will only be provided within the boundaries of the District.





### **Section 3**

#### **District Improvement and Activity Plan**

##### **Process to Establish the Improvement and Activity Plan**

Through a property owner survey and a series of meetings, the Downtown Ventura Business Improvement District Steering Committee collectively determined the priority for improvements and activities to be delivered by the business improvement district. The primary needs as determined by the property owners were:

- safety
- maintenance
- economic development
- marketing/communication

All of the improvements and activities detailed below are provided only to properties defined as being within the boundaries of the District and provide special benefit to the property owners of those properties within the proposed District. No improvement or activities are provided to properties outside the District boundaries. All benefits derived from the assessments outlined in this Management District Plan go only for services directly benefiting the property owners in this specialized zone. Inasmuch as all services will be provided to the properties defined as being within the District boundaries and these services are not provided outside of the District and because of their unique nature focusing on the particular needs of each assessed parcel within the District provide particular and distinct benefits to each of the assessed parcels within the District.

All benefits derived from the assessments outlined in the Management District Plan are for services directly benefiting the property and business owners within this area and support increased commerce, business attraction and retention, increased property rental income and enhanced overall safety and image within this commercial core. Each of the services: clean, safe, communication, economic development and management are unique to the District and to each of the District's individually assessed parcels therefore all benefits provided are particular and distinct to each individually assessed parcel. No improvement or activities are provided to parcels outside the District boundaries. All assessments outlined in this Management District Plan pay only for services directly benefiting each of the individually assessed parcels in this specialized zone. (For a further definition of special benefits see the Engineers Report "Special Benefit" section.

The total improvement and activity plan budget for 2015 is projected at \$462,083. Of the total budget, special benefit to parcels within the District totals \$455,891 and is funded by property assessments. General benefit from the District budget is calculated at 1.34% or \$6,192 and is not funded by assessment revenue from District parcels. The cost of providing each of the budget components was developed from actual experience in providing these same services over the last four years. Actual service hours and frequency may vary in order to match varying District needs over the 5 year life of the District. A detailed operation deployment for 2015 is available from the property owners association. The budget is made up of the following components.

## **CLEAN & SAFE PROGRAMS**

**\$189,454**

### **Downtown Ventura Clean & Safe (Streetscape) Team**

In order to consistently and effectively deal with the many maintenance issues, in the District, a multi-dimensional approach has been developed consisting of the following elements. The Clean & Safe Ambassadors team will focus primarily on maintenance issues, but will be trained to be additional eyes and ears for the police department. The team also will be trained as hospitality ambassadors to interact with visitors to downtown giving directions and sharing information. The team only will provide service to properties within District boundaries using assessment funds. The special benefit to property owners from these services is increased commercial activity and quality of experience, which directly relates to increases in lease rates and customer usage.

**Sidewalk Maintenance:** Uniformed, cell phone equipped personnel sweep litter, debris and refuse from sidewalks and gutters of the District.

**Trash Collection:** Personnel collect trash from within the District including the Promenade.

**Graffiti Removal:** The District maintains a zero tolerance graffiti policy. An effort is made to remove all tags within 24 hours weekdays.

**Garage and Parking Lot Cleaning:** Personnel sweep litter, debris and refuse from Santa Clara Street and Harbor Boulevard parking garages and public parking lots.

**Landscape Improvement/Maintenance:** Enhanced landscape plantings will be created within the District.

**Weed Abatement:** Weeds are removed as they become unsightly or by special request.

**Paper Sign and Handbill Removal:** Paper signs and handbills that are attached to public property, utility boxes, poles and telephones are removed by hand or when necessary by high-pressure hose.

**Special Collections:** Personnel are often called to collect large bulky items illegally dumped in the District.

**Address Vagrancy Issues:** Work with partners to address vagrancy, interface with vagrant population, respond to calls for service, and reduce panhandling and/or any occurrence of unauthorized public feedings.

**Maintenance Problems Requiring Third Party Intervention:** Problems are monitored that create blighted or unsafe conditions within the District, but are not within the authority/jurisdiction of the BID to repair or correct. Requests are made

to the responsible party/agency for the repair within the District boundaries. Types of problems include blocked or damaged sewers or drains, damaged sidewalks/streets/alleys, non-operating streetlights, damaged or missing street signs, etc.

## **ECONOMIC DEVELOPMENT**

**\$78,554**

The special benefit to property owners from these services is increased commercial activity which directly relates to increases in lease rates and enhanced commerce.

- Planning Activities
- Maintain Database (Property, Business, Contact)
- Retail & Office Recruitment Programs
- Retail & Office Retention Programs
- Residential Development Attraction
- Research/Studies/Data Collection
- Maintain On-street Presence
- Develop Fiber-optic Network

## **MARKETING/COMMUNICATION PROGRAMS**

**\$92,417**

It is important to not only provide the services needed in the District, but to tell the story of improvement in the District. The special benefit to property owners from these services is increased commercial activity which directly relates to increases in lease rates and enhanced commerce. Some of the communication/image programs currently in place or being considered are:

- Image and Marketing materials
- Media Advertising
- Web Site
- Meetings & Workshops
- Events
- Newsletter
- Maintain Social Media Outlets
- Restaurant/Retail Listing & Map

## **SPECIAL PROJECTS**

**\$46,208**

The Special Projects budget is reserved for opportunities and additional projects that present themselves during the life of the District. These special projects will improve commerce by attracting pedestrians to provide a special benefit to the individual assessed parcels within the District. Special project funds will only be used to specially benefit assessed parcels within the District. Special projects may include activities such as increased holiday lighting projects, increased landscape maintenance, tenant recruitment and support, increased communication or event production. The special benefit to assessed parcels from these services is increased commercial activity which directly relates to increases in lease rates and enhanced commerce.

**ADVOCACY AND ADMINISTRATION****\$41,587**

The Downtown Ventura Business Improvement District improvements and activities are managed by a professional staff that requires centralized administrative support. Management staff oversees the District's services which are delivered at least 8 hours a day, seven days a week. Management staff actively advocates on behalf of the District property owners to insure that City and County services and policies support the District. The special benefit to parcels from these services is increased lease rates and tenant occupancy due to increased commercial activity and enhanced commerce in part due to the work of the management staff as stated above. Management staff expenses are allocated according to generally accepted accounting job costing procedures and are allocated to the specific areas in which staff works.

**CITY FEES, BAD DEBT ALLOWANCE****\$13,862**

Costs to renew the District, conduct a yearly financial review as well as City fees, uncollectible assessments and depreciation are included this budget item.

**FIVE YEAR OPERATING BUDGET**

A projected five-year operating budget for the Downtown Ventura Business Improvement District is provided below. The projections are based upon the following assumptions.

Assessment annual increases cannot exceed 5% per year. Increases will be determined by the business improvement district Owners' Association Board of Directors and will vary between 0 and 5% in any given year. The projections following illustrate a maximum 5% annual increase for all budget items. Though, it should be noted, that the board of directors has never voted to increase the assessment in its history.

The cost of providing programs and services may vary depending on the market cost for those programs and services. Expenditures may require adjustment up or down to continue the intended level of programs and services. The owners association shall have the right to reallocate up to 10% of the budget allocation by line item within the budgeted categories. Any change will be approved by the owner's association board of directors and submitted within its annual planning report. Budgets for each zone can be moved between categories, but overall zone budgets cannot be moved between zones. The overall budget shall remain consistent with this Management District Plan. Each assessed parcel pays for 100% of the special benefit received based on the level of benefit received.

### Five Year Budget Projections\*

	2015	2016	2017	2018	2019
Clean & Safe	\$189,454	\$198,927	\$208,873	\$219,317	\$230,282
Economic Development	\$78,554	\$82,482	\$86,606	\$90,936	\$95,483
Marketing/Communications	\$92,417	\$97,037	\$101,889	\$106,984	\$112,333
Special Projects	\$46,208	\$48,519	\$50,945	\$53,492	\$56,166
Advocacy/Administration	\$41,587	\$43,667	\$45,850	\$48,143	\$50,550
Contingency, Bad Debit, City Fees	\$13,862	\$14,556	\$15,283	\$16,048	\$16,850
Total Budget	\$462,083	\$485,187	\$509,446	\$534,918	\$561,664

**\*Assumes 5% yearly increase on all budget items.** Note: Any accrued interest or delinquent payments will be expended in the above categories.

## **Section 4**

### **Assessment Methodology**

Individual assessable parcels shall be assessed by square feet of parcel size and square feet of building size according to each parcel's proportionate special benefit derived from the services provided to that parcel in that benefit zone. Each parcel pays 100% of the special benefit derived by the individual parcel. Special circumstances such as a parcel's location within the District area and need and/or frequency for services are carefully reviewed relative to the specific and distinct type of programs and improvements to be provided by the District in order to determine the appropriate levels of assessment. For a further definition of special benefits the Engineer's Report is available from the Downtown Ventura Business Improvement District Office.

The methodology to levy assessments upon real property that benefit from the improvements and activities of the Downtown Ventura Business Improvement District are Parcel Square Footage and Building Square Footage as the two assessment variables. Lot square footage is relevant to the highest and best use of a property and will reflect the long term value implications of the improvement district. Building square footage is relevant to the interim use of a property and is utilized to measure short and mid-term value impacts.

Lot Square Footage Defined. Lot square footage is defined as the total amount of area within the borders of the parcel. The borders of a parcel are defined on the County Assessor parcel maps.

Building Square Footage Defined. Building square footage is defined as gross building square footage as determined by the outside measurements of a building.

#### **Service Cost Allocations**

The State Law and State Constitution Article XIID require that special assessments be levied according to the special benefit each individual parcel receives from the improvements. In order to match assessment rates to benefits, three benefit zones with differing assessment rates have been established. The levels of appropriate service delivery within each zone were determined by analyzing the business activity, pedestrian counts and type of uses within each zone. Current service delivery needs were determined and projecting future needs over the term of the District in order to produce a common level of program effectiveness throughout the District. Each zone's assessment rate was calculated by determining the expense for the services provided in that area and then spreading the expenses over the total assessable Footage for that Zone.

The Core Zone contains the highest concentration of retail uses in the District, the highest pedestrian counts and the highest historical demand for services. The Non-Core Zone is a mix of retail, residential, wholesale and service businesses. The Non-Core Zone has a much lower historical demand for services. The Mission Zone is made up entirely of the historic Mission and has a much lower need for services.

The amount of assessment for each parcel can be computed by proportionally allocating program costs amongst all parcels within the District area. The method and basis of spreading program costs varies between zones based on frequency of service, types of programs and activities proposed and the size of the zone. This results in different assessment rates for each of the three zones in the District.

### Calculation of Assessments

The proportionate special benefit derived by each identified parcel shall be determined in relationship to the entirety of benefit provided by the services. The proposed services are narrowly defined to confer a particular and distinct benefit to the parcels within the district. The services do not confer general benefits on the community as a whole, like general City services. Each of the parcels in the district participates in the tangible benefits from the parcel-specific safety, cleaning and communication programs. Due to the proportionate special benefits received by these individual parcels from the District services, these parcels will be assessed a rate which is proportionate to the amount of special benefits received. Only special benefits are assessable and these benefits must be separated from any general benefits. The Engineer's report has calculated that 1.34% of the programs provided by the District provide general benefit. Assessment revenue cannot be used to pay for general benefits. (See page 13 of the Engineer's Report for discussion of general and special benefits)

The preceding methodology is applied to a database that has been constructed by the Downtown Ventura Business Improvement District Property Owners and its consultant team. The process for compiling the property database includes the following steps:

- Property data was first obtained from the County of Ventura Assessor's Office.
- County Property data was compared to data obtained from title company databases.
- A list of properties to be included within the District is provided in Section 7.

The following chart identifies each assessable budget for each zone.

EXPENDITURES	CORE	NON CORE	MISSION	TOTAL
Clean and Safe	\$114,013	\$73,508	\$1,932	\$189,454
Economic Development	\$47,274	\$30,479	\$801	\$78,554
Marketing/Communication	\$55,616	\$35,858	\$943	\$92,417
Special Projects	\$46,208	\$0	\$0	\$46,208
Advocacy/Administration	\$25,027	\$16,136	\$424	\$41,587
City Fees	\$8,342	\$5,379	\$141	\$13,862
Total Expenditures	\$296,481	\$161,359	\$4,242	\$462,083
REVENUES				
Assessment Revenues	\$292,509	\$159,197	\$4,185	\$455,891
Other Revenue, 1.34% (1)				\$6,192
Total Revenues				\$462,083
(1) Other non-assessment funding to cover the cost associated with general benefit.				



#### Total Footage Per Zone

	Core Zone	Non-Core Zone	Mission Zone
Lot Square Footage	2,090,995	1,902,363	175,410
Building Square Footage	1,367,651	1,229,562	46,900

Based upon the methodology as set forth above, first year assessments are established as follows.

#### Assessments Per Foot For Each Zone

	Core Zone	Non-Core Zone	Mission Zone
Assessable Footage Rate	\$0.0846	\$0.0508	\$0.0188

Calculation Formula:

Lot Square Footage + Building Square Footage = Total Assessable Footage X  
Appropriate Zone Rate = Parcel Assessment

#### Maximum Annual Assessment Adjustments

The cost of providing programs and services may vary depending on the market cost for those programs and services. Expenditures may require adjustment up or down to continue the intended level of programs and services. Assessments may be subject to annual increases not to exceed the assessment rates in the table below for any given year. Increases will be determined by the District Owners Association and will vary between 0 and 5% in any given year.

#### Maximum Assessment Table

	2015	2016	2017	2018	2019
Core	\$0.0846	\$0.0888	\$0.0932	\$0.0979	\$0.1028
Non-Core	\$0.0508	\$0.0534	\$0.0560	\$0.0588	\$0.0618
Mission	\$0.0188	\$0.0198	\$0.0208	\$0.0218	\$0.0229

#### Budget Adjustments

Any annual budget surplus or deficit will be rolled into the following year's District budget. The budget will be set accordingly, within the constraints of the management plan to adjust for surpluses or deficits that are carried forward.

### **Future Development**

As a result of continued development, the District may experience the addition or subtraction of assessable commercial footage for parcels included and assessed within the District boundaries. The modification of parcel improvements assessed within the District may then change upwards or downwards the amount of total footage assessment for these parcels. In future years, the assessments for the special benefits bestowed upon the included BID parcels may change in accordance with the assessment methodology formula listed in the Management District Plan and Engineer's Report provided the assessment rate does not change. If the assessment formula changes, then a Proposition 218 ballot will be required for approval of the formula changes.

### **Time and Manner for Collecting Assessments**

As provided by State law, the District assessment will appear as a separate line item on annual property tax bills prepared by the County of Ventura. The Ventura City Clerk's office will directly bill any property owners whose special assessment does not appear on the tax rolls.

The assessments shall be collected at the same time and in the same manner as for the ad valorem property tax paid to the County of Ventura. These assessments shall provide for the same lien priority and penalties for delinquent payment as is provided for the ad valorem property tax.

However, assessments may be billed directly by the City for the first fiscal year of operation and then by the County for all subsequent years. Any delinquent assessments owed for the first year will be added to the property tax roll for the following year. The "property owner" means any person shown as the owner/taxpayer on the last equalized assessment roll or otherwise known to be the owner/taxpayer by the City.

### **Disestablishment**

California State Law Section 36670 provides for the disestablishment of a District. Upon the termination of this District any remaining revenues shall be transferred to the renewed District, if one is established, pursuant to Streets and Highways Code Section 36660 (b). Unexpended funds will be returned to property owners based upon each parcels percentage contribution to the total year assessments, if the District is not renewed.

### **Government Assessments**

The Downtown Ventura Business Improvement District Management Plan assumes that the City of Ventura and other government entities will pay assessments for property owned within the boundaries of the District. Article XIII D of the California Constitution was added in November of 1996 to provide for these payments.

Proposition 218, also known as "The Right to Vote on Taxes Act" states:

*“Parcels within a district that are owned or used by any agency, the State of California or the United States shall not be exempt from assessment unless the agency can demonstrate clear and convincing evidence that those publicly owned parcels in fact receive no benefit.”*

All parcels in the District are assessed on their parcel square footage and building square footage and receive special benefits based upon these footages that increase the aesthetic value for that parcel. It has been proposed that all government agencies pay each agency’s “fair share” of assessment.

## **Section 5 District Rules and Regulations**

Pursuant to the Property and Business Improvement law of 1994, as amended, a business improvement district may establish rules and regulations that uniquely apply to the District. The District has adopted the following rules:

- **Competitive Procurement Process**

The Owner’s Association shall develop a policy for competitive bidding when purchasing substantial amounts of services, products and/or equipment. The policy will aim to maximize service, quality, efficiency and cost effectiveness.

- **Treatment of Residential Housing**

In accordance with Section 36632 (c) of the California Streets and Highways Code, properties zoned solely for residential or agricultural use are conclusively presumed not to receive special benefit from the improvements and service funded through the assessments of the District and are not subject to any assessment pursuant to Section 36632 (c). Therefore, properties zoned solely for residential or agricultural use within the boundaries of the District, if any, will not be assessed. The District does not contain any parcels that are zoned solely for residential or agricultural use.

- **Bonds**

The Owners’ Association will not issue bonds to finance any services or improvements in the District.

## **Section 6 Implementation Timetable**

Consistent with State Law the District will have a 5-year life beginning January 1, 2015. The District will terminate on December 31, 2019.

## Section 7 Parcel Number Assessment Roll

DVBID_ZONE	APN	OWNER NAME	Lot Sq Ft	Bldg Sq Ft	2015 Assessment	%
Non Core Zone	073-0-022-150	HOUSING AUTHORITY-VENTURA	60984	37400	\$5,000.90	1.10%
Core Zone	073-0-121-160	HOUSING AUTHORITY-VENTURA	33750	62400	\$8,131.71	1.78%
Non Core Zone	073-0-123-180	HOUSING AUTHORITY-VENTURA	17000	34000	\$2,592.35	0.57%
Non Core Zone	073-0-123-290	HOUSING AUTHORITY-VENTURA	6112	0	\$310.68	0.07%
<b>Total HOUSING AUTHORITY-VENTURA</b>					<b>\$16,035.64</b>	<b>3.52%</b>
Core Zone	073-0-031-130	REDEV AGENCY-SBV	6350	0	\$537.04	0.12%
Core Zone	073-0-031-140	REDEV AGENCY-SBV	7024	0	\$594.04	0.13%
Non Core Zone	073-0-041-040	REDEV AGENCY-SBV	7450	0	\$378.69	0.08%
Non Core Zone	073-0-041-160	REDEV AGENCY-SBV	8000	7229	\$774.10	0.17%
Non Core Zone	073-0-114-040	REDEV AGENCY-SBV	3490	0	\$177.40	0.04%
Non Core Zone	073-0-114-100	REDEV AGENCY-SBV	11156	0	\$567.06	0.12%
Non Core Zone	073-0-118-100	REDEV AGENCY-SBV	5007	0	\$254.51	0.06%
Non Core Zone	073-0-118-130	REDEV AGENCY-SBV	7960	0	\$404.61	0.09%
<b>Total REDEV AGENCY-SBV</b>					<b>\$3,687.44</b>	<b>0.81%</b>
Core Zone	071-0-194-320	SAN BUENAVENTURA CITY OF	44839	2600	\$4,012.07	0.88%
Non Core Zone	073-0-022-170	SAN BUENAVENTURA CITY OF	12300	0	\$625.21	0.14%
Non Core Zone	073-0-022-180	SAN BUENAVENTURA CITY OF	23322	0	\$1,185.47	0.26%
Core Zone	073-0-022-200	SAN BUENAVENTURA CITY OF	218148	15600	\$19,768.81	4.34%
Core Zone	073-0-031-090	SAN BUENAVENTURA CITY OF	7500	0	\$634.30	0.14%
Core Zone	073-0-031-110	SAN BUENAVENTURA CITY OF	34140	0	\$2,887.33	0.63%
Non Core Zone	073-0-032-050	SAN BUENAVENTURA CITY OF	20000	0	\$1,016.61	0.22%
Non Core Zone	073-0-032-170	SAN BUENAVENTURA CITY OF	12500	0	\$635.38	0.14%
Non Core Zone	073-0-032-190	SAN BUENAVENTURA CITY OF	3500	0	\$177.91	0.04%
Non Core Zone	073-0-032-200	SAN BUENAVENTURA CITY OF	10500	0	\$533.72	0.12%
Core Zone	073-0-033-140	SAN BUENAVENTURA CITY OF	14000	0	\$1,184.02	0.26%
Core Zone	073-0-034-170	SAN BUENAVENTURA CITY OF	4301	0	\$363.75	0.08%
Core Zone	073-0-035-190	SAN BUENAVENTURA CITY OF	6000	0	\$507.44	0.11%
Core Zone	073-0-035-210	SAN BUENAVENTURA CITY OF	9000	0	\$761.16	0.17%
Non Core Zone	073-0-041-030	SAN BUENAVENTURA CITY OF	7500	0	\$381.23	0.08%
Core Zone	073-0-041-190	SAN BUENAVENTURA CITY OF	19150	0	\$1,619.58	0.36%
Core Zone	073-0-041-200	SAN BUENAVENTURA CITY OF	8641	0	\$730.80	0.16%
Core Zone	073-0-042-130	SAN BUENAVENTURA CITY OF	8288	0	\$700.94	0.15%
Core Zone	073-0-042-240	SAN BUENAVENTURA CITY OF	52272	120000	\$14,569.59	3.20%
Core Zone	073-0-042-270	SAN BUENAVENTURA CITY OF	435	0	\$36.79	0.01%
Core Zone	073-0-042-290	SAN BUENAVENTURA CITY OF	375	0	\$31.71	0.01%
Core Zone	073-0-043-080	SAN BUENAVENTURA CITY OF	47480	46000	\$7,905.90	1.73%
Non Core Zone	073-0-043-110	SAN BUENAVENTURA CITY OF	31300	0	\$1,590.99	0.35%
Non Core Zone	073-0-122-315	SAN BUENAVENTURA CITY OF	31897	0	\$1,621.34	0.36%
Non Core Zone	073-0-123-300	SAN BUENAVENTURA CITY OF	12361	0	\$628.31	0.14%
Core Zone	073-0-123-310	SAN BUENAVENTURA CITY OF	9100	0	\$769.62	0.17%
Core Zone	073-0-125-010	SAN BUENAVENTURA CITY OF	37080	37080	\$6,271.95	1.38%
Core Zone	073-0-125-030	SAN BUENAVENTURA CITY OF	8000	0	\$676.59	0.15%
Non Core Zone	073-0-125-140	SAN BUENAVENTURA CITY OF	8000	0	\$406.64	0.09%
Core Zone	073-0-133-010	SAN BUENAVENTURA CITY OF	155944	0	\$13,188.68	2.89%
Non Core Zone	073-0-252-065	SAN BUENAVENTURA CITY OF	68824	206,475	\$13,993.56	3.07%
<b>Total SAN BUENAVENTURA CITY OF</b>					<b>\$99,417.38</b>	<b>21.81%</b>

Core Zone	073-0-034-160	VENTURA COUNTY OF	5500	5500	\$930.30	0.20%
<b>Total VENTURA COUNTY OF</b>					<b>\$930.30</b>	<b>0.20%</b>
<b>Total Government Parcels</b>					<b>\$120,070.76</b>	<b>26.34%</b>

DVBID_ZONE	APN	SITEADDR	Lot Sq Ft	Bldg Sq Ft	2015 Assessment	%
Core Zone	071-0-194-070	297 MAIN ST E	21845	0	\$1,847.50	0.41%
Core Zone	071-0-194-100	243 MAIN ST E	4250	2626	\$581.53	0.13%
Core Zone	071-0-194-360	265 MAIN ST E	10200	2500	\$1,074.08	0.24%
Core Zone	071-0-194-370	249 MAIN ST E	4250	10200	\$1,222.08	0.27%
Mission Zone	071-0-194-380		22950	4050	\$508.29	0.11%
Mission Zone	071-0-194-390		152460	42850	\$3,676.79	0.81%
Non Core Zone	071-0-194-405		10030	0	\$509.83	0.11%
Non Core Zone	071-0-194-415	73 PALM ST N	7603	2742	\$525.84	0.12%
Non Core Zone	071-0-194-425	71 PALM ST N	10037	2991	\$662.22	0.15%
Non Core Zone	073-0-022-160	56 MAIN ST E	32975	11062	\$2,238.42	0.49%
Core Zone	073-0-022-220	181 SANTA CLARA ST E	32664	60264	\$7,859.21	1.72%
Core Zone	073-0-031-020	210 MAIN ST E	4931	3848	\$742.47	0.16%
Core Zone	073-0-031-030	230 MAIN ST E	4931	4838	\$826.20	0.18%
Core Zone	073-0-031-040	242 MAIN ST E	24757	19605	\$3,751.83	0.82%
Core Zone	073-0-031-080		5000	0	\$422.87	0.09%
Core Zone	073-0-031-100	83 PALM ST S	22238	10320	\$2,753.53	0.60%
Core Zone	073-0-031-120	211 SANTA CLARA ST E	15210	5677	\$1,766.48	0.39%
Core Zone	073-0-031-150	36 FIGUEROA ST	7644	7644	\$1,292.95	0.28%
Core Zone	073-0-031-160	278 MAIN ST E	15000	18404	\$2,825.08	0.62%
Core Zone	073-0-031-170	204 MAIN ST E	5990	5990	\$1,013.19	0.22%
Core Zone	073-0-032-070	363 MAIN ST E	6000	6000	\$1,014.88	0.22%
Core Zone	073-0-032-080	359 MAIN ST E	3000	2500	\$465.15	0.10%
Core Zone	073-0-032-090	353 MAIN ST E	3000	1875	\$412.29	0.09%
Core Zone	073-0-032-100	343 MAIN ST E	9000	2115	\$940.03	0.21%
Core Zone	073-0-032-110	337 MAIN ST E	2880	3360	\$527.74	0.12%
Core Zone	073-0-032-120	327 MAIN ST E	4920	7280	\$1,031.79	0.23%
Core Zone	073-0-032-130	315 MAIN ST E	5670	10162	\$1,338.96	0.29%
Core Zone	073-0-032-140	301 MAIN ST E	5000	4092	\$768.94	0.17%
Non Core Zone	073-0-032-165	374 POLI ST	16000	12579	\$1,452.68	0.32%
Non Core Zone	073-0-032-180	330 POLI ST	7500	0	\$381.23	0.08%
Non Core Zone	073-0-032-210	84 PALM ST N	9975	5086	\$765.56	0.17%
Non Core Zone	073-0-032-220	34 PALM ST N	22608	17448	\$2,036.06	0.45%
Core Zone	073-0-032-230	375 MAIN ST E	10019	10796	\$1,760.39	0.39%
Non Core Zone	073-0-032-240	31 OAK ST N	7841	1938	\$497.07	0.11%
Core Zone	073-0-033-030	340 MAIN ST E	14033	24360	\$3,247.02	0.71%
Core Zone	073-0-033-080	378 MAIN ST E	2000	2040	\$341.68	0.07%
Core Zone	073-0-033-090	384 MAIN ST E	3764	4222	\$675.40	0.15%
Core Zone	073-0-033-100	394 MAIN ST E	5100	11154	\$1,374.65	0.30%
Core Zone	073-0-033-110	51 OAK ST S	12000	8766	\$1,756.25	0.39%
Core Zone	073-0-033-120	71 OAK ST S	8000	3286	\$954.49	0.21%
Core Zone	073-0-033-150		23400	0	\$1,979.01	0.43%
Core Zone	073-0-033-160	324 MAIN ST E	3600	1780	\$455.00	0.10%
Core Zone	073-0-033-170	328 MAIN ST E	5400	6000	\$964.13	0.21%
Core Zone	073-0-033-180	27 OAK ST S	8386	8580	\$1,434.87	0.31%

Core Zone	073-0-033-190	374 MAIN ST E	4850	5285	\$857.15	0.19%
Core Zone	073-0-033-200		16000	0	\$1,353.17	0.30%
Core Zone	073-0-033-210	304 MAIN ST E	15638	5484	\$1,786.35	0.39%
Core Zone	073-0-033-220		360	0	\$30.45	0.01%
Core Zone	073-0-033-230	365 SANTA CLARA ST E	6000	1440	\$629.22	0.14%
Core Zone	073-0-033-240	79 OAK ST S	14000	28000	\$3,552.07	0.78%
Non Core Zone	073-0-034-020	462 POLI ST	20000	0	\$1,016.61	0.22%
Core Zone	073-0-034-040		5250	0	\$444.01	0.10%
Non Core Zone	073-0-034-050		2750	0	\$139.78	0.03%
Core Zone	073-0-034-060	39 CALIFORNIA ST N	7250	9481	\$1,414.99	0.31%
Core Zone	073-0-034-070	477 MAIN ST E	12000	48000	\$5,074.39	1.11%
Core Zone	073-0-034-080	471 MAIN ST E	9250	11255	\$1,734.17	0.38%
Core Zone	073-0-034-090	455 MAIN ST E	8121	810	\$755.32	0.17%
Core Zone	073-0-034-100	443 MAIN ST E	9868	16170	\$2,202.12	0.48%
Core Zone	073-0-034-110	433 MAIN ST E	20250	10342	\$2,587.26	0.57%
Core Zone	073-0-034-120	419 MAIN ST E	14200	17406	\$2,673.02	0.59%
Core Zone	073-0-034-130	401 MAIN ST E	2800	4814	\$643.94	0.14%
Non Core Zone	073-0-034-140	46 OAK ST N	3000	2222	\$265.44	0.06%
Non Core Zone	073-0-034-150	50 OAK ST N	2500	4252	\$343.21	0.08%
Core Zone	073-0-035-010	404 MAIN ST E	8792	16120	\$2,106.89	0.46%
Core Zone	073-0-035-020	422 MAIN ST E	10148	13282	\$1,981.55	0.43%
Core Zone	073-0-035-030	434 MAIN ST E	5000	3700	\$735.79	0.16%
Core Zone	073-0-035-040	440 MAIN ST E	5000	2000	\$592.01	0.13%
Core Zone	073-0-035-050	446 MAIN ST E	4930	3000	\$670.67	0.15%
Core Zone	073-0-035-080	472 MAIN ST E	3084	5312	\$710.08	0.16%
Core Zone	073-0-035-090	478 MAIN ST E	3041	5160	\$693.58	0.15%
Core Zone	073-0-035-100	484 MAIN ST E	3125	3103	\$526.72	0.12%
Core Zone	073-0-035-180	54 OAK ST S	13000	5848	\$1,594.03	0.35%
Core Zone	073-0-035-220	76 OAK ST S	18000	6578	\$2,078.64	0.46%
Core Zone	073-0-035-250	454 MAIN ST E	3320	3250	\$555.65	0.12%
Core Zone	073-0-035-270	468 MAIN ST E	6250	10960	\$1,455.50	0.32%
Core Zone	073-0-035-290	21 CALIFORNIA ST S	5000	17540	\$1,906.28	0.42%
Core Zone	073-0-035-300	31 CALIFORNIA ST S	1250	1250	\$211.43	0.05%
Core Zone	073-0-035-310	67 CALIFORNIA ST S	29290	58580	\$7,431.44	1.63%
Core Zone	073-0-035-330		16839	0	\$1,424.13	0.31%
Core Zone	073-0-035-350		10632	17382	\$2,369.23	0.52%
Non Core Zone	073-0-041-010	584 POLI ST	5000	5976	\$557.91	0.12%
Non Core Zone	073-0-041-020	87 CHESTNUT ST N	7500	4000	\$584.55	0.13%
Non Core Zone	073-0-041-140		3550	0	\$180.45	0.04%
Non Core Zone	073-0-041-150		4440	0	\$225.69	0.05%
Non Core Zone	073-0-041-170	570 POLI ST	2500	2568	\$257.61	0.06%
Core Zone	073-0-041-210	507 MAIN ST E	16600	6200	\$1,928.27	0.42%
Core Zone	073-0-041-220	509 MAIN ST E	5046	3100	\$688.93	0.15%
Core Zone	073-0-041-240	523 MAIN ST E	19302	12676	\$2,704.48	0.59%
Core Zone	073-0-041-250	555 MAIN ST E	32589	65178	\$8,268.46	1.81%
Core Zone	073-0-042-010	10 CALIFORNIA ST S	5950	5880	\$1,000.50	0.22%
Core Zone	073-0-042-020	522 MAIN ST E	11050	10070	\$1,786.19	0.39%
Core Zone	073-0-042-030	532 MAIN ST E	7196	8717	\$1,345.81	0.30%
Core Zone	073-0-042-040	540 MAIN ST E	5576	5864	\$967.52	0.21%
Core Zone	073-0-042-050	546 MAIN ST E	4250	8500	\$1,078.31	0.24%
Core Zone	073-0-042-090	574 MAIN ST E	3930	4106	\$679.63	0.15%

Core Zone	073-0-042-100	586 MAIN ST E	4579	4706	\$785.26	0.17%
Core Zone	073-0-042-110	598 MAIN ST E	3511	7087	\$896.31	0.20%
Core Zone	073-0-042-120	27 CHESTNUT ST S	3000	3000	\$507.44	0.11%
Core Zone	073-0-042-140		9000	0	\$761.16	0.17%
Core Zone	073-0-042-190	66 CALIFORNIA ST S	4060	4000	\$681.66	0.15%
Core Zone	073-0-042-210	60 CALIFORNIA ST S	6440	6121	\$1,062.32	0.23%
Core Zone	073-0-042-250	566 MAIN ST E	4420	2444	\$580.51	0.13%
Core Zone	073-0-042-260	560 MAIN ST E	4930	3382	\$702.97	0.15%
Core Zone	073-0-042-280	554 MAIN ST E	4250	8500	\$1,078.31	0.24%
Core Zone	073-0-042-300	93 CHESTNUT ST S	5000	5344	\$874.82	0.19%
Core Zone	073-0-042-310	93 CHESTNUT ST S	5000	8657	\$1,155.02	0.25%
Non Core Zone	073-0-043-010	688 POLI ST	5000	6880	\$603.87	0.13%
Non Core Zone	073-0-043-020	85 FIR ST N	5000	5000	\$508.30	0.11%
Non Core Zone	073-0-043-030	69 FIR ST N	5000	2318	\$371.98	0.08%
Non Core Zone	073-0-043-040	57 FIR ST N	5000	2149	\$363.39	0.08%
Non Core Zone	073-0-043-050	43 FIR ST N	5000	1730	\$342.09	0.08%
Non Core Zone	073-0-043-060	31 FIR ST N	5000	1474	\$329.08	0.07%
Core Zone	073-0-043-070	671 MAIN ST E	10000	6450	\$1,391.23	0.31%
Core Zone	073-0-043-090	607 MAIN ST E	12000	4370	\$1,384.46	0.30%
Non Core Zone	073-0-043-100	42 CHESTNUT ST N	12200	12200	\$1,240.26	0.27%
Non Core Zone	073-0-043-120	606 POLI ST	7700	0	\$391.39	0.09%
Non Core Zone	073-0-043-130	644 POLI ST	7000	0	\$355.81	0.08%
Non Core Zone	073-0-043-140	656 POLI ST	3500	884	\$222.84	0.05%
Core Zone	073-0-044-010	600 MAIN ST E	28200	13451	\$3,522.56	0.77%
Core Zone	073-0-044-040	652 MAIN ST E	6300	2590	\$751.86	0.16%
Core Zone	073-0-044-080		0	0	\$0.00	0.00%
Core Zone	073-0-044-120	692 MAIN ST E	21200	3941	\$2,126.25	0.47%
Core Zone	073-0-044-130		3700	0	\$312.92	0.07%
Core Zone	073-0-044-150	625 SANTA CLARA ST E	43800	10046	\$4,553.93	1.00%
Core Zone	073-0-044-160	632 MAIN ST E	4300	2250	\$553.95	0.12%
Non Core Zone	073-0-045-010	95 ASH ST N #B	5310	2425	\$393.17	0.09%
Non Core Zone	073-0-045-020	81 ASH ST N	4600	3156	\$394.24	0.09%
Non Core Zone	073-0-045-050	41 ASH ST N	10500	1694	\$619.83	0.14%
Core Zone	073-0-045-060	795 MAIN ST E	13000	0	\$1,099.45	0.24%
Core Zone	073-0-045-070	757 MAIN ST E	19275	6436	\$2,174.46	0.48%
Core Zone	073-0-045-080	739 MAIN ST E	11100	5300	\$1,387.00	0.30%
Core Zone	073-0-045-090	719 MAIN ST E	12580	12580	\$2,127.86	0.47%
Core Zone	073-0-045-100	701 MAIN ST E	7809	14000	\$1,844.46	0.40%
Non Core Zone	073-0-045-110	40 FIR ST N	2736	5472	\$417.22	0.09%
Non Core Zone	073-0-045-120	58 FIR ST N	3888	3323	\$366.54	0.08%
Non Core Zone	073-0-045-130	62 FIR ST N	3870	3069	\$352.71	0.08%
Non Core Zone	073-0-045-140	76 FIR ST N	3870	2440	\$320.74	0.07%
Non Core Zone	073-0-045-150	92 FIR ST N	6300	2082	\$426.06	0.09%
Non Core Zone	073-0-045-160	732 POLI ST	3960	2800	\$343.61	0.08%
Non Core Zone	073-0-045-180	748 POLI ST	10000	6663	\$846.99	0.19%
Non Core Zone	073-0-045-190	750 POLI ST	12000	24960	\$1,878.69	0.41%
Non Core Zone	073-0-045-200	772 POLI ST	9040	5520	\$740.09	0.16%
Non Core Zone	073-0-045-230		5040	0	\$256.19	0.06%
Non Core Zone	073-0-045-240	63 ASH ST N	9050	3900	\$658.25	0.14%
Core Zone	073-0-046-010	700 MAIN ST E	7800	6697	\$1,226.06	0.27%
Core Zone	073-0-046-020	724 MAIN ST E	10200	0	\$862.65	0.19%

Core Zone	073-0-046-030	738 MAIN ST E	10200	9434	\$1,660.51	0.36%
Core Zone	073-0-046-040	748 MAIN ST E	8500	3750	\$1,036.02	0.23%
Core Zone	073-0-046-050		10200	0	\$862.65	0.19%
Core Zone	073-0-046-060	11 ASH ST S	17850	3420	\$1,798.87	0.39%
Non Core Zone	073-0-046-090	767 SANTA CLARA ST E	8500	1943	\$530.82	0.12%
Core Zone	073-0-046-130	36 FIR ST S	3250	3250	\$549.73	0.12%
Non Core Zone	073-0-046-160		33484	100452	\$6,808.02	1.49%
Core Zone	073-0-046-170	701 SANTA CLARA ST E	27500	19576	\$3,981.37	0.87%
Non Core Zone	073-0-051-150	52 ASH ST N	4450	0	\$226.20	0.05%
Non Core Zone	073-0-051-160	58 ASH ST N	7000	2749	\$495.55	0.11%
Non Core Zone	073-0-051-170	78 ASH ST N	7000	7000	\$711.63	0.16%
Non Core Zone	073-0-051-270	88 ASH ST N	2984	2111	\$258.98	0.06%
Non Core Zone	073-0-051-280	94 ASH ST N	4216	2038	\$317.89	0.07%
Non Core Zone	073-0-051-290	34 ASH ST N	8000	3924	\$606.10	0.13%
Non Core Zone	073-0-051-360	12 ASH ST N	11952	4103	\$816.08	0.18%
Non Core Zone	073-0-052-010	800 MAIN ST E	8000	1870	\$501.70	0.11%
Non Core Zone	073-0-052-140	801 POINSETTIA PL	3450	1992	\$276.62	0.06%
Non Core Zone	073-0-052-150	20 ASH ST S	3200	2372	\$283.23	0.06%
Non Core Zone	073-0-053-070	94 ASH ST S	4900	1092	\$304.58	0.07%
Non Core Zone	073-0-053-080	82 ASH ST S	7500	2854	\$526.30	0.12%
Non Core Zone	073-0-053-110	832 POINSETTIA PL	16000	0	\$813.29	0.18%
Non Core Zone	073-0-114-030	193 JUNIPERO ST	23580	20554	\$2,243.35	0.49%
Non Core Zone	073-0-114-080	24 SANTA CLARA ST E	50521	39015	\$4,551.15	1.00%
Non Core Zone	073-0-114-090	164 VENTURA AV S	9443	6750	\$823.10	0.18%
Non Core Zone	073-0-114-115		5318	0	\$270.32	0.06%
Non Core Zone	073-0-116-010		156816	0	\$7,971.02	1.75%
Non Core Zone	073-0-116-060	199 FIGUEROA ST	25900	14252	\$2,040.94	0.45%
Non Core Zone	073-0-116-080	143 FIGUEROA ST	4788	4442	\$469.16	0.10%
Non Core Zone	073-0-116-090	119 FIGUEROA ST	5206	3831	\$459.35	0.10%
Non Core Zone	073-0-116-100	107 FIGUEROA ST	3614	2044	\$287.60	0.06%
Non Core Zone	073-0-116-110		15030	0	\$763.98	0.17%
Non Core Zone	073-0-118-020	54 THOMPSON BL E	13661	1632	\$777.35	0.17%
Non Core Zone	073-0-118-050	104 THOMPSON BL E	11479	4980	\$836.62	0.18%
Non Core Zone	073-0-118-080	138 THOMPSON BL E	5783	0	\$293.95	0.06%
Non Core Zone	073-0-118-090	154 THOMPSON BL E	2061	1452	\$178.57	0.04%
Non Core Zone	073-0-118-110		2550	0	\$129.62	0.03%
Non Core Zone	073-0-118-120	186 THOMPSON BL E	5560	465	\$306.25	0.07%
Non Core Zone	073-0-118-165	132 THOMPSON BL E	8273	0	\$420.52	0.09%
Non Core Zone	073-0-118-170	88 THOMPSON BL E	12863	4422	\$878.60	0.19%
Non Core Zone	073-0-121-090	167 PALM ST S	15000	12216	\$1,383.40	0.30%
Non Core Zone	073-0-121-110	257 THOMPSON BL E	4500	0	\$228.74	0.05%
Non Core Zone	073-0-121-130	211 THOMPSON BL E	27000	0	\$1,372.42	0.30%
Non Core Zone	073-0-121-140	231 THOMPSON BL E	5500	0	\$279.57	0.06%
Non Core Zone	073-0-121-150	245 THOMPSON BL E	5500	0	\$279.57	0.06%
Non Core Zone	073-0-121-170	291 THOMPSON BL E	13452	710	\$719.86	0.16%
Core Zone	073-0-121-180	200 SANTA CLARA ST E	51400	29058	\$6,804.59	1.49%
Non Core Zone	073-0-122-015	204 THOMPSON BL E	4500	1457	\$302.80	0.07%
Non Core Zone	073-0-122-020	228 THOMPSON BL E	6440	1792	\$418.44	0.09%
Non Core Zone	073-0-122-250		1250	0	\$63.54	0.01%
Non Core Zone	073-0-122-295	225 PALM ST S	2082	720	\$142.43	0.03%
Core Zone	073-0-123-050	364 SANTA CLARA ST E	4000	1558	\$470.06	0.10%



Core Zone	073-0-123-060	105 OAK ST S	9960	4203	\$1,197.81	0.26%
Non Core Zone	073-0-123-090	155 OAK ST S	9600	9600	\$975.94	0.21%
Non Core Zone	073-0-123-140	333 THOMPSON BL E	8400	1830	\$520.00	0.11%
Non Core Zone	073-0-123-150	309 THOMPSON BL E	4800	2928	\$392.82	0.09%
Non Core Zone	073-0-123-160	180 PALM ST S	6000	2362	\$425.04	0.09%
Non Core Zone	073-0-123-170	168 PALM ST S	6000	1432	\$377.77	0.08%
Core Zone	073-0-123-250		9005	0	\$761.58	0.17%
Non Core Zone	073-0-123-260	134 PALM ST S	6000	2147	\$414.12	0.09%
Core Zone	073-0-123-270	300 SANTA CLARA ST E	9010	4082	\$1,107.23	0.24%
Non Core Zone	073-0-123-280	375 THOMPSON BL E	25360	57554	\$4,214.55	0.92%
Non Core Zone	073-0-124-010	306 THOMPSON BL E	5000	1416	\$326.13	0.07%
Non Core Zone	073-0-124-235	350 THOMPSON BL E	29951	15650	\$2,317.92	0.51%
Core Zone	073-0-125-020	444 SANTA CLARA ST E	10920	3360	\$1,207.70	0.26%
Core Zone	073-0-125-040	474 SANTA CLARA ST E	9450	35890	\$3,834.55	0.84%
Core Zone	073-0-125-050	133 CALIFORNIA ST S	14550	0	\$1,230.54	0.27%
Core Zone	073-0-125-070	165 CALIFORNIA ST S	12000	4440	\$1,390.38	0.30%
Non Core Zone	073-0-125-090	457 THOMPSON BL E	7200	4000	\$569.30	0.12%
Core Zone	073-0-125-160	143 CALIFORNIA ST S	13000	13000	\$2,198.90	0.48%
Core Zone	073-0-125-170	487 THOMPSON BL E	10752	1513	\$1,037.29	0.23%
Non Core Zone	073-0-125-210	415 THOMPSON BL E	9632	1174	\$549.27	0.12%
Non Core Zone	073-0-125-230	429 THOMPSON BL E	3870	1576	\$276.82	0.06%
Non Core Zone	073-0-125-240	435 THOMPSON BL E	5762	5762	\$585.77	0.13%
Non Core Zone	073-0-126-010	410 THOMPSON BL E	5040	632	\$288.31	0.06%
Core Zone	073-0-126-230	205 CALIFORNIA ST S	10454	0	\$884.13	0.19%
Core Zone	073-0-126-250	227 CALIFORNIA ST S	16762	3410	\$1,706.01	0.37%
Non Core Zone	073-0-126-270	470 THOMPSON BL E	35370	1113	\$1,854.45	0.41%
Core Zone	073-0-131-010	500 SANTA CLARA ST E	10000	5267	\$1,291.18	0.28%
Core Zone	073-0-131-020	540 SANTA CLARA ST E	20000	24278	\$3,744.73	0.82%
Core Zone	073-0-131-030	101 CHESTNUT ST S	41600	21783	\$5,360.50	1.18%
Non Core Zone	073-0-131-040	165 CHESTNUT ST S	18400	2760	\$1,075.57	0.24%
Non Core Zone	073-0-131-050	585 THOMPSON BL E	9000	4524	\$687.43	0.15%
Non Core Zone	073-0-131-060	557 THOMPSON BL E	9000	9000	\$914.95	0.20%
Non Core Zone	073-0-131-070	545 THOMPSON BL E	19000	3100	\$1,123.35	0.25%
Core Zone	073-0-131-150	507 THOMPSON BL E	18952	1728	\$1,748.97	0.38%
Core Zone	073-0-131-160	128 CALIFORNIA ST S	5000	2200	\$608.93	0.13%
Core Zone	073-0-131-170	144 CALIFORNIA ST S	5000	858	\$495.43	0.11%
Core Zone	073-0-132-010	500 THOMPSON BL E	10800	8934	\$1,668.97	0.37%
Non Core Zone	073-0-132-170	558 THOMPSON BL E	19265	13050	\$1,642.58	0.36%
Non Core Zone	073-0-132-185	536 THOMPSON BL E	6196	5230	\$580.79	0.13%
Non Core Zone	073-0-132-195		1480	0	\$75.23	0.02%
Non Core Zone	073-0-135-010	700 SANTA CLARA ST E	3000	2283	\$268.54	0.06%
Non Core Zone	073-0-135-020	732 SANTA CLARA ST E	15000	28000	\$2,185.71	0.48%
Non Core Zone	073-0-135-030	754 SANTA CLARA ST E	20000	0	\$1,016.61	0.22%
Non Core Zone	073-0-135-070	143 ASH ST S	4800	1322	\$311.18	0.07%
Non Core Zone	073-0-135-125	763 THOMPSON BL E	13300	0	\$676.04	0.15%
Non Core Zone	073-0-135-130	741 THOMPSON BL E	8100	0	\$411.73	0.09%
Non Core Zone	073-0-135-140	196 FIR ST S	19900	30519	\$2,562.82	0.56%
Non Core Zone	073-0-135-150	158 FIR ST S	10000	1602	\$589.73	0.13%
Non Core Zone	073-0-135-160	144 FIR ST S	7500	1391	\$451.93	0.10%
Non Core Zone	073-0-135-170	130 FIR ST S	3000	660	\$186.04	0.04%
Non Core Zone	073-0-135-180	120 FIR ST S	1500	1803	\$167.89	0.04%

Non Core Zone	073-0-135-195	181 ASH ST S	19500	10257	\$1,512.56	0.33%
Non Core Zone	073-0-135-215	181 ASH ST S	7200	0	\$365.98	0.08%
Non Core Zone	073-0-135-220	790 SANTA CLARA ST E	18000	7688	\$1,305.73	0.29%
Non Core Zone	073-0-135-230	795 THOMPSON BL E	5152	1033	\$314.39	0.07%
Non Core Zone	073-0-141-180	144 ASH ST S	10200	10200	\$1,036.94	0.23%
Non Core Zone	073-0-141-210	162 ASH ST S	5400	5311	\$544.44	0.12%
Non Core Zone	073-0-141-240	811 THOMPSON BL E	13200	4160	\$882.42	0.19%
Non Core Zone	073-0-141-270	130 ASH ST S	5753	0	\$292.43	0.06%
Non Core Zone	073-0-141-290	808 SANTA CLARA ST E	8381	3006	\$578.81	0.13%
Non Core Zone	073-0-240-115	450 HARBOR BL	125888	157,488	\$14,404.12	3.16%
Non Core Zone	073-0-360-015	88 OAK ST N #1A	666	2257	\$148.58	0.03%
Non Core Zone	073-0-360-025	88 OAK ST N #1B	666	1612	\$115.79	0.03%
Non Core Zone	073-0-360-035	88 OAK ST N #1C	666	1612	\$115.79	0.03%
Non Core Zone	073-0-360-045	436 POLI ST #101	666	1299	\$99.88	0.02%
Non Core Zone	073-0-360-055	436 POLI ST #102	666	1300	\$99.93	0.02%
Non Core Zone	073-0-360-065	436 POLI ST #103	666	1453	\$107.71	0.02%
Non Core Zone	073-0-360-075	88 OAK ST N #2B	666	1603	\$115.33	0.03%
Non Core Zone	073-0-360-085	428 POLI ST #2C	666	957	\$82.50	0.02%
Non Core Zone	073-0-360-095	428 POLI ST #2D	666	1821	\$126.42	0.03%
Non Core Zone	073-0-360-105	468 POLI ST #2E	666	1786	\$124.64	0.03%
Non Core Zone	073-0-360-115	468 POLI ST #2F	666	1486	\$109.39	0.02%
Non Core Zone	073-0-360-125	436 POLI ST #205	666	1156	\$92.61	0.02%
Non Core Zone	073-0-360-135	436 POLI ST #204	666	1140	\$91.80	0.02%
Non Core Zone	073-0-360-145	436 POLI ST #203	666	1156	\$92.61	0.02%
Non Core Zone	073-0-360-155	436 POLI ST #202	666	1156	\$92.61	0.02%
Non Core Zone	073-0-360-165	436 POLI ST #201	666	1140	\$91.80	0.02%
Non Core Zone	073-0-360-175	88 OAK ST N #2A	666	1814	\$126.06	0.03%
Non Core Zone	073-0-360-185	436 POLI ST #312	666	1608	\$115.59	0.03%
Non Core Zone	073-0-360-195	436 POLI ST #311	666	1162	\$92.92	0.02%
Non Core Zone	073-0-360-205	436 POLI ST #310	666	1144	\$92.00	0.02%
Non Core Zone	073-0-360-215	436 POLI ST #309	666	1037	\$86.56	0.02%
Non Core Zone	073-0-360-225	436 POLI ST #308	666	1037	\$86.56	0.02%
Non Core Zone	073-0-360-235	436 POLI ST #307	666	1144	\$92.00	0.02%
Non Core Zone	073-0-360-245	436 POLI ST #306	666	1498	\$110.00	0.02%
Non Core Zone	073-0-360-255	436 POLI ST #305	666	1156	\$92.61	0.02%
Non Core Zone	073-0-360-265	436 POLI ST #304	666	1140	\$91.80	0.02%
Non Core Zone	073-0-360-275	436 POLI ST #303	666	1156	\$92.61	0.02%
Non Core Zone	073-0-360-285	436 POLI ST #315	666	1208	\$95.26	0.02%
Non Core Zone	073-0-360-295	436 POLI ST #302	666	1156	\$92.61	0.02%
Non Core Zone	073-0-360-305	436 POLI ST #301	666	1140	\$91.80	0.02%
Non Core Zone	073-0-360-315	436 POLI ST #314	666	1381	\$104.05	0.02%
Non Core Zone	073-0-360-325	436 POLI ST #313	666	1391	\$104.56	0.02%
Non Core Zone	073-0-360-335	436 POLI ST #407	666	3276	\$200.37	0.04%
Non Core Zone	073-0-360-345	436 POLI ST #406	666	1037	\$86.56	0.02%
Non Core Zone	073-0-360-355	436 POLI ST #405	666	1146	\$92.10	0.02%
Non Core Zone	073-0-360-365	436 POLI ST #404	666	1435	\$106.79	0.02%
Non Core Zone	073-0-360-375	436 POLI ST #403	666	1194	\$94.54	0.02%
Non Core Zone	073-0-360-385	436 POLI ST #402	666	1140	\$91.80	0.02%
Non Core Zone	073-0-360-395	436 POLI ST #408	666	1156	\$92.61	0.02%
Non Core Zone	073-0-360-405	436 POLI ST #401	666	4094	\$241.95	0.05%
Non Core Zone	073-0-360-415	436 POLI ST #502	666	3112	\$192.04	0.04%

Non Core Zone	073-0-360-425	436 POLI ST #501	666	4594	\$267.37	0.06%
Non Core Zone	073-0-370-015	61 ASH ST S	1133	1901	\$154.24	0.03%
Non Core Zone	073-0-370-025	67 ASH ST S	1133	1861	\$152.20	0.03%
Non Core Zone	073-0-370-035	73 ASH ST S	1133	1901	\$154.24	0.03%
Non Core Zone	073-0-370-045	85 ASH ST S	1133	1901	\$154.24	0.03%
Non Core Zone	073-0-370-055	91 ASH ST S	1133	1861	\$152.20	0.03%
Non Core Zone	073-0-370-065	97 ASH ST S	1133	2977	\$208.93	0.05%
Non Core Zone	073-0-370-075	799 SANTA CLARA ST E	1133	2977	\$208.93	0.05%
Non Core Zone	073-0-370-085	797 SANTA CLARA ST E	1133	1901	\$154.24	0.03%
Non Core Zone	073-0-370-095	795 SANTA CLARA ST E	1133	1861	\$152.20	0.03%
Non Core Zone	073-0-370-105	793 SANTA CLARA ST E	1133	1901	\$154.24	0.03%
Non Core Zone	073-0-370-115	791 SANTA CLARA ST E	1133	1901	\$154.24	0.03%
Non Core Zone	073-0-370-125	789 SANTA CLARA ST E	1133	1861	\$152.20	0.03%
Non Core Zone	073-0-370-135	787 SANTA CLARA ST E	1133	1901	\$154.24	0.03%
Non Core Zone	073-0-370-145	785 SANTA CLARA ST E	1133	1901	\$154.24	0.03%
Non Core Zone	073-0-370-155	783 SANTA CLARA ST E	1133	920	\$104.37	0.02%
Non Core Zone	073-0-370-165	781 SANTA CLARA ST E	1133	686	\$92.48	0.02%
Non Core Zone	073-0-370-175	779 SANTA CLARA ST E	1133	686	\$92.48	0.02%
Non Core Zone	073-0-370-185	777 SANTA CLARA ST E	1133	920	\$104.37	0.02%
Non Core Zone	073-0-380-025	42 THOMPSON BL E	1683	2323	\$203.63	0.04%
Non Core Zone	073-0-380-035	44 THOMPSON BL E	1683	1467	\$160.12	0.04%
Non Core Zone	073-0-380-045	46 THOMPSON BL E	1683	1760	\$175.01	0.04%
		Total Non-Govt Parcels			\$335,820.00	73.66%
		Total Government Parcels			\$120,070.76	26.34%
		<b>Total All Parcels</b>			<b>\$455,890.76</b>	<b>100.00%</b>