

CITY OF PASADENA



OLD PASADENA MANAGEMENT DISTRICT PROPERTY AND BUSINESS IMPROVEMENT DISTRICT RENEWAL

APPENDIX A - ENGINEER'S REPORT

CALENDAR YEARS 2011 TO 2015
(FY 2010/2011 TO 2014/2015)

PREPARED MAY, 2010



Corporate Office:

27368 Via Industria
Suite 110
Temecula, CA 92590
Tel: (951) 587-3500
Tel: (800) 755-6864
Fax: (951) 587-3510

Office Locations:

Sacramento, CA
Phoenix, AZ

Orlando, FL
Memphis, TN

www.willdan.com/financial

ENGINEER'S REPORT AFFIDAVIT

City of Pasadena Old Pasadena Management District Property and Business Improvement District

City of Pasadena
Los Angeles County, State of California

This Report describes the District and defines improvements, services, activities, budget and method of assessment apportionment, and the parcels proposed to be levied commencing in Fiscal Year 2010/2011 in accordance with the provisions of the Property and Business Improvement District Law of 1994, Part 7 of Division 18 of the California Streets and Highways Code and the provisions of the California Constitution Article XIID. Reference is hereby made to the Los Angeles County Assessor's maps for a detailed description of the lines and dimensions of the lost and parcels of land within the District. The undersigned respectfully submits the enclosed Report as directed by the City Council.

Dated this _____ day of _____, 2010.

Willdan Financial Services
Assessment Engineer
On Behalf of the City of Pasadena

By: _____

Jim McGuire
Principal Consultant

By: _____

Richard Kopecky
R. C. E. # 16742

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Overview

Introduction

The City of Pasadena ("City") formed and established the Old Pasadena Management District Property and Business Improvement Assessment District ("District" or "OPMD") to provide improvements, services and activities that confer special benefits upon real property within the boundaries of the District. The District shall be established and levied pursuant to Property and Business Improvement District Law of 1994, Part 7 of Division 18 of the California Streets and Highways Code (hereafter referred to as the "Act") and the provisions of the California Constitution Article XIID (hereafter referred to as the "Constitution" or "Proposition 218"). Pursuant to the Act, property owners within the District submitted a signed petition requesting formation (renewal) of the District. The initial Old Pasadena Management District was formed in June, 2000 for a five-year term which expired in 2005. The District was successfully renewed for Calendar Years 2006-2010 (Fiscal Years 2005/2006 through 2009/2010) and a maximum assessment was approved by the property owners through an assessment ballot proceeding, conducted according to provisions of Article XIID of the California Constitution with Fiscal Year 2009/2010 being the last year of the current term of the District. Under the provisions of the Act, the property owners within the District may renew the District for a maximum term of ten (10) years, however only a 5-year term is being proposed as part of this renewal process. As part of this renewal process, property owners representing more than fifty percent (50%) of the total proposed assessments must submit a petition in favor of the renewal and proposed assessments. Based on this petition and the proposed Management District plan, including this Engineer's Report, the Pasadena City Council may initiate proceedings to renew the District and ballot property owners for the proposed assessments pursuant to the Constitution. Assuming upon tabulation of the ballots returned, majority protest does not exist, the City Council may adopt the appropriate resolutions to renew the District and levy and collect annual assessments commencing with Fiscal Year 2010/2011 (Calendar year 2011) to provide funding for improvements and activities authorized within the District for a period of five years Calendar Years 2010-2015 (Fiscal Years 2010/2011 through 2014/2015).

This Engineer's Report ("Report") describes the District, improvements, services and activities, method of apportionment, the proposed assessments for the first fiscal year, and the maximum assessment proposed for the five-year duration of the renewed District. The proposed assessments are based on the estimated cost to provide the improvements, activities, and operations that provide a direct and special benefit to properties within the boundaries of the District. The costs of improvements, services, activities, and operations include all expenditures, deficits, surpluses, revenues, and reserves.

The words "property" or "parcel", for the purposes of this Report, refers to real property located within the District, and identified as an individual property or parcel assigned its own Assessor's Parcel Number (APN) by the County of Los Angeles Assessor's Office. The County of Los Angeles Auditor/Controller uses APNs to identify on the tax roll parcels the properties assessed for taxes, special assessments, and fees and charges.

District Renewal

Written petition(s) of the property owners within the proposed District, representing more than fifty percent (50%) of the proposed assessment to be levied must be submitted to the Pasadena City Council in order to proceed with the District formation (renewal). After the required signatures have been gathered, the City Council may initiate proceedings for the renewal of the District by adopting a resolution expressing its intention to renew the District. The resolution of intention will reference the Management District Plan, which incorporates this Engineer's Report, and shall give notice of the time and place of a public hearing on the re-establishment (renewal) of the District and levy of assessments.

Pursuant to the Act, within 90 days of adopting the resolution of intention, the City Council shall hold a public hearing on the matter. Assessment ballots (property owner protest ballots) shall be mailed to each property owner of record at least 45 days prior to the public hearing pursuant to Article XIID of the California Constitution.

At the public hearing the City Council may provide the public and property owners the opportunity to provide oral protests and written protests prior to the adoption of the Engineer's Report and the Management District Plan. Pursuant to the Constitution, the City Council will tabulate property owner assessment ballots timely received from property owners to determine whether majority protest exists. This tabulation will occur after the close of the Public Hearing.

If the property owners ballot results support (approve) the renewal of the District and the imposition of new assessments, the Old Pasadena Management District (hereafter referred to as "OPMD") will appoint a Board of Directors for the District. The Board of Directors shall make recommendations on the expenditures of revenue derived from the levy of assessments and on the classification of properties as applicable. The Board of Directors shall cause to be prepared a report each fiscal year for which assessments are to be levied and collected. Said annual report shall be filed with the City Clerk and shall contain: any proposed changes to the district boundary; the improvements, services and activities to be provided that year; the estimated costs for that year; the method of assessment; the amount of any surplus or deficit; and contributions from other sources. The City Council may approve the report as submitted or as modified.

Description of the District

The District is located in the Old Pasadena community within the City of Pasadena, County of Los Angeles and currently includes four-hundred seventy (470) parcels, of which four-hundred sixty-one (461) are identified as parcels that receive special benefits from the improvements, services and activities provided by the District. Of these benefiting properties, four-hundred forty-two (442) shall be assessed on the Los Angeles County Tax Rolls with the assessments for the remaining nineteen (19) parcels (most of which are owned by the City of Pasadena) will be funded from a portion of the \$545,000 the City annually contributes to the District.

The Old Pasadena PBID provides various improvements, services and activities for and within an approximately 21-block area of Pasadena. The District is bounded by Pasadena Avenue on the west, Walnut Street on the north, Arroyo Parkway on the east, and Del Mar Boulevard on the south. Because of the scope and nature of the District and level of services to be provided vary in different parts of the District, five benefit zones have been established based on these variations.

Zones of Benefit

While it has been determined that the services and activities to be provided by the District are entirely special benefit (no measurable general benefit), the level of service and activities to be provided vary within the boundaries of the District.

In order to properly allocate the cost of the services or variations in services, benefit areas (hereafter referred to as "Zones") have been established for the District. These Zones are based on differences in services or the level of service to be provided within those Zones. The overall cost of providing each of the services and activities shown in this Report have been budgeted and allocated to the various Zones, (Zones 1, 2, 3, 4 and 5), based on an estimate of the service level demands within each of the respective Zones. The costs and expenditures associated with each Zone are proportionately allocated to each of the benefiting parcels within a Zone based on specific physical characteristics of the parcels within the District, including each parcel's lot size, ground floor building square footage, and non-ground floor building square footage.

A District budget has been prepared for the various services and activities that benefit properties within the District and the cost of these various activities (minus available funding from other sources) are proportionately allocated to Zones 1 through 5 based on an estimate of the service level demands to be provided within each of the respective Zones. The overall estimated District expenditures; contributions from the City and other revenue sources; and the allocation of special benefit costs to each Zone appear in the District Budget Section of this Report.

The following is a description of the District Zones:

Zone 1:

Zone 1 encompasses the core area of Old Pasadena, along Colorado Boulevard, the South side of Union Street and the North side of Green Street between South Raymond and Mills

Alley, but excludes the parcels that comprise One Colorado (Zone 3), which have a reduced level of District services than the other parcels in this core area because they privately fund and provide many of the same services and activities within and around One Colorado.

Service Level – Zone 1 has the highest pedestrian activity and generally has the highest demand for most of the services and activities provided by the District. Its services include but are not limited to: more frequent pressure washing; frequent attention from day porters; more trash removal; highest visibility of security; more administrative and advocacy attention due to street closures, events and visible tourist and retail attention. Collectively, approximately 39.4% of the service and activities provided by the District (costs) are associated with this Zone

Location – Refer to the District Diagram and Assessment Roll contained within this Report, for a visual representation and parcel listing of parcels within Zone 1.

Zone 2:

Zone 2 is comprised of two areas. The northern area of Zone 2 which includes all properties to the North of Union Street, East of Fair Oaks, and West of Arroyo Parkway (excluding Memorial Park). The southern area of Zone 2 includes the blocks north of Valley Street between Pasadena Avenue and Fair Oaks; properties facing Dayton Street between Fair Oaks and Raymond; as well as properties on Raymond from Del Mar to just south of Green Street (excluding Central Park) and as far east as the Gold Line Right of Way.

Service Level – Zone 2 generally has slightly less demand than Zone 1 for most of the services and activities provided by the District, but substantially more than the remaining Zones. Because this Zone has greater street frontage (equivalent block faces) than Zone 1, this Zone requires more street sweeping and pressure washing, but because there is less pedestrian traffic than Zone 1, it generally has less demand for other services and activities such day porters, trash removal and security foot patrol. Collectively, approximately 33.9% of the service and activities provided by the District (costs) are associated with this Zone.

Location – Refer to the District Diagram and Assessment Roll contained within this Report, for a visual representation and parcel listing of parcels within Zone 2.

Zone 3:

Zone 3 is comprised of One Colorado properties along Colorado Blvd. between Delacey and Fair Oaks (excluding the southeast corner of Union and Delacey) as well as the South side of Union Street to Exchange Alley between Fair Oaks and Kendall Alley.

Service Level – Zone 3 includes only the One Colorado properties. The One Colorado properties already provide a high level of private security and maintenance services and therefore require less support from the District for these services and activities. While these properties privately fund services that are also provided by the District, the District's efforts and support to the surrounding area (other Zones) directly enhances the properties in Zone 3 by reducing potentially higher private security and maintenance costs that might otherwise be incurred if the surrounding area lacked such services. In addition to privately funding similar services that are provided by the District, Zone 3 properties provide an aggressive

schedule of special events throughout the year, as well as additional marketing efforts throughout the year that highlights all of Old Pasadena as a destination for consumers. These overall unique contributions to the District is reflected in the District budget for Zone 3, which is assessed for only about 5.6% of the District's total assessed costs.

Location – Refer to the District Diagram and Assessment Roll contained within this Report, for a visual representation and parcel listing of parcels within Zone 3.

Zone 4:

Zone 4 properties include Memorial Park and Central Park.

Service Level – Zone 4 is comprised entirely of properties owned by public agencies (primarily the City) and incorporates the two parks within the District boundaries. While the benefit to properties within Zone 4 may not be as great as those properties in other zones, the District does provide street sweeping, pressure washing, security as well as other activities specifically for this Zone and these properties derive special benefits from those services and activities proportionate to the District resources applied in that area. Collectively, approximately 8.5% of the service and activities provided by the District (costs) are associated with this Zone. Because the City owns all the property in this Zone, a portion of the City's annual contribution to the District is used to offset these parcels' proportional special benefit assessments, which is why this Zone is not levied assessments on the Tax Rolls.

Location – Refer to the District Diagram and Assessment Roll contained within this Report, for a visual representation and parcel listing of parcels within Zone 4.

Zone 5:

Zone 5 includes properties that face or have a significant amount of frontage along the north and south sides of Green Street between Pasadena Avenue and Arroyo Parkway excluding the north side of Green Street between South Raymond and Mills Alley.

Service Level – Zone 5 receives regular but less frequent or moderate levels of service as compared to Zone 1 and Zone 2. Its services include but are not limited to: less frequent pressure washing, and street sweeping due to less street frontage (equivalent block faces) than Zones 1 and 2, but similar to Zone 4. This Zone also has less attention from day porters, trash removal and security foot patrol than Zones 1 and 2; but certainly greater service levels than provided in Zone 3 or 4. Collectively, approximately 12.6% of the service and activities provided by the District (costs) are associated with this Zone.

Location – Refer to the District Diagram and Assessment Roll contained within this Report, for a visual representation and parcel listing of parcels within Zone 5.

Improvements and Activities

The improvements, services and activities to be provided by the District are in addition to those provided by the City of Pasadena. The proposed District intends to continue to provide and ensure the operation and maintenance of the improvements and activities approved for the existing District for another five (5) year term.

The services and activities planned and budgeted for the District over the next five years can generally be grouped into the following categories:

- ◆ Maintenance
 - Trash
 - Street Maintenance (Street Sweeping & Pressure Washing)
 - Day Porters
 - Special Zone Projects (Dog Walk Bag Service, Additional Pressure Washing, Rose Parade Clean-up)
 - District-wide Maintenance Services (Landscaping, Graffiti, Debris Pick-up, etc.)
- ◆ Public Safety
- ◆ Marketing
- ◆ District Management (Administration & Advocacy)
- ◆ Reserve and Contingency Fund

The following are some key aspects of the Service Plan Budget:

- The Service Plan Budget provides for the security program, Old Pasadena Ambassador Guides, who serve a number of functions. This security program continuously increases awareness of security efforts in the District, coordinates existing property owner security programs, and acts as the "eyes and ears" for the Pasadena Police Department. The program reduces street disorder and serves a lead role in crime prevention. Also the Old Pasadena Guides serve as good-will ambassadors for the District by assisting visitors.
- The maintenance program keeps the District clean. Highly visible personnel are on the streets removing trash, graffiti, and other litter. In addition, the PBID will provide sidewalk cleaning, trash/debris removal, and street sweeping.
- The marketing and promotions program continues to improve communications, build stronger working relationships with property owners and business operators, and increase exposure for the District.

Public Safety

Old Pasadena Public Safety Program

The 21 block Old Pasadena Ambassador Guide program mission is to support the police department, property owners and tenants in overall crime prevention efforts and reduction in street disorder, while offering a customer service orientation to pedestrians. They provide

highly visible neighborhood security and are intended to supplement-not supplant-individual building security and the Pasadena Police Department.

Integration with the Pasadena Police Department

The Old Pasadena security program works closely with the Pasadena Police and integrates the Old Pasadena program with that of the Police. Pasadena Police Department officers are active in the development and training of the Old Pasadena Guide personnel.

Bicycle Patrol

The Bike Patrol deters aggressive panhandling and other unsuitable street behavior. Their presence is a deterrent to theft and burglary from motor vehicles; however, the service does not completely prevent these crimes. They also deter and report illegal street vending, illegal dumping and street code violations. They observe and report a myriad of quality-of-life problems including: drinking in public, urinating in public, public drunkenness, trespassing, and shopping cart confiscation.

The Bike Patrol officers also act as ambassadors performing goodwill gestures such as giving directions to visitors, escorting employees, helping lost persons, and retrieving keys from locked cars and conducting tours. Bike Patrols also assist with traffic control in the event of accidents, fires or unusual occurrences.

They patrol assigned routes evenly, covering all property equally on any route in the District. They are professional, friendly, courteous, people-oriented individuals in excellent physical condition. The Bike Patrol officers complete 40 hours of customized classroom training and 16 hours of field training.

Foot Patrol

The Foot Patrol will concentrate on the highest pedestrian use corridors such as Colorado Boulevard and Fair Oaks Avenue. The Foot Patrol has the same mission and receives the same training as the Bike Patrol. Uniforms and equipment will be identical. Because of their easy accessibility to pedestrians, the Foot Patrol will act as ambassadors helping visitors find their dining, shopping and parking destinations.

Maintenance

Old Pasadena Clean Team

The Clean Team consistently deals with maintenance issues within the District. To effectively deal with the maintenance issues facing Old Pasadena, a multi-dimensional approach has been developed consisting of the following elements:

Sidewalk Maintenance

Uniformed, radio-equipped personnel sweep litter, debris, and refuse from sidewalks and gutters of the District. Collector truck personnel collect trash from trash receptacles.

Alley Maintenance

The Clean Team and safety patrols each have responsibility in this area. Guide safety personnel address owner and tenant compliance with City code issues on cleanliness of sidewalks, alleys and illegal dumping. The Clean Team crew sweeps the alleys, removes graffiti and clears the alley of debris when a responsible party cannot be found for illegal dumping or other violations.

Graffiti Removal

The Clean Team removes graffiti by painting, using solvent and pressure washing. The District will maintain a zero tolerance graffiti policy. All tags will be removed within 24 hours.

Sidewalk Pressure Washing

Pressure washers service 3-6 blocks per night, 7 nights a week. The District standard is to have all sidewalks cleaned at least twice a month. The high use areas will be cleaned more frequently.

Trash Collection

District provides for all collection of trash from sidewalk trashcans.

Landscape Maintenance

Public landscape areas, tree wells, and planters will be maintained and kept free of litter and weeds.

Paper Sign and Handbill Removal

Paper signs and handbills taped or glued on public property, utility boxes, poles and telephone poles are removed by hand or when necessary by high pressure hose.

Special Collections

District trucks will be available to collect stolen shopping carts and large bulky items illegally dumped in the District.

Maintenance Problems Requiring Third Party Intervention

Problems in the District that create blighted or unsafe conditions are monitored but are outside of the jurisdiction of the District to repair. Requests are made to the responsible party for repair. Types of problems include blocked or damaged sewers or drains, damaged sidewalks/streets/alleys, non-operating street lights, damaged or missing street signs, etc.

Marketing and Communications

This program includes several tools to increase the numbers of visitors to the District, support efforts of property owners and brokers to attract and retain tenants, and to help Old Pasadena maintain its popularity in the face of increasing competition. Several types of marketing and communication elements are used to achieve this:

- ◆ Old Pasadena website www.oldpasadena.org ;
- ◆ Full-color shopping, dining and business directory brochures;
- ◆ Public and media relations;
- ◆ Development of Old Pasadena image pieces;
- ◆ Full-color Old Pasadena in-depth monthly newsletter;
- ◆ Sponsorship and tenant development support packets;
- ◆ Community-based events;
- ◆ Event planning; and
- ◆ Retail recruitment,

Funds may also be utilized for “district branding” opportunities, such as pole banners, logos, signs and wall maps; promotional materials, including advertising, maps, visitors’ guides, press releases; maintenance of the District web site; annual economic benchmarking research, and similar projects. In addition, overtures may be made to potential corporate sponsors to attract new (non-assessment) revenues to leverage the marketing activities of the District.

Advocacy and Administration

A professional staff that requires centralized administrative support will manage the District improvements and activities. Core services are delivered 16 hours a day, seven days a week. The District budget contains four budgeted positions plus costs for contracted supervision for all core services. The professional staff manages day-to-day operations of all the services and programs, under the direction and control of the Board of Directors of the Old Pasadena Management District. This professional staff represents the District’s interests in advocacy and relationship efforts with local government and media, in addition to coordinating and complying with all contractual obligations to the City of Pasadena and vendors. In support of these efforts, funding is allocated to pay for related office expenses; legal, telephone/internet access; accounting services; travel expenses; insurance (workers compensation, general liability and directors/officers liability); dues/subscriptions; equipment/furniture; rent; and database maintenance. Personnel expenses include salaries, benefits and payroll taxes.

Benefit Analysis

Each of the proposed improvements, services and activities, and the associated costs and assessments have been carefully reviewed, identified and allocated based on special benefit pursuant to the provisions of the Act and the California Constitution.

Specifically, the California Constitution Article XIID addresses several key criteria for the levy of assessments, notably:

Article XIID Section 2d defines District as:

“District means an area determined by an agency to contain all parcels which will receive a special benefit from a proposed public improvement or property-related service”;

Article XIID Section 2i defines Special Benefit as:

“Special benefit” means a particular and distinct benefit over and above general benefits conferred on real property located in the district or to the public at large. General enhancement of property value does not constitute “special benefit.”

Article XIID Section 4a defines proportional special benefit assessments as:

“An agency which proposes to levy an assessment shall identify all parcels which will have a special benefit conferred upon them and upon which an assessment will be imposed. The proportionate special benefit derived by each identified parcel shall be determined in relationship to the entirety of the capital cost of a public improvement, the maintenance and operation expenses of a public improvement, or the cost of the property related service being provided. No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel.”

The method of apportionment (method of assessment) established herein is based on the premise that each assessed property receives special benefits from the improvements, services and activities to be funded by such assessments, and the assessment obligation for each parcel reflects that parcel's proportional special benefits as compared to other properties that receive special benefits as outlined in the preceding definitions established in the California Constitution.

Based on the parameters of special benefit, general benefit would be defined as an overall and similar benefit to the public in general resulting from the improvements, activity or service to be provided by the assessment levied. Inasmuch as all services will be provided to the properties within the District boundaries only and no services will be provided outside the District boundaries, any potential general benefits to the public at large are considered intangible and not quantifiable. Furthermore, the services and activities proposed for this District and that will be funded by assessments are intended to enhance the properties within the District and will play an integral part of the use, appearance, protection and preservation of those properties and are solely for the direct and particular benefit of the parcels to be assessed. The improvements (services and activities) planned and budgeted for the District over the five-year term of the District are above and beyond those currently provided by the City of Pasadena and provide special benefit only to properties within the District. Basic City services currently provided within the District will continue to be provided at the same level of service provided throughout the City of Pasadena, and are considered to be general benefit and shall be funded by other revenue sources and not included as part of the special benefit assessments levied on properties within this District.

The proposed assessment revenues to be collected to support the increased maintenance, security, and marketing efforts of the District shall be used for only those improvements, services and activities outlined in the Management District Plan. These services and activities provide property owners a useful tool to collectively address some of the key issues facing the properties within the District by ensuring the safe and efficient movement of people and goods and enhancing the aesthetic appeal of the area. Ultimately, the goals of the District are to enhance the living and work environments, sales, and business opportunities for the properties within its boundaries, and to allow individual properties to be developed and utilized to their full potential. In doing so, the District's services reduce the costs that property owners might otherwise incur for private security, cleaning and maintenance of the areas adjacent to their properties, as well as for marketing and promotional activities. Together, increased security and the maintenance of the streets, alleys, and public walkways in the District, and marketing will contribute to a specific enhancement of the parcels within the District and the absence of these services and activities could eventually have a negative impact on those properties. As such, it has been determined that the proposed services and activities to be funded by annual assessments confer a particular and distinct special benefit to the properties to be assessed within the District.

Although the improvements, services and activities proposed for the District include public streets and facilities, as well as a safety and security program that will in part service the public, it is clear that these services and activities are only necessary to enhance the environment and opportunities of the properties within the District. As such, these improvements and activities are not required nor necessarily desired by any properties outside the District boundary and any public access, use or availability of these services and activities by others is considered incidental.

In addition, the City intends to annually contribute funds to the District in the amount of \$545,000. This contribution shall be used to pay the City's proportional special benefit for properties owned by the City within the District as well as other government-owned properties or qualifying properties, with the remaining funds being used to support various activities and services provide by OPMD. These remaining funds account for approximately twenty-five percent (25%) of the District's total estimated annual expenditures, which more than compensate for any measurable general benefit to properties within the District.

Therefore, it has been determined that the services, maintenance and operations to be funded by the proposed District assessments are consistent with the intent of the Act and the Constitution, and provide no measurable general benefit to properties outside the District or to the public at large.

Method of Apportionment

Method of Apportionment Rationale

The annual assessments levied for the District shall fund the services, activities and operations associated with the District ("Improvements"). All parcels that receive special benefits from the Improvements within each Zone, share in the cost of the Improvements associated with that Zone. The costs and assessments set forth in this Report are based upon an estimate of the expenses related to those Improvements including all direct service costs, administration and incidental expenses based on the history of providing those services and activities throughout the District in the preceding five years as well as an estimate of the costs associated with proposed enhancements to existing levels of service and new services.

As previously discussed, based on variations in the improvements provided throughout the District, five (5) zones of benefit have been established. The boundaries of these Zones are consistent with the boundaries previously established for the District. The total amount allocated to each Zone is a direct reflection of the services and activities provided in that area, and is spread equitably among the benefiting parcels within that Zone based on each parcel's lot size, ground floor building square footage and non-ground floor building square footage. If building sizes or individual building areas cannot be confirmed by the District, the proportionate distribution of the lot size shall be based on the assessor parcel map footprint for each parcel.

It has been determined that each and every parcel within the District, except those identified as exempt parcels, receives a particular and distinct benefit from the improvements, over and above any general benefit. The security program reduces street disorder and helps prevent crime, thereby protecting the properties within the District and increasing their attractiveness to potential customers as well as a place to live and work. The maintenance program, including trash removal, graffiti cleanup, and street and sidewalk cleaning directly benefits each of the parcels adjacent to the streets being maintained. The marketing program improves economic development and cultural environment within the District, thereby benefiting all residents, businesses and potential property development within the District. All of the above contribute to an enhancement of the parcels within the District.

In compliance with Section 36632(a) of the California Streets & Highways Code, the proposed assessments are calculated and shall be levied on the basis of the estimated benefit to real property and properties may be classified for purposes of determining the benefit to property. Accordingly, the formulas used for calculating the assessment obligation for each individual property within the District have been formulated to reflect each parcel's proportional special benefit as compared to other properties in the District utilizing identifiable variations in each parcel and their overall benefit from the improvements, services and activities proposed in the Management District Plan.

To ensure that no property's assessment exceeds the cost of the proportional benefit to that property, the City shall contribute \$545,000 annually to support the District's activities. More than seventy percent (70%) of this City contribution will be used to offset the District's overall costs that would otherwise be assessed as special benefits to properties within the District.

While the parcels within the District may include various commercial and multi-family residential types, and the specific use or business associated with each parcel may change over the term of the District, the improvements and services to be provided by the District are intended to support all properties within its boundaries and not one specific use or type. Therefore the method of apportionment established for this District and described herein, reflects the proportional special benefit each property receives from the proposed improvements, services and activities based on quantifiable property characteristics for each parcel as compared to other properties within the District utilizing similarities and differences in lot size, ground floor building square footage, non-ground floor building square footage and parcel size, rather than variations in the type (land use) of property.

Collectively, each parcel's proportional lot size, ground floor building square footage and non-ground floor building square footage effectively and fairly represents each parcel's proportional special benefit as compared to other parcels within the District and each respective Zone. While other factors such as daily trip generations, operating hours, number of employees and sales receipts are occasionally used for the calculation of special benefit assessments, these factors are primarily business related rather than property related and for this District it has been determined that these considerations are not as useful or appropriate for the calculation of special benefit to the properties themselves based on the overall property development within the District and the improvements, services and activities to be funded by the assessments.

Accordingly, the formulas used for calculating the assessment obligation for each individual property within the District have been formulated to reflect each parcel's proportional special benefit as compared to other properties in the District utilizing identifiable variations in each parcel and its level of improvements, services, and activities proposed for the benefit Zone in which the parcel is located within the District.

Exempt Properties and Special Cases

In compliance with Streets and Highways Code Section 36632(a), the proposed assessments are calculated and shall be levied on the basis of the estimated benefit to real property and properties may be classified for the purposes of determining the benefit to property.

In general, most properties owned by government agencies, receive similar special benefits from the improvements provided by the District and are subject to annual assessments. Although these properties are typically identified by the County as non-taxable properties for the County Tax Rolls, the City annually contributes sufficient funds to the District to compensate for the special benefits these parcels receive. In addition as a matter of City policy, the City's annual funding is also utilized to compensate for the special benefits and assessment obligation for specific parcels. Because the proportional assessment obligation calculated for properties owned by government agencies and specific properties are paid through the City's contribution, these properties will not be directly balloted for those assessments as part of the renewal process.

Exempt Properties

Exempt from District assessments are the areas of public streets, private streets, dedicated public easements, and rights-of-ways including greenbelts and parkways, or any other such parcel that is utilized for public services. The District currently has nine (9) parcels (assigned

an Assessor's Parcel Number) that are identified as public transit right-of-ways (easements) that are classified as exempt properties. Conversely, public facilities such as parks, transit stations, parking structures, garages and parking lots that are used for public services and potentially could be developed are subject to annual assessments.

Special Case Properties

Taking into consideration the improvements and services to be provided by the District and the reasons for such activities as well as their association with various properties in the Old Pasadena Management District, due to unique property characteristics or issues, appropriate adjustments to individual parcels to reflect their proportional special benefit from related improvements, services and activities are sometimes warranted. Currently, no such considerations or adjustment to the proportional assessment calculation is required in the District, but may be necessary or appropriate in the future based on development changes within the District.

Assessment Formulas

As previously noted, while most of the District services and activities are provided throughout the District, the amount of effort or service level varies for different areas of the District and these variations facilitated the establishment of the five (5) different Zones. Accordingly, the cost of providing most of these services and activities are allocate to each Zone and the properties therein based on the proportional effort and level of service associated with each activity with the exception of marketing expenses; administration and advocacy expenses; and the collection of funds for reserves and contingencies, which are proportionately applied to all parcels regardless of their Zone designation. Collectively, the proportion cost allocations to each Zone for related improvements, services and activities are apportioned to the individual parcels within those Zones by a method and by formulas which fairly distributes the net amount to be assessed among all assessed parcels in proportion to the estimated special benefits to be received by each parcel from the improvements. This apportionment is based on each parcel's proportional lot size, ground floor building square footage and non-ground floor building square footage as compared to other properties. Generally, it has been determined that the proportional special benefits properties receive from most of the improvements and services provided is reasonably reflected by equally apportioning the costs between lot size and building square footage, with the proportional allocation to non-ground floor building square footage (assessment rate) being half as much as the ground floor building square footage.

The following formulas provide a summary of the assessment calculations:

Step 1:

Parcel Characteristics by Zone

The specific characteristics of each parcel are identified and used to calculate the parcel's proportional special benefit. The following table is a summary of these characteristics.

<u>Parcel Statistics and Characteristics</u>	<u>Zone 1</u>	<u>Zone 2</u>	<u>Zone 3</u>	<u>Zone 4</u>	<u>Zone 5</u>	<u>Total</u>
All Parcels	139	222	4	7	98	470
Lot Size (sq ft)	772,539.0	1,313,824.8	171,304.0	633,729.0	353,953.0	3,245,349.8
Ground Floor (sq ft)	554,348.0	589,199.0	116,535.0	21,900.0	176,332.0	1,458,314.0
Non-Ground Floor (sq ft)	366,949.0	436,566.0	12,902.0	-	216,236.0	1,032,653.0
All Benefiting Parcels	136	220	4	5	96	461
Lot Size (sq ft)	755,549.0	1,269,844.8	171,304.0	614,149.0	329,133.0	3,139,979.8
Ground Floor (sq ft)	554,348.0	589,199.0	116,535.0	21,900.0	176,332.0	1,458,314.0
Non-Ground Floor (sq ft)	366,949.0	436,566.0	12,902.0	-	216,236.0	1,032,653.0
Parcels Assessed on Tax Roll	131	211	4	-	96	442
Lot Size (sq ft)	640,419.0	1,210,986.8	171,304.0	-	329,133.0	2,351,842.8
Ground Floor (sq ft)	539,551.0	550,611.0	116,535.0	-	176,332.0	1,383,029.0
Non-Ground Floor (sq ft)	366,949.0	433,463.0	12,902.0	-	216,236.0	1,029,550.0
Parcels Funded by City	5	9	-	5	-	19
Lot Size (sq ft)	115,130.0	58,858.0	-	614,149.0	-	788,137.0
Ground Floor (sq ft)	14,797.0	38,588.0	-	21,900.0	-	75,285.0
Non-Ground Floor (sq ft)	-	3,103.0	-	-	-	3,103.0
Exempt Parcels	3	2	-	2	2	9
Lot Size (sq ft)	16,990.0	43,980.0	-	19,580.0	24,820.0	105,370.0
Ground Floor (sq ft)	-	-	-	-	-	-
Non-Ground Floor (sq ft)	-	-	-	-	-	-

Step 2:**Allocation of Individual Services Costs to Zones**

Each of the various services and activities to be provided throughout the District are allocated to the various Zones based on level of service and/or proportional special benefit. The following table shows the overall special benefit costs allocated to each Zone. A complete budget that provides the full annual District expenses, revenues from other sources to reduce the amount to be levied as special benefit is provided in the "District Budget" section of this Report.

	Special Benefit	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5
2011 Allocations	to be Assessed	Allocation	Allocation	Allocation	Allocation	Allocation
Trash	\$ 43,717	\$ 25,106	\$ 12,096	\$ 2,318	\$ 1,494	\$ 2,704
Street Maintenance	89,981	28,726	35,063	5,069	10,984	10,139
Additional Pressure Washing	13,380	8,580	-	-	-	4,800
Dog Walk Bag Service ¹	2,500	-	1,000	-	750	750
Rose Parade Clean-up ¹	2,000	2,000	-	-	-	-
Day Porters	25,980	10,717	7,469	1,949	1,949	3,897
District-wide Maintenance Services	43,073	13,229	17,517	2,516	4,451	5,360
Total Maintenance	220,632	88,359	73,145	11,852	19,627	27,649
Safety	510,829	222,211	153,249	28,096	43,420	63,854
Marketing ²	76,126	28,444	31,130	4,741	844	10,966
Administration and Advocacy	181,282	55,678	73,722	10,590	18,734	22,558
Reserves and Contingency	60,422	18,558	24,572	3,530	6,244	7,519
	\$ 1,049,291	\$ 413,250	\$ 355,817	\$ 58,809	\$ 88,870	\$ 132,546
City Contribution (For Non-Assessed Properties)	\$ 139,701	\$ 33,690	\$ 17,141	\$ -	\$ 88,870	\$ -
Balance To Levy (Assessed on Tax Roll)		\$ 379,560	\$ 338,676	\$ 58,809	\$ -	\$ 132,546

1 Cost of services is apportioned to individual parcels by Lot Size only

2 Cost of Marketing is apportioned to individual parcels by Building Size only

All other services and activities are apportioned to individual parcels by a combination of Lot Size and Building Size

Step 3:**Allocation of Costs by Characteristics to Zones**

The services and activities to be provided throughout the District are allocated to the various characteristics of the parcels within the Zones of the District. The following table shows an estimate of this budget allocation for Fiscal Year 2010/2011.

Budget Allocation by Characteristic	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Total	%
All Benefiting Parcels							
Lot Size (sq ft)	\$ 191,970	\$ 162,795	\$ 26,951	\$ 46,375	\$ 60,742	\$ 488,832	46.6%
Ground Floor (sq ft)	166,254	140,843	30,187	42,495	44,511	424,291	40.4%
Non-Ground Floor (sq ft)	55,026	52,179	1,671	-	27,292	136,168	13.0%
	\$ 413,250	\$ 355,817	\$ 58,809	\$ 88,870	\$ 132,546	\$ 1,049,291	100.0%
Parcels Funded by City							
Lot Size (sq ft)	\$ 29,252	\$ 7,546	\$ -	\$ 46,375	\$ -	\$ 83,173	59.5%
Ground Floor (sq ft)	4,438	9,224	-	42,495	-	56,157	40.2%
Non-Ground Floor (sq ft)	-	371	-	-	-	371	0.3%
	\$ 33,690	\$ 17,141	\$ -	\$ 88,870	\$ -	\$ 139,701	100.0%
Parcels Assessed on Tax Roll							
Lot Size (sq ft)	\$ 162,718	\$ 155,249	\$ 26,951	\$ -	\$ 60,742	\$ 405,660	44.6%
Ground Floor (sq ft)	161,816	131,619	30,187	-	44,511	368,134	40.5%
Non-Ground Floor (sq ft)	55,026	51,808	1,671	-	27,292	135,797	14.9%
	\$ 379,560	\$ 338,676	\$ 58,809	\$ -	\$ 132,546	\$ 909,590	100.0%

Step 4:**Determination of Parcel Assessment Rates**

Based on the parcel characteristics and budget for each Zone, the following rates for Fiscal Year 2010/2011 have been calculated for parcels within each Zone:

Proposed Rates for Fiscal Year 2010/2011 (Calendar Year 2011)					
Rate per Sq Ft	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5
Lot Size	\$ 0.254080	\$ 0.128200	\$ 0.157330	\$ 0.075510	\$ 0.184550
Ground Floor	\$ 0.299910	\$ 0.239040	\$ 0.259040	\$ 1.940430	\$ 0.252430
Non-Ground Floor	\$ 0.149955	\$ 0.119520	\$ 0.129520	\$ 0.970215	\$ 0.126215

Annual Assessment Adjustments

For the five year term of the District renewal, annual assessments may be adjusted by the lesser of the annual increase in the Los Angeles-Riverside-Orange County area Consumer Price Index for All Urban Consumers (CPI-U) or five percent (5%) per year commencing in the second fiscal year (Fiscal Year 2011/2012). Actual annual adjustments may range from zero percent (0%) to five percent (5%). Adjustments may be less than the allowed inflationary adjustment from year to year depending on the service needs identified by the Board of Directors.

The following are the proposed Maximum Assessment Rates for each Zone and property characteristic assuming the CPI-U is equal to or greater than the maximum annual adjustment of five percent (5%):

Proposed Rates for Fiscal Year 2011/2012

Rate per Sq Ft	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5
Lot Size	\$ 0.266784	\$ 0.134610	\$ 0.165197	\$ 0.079286	\$ 0.193778
Ground Floor	\$ 0.314906	\$ 0.250992	\$ 0.271992	\$ 2.037452	\$ 0.265052
Non-Ground Floor	\$ 0.157453	\$ 0.125496	\$ 0.135996	\$ 1.018726	\$ 0.132526

Proposed Rates for Fiscal Year 2012/2013

Rate per Sq Ft	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5
Lot Size	\$ 0.280123	\$ 0.141341	\$ 0.173456	\$ 0.083250	\$ 0.203466
Ground Floor	\$ 0.330651	\$ 0.263542	\$ 0.285592	\$ 2.139324	\$ 0.278304
Non-Ground Floor	\$ 0.165325	\$ 0.131771	\$ 0.142796	\$ 1.069662	\$ 0.139152

Proposed Rates for Fiscal Year 2013/2014

Rate per Sq Ft	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5
Lot Size	\$ 0.294129	\$ 0.148408	\$ 0.182129	\$ 0.087412	\$ 0.213640
Ground Floor	\$ 0.347183	\$ 0.276719	\$ 0.299871	\$ 2.246290	\$ 0.292219
Non-Ground Floor	\$ 0.173592	\$ 0.138359	\$ 0.149936	\$ 1.123145	\$ 0.146110

Proposed Rates for Fiscal Year 2014/2015

Rate per Sq Ft	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5
Lot Size	\$ 0.308836	\$ 0.155828	\$ 0.191236	\$ 0.091783	\$ 0.224322
Ground Floor	\$ 0.364542	\$ 0.290555	\$ 0.314865	\$ 2.358605	\$ 0.306830
Non-Ground Floor	\$ 0.182271	\$ 0.145277	\$ 0.157432	\$ 1.179302	\$ 0.153415

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

Disestablishment

State law provides for the disestablishment of a Property and Business Improvement District pursuant to an annual review process. Each year that the District is in existence, there will be a 30-day period during which the property owners will have the opportunity to request disestablishment of the District. This 30-day period begins each year on the anniversary day that the District was first established by City Council.

Within that 30-day period, if a written petition is submitted by the owners of real property who pay 50 percent (50%) or more of the assessments levied, the district may be disestablished. The City Council will hold a public hearing on disestablishing the district prior to actually doing so.

District Budget

The Old Pasadena Management District (“OPMD”) - a private, non-profit organization, acts as the managing agent for the PBID under a contract with the City of Pasadena to manage the district. The OPMD is responsible for the operation of the District which includes entering into contracts with service providers and consultants, hiring staff, and managing the day-to-day affairs of the District as well as to make adjustments to the budget categories as the needs of the District dictate, and in accordance with the terms and conditions outlined in the contract between the OPMD and the City of Pasadena. Each year, the Board of Directors will report its recommended budget to the City for its review and approval.

Budget Categories

The services and activities planned for the District over the next five years are described in detail in the Management District Plan. The budget for the overall District is presented in this section and includes these categories:

- ◆ Maintenance
 - Trash
 - Street Maintenance (Street Sweeping & Pressure Washing)
 - Day Porters
 - Special Zone Projects (Dog Walk Bag Service, Additional Pressure Washing, Rose Parade Clean-up)
 - District-wide Maintenance Services (Landscaping, Graffiti, Debris Pick-up, etc.)
- ◆ Public Safety
- ◆ Marketing
- ◆ District Management (Administration & Advocacy)
- ◆ Reserve and Contingency Fund

The combined total budget proposed for the District is approximately \$1,534,590 for calendar year 2011 (Fiscal year 2010/2011). This total cost is reduced by an estimated \$80,000 in revenue from advertising sales which shall be used to offset overall Marketing costs and an additional City contribution of \$405,299 (that portion of the total \$545,000 contributed annually by the City that is not used to pay for the special benefit assessments on parcels owned by the City or historically supported by a City contribution). Per an agreement with the City, these funds are to be used specifically for sidewalk and street maintenance related activities and marketing efforts.

Funds that have accrued at the end of the 2006-2010 term of the Old Pasadena Management District (if any) will be placed in the Reserve and Contingency Fund. The Board of Directors may utilize the funds in this account to pay for one-time special expenses, capital improvements, infrastructure repairs or unforeseen expenses associated with the District's authorized services and activities. The amount that will remain in the Reserve and Contingency Fund at the end of year 2010 was not known at the time this report was

prepared. However, it is estimated that the reserve at the end of the District's current term will be less than \$50,000 (plus set aside operational funding if the District is not renewed). Additionally, delinquent assessments from the 2006-2010 tax years that are paid in the future will also accrue to this fund. At the end of the current term period, if the District is not renewed, in accordance with state law, the remaining funds of the District (existing assets) shall become the property of the City and shall be used: (1) to pay the City any amount owed to it by the District; (2) settle any outstanding debit to service providers, consultants, or staff for services provided; (3) utilize the funds to remove equipment, street furniture, trash receptacles and other elements for which there would no longer be a caretaker; and (4) to disburse the remaining assets to the owners of assessed properties.

Budget Overview

The overall District expenditure estimated for Fiscal Year 2010/2011 is summarized in the following table. This summary lists the estimated costs and percentage of the total expenditures associated with the various services and activities planned to be implemented in the District for the first year of the renewal, Calendar Year 2011. This budget is subject to adjustment for the annual inflation factor for each succeeding year of the term of the District as previously described.

District Budget Summary for Fiscal Year 2010/2011

<p>Public Safety – 33% The 21 block Old Pasadena Ambassador Guide program through the use of both bicycle and foot patrols, supports the police department, property owners and tenants in overall crime prevention efforts and reduction in street disorder, while offering a customer service orientation to pedestrians. They provide highly visible neighborhood security that supplement individual building security and the Pasadena Police Department.</p>	<p>\$510,829</p>
<p>Maintenance - 33% Daily service throughout the district including sidewalk pressure washing, street sweeping, trash and graffiti removal, landscape maintenance and tree trimming. Some services are zone-specific and the level of services for various elements of the maintenance programs vary in each Zone.</p>	<p>\$503,883</p>
<p>Marketing - 18% Marketing and communication efforts utilize several tools to increase the numbers of visitors to the District, support efforts of property owners and brokers to attract and retain tenants, and to help Old Pasadena maintain its popularity in the face of increasing competition. These elements include, but are not limited to the Old Pasadena website; dining and business directory brochures; public and media relations activities; Old Pasadena image pieces; monthly newsletters; sponsorship and tenant development support efforts; and community-based events.</p>	<p>\$278,174</p>

District Management (Administration & Advocacy) - 12% Provides for a professional staff to manage the day-to-day operations of all the services and programs, under the direction and control of the Board of Directors of the Old Pasadena Management District. The staff represents the District's interests in advocacy and relationship efforts with local government and media	\$181,282
Reserves and Contingency - 4% Funding that is collected and set aside for special needs arising each year related to security, maintenance, special projects or marketing needs.	\$60,422
District Budget Total for Calendar Year 2011	\$1,534,590

Budget Allocations

The estimated first year expenditures for the District (outlined above) are not entirely assessed on properties in the District. As previously noted, the District receives revenue from advertising sales which is applied to the Marketing expenses thereby reducing the amount to be assessed. Similarly, the City provides the District with an annual contribution of \$545,000 which is first used to pay for the proportional special benefit assessments calculated for City parcels and other non-taxable or special properties that will not be assessed on the County Tax Rolls, and then the remaining funds are allocated to street maintenance and marketing expenses thereby reducing the amount to be assessed for those services and activities. The remaining costs ("Total Special Benefit") are apportioned to each Zone primarily based on the specific level of service or activity provided in each zone (i.e. trash service costs are apportioned based on the proportional number of trash containers and pick-up frequency provided in each Zone, or based on average weekly man hours spent in each Zone for Guide Service "Safety"). However some services and activities, such as administration or graffiti abatement apply to all benefiting properties and these types of services and activities are apportioned to each Zone as a percentage of each Zone's total lot size and building size (ground and non-ground floor size) for benefiting properties compared to that of the entire District. The overall proposed District Budget and individual Zone Budgets that establish the proposed assessments for Fiscal Year 2010/2011 is provided on the following page.

This budget is subject to adjustment for the annual inflation factor for each succeeding year of the term of the District as previously described. The Board of Directors will review the District costs annually and make recommendations for any changes or adjustments to the budget. Changes to the budget could result in changes to the annual assessment; however, the resulting total assessment may not exceed the maximum assessment amounts established in this Report without first obtaining property owner approval through an assessment ballot proceeding.

District Budget Allocation for Fiscal Year 2010/2011

2011 Allocations	Total Budget	City Contribution	Other ³ Revenues	Special Benefit to be Assessed	Zone 1 Allocation	Zone 2 Allocation	Zone 3 Allocation	Zone 4 Allocation	Zone 5 Allocation
Trash	\$ 113,760	\$ 70,043	\$ -	\$ 43,717	\$ 25,106	\$ 12,096	\$ 2,318	\$ 1,494	\$ 2,704
Street Maintenance	234,120	144,139	-	89,981	28,726	35,063	5,069	10,984	10,139
Additional Pressure Washing	13,380	-	-	13,380	8,580	-	-	-	4,800
Dog Walk Bag Service	2,500	-	-	2,500	-	1,000	-	750	750
Rose Parade Clean-up	2,000	-	-	2,000	2,000	-	-	-	-
Day Porters	25,980	-	-	25,980	10,717	7,469	1,949	1,949	3,897
District-wide Maintenance Services ¹	<u>112,143</u>	<u>69,070</u>	<u>-</u>	<u>43,073</u>	<u>13,229</u>	<u>17,517</u>	<u>2,516</u>	<u>4,451</u>	<u>5,360</u>
Total Maintenance	503,883	283,251	-	220,632	88,359	73,145	11,852	19,627	27,649
Safety	510,829	-	-	510,829	222,211	153,249	28,096	43,420	63,854
Marketing ²	278,174	122,048	80,000	76,126	28,444	31,130	4,741	844	10,966
Administration and Advocacy	181,282	-	-	181,282	55,678	73,722	10,590	18,734	22,558
Reserves and Contingency	<u>60,422</u>	<u>-</u>	<u>-</u>	<u>60,422</u>	<u>18,558</u>	<u>24,572</u>	<u>3,530</u>	<u>6,244</u>	<u>7,519</u>
	\$ 1,534,590	\$ 405,299	\$ 80,000	\$ 1,049,291	\$ 413,250	\$ 355,817	\$ 58,809	\$ 88,870	\$ 132,546
City Contribution for Non-Assessed Properties		<u>139,701</u>			33,690	17,141	-	88,870	-
Total City Contribution:		\$ 545,000							
Balance To Levy (Assessed on Tax Roll)					\$ 379,560	\$ 338,676	\$ 58,809	\$ -	\$ 132,546

¹ District-wide Maintenance Services are provided throughout the District as needed and may include, but is not limited to Landscaping, Graffiti, Debris Pick-up and related OPMD oversight of District services

² Marketing Allocated by Building Area

³ Marketing revenue from advertising sales

Estimated District Budget Forecast for the 5-Year Term

The following is an estimate of the annual budget and assessment revenues over the proposed 5-year term of the District. This forecast assumes the maximum inflationary adjustment (5%) is applied each fiscal year. Since it is not anticipated that the CPI-U will actually equal or exceed the maximum inflationary adjustment of five percent each year, the actual budget and assessment revenues shown will likely be less.

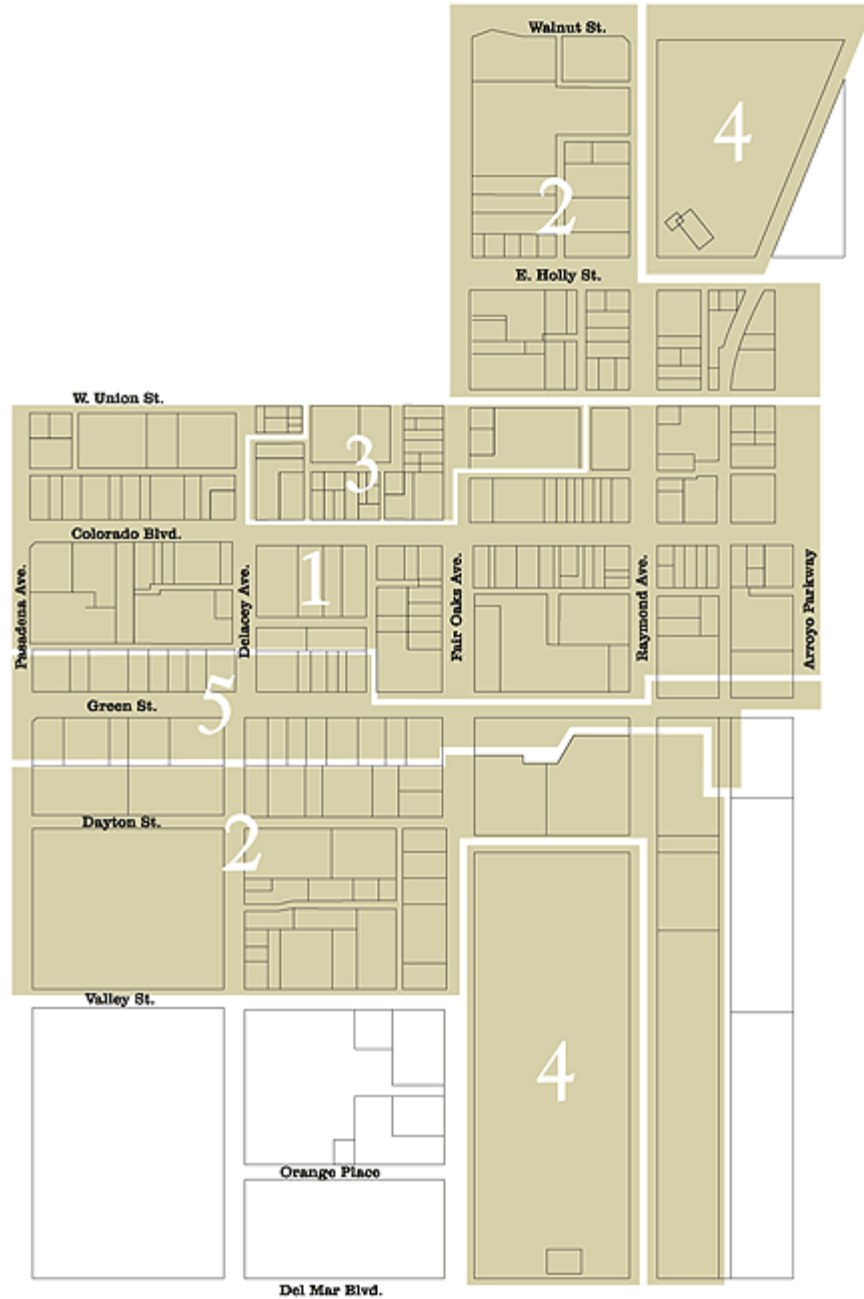
Budget Forecast	Year 2011		Year 2012		Year 2013	
	Total Budget (Proposed)	Special Benefit	Total Budget (Estimated)	Special Benefit (Estimated)	Total Budget (Estimated)	Special Benefit (Estimated)
Trash	\$ 113,760	\$ 43,717	\$ 114,739	\$ 45,903	\$ 115,766	\$ 48,198
Street Maintenance	234,120	89,981	236,135	94,480	238,251	99,204
Additional Pressure Washing	13,380	13,380	14,049	14,049	14,751	14,751
Dog Walk Bag Service	2,500	2,500	2,625	2,625	2,756	2,756
Rose Parade Clean-up	2,000	2,000	2,100	2,100	2,205	2,205
Day Porters	25,980	25,980	27,279	27,279	28,643	28,643
District-wide Maintenance Services	<u>112,143</u>	<u>43,073</u>	<u>113,106</u>	<u>45,227</u>	<u>114,118</u>	<u>47,488</u>
Total Maintenance	503,883	220,632	510,033	231,663	516,490	243,246
Safety	510,829	510,829	536,370	536,370	563,189	563,189
Marketing	278,174	76,126	279,877	79,932	281,665	83,929
Administration and Advocacy	181,282	181,282	190,346	190,346	199,863	199,863
Reserves and Contingency	<u>60,422</u>	<u>60,422</u>	<u>63,443</u>	<u>63,443</u>	<u>66,615</u>	<u>66,615</u>
	\$ 1,534,590	\$ 1,049,291	\$ 1,580,070	\$ 1,101,755	\$ 1,627,823	\$ 1,156,843

Budget Forecast	Year 2014		Year 2015	
	Total Budget (Estimated)	Special Benefit	Total Budget (Estimated)	Special Benefit (Estimated)
Trash	\$ 116,845	\$ 50,608	\$ 117,978	\$ 53,139
Street Maintenance	240,472	104,164	242,805	109,373
Additional Pressure Washing	15,489	15,489	16,263	16,263
Dog Walk Bag Service	2,894	2,894	3,039	3,039
Rose Parade Clean-up	2,315	2,315	2,431	2,431
Day Porters	30,075	30,075	31,579	31,579
District-wide Maintenance Services	<u>115,180</u>	<u>49,863</u>	<u>116,295</u>	<u>52,356</u>
Total Maintenance	523,271	255,409	530,390	268,179
Safety	591,348	591,348	620,916	620,916
Marketing	283,542	88,126	285,514	92,532
Administration and Advocacy	209,857	209,857	220,349	220,349
Reserves and Contingency	<u>69,946</u>	<u>69,946</u>	<u>73,443</u>	<u>73,443</u>
	\$ 1,677,964	\$ 1,214,685	\$ 1,730,612	\$ 1,275,419

District Diagram

The parcels within the District consist of the lots, parcels and subdivisions of land identified on the following District Diagram, which outlines the boundaries of the District and the Zones therein, and is based on the Los Angeles County Assessor's Maps and secured roll information that existed at the time this Report was prepared. The combination of this Diagram and the Assessment Roll contained in this Report; collectively constitute the District's Assessment Diagram.

A copy of the District Diagram is provided on the following page. A full size copy of this diagram is on file with the City Clerk of the City of Pasadena, and by reference this diagram is made part of this Report.



Assessment Roll

Parcel identification, for each lot or parcel within the District, shall be the parcel as shown on the County Assessor's Map for the year in which this Report is prepared.

The Assessment Roll, which includes a listing of assessor parcels assessed within this District, along with their assessment amounts for Fiscal Year 2010/2011 (Balloted Amount), is shown in the following:

**Old Pasadena Management District
Business Improvement District Renewal
Fiscal Year 2010/11 Assessment Roll**

Assessor's Parcel Number	Zone	Property Owner	Mailing Address	City	State	Zip	FY1011 Parcel Assessment
5713-004-001	1	WHITEHOUSE RICHARD W	602 COATE CT	ALTADENA	CA	91001	\$1,093.56
5713-004-002	1	WHITEHOUSE RICHARD W	602 COATE CT	ALTADENA	CA	91001	928.66
5713-004-005	1	BILL GROSS IDEALAB	130 W UNION ST	PASADENA	CA	91103	5,721.60
5713-004-006	1	BILL GROSS IDEALAB	130 W UNION ST	PASADENA	CA	91103	1,907.96
5713-004-007	1	BILL GROSS IDEALAB	130 W UNION ST	PASADENA	CA	91103	1,900.46
5713-004-008	1	BILL GROSS IDEALAB	130 W UNION ST	PASADENA	CA	91103	3,819.23
5713-004-009	1	IDEALAB	130 W UNION ST	PASADENA	CA	91103	5,736.08
5713-004-010	1	ST JOHN LAND CO	750 LAKESHORE PKWY	BIRMINGHAM	AL	35211	12,717.46
5713-004-011	1	SOLBERG HELEN	1708 BEVERLY DR	PASADENA	CA	91104	3,045.17
5713-004-012	1	JACOBS SUSAN B & JOHN H	GRINDWELL KNOWE LUNNING	SHETLAND, SCOTLAND	473		1,462.53
5713-004-016	1	PESCHKE REALTY ASSOCIATES LLC	85 SUFFOLK AVE	SIERRA MADRE	CA	91024	2,201.27
5713-004-017	1	REISWIG ELBERT & CATHRYN	22745 MARLIN PLACE	WEST HILLS	CA	91307	1,887.07
5713-004-018	1	WOOD RICHARD B	1685 POPPY PEAK DR	PASADENA	CA	91105	3,019.76
5713-004-019	1	WOOD AND JONES PROPERTIES INC	1685 POPPY PEAK DR	PASADENA	CA	91105	4,531.80
5713-004-020	1	WOOD AND JONES PROPERTIES INC	1685 POPPY PEAK DR	PASADENA	CA	91105	1,058.87
5713-004-021	1	WHITEHOUSE RICHARD W	602 COATE CT	ALTADENA	CA	91001	3,132.22
5713-004-022	1	WHITEHOUSE RICHARD W	602 COATE CT	ALTADENA	CA	91001	1,343.79
5713-004-023	1	OLD TOWN PARTNERS	120 S RAYMOND AVE	PASADENA	CA	91105	1,508.74
5713-004-024	1	MORGENSTERN CHAIM & SARA	31560 AGOURA RD #6	WESTLAKE VLG	CA	91361	2,042.75
5713-004-025	1	OLD TOWN PARTNERS	120 S RAYMOND AVE	PASADENA	CA	91105	7,617.83
5713-006-021	1	ARCHER RONALD A & MICHELE	11543 DILLING ST	STUDIO CITY	CA	91604	960.72
5713-006-022	1	HAITAYAN PARTNERSHIP	70 W UNION AVE	PASADENA	CA	91103	1,938.46
5713-006-027	1	HAITAYAN PARTNERSHIP	70 W UNION AVE	PASADENA	CA	91103	2,190.38
5713-007-003	1	AMIRKHANIAN NORAIR	716 MISSION ST	S PASADENA	CA	91030	151.69
5713-007-004	1	AMIRKHANIAN NORAIR	716 MISSION ST	S PASADENA	CA	91030	3,272.87
5713-007-005	1	BRUNSWICK COURT BUILDING LLC	462 ROSEMONT AVE	PASADENA	CA	91103	2,427.77
5713-007-006	1	GIOVANINI LOUIS	4455 LOS FELIZ BLVD 505	LOS ANGELES	CA	90027	129.58
5713-007-007	1	TRUSCOTT RUDOLPH G	2417 LLEWELLYN DR	LAS VEGAS	NV	89102	441.41
5713-007-008	1	SMITH CALVIN & PHYLLIS	1225 NORTON AVE	GLENDALE	CA	91202	2,749.98
5713-007-009	1	SMITH CALVIN & PHYLLIS	1225 NORTON AVE	GLENDALE	CA	91202	710.38
5713-007-011	1	E S SILVER STONE CORPORATION	166 LOCUST AVE	OAK PARK	CA	91377	5,000.61
5713-007-012	1	FNM PARTNERS	444 S FLOWER ST #500	LOS ANGELES	CA	90071	6,472.76
5713-007-013	1	FORTY TWO W COLORADO BLVD LLC	18103 VALLEY BLVD	LA PUENTE	CA	91744	2,574.65
5713-007-014	1	46 WEST COLORADO BLVD LLC	258 26TH ST #200	SANTA MONICA	CA	90402	2,754.96
5713-007-015	1	5058 WEST COLORADO LLC	10900 WILSHIRE BLVD 15	LOS ANGELES	CA	90024	5,171.50
5713-007-016	1	BROOKS PROPERTIES LOS ANGELES LLC	15 HENRY ST	LIMERICK, IRELAND			13,467.81
5713-007-017	1	B AND L REALTY ASSOCIATES III LLC	43 PANORAMIC WAY	WALNUT CREEK	CA	94595	4,227.35
5713-007-023	1	AMIRKHANIAN NORAIR	716 MISSION ST	S PASADENA	CA	91030	4,891.09
5713-007-024	1	3171 FAIR OAKS LLC	3100 E IMPERIAL HWY	LYNWOOD	CA	90262	9,792.87
5713-007-025	1	3171 FAIR OAKS LLC	3100 E IMPERIAL HWY	LYNWOOD	CA	90262	4,659.83
5713-007-026	1	3171 FAIR OAKS LLC	3100 E IMPERIAL HWY	LYNWOOD	CA	90262	823.22
5713-008-003	1	STREET RETAIL WEST 6 LP	1626 E JEFFERSON ST	ROCKVILLE	MD	20852	6,971.10
5713-008-004	1	GWEN GRIFFIN PASADENA LLC	136 EL CAMINO DR #116	BEVERLY HILLS	CA	90212	7,016.09
5713-008-005	1	STREET RETAIL WEST 6 LP	1626 E JEFFERSON ST	ROCKVILLE	MD	20852	2,032.13
5713-008-006	1	STREET RETAIL WEST 6 LP	1626 E JEFFERSON ST	ROCKVILLE	MD	20852	5,008.59
5713-008-007	1	STREET RETAIL WEST 6 LP	1626 E JEFFERSON ST	ROCKVILLE	MD	20852	2,238.26
5713-008-011	1	S AND R PARTNERS	737 LAMAR ST	LOS ANGELES	CA	90031	9,650.54
5713-008-013	1	ALBINA MGMT CO	755 LINDA VISTA AVE	PASADENA	CA	91103	1,325.88
5713-008-014	1	ALBINA MANAGEMENT CO	755 LINDA VISTA AVE	PASADENA	CA	91103	1,213.41
5713-008-015	1	ALBINA MANAGEMENT CO	755 LINDA VISTA AVE	PASADENA	CA	91103	1,355.87
5713-008-016	1	NISHIZAWA SHIZUKO	120 W COLORADO BLVD	PASADENA	CA	91105	1,363.36
5713-008-019	1	ALBINA MANAGEMENT CO	755 LINDA VISTA AVE	PASADENA	CA	91103	2,588.14
5713-008-035	1	STREET RETAIL WEST 6 LP	1626 E JEFFERSON ST	ROCKVILLE	MD	20852	4,017.93
5713-008-036	1	SECURITY PACIFIC NATL BANK TR	1626 E JEFFERSON ST	ROCKVILLE	MD	20852	3,014.67
5713-008-903	1	PASADENA CITY	100 N GARFIELD AVE	PASADENA	CA	91109	1,727.74
5713-008-904	1	PASADENA CITY	100 N GARFIELD AVE	PASADENA	CA	91109	6,530.66
5713-008-905	1	PASADENA CITY	100 N GARFIELD AVE	PASADENA	CA	91109	2,744.83
5722-028-006	1	MELLINKOFF DANIEL	12 S FAIR OAKS AVE #1B	PASADENA	CA	91105	3,147.34

							FY1011 Parcel	
Assessor's Parcel Number	Zone	Property Owner	Mailing Address	City	State	Zip	Assessment	
5722-028-007	1	NEGRETE VIDA F	12 E COLORADO BLVD	PASADENA	CA	91105	2,148.27	
5722-028-008	1	PASADENA VALLEY UNION BUILDING	PO BOX 5548	SANTA MONICA	CA	90409	3,061.95	
5722-028-009	1	PASADENA VALLEY UNION BUILDING	PO BOX 5548	SANTA MONICA	CA	90409	673.31	
5722-028-010	1	NAVAS HOLDINGS LIMITED PTNRSH	3270 BEAUDRY TER	GLENDALE	CA	91208	3,663.43	
5722-028-011	1	ROSE RICHARD & VIRGINIA	222 CHERRY DR	PASADENA	CA	91105	1,221.25	
5722-028-012	1	34 EAST COLORADO LLC	2148 PUNTA DEL ESTE DR	HACIENDA HEIGHTS	CA	91745	1,664.51	
5722-028-013	1	40 EAST PARTNERSHIP	142 W COLORADO BLVD	PASADENA	CA	91105	1,390.10	
5722-028-014	1	40 EAST PARTNERSHIP	142 W COLORADO BLVD	PASADENA	CA	91105	1,332.48	
5722-028-015	1	MORRISON LARRY & PETITE M	1163 RUBIO ST	ALTADENA	CA	91001	1,227.88	
5722-028-016	1	E S SILVER STONE CORP	166 LOCUST AVE	OAK PARK	CA	91377	2,051.10	
5722-028-017	1	WORCHELL POMONA PROPERTIES LLC	4221 WILSHIRE BLVD #430	LOS ANGELES	CA	90010	1,277.63	
5722-028-018	1	2ND AND VERMONT ASSOCIATES LTD	4221 WILSHIRE BLVD #430	LOS ANGELES	CA	90010	3,730.91	
5722-028-019	1	CHURCH OF SCIENTOLOGY OF PASADENA	1277 E COLORADO BLVD	PASADENA	CA	91106	13,058.04	
5722-028-903	1	PASADENA CITY	100 N GARFIELD AVE	PASADENA	CA	91109	1,143.36	
5722-028-904	1	PASADENA CITY	101 E GREEN ST	PASADENA	CA	91105	21,543.41	
5722-029-011	1	PLOTKIN JAMES R	12 S RAYMOND AVE #D	PASADENA	CA	91105	4,645.87	
5722-029-012	1	KROWN S RICHARD	P O BOX 63700	SAN FRANCISCO	CA	94163	5,519.44	
5722-029-013	1	BRAEMAR ON RAYMOND LLC	1250 E WALNUT ST #236	PASADENA	CA	91106	6,444.20	
5722-029-014	1	THOMSON JULIE	3201 CAHUENGA BLVD W	LOS ANGELES	CA	90068	2,754.95	
5722-029-015	1	SANDELL JOHN R	716 MISSION ST	S PASADENA	CA	91030	5,173.34	
5722-029-018	1	RUSNAK PAUL P & SUSANNE	P O BOX 70489	PASADENA	CA	91117	7,757.13	
5722-029-021	1	ANDERSON TYPEWRITER CO	120 E COLORADO BLVD	PASADENA	CA	91105	1,522.87	
5722-029-022	1	PLOTKIN JAMES R & SHARON L	12 S RAYMOND AVE #D	PASADENA	CA	91105	1,523.47	
5722-029-023	1	PASADENA FIRST NATL BANK	PO BOX 2609	CARLSBAD	CA	92018	3,521.04	
5722-029-024	1	PASADENA FIRST NATL BANK	PO BOX 2609	CARLSBAD	CA	92018	9,080.10	
5722-029-025	1	RUSNAK PAUL P & SUSANNE	P O BOX 70489	PASADENA	CA	91117	2,193.80	
5722-029-902	1	LACMTA	ONE GATEWAY PLAZA	LOS ANGELES	CA	90012-2952	0.00	
5722-029-903	1	LACMTA	ONE GATEWAY PLAZA	LOS ANGELES	CA	90012-2952	0.00	
5723-023-004	1	EXCHANGE BLOCK LLC	716 MISSION ST	S PASADENA	CA	91030	8,848.55	
5723-023-006	1	STREET RETAIL WEST I LIABILITY CO	1626 E JEFFERSON STREET	ROCKVILLE	MD	20552	6,171.21	
5723-023-007	1	TRUSCOTT RUDOLPH G	2417 LLEWELLYN DR	LAS VEGAS	NV	89102	1,289.87	
5723-023-008	1	PLOTKIN PARTNERS ILP CAL LIMITED PARTNERSHIP	12 S RAYMOND AVE #D	PASADENA	CA	91105	1,868.23	
5723-023-009	1	SIEGEL GERTRUDE G	985 SIERRA MADRE VILLA AVE	PASADENA	CA	91107	1,545.83	
5723-023-010	1	SIEGEL GERTRUDE G	985 SIERRA MADRE VILLA AVE	PASADENA	CA	91107	1,535.92	
5723-023-011	1	CITY NATIONAL BANK TR	PO BOX 5581	BEVERLY HILLS	CA	90209	1,525.50	
5723-023-012	1	EDITH BEAR HILL LTD PARTNERSHIP	3270 BEAUDRY TER	GLENDALE	CA	91208	1,786.51	
5723-023-013	1	MELLINKOFF DANIEL	12 S FAIR OAKS AVE #1B	PASADENA	CA	91105	3,091.41	
5723-023-014	1	LONDON COIN GALLERIES INC	65 E COLORADO BLVD	PASADENA	CA	91105	4,193.51	
5723-023-020	1	RMB 1 LLC	87 N RAYMOND AVE #400	PASADENA	CA	91103	6,356.34	
5723-023-021	1	HAUSER M R & BARBARA	35 N RAYMOND AVE #214	PASADENA	CA	91103	282.55	
5723-023-022	1	HAYSBERT DENNIS D	1640 S SEPULVEDA BLVD 515	LOS ANGELES	CA	90025	273.55	
5723-023-023	1	SALVATIERRA CONRADO	35 N RAYMOND AVE 216	PASADENA	CA	91103	264.55	
5723-023-024	1	LUO KENYON S & AMY Y	35 N RAYMOND AVE 217	PASADENA	CA	91103	308.04	
5723-023-025	1	STERN LINDA	4 MIRA	IRVINE	CA	92603	294.55	
5723-023-026	1	KELLY BENJAMIN L	35 N RAYMOND AVE	PASADENA	CA	91103	248.06	
5723-023-027	1	ABE RICHARD A & LINDA W	8225 S 34TH ST	MERCER ISLAND	WA	98040	305.04	
5723-023-028	1	SANDERSON SPENCER A	61 GLEN SUMMER RD	PASADENA	CA	91105	264.55	
5723-023-029	1	FRETZ LAUREL & RICHARD	35 N RAYMOND AVE 204	PASADENA	CA	91103	269.05	
5723-023-030	1	CASTANEDA FORTINO	35 N RAYMOND AVE #205	PASADENA	CA	91103	294.55	
5723-023-031	1	KAHULUGAN ERWIN	35 N RAYMOND AVE 206	PASADENA	CA	91103	264.55	
5723-023-032	1	HARTOONI JEORGIK	35 N RAYMOND AVE #207	PASADENA	CA	91103	258.56	
5723-023-033	1	MIRANDA EDGAR R	35 N RAYMOND AVE 208	PASADENA	CA	91103	224.07	
5723-023-034	1	KAHULUGAN ERWIN	35 N RAYMOND AVE 209	PASADENA	CA	91103	251.06	
5723-023-035	1	MARTINEZ CRISTOPHER & ARMIDA	35 N RAYMOND AVE #405	PASADENA	CA	91103	242.06	
5723-023-036	1	IRITANI EVELYN K	35 N RAYMOND AVE #211	PASADENA	CA	91103	260.06	
5723-023-037	1	STERN JEAN	4 MIRA	IRVINE	CA	92603	288.55	
5723-023-038	1	LEEBOVE JOEL	5123 WILBUR AVE	TARZANA	CA	91356	318.54	
5723-023-039	1	HUBERMAN DOUGLAS A	35 N RAYMOND AVE #413	PASADENA	CA	91103	308.04	
5723-023-040	1	SAINT AUBIN ARTHUR F	PO BOX 426	PASADENA	CA	91102	368.02	
5723-023-041	1	35 RAYMOND LLC	87 N RAYMOND AVE #400	PASADENA	CA	91103	378.52	
5723-023-042	1	35 RAYMOND LLC	87 N RAYMOND AVE #400	PASADENA	CA	91103	369.52	
5723-023-043	1	CHEN DAVID S	35 N RAYMOND AVE 402	PASADENA	CA	91103	381.52	
5723-023-044	1	RUELAS GUSTAVO & TRACI	35 N RAYMOND AVE 403	PASADENA	CA	91103	375.52	

							FY1011 Parcel	
Assessor's Parcel Number	Zone	Property Owner	Mailing Address	City	State	Zip	Assessment	
5723-023-045	1	LEOS MARIO	35 N RAYMOND AVE 404	PASADENA	CA	91103	308.04	
5723-023-046	1	MARTINEZ CHRISTOPHER & ARMIDA	35 N RAYMOND AVE #405	PASADENA	CA	91103	282.55	
5723-023-047	1	TSENG JAMES	1115 NEW AVE	ALHAMBRA	CA	91801	237.56	
5723-023-048	1	SWEATMON SUSAN L	35 N RAYMOND AVE #407	PASADENA	CA	91103	285.55	
5723-023-049	1	FOWLER MARK A	35 N RAYMOND AVE 408	PASADENA	CA	91103	299.04	
5723-023-050	1	SUN ALLEN K	995 E GREEN ST #312	PASADENA	CA	91106	302.04	
5723-023-051	1	RAYMOND TRUST	PO BOX 3836	CHATSWORTH	CA	91313	258.56	
5723-023-052	1	35 RAYMOND TRUST SPRING HILL INVESTMENT LLC	410 BALLENA DR	DIAMOND BAR	CA	91765	266.05	
5723-023-053	1	WEINGARTEN NANCY J	4 MIRA	IRVINE	CA	92603	284.05	
5723-024-009	1	99 COLORADO ASSOCIATES LLC	8665 WILSHIRE BLVD #210	BEVERLY HILLS	CA	90211	4,598.40	
5723-024-010	1	NAVASARGIAN ANDRE	3270 BEAUDRY TER	GLENDALE	CA	91208	2,508.69	
5723-024-011	1	EDGEWOOD OLD PASADENA LLC	716 MISSION ST	SOUTH PASADENA	CA	91030	5,420.67	
5723-024-013	1	ARROYO SECO BUILDING LTD	3111 CAMINO DEL RIO N #1002	SAN DIEGO	CA	92108	17,430.05	
5723-024-014	1	LWF CORPORATION	3455 S NOGALES ST #140	WEST COVINA	CA	91792	3,853.02	
5723-024-015	1	PASADENA DESIGN CENTER LLC	87 N RAYMOND AVE #800	PASADENA	CA	91103	6,658.58	
5723-024-018	1	SCANDIA BUILDING LLC	16532 COTUIT CIR	HUNTINGTN BCH	CA	92649	6,723.07	
5723-024-049	1	ARROYO SECO BLDG LTD PTNSHP	3111 CAMINO DEL RIO N #1002	SAN DIEGO	CA	92108	5,463.26	
5723-024-902	1	LACMTA	ONE GATEWAY PLAZA	LOS ANGELES	CA	90012-2952	0.00	
5713-018-028	2	WESTGATE PASADENA BLOCK 2 LLC	18802 BARDEEN AVE	IRVINE	CA	92612	23,510.34	
5713-018-029	2	WESTGATE PASADENA LLC	2 N RIVERSIDE PLAZA #400	CHICAGO	IL	60606	1,554.68	
5713-019-039	2	WESTGATE PASADENA BLOCK 2 LLC	18802 BARDEEN AVE	IRVINE	CA	92612	9,234.20	
5713-019-045	2	SHIRLEY VERNIE F & COLLEEN M	111 S DE LACEY AVE 101	PASADENA	CA	91105	292.31	
5713-019-046	2	DEUTSCHE BANK NATL TRUST	888 E WALNUT ST	PASADENA	CA	91101	379.01	
5713-019-047	2	LIAO WINSTON Y	111 S DE LACEY AVE #103	PASADENA	CA	91105	383.97	
5713-019-048	2	BHAGAT MICHAEL F & RACHEL	1107 FAIR OAKS AVE 808	SOUTH PASADENA	CA	91030	341.85	
5713-019-049	2	BACALSO ANTONIO D VI & CRISTINA A	111 S DE LACEY AVE 105	PASADENA	CA	91105	341.85	
5713-019-050	2	TAO DAVID & DAVID Z	1561 S OAK KNOLL AVE	SAN MARINO	CA	91108	336.90	
5713-019-051	2	ALVARADO ARMANDO & HECTOR	111 S DE LACEY AVE 108	PASADENA	CA	91105	497.92	
5713-019-052	2	LI DAVID	111 S DE LACEY AVE 109	PASADENA	CA	91105	29.73	
5713-019-059	2	GUTKIN DAVID	111 S DE LACEY AVE #116	PASADENA	CA	91105	292.31	
5713-019-060	2	BERNTSON CHARLES E & SUSAN M	111 S DE LACEY AVE #117	PASADENA	CA	91105	292.31	
5713-019-061	2	SARUWATARI STEVEN T	PO BOX 2618	PASADENA	CA	91102	292.31	
5713-019-064	2	WONG MICHAEL M	111 S DE LACEY AVE 201	PASADENA	CA	91105	292.31	
5713-019-065	2	FELDER RICHARD L	111 S DE LACEY AVE 202	PASADENA	CA	91105	379.01	
5713-019-066	2	PAN MICHELLE I	111 S DE LACEY AVE #203	PASADENA	CA	91105	383.97	
5713-019-067	2	VALDEZ BENJAMIN A & EUFROCINA Y	111 S DE LACEY AVE 204	PASADENA	CA	91105	339.38	
5713-019-068	2	KHOE TENG H & KIOK G	PO BOX 5593	PASADENA	CA	91117	339.38	
5713-019-069	2	SANTOS FERNANDO I & MARIA E	7040 W SUNSET BLVD A	LOS ANGELES	CA	90028	339.38	
5713-019-070	2	SUH WESTON	111 S DE LACEY AVE 207	PASADENA	CA	91105	336.90	
5713-019-073	2	COOK BRYAN S & KRISTIN S	111 S DE LACEY AVE 216	PASADENA	CA	91105	292.31	
5713-019-074	2	LEE ANN S	111 S DE LACEY AVE #217	PASADENA	CA	91105	292.31	
5713-019-075	2	HSU KEVIN L	2060 HUNTINGTON DR #10	SAN MARINO	CA	91108	292.31	
5713-019-077	2	SHAO DEREK	111 S DELACEY AVE 301	PASADENA	CA	91105	292.31	
5713-019-078	2	HOFGAARDEN CHARLES H	891 FLINTRIDGE AVE	LA CANADA	CA	91011	379.01	
5713-019-079	2	SUMIYASU JILL JR	1879 MEADOWBROOK RD	ALTADENA	CA	91001	383.97	
5713-019-080	2	ALIMOHAMMADI KHOSROW	111 S DE LACEY AVE 304	PASADENA	CA	91105	339.38	
5713-019-081	2	KARETI MICHAEL	111 S DE LACEY AVE #305	PASADENA	CA	91105	339.38	
5713-019-082	2	CHEN VINCENT	111 S DE LACEY AVE 306	PASADENA	CA	91105	339.38	
5713-019-083	2	TEBANGIN DOBY S	1938 SILVERWOOD LN	LOS ANGELES	CA	90041	336.90	
5713-019-087	2	MCNAMARA LYNDA F	111 S DE LACEY AVE 316	PASADENA	CA	91105	292.31	
5713-019-088	2	HUANG BENSON	2870 CANTERBURY RD	SAN MARINO	CA	91108	292.31	
5713-019-089	2	NOUSKAJIAN GAYLE W	1801 FLETCHER AVE	SOUTH PASADENA	CA	91030	292.31	
5713-019-090	2	CHUANG FU CHUN	111 S DE LACEY AVE 408	PASADENA	CA	91105	497.92	
5713-019-097	2	LIU FANG Z	710 CHESTER AVE	SAN MARINO	CA	91108	292.31	
5713-019-098	2	ROUGHAN MARY J	111 S DE LACEY AVE 402	PASADENA	CA	91105	379.01	
5713-019-099	2	RAG PROPERTIES LLC	300 W COLORADO BLVD	PASADENA	CA	91105	383.97	
5713-019-100	2	CHAN JOHN W	111 S DE LACEY AVE 404	PASADENA	CA	91105	339.38	
5713-019-101	2	THOMAS GEORGE	911 FALLEN LEAF RD	ARCADIA	CA	91006	339.38	
5713-019-102	2	OWEN LAURETTA L	111 S DE LACEY AVE 406	PASADENA	CA	91105	339.38	
5713-019-103	2	COBB GLENN L	111 S DE LACEY AVE 407	PASADENA	CA	91105	336.90	
5713-019-107	2	APODACA RAYMOND E & JOANNE	823 E CALABRIA DR	GLENDDORA	CA	91741	292.31	
5713-019-108	2	OWEN LAURETTA L	111 S DE LACEY AVE 417	PASADENA	CA	91105	292.31	
5713-019-109	2	LI ROBERT	111 S DE LACEY AVE #418	PASADENA	CA	91105	292.31	

Assessor's Parcel Number	Zone	Property Owner	Mailing Address	City	State	Zip	FY1011 Parcel Assessment
5713-019-110	2	ANENBERG STEVEN B	111 S DE LACEY AVE #409	PASADENA	CA	91105	309.65
5713-020-001	2	CURRY MICHAEL T & JUDITH E	755 HOLLADAY RD	PASADENA	CA	91106	698.05
5713-020-002	2	PASADENA WORKSHOPS LLC	690 E GREEN ST	PASADENA	CA	91101	4,289.63
5713-020-003	2	CLAYSON STUART & ELIZABETH	412 HERMOSA PL	S PASADENA	CA	91030	1,858.59
5713-020-004	2	MILLER AND CLARK INVESTMETNS LLC	35 W DAYTON ST	PASADENA	CA	91105	3,435.54
5713-020-005	2	51 WEST DAYTON ASSOCIATES	835 HOLLY VISTA DR	PASADENA	CA	91105	2,901.43
5713-020-008	2	KHOE TENG H & KIOK G	523 SIERRA KEYS DR	SIERRA MADRE	CA	91024	1,882.11
5713-021-001	2	FRIENDSHIP BAPTIST CHURCH	80 W DAYTON ST	PASADENA	CA	91105	2,158.47
5713-021-002	2	FRIENDSHIP BAPTIST CHURCH	80 W DAYTON ST	PASADENA	CA	91105	2,593.67
5713-021-007	2	ASKIN WALTER M	P O BOX D	SOUTH PASADENA	CA	91030	970.91
5713-021-008	2	MARILYN BURTON FAMILY LTD	1330 SOUTHWIND CIR	WESTLAKE VLG	CA	91361	832.66
5713-021-009	2	MARILYN BURTON FAMILY LTD	1330 SOUTHWIND CIR	WESTLAKE VLG	CA	91361	416.65
5713-021-013	2	CURRY MICHAEL T & JAYE	489 E COLORADO BLVD	PASADENA	CA	91101	3,157.62
5713-021-014	2	MARILYN BURTON FAMILY LTD	1330 SOUTHWIND CIR	WESTLAKE VLG	CA	91361	4,578.50
5713-021-015	2	MARILYN BURTON FAMILY LTD	1330 SOUTHWIND CIR	WESTLAKE VILLAGE	CA	91361	2,467.22
5713-021-017	2	EC CENTRAL LLC	5202 SANDPIPER WAY	OXNARD	CA	93035	3,304.52
5713-021-018	2	EC CENTRAL LLC	5202 SANDPIPER WAY	OXNARD	CA	93035	5,520.77
5713-021-019	2	EC CENTRAL LLC	5202 SANDPIPER WAY	OXNARD	CA	93035	1,907.24
5713-021-020	2	KAESER KENNETH J & DONNA L	125 S JACKSON ST	GLENDALE	CA	91205	886.02
5713-021-021	2	KAESER KENNETH J & DONNA L	125 S JACKSON ST	GLENDALE	CA	91205	2,202.16
5713-021-022	2	KAESER KENNETH J & DONNA L	125 S JACKSON ST	GLENDALE	CA	91205	605.33
5713-021-025	2	EC CENTRAL LLC	5202 SANDPIPER WAY	OXNARD	CA	93035	716.09
5713-021-028	2	EC CENTRAL LLC	5202 SANDPIPER WAY	OXNARD	CA	93035	764.03
5713-021-030	2	MARILYN BURTON FAMILY LTD	1330 SOUTHWIND CIR	WESTLAKE VLG	CA	91361	1,335.15
5713-021-036	2	FRIENDSHIP BAPTIST CHURCH	80 W DAYTON ST	PASADENA	CA	91105	1,006.88
5713-021-037	2	FRIENDSHIP BAPTIST CHURCH	80 W DAYTON ST	PASADENA	CA	91105	299.35
5713-021-038	2	EC CENTRAL LLC	5202 SANDPIPER WAY	OXNARD	CA	93035	558.44
5713-021-039	2	EC CENTRAL LLC	5202 SANDPIPER WAY	OXNARD	CA	93035	749.46
5713-021-041	2	MARILYN BURTON FAMILY LTD	1330 SOUTHWIND CIR	WESTLAKE VLG	CA	91361	1,960.24
5713-021-042	2	MARILYN BURTON FAMILY LTD	1330 SOUTHWIND CIR	WESTLAKE VLG	CA	91361	3,983.01
5713-021-044	2	DAYTON STREET GIRLS LLC	46 W DAYTON ST	PASADENA	CA	91105	404.61
5713-021-045	2	DAYTON STREET GIRLS LLC	636 S REESE PL	BURBANK	CA	91506	347.00
5713-021-046	2	REID ERIC	50 W DAYTON ST #201	PASADENA	CA	91105	445.25
5713-021-047	2	CUTTING ANN E	50 W DAYTON ST 202	PASADENA	CA	91105	350.47
5713-021-048	2	COHEN GARY A	50 W DAYTON ST 203	PASADENA	CA	91105	349.63
5713-021-049	2	STRATHMANN RANDOLPH	50 W DAYTON ST #204	PASADENA	CA	91105	348.44
5713-021-050	2	WOODS BARBARA K	50 W DAYTON ST #205	PASADENA	CA	91105	312.82
5713-021-051	2	MURPHY DAVID F	50 W DAYTON ST 206	PASADENA	CA	91105	312.82
5713-021-052	2	NUNES CYNTHIA J	50 W DAYTON ST #207	PASADENA	CA	91105	350.11
5713-021-053	2	DOUGLAS JACKSON	50 W DAYTON ST #208	PASADENA	CA	91105	350.11
5713-021-054	2	LONG ROBERT A & SUSAN	50 W DAYTON ST #209	PASADENA	CA	91105	351.54
5713-021-055	2	BARNES ROBERT D	50 W DAYTON ST #210	PASADENA	CA	91105	351.54
5713-021-056	2	HUANG ANACLETO JOAO	50 W DAYTON ST #302	PASADENA	CA	91105	345.45
5713-021-057	2	EBI TEN 2000 LLC	68 E MONTECITO AVE	SIERRA MADRE	CA	91024	344.73
5713-021-058	2	DOUGLAS JACKSON	50 W DAYTON ST #304	PASADENA	CA	91105	344.73
5713-021-059	2	BARTLEY LISA A	50 W DAYTON ST #305	PASADENA	CA	91105	310.79
5713-021-060	2	WILLIAMS MERIDEE	50 W DAYTON ST #306	PASADENA	CA	91105	310.79
5713-021-061	2	DOUGLAS JACKSON	50 W DAYTON ST #307	PASADENA	CA	91105	522.58
5713-021-062	2	FRANK SCOTT & JENNIFER	50 W DAYTON ST #308	PASADENA	CA	91105	522.58
5713-021-900	2	PASADENA CITY	100 N GARFIELD AVE	PASADENA	CA	91109	1,779.08
5713-021-901	2	PASADENA CITY	145 S FAIR OAKS AVE	PASADENA	CA	91105	266.91
5713-021-902	2	PASADENA CITY	151 S FAIR OAKS AVE	PASADENA	CA	91105	666.77
5713-021-903	2	PASADENA CITY	23 CENTRAL CT	PASADENA	CA	91105	1,381.81
5722-001-002	2	GREEN HOTEL APARTMENTS	P O BOX 3623	CULVER CITY	CA	90230	4,147.53
5722-001-007	2	LOWELL ALAINE	4201 VIA MARISOL #325	LOS ANGELES	CA	90042	224.22
5722-001-008	2	CITIZENS COMM	99 S RAYMOND AVE 100	PASADENA	CA	91105	178.69
5722-001-009	2	CITIZENS COMM	99 S RAYMOND AVE 101	PASADENA	CA	91105	157.41
5722-001-010	2	GREEN JOHN M II	1548 CORSON ST	PASADENA	CA	91106	174.62
5722-001-011	2	CHENG PETER	836 E HERMOSA DR	SAN GABRIEL	CA	91775	202.35
5722-001-012	2	GARLAND DYLAN A & WENDY H	1132 WOTKYNS DR	PASADENA	CA	91103	156.81
5722-001-013	2	GARLAND DYLAN A & WENDY H	1132 WOTKYNS DR	PASADENA	CA	91103	177.01
5722-001-014	2	NELSON R KENTON	99 S RAYMOND AVE 107	PASADENA	CA	91105	178.21
5722-001-015	2	NOBLE JOY S	99 S RAYMOND AVE #201	PASADENA	CA	91105	261.27

Assessor's Parcel Number	Zone	Property Owner	Mailing Address	City	State	Zip	FY1011 Parcel Assessment
5722-001-016	2	NOBLE JOY S	99 S RAYMOND AVE #202	PASADENA	CA	91105	184.90
5722-001-017	2	CADY JANET C	99 S RAYMOND AVE #203	PASADENA	CA	91105	216.93
5722-001-018	2	GOMEZ NOVY JUAN C	2462 E WOODLYN RD	PASADENA	CA	91104	194.70
5722-001-019	2	SHLAUDEMANN KATHERINE S	99 S RAYMOND AVE #205	PASADENA	CA	91105	169.12
5722-001-020	2	GRAY MARK	99 S RAYMOND AVE #206	PASADENA	CA	91105	181.44
5722-001-021	2	COON LEWIS B JR	790 HAMPSHIRE RD #C	WESTLAKE VLG	CA	91361	188.85
5722-001-022	2	WARFEL CHESTER & ELIZABETH	99 S RAYMOND AVE #208	PASADENA	CA	91105	197.21
5722-001-023	2	JAURRETCHÉ COLLEEN M	2026 ROSE VILLA ST	PASADENA	CA	91107	285.90
5722-001-024	2	BURKE KEVIN M & SUNNIE	99 S RAYMOND AVE #301	PASADENA	CA	91105	259.60
5722-001-025	2	DELISLE ERIN G	99 S RAYMOND AVE #302	PASADENA	CA	91105	185.02
5722-001-026	2	ABBEY MICHAEL N	99 S RAYMOND AVE 303	PASADENA	CA	91105	217.41
5722-001-027	2	LOMAS ALLISON C	99 S RAYMOND AVE #304	PASADENA	CA	91105	194.70
5722-001-028	2	HARRIS CLAUDINE & STEVEN D	P O BOX 4133	DANA POINT	CA	92629	169.12
5722-001-029	2	DIAZ GLENN	29542 PELICAN WAY	LAGUNA NIGUEL	CA	92677	156.58
5722-001-030	2	DIAZ GLENN	29542 PELICAN WAY	LAGUNA NIGUEL	CA	92677	178.21
5722-001-031	2	SUKSTORF ERIKA	99 S RAYMOND AVE #308	PASADENA	CA	91105	184.18
5722-001-032	2	ATAYAN NAZELI	99 S RAYMOND AVE #309	PASADENA	CA	91105	186.46
5722-001-033	2	HERBERT GREGORY A	1639 ELEANOR LN	LAGUNA BEACH	CA	92651	272.63
5722-001-034	2	MARRIN JAMESM	99 S RAYMOND AVE #401	PASADENA	CA	91105	255.78
5722-001-035	2	STRAND LEIF	99 S RAYMOND AVE 402	PASADENA	CA	91105	184.66
5722-001-036	2	VANHORNE JOHN T	99 S RAYMOND AVE #403	PASADENA	CA	91105	216.93
5722-001-037	2	POMPILII FRANK C	19 CALAIS	NEWPORT COAST	CA	92657	194.70
5722-001-038	2	DOUKE DANIEL W & NADINE M	PO BOX 2891	LAKE ARROWHEAD	CA	92352	169.12
5722-001-039	2	DOUKE DANIEL W & NADINE M	P O BOX 2891	LAKE ARROWHEAD	CA	92352	156.58
5722-001-040	2	SALAZAR MICHAEL D	99 S RAYMOND AVE #407	PASADENA	CA	91105	178.45
5722-001-041	2	VAN HORNE J TAYLOR	99 S RAYMOND AVE #408	PASADENA	CA	91105	183.95
5722-001-042	2	CLOUDLAND COMPANY PROFIT SHARING PLAN	15300 VENTURA BLVD #315	SHERMAN OAKS	CA	91403	186.69
5722-001-043	2	DELGADO EDUARDO E	99 S RAYMOND AVE #410	PASADENA	CA	91105	277.41
5722-001-044	2	CABLE ARTHUR B	99 S RAYMOND AVE #501	PASADENA	CA	91105	261.51
5722-001-045	2	MCLEOD STEVEN B & KELLY S	99 S RAYMOND AVE 502	PASADENA	CA	91105	185.38
5722-001-046	2	MORGAN MARGARET M	99 S RAYMOND AVE #503	PASADENA	CA	91105	217.17
5722-001-047	2	STARK MAGNUS	99 S RAYMOND AVE #504	PASADENA	CA	91105	194.34
5722-001-048	2	GOLAS HENRY J & PATRICIA M	2888 GLENDESSARY LN	SANTA BARBARA	CA	93105	169.12
5722-001-049	2	THROCKMORTON ANNA & ELENA	121 COUNTRY CLUB DR	BURBANK	CA	91501	157.17
5722-001-050	2	THROCKMORTON ANNA & ELENA	121 COUNTRY CLUB DR	BURBANK	CA	91501	178.09
5722-001-051	2	PRO VALUE PROPERTIES INC	PO BOX 1065	BURBANK	CA	91507	178.09
5722-001-052	2	CAVENEY MICHAEL & TINA	572 PROSPECT BLVD	PASADENA	CA	91103	176.89
5722-001-053	2	HARRIS LUCIAN J	26820 MALIBU COLONY COVE	MALIBU	CA	90265	276.33
5722-001-054	2	HARRIS LUCIAN J III	26820 MALIBU COLONY COVE	MALIBU	CA	90265	262.95
5722-001-055	2	MORGAN MARGARET M	99 S RAYMOND AVE 602	PASADENA	CA	91105	188.37
5722-001-056	2	COUGHLIN CORRIENNE L	99 S RAYMOND AVE #603	PASADENA	CA	91105	216.45
5722-001-057	2	BUXTON PACHECO VICTORIA J	99 S RAYMOND AVE #604	PASADENA	CA	91105	196.38
5722-001-058	2	HRRIS JILL N	26820 MALIBU COLONY COVE	MALIBU	CA	90265	170.44
5722-001-059	2	HRRIS JILL N	26820 MALIBU COLONY COVE	MALIBU	CA	90265	155.50
5722-001-060	2	RICHER MICHAEL A & DEBRA A	P O BOX 10250	BAINBRIDGE ISLAND	WA	98110	176.77
5722-001-061	2	ALSENZ LESLIE J	234 2ND ST	HUNTINGTN BCH	CA	92648	174.98
5722-001-062	2	BANKS RANDY L	99 S RAYMOND AVE 609	PASADENA	CA	91105	181.67
5722-001-063	2	LY LUONG T	234 S SIERRA BONITA AVE	PASADENA	CA	91106	264.50
5722-010-001	2	FISHBECK AWNING CO LTD	120 S RAYMOND AVE	PASADENA	CA	91105	2,268.82
5722-010-005	2	STATHATOS DAN & BEATRICE	120 S RAYMOND AVE	PASADENA	CA	91105	1,530.71
5722-010-006	2	MARILYN BURTON FAMILY LTD	1330 SOUTHWIND CIR	WESTLAKE VLG	CA	91361	1,544.65
5722-010-007	2	STATHATOS DAN & BEATRICE	120 S RAYMOND AVE	PASADENA	CA	91105	916.89
5722-010-021	2	TISHMAN SPEYER ARCHSTONE SMITH DEL MAR STATION LLC	9200 E PANORAMA CIRCLE #400	ENGLEWOOD	CO	80112	9,102.56
5722-010-022	2	TISHMAN SPEYER ARCHSTONE SMITH DEL MAR STATION LLC	9200 E PANORAMA CIRCLE #400	ENGLEWOOD	CO	80112	60,458.89
5722-010-915	2	LA TO PASADENA METRO CONSTRUCTION AUTHORITY	1299 OCEAN AVE #900	SANTA MONICA	CA	90401	0.00
5722-011-002	2	FISHBECK AWNING CO LTD	120 S RAYMOND AVE	PASADENA	CA	91105	5,052.15
5722-011-003	2	FISHBECK AWNING CO LTD	120 S RAYMOND AVE	PASADENA	CA	91105	1,652.58
5722-011-004	2	FISHBECK AWNING CO LTD	120 S RAYMOND AVE	PASADENA	CA	91105	5,726.95
5723-021-008	2	RAELCO LLC	9280 TOWER CENTER DR #46	SAN DIEGO	CA	92121	3,553.52
5723-021-010	2	RICHARDSON WILLIAM F & CARLOTTA	125 ELECTRIC DR	PASADENA	CA	91103	847.07
5723-021-012	2	LEGENDARY PLAZA LLC	55 S LAKE AVE	PASADENA	CA	91101	3,540.93
5723-021-013	2	LEGENDARY PLAZA LLC	55 S LAKE AVE	PASADENA	CA	91101	2,764.05
5723-021-016	2	TELACU HOUSING PASADENA INC	5400 E OLYMPIC BLVD	LOS ANGELES	CA	90022	3,055.01

							FY1011 Parcel	
Assessor's Parcel Number	Zone	Property Owner	Mailing Address	City	State	Zip	Assessment	
5723-021-017	2	BUCHANAN SYMONDS LIMITED PARTNERSHIP	50 FERN DR	PASADENA	CA	91105	4,862.84	
5723-021-018	2	BUCHANAN RAYMOND LLC	50 FERN DR	PASADENA	CA	91105	6,831.87	
5723-021-019	2	BUCHANAN RAYMOND LLC	50 FERN DR	PASADENA	CA	91105	578.57	
5723-021-020	2	BUCHANAN RAYMOND LLC	50 FERN DR	PASADENA	CA	91105	1,041.37	
5723-021-022	2	STANFORD MIRIAM S	11383 TUNNEL HILL WAY	GOLD RIVER	CA	95670	3,294.74	
5723-021-026	2	ENTERPRISE LLC	128 N FAIR OAKS AVE #204	PASADENA	CA	91103	3,911.43	
5723-021-027	2	RT PASAD HOTEL PARTNERS LP	401 KEYSER AVE	NATCHITOCHE	LA	71457	30,186.14	
5723-021-901	2	COMMUNITY DEVELOPMENT COMMISSION OF PASADENA CITY	100 N GARFIELD AVE	PASADENA	CA	91101	6,987.60	
5723-022-003	2	CS1 LLC	35 E UNION ST #C	PASADENA	CA	91103	3,103.21	
5723-022-004	2	PV REALTY LLC	260 S LOS ROBLES AVE 217	PASADENA	CA	91101	2,782.99	
5723-022-005	2	CHOWANEC WILLIAM J	32958 DENVER SPRINGS DR	WESTLAKE VLG	CA	91361	2,059.75	
5723-022-006	2	WEN STEPHEN C	932 ROXBURY RD	SAN MARINO	CA	91108	2,109.37	
5723-022-007	2	AG CAMBRA OPP I OWNER LLC	9440 SANTA MONICA BLVD #708	BEVERLY HILLS	CA	90210	1,370.81	
5723-022-008	2	AG CAMBRA OPP I OWNER LLC	9440 SANTA MONICA BLVD #708	BEVERLY HILLS	CA	90210	6,947.04	
5723-022-009	2	AG CAMBRA OPP I OWNER LLC	9440 SANTA MONICA BLVD #708	BEVERLY HILLS	CA	90210	2,557.30	
5723-022-010	2	AG CAMBRA OPP II OWNER LLC	9440 SANTA MONICA BLVD #708	BEVERLY HILLS	CA	90210	7,692.71	
5723-022-011	2	PLOTKIN JAMES R & SHARON L	12 S RAYMOND AVE #D	PASADENA	CA	91105	3,363.92	
5723-022-017	2	ALGORRI MARK & PAMELA	25 E UNION ST	PASADENA	CA	91103	1,545.62	
5723-022-018	2	SHOPPES AT FAIR OAKS LLC	719 GRISWOLD AVE 530	DETROIT	MI	48225	6,706.64	
5723-022-020	2	FAIR OAKS UNION LTD	1510 OXLEY ST #A	S PASADENA	CA	91030	1,635.83	
5723-024-001	2	AWAD EDWARD G & LILA	5703 CATHERWOOD DR	LA CANADA	CA	91011	2,870.22	
5723-024-002	2	70 NORTH RAYMOND LLC	3201 CAHUENGA BLVD W	LOS ANGELES	CA	90068	2,443.16	
5723-024-016	2	SIEGLER GERTRUDE G	985 SIERRA MADRE VILLA AVE	PASADENA	CA	91107	2,442.01	
5723-024-017	2	HANLIN RUSSELL L	1043 PINE OAK LN	PASADENA	CA	91105	4,784.90	
5723-024-021	2	LAO DANNY & BESSIE	2436 S 8TH AVE	ARCADIA	CA	91006	2,906.12	
5723-024-022	2	HUBERMAN DOUGLAS	35 N RAYMOND AVE #213	PASADENA	CA	91103	628.37	
5723-024-024	2	LYON CHRISTOPHER D & DEBORAH C	80 N RAYMOND AVE #101	PASADENA	CA	91103	199.89	
5723-024-025	2	SUNJAYA MELISSA S	80 N RAYMOND AVE #102	PASADENA	CA	91103	199.41	
5723-024-026	2	ALGORRI ERNEST P	80 N RAYMOND AVE 103	PASADENA	CA	91103	199.41	
5723-024-027	2	SERA CLARE F & RALPH W	80 N RAYMOND AVE #104	PASADENA	CA	91103	201.09	
5723-024-028	2	YAMADA TRACY	80 N RAYMOND AVE 105	PASADENA	CA	91103	183.28	
5723-024-029	2	KUNNATH LINDA	433 PARROTT DR	SAN MATEO	CA	94402	183.28	
5723-024-030	2	KROGMEIER KEVIN G	80 N RAYMOND AVE #107	PASADENA	CA	91103	183.28	
5723-024-031	2	YU HUA WANG	1261 S LINCOLN AVE	MONTEREY PARK	CA	91755	183.28	
5723-024-032	2	MAVIS JOHN A & JOYCE A	PO BOX 51041	PASADENA	CA	91115	196.66	
5723-024-033	2	SIUT NGO CHAI	80 N RAYMOND AVE #110	PASADENA	CA	91103	155.19	
5723-024-034	2	CHANG ALBERT C	840 E GREEN ST 416	PASADENA	CA	91101	173.60	
5723-024-035	2	SUNJAYA MELISSA S	5653 LEMONA AVE	VAN NUYS	CA	91411	150.65	
5723-024-036	2	POON RAYMOND T & HELEN Y	80 N RAYMOND AVE 201	PASADENA	CA	91103	269.81	
5723-024-037	2	MEYERS THERESA D	80 N RAYMOND AVE #202	PASADENA	CA	91103	267.90	
5723-024-038	2	WELLS RICHARD	80 N RAYMOND AVE 203	PASADENA	CA	91103	267.90	
5723-024-039	2	CHANG YI HSUAN R	80 N RAYMOND AVE 204	PASADENA	CA	91103	270.17	
5723-024-040	2	BAE STEVE S	80 N RAYMOND 205	PASADENA	CA	91103	242.08	
5723-024-041	2	ADKINS SUSANNA V	80 N RAYMOND AVE #206	PASADENA	CA	91103	242.08	
5723-024-042	2	MASTERS BARBARA E	80 N RAMONT AVE 207	PASADENA	CA	91103	242.08	
5723-024-043	2	CAMERON DONALD A	80 N RAYMOND AVE 208	PASADENA	CA	91103	242.08	
5723-024-044	2	KUPETZ BRIAN J	80 N RAYMOND AVE #209	PASADENA	CA	91103	196.42	
5723-024-045	2	LIN JANE G	80 N RAYMOND AVE #210	PASADENA	CA	91103	257.86	
5723-024-046	2	LI SIMON K	1232 S EUCLID AVE	PASADENA	CA	91106	254.63	
5723-024-047	2	CREST DAVID	PO BOX 506	LAVERNE	CA	91750	166.54	
5723-024-901	2	LACMTA	ONE GATEWAY PLAZA	LOS ANGELES	CA	90012-2952	0.00	
5713-006-030	3	ONE COLORADO INVESTMENTS LLC	1460 WESTWOOD BLVD #300	LOS ANGELES	CA	90024	10,791.13	
5713-006-031	3	ONE COLORADO INVESTMENTS LLC	1460 WESTWOOD BLVD #300	LOS ANGELES	CA	90024	24,992.10	
5713-006-032	3	ONE COLORADO INVESTMENTS LLC	1460 WESTWOOD BLVD #300	LOS ANGELES	CA	90024	15,009.15	
5723-023-019	3	ONE COLORADO INVESTMENTS LLC	1460 WESTWOOD BLVD #300	LOS ANGELES	CA	90024	8,017.17	
5722-002-900	4	PASADENA CITY	100 N GARFIELD AVE	PASADENA	CA	91109	2,539.24	
5722-002-901	4	PASADENA CITY	100 N GARFIELD AVE	PASADENA	CA	91109	2,944.89	
5722-002-902	4	PASADENA CITY	100 N GARFIELD AVE	PASADENA	CA	91109	12,654.57	
5722-002-903	4	PASADENA CITY	100 N GARFIELD AVE	PASADENA	CA	91109	11,825.70	
5723-020-902	4	PASADENA CITY PARK	100 N GARFIELD AVE	PASADENA	CA	91109	58,905.41	
5723-020-907	4	LACMTA	ONE GATEWAY PLAZA	LOS ANGELES	CA	90012-2952	0.00	
5723-020-908	4	LACMTA	ONE GATEWAY PLAZA	LOS ANGELES	CA	90012-2952	0.00	
5713-007-018	5	FMI INC	4938 COMMONWEALTH AVE	LA CANADA	CA	91011	3,158.69	

							FY1011 Parcel	
Assessor's Parcel Number	Zone	Property Owner	Mailing Address	City	State	Zip	Assessment	
5713-007-019	5	FMI INC	4938 COMMONWEALTH AVE	LA CANADA	CA	91011	2,937.66	
5713-007-020	5	LARSEN KENNETH & PATRICIA	5215 LA FOREST DR	LA CANADA	CA	91011	2,287.52	
5713-007-021	5	MCCURDY WILLIAM A & GLORIA J	33 W GREEN ST	PASADENA	CA	91105	1,082.30	
5713-007-022	5	MCCURDY WILLIAM A & GLORIA J	33 W GREEN ST	PASADENA	CA	91105	2,889.33	
5713-008-024	5	SIXTY TWO PARTNERS LTD	136 EL CAMINO DR #116	BEVERLY HILLS	CA	90212	5,359.47	
5713-008-025	5	SCHAUSTAL LEONARD J JR	1020 HILLCROFT RD	GLENDALE	CA	91207	2,085.45	
5713-008-026	5	FLEURY LAUREL A	1333 N CENTRAL AVE #C	GLENDALE	CA	91202	966.30	
5713-008-027	5	GALLEGO JOSEPH A II	12786 TROPICANA LANE	ST FRANCISVILLE	LA	70775	734.82	
5713-008-028	5	ANTHROPOSOPIICAL FOUNDATION OF CALIFORNIA	838 E CAMERON CT	BREA	CA	92821	2,293.96	
5713-008-029	5	HOVSEPIAN YVONNE	1635 MIDWICK DR	ALTADENA	CA	91001	2,610.86	
5713-008-030	5	BRV LLC	26569 COMMUNITY CENTER DR	HIGHLAND	CA	92346	2,122.56	
5713-008-044	5	KIM RICHARD W	538 W ALEGRIA AVE	SIERRA MADRE	CA	91024	197.57	
5713-008-045	5	KIM RICHARD W	538 W ALEGRIA AVE	SIERRA MADRE	CA	91024	390.68	
5713-008-046	5	KIM RICHARD W	538 W ALEGRIA AVE	SIERRA MADRE	CA	91024	266.99	
5713-008-047	5	KIM RICHARD W	538 W ALEGRIA AVE	SIERRA MADRE	CA	91024	352.82	
5713-008-048	5	BRIONES JOSE C JR & FELINA	159 W GREEN ST 201	PASADENA	CA	91105	200.10	
5713-008-049	5	MCCAULEY LOIS & JEFFREY J	159 W GREEN ST 202	PASADENA	CA	91105	205.15	
5713-008-050	5	CARDOZE DAVID	159 W GREEN ST 203	PASADENA	CA	91105	258.16	
5713-008-051	5	CHUNG TINA	538 ALEGRIA	SIERRA MADRE	CA	91024	211.46	
5713-008-052	5	MARTIROSSIAN MHARE & TALIN	159 W GREEN ST 205	PASADENA	CA	91105	201.36	
5713-008-053	5	UEDA SETSUKO	159 W GREEN ST 206	PASADENA	CA	91105	220.29	
5713-008-054	5	CHIAO CHATHERINE Y	159 W GREEN ST 207	PASADENA	CA	91105	222.82	
5713-008-055	5	CHUNG TINA L	538 ALGERIA	SIERRA MADRE	CA	91024	216.51	
5713-008-056	5	KALENDJIAN MELINE	159 W GREEN ST 209	PASADENA	CA	91105	207.67	
5713-008-057	5	BERNSTEIN NICKY R & ANDREA J	159 W GREEN ST 301	PASADENA	CA	91105	200.10	
5713-008-058	5	LU CHIANGCHUAN	255 QUEENS ROAD CENTRAL #701	HONG KONG	508		205.15	
5713-008-059	5	CHUNG TINA L	538 ALEGRIA	SIERRA MADRE	CA	91024	171.07	
5713-008-060	5	YIP NELSON	159 W GREEN ST #304	PASADENA	CA	91105	213.98	
5713-008-061	5	CHIN DAVID H	2230 STUDIO DR	BREA	CA	92821	205.15	
5713-008-062	5	CHEUNG KATIA K	159 W GREEN ST 306	PASADENA	CA	91105	201.36	
5713-008-063	5	ATTAI DEANNA J	159 W GREEN ST #307	PASADENA	CA	91105	200.10	
5713-008-064	5	GHANEKAR NIKHIL A	159 W GREEN ST 308	PASADENA	CA	91105	222.82	
5713-008-065	5	CHUNG TINA L	538 ALEGRIA	SIERRA MADRE	CA	91024	216.51	
5713-008-066	5	MCCORMICK JAMES E & ALISON L	169 W GREEN ST 310	PASADENA	CA	91105	207.67	
5713-008-067	5	TU ERIK S	159 W GREEN ST 401	PASADENA	CA	91105	200.10	
5713-008-068	5	HWANG YOON K	159 W GREEN ST 402	PASADENA	CA	91105	205.15	
5713-008-069	5	TU ERIK S	159 W GREEN ST #401	PASADENA	CA	91105	171.07	
5713-008-070	5	TODOROVAC DAVORIN & TANIA M	159 W GREEN ST #404A	PASADENA	CA	91105	212.72	
5713-008-071	5	IRVINE JAMES	167 W GREEN ST 405	PASADENA	CA	91105	205.15	
5713-008-072	5	DELGADO RICARDO G	159 W GREEN ST 406	PASADENA	CA	91105	201.36	
5713-008-073	5	ANELAUSKAS DALIA	2202 INDIA ST	LOS ANGELES	CA	90039	187.48	
5713-008-074	5	JEFFERSON DWAIN E & KIMBERLEE K	159 W GREEN ST 408	PASADENA	CA	91105	222.82	
5713-008-075	5	MANN PHILIP V & VIRGINIA	159 W GREEN ST #409	PASADENA	CA	91105	216.51	
5713-008-076	5	CHEN JIMMY & IRENE	880 S GOLDEN WEST AVE	ARCADIA	CA	91007	207.67	
5713-008-077	5	BUCHANAN SAMUEL W & DIANE	1330 SUGAR LOAF DR	LA CANADA FLINTRI	CA	91011	197.57	
5713-008-078	5	MCCUNE DANA J & MYRNA E	4277 OAKWOOD AVE	LA CANADA	CA	91011	201.36	
5713-008-079	5	BATTAGLIA AMY	159 W GREEN ST 503	PASADENA	CA	91105	171.07	
5713-008-080	5	GERMANO MICHAEL A	159 W GREEN ST 504	PASADENA	CA	91105	212.72	
5713-008-081	5	HE JIE	159 W GREEN ST #505	PASADENA	CA	91105	203.88	
5713-008-082	5	ROTHENBERG ERIN E	159 W GREEN ST 506	PASADENA	CA	91105	200.10	
5713-008-083	5	HSBC BANK USA TR	1800 TAPO CANYON RD	SIMI VALLEY	CA	93063	198.84	
5713-008-084	5	GAU JENJR	159 W GREEN ST 508	PASADENA	CA	91105	206.41	
5713-008-085	5	VAN SIPMA GARY & LYNNE M	2011 RIDGE RD	HOMEWOOD	IL	60430	197.57	
5713-019-016	5	SHERWOOD 1994 LIMITED LIABILITY COMPANY	251 S LAKE AVE 190	PASADENA	CA	91101	2,731.31	
5713-019-028	5	WESTGATE PASADENA BLOCK 2 LLC	18802 BARDEEN AVE	IRVINE	CA	92612	80.46	
5713-019-029	5	WESTGATE PASADENA BLOCK 2 LLC	18802 BARDEEN AVE	IRVINE	CA	92612	848.93	
5713-019-032	5	WESTGATE PASADENA BLOCK 2 LLC	18802 BARDEEN AVE	IRVINE	CA	92612	1,153.62	
5713-019-033	5	WESTGATE PASADENA BLOCK 2 LLC	18802 BARDEEN AVE	IRVINE	CA	92612	2,678.41	
5713-019-042	5	B I G PROPERTIES LLC	5100 TRIGGS ST	LOS ANGELES	CA	90022	878.33	
5713-019-043	5	B I G PROPERTIES LLC	5100 TRIGGS ST	LOS ANGELES	CA	90022	1,564.39	
5713-019-044	5	SHIRLEY VERNIE F & COLLEEN M	111 S DE LACEY AVE 101	PASADENA	CA	91105	108.77	
5713-019-053	5	LI DAVID	111 S DE LACEY AVE 109	PASADENA	CA	91105	587.35	
5713-019-054	5	TSAI BRYCE K & AMY S	111 S DE LACEY AVE 110	PASADENA	CA	91105	624.64	

Assessor's Parcel Number	Zone	Property Owner	Mailing Address	City	State	Zip	FY1011 Parcel
							Assessment
5713-019-055	5	LAI GARY	111 S DE LACEY AVE 111	PASADENA	CA	91105	624.64
5713-019-056	5	CHEN JOYCE	111 S DELACEY AVE 113	PASADENA	CA	91105	422.64
5713-019-057	5	MOLLENKOPF JACK JR	111 S DE LACEY AVE 114	PASADENA	CA	91105	422.64
5713-019-058	5	115 DELACY AT GREEN LLC	333 S HOPE ST #35	LOS ANGELES	CA	90071	640.18
5713-019-062	5	MADOLORA MERVIN & KIM	110 W GREEN ST	PASADENA	CA	91105	739.62
5713-019-063	5	WONG MICHAEL M	111 S DE LACEY AVE 201	PASADENA	CA	91105	108.77
5713-019-071	5	LI DAVID	111 S DE LACEY AVE 213	PASADENA	CA	91105	422.64
5713-019-072	5	SAMBILAY DAVID & FRANCES C	111 S DE LACEY AVE #214	PASADENA	CA	91105	422.64
5713-019-076	5	SHAO DEREK	111 S DE LACEY AVE 301	PASADENA	CA	91105	108.77
5713-019-084	5	KINCAID DEBORAH A	111 S DE LACEY AVE #312	PASADENA	CA	91105	341.84
5713-019-085	5	VIGUE JAMES D	111 S DE LACEY AVE 313	PASADENA	CA	91105	422.64
5713-019-086	5	YU BRENDA M	1120 N HEAVENLY VALLEY CIR	WALNUT	CA	91789	422.64
5713-019-093	5	WISHNER WILLIAM J	111 S DE LACEY AVE #410	PASADENA	CA	91105	388.46
5713-019-094	5	PEREIRA ADRIAN C	111 S DE LACEY AVE 411	PASADENA	CA	91105	388.46
5713-019-095	5	ADLER TRUST	111 S DE LACEY AVE 415	PASADENA	CA	91105	391.56
5713-019-096	5	LIU FANG Z	710 CHESTER AVE	SAN MARINO	CA	91108	108.77
5713-019-104	5	GRIMES ANDREW	300 W COLORADO BLVD	PASADENA	CA	91105	341.84
5713-019-105	5	CHOI JOSEPH K	111 S DE LACEY AVE 413	PASADENA	CA	91105	556.27
5713-019-106	5	FRIEND WILBER H	P O BOX 50525	PASADENA	CA	91115	556.27
5713-020-015	5	PASADENA GREEN STREET PROPERTIES LLC	1252 EL VAGO ST	LA CANADA	CA	91011	2,667.46
5713-020-016	5	M AND T PLATING INC	40 W GREEN ST	PASADENA	CA	91105	2,174.60
5713-020-017	5	LONDSDALE INVESTMENTS LLC	20537 STARSHINE RD	WALNUT	CA	91789	3,429.15
5713-020-018	5	CHRISTOPHER SUSANNE CO TR	2702 WESTSHIRE DR	LOS ANGELES	CA	90068	2,604.36
5713-020-021	5	E S SUN SHINE CORP	166 LOCUST AVE	OAK PARK	CA	91377	3,276.80
5713-020-026	5	JSM OLD PASADENA LLC	1244 6TH ST	SANTA MONICA	CA	90401	12,298.67
5713-020-030	5	JSM OLD PASADENA LLC	1244 6TH ST	SANTA MONICA	CA	90401	16,837.98
5722-001-001	5	GREEN HOTEL APARTMENTS	5150 OVERLAND AVE	CULVER CITY	CA	90230	8,702.31
5722-011-001	5	FISHBECK AWNING CO LTD	120 S RAYMOND AVE	PASADENA	CA	91105	2,111.47
5722-011-015	5	STATHATOS DAN & BEATRICE	120 S RAYMOND AVE	PASADENA	CA	91105	5,401.78
5722-011-900	5	LACMTA	ONE GATEWAY PLAZA	LOS ANGELES	CA	90012-2952	0.00
5722-029-016	5	EDISON EL REY L P	716 MISSION ST	S PASADENA	CA	91030	5,126.74
5722-029-017	5	EDISON EL REY L P	716 MISSION ST	SOUTH PASADENA	CA	91030	4,302.50
5722-029-026	5	RUSNAK PAUL P	PO BOX 74089	PASADENA	CA	91117	6,979.99
5722-029-904	5	LACMTA	ONE GATEWAY PLAZA	LOS ANGELES	CA	90012-2952	0.00
Totals							\$1,049,289.52
Parcel Count							