

Old Pasadena Property-Based Business Improvement District FINAL Engineer's Report



**Pasadena, California
April 2015**

***Prepared by:*
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*Prepared pursuant to the State of California
Property and Business Improvement District Law of 1994
And Article XIIIID of the California Constitution
to create a property based assessment district*

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ENGINEER'S STATEMENT

This Report is prepared pursuant to Article XIID of the California State Constitution (Proposition 218) and the State of California Property and Business Improvement District Law of 1994 as amended.

The Old Pasadena Property-Based Business Improvement District (the "PBID") will provide funding for enhanced maintenance, safety, and marketing activities, above and beyond those provided by the City of Pasadena. Every individual assessed parcel within the PBID receives special benefit from the activities identified under Section B of this Report. Only those individual assessed parcels within the PBID receive the special benefit of the proposed activities; parcels contiguous to and outside the PBID and the public at large may receive a general benefit, as outlined in Section E. The cost to provide general benefits, if any, will be funded from sources other than special assessments.

The duration of the proposed PBID is ten (10) years, commencing January 1, 2016 and continuing through December 31, 2025.

An estimated budget for the PBID improvements and activities is set forth in Section D. The annual budget may increase no more than 5% per year consistent with the increase in consumer price index (CPI) and increases in program costs. The determination of annual budget adjustments and assessment rates will be subject to the review and approval of the Board of the Old Pasadena Management District (OPMD). Funding for the PBID improvements and activities shall be derived from a property-based assessment of each specially benefitted parcel in the PBID. A detailed description of the methodology for determining the proportional special benefit each individual assessable parcel receives from the activities and the assessment for each parcel is set forth in Section F.

I hereby certify to the best of my professional knowledge that each of the identified assessable parcels located within the PBID will receive a special benefit over and above the benefits conferred to those parcels outside of the PBID boundary and to the public at large, and that the amount of the proposed special assessment is proportional to, and no greater than the special benefits received.

Respectfully submitted,



Terrance E. Lowell, P.E.

SECTION A: LEGISLATIVE AND JUDICIAL REVIEW

Property and Business Improvement District Law of 1994

The Property and Business Improvement District Law of 1994 (the "State Law") is the legislation that authorizes the City to levy assessments upon real property for the purposes of providing improvements and activities that specially benefit each individual assessed parcel in the PBID. The purpose of the PBID is to encourage commerce, investment, and business activities. In order to meet these goals PBIDs typically fund activities and improvements, such as enhanced safety and cleaning. Unlike other assessment districts which fund the construction of public capital improvements or maintenance thereof, PBIDs provide activities and improvements "to promote the economic revitalization and physical maintenance of the business districts of its cities in order to create jobs, attract new businesses, and prevent the erosion of the business districts." (Streets and Highways Code Section 36601(b)). The improvements and activities funded through the PBID are over and above those already provided by the City within the PBID's boundaries. Each of the PBID activities or improvements is intended to increase building occupancy and lease rates, to encourage new business development, attract businesses that serve the community, and improve the quality of life.

Specifically, the State Law defines "Improvements" and "Activities" as follows:

"Improvement" means the acquisition, construction, installation, or maintenance of any tangible property with an estimated useful life of five years..."¹

"Activities" means, but is not limited to, all of the following:

- (a) Promotion of public events which benefit businesses or real property in the district.*
- (b) Furnishing of music in any public place within the district.*
- (c) Promotion of tourism within the district.*
- (d) Marketing and economic development, including retail retention and recruitment.*
- (e) Providing safety, sanitation, graffiti removal, street and sidewalk cleaning, and other municipal services supplemental to those normally provided by the municipality.*
- (f) Activities which benefit businesses and real property located in the district."²*

Article XIID of the State Constitution

In 1996, California voters approved Proposition 218, codified in part as Article XIID of the State Constitution. Among other requirements, Article XIID changes the way local agencies enact local taxes and levy assessments on real property. It states, in relevant part, that:

(a) 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. Only special benefits are assessable, and an agency shall separate the general benefits

¹ California Streets and Highways Code, Section 36610.

² California Streets and Highways Code, Section 36613.

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

(b) All assessments shall be supported by a detailed engineer's report prepared by a registered professional engineer certified by the State of California.³

"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."⁴

Judicial Guidance

Since the enactment of Article XIID, the courts have rendered opinions regarding various aspects of Article XIID. The notable portions of cases that apply to assessment districts in general and this PBID in particular are noted below.

"The engineer's report describes the services to be provided by the PBID [i.e. the PBID]; (1) security, (2) streetscape maintenance (e.g., street sweeping, gutter cleaning, graffiti removal), and (3) marketing, promotion, and special events. They are all services over and above those already provided by the City within the boundaries of the PBID. And they are particular and distinct benefits to be provided only to the properties within the PBID, not to the public at large—they 'affect the assessed property in a way that is particular and distinct from [their] effect on other parcels and that real property in general and the public at large do not share.'"⁵

"...separating the general from the special benefits of a public improvement project and estimating the quantity of each in relation to the other is essential if an assessment is to be limited to the special benefits."⁶

"...the agency must determine or approximate the percentage of the total benefit conferred by the service or improvement that will be enjoyed by the general public and deduct that percentage of the total cost of the service or improvement from the special assessment levied against the specially benefitted property owners."⁷

"...even minimal general benefits must be separated from special benefits and quantified so that the percentage of the cost of services and improvements representing general benefits, however slight, can be deducted from the amount of the cost assessed against specially benefitting properties."⁸

The contents of this Engineer's Report are prepared in compliance with the above noted authorizing legislation, the State Constitution and the judicial opinions.

³ Section 4, Article XIID of the State Constitution.

⁴ Section 2 (i), Article XIID of the State Constitution.

⁵ Dahms v. Downtown Pomona Property and Business Improvement District (2009) 174 Cal.App. 4th 708, 722.

⁶ Beutz v. County of Riverside (2010) 184 Cal. App. 4th 1516, 1532.

⁷ Golden Hill Neighborhood Association, Inc. v. City of San Diego (2011) 199 Cal.App. 4th 416, 438.

⁸ Golden Hill Neighborhood Association, Inc. v. City of San Diego (2011) 199 Cal.App. 4th 416, 439.

SECTION B: IMPROVEMENTS AND ACTIVITIES

The Old Pasadena PBID Steering Committee collectively determined the priority for improvements and activities to be delivered by the business improvement district. The primary needs as determined by the property owners are both Environmental Enhancements as well as Marketing activities. The Environmental Enhancements include activities such as maintenance, public safety, homeless outreach, and beautification. Specifically, the PBID shall provide the following activities.

Environmental Enhancements

Public Safety

Old Pasadena Public Safety Program

The mission of the 21-block Old Pasadena Ambassador Guide program is to support the police department, property owners, and tenants in overall efforts to prevent crime and reduce 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. 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, and clean all sidewalk hardscape such as trash receptacles, benches, and parking meters. Sidewalks are pressure washed no less than twice a month, and areas requiring spot-cleaning are addressed nightly.

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 of notification.

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 daily, or more frequently if needed. Trash receptacles are cleaned and maintained regularly.

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.

Homeless Outreach

Reducing homelessness and containing disruptive behaviors from street populations is another top priority among downtown property and business owners, citing concerns with nuisance crimes, compounding maintenance issues, and creating an intimidating street atmosphere.

Specific program and service components: To reduce homelessness in Old Pasadena, a multi-faceted approach that combines resources from the business community, city and social service agencies is proposed. Elements of this initiative that could be supported by PBID assessments include:

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

Beautification

In addition to clean and safe services, the PBID budget includes funds for beautification and placemaking improvements that are defined as cosmetic enhancements that improve the appearance, walkability, and bikeability within the PBID, in turn encouraging customer traffic and improved quality of life for residents. Examples of beautification improvements might include:

- Design and installation of flowering planters and baskets
- Directional, wayfinding, and gateway signage
- Street furniture and amenities, such as benches, kiosks, and lighting
- Design and installation of art and decorative elements
- Holiday décor
- Bicycle racks and other hardware
- Urban design and/or planning services to advance beautification efforts
- Other enhancements that improve the PBID's appearance

Marketing

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
- Social media
- 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
- 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, and 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.

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 five 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.

Reserve: An operating reserve will be maintained for the PBID as determined annually by the Board of Directors. The operating reserve may include funding from each of the preceding categories, including Environmental Services, Marketing and Administration.

SECTION C: BENEFITTING PARCELS

PBID Boundary Description

The PBID will encompass approximately a 21 block area of Old 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 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. The following is a description of the District Zones:

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).

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; and the highest visibility of security. Collectively, approximately 36.7% of the service and activities (costs) are associated with this Zone.

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.

Zone 2 generally has less commercial activity than Zone 1, but has the highest residential density than any other zone in the district. Because this Zone is the largest and has greater street frontage (equivalent block faces) and residential parcels than Zone 1, this Zone requires slightly more District activities than those provided to Zone 1. Collectively, approximately 38.8% of the service and activities (costs) are associated with this Zone.

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

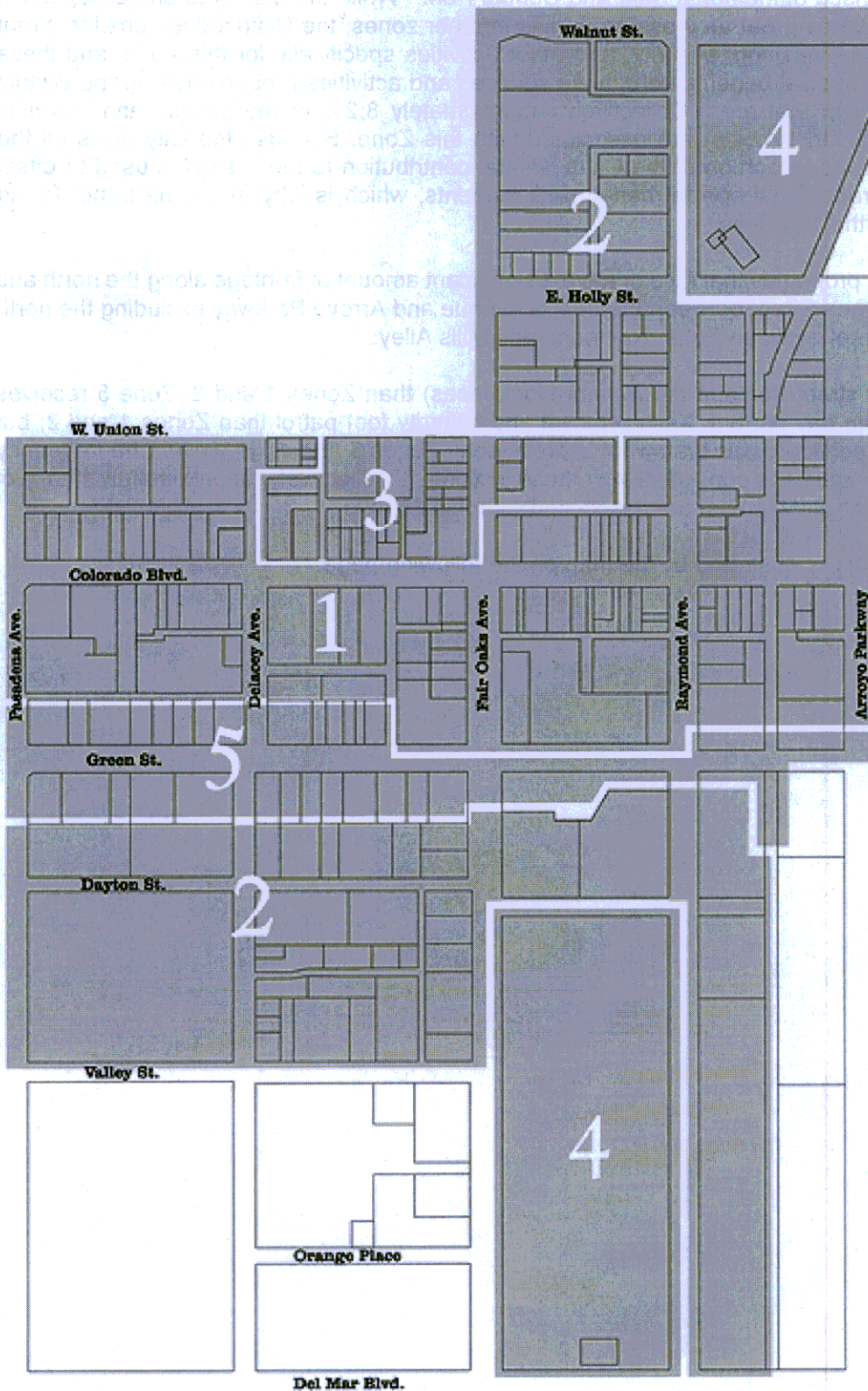
The One Colorado properties already provide a high level of private security and maintenance services, and therefore require less support from the District for these services and activities. While these properties privately fund services that are similar to those provided by the District, the District's efforts and support to the surrounding area (other Zones) directly enhance the properties in Zone 3 by reducing potentially even 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 that highlight all of Old Pasadena as a destination for consumers. These overall contributions to the District are reflected in the District budget for Zone 3, which is assessed for about 5.3% of the District's total assessed costs.

Zone 4: is comprised of Memorial Park and Central Park. 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, and 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 8.2% 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.

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.

Due to its lesser street frontage (equivalent block faces) than Zones 1 and 2, Zone 5 receives less attention from day porters, trash removal and security foot patrol than Zones 1 and 2; but certainly greater service levels than what is provided in Zones 3 and 4. However, the frequency of the services in Zone 5 is consistent with those in Zone 1. Collectively, approximately 11.1% of the service and activities (costs) are associated with this Zone.

The PBID boundary is illustrated by the map on the following page.



SECTION D: PROPORTIONAL BENEFITS

Methodology

Article XIID Section 4(a) of the State Constitution states that "The proportionate special benefit derived by each identified parcel shall be determined in relationship to the entirety of the capital cost of the public improvement, the maintenance and operation expenses of a public improvement, or the cost of the property related service being provided."

Determining the proportionate special benefit among the parcels of real property within the proposed assessment district which benefit from the proposed improvements, services, and activities is the result of a four-step process:

1. Defining the proposed activities,
2. Determining which parcels specially benefit from the proposed activities,
3. Determining the amount of special benefit each parcel receives,
4. Determining the proportional special benefit a parcel receives in relation to the amount of special benefit all other parcels in the PBID receive.

Each identified parcel within the PBID will be assessed based upon each parcel's unique characteristics in relationship to all other specially benefitted parcels' characteristics. Due to the proportionate special benefits received by each parcel from the PBID services, each parcel will be assessed a rate which is commensurate with the amount of special benefits received.

Special Benefit Factor

The method used to determine proportional special benefits are measured by each parcel's lot square footage, ground floor building square footage, plus the non-ground floor building square footage. Each parcel's proportional lot size, ground floor building square footage and non-ground floor building square footage represents each parcel's proportional special benefit compared to other parcels within in respective benefit zone. Lot square footage is relevant to the best use of a property and will reflect the long term special benefit implications of the improvement district. Ground floor and Non-ground floor square footage is relevant to the interim use of a property and is utilized to measure short and mid-term impacts.

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

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

Non-Ground Floor Building Square Footage Defined. Non-ground floor building square footage is defined as the sum of subterranean gross building square footage plus the gross building square footage above the ground floor, as determined by the outside measurements of a building.

SECTION E: SPECIAL and GENERAL BENEFITS

State Law, Proposition 218, and judicial opinions require that assessments be levied according to the estimated special benefit each assessed parcel receives from the activities and improvements. Article XIII D Section 4(a) of the California Constitution in part states that "only special benefits are assessable," which requires that we separate the general benefits, if any, from the special benefits provided by the proposed activities and improvements.

As of January 1, 2015, the State Legislature amended the State Law to clarify and define both special benefit and general benefit as they relate to the improvements and activities these districts provide. Specifically, the amendment (Section 36615.5 of the Streets and Highways Code) defines special benefit as follows: "Special benefit' means, for purposes of a property-based district, a particular and distinct benefit over and above general benefits conferred on real property located in a district or to the public at large. Special benefit includes incidental or collateral effects that arise from the improvements, maintenance, or activities of property-based districts even if those incidental or collateral effects benefit property or persons not assessed."

In addition, the amendment (Section 36609.5 of the Streets and Highways Code) defines general benefit as follows: "General benefit' means, for purposes of a property-based district, any benefit that is not a 'special benefit' as defined in Section 36615.5."

Furthermore, the amendment (Section 36601(h)(2)) states: "Activities undertaken for the purpose of conferring special benefits upon property to be assessed inherently produce incidental or collateral effects that benefit property or persons not assessed. Therefore, for special benefits to exist as a separate and distinct category from general benefits, the incidental or collateral effects of those special benefits are inherently part of those special benefits."

Special Benefit Analysis

All special benefits derived from the assessments outlined in this report are for property related activities directly benefiting each individual assessed parcel in the PBID. The special benefit must affect the individual assessable parcel in a way that is particular and distinct from its effect on other parcels, and that real property in general and the public at large do not share. No parcel's assessment shall be greater than the special benefits received.

Streets and Highways Code Section 36601(e) states that "Property and business improvement districts formed throughout this state have conferred special benefits upon properties and businesses within their districts, and have made those properties and businesses more useful by providing the following benefits: (1) Crime reduction. A study by the Rand Corporation has confirmed a 12-percent reduction in the incidence of robbery and an 8-percent reduction in the total incidence of violent crimes within the 30 districts studied. (2) Job creation. (3) Business attraction. (4) Business retention. (5) Economic growth. (6) New investments.

The PBID's goal is to fund activities and improvements that provide a cleaner, safer, and more attractive and economically vibrant environment as outlined in Section B. The goal of improving the economic vitality is achieved by improving the safety, cleanliness, marketing, and appearance of each specially benefitted parcel in an effort to increase commerce, to increase building occupancy and lease rates, and to attract more customers, employees, tenants and investors.

Each parcel will specially benefit from:

- Cleaner and safer sidewalks, streets, alleyways, and common areas
- Real and perceived public safety improvements
- Greater pedestrian traffic
- Enhanced rental incomes
- Improved business climate
- New business and investment
- Well managed programs and services

Specifically each parcel benefits from each of the PBID activities as defined below.

Safety

The enhanced safety activities make the area more attractive for businesses, customers, residents, and ultimately private investment. When business location decisions are made, "lower levels of public safety lead to increased uncertainty in decision making and can be perceived as a signal of a socio-institutional environment unfavorable for investment. Uncertainty affects the investment environment in general. But in particular, it increases the fear of physical damage to investment assets (or to people) or their returns...Almost universally, places with lower crime rates are perceived as more desirable".⁹ Once economic investment occurs within the district, pedestrian traffic and commercial activity will increase. The special benefit to assessed parcels from these services is the likelihood of increased lease rates and tenant occupancy due to the increase of commercial activity, and an increase in customers that follow from having a safer environment.

Maintenance and Beautification

The maintenance and beautification activities benefit each assessed parcel within the PBID by providing a clean and aesthetically appealing environment. This is achieved through sidewalk sweeping and power washing, removing litter and graffiti, and trash removal. In addition, the beautification activities benefit each assessed parcel by providing wayfinding signage, sidewalk benches, holiday décor, planters, etc. These activities create the environment needed to achieve the PBID goals.

Marketing

The Marketing activities will specially benefit each assessed parcel by encouraging business development and investment. This generates customer traffic which directly relates to increases in commercial activity including residential serving businesses, filling of vacant storefronts and offices, and ultimately increased lease rates for retail and office space.

Special Benefit Conclusion

Based on the special benefits each assessed parcel receives from the PBID activities, we concluded that each of the proposed activities provides special benefits to the real property within the district, and that each parcel's assessment is in direct relationship to and no greater than the special benefits received.

⁹ "Accelerating economic growth and vitality through smarter public safety management" IBM Global Business Services Executive Report, September 2012, pg. 2

The special benefit to parcels from the proposed PBID activities and improvements described in this report is equal to or exceeds the total amount of the proposed assessment. Each individual assessed parcel's assessment is no greater than the special benefit it receives from the PBID activities.

General Benefit Analysis

As required by the State Constitution Article XIID Section 4(a), the general benefits of an assessment district must be quantified and separated out so that the cost of the activities that are attributed to general benefit are deducted from the cost assessed against each specially benefitted parcel. General benefits are benefits from the PBID activities and improvements that are not special in nature, are not "particular and distinct", and are not over and above the benefits that other parcels receive. This analysis will evaluate and determine the level of general benefits that (1) parcels outside of the PBID, and (2) the public at large, may receive.

General Benefit to Parcels Outside of the PBID

All the PBID activities and improvements are provided solely to each of the individual assessed parcels in the PBID boundary. Each of the PBID activities is provided to the public right-of-ways (streets, alleys, sidewalks) adjacent to all specially benefitted parcels or tenants in the PBID. None of the surrounding parcels will directly receive any of the PBID activities. Any benefits these parcels may receive are incidental to providing special benefits to the assessed parcels, and thus any cost associated to the incidental benefits are not reduced from the cost of providing special benefit.

General Benefit to the Public At Large

In addition to general benefit analysis to the parcels outside of the PBID boundary, there may be general benefits to the public at large, meaning those people that are either in the PBID boundary and not specially benefitted from the activities, or people outside of the PBID boundary that may benefit from the PBID activities. In the case of the PBID, the public at large are those people that are within the PBID boundary that do not pay an assessment and do not specially benefit (employees, tenants, and customers) from the PBID activities.

To help determine this, 6 business districts in nearby Los Angeles (Historic Downtown, Leimert Park, Arts District, Downtown Industrial, Fashion District, and Sherman Oaks) conducted intercept surveys. These surveys determined the percentage of people that are within the district that are not specially benefitted and did not engage in business activity. The six intercept surveys found that on average 1.4% of the respondents were within the district boundary and not specially benefitted.

In the case of the Old Pasadena PBID we use these survey results to then further quantify the relative benefit the specially benefitted public and the general public may receive from the PBID activities. The general public may appreciate the enhanced level of security and maintenance as well as the beautification activities as it passes through the District whether they are engaging in commerce or not. The specially benefitted public receives 100% of the PBID activities and special benefit. The general public's relative benefit is less than the specially benefitted public, and based on the surveys discussed above, that percentage is 1.4%. However, to be conservative, we apply a relative benefit percentage of 5.0% to account for any potential difference between Los Angeles PBIDs and the Old Pasadena PBID.

We then apply the relative benefit percentage for the general public to the Environmental Enhancement activities. The table below shows the budget for this and its respective percentage of the total PBID budget. We then apply a relative benefit factor to this activity accounting for the potential benefit the general public may receive. The relative benefit factor is then multiplied by the PBID activity's budget percentage to determine the overall benefit factor. The following table illustrates this calculation.

PBID Activity	A Budget Amount	B % of Budget	C General Benefit Factor	D General Benefit Percent (B x C)	E General Benefit Allocation (A x D)
Environment	\$940,000	71.21%	5.00%	3.5605%	\$33,468

This analysis indicates that \$33,468 may be attributed to general benefit to the public at large, and will be raised from sources other than special assessments.

Total General Benefits

Using the sum of the two measures of general benefit described above, we find that \$33,468 or 2.54% of the total PBID budget may be general in nature and will be funded from sources other than special assessments.

SECTION F: COST ESTIMATE

2016 Operating Budget

The PBID's operating budget takes into consideration:

1. The improvements and activities needed to provide special benefits to each individual parcel within the PBID boundary (Section B),
2. The parcels that specially benefit from said improvements and activities (Section C), and
3. The costs associated with the special and general benefits conferred (Section E).

EXPENDITURES	BUDGET	% of Budget
Environment		
Clean	\$240,000	18.18%
Safe	\$630,000	47.73%
Beautification (place making)	\$70,000	5.30%
Total Environment	\$940,000	71.21%
Marketing	\$180,000	13.64%
Administration	\$200,055	15.16%
Total Expenditures	\$1,320,055	100.00%
REVENUES		
Assessment Revenues	\$1,286,587	97.46%
Other Revenues (1)	\$33,468	2.54%
Total Revenues	\$1,320,055	100.00%

(1) Other non-assessment funding to cover the cost associated with general benefit.

The following table illustrates the special benefit PBID budget (\$1,286,587) that is allocated to each benefit zone.

PBID Activity	ZONE 1	ZONE 2	ZONE 3	ZONE 4	ZONE 5	TOTAL
Environment	\$335,994	\$355,657	\$48,427	\$74,705	\$101,384	\$916,167
Marketing	\$64,339	\$68,105	\$9,273	\$14,305	\$19,414	\$175,436
Administration	\$71,508	\$75,693	\$10,307	\$15,899	\$21,577	\$194,983
TOTAL	\$471,840	\$499,454	\$68,007	\$104,910	\$142,375	\$1,286,587

Budget Notations

1. Annual assessments may increase no more than 5% per year, consistent with the increase in consumer price index (CPI) and/or other increases in program costs. The determination of annual adjustments in assessment rates will be subject to the review and approval of the board of the Owners Association, which is the Old Pasadena Management District.

SECTION G: APPORTIONMENT METHOD

As previously discussed, the PBID activities are segregated into 5 benefit zones. Each benefit zone's land use characteristics and assessment factors are as follows:

Assessment Factors	ZONE 1	ZONE 2	ZONE 3	ZONE 4	ZONE 5
Lot Square Feet	755,268	1,441,390	171,304	615,163	280,957
Ground Floor	528,724	563,314	116,535	22,800	176,944
Non-Ground Floor	383,476	941,615	12,902	0	210,872

Based on the parcel characteristics and the budget for each Zone, the following are the calculated rates for each assessment factor and each benefit zone for fiscal year 2015/2016.

Assessment Rates	ZONE 1	ZONE 2	ZONE 3	ZONE 4	ZONE 5
Lot Square Feet	\$0.293970	\$0.148325	\$0.182029	\$0.087367	\$0.213523
Ground Floor	\$0.346828	\$0.276283	\$0.299441	\$2.244080	\$0.291829
Non-Ground Floor	\$0.173253	\$0.138088	\$0.149559	\$1.121000	\$0.145807

The following example illustrates how the preceding rates are applied to every assessed parcel within the PBID.

$$\begin{aligned} & \text{Lot square feet x Benefit Zone lot square feet assessment rate +} \\ & \text{Ground floor square feet x Benefit Zone ground floor assessment rate +} \\ & \text{Non-Ground floor square feet x Benefit Zone non-ground floor assessment rate =} \\ & \text{Total Parcel Assessment} \end{aligned}$$

For example a parcel in Zone 1 with 10,000 lot square feet + 7,500 ground floor square feet + 15,000 non-ground floor square feet, it's total parcel assessment is calculated as follows:

$$(10,000 \times \$0.293970) + (7,500 \times 0.346828) + (15,000 \times \$0.173253) = \\ \$8,139.70 \text{ total parcel assessment.}$$

The assessment calculation is the same for every parcel in the PBID respective of each benefit zone.

10-Year Maximum Assessments

The following table illustrates the PBID's maximum annual assessments for the 10-year life term, adjusting it by the maximum 5% inflation factor.

	<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>	<u>Year 4</u>	<u>Year 5</u>	<u>Year 6</u>	<u>Year 7</u>	<u>Year 8</u>	<u>Year 9</u>	<u>Year 10</u>
Zone 1										
Lot Sq. Ft.	0.29397	0.30867	0.32410	0.34031	0.35732	0.37519	0.39395	0.41365	0.43433	0.45604
Ground Floor Sq.Ft.	0.34683	0.36417	0.38238	0.40150	0.42157	0.44265	0.46479	0.48802	0.51243	0.53805
Non-Ground Floor Sq.Ft.	0.17325	0.18191	0.19101	0.20056	0.21059	0.22112	0.23217	0.24378	0.25597	0.26877
Zone 2										
Lot Sq. Ft.	0.14833	0.15575	0.16353	0.17171	0.18030	0.18931	0.19878	0.20872	0.21915	0.23011
Ground Floor Sq.Ft.	0.27628	0.29009	0.30460	0.31983	0.33582	0.35261	0.37024	0.38875	0.40819	0.42860
Non-Ground Floor Sq.Ft.	0.13809	0.14499	0.15224	0.15986	0.16785	0.17624	0.18505	0.19431	0.20402	0.21422
Zone 3										
Lot Sq. Ft.	0.18203	0.19113	0.20069	0.21072	0.22126	0.23232	0.24394	0.25613	0.26894	0.28239
Ground Floor Sq.Ft.	0.29944	0.31441	0.33013	0.34664	0.36397	0.38217	0.40128	0.42134	0.44241	0.46453
Non-Ground Floor Sq.Ft.	0.14956	0.15704	0.16489	0.17313	0.18179	0.19088	0.20042	0.21045	0.22097	0.23202
Zone 4										
Lot Sq. Ft.	0.08737	0.09174	0.09633	0.10114	0.10620	0.11151	0.11708	0.12294	0.12909	0.13554
Ground Floor Sq.Ft.	2.24408	2.35628	2.47410	2.59780	2.72769	2.86408	3.00728	3.15765	3.31553	3.48130
Non-Ground Floor Sq.Ft.	1.12100	1.17705	1.23590	1.29770	1.36258	1.43071	1.50225	1.57736	1.65623	1.73904
Zone 5										
Lot Sq. Ft.	0.21352	0.22420	0.23541	0.24718	0.25953	0.27251	0.28614	0.30044	0.31547	0.33124
Ground Floor Sq.Ft.	0.29183	0.30642	0.32174	0.33783	0.35472	0.37246	0.39108	0.41063	0.43117	0.45272
Non-Ground Floor Sq.Ft.	0.14581	0.15310	0.16076	0.16879	0.17723	0.18609	0.19540	0.20517	0.21543	0.22620

Budget Adjustment

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

Future Development

Based on new development in the PBID, the amount of assessable square footage in the PBID may change over time. These changes could modify the total square footage assessed for affected parcels. Therefore, in future years, the assessments levied against PBID parcels may change in accordance with the assessment methodology formula and rates in the Management District Plan and Engineer's Report. Changes to the assessment formula would require the approval of an amendment to the Management Plan.

SECTION H: ASSESSMENT ROLL

The total special assessment amount for FY 2015-16 is \$1,286,587 apportioned to each individual assessed parcel, as follows.

APN	Owner Name	Site Address	Zone	Parcel Assmt
5713-019-086	111 S Delacey Avenue 314 Trust	111 S De Lacey Ave 314	2	\$389.52
5713-019-058	115 Delacy At Green Llc	105 S De Lacey Ave	5	\$740.22
5722-028-018	2Nd And Vermont Associates Ltd	62 E Colorado Blvd	1	\$4,314.47
5713-007-029	3171 Fair Oaks Llc	49 S Fair Oaks Ave	1	\$17,700.71
5722-028-012	34 East Colorado Llc	36 W Colorado Blvd	1	\$1,925.07
5723-023-041	35 Raymond Llc	35 N Raymond Ave No 415	1	\$437.47
5723-023-042	35 Raymond Llc	35 N Raymond Ave No 401	1	\$427.07
5722-028-013	40 East Partnership	38 E Colorado Blvd	1	\$1,607.94
5722-028-014	40 East Partnership	44 E Colorado Blvd	1	\$1,541.14
5713-007-014	46 West Colorado Blvd Llc	46 W Colorado Blvd	1	\$3,186.73
5713-007-015	5058 West Colorado Llc	54 W Colorado Blvd	1	\$5,981.84
5713-020-005	51 West Dayton Associates	51 W Dayton St	2	\$3,354.75
5723-024-002	70 North Raymond Llc	70 N Raymond Ave	2	\$2,824.41
5723-024-009	99 Colorado Associates Llc	95 E Colorado Blvd	1	\$5,317.11
5722-001-026	Abbey,Michael N	99 S Raymond Ave 303	2	\$251.38
5723-023-027	Abe,Richard A And Linda W	35 N Raymond Ave No 202	1	\$352.57
5723-024-041	Adkins,Susanna V Tr Adkins Family Trust	80 N Raymond Ave No 206	2	\$279.83
5713-019-095	Adler Trust	111 S De Lacey Ave 415	2	\$360.88
5723-023-009	Aida Rose Llc	39 E Colorado Blvd	1	\$1,788.06
5723-023-010	Aida Rose Llc	43 E Colorado Blvd	1	\$1,776.60
5723-023-036	Ainsley,Roger M Co Tr Ainsley Iritani Trust	35 N Raymond Ave No 211	1	\$300.60
5713-008-014	Albina Management Co	110 W Colorado Blvd	1	\$1,403.60
5713-008-015	Albina Management Co	114 W Colorado Blvd	1	\$1,568.34
5713-008-019	Albina Management Co	126 W Colorado Blvd	1	\$2,993.88
5713-008-013	Albina Mgmt Co	106 W Colorado Blvd	1	\$1,533.66
5723-024-026	Algorri,Ernest P And Charnell M	80 N Raymond Ave No 103	2	\$230.53
5723-022-017	Algorri,Mark S And Pamela A Trs Algorri Family Trust	25 E Union St	2	\$1,787.13
5713-019-080	Alimohammadi,Khosrow And Taghilou,Fariba	111 S De Lacey Ave 304	2	\$392.39
5722-001-061	Alsenz,Leslie J	99 S Raymond Ave 608	2	\$202.36
5713-008-026	Amato,Pamela S Tr Et Al Pamela S Amato Trust	119 W Green St	5	\$1,117.56
5713-007-003	Amirkhanian,Norair Co Tr N And M Amirkhanian Trust	12 Edwin Aly	1	\$175.50
5713-007-004	Amirkhanian,Norair Co Tr N And M Amirkhanian Trust	12 W Colorado Blvd	1	\$3,785.16
5713-007-023	Amirkhanian,Norair Co Tr N And M Amirkhanian Trust	1 S Fair Oaks Ave	1	\$5,654.76
5722-029-021	Anderson Typewriter Co	118 E Colorado Blvd	1	\$1,761.50
5722-001-011	Anderson,Angela L And Waldman,Randy B	99 S Raymond Ave No 104	2	\$233.98
5713-008-073	Anelauskas,Dalia Tr Dalia Anelauskas Trust	159 W Green St No 407 A	5	\$216.71
5713-019-110	Anenberg,Steven B Tr Steven B Anenberg Trust	111 S De Lacey Ave 409	2	\$358.02
5713-008-028	Anthroposophical Foundation Of California	111 W Green St	5	\$2,652.88
5722-001-051	Apb Properties Llc	99 S Raymond Ave 508	2	\$205.95
5713-019-107	Apodaca,Raymond E And Joanne Trs Apodaca Trust	111 S De Lacey Ave 416	2	\$337.97
5713-021-048	Apodaca,Raymond E Co Tr Apodaca Family Trust	50 W Dayton St No 203	2	\$404.21
5723-021-050	Aragon,Lilian Tr Lilian Aragon Trust	125 N Raymond Ave 305	2	\$192.82
5713-006-021	Archer,Ronald A And Michele Trs Archer Family Trust	78 W Union St	1	\$1,120.51
5723-024-015	Arroyo Parkway Pasadena Llc	35 N Arroyo Pkwy	1	\$7,700.13
5723-024-016	Arroyo Vision Care Llc	95 N Arroyo Pkwy	2	\$2,823.53

APN	Owner Name	Site Address	Zone	Parcel Assmt
5713-021-007	Askin,Walter M Tr Askin Family Trust	24 W Dayton St	2	\$1,122.92
5722-001-032	Atayan,Nazeli	99 S Raymond Ave 309	2	\$215.61
5722-010-021	Avalon Bay	265 S Arroyo Pkwy	2	\$10,531.52
5722-010-022	Avalon Bay	202 S Raymond Ave	2	\$69,898.45
5723-024-001	Awad,Edward G And Lila Trs Awad Family Trust	60 N Raymond Ave	2	\$3,317.99
5713-019-042	B I G Properties Llc	100 W Green St	5	\$1,015.76
5713-019-043	B I G Properties Llc	100 W Green St	5	\$1,809.16
5723-021-063	Babadzhov,Vladimir Co Tr Babadzhov Family Trust	125 N Raymond Ave 409	2	\$163.16
5723-024-040	Bae,Steve S	80 N Raymond Ave No 205	2	\$279.83
5722-001-062	Banks,Randy L	99 S Raymond Ave 609	2	\$210.09
5713-021-059	Bartley,Lisa A	50 W Dayton St No 305	2	\$359.33
5713-008-079	Battaglia,Amy	159 W Green St No 503 A	5	\$197.75
5713-019-060	Berntson,Charles E And Susan M	111 S De Lacey Ave 117	2	\$337.97
5713-019-048	Bhagat,Michael F And Bhagat,Rachel	111 S De Lacey Ave 104	2	\$395.25
5722-029-013	Braemar On Raymond Llc	28 S Raymond Ave	1	\$7,452.78
5723-024-037	Brengel,Kellogg And Thompson,Meggan J	80 N Raymond Ave No 202	2	\$309.66
5713-008-048	Briones,Jose C Jr Tr Briones Family Trust	159 W Green St No 201 A	5	\$231.29
5713-007-016	Brooks Properties Los Angeles Llc	64 W Colorado Blvd	1	\$15,578.28
5713-008-083	Brown,Freddie W Iii And Jodi K	159 W Green St No 507 A	5	\$229.83
5713-008-030	Brv Llc	85 W Green St	5	\$2,455.27
5723-021-017	Buchanan Symonds Limited Partnership	155 N Raymond Ave	2	\$5,621.16
5713-008-077	Buchanan,Samuel W And Diane Trs Buchanan Trust	159 W Green St No 501 A	5	\$228.37
5723-024-038	Budiman,Bellyanawaty And Gunawan,Johanes	80 N Raymond Ave No 203	2	\$309.66
5722-001-024	Burke,Kevin M And Sunnie Trs Burke Family Trust	99 S Raymond Ave 301	2	\$300.12
5722-001-057	Buxton Pacheco,Victoria J Co Tr Pacheco Family Trust	99 S Raymond Ave 604	2	\$227.08
5722-001-044	Cable,Arthur B	99 S Raymond Ave 501	2	\$302.33
5723-021-066	Callaghan Simon A	125 N Raymond Ave 412	2	\$255.12
5723-023-037	Cameron,Jeffrey S	35 N Raymond Ave No 212	1	\$333.52
5713-008-050	Cardoze,David	159 W Green St No 203 A	5	\$298.36
5723-023-030	Castaneda,Fortino	35 N Raymond Ave No 205	1	\$340.45
5722-001-025	Castle Grey Lp	99 S Raymond Ave 302	2	\$213.96
5722-001-052	Caveney,Michael And Tina Trs M D And T L Caveney	99 S Raymond Ave 509	2	\$204.57
5713-019-100	Chan,John W And Yeung,Amy	111 S De Lacey Ave 404	2	\$392.39
5722-001-016	Chan,Keith C And Liu,Yu And Li,Hsiao Lin	99 S Raymond Ave 202	2	\$213.82
5723-024-034	Chang,Albert C	80 N Raymond Ave No 111	2	\$200.70
5713-008-057	Chang,Jerrie K And Maria H	159 W Green St No 301 A	5	\$231.29
5713-019-046	Chang,Yi Hsing And Piyun C	111 S De Lacey Ave 102	2	\$438.21
5723-024-039	Chang,Yi Hsuan R And Pan,Raymond I	80 N Raymond Ave No 204	2	\$312.28
5723-021-077	Chen,Chyi Jau	125 N Raymond Ave 510	2	\$160.19
5723-021-046	Chen,David C And Chou E	125 N Raymond Ave 301	2	\$194.31
5713-019-083	Chen,Jerry	111 S De Lacey Ave 307	2	\$389.52
5713-008-076	Chen,Jimmy And Irene Trs Jimmy And Irene Chen	159 W Green St No 410 A	5	\$240.03
5713-019-056	Chen,Joyce	111 S De Lacey Ave 113	2	\$389.52
5723-023-039	Chen,Ta Chun And Rita S And Hazell,Nicholas	35 N Raymond Ave No 413	1	\$356.04
5713-019-082	Chen,Vincent And Jeang,Evie	111 S De Lacey Ave 306	2	\$392.39
5723-024-022	Cheng 90 10 Llc	99 E Union St	2	\$726.77
5723-021-052	Cheng,Hui L	125 N Raymond Ave 307	2	\$170.57
5713-008-062	Cheung,Katia K	159 W Green St No 306 A	5	\$232.74
5713-008-054	Chiao,Chatherine Y Co Tr Chiao Trust	159 W Green St No 207 A	5	\$257.53
5713-008-061	Chin,David H Tr	159 W Green St No 305 A	5	\$237.12
5713-021-050	Choi,Suh H And Choi,Yoon B	50 W Dayton St No 205	2	\$361.68
5723-023-043	Chou,I	35 N Raymond Ave No 402	1	\$440.93

APN	Owner Name	Site Address	Zone	Parcel Assmt
5723-022-005	Chowanec,William J Co Tr Chowancec Trust	34 E Holly St	2	\$2,381.52
5713-020-018	Christopher,Susanne Co Tr Et Al	52 W Green St	5	\$3,011.89
5713-019-090	Chuang,John F	111 S De Lacey Ave 408	2	\$575.69
5713-008-051	Chung,Tina	159 W Green St No 204 A	5	\$244.41
5713-008-059	Chung,Tina L	159 W Green St No 303 A	5	\$197.75
5713-008-065	Chung,Tina L	159 W Green St No 309 A	5	\$250.24
5722-028-019	Church Of Scientology Of Pasadena	35 S Raymond Ave	1	\$15,099.33
5722-001-008	Citizens Comm Tr And Sav Bk Tr Castle Green Apt	99 S Raymond Ave 100	2	\$206.64
5722-001-009	Citizens Comm Tr And Sav Bk Tr Castle Green Apt	99 S Raymond Ave 101	2	\$182.06
5723-023-011	City National Bank Tr Michael Luros Gst Trust	45 E Colorado Blvd	1	\$1,764.55
5713-020-003	Clayson,Elizabeth Tr S And E Clayson Trust	21 W Dayton St	2	\$2,149.59
5722-001-042	Cloudland Company Profit Sharing Plan	99 S Raymond Ave 409	2	\$215.89
5713-019-103	Cobb,Glenn L	111 S De Lacey Ave 407	2	\$389.52
5723-024-010	Colorado Holdings Llc	87 E Colorado Blvd	1	\$2,901.79
5713-019-049	Congiu,Roberto	111 S De Lacey Ave 105	2	\$395.25
5722-001-021	Coon,Lewis B Jr Coon Family Trust	99 S Raymond Ave 207	2	\$218.38
5722-001-056	Coughlin,Corrienne L	99 S Raymond Ave 603	2	\$250.27
5723-021-041	Coulter,Patricia P Tr Patricia P Coulter Trust	125 N Raymond Ave 210	2	\$160.19
5723-024-047	Crest,David And Chucha	80 N Raymond Ave No 212	2	\$192.56
5723-022-003	Cs1 Llc Et Al Old Pasadena Plaza Iii	37 E Union St	2	\$3,587.33
5723-021-062	Cullen,Brenda C	125 N Raymond Ave 408	2	\$163.16
5713-021-056	Culton,Jill A	50 W Dayton St No 302	2	\$399.38
5713-020-001	Curry,Michael T And Judith E Trs	101 S Fair Oaks Ave	2	\$807.63
5713-021-013	Curry,Michael T And Judith S Trs	155 S Fair Oaks Ave	2	\$3,650.21
5713-021-047	Cutting,Ann E	50 W Dayton St No 202	2	\$405.18
5713-021-044	Dayton Street Girls Llc	46 W Dayton St	2	\$467.73
5713-021-045	Dayton Street Girls Llc	56 W Dayton St	2	\$401.17
5722-001-043	Delgado,Eduardo E	99 S Raymond Ave 410	2	\$320.70
5713-008-072	Delgado,Ricardo G And Kishfy Delgado,Nancy	159 W Green St No 406 A	5	\$232.74
5722-001-029	Diaz,Glenn And Oxford,William F	99 S Raymond Ave 306	2	\$181.09
5722-001-030	Diaz,Glenn And Oxford,William F	99 S Raymond Ave 307	2	\$206.09
5723-021-060	Dimascio,Charles F Jr And Violet C	125 N Raymond Ave 406	2	\$189.86
5713-021-058	Douglas,Jackson Co Tr	50 W Dayton St No 304	2	\$398.55
5713-021-053	Douglas,Jackson Co Tr Douglas Family Trust	50 W Dayton St No 208	2	\$404.76
5713-021-061	Douglas,Jackson Co Tr Douglas Family Trust	50 W Dayton St No 307	2	\$604.02
5723-022-007	Ds Rrp Pasadena Llc	95 N Raymond Ave	2	\$1,584.61
5723-022-008	Ds Rrp Pasadena Llc	87 N Raymond Ave	2	\$8,027.98
5723-022-009	Ds Rrp Pasadena Llc	75 N Raymond Ave	2	\$2,956.29
5722-028-016	E S Silver Stone Corp	52 E Colorado Blvd	1	\$2,371.99
5713-007-011	E S Silver Stone Corporation	39 Mills Pl	1	\$5,784.18
5713-020-021	E S Sun Shine Corp	80 W Green St	5	\$3,789.49
5713-021-017	Ec Central Llc	41 Valley St	2	\$3,820.73
5713-021-018	Ec Central Llc	55 Valley St	2	\$6,383.20
5713-021-025	Ec Central Llc	62 Central Ct	2	\$827.97
5713-021-028	Ec Central Llc	30 Central Ct	2	\$883.39
5713-021-038	Ec Central Llc	50 Central Ct	2	\$646.11
5713-021-064	Ec Central Llc	160 S De Lacey Ave	2	\$593.30
5713-021-065	Ec Central Llc	67 Valley St	2	\$2,482.83
5723-024-011	Edgewood Old Pasadena Llc	20 N Raymond Ave	1	\$6,267.31
5722-029-016	Edison El Rey, LLC	48 S Raymond Ave	5	\$5,927.27
5722-029-017	Edison El Rey, LLC	87 E Green St	5	\$4,973.73
5723-023-012	Edith Bear Hill Ltd Partnership	49 E Colorado Blvd	1	\$2,066.15

APN	Owner Name	Site Address	Zone	Parcel Assmt
5722-029-015	Eisler,Ronald L Decd Est Of	38 S Raymond Ave	1	\$5,982.65
5723-021-053	Ekc Downey Llc	125 N Raymond Ave 308	2	\$238.80
5723-021-076	Endicott,Jonathan D	125 N Raymond Ave 509	2	\$160.19
5723-021-026	Enterprise Llc	118 N Fair Oaks Ave	2	\$4,522.52
5713-019-028	Eqr Fielders Crossing Limited Partnership	150 W Green St	5	\$93.10
5713-019-029	Eqr Fielders Crossing Limited Partnership	150 W Green St	5	\$982.20
5713-019-032	Eqr Fielders Crossing Limited Partnership	144 W Green St	5	\$1,334.73
5713-019-037	Eqr Fielders Crossing Limited Partnership	132 W Green St	5	\$2,813.39
5713-019-111	Eqr Fielders Crossing Limited Partnership	158 W Green St	5	\$4,631.70
5713-019-112	Eqr Fielders Crossing Limited Partnership	110 S Pasadena Ave	2	\$10,196.73
5722-001-049	Evans,Constantine G	99 S Raymond Ave 506	2	\$181.78
5722-001-050	Evans,Joyce A Tr Joyce A Evans Trust	99 S Raymond Ave 507	2	\$205.95
5723-023-004	Exchange Block Llc	13 E Colorado Blvd	1	\$10,233.15
5723-022-018	Fair Oaks Old Town Llc	88 N Fair Oaks Ave	2	\$7,755.14
5723-022-020	Fair Oaks Union Ltd	60 N Fair Oaks Ave	2	\$1,892.63
5713-019-065	Felder,Richard L Co Tr Felder Family Trust	111 S De Lacey Ave 202	2	\$438.21
5722-010-001	Fishbeck Awning Co Ltd	170 S Raymond Ave	2	\$2,623.82
5722-011-001	Fishbeck Awning Co Ltd	80 S Raymond Ave	5	\$2,441.83
5722-011-002	Fishbeck Awning Co Ltd	110 S Raymond Ave	2	\$5,842.40
5722-011-003	Fishbeck Awning Co Ltd	132 S Raymond Ave	2	\$1,910.74
5722-011-004	Fishbeck Awning Co Ltd	136 S Raymond Ave	2	\$6,620.40
5723-023-034	Flores,Carlos Et Al Kahulugan,Erwin	35 N Raymond Ave No 209	1	\$290.20
5713-007-018	Fmi Inc	50 S De Lacey Ave	5	\$3,652.90
5713-007-019	Fmi Inc	63 W Green St	5	\$3,396.49
5713-007-012	Fnm Partners	40 W Colorado Blvd	1	\$7,484.32
5723-023-038	Forbes,Michael D And Joy R	35 N Raymond Ave No 213	1	\$368.17
5713-007-013	Forty Two W Colorado Blvd Llc	42 E Colorado Blvd	1	\$2,978.09
5723-023-049	Fowler,Mark A	35 N Raymond Ave No 408	1	\$345.64
5713-021-062	Frank,Scott And Jennifer Trs Frank Family Trust	50 W Dayton St No 308	2	\$604.02
5723-021-071	Frazier,Dawn I Tr Frazier Family Trust	125 N Raymond Ave 504	2	\$192.82
5713-019-106	Friend,Wilber H Co Tr Friend Family Trust	111 S De Lacey Ave 414	2	\$512.68
5713-021-001	Friendship Baptist Church	80 W Dayton St	2	\$2,496.47
5713-021-002	Friendship Baptist Church	66 W Dayton St	2	\$2,998.71
5713-021-036	Friendship Baptist Church	154 S De Lacey Ave	2	\$1,164.95
5713-021-037	Friendship Baptist Church	148 S De Lacey Ave	2	\$346.34
5722-029-023	G And C Frost Company	130 E Colorado Blvd	1	\$4,072.79
5722-029-024	G And C Frost Company	130 E Colorado Blvd	1	\$10,502.91
5713-008-027	Gallego,Joseph A li	115 W Green St	5	\$849.96
5722-001-012	Garland,Dylan A And Wendy H	99 S Raymond Ave 105	2	\$181.37
5722-001-013	Garland,Dylan A And Wendy H	99 S Raymond Ave 106	2	\$204.71
5713-008-084	Gau,Jenjr	159 W Green St No 508 A	5	\$238.58
5723-021-055	George,Matthew	125 N Raymond Ave 401	2	\$194.31
5713-008-080	Germano,Michael A	159 W Green St No 504 A	5	\$245.87
5713-008-064	Ghanekar,Nikhil A	159 W Green St No 308 A	5	\$257.53
5722-001-048	Golas,Henry J	99 S Raymond Ave 505	2	\$195.59
5722-001-018	Gomez Novy,Juan C	99 S Raymond Ave 204	2	\$225.14
5722-001-020	Gray,Mark	99 S Raymond Ave 206	2	\$209.81
5723-021-040	Graziadei,Helene R	125 N Raymond Ave 209	2	\$158.71
5722-001-001	Green Hotel Apartments	71 S Raymond Ave	5	\$10,066.31
5722-001-002	Green Hotel Apartments	86 S Fair Oaks Ave	2	\$4,798.63
5713-007-021	Green Mills Llc	45 W Green St	5	\$1,252.10
5713-007-022	Green Mills Llc	33 W Green St	5	\$3,341.40

APN	Owner Name	Site Address	Zone	Parcel Assmt
5722-001-010	Green, John M li	99 S Raymond Ave 102	2	\$201.94
5723-021-075	Greencastle Properties Llc	125 N Raymond Ave 508	2	\$158.71
5723-021-057	Griffin, Theodore M	125 N Raymond Ave 403	2	\$194.31
5713-019-104	Grimes, Andrew	111 S De Lacey Ave 412	2	\$315.05
5713-019-059	Gutkin, David	111 S De Lacey Ave 116	2	\$337.97
5713-008-004	Gwen Griffin Pasadena Llc	132 W Colorado Blvd	1	\$8,115.50
5713-006-022	Haitayan Partnership	70 W Union St	1	\$2,242.20
5713-006-027	Haitayan Partnership	62 W Union St	1	\$2,533.27
5723-024-017	Hanlin, Russell L Co Tr Hanlin Trust	119 E Union St	2	\$5,532.49
5722-001-028	Harris, Claudine And Harris, Steven D	99 S Raymond Ave 305	2	\$195.59
5722-001-054	Harris, Lucian J Iii Tr Jeff Harris Trust	99 S Raymond Ave 601	2	\$303.99
5722-001-053	Harris, Lucian J Tr Jeff Harris Trust	99 S Raymond Ave 510	2	\$319.46
5723-023-032	Hartooni, Jeorgik Tr Hartooni Family Trust	35 N Raymond Ave No 207	1	\$298.87
5723-023-021	Hauser, M R And Barbara	35 N Raymond Ave No 214	1	\$326.59
5723-023-022	Haysbert, Dennis D Tr Dennis Haysbert Trust	35 N Raymond Ave No 215	1	\$316.19
5713-008-081	He, Jie And Katherine M	159 W Green St No 505 A	5	\$235.66
5722-001-033	Herbert, Gregory A	99 S Raymond Ave 310	2	\$315.18
5723-024-043	Hernandez, Kristina M	80 N Raymond Ave No 208	2	\$279.83
5723-021-042	Ho, Vicky C	125 N Raymond Ave 211	2	\$160.19
5722-001-017	Hockens, Marvin L And Constance E	99 S Raymond Ave 203	2	\$250.83
5713-019-078	Hofgaarden, Holly W	111 S De Lacey Ave 302	2	\$438.21
5723-021-035	Hollingsworth, Dennis And Stephanie A	125 N Raymond Ave 204	2	\$192.82
5713-008-029	Hovsepien, Yvonne Et Al Trs Yvonne Hovsepien Trust	99 W Green St	5	\$3,018.92
5722-001-058	Hrris, Jill N Tr Jill N Riordan Trust	99 S Raymond Ave 605	2	\$197.11
5722-001-059	Hrris, Jill N Tr Jill N Riordan Trust	99 S Raymond Ave 606	2	\$179.85
5723-023-031	Hsbc Bank Usa Tr Nomura Home Equity Loan Inc	35 N Raymond Ave No 206	1	\$305.80
5713-019-075	Hsu, Kevin L	111 S De Lacey Ave 218	2	\$337.97
5713-019-088	Huang, Benson	111 S De Lacey Ave 317	2	\$337.97
5713-019-062	Interasia Capital Investment Company Llc	110 W Green St	5	\$855.20
5713-008-071	Irvine, James Tr James Irvine Trust	159 W Green St No 405 A	5	\$237.12
5713-004-012	Jacobs, Susan B And Jacobs, John H	93 W Colorado Blvd	1	\$1,691.71
5722-001-023	Jaurrette, Colleen M Tr	99 S Raymond Ave 210	2	\$330.50
5713-019-016	Jones, Kevin F Tr Jones Trust	136 W Green St	5	\$3,158.66
5713-021-020	Kaeser, Kenneth J And Donna L	73 Valley St	2	\$1,024.75
5713-021-021	Kaeser, Kenneth J And Donna L	174 S De Lacey Ave	2	\$2,546.17
5713-021-022	Kaeser, Kenneth J And Donna L	170 S De Lacey Ave	2	\$700.09
5713-008-056	Kalendjian, Meline	159 W Green St No 209 A	5	\$240.03
5723-021-056	Kaplan, Richard E	125 N Raymond Ave 402	2	\$134.98
5713-019-081	Kareti, Lakshmipathi R And Joyce	111 S De Lacey Ave 305	2	\$392.39
5723-023-026	Kelly, Benjamin L	35 N Raymond Ave No 201	1	\$286.74
5713-019-068	Khoe, Teng H And Kiok G	111 S De Lacey Ave 205	2	\$392.39
5713-020-008	Khoe, Teng H And Kiok G Trs	112 S De Lacey Ave	2	\$2,176.12
5713-019-074	Kim, David S	111 S De Lacey Ave 217	2	\$337.97
5713-008-055	Kim, Ivan And Hannah	159 W Green St No 208 A	5	\$250.24
5713-008-044	Kim, Richard W	155 W Green St	5	\$228.37
5713-008-045	Kim, Richard W	159 W Green St No 169-1	5	\$451.46
5713-008-046	Kim, Richard W	159 W Green St No 169-2	5	\$308.56
5713-008-047	Kim, Richard W	54 S Pasadena Ave	5	\$407.71
5713-008-063	Klotz, Holly L	159 W Green St No 307 A	5	\$231.29
5713-021-057	Kradjian, Raffi B And Aline	50 W Dayton St No 303	2	\$398.55
5723-024-030	Krogmeier, Kevin G	80 N Raymond Ave No 107	2	\$211.89
5722-029-012	Krown Family Properties Llc	96 E Colorado Blvd	1	\$6,383.86

APN	Owner Name	Site Address	Zone	Parcel Assmt
5713-019-108	Kulik,Bryan	111 S De Lacey Ave 417	2	\$337.97
5723-024-029	Kunnath,Linda Co Tr Kunnath Family Trust	80 N Raymond Ave No 106	2	\$211.89
5713-019-051	Lai,Edward M And Yung C Trs Lai Family Trust	111 S De Lacey Ave 108	2	\$575.69
5713-019-055	Lai,Gary	111 S De Lacey Ave 111	2	\$575.69
5723-024-021	Lao,Danny And Bessie Trs Lao Family Trust	110 E Holly St	2	\$3,360.47
5713-007-020	Larsen,Kenneth And Patricia Trs Larsen Family Trust	55 W Green St	5	\$2,645.43
5713-008-068	Lee,Dongkwan	159 W Green St No 402 A	5	\$237.12
5713-021-046	Lee,Gregory S And Madeline W	50 W Dayton St No 201	2	\$514.68
5723-021-012	Legendary Plaza Llc	130 N Fair Oaks Ave	2	\$4,094.13
5723-021-013	Legendary Plaza Llc	140 N Fair Oaks Ave	2	\$3,196.21
5713-019-053	Li,David	111 S De Lacey Ave 109	2	\$541.32
5713-019-071	Li,David	111 S De Lacey Ave 213	2	\$389.52
5713-019-109	Li,Robert Tr Li Family Trust	111 S De Lacey Ave 418	2	\$337.97
5723-024-046	Li,Simon K Co Tr Simon And June Li Trust	80 N Raymond Ave No 211	2	\$294.33
5713-019-047	Liao,Winston Y And Kuo,Shane	111 S De Lacey Ave 103	2	\$443.94
5723-024-045	Lin,Charng Ching Co Tr Lin Family Trust	80 N Raymond Ave No 210	2	\$298.06
5713-008-052	Lin,Emily I	159 W Green St No 205 A	5	\$232.74
5723-021-061	Liu,An Hsiu	125 N Raymond Ave 407	2	\$164.64
5713-019-097	Liu,Fang Z Tr Fang Z Liu Trust	111 S De Lacey Ave 401	2	\$337.97
5723-023-014	London Coin Galleries Inc	63 E Colorado Blvd	1	\$4,848.67
5713-020-017	Londsdale Investments Llc	44 W Green St	5	\$3,964.66
5713-021-054	Long,Robert A And Susan Trs	50 W Dayton St No 209	2	\$406.42
5722-001-007	Lowell,Alaine	99 S Raymond Ave B001	2	\$259.25
5713-008-058	Lu,Chiang C Co Tr Lu Family Trust	159 W Green St No 302 A	5	\$237.12
5723-023-024	Luo,Kenyon S And Amy Y Trs Luo Family Trust	35 N Raymond Ave No 217	1	\$356.04
5723-024-014	Lwf Corporation	31 N Arroyo Pkwy	1	\$4,456.78
5722-001-063	Ly,Luong T	99 S Raymond Ave 610	2	\$305.79
5713-020-016	M And T Plating Inc	40 W Green St	5	\$2,515.07
5723-021-058	Magnolia,Rudolph N Co Tr Magnolia Trust	125 N Raymond Ave 404	2	\$192.82
5713-008-075	Mann,Philip V And Virginia	159 W Green St No 409 A	5	\$250.24
5713-021-030	Marilyn Burton Family Ltd Ptnshp And Burton A Burton	22 Central Ct	2	\$1,543.72
5713-021-041	Marilyn Burton Family Ltd Ptnshp And Burton A Burton	32 W Dayton St	2	\$2,267.26
5713-021-042	Marilyn Burton Family Ltd Ptnshp And Burton A Burton	33 Valley St	2	\$4,605.26
5722-010-006	Marilyn Burton Family Ltd Ptnshp And Burton A Burton	182 S Raymond Ave	2	\$1,786.29
5713-021-008	Marilyn Burton Family Ltd Ptnshp And Burton A Burton	8 W Dayton St	2	\$963.37
5713-021-009	Marilyn Burton Family Ltd Ptnshp And Burton A Burton	129 S Fair Oaks Ave	2	\$482.06
5713-021-014	Marilyn Burton Family Ltd Ptnshp And Burton A Burton	165 S Fair Oaks Ave	2	\$5,294.31
5713-021-015	Marilyn Burton Family Ltd Ptnshp And Burton A Burton	25 Valley St	2	\$2,852.64
5722-001-034	Marrin,Jamesm Co-Tr James And Janeen Marrin Trust	99 S Raymond Ave 401	2	\$295.71
5723-023-046	Martinez,Christopher And Armida	35 N Raymond Ave No 405	1	\$326.59
5723-023-035	Martinez,Cristopher And Armida	35 N Raymond Ave No 210	1	\$279.81
5723-024-042	Masters,Barbara E	80 N Raymond Ave No 207	2	\$279.83
5723-024-032	Mavis,Darrell	80 N Raymond Ave No 109	2	\$227.35
5713-008-049	Mccauley,Lois And Mccauley,Jeffrey J	159 W Green St No 202 A	5	\$237.12
5713-008-078	Mccune,Dana J And Myrna E	159 W Green St No 502 A	5	\$232.74
5722-001-045	Mcleod,Steven B And Kelly S Trs Mcleod Family Trust	99 S Raymond Ave 502	2	\$214.37
5713-019-087	Mcnamara,Lynda F	111 S De Lacey Ave 316	2	\$337.97
5723-023-013	Mellinkoff,Daniel Tr Daniel Mellinkoff Trust	55 E Colorado Blvd	1	\$3,575.83
5722-028-006	Mellinkoff,Daniel Tr Et Al Daniel Mellinkoff Trust	2 E Colorado Blvd	1	\$3,639.74
5713-020-004	Miller And Clark Investmetns Llc	35 W Dayton St	2	\$3,972.23
5722-001-038	Miller,Katharine A	99 S Raymond Ave 405	2	\$195.59
5722-001-039	Miller,Mark A And Katharine A	99 S Raymond Ave 406	2	\$181.09

APN	Owner Name	Site Address	Zone	Parcel Assmt.
5713-019-077	Mingpao Investment Inc	111 S De Lacey Ave 301	2	\$337.97
5723-023-033	Miranda, Edgar And Ruiz, Jorge	35 N Raymond Ave No 208	1	\$259.02
5713-019-057	Mollenkopf, Jack Jr	111 S De Lacey Ave 114	2	\$389.52
5713-019-072	Montecito Investment Llc	111 S De Lacey Ave 214	2	\$389.52
5722-001-046	Morgan, Margaret M	99 S Raymond Ave 503	2	\$251.10
5722-001-055	Morgan, Margaret M	99 S Raymond Ave 602	2	\$217.82
5713-004-024	Morgenstern, Chaim And Sara	40 N Pasadena Ave	1	\$2,363.28
5713-021-051	Murphy, David F	50 W Dayton St No 206	2	\$361.68
5722-028-010	Navas Holdings Limited Ptrnshp	26 E Colorado Blvd	1	\$4,236.50
5722-001-014	Nelson, R Kenton	99 S Raymond Ave 107	2	\$206.09
5713-008-016	Nishizawa, Shizuko	120 W Colorado Blvd	1	\$1,577.01
5722-001-015	Noble, Joy S Tr Meyer Noble Family Trust	99 S Raymond Ave 201	2	\$302.06
5713-007-005	Nyberg, Barbara Tr Et Al Nyberg Family Trust	32 W Colorado Blvd	1	\$2,808.19
5713-021-052	Nye, Barbara E And Nunes, Cynthia J	50 W Dayton St No 207	2	\$404.76
5723-024-024	O Leary, Dennis P And Davis O Leary, Linda	80 N Raymond Ave No 101	2	\$231.08
5713-020-026	Old Pasadena Collection Apartments	22 W Green St	5	\$14,217.24
5713-020-030	Old Pasadena Collection Apartments	65 W Dayton St	5	\$19,466.04
5713-007-017	Old Town DeLacey, LLC	42 S De Lacey Ave	1	\$4,889.76
5713-004-023	Old Town Partners	117 W Colorado Blvd	1	\$1,745.14
5713-004-025	Old Town Partners	103 W Colorado Blvd	1	\$8,811.18
5713-006-030	One Colorado Investments Llc	75 W Colorado Blvd	3	\$12,478.23
5713-006-031	One Colorado Investments Llc	12 W Union St	3	\$28,898.86
5713-006-032	One Colorado Investments Llc	42 Miller Aly	3	\$17,355.33
5723-023-019	One Colorado Investments Llc	20 E Union St	3	\$9,274.88
5723-021-059	Ouyang, Hsien	125 N Raymond Ave 405	2	\$192.82
5713-019-102	Owen, Lauretta L	111 S De Lacey Ave 406	2	\$392.39
5713-008-903	Pasadena City	No Situs Available	1	\$1,998.99
5713-008-904	Pasadena City	No Situs Available	1	\$7,558.15
5713-008-905	Pasadena City	No Situs Available	1	\$3,168.99
5713-021-900	Pasadena City	No Situs Available	2	\$2,674.33
5713-021-901	Pasadena City	145 S Fair Oaks Ave	2	\$308.52
5713-021-902	Pasadena City	151 S Fair Oaks Ave	2	\$385.65
5713-021-903	Pasadena City	23 Central Ct	2	\$1,597.38
5722-002-900	Pasadena City	No Situs Available	4	\$2,938.07
5722-002-901	Pasadena City	No Situs Available	4	\$3,408.79
5722-002-902	Pasadena City	No Situs Available	4	\$14,684.78
5722-002-903	Pasadena City	No Situs Available	4	\$13,691.68
5722-028-903	Pasadena City	No Situs Available	1	\$1,322.86
5722-028-904	Pasadena City	101 E Green St	1	\$21,810.49
5723-020-902	Pasadena City	No Situs Available	4	\$70,186.50
5723-021-901	Pasadena City	No Situs Available	2	\$9,183.88
5723-021-905	Pasadena City		2	\$10,777.18
5713-020-015	Pasadena Green Street Properties Llc	30 W Green St	5	\$3,084.85
5722-028-008	Pasadena Valley Union Building	14 E Colorado Blvd	1	\$3,540.28
5722-028-009	Pasadena Valley Union Building	18 E Colorado Blvd	1	\$779.02
5713-020-002	Pasadena Workshops Llc	107 S Fair Oaks Ave	2	\$4,958.61
5722-001-041	Patnaik, Basant And Brodersen, Cheryl	99 S Raymond Ave 408	2	\$212.71
5723-021-065	Paulson, Conrad And Hepburn, Peter	125 N Raymond Ave 411	2	\$255.12
5713-019-094	Pereira, Adrian C Tr Adrian C Pereira Trust	111 S De Lacey Ave 411	2	\$358.02
5713-004-016	Peschke Realty Associates Llc	169 W Colorado Blvd	1	\$2,545.78
5723-023-008	Plotkin Partners Ilp Cal Linted Partnership	33 E Colorado Blvd	1	\$2,160.48
5722-029-022	Plotkin, James R And Sharon L Trs Plotkin Trust	124 E Colorado Blvd	1	\$1,762.19

APN	Owner Name	Site Address	Zone	Parcel Assmt
5723-022-011	Plotkin,James R And Sharon L Trs Plotkin Trust	2 E Holly St	2	\$3,888.71
5722-029-011	Plotkin,Sharon L Tr Plotkin Trust	22 S Raymond Ave	1	\$5,372.66
5723-021-039	Polk,James E	125 N Raymond Ave 208	2	\$157.23
5722-001-037	Pompilii, Frank C	99 S Raymond Ave 404	2	\$225.14
5723-021-074	Poon,Sidney S Co Tr Sip Trust	125 N Raymond Ave 507	2	\$164.64
5713-008-066	Potter,Meredith L	159 W Green St No 310 A	5	\$240.03
5723-021-068	Pu,Stephanie	125 N Raymond Ave 501	2	\$194.31
5723-022-004	Pv Realty Llc	45 E Union St	2	\$3,217.15
5723-021-008	Raelco Llc	11 E Holly St	2	\$4,108.41
5713-019-099	Rag Properties Llc	111 S De Lacey Ave 403	2	\$443.94
5723-021-051	Ralkhel,Natasha	125 N Raymond Ave 306	2	\$189.86
5723-021-036	Raven,Raymond B Iii Co Tr Raven Trust	125 N Raymond Ave 205	2	\$192.82
5723-021-067	Raymond Avenue 413 Llc	125 N Raymond Ave 413	2	\$412.34
5723-023-051	Raymond Trust	35 N Raymond Ave No 410	1	\$298.87
5713-004-017	Reiswig,Elbert And Cathryn Trs Reiswig Family Trust	163 W Colorado Blvd	1	\$2,182.77
5723-021-043	Renaissance Surgical Holdings Llc	125 N Raymond Ave 212	2	\$160.19
5723-021-044	Renaissance Surgical Holdings Llc	125 N Raymond Ave 213	2	\$160.19
5723-021-045	Renaissance Surgical Holdings Llc	125 N Raymond Ave 214	2	\$228.42
5723-021-010	Richardson,William F And Carlotta	125 Electric Alley	2	\$979.48
5722-001-060	Richer,Michael A And Debra A	99 S Raymond Ave 607	2	\$204.43
5723-021-029	Rif Investments 3 Llc	125 N Raymond Ave 129	2	\$1,649.38
5723-021-030	Rif Investments 3 Llc	125 N Raymond Ave 123	2	\$615.55
5723-021-031	Rif Investments 3 Llc	55 E Holly St	2	\$547.74
5723-023-020	Rmb 1 Llc	35 N Raymond Ave	1	\$4,482.83
5722-028-011	Rose,Richard And Virginia Trs Rose Trust	30 E Colorado Blvd	1	\$1,412.67
5713-008-082	Rothenberg,Erin E	159 W Green St No 506 A	5	\$231.29
5713-019-098	Roughan,Mary J	111 S De Lacey Ave 402	2	\$438.21
5723-021-027	Rt Pasad Hotel Partners Lp	180 N Fair Oaks Ave	2	\$34,893.48
5722-029-018	Rusnak,Paul P And Rusnak,Susanne	112 E Colorado Blvd	1	\$8,972.63
5722-029-025	Rusnak,Paul P And Rusnak,Susanne	41 S Arroyo Pkwy	1	\$2,537.56
5722-029-026	Rusnak,Paul P Tr Rusnak Family Trust	45 S Arroyo Pkwy	5	\$8,070.57
5713-008-011	S And R Partners	88 W Colorado Blvd	1	\$11,158.75
5723-023-040	Saint Aubin,Arthur F Tr Arthur F Saint Aubin Trust	35 N Raymond Ave No 414	1	\$425.34
5722-001-040	Salazar,Michael D And D Elia,Louis F	99 S Raymond Ave 407	2	\$206.36
5723-021-037	Salisian,Myron H And Gale B Trs	125 N Raymond Ave 206	2	\$189.86
5723-023-023	Salvatierra,Conrado	35 N Raymond Ave No 216	1	\$305.80
5723-023-028	Sanderson,Spencer A	35 N Raymond Ave No 203	1	\$305.80
5713-019-069	Santos,Fernando I And Maria E	111 S De Lacey Ave 206	2	\$392.39
5713-019-061	Saruwatari,Steven T Co Tr Saruwatari Family Trust	111 S De Lacey Ave 118	2	\$337.97
5723-021-072	Sazak,Emin And Giovannir C	125 N Raymond Ave 505	2	\$192.82
5723-024-018	Scandia Building Llc	26 N Raymond Ave	1	\$7,770.95
5713-008-025	Schaustal,Leonard J Jr And Huntley,Christopher N	125 W Green St	5	\$2,411.83
5723-021-064	Schneider,Arthur C Tr Arthur C Schneider Trust	125 N Raymond Ave 410	2	\$281.82
5713-008-036	Security Pacific Nat'L Bank Tr	148 W Colorado Blvd	1	\$3,487.28
5723-024-027	Sera,Clare F And Ralph W	80 N Raymond Ave No 104	2	\$232.46
5722-001-027	Set Point Properties Llc	99 S Raymond Ave 304	2	\$225.14
5723-021-079	Sethi,Ravinder S Co Tr Sethi Family Trust	125 N Raymond Ave 303	2	\$747.54
5723-021-073	Sheibani,Sasan And Durrant,Amanda	125 N Raymond Ave 506	2	\$177.99
5713-019-044	Shirley,Vernie F And Colleen M	111 S De Lacey Ave 101	2	\$100.24
5713-019-045	Shirley,Vernie F And Colleen M	111 S De Lacey Ave 101	2	\$337.97
5722-001-019	Shlaudeman,Katherine S Tr Katherine S Shlaudeman	99 S Raymond Ave 205	2	\$195.59
5723-023-045	Silverman,David And Gayle Trs Silverman Family Trust	35 N Raymond Ave No 404	1	\$356.04

APN	Owner Name	Site Address	Zone	Parcel Assmt
5713-019-089	Siu,Hon Lung Co Tr Siu Family Trust	111 S De Lacey Ave 318	2	\$337.97
5723-024-033	Siut Ngo Chai	80 N Raymond Ave No 110	2	\$179.44
5713-008-024	Sixty Two Partners Ltd	135 W Green St	5	\$6,197.06
5713-007-008	Smith,Calvin And Phyllis Trs C E And P E Smith Trust	25 S Fair Oaks Ave	1	\$3,181.02
5713-007-009	Smith,Calvin And Phyllis Trs C E And P E Smith Trust	20 Edwin Aly	1	\$821.69
5722-028-007	Smith,Jennine T	10 E Colorado Blvd	1	\$2,483.97
5713-004-011	Solberg,Helen Tr Solberg Family Trust	17 N De Lacey Ave	1	\$3,522.33
5722-028-015	Spano,Raymond F And Mary J Trs	46 E Colorado Blvd	1	\$1,420.33
5713-004-010	St John Land Co	35 N De Lacey Ave	1	\$14,708.04
5723-021-022	Stanford,Miriam S Tr Miriam S Stanford Trust	200 N Fair Oaks Ave	2	\$3,811.96
5722-001-047	Stark,Magnus	99 S Raymond Ave 504	2	\$224.73
5722-010-007	Stathatos,Dan	160 S Raymond Ave	2	\$1,060.82
5722-010-005	Stathatos,Dan Tr Stathatos Family Trust	174 S Raymond Ave	2	\$1,771.01
5722-011-015	Stathatos,Dan Tr Stathatos Family Trust	130 S Raymond Ave	2	\$4,341.49
5723-023-025	Stern,Linda Tr Linda Stern Trust	35 N Raymond Ave No 218	1	\$340.45
5722-001-035	Strand,Leif	99 S Raymond Ave 402	2	\$213.54
5713-021-049	Strathmann,Randolph	50 W Dayton St No 204	2	\$402.83
5713-008-003	Street Retail West 6 Lp	144 W Colorado Blvd	1	\$8,063.48
5713-008-005	Street Retail West 6 Lp	26 S Pasadena Ave	1	\$2,351.17
5713-008-006	Street Retail West 6 Lp	34 S Pasadena Ave	1	\$5,792.61
5713-008-007	Street Retail West 6 Lp	34 S Pasadena Ave	1	\$2,588.64
5713-008-035	Street Retail West 6 Lp	166 W Colorado Blvd	1	\$4,648.36
5723-023-006	Street Retail West I Liability Co	14 N Fair Oaks Ave	1	\$7,134.19
5713-019-070	Suh,Weston And Mo,Yi Chen And Suh,Nickolar Agatar	111 S De Lacey Ave 207	2	\$389.52
5722-001-031	Sukstorf,Erika	99 S Raymond Ave 308	2	\$212.99
5713-019-079	Sumiyasu,Jill And Dawson,John T Jr	111 S De Lacey Ave 303	2	\$443.94
5713-019-084	Sun,Albert And Maria	111 S De Lacey Ave 312	2	\$315.05
5723-023-050	Sun,Allen K And Lin,I Tsen	35 N Raymond Ave No 409	1	\$349.11
5723-024-025	Sunjaya,Melissa S	80 N Raymond Ave No 102	2	\$230.53
5723-024-035	Sunjaya,Melissa S	80 N Raymond Ave No 112	2	\$174.19
5723-022-010	Superior Building Llc	61 N Raymond Ave	2	\$8,892.18
5723-023-048	Sweatmon,Susan L	35 N Raymond Ave No 407	1	\$330.05
5723-021-080	Symonds,Davida E Et Al Trs	125 N Raymond Ave 203	2	\$635.84
5713-019-050	Tao,David Z	111 S De Lacey Ave 107	2	\$389.52
5713-008-074	Tawansy,Nehal A And Aly A	159 W Green St No 408 A	5	\$257.53
5723-021-016	Telacu Housing Pasadena Inc	42 E Walnut St	2	\$11,840.31
5723-021-032	Thai,Ricky	125 N Raymond Ave 201	2	\$194.31
5713-019-101	Thomas,George Co Tr George And Premi Thomas	111 S De Lacey Ave 405	2	\$392.39
5722-029-014	Thomson,Julie Tr Lolita Espiau Trust	44 S Raymond Ave	1	\$3,186.65
5713-004-005	TLC-MAC Union Street LP	140 W Union St	1	\$6,618.14
5713-004-006	TLC-MAC Union Street LP	136 W Union St	1	\$2,206.93
5713-004-007	TLC-MAC Union Street LP	132 W Union St	1	\$2,198.26
5713-004-008	TLC-MAC Union Street LP	130 W Union St	1	\$4,417.68
5713-004-009	TLC-MAC Union Street LP	114 W Union St	1	\$6,634.90
5713-008-070	Todorovac,Davorin And Tania M	159 W Green St No 404 A	5	\$245.87
5723-024-036	Tow,Dennis W And Yi,Wendy L	80 N Raymond Ave No 201	2	\$311.86
5713-019-054	Tsai,Bryce And Amy Trs Tsai Family Trust	111 S De Lacey Ave 110	2	\$575.69
5723-023-047	Tseng,James	35 N Raymond Ave No 406	1	\$274.61
5713-008-067	Tu,Erik S	159 W Green St No 401 A	5	\$231.29
5713-008-069	Tu,Erik S	159 W Green St No 403 A	5	\$197.75
5723-024-013	Ucm Erp Chamber Building Llc	117 E Colorado Blvd	1	\$20,148.87
5723-024-049	Ucm Erp Chamber Building Llc	48 N Raymond Ave	1	\$6,320.51

APN	Owner Name	Site Address	Zone	Parcel Assmt.
5713-008-053	Ueda, Setsuko And Shichiri, Ai	159 W Green St No 206 A	5	\$254.62
5713-019-067	Valdez, Robert And Yang, Meiyun And Valdez, Benjamin	111 S De Lacey Ave 204	2	\$392.39
5723-021-054	Van De Voorde, James	125 N Raymond Ave 309	2	\$238.80
5713-008-085	Van Sipma, Gary And Lynn M Et Al Van Sipma, Sarah	159 W Green St No 509 A	5	\$228.37
5722-001-036	Vanhorne, John T Tr	99 S Raymond Ave 403	2	\$250.83
5713-019-085	Vigue, James D	111 S De Lacey Ave 313	2	\$389.52
5723-021-078	Walla, Mark E	125 N Raymond Ave 511	2	\$158.71
5713-019-066	Wang, Dennis And Pan, Michelle I	111 S De Lacey Ave 203	2	\$443.94
5723-023-044	Wang, Jerry M And Liu, Sharon X	35 N Raymond Ave No 403	1	\$434.00
5723-024-044	Wang, Mei K	80 N Raymond Ave No 209	2	\$227.08
5723-023-052	Wang, Michelle P	35 N Raymond Ave No 411	1	\$307.53
5723-021-069	Wang, Pei Ying	125 N Raymond Ave 502	2	\$134.98
5723-021-070	Wang, Shu K And Wang, Meei Ling	125 N Raymond Ave 503	2	\$180.96
5713-019-073	Wang, Tracy H	111 S De Lacey Ave 216	2	\$337.97
5723-024-031	Wang, Yu Hua S	80 N Raymond Ave No 108	2	\$211.89
5722-001-022	Warfel, Chester And Elizabeth Trs Derel Trust	99 S Raymond Ave 208	2	\$228.04
5723-023-053	Weingarten, Nancy J	35 N Raymond Ave No 412	1	\$328.32
5723-022-006	Wen, Stephen C Co Tr Wen Family Trust	44 E Holly St	2	\$2,438.67
5713-018-030	Westgate Pasadena Block 2 Llc	151 S De Lacey Ave	2	\$81,622.98
5713-018-031	Westgate Pasadena Llc	163 W Valley St	2	\$1,726.51
5713-004-001	Whitehouse, Richard W Co Tr Whitehouse Family Trust	30 N Pasadena Ave	1	\$1,265.25
5713-004-002	Whitehouse, Richard W Co Tr Whitehouse Family Trust	32 N Pasadena Ave	1	\$1,074.46
5713-004-021	Whitehouse, Richard W Co Tr Whitehouse Family Trust	127 W Colorado Blvd	1	\$3,622.83
5713-004-022	Whitehouse, Richard W Co Tr Whitehouse Family Trust	121 W Colorado Blvd	1	\$1,554.39
5723-023-029	Willhite, Gale P	35 N Raymond Ave No 204	1	\$310.99
5713-021-060	Williams, Meridee	50 W Dayton St No 306	2	\$359.33
5713-019-093	Wishner, William J Co Tr Wishner Trust	111 S De Lacey Ave 410	2	\$358.02
5713-019-064	Wong, Michael M And Kang, Mariana H	111 S De Lacey Ave 201	2	\$337.97
5713-004-019	Wood And Jones Properties Inc	137 W Colorado Blvd	1	\$5,241.90
5713-004-020	Wood And Jones Properties Inc	133 W Colorado Blvd	1	\$1,224.90
5713-004-018	Wood, Richard B Tr Wood Trust	161 W Colorado Blvd	1	\$3,492.93
5722-028-017	Worchell Pomona Properties Llc	56 E Colorado Blvd	1	\$1,477.88
5713-007-007	Woznica, Grzegorz Tr R G Truscott Decd Trust	19 S Fair Oaks Ave	1	\$510.58
5723-023-007	Woznica, Grzegorz Tr Rudolph G Truscott Decd Trust	18 N Fair Oaks Ave	1	\$1,491.40
5713-021-055	Yamabe, Hisayo Tr Hisayo Yamabe Trust	50 W Dayton St No 210	2	\$406.42
5723-024-028	Yamada, Tracy	80 N Raymond Ave No 105	2	\$211.89
5723-021-047	Yang, Diana	125 N Raymond Ave 302	2	\$134.98
5713-008-060	Yip, Nelson And Dorothy	159 W Green St No 304 A	5	\$247.33
5723-021-038	Young, Sydney S And Doreen	125 N Raymond Ave 207	2	\$164.64
5713-019-105	Zeng, Lipin And Huang, Mei And Zeng, Jiyao	111 S De Lacey Ave 413	2	\$512.68
TOTAL ASSESSMENT:				\$1,286,587