

Old Pasadena

Property-Based Business Improvement District

City of Pasadena, California

Management District Plan



May 2025

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

**OLD PASADENA
Property-Based Business Improvement District
Management District Plan**

Table of Contents

<u>Section Number</u>	<u>Page Number</u>
1. Executive Summary	1
2. PBID Boundary	4
3. PBID Activity and Improvement Plan.....	6
4. PBID Assessment Budget.....	13
5. Assessment Methodology	15
6. PBID Governance	20
7. Assessment Roll.....	21

ATTACHMENT

A. Engineer's Report

SECTION 1: EXECUTIVE SUMMARY

The Old Pasadena Property-Based Business Improvement District (PBID) was first established in 2000 and subsequently renewed in 2005, 2010 and 2015. With the success of the PBID over the last 25 years, downtown property and business owners seek to renew the district for an additional 10 years.

To guide the PBID for the next 10 years, the Old Pasadena Management District (OPMD) board of directors has approved a new PBID Management Plan that implements the industry's best practices and responds to new developments, market opportunities, and district challenges. To acknowledge development within the district boundary, the OPMD Board elected to realign the service zones, and modify the assessment methodology to respond to current market conditions.

Since its formation in 2000, the PBID has managed a variety of programs to keep the district clean, safe, attractive, activated, and vibrant, which has elevated Old Pasadena as one of the premiere shopping destinations and mixed-use urban districts in the greater Los Angeles region. The PBID will continue to provide and expand upon these programs. Each of the funded programs is designed to meet the goals of the PBID; to improve the appearance and public safety of the area, to increase building occupancy and lease rates, to encourage new business development and attract ancillary businesses and services.

As described in this Management District Plan, it is proposed that the PBID will provide funding for enhanced maintenance, community ambassadors, homeless initiatives, beautification, business support and marketing programs, above and beyond those provided by the City of Pasadena.

Summary Management Plan

Pursuant to California Streets and Highways Code, the "Property and Business Improvement District Law of 1994 as amended", the existing Old Pasadena PBID is being renewed for a ten year term. Upon receipt of petitions signed by property owners representing greater than 50% of the PBID assessment budget, the City of Pasadena will initiate a ballot procedure to officially re-establish and renew the PBID.

Location	The PBID boundary encompasses approximately 21 blocks of Old Pasadena. To assess the special benefit each parcel receives from the PBID activities, three benefit (service) zones are recommended.
Why Renew the PBID?	<p>In the renewal process, the Old Pasadena Management District Board of Directors have stated the following reasons for continuing the PBID:</p> <ul style="list-style-type: none">- Provide services that create a clean, safe and welcoming experience- Continue homeless outreach initiatives- Support unique retail businesses to strengthen Old Pasadena's competitive edge- Enhance the public realm and invest in enhancements- Support frequent programming- Improve the parking experience

Services and Activities	<p>The PBID will finance activities and improvements that will improve Old Pasadena's experience for property owners, residents, workers and visitors, including:</p> <p><u>Clean, Safe and Beautiful:</u></p> <ul style="list-style-type: none">- Clean Teams that sweep streets and alleys, scrub and pressure wash sidewalks, remove litter and graffiti, increase the frequency of trash removal, and maintain landscaping.- Community Ambassadors that provide information on activities and attractions, work with local police and business and property owners to prevent crime, offer outreach to reduce homelessness and address quality of life issues.- Beautification improvements that make Old Pasadena more visually attractive, walkable, and bikeable, which may include wayfinding signage, trash cans, holiday décor, enhanced streetscape, planters, urban design plans, bicycle racks, and other facilities, etc. <p><u>Business Support and Marketing:</u></p> <ul style="list-style-type: none">- Business Support services to advocate for businesses navigating the permitting processes.- Marketing to promote a positive image for Old Pasadena as a premier regional destination, and services aimed at attracting a diverse consumer base, quality retail and office tenants, and private investment. <p><u>Advocacy/Administration:</u></p> <ul style="list-style-type: none">- Advocate for downtown policy issues that will improve the downtown business environment.- Provide daily management to carry out the day-to-day PBID operations.																																	
Budget	<p>Total PBID assessment budget for its first year of operations in the renewal term is \$3,115,000; the total PBID budget is as follows:</p> <table><tr><th>EXPENDITURES</th><th>BUDGET</th><th>% of Budget</th></tr><tr><td>Clean, Safe and Beautiful</td><td>\$2,315,000</td><td>74.32%</td></tr><tr><td>Business Support and Marketing</td><td>\$480,000</td><td>15.41%</td></tr><tr><td>Advocacy and Administration</td><td>\$320,000</td><td>10.27%</td></tr><tr><td>Total Expenditures</td><td>\$3,115,000</td><td>100.00%</td></tr><tr><th>REVENUES</th><th></th><th></th></tr><tr><td>PBID Assessments</td><td>\$2,179,175</td><td>69.96%</td></tr><tr><td>City Contribution</td><td>\$669,050</td><td>21.48%</td></tr><tr><td>Contract Revenue</td><td>\$188,900</td><td>6.06%</td></tr><tr><td>Other Revenues (1)</td><td>\$77,875</td><td>2.50%</td></tr><tr><td>Total Revenues</td><td>\$3,115,000</td><td>100.00%</td></tr></table> <p>(1) An allowance is made for general benefits that the PBID may provide. Any PBID services that are found to provide general benefit cannot be paid for with assessment revenue. A certified engineer has estimated that the general benefit from the PBID services accounts for \$77,875 of the estimated budget, resulting in a total assessable budget of \$2,179,175.</p>	EXPENDITURES	BUDGET	% of Budget	Clean, Safe and Beautiful	\$2,315,000	74.32%	Business Support and Marketing	\$480,000	15.41%	Advocacy and Administration	\$320,000	10.27%	Total Expenditures	\$3,115,000	100.00%	REVENUES			PBID Assessments	\$2,179,175	69.96%	City Contribution	\$669,050	21.48%	Contract Revenue	\$188,900	6.06%	Other Revenues (1)	\$77,875	2.50%	Total Revenues	\$3,115,000	100.00%
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Method of Financing	Levy of assessments upon real property that benefit from improvements and activities.																
Assessments	<p>Annual assessments are based upon an allocation of program costs, benefit zones, and a calculation of lot square footage, ground floor and upper floor building square footage. Estimated annual maximum assessment rates for the first year of the district follow:</p> <table><tr><th>Assessment Rates</th><th>Lot Assmt</th><th>Ground SF Assmt</th><th>Non Ground Assmt</th></tr><tr><td>Premium + Zone</td><td>\$0.44897</td><td>\$0.58960</td><td>\$0.39503</td></tr><tr><td>Premium Zone</td><td>\$0.35918</td><td>\$0.47168</td><td>\$0.31602</td></tr><tr><td>Standard Zone</td><td>\$0.26938</td><td>\$0.35376</td><td>\$0.23702</td></tr></table>	Assessment Rates	Lot Assmt	Ground SF Assmt	Non Ground Assmt	Premium + Zone	\$0.44897	\$0.58960	\$0.39503	Premium Zone	\$0.35918	\$0.47168	\$0.31602	Standard Zone	\$0.26938	\$0.35376	\$0.23702
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Cap	Assessments will be subject to an annual increase of up to 5.0% or the Consumer Price Index for the Los Angeles area, whichever is higher, to take into consideration the potential increase in program costs. Assessment budgets may also increase based on development in the PBID. The determination of annual adjustments in assessment rates will be subject to the review and approval of the OPMD Board of Directors, which serves as the PBID Owners’ Association. The OPMD Board of Directors will develop an annual report that is submitted to the City Council each year.																
City Services	The City of Pasadena has established and documented the base level of pre-existing City services. The PBID will not replace any pre-existing general City services even though the City may contract with the PBID to provide various City services, such as street sweeping and trash collection.																
Collection	PBID assessments appear as a separate line item on the annual Los Angeles County property tax bills.																
District Governance	The PBID will continue to be managed by the OPMD. OPMD, the PBID Owners’ Association, comprised of a majority of district property owners, will help determine the PBID uses and budget each year.																
District Renewal	California law for PBID district formation/renewal requires the submission of petitions signed by property owners in the proposed district who will pay more than 50% of the total assessments (i.e. petitions must represent more than 50% of the \$2,179,175 to be assessed which is \$1,089,588 or greater). Petitions are submitted to the Pasadena City Council, and the City will mail ballots to all assessed property owners. The majority of ballots returned, as weighted by assessments to be paid, must be in favor of the PBID in order for the City Council to consider approval.																
Duration	The renewed PBID term will be 10 years from January 1, 2026, through December 31, 2035. Any subsequent renewal of the PBID will require a new Management District Plan, petition, and ballot process.																

SECTION 2: PBID BOUNDARY

PBID Boundary

The Old Pasadena PBID provides various improvements, services, and activities for and within an approximately 21-block area of downtown 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.

Benefit Zones

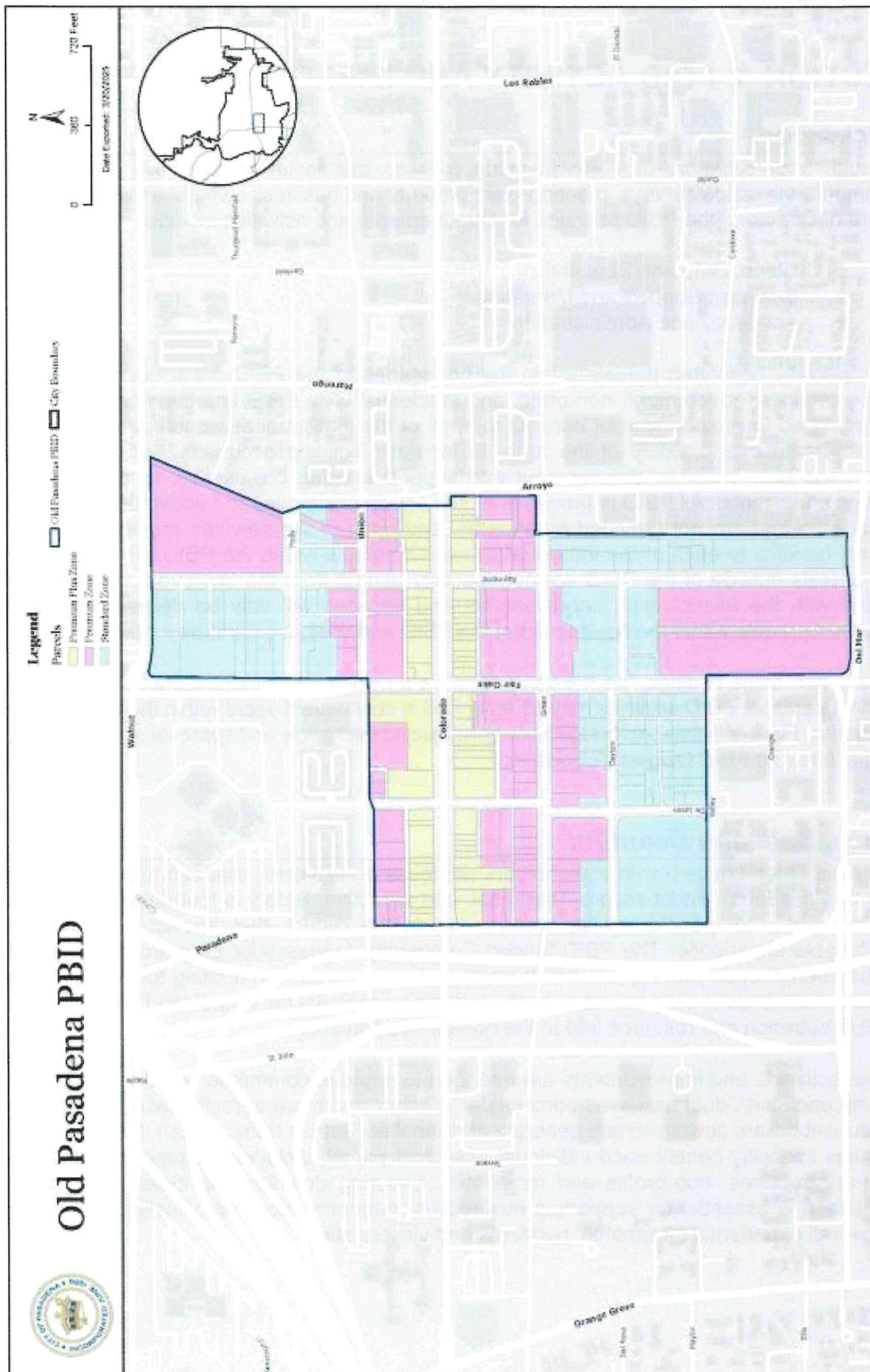
The PBID for the past 25 years has been allocated into five benefit zones that reflected the level and frequency of deployed PBID services based on downtown conditions at that time. However, downtown has changed and PBID service frequencies have become more predictable, which requires an analysis of realigning the benefit zones to better respond to current conditions in Old Pasadena. Realigning the benefit zones ensures that the PBID services are allocated based on the district's demands, challenges, and current environment. For this renewal, it is proposed that the PBID be allocated into three benefit zones: Premium+, Premium and Standard. All of which are discussed below.

Premium+ Zone: Encompasses the central retail corridor of Old Pasadena along Colorado Boulevard. It includes all parcels that front on Colorado Boulevard between Pasadena Avenue and Arroyo Parkway. The Premium+ Zone requires more services due to its high concentration of commerce, tourism, and public activity, where higher foot traffic and business density requires the highest level of PBID services. Its services include but are not limited to more coverage of the community ambassadors, frequent pressure washing; frequent attention from day porters; and more trash removal. To account for the highest level of PBID services, the Premium+ Zone will be assessed at 125% of the Premium Zone discussed below.

Premium Zone: Includes all parcels one block off Colorado Avenue, specifically along the Union Street and Green Street corridors. This area has less business activity and pedestrian traffic than on Colorado Boulevard, thus requiring less PBID services than that provided in the Premium+ Zone. The Premium Zone also includes the two city parks (Memorial Park and Central Park). The parks are gathering spots that can lead to disruptive behaviors which require more frequent services from community ambassadors and homeless outreach.

Standard Zone: Includes all other parcels not included in either the Premium+ or Premium zones. These areas have less commercial density and pedestrian traffic than either of the other two benefit zones and do not require the same level or frequency of the PBID services. To reflect the lower level of service provided by the PBID, the Standard Zone will be assessed at 75% of the Premium Zone.

A map of the proposed district boundary and benefit zones is on the following page.



SECTION 3: PBID ACTIVITY AND IMPROVEMENT PLAN

Background

Through a participatory strategic planning process that included extensive outreach to the community via online surveys, meetings with property and business owners, as well as the OPMD Board of Directors, the PBID priorities for improvements and activities include:

- ◆ Clean, Safe and Beautiful
- ◆ Business Support and Marketing
- ◆ Advocacy and Administration

The specially benefitted parcels within the boundaries of the PBID are a unique mix of retail, office, services, government, non-profit, and residential. The PBID improvements and activities are designed to provide special benefits to each of the individual assessed parcels: to improve the appearance and safety of the area, to increase building occupancy and lease rates, to encourage new business development and support existing businesses, to attract visitors to venues and events. All PBID improvements and activities are over and above the City's baseline of services and are not provided by the City, and each of the services provide particular and distinct benefits to each of the individual assessed parcels within the PBID. In order to ensure that parcels outside of the PBID will not specially benefit from the improvements and services funded with the assessment, improvements and services will only be delivered to individual assessed parcels within the boundaries of the PBID and will not extend beyond.

Based upon these findings, the following narrative provides recommendations for the PBID's first year of operation. PBID activities may be amended in subsequent years within the following general categories. Final activities and budgets will be subject to the review and approval of the OPMD Board of Directors (the PBID Owners' Association).

Clean, Safe and Beautiful

This area of top concern with stakeholders will focus on initiatives that aim to continue to make the Old Pasadena District secure, functional, and attractive. Safety is foundational to any urban environment – for people to visit, work or live in the district, they expect a welcoming and comfortable experience. The PBID funded Community Ambassador program and Clean Team will be strengthened moving forward. It provides for an increase in funding for both programs to allow for increases in program labor costs, including additional personnel, and a focused effort to provide outreach and resource info to the homeless population.

These activities and improvements are intended to improve commerce and the quality of life by making each individual assessed parcel safer, cleaner and more attractive which will encourage investment dollars downtown and generate additional pedestrian traffic. Clean, Safe and Beautiful activities specially benefit each individual assessed parcel, including commercial, government, parking structures, non-profits and residential. Ensuring downtown is clean, safe, and well-maintained is essential for supporting businesses, promoting economic vitality, and enhancing the overall experience for tenants, residents and visitors alike.

Community Ambassadors

The Community Ambassadors will continue to provide daily monitoring services, currently patrolling 7am – midnight Sunday through Thursday, and 7am – 3am Friday and Saturday. The Ambassadors patrol either by foot or bike in the form of regular downtown routes and service calls. The purpose of the Community Ambassadors is to provide hospitality services such as giving directions to visitors, escorting employees, helping lost people, and a variety of day-to-day problem solving, such as retrieving keys from locked cars. They also assist with traffic control in the event of accidents, fires or unusual occurrences. The Community Ambassadors report illegal activities including criminal activities, disruptive behaviors, and vandalism. They also report maintenance issues and perform outreach to the unsheltered homeless. The Ambassadors, who act as the “eyes and ears” on the street will supplement, not replace, other ongoing police, security, and patrol efforts within the District. The Community Ambassadors maintain communication with the Pasadena Police Department, Code Enforcement, and Public Works with the intent of reporting illegal activity or an emergency infrastructure occurrence. The Community Ambassadors will cover the entire District and communicate with businesses, visitors, residents, and employees within it.



Homeless Impact Team:

The downtown unhoused population is a priority for ratepayers. Through renewal, the PBID has an opportunity to take a more proactive approach in addressing disruptive behaviors in the district and helping people off the street and into supportive services.

To assist this program, the PBID Owners' Association may fund a multi-faceted approach that enhances the resources already provided by the business community, City, County of Los Angeles, and social service agencies. The PBID has a full-time homeless outreach manager that has relevant experience and strong technical expertise. Subsequently, front line staff, i.e., outreach case managers that would be deployed on the streets, may be hired.

The OPMD will have flexibility to implement elements of the program, seek other funding sources that are available to leverage, apply for grants, integrate best practices or any other service that is needed to respond to ongoing needs. Homeless outreach services will supplement, not replace, other ongoing social services provided by the City, County, or other agencies.

Clean Team

In order to maintain consistently clean standards in the District, the Clean Team program will continue to be provided as it has for the last 25 years. The special benefit to parcels from these services is increased commercial activity, which directly relates to increases in lease rates and customer usage. Further benefits include cleaner, healthier streets, and an improved pedestrian experience. 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.

Alley Maintenance: The Clean Team and the Community Ambassadors can each have responsibility in this area. The Community Ambassadors address owner and tenant compliance with City code issues on cleanliness of sidewalks, alleys and illegal dumping. The Clean Team crew can sweep alleys, remove graffiti and clear the alleys of debris when a responsible party cannot be found for illegal dumping or other violations.

Graffiti Removal: The Clean Team can remove graffiti using solvent and pressure washing. The District will maintain a zero-tolerance graffiti policy. All tags will aim to be removed within 48 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 including; medians, tree wells, and planters will be maintained and kept free of litter and weeds and replanting dead or missing street trees. .

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 personnel 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 be repaired. Requests are made to the party responsible for repair. Types of problems include blocked or damaged sewers or drains, damaged sidewalks/streets/alleys, non-operating streetlights, damaged or missing street signs, etc.



Estimated deployment of the Community Ambassadors and Clean Team is anticipated as follows, subject to actual daily district needs:

Community Ambassadors	Premium+ Zone (125%)	Premium Zone (100%)	Standard Zone (75%)
Ambassadors	125 hours per week	110 hours per week	75 hours per week
Coverage	7 days/week	7 days/week	7 days/week
Method of coverage	Foot/Bike patrols	Foot/Bike patrols	Foot/Bike patrols
Patrol rounds	3-5 rounds per shift	2-3 x per shift	2 x per shift
Business contacts	20 + per shift.	15 + per Shift	10 + Per shift.
Visitor contacts	Daily unlimited	Daily unlimited	Daily unlimited
Safety/Hospitality escorts	Daily as needed	Daily as needed	Daily as needed
Outreach with street populations	Daily as needed	Daily as needed. Parks 2 x per day	Daily as needed
Reporting	Daily unlimited	Daily unlimited	Daily unlimited
Clean Team	Premium+ Zone (125%)	Premium Zone (100%)	Standard Zone (75%)
Clean Team	85 hours per week	70 hours per week	60 hours per week
Average Weekly Coverage	7 days/week	7 days/week	7 days/week
Street sweeping	7 days/week	7 days/week	7 days/week
Litter removal/pan & broom	Twice per day	Twice per day	Twice per day
Detail cleaning of public amenities	Once per day	Once per day	Once per day
Graffiti removal	Daily as needed	Daily as needed	Daily as needed
Large object removal	As needed	As needed	As needed
Street tree well maintenance	As needed	As needed	As needed
Weed removal/spraying	Seasonal as needed	Seasonal as needed	Seasonal as needed
Pressure washing/spot cleaning	As needed	As needed	As needed
Pressure washing/scheduled cleaning	Weekly	2 x monthly	2 x monthly

Beautification

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

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



Business Support and Marketing

These activities aim to enhance Old Pasadena as a center for unique shopping and dining while also meeting the growing needs of residents and employees. This area will focus on providing support services to help businesses thrive, such as a new advocacy and liaison role to navigate permitting processes. Advancing Old Pasadena's status as a regional destination for a unique shopping and dining experience with a blend of one-of-a-kind local and national tenants is a clear priority for the stakeholders.

Business Support

Creating a business liaison position to work collaboratively with businesses, local governments, and community stakeholders. The business liaison will help the business community navigate the bureaucratic processes and advocate for business-friendly solutions. Additionally, the liaison can help businesses connect with resources, such as grants, networking opportunities, and local initiatives, contributing to their growth and success. By facilitating partnerships, promoting positive relationships, and streamlining communication, a business liaison ultimately supports a healthier, more vibrant business environment that benefits both the companies and the community they serve.

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 weekly newsletter
- Sponsorship and tenant development support packets
- Community-based events
- Event support
- 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.

Parking Initiatives

Parking initiatives can help manage congestion, encourage turnover, and ensure that prime parking spaces are used efficiently. Work with City staff to explore parking initiatives that may include dynamic pricing, identifying employee parking, transit options, parking promotions for consumers, or implementing technology-driven solutions, such as smart parking systems, which provide real-time availability data for users.

Advocacy, Administration and Reserve

A professional staff that requires centralized administrative support will manage the District improvements and activities. 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.

SECTION 4: PBID ASSESSMENT BUDGET

2026 PBID Assessment Budget

The following table outlines the PBID maximum assessment budget for 2026.

EXPENDITURES	BUDGET	% of Budget
Clean, Safe and Beautiful	\$2,315,000	74.32%
Business Support and Marketing	\$480,000	15.41%
Advocacy and Administration	\$320,000	10.27%
Total Expenditures	\$3,115,000	100.00%
REVENUES		
PBID Assessments	\$2,179,175	69.96%
City Contribution	\$669,050	21.48%
Contract Revenue	\$188,900	6.06%
Other Revenues (1)	\$77,875	2.50%
Total Revenues	\$3,115,000	100.00%

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

Budget Adjustments

Assessments will be subject to an annual increase of up to 5.0% or the Consumer Price Index for the Los Angeles area, whichever is higher, to take into consideration the potential increase in program costs. Labor costs for Community Ambassadors in particular have grown dramatically in the last several years, and the District needs the capacity to raise revenue to retain and recruit quality frontline personnel. Assessment budgets may also increase based on development in the PBID. The determination of annual adjustments in assessment rates will be subject to the review and approval of the OPMD Board of Directors, serving as the PBID Owners' Association.

The table below illustrates the estimated maximum budget for each year of the PBID based on the maximum percentage increase discussed above.

	Clean, Safe and Beautiful	Business Support	Advocacy and Administration	TOTAL
Year 1	\$2,315,000	\$480,000	\$320,000	\$3,115,000
Year 2	\$2,430,750	\$504,000	\$336,000	\$3,270,750
Year 3	\$2,552,288	\$529,200	\$352,800	\$3,434,288
Year 4	\$2,679,902	\$555,660	\$370,440	\$3,606,002
Year 5	\$2,813,897	\$583,443	\$388,962	\$3,786,302
Year 6	\$2,954,592	\$612,615	\$408,410	\$3,975,617
Year 7	\$3,102,321	\$643,246	\$428,831	\$4,174,398
Year 8	\$3,257,437	\$675,408	\$450,272	\$4,383,118
Year 9	\$3,420,309	\$709,179	\$472,786	\$4,602,274
Year 10	\$3,591,325	\$744,638	\$496,425	\$4,832,387

Any accrued interest or delinquent payments will be expended in the above categories. The cost of PBID improvements and activities may vary in any given year depending on market conditions and the cost of providing those services. Expenditures for each of the line items may be adjusted up or down 20% between them to continue the same level of service. The OPMD Board of Directors shall make such a determination. In addition, any annual budget surplus, including those created through cost saving measures, unexpected reductions in expenses or unanticipated increases in income, will be rolled into the following year's budget. The budget will be adjusted accordingly consistent with the Management District Plan to adjust for surpluses that are carried forward to ensure that the PBID is spending these funds in a timely manner and is complying with applicable State laws and City policies. Any change in line-item expenditure and/or budget surplus will be approved by the OPMD Board of Directors and submitted in the annual report, pursuant to Section 36650 of the State Law.

PBID Renewal

PBID funds may be used for renewing the district to hire a consultant and pay the city administration fees to create a new management plan, initiate a petition drive, and assessment ballot initiative.

Bond Issuance

No bonds will be issued to finance improvements.

SECTION 5: ASSESSMENT METHODOLOGY

General

This Management District Plan provides for the levy of assessments for the purpose of providing improvements and activities that specially benefit real property in the PBID. These assessments are not taxes for the general benefit of the City but are assessments that convey special benefits to each individual assessed parcel for which the improvements and activities are provided.

Assessment Factors

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 each 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. 50% of the budget is allocated to the lot square footage.

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. 50% of the budget is allocated to the total building square footage including ground floor and non-ground floor.

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. Upper floor building square footage is assessed at 67% of the ground floor building square footage to account for the fact that lease rates for commercial upper floors are approximately 1/3 less than that of the ground floor. 50% of the budget is allocated to the total building square footage including ground floor and non-ground floor.

Benefit Units

Using the benefit zones and assessment factors described above we assign benefit units to each specially benefitted parcel. The total number of assessable benefit units in the PBID are as follows:

Benefit Zone	Assessable Benefit Units		
	Lot SqFt	Ground SqFt	Non Ground SqFt
Premium+	566,194	508,255	289,828
Premium	1,436,038	487,715	415,177
Standard	1,031,316	385,499	680,900
TOTALS:	3,033,548	1,381,469	1,385,905

Assessment Methodology

The proportionate special benefit each assessed parcel receives shall be determined in relationship to the entirety of the capital cost of the PBID improvements and activities. Due to the proportionate special benefits received by these individual parcels from the PBID services, these parcels will be assessed at a rate which is proportionate to the amount of special benefits received. Only special benefits are assessable, and these benefits must be separated from any general benefits. 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. The attached Engineer's Report has calculated that 2.5% of the PBID activities may be general in nature and will be funded from sources other than special assessments, see Section E of the Engineer's Report for discussion of special and general benefits.

Calculation of Assessments

Based on the assessment budget, benefit zone and assessable benefit units, all of which are discussed above, the following table illustrates the maximum first year annual assessment per assessable benefit unit. Note, assessment rates are rounded off to the fifth decimal place and a parcel's assessment may vary slightly when calculated using the assessment rates below.

Assessment Rates	Lot Assmt	Ground SF Assmt	Non Ground Assmt
Premium + Zone	\$0.44897	\$0.58960	\$0.39503
Premium Zone	\$0.35918	\$0.47168	\$0.31602
Standard Zone	\$0.26938	\$0.35376	\$0.23702

Sample Parcel Assessment – Premium + Zone

To calculate the assessment for a parcel in the Premium + Zone with 10,000 lot square feet + 7,500 ground floor square feet + 15,000 non-ground floor square feet, its total parcel assessment is calculated as follows:

$$(10,000 \times \$0.44897) + (7,500 \times \$0.58960) + (15,000 \times \$0.39503) = \\ \$14,837.15 \text{ total parcel assessment.}$$

Sample Parcel Assessment – Premium Zone

To calculate the assessment for a parcel in the Premium Zone with 10,000 lot square feet + 7,500 ground floor square feet + 15,000 non-ground floor square feet, its total parcel assessment is calculated as follows:

$$(10,000 \times \$0.35918) + (7,500 \times \$0.47168) + (15,000 \times \$0.31602) = \\ \$11,869.70 \text{ total parcel assessment.}$$

Sample Parcel Assessment – Standard Zone

To calculate the assessment for a parcel in the Standard Zone with 10,000 lot square feet + 7,500

ground floor square feet + 15,000 non-ground floor square feet, its total parcel assessment is calculated as follows:

$$(10,000 \times \$0.26938) + (7,500 \times \$0.35376) + (15,000 \times \$0.23702) = \\ \$8,902.30 \text{ total parcel assessment.}$$

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

Public Sector Participation

Existing City Services

The City Council, by adopting this plan, will confirm its intention to ensure an existing level of services in the district equivalent to the level that is being provided elsewhere in the City. Assessment funds will pay for services that are above and beyond those services provided by the City.

Overall Contribution to the PBID

Since the formation of the PBID in 2000, the City of Pasadena has contributed annually to support District services and provide for several baseline services that were assumed by the PBID. For the renewed PBID, three components of City participation are anticipated, including: 1) payment of assessments for City properties; 2) payment of quantified general benefits; and 3) ongoing contribution to support District services that have replaced pre-existing city services. For the first year of the renewed PBID, a total of \$1,096,774 is anticipated, and allocated to the following components:

1) Payment of Assessments for City Owned Properties	2) Payment of Quantified General Benefits	3) Ongoing Contribution to Support District Services
\$349,849	\$77,875	\$669,050

The preceding amounts, i.e. 1) payment of assessments for city properties, 2) payment of quantified general benefits, and 3) ongoing contribution to support district services will be adjusted each year in the same way that all assessments are adjusted and will be subject to annual increases as determined by the Owners Association, which is the board of the Old Pasadena Management District.

Rationale for Public Property Assessments

Proposition 218 states that no parcel is exempt from assessments if that parcel receives benefit from the improvements and activities. This includes government and Public use parcels. The City of Pasadena and any other government owned parcels within the PBID boundary will pay their assessment based on the special benefits conferred to those parcels. All publicly owned parcels specially benefit from the PBID activities as they make each assessed parcel cleaner, safer, more attractive, and economically vibrant. Specifically, these parcels specially benefit from: removing graffiti from their buildings, patrolling their sidewalks, connecting the homeless to available resources, cleaning up any debris or trash, powerwashing the sidewalks, beautifying the public right-of-ways, and increased business development.

Therefore, government uses are assessed for the special benefits they receive from the PBID activities. The assessment methodology to allocate the cost of these improvements is consistent with all other land uses in the district: parcel square footage, ground floor building square footage, plus non-ground floor building square footage as explained above.

The City owns 17 parcels within the PBID boundary.

Annual Assessment Adjustments

During the 10-year term assessments will be subject to an annual increase of up to 5.0% or the Consumer Price Index for the Los Angeles area, whichever is higher, to take into consideration the potential increase in program costs. Assessment budgets may also increase based on development in the PBID. The determination of annual adjustments in assessment rates will be subject to the review and approval of the OPMD Board of Directors (i.e. the PBID Owners' Association). The OPMD Board of Directors will develop annual budgets and service programs each year.

PBID Guidelines

Time and Manner for Collecting Assessments

As provided by State Law, the District assessment will appear as a separate line item on annual property tax bills prepared by the County of Los Angeles. The City of Pasadena and/or the OPMD may direct bill the first year's assessment for all property owners and may direct bill any property owners whose special assessment does not appear on the tax rolls for each year of the PBID term.

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

However, assessments may be billed directly by the City for the first fiscal year of operation or for changes to assessments that occur during an assessment year and are prorated for a part of the year, and then by the County for all subsequent years. Any delinquent assessments owed for the first year will be added to the property tax roll for the following year as delinquent. These assessments shall provide for the same lien priority and penalties for delinquent payment as is provided for the ad valorem property tax. The property owner means any person shown as the owner/taxpayer on the last equalized assessment roll or otherwise known to be the owner/taxpayer by the County. The City of Pasadena and/or the OPMD is authorized to collect any assessments not placed on the County tax rolls, or to place assessments, unpaid delinquent assessments, or penalties on the County tax rolls as appropriate to implement this Management District Plan.

Disestablishment

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

the City Council. The City Council must hold a public hearing on the proposed disestablishment before voting on whether to disestablish the PBID.

Duration

The PBID will have a 10-year term commencing January 1, 2026, through December 31, 2035. Any major modifications or new or increased assessments during the term of the PBID that are not consistent with the provisions of the original Management District Plan will require a new mail ballot process.

Future Development

As a result of continued development, the PBID may experience the addition or subtraction of assessable footage for parcels included and assessed within the PBID boundaries. Parcels with a change in the building square or lot square footage need to provide notice of the change to the District by April 1st of each year. The future year's assessments will reflect the change.

Assessment Appeal Procedure

Property owners may appeal assessments that they believe are inaccurate. Appeals must be in writing, stating the grounds and providing proof of the appeal and filed with the OPMD Board of Directors, serving as the Owners' Association prior to April 1 of each year. The Owners' Association shall review the appeal and will determine if the information provided warrants an adjustment to the assessment. Appeals shall be limited to the current assessment year. Any appeal not filed by April 1 shall not be valid. In any case, appeals will only be considered for the current year and will not be considered for prior years.

Implementation Timeline

The Old Pasadena PBID is expected to be renewed by July 2025 for inclusion of parcel assessments on the County of Los Angeles 2025/26 tax roll with an implementation date of the Management District Plan on January 1, 2026. Consistent with State law, the PBID will have a 10-year life through December 31, 2035.

SECTION 6: PBID GOVERNANCE

City Council

Following the submission of petitions from property owners representing more than 50% of the assessments to be paid, the City Council, upon holding a public hearing on the proposed PBID, may elect to renew the PBID. The PBID is renewed by a City Council resolution, including the levy of an assessment on property, if the assessment is first approved by parcel owners in a balloting process.

PBID Governance

The PBID Law establishes a governance framework that allows property owners who pay assessments the ability to determine how the assessments are used. This Management District Plan may be subject to changes if required by the state of California or the City of Pasadena.

The PBID shall continue to contract with the OPMD, a nonprofit organization, that acts as the Owners' Association and governing board for the PBID. The role of the Owners' Association is consistent with similar PBIDs and management organizations throughout California and the nation. The Owners' Association determines budgets, assessment adjustments and monitors service delivery. As part of the Management Plan, the nonprofit organization oversees the delivery of day-to-day PBID activities. The PBID Owners' Association Board of Directors will represent a cross section of property owners found throughout the district.

Brown Act & Public Records Act Compliance

The Owners' Association is subject to government regulations relating to transparency, namely the Ralph M. Brown Act and the California Public Records Act. These regulations are designed to promote public accountability. The Owners' Association must act as a legislative body under the Ralph M. Brown Act (Government Code §54950 et seq.). Thus, meetings of the Board of Directors of the Owners' Association and certain committees must be held in compliance with the public notice and other requirements of the Brown Act. The Owners' Association is also subject to the record keeping and disclosure requirements of the California Public Records Act.

Annual Report

The Owners' Association shall present an annual report at the end of each year of operation to the City Council pursuant to Streets and Highways Code §36650. The annual report is a prospective report for the upcoming year and must include:

1. Any proposed changes in the boundaries of the PBID or in any benefit zones or classification of property within the district;
2. The improvements, maintenance, and activities to be provided for that fiscal year;
3. The estimated cost of providing the improvements, maintenance, and activities to be provided for that fiscal year;
4. The method and basis of levying the assessment in sufficient detail to allow each real property owner to estimate the amount of the assessment to be levied against his or her property for that fiscal year;
5. The estimated amount of any surplus or deficit revenues to be carried over from a previous fiscal year; and
6. The estimated amount of any contributions to be made from sources other than assessments levied pursuant to this Plan.

SECTION 7: ASSESSMENT ROLL

The total assessment amount for FY 2025/26 is \$2,179,175 apportioned to each individual assessed parcel, as follows.

APN	Owner's Name	Site Address	Parcel Assessment
5713-019-087	111 DE LACEY 316 LLC	111 S DE LACEY AVE 316	\$597.56
5713-019-097	111 SOUTH DE LACEY NO 401 LLC	111 S DE LACEY AVE 401	\$680.51
5713-020-008	112 S DELACEY LLC C/O TENG HIK AND KIOK GWAT KHOE	112 S DE LACEY AVE	\$3,193.61
5713-019-016	136 WEST GREEN STREET LLC C/O KEVIN JONES	136 W GREEN ST	\$5,193.22
5723-023-006	14 NORTH FAIR OAKS PASADENA LLC	14 N FAIR OAKS AVE	\$13,898.57
5723-021-022	200 N FAIR OAKS LLC	200 N FAIR OAKS AVE	\$6,923.18
5723-022-017	25 E UNION LLC	25 E UNION ST	\$3,538.22
5713-019-064	280 TEJAS ENTERPRISES LP	111 S DE LACEY AVE 201	\$680.51
5722-028-018	2ND AND VERMONT ASSOCIATES LTD	62 E COLORADO BLVD	\$7,598.09
5713-021-028	30-50 CENTRAL CT PROPERTIES LLC	30 CENTRAL CT	\$1,297.99
5713-021-067	30-50 CENTRAL CT PROPERTIES LLC	NO SITUS AVAILABLE	\$938.54
5722-028-012	34 EAST COLORADO LLC	36 E COLORADO BLVD	\$3,270.91
5722-028-013	40 EAST PARTNERSHIP	38 E COLORADO BLVD	\$2,598.92
5722-028-014	40 EAST PARTNERSHIP	44 E COLORADO BLVD	\$2,592.83
5713-007-015	5058 WEST COLORADO LLC	54 W COLORADO BLVD	\$9,699.23
5713-020-005	51 WEST DAYTON ASSOCIATES	51 W DAYTON ST	\$4,960.46
5723-022-007	56 HOLLY LLC C/O JOSEPH KAUFMAN	95 N RAYMOND AVE	\$2,446.24
5713-007-029	71 FAIR OAKS AVE LLC	37 S FAIR OAKS AVE	\$22,451.30
5713-008-011	88 COLORADO LLC	88 W COLORADO BLVD	\$20,369.75
5723-024-009	99 COLORADO ASSOCIATES LLC	95 E COLORADO BLVD	\$9,667.18
5723-024-041	ADKINS,SUSANNA V TR ADKINS FAMILY TRUST	80 N RAYMOND AVE NO 206	\$490.17
5713-019-061	AHMED,SAFOORA	111 S DE LACEY AVE 118	\$597.56
5713-008-013	ALBINA MANAGEMENT CO	106 W COLORADO BLVD	\$2,475.59
5713-008-014	ALBINA MANAGEMENT CO	110 W COLORADO BLVD	\$2,254.50
5713-008-015	ALBINA MANAGEMENT CO	114 W COLORADO BLVD	\$2,534.55
5713-008-019	ALBINA MANAGEMENT CO	126 W COLORADO BLVD	\$4,782.13
5713-019-060	ALDAVA,EUGENE F CO TR ALDAVA FAMILY TRUST	111 S DE LACEY AVE 117	\$597.56
5723-024-026	ALGORRI,ERNEST P AND CHARNELL M	80 N RAYMOND AVE NO 103	\$405.56
5722-001-061	ALSENZ,LESLIE J TR LESLIE J ALSENZ TRUST	99 S RAYMOND AVE 608	\$360.99
5723-021-052	ANDA,JAVIER AND MARIA S TRS JAVIER AND MARIA S ANDA TRUST	125 N RAYMOND AVE 307	\$309.79
5722-029-021	ANDERSON BUSINESS TECHNOLOGY	118 E COLORADO BLVD	\$2,854.89
5723-023-029	ANDREESEN,JOEL T AND CONSUELO P	35 N RAYMOND AVE NO 204	\$508.32
5713-008-028	ANTHROPOSOPHICAL FOUNDATION OF CALIFORNIA	111 W GREEN ST	\$4,361.64
5713-021-046	APODACA,RAYMOND E CO TR APODACA FAMILY TRUST	50 W DAYTON ST NO 201	\$902.01
5713-008-066	ARASTU,ASAD U AND QUTUBUDDIN,AFRINA	159 W GREEN ST NO 310 A	\$479.48
5713-006-021	ARCHER,JONATHAN G CO TR ARCHER FAMILY TRUST	78 W UNION ST	\$1,452.92
5723-024-015	ARROYO PARKWAY PASADENA LLC	35 N ARROYO PKWY	\$10,817.89
5723-024-016	ARROYO VISION CARE LLC	95 N ARROYO PKWY	\$4,164.41

APN	Owner's Name	Site Address	Parcel Assessment
5723-021-062	ARSLANIAN,SHOUSHIG	125 N RAYMOND AVE 408	\$296.32
5713-021-007	ASKIN,WALTER M TR ASKIN FAMILY TRUST	24 W DAYTON ST	\$2,010.62
5722-001-032	ATAYAN,NAZELI AND ATAYAN,ROBERT	99 S RAYMOND AVE 309	\$383.74
5723-024-001	AWAD,EDWARD G AND LILA TRS AWAD FAMILY TRUST	60 N RAYMOND AVE	\$6,765.20
5713-019-042	B I G PROPERTIES LLC	100 W GREEN ST	\$1,670.02
5713-019-043	B I G PROPERTIES LLC	100 W GREEN ST	\$2,974.47
5723-021-063	BABADZHOV,VLADIMIR CO TR BABADZHOV FAMILY TRUST	125 N RAYMOND AVE 409	\$296.32
5713-008-029	BARBATO,LINDA J CO TR YVONNE HOVSEPIAN DECD TRUST	99 W GREEN ST	\$5,185.45
5713-021-059	BARTLEY,LISA A	50 W DAYTON ST NO 305	\$635.36
5722-001-027	BARVE,ANANT	99 S RAYMOND AVE 304	\$400.10
5723-021-029	BLUE DEVIL PROPERTIES LLC	125 N RAYMOND AVE 129	\$2,995.56
5723-021-064	BOETTCHER,ERIK M	125 N RAYMOND AVE 410	\$511.83
5713-021-058	BORSTEIN,ADAM	50 W DAYTON ST NO 304	\$702.68
5713-006-030	BPP EAST UNION LLC	61 W COLORADO BLVD	\$27,050.61
5713-006-031	BPP EAST UNION LLC	3 W COLORADO BLVD	\$63,257.38
5713-006-032	BPP EAST UNION LLC	40 W UNION STREET	\$30,435.02
5723-023-019	BPP EAST UNION LLC	20 E UNION ST	\$17,891.75
5722-029-013	BRAEMAR ON RAYMOND LLC	28 S RAYMOND AVE	\$10,211.18
5722-001-043	BRETTLER,LINDA TR LINDABEAST TRUST	99 S RAYMOND AVE 410	\$564.11
5713-008-048	BRIONES,JOSE C JR TR BRIONES FAMILY TRUST	159 W GREEN ST NO 201 A	\$460.52
5713-019-086	BROUGHAM,DAVID	111 S DE LACEY AVE NO 314	\$688.71
5723-021-017	BUCHANAN SYMONDS LP	155 N RAYMOND AVE	\$8,694.67
5723-021-080	BUCHANAN,GENE AND MARILYN TRS G AND M BUCHANAN TRUST	125 N RAYMOND AVE 203	\$1,124.21
5713-008-077	BUCHANAN,SAMUEL W AND DIANE TRS BUCHANAN FAMILY TRUST	159 W GREEN ST NO 501 A	\$454.20
5723-021-057	BURG,SAMUEL B AND VICTORIA Z TRS SAMUEL AND VICTORIA BURG TRUST	125 N RAYMOND AVE 403	\$352.89
5722-001-024	BURKE,KEVIN M AND SUNNIE TRS BURKE FAMILY TRUST	99 S RAYMOND AVE 301	\$528.80
5723-021-066	CALLAHAN,LESLIE AND SARAH	125 N RAYMOND AVE 412	\$463.34
5722-001-011	CAMBIANICA,JOHN AND CAROL	99 S RAYMOND AVE NO 104	\$415.27
5723-023-037	CAMERON,JEFFREY S	35 N RAYMOND AVE NO 212	\$549.40
5722-001-051	CARROLL,JOHN AND KATHERINE E TRS NANCY B CARROLL TRUST AND SIMMONS,F TR LAPIN FAMILY TRUST	99 S RAYMOND AVE 508	\$367.15
5723-023-030	CASTANEDA,FORTINO	35 N RAYMOND AVE NO 205	\$562.04
5722-001-010	CASTLE GREEN CORP	99 S RAYMOND AVE 102	\$360.28
5722-001-025	CASTLE GREY LLC	99 S RAYMOND AVE 302	\$380.90
5723-024-038	CASTRO,VICTOR M AND SANDRA Y	80 N RAYMOND AVE NO 203	\$541.37
5722-001-012	CAVENEY,MICHAEL D CO TR MICHAEL AND TINA CAVENEY TRUST	99 S RAYMOND AVE 105	\$324.96
5722-001-036	CAVENEY,MICHAEL D CO TR MICHAEL AND TINA CAVENEY TRUST	99 S RAYMOND AVE 403	\$444.18
5722-001-044	CAVENEY,MICHAEL D CO TR MICHAEL AND TINA CAVENEY TRUST	99 S RAYMOND AVE 501	\$532.59
5722-001-052	CAVENEY,MICHAEL D CO TR MICHAEL AND TINA CAVENEY TRUST	99 S RAYMOND AVE 509	\$364.78
5723-023-012	CEM PROPERTIES LLC	49 E COLORADO BLVD	\$3,519.58

APN	Owner's Name	Site Address	Parcel Assessment
5713-019-104	CHAN,JONATHAN C AND FU,MIN LI	111 S DE LACEY AVE 412	\$557.04
5722-001-016	CHAN,KEITH C AND LIU,YU AND LI,HSIAO LIN	99 S RAYMOND AVE 202	\$380.66
5723-024-034	CHANG,ALBERT C	80 N RAYMOND AVE NO 111	\$354.36
5713-008-057	CHANG,JERRIE K AND MARIA H TRS J K AND M H CHANG TRUST	159 W GREEN ST NO 301 A	\$460.52
5713-008-060	CHANG,JOSEPH K AND CHANG,MARK E	159 W GREEN ST NO 304 A	\$495.28
5713-008-085	CHANG,JOSEPH K AND CHANG,MARK E	159 W GREEN ST NO 509 A	\$454.20
5713-008-055	CHANG,MATTHEW K ET AL CHANG,MARK E	159 W GREEN ST NO 208 A	\$501.60
5713-008-070	CHANG,MATTHEW K ET AL CHANG,MARK E	159 W GREEN ST NO 404 A	\$492.12
5722-001-042	CHEE,WEI MENG AND ALLISON E	99 S RAYMOND AVE 409	\$384.22
5723-021-046	CHEN,ANNIE Y	125 N RAYMOND AVE 301	\$352.89
5713-008-076	CHEN,JIMMY AND IRENE TRS JIMMY AND IRENE CHEN TRUST	159 W GREEN ST NO 410 A	\$479.48
5713-019-056	CHEN,JOYCE AND GEORGE	111 S DE LACEY AVE 113	\$688.71
5723-021-059	CHEN,PETER AND ONO,TAMAKI	125 N RAYMOND AVE 405	\$350.20
5723-023-039	CHEN,TA CHUN AND RITA S AND HAZELL,NICHOLAS AND JENNIFER C	35 N RAYMOND AVE NO 413	\$590.48
5723-021-060	CHEN,TING	125 N RAYMOND AVE 406	\$344.81
5713-019-077	CHENG,SERENA	111 S DE LACEY AVE 301	\$680.51
5713-004-001	CHERRY,B JAMES TR CHERRY FAMILY TRUST AND WHITEHOUSE,COTR WHITEHOUSE TRUST	NO SITUS AVAILABLE	\$1,545.91
5713-004-002	CHERRY,B JAMES TR CHERRY FAMILY TRUST AND WHITEHOUSE,COTR WHITEHOUSE TRUST	NO SITUS AVAILABLE	\$1,312.80
5713-004-021	CHERRY,B JAMES TR CHERRY FAMILY TRUST AND WHITEHOUSE,COTR WHITEHOUSE TRUST	127 W COLORADO BLVD	\$5,985.43
5713-004-022	CHERRY,B JAMES TR CHERRY FAMILY TRUST AND WHITEHOUSE,COTR WHITEHOUSE TRUST	121 W COLORADO BLVD	\$2,505.75
5713-008-062	CHEUNG,KATIA K	159 W GREEN ST NO 306 A	\$463.68
5713-008-061	CHIN,DAVID H TR DAVID CHIN TRUST AND MACIEL,LETICIA TR L MACIEL TRUST	159 W GREEN ST NO 305 A	\$473.16
5713-021-050	CHOI,SUH H AND CHOI,YOON B	50 W DAYTON ST NO 205	\$639.39
5723-023-043	CHOU,I	35 N RAYMOND AVE NO 402	\$745.33
5713-019-090	CHUANG,JOHN F	111 S DE LACEY AVE 408	\$1,017.87
5722-028-019	CHURCH OF SCIENTOLOGY OF PASADENA	35 S RAYMOND AVE	\$21,832.06
5722-001-008	CITIZENS COMM TR AND SAV BK TR CASTLE GREEN APT TRUST	99 S RAYMOND AVE 100	\$368.34
5722-001-009	CITIZENS COMM TR AND SAV BK TR CASTLE GREEN APT TRUST	99 S RAYMOND AVE 101	\$326.15
5713-019-103	COBB,GLENN L	111 S DE LACEY AVE 407	\$688.71
5723-024-010	COLORADO HOLDINGS LLC	87 E COLORADO BLVD	\$4,701.01
5713-019-049	CONGIU,ROBERTO	111 S DE LACEY AVE 105	\$698.84
5713-019-085	CONSTABLE,SIMON CO TR S AND J CONSTABLE TRUST	111 S DE LACEY AVE 313	\$688.71
5722-001-021	COON,LEWIS B JR COON FAMILY TRUST	99 S RAYMOND AVE 207	\$388.48
5722-001-056	COUGHLIN,CORRIENNE L	99 S RAYMOND AVE 603	\$443.23
5723-021-041	COULTER,PATRICIA P TR PATRICIA P COULTER TRUST	125 N RAYMOND AVE 210	\$290.94
5723-024-047	CREST,DAVID	80 N RAYMOND AVE NO 212	\$340.38
5723-021-067	CRG HOLDINGS LLC	125 N RAYMOND AVE 413	\$748.89
5723-022-003	CS1 LLC	37 E UNION ST	\$7,303.51
5713-018-900	CSCDA COMMUNITY IMPROVEMENT AUTHORITY	170 W DAYTON ST	\$144,968.50
5713-019-900	CSCDA COMMUNITY IMPROVEMENT AUTHORITY	150 W GREEN ST	\$156.60

APN	Owner's Name	Site Address	Parcel Assessment
5713-019-901	CSCDA COMMUNITY IMPROVEMENT AUTHORITY	150 W GREEN ST	\$1,652.22
5713-019-902	CSCDA COMMUNITY IMPROVEMENT AUTHORITY	144 W GREEN ST	\$2,245.23
5713-019-903	CSCDA COMMUNITY IMPROVEMENT AUTHORITY	132 W GREEN ST	\$5,182.81
5713-019-904	CSCDA COMMUNITY IMPROVEMENT AUTHORITY	168 W GREEN ST	\$8,699.09
5713-019-905	CSCDA COMMUNITY IMPROVEMENT AUTHORITY	153 W DAYTON ST	\$18,028.64
5713-020-001	CURRY, MICHAEL T AND JUDITH E TRS MICHAEL AND JUDITH CURRY TRUST	101 S FAIR OAKS AVE	\$1,466.80
5713-021-047	CUTTING, ANN E TR ANN E CUTTING TRUST	50 W DAYTON ST NO 202	\$714.05
5713-008-072	DELGADO, RICARDO G	159 W GREEN ST NO 406 A	\$463.68
5723-023-047	DENG, LAN	35 N RAYMOND AVE NO 406	\$441.95
5722-029-023	DFTC INC AND POWELL, DANIEL E	130 E COLORADO BLVD	\$6,590.86
5722-029-024	DFTC INC AND POWELL, DANIEL E	130 E COLORADO BLVD	\$13,616.12
5713-021-056	DI DIO, ARTHUR S	50 W DAYTON ST NO 302	\$704.10
5713-007-003	DODSWORTH BUILDING LLC	120 GRANVILLE AVE	\$214.43
5713-007-004	DODSWORTH BUILDING LLC	12 W COLORADO BLVD	\$6,454.25
5713-007-023	DODSWORTH BUILDING LLC	1 S FAIR OAKS AVE	\$10,735.46
5713-021-052	DOUGLAS, ALEXANDREA B TR PURPOSE TRUST	50 W DAYTON ST NO 207	\$713.34
5713-021-053	DOUGLAS, ALEXANDREA B TR PURPOSE TRUST	50 W DAYTON ST NO 208	\$713.34
5713-021-061	DOUGLAS, ALEXANDREA B TR PURPOSE TRUST	50 W DAYTON ST NO 307	\$1,055.36
5722-001-064	DOUKE, DANIEL W CO TR DOUKE FAMILY TRUST	99 S RAYMOND AVE 405	\$673.86
5723-022-008	DS RRP PASADENA LLC	87 N RAYMOND AVE	\$13,220.17
5723-022-009	DS RRP PASADENA LLC	75 N RAYMOND AVE	\$4,515.76
5723-023-041	DUBORD, LUKE A AND BARGE, LAURA M	35 N RAYMOND AVE NO 415	\$739.01
5723-023-046	DUDLEY, SEAN R	35 N RAYMOND AVE NO 405	\$536.76
5713-007-011	E S SILVER STONE CORPORATION	39 MILLS PL	\$7,499.79
5722-028-016	E S SILVER STONE CORPORATION	52 E COLORADO BLVD	\$4,141.24
5713-020-021	E S SUN SHINE CORP	80 W GREEN ST	\$6,230.35
5723-024-011	EDGEWOOD OLD PASADENA LLC	20 N RAYMOND AVE	\$11,738.59
5722-029-016	EDISON EL REY LLC	48 S RAYMOND AVE	\$10,540.97
5722-029-017	EDISON EL REY LLC	87 E GREEN ST	\$9,135.38
5723-021-053	EKC DOWNEY LLC	125 N RAYMOND AVE 308	\$433.71
5722-001-054	ESTEVEZ, RAMON L	99 S RAYMOND AVE 601	\$535.43
5722-001-049	EVANS, CONSTANTINE G	99 S RAYMOND AVE 506	\$325.67
5723-023-004	EXCHANGE BLOCK LLC	13 E COLORADO BLVD	\$17,690.59
5723-022-018	FAIR OAKS OLD TOWN LLC	88 N FAIR OAKS AVE	\$11,811.98
5723-022-020	FAIR OAKS UNION LTD LP	60 N FAIR OAKS AVE	\$4,583.13
5723-023-009	FC INTERNATIONAL LLC	39 E COLORADO BLVD	\$2,895.58
5713-019-065	FELDER, RICHARD L CO TR	111 S DE LACEY AVE 202	\$774.80
5713-008-026	FLEURY, RONALD J CO TR ET AL FLEURY FAMILY J TRUST AND AMATO, P S TR PAMELA AMATO TRUST	119 W GREEN ST	\$1,843.12
5713-007-012	FNM PARTNERS	40 W COLORADO BLVD	\$13,676.66
5713-007-013	FORTY TWO W COLORADO BLVD LLC	42 E COLORADO BLVD	\$4,825.39
5723-023-049	FOWLER, MARK A	35 N RAYMOND AVE NO 408	\$571.52
5713-019-106	FRIEND, MARY H TR FRIEND FAMILY TRUST	111 S DE LACEY AVE 414	\$860.95
5713-021-001	FRIENDSHIP BAPTIST CHURCH	80 W DAYTON ST	\$4,089.96
5713-021-002	FRIENDSHIP BAPTIST CHURCH	66 W DAYTON ST	\$4,336.03
5713-021-036	FRIENDSHIP BAPTIST CHURCH	154 S DE LACEY AVE	\$2,115.75

APN	Owner's Name	Site Address	Parcel Assessment
5713-021-037	FRIENDSHIP BAPTIST CHURCH	148 S DE LACEY AVE	\$629.01
5722-001-026	GALINIS, AARON K AND MCAULEY, CAITLIN H	99 S RAYMOND AVE 303	\$445.13
5722-001-019	GALLAGHER, KATE S TR KATE S GALLAGHER TRUST	99 S RAYMOND AVE 205	\$349.37
5713-008-027	GALLEGO, JOSEPH A II	115 W GREEN ST	\$1,410.59
5723-023-053	GANDHI, SETAL B TR SETAL B GANDHI TRUST	35 N RAYMOND AVE NO 412	\$539.92
5723-021-042	GASPAR, JOSE J	125 N RAYMOND AVE 211	\$290.94
5723-021-055	GEORGE, MATTHEW TR MATTHEW GEORGE TRUST	125 N RAYMOND AVE 401	\$352.89
5713-008-080	GERMANO, MICHAEL A AND CARTAGENA, JOSE R	159 W GREEN ST NO 504 A	\$492.12
5713-008-064	GHANEKAR, NIKHIL AND AMI S TRS GHANEKAR FAMILY TRUST	159 W GREEN ST NO 308 A	\$517.41
5723-023-021	GLADDEN, JASON AND HILLERY	35 N RAYMOND AVE NO 214	\$536.76
5723-023-013	GM COLORADO BLVD LLC	55 E COLORADO BLVD	\$5,790.71
5722-001-048	GOLAS, HENRY J	99 S RAYMOND AVE 505	\$349.37
5723-023-010	GOLDCITY LLC	43 E COLORADO BLVD	\$2,878.07
5722-001-018	GOMEZ NOVY, JUAN C	99 S RAYMOND AVE 204	\$400.10
5723-024-022	GR8 ESTATE PLAN REAL ESTATE HOLDING LLC	99 E UNION ST	\$1,587.23
5722-001-020	GRAY, MARK	99 S RAYMOND AVE 206	\$373.79
5723-021-040	GRAZIADEI, HELENE R TR S AND H GRAZIADE TRUST	125 N RAYMOND AVE 209	\$288.24
5722-001-001	GREEN HOTEL APARTMENTS	71 S RAYMOND AVE	\$16,750.50
5722-001-002	GREEN HOTEL APARTMENTS	86 S FAIR OAKS AVE	\$8,715.13
5713-007-030	GREEN MILLS LLC	33 W GREEN ST	\$7,591.19
5713-019-079	GREENWOOD INVESTMENT LLP	111 S DE LACEY AVE 303	\$784.92
5713-020-004	GREGRII LLC	35 W DAYTON ST	\$5,830.71
5713-007-016	GRJ COLORADO LLC ET AL DSD 64 68 W COLORADO BLVD LLC	64 W COLORADO BLVD	\$25,201.34
5723-023-040	GU, GUANCHENG	35 N RAYMOND AVE NO 414	\$716.89
5723-021-076	GUO, SHU	125 N RAYMOND AVE 509	\$290.94
5713-019-059	GUTKIN, DAVID	111 S DE LACEY AVE 116	\$597.56
5713-008-004	GWEN GRIFFIN PASADENA LLC	132 W COLORADO BLVD	\$13,143.32
5722-001-050	GWYNN, DENIECE TR JOYCE A EVANS DECD TRUST	99 S RAYMOND AVE 507	\$367.15
5713-006-022	HAITAYAN PARTNERSHIP	70 W UNION ST	\$2,907.28
5713-006-027	HAITAYAN PARTNERSHIP	62 W UNION ST	\$3,438.20
5713-019-058	HAMMETT, DOUGLAS P	105 S DE LACEY AVE	\$1,390.92
5713-019-095	HAMMETT, DOUGLAS P	111 S DE LACEY AVE 415	\$854.70
5723-024-017	HANLIN UNION STREET BUILDING LLC	119 E UNION ST	\$10,904.63
5713-019-068	HARRIS, CARROLL N III AND DEBRA A	111 S DE LACEY AVE 205	\$693.77
5722-001-028	HARRIS, CLAUDINE AND HARRIS, STEVEN D	99 S RAYMOND AVE 305	\$349.37
5723-023-032	HARTOONI, JEORGIIK TR HARTOONI FAMILY TRUST	35 N RAYMOND AVE NO 207	\$486.19
5722-001-033	HERBERT, GREGORY A	99 S RAYMOND AVE 310	\$554.63
5723-024-035	HERNANDEZ, FRANK J TR FRANK J HERNANDEZ TRUST	80 N RAYMOND AVE NO 112	\$308.85
5713-020-003	HINMAN, JILL C	21 W DAYTON ST	\$3,496.97
5722-001-017	HOCKENS, CONSTANCE E TR HOCKENS FAMILY TRUST	99 S RAYMOND AVE 203	\$444.18
5713-019-078	HOFGAARDEN, HOLLY W	111 S DE LACEY AVE 302	\$774.80

APN	Owner's Name	Site Address	Parcel Assessment
5723-021-035	HOLLINGSWORTH,DENNIS AND STEPHANIE A	125 N RAYMOND AVE 204	\$350.20
5723-021-030	HOLLY CROSSING LLC AND	125 N RAYMOND AVE 123	\$1,117.95
5723-021-031	HOLLY CROSSING LLC AND	55 E HOLLY ST	\$803.85
5723-024-021	HOLLY STREET SOUND AND STABLES LLC	110 E HOLLY ST	\$5,124.49
5722-001-062	HOOKE,SAMUEL CO TR HOOKER FAMILY TRUST	99 S RAYMOND AVE 609	\$374.26
5723-024-027	HOUGH,ANDREA C	80 N RAYMOND AVE NO 104	\$408.88
5722-001-058	HRRIS,JILL N TR JILL N RIORDAN TRUST	99 S RAYMOND AVE 605	\$351.98
5722-001-059	HRRIS,JILL N TR JILL N RIORDAN TRUST	99 S RAYMOND AVE 606	\$322.35
5722-001-053	HRUPCHO,MATTHEW J	99 S RAYMOND AVE 510	\$561.98
5713-019-088	HUANG,BENSON	111 S DE LACEY AVE 317	\$597.56
5713-020-015	HUDSON REALTY LLC	30 W GREEN ST	\$5,073.86
5713-020-018	HUDSON REALTY LLC	52 W GREEN ST	\$4,955.94
5723-024-043	HUNG,ELLEN WAY	80 N RAYMOND AVE NO 208	\$490.17
5713-019-083	HUNG,SU CHUAN	111 S DE LACEY AVE 307	\$688.71
5713-019-062	INTERASIA CAPITAL INVESTMENT COMPANY LLC	110 W GREEN ST	\$1,606.98
5713-008-058	INTRARAKHA,PAUL A	159 W GREEN ST NO 302 A	\$473.16
5713-019-107	IYER,SURESH R AND KANAKAVALLI S	111 S DE LACEY AVE 416	\$597.56
5723-023-048	JACKSON,SUSAN L TR SUSAN L JACKSON TRUST	35 N RAYMOND AVE NO 407	\$543.08
5723-024-028	JACKSON,TYRONE CO TR JACKSON YEN FAMILY TRUST	80 N RAYMOND AVE NO 105	\$373.56
5713-004-012	JACOBS,SUSAN B AND JACOBS,JOHN H	93 W COLORADO BLVD	\$2,741.83
5722-001-023	JAURRETCHE,COLLEEN AND KIPEN,DAVID	99 S RAYMOND AVE 210	\$580.94
5723-023-031	JL GLOBAL ASIA CONSULTANT INC	35 N RAYMOND AVE NO 206	\$498.84
5713-008-084	JOHNSON,CHAD H AND ESPINOSA JOHNSON,ANGELA	159 W GREEN ST NO 508 A	\$476.32
5713-021-055	JOHNSON,JESSE E AND SUSAN L TRS EDGAR AND SUSAN JOHNSON TRUST	50 W DAYTON ST NO 210	\$716.19
5713-007-014	K AND K OUTDOOR ADVERTISING LLC	46 W COLORADO BLVD	\$5,132.97
5713-021-020	KAESER,DONNA L TR KAESER FAMILY TRUST	73 VALLEY ST	\$1,668.98
5713-021-021	KAESER,DONNA L TR KAESER FAMILY TRUST	174 S DE LACEY AVE	\$3,736.16
5713-021-022	KAESER,DONNA L TR KAESER FAMILY TRUST	170 S DE LACEY AVE	\$1,134.57
5713-008-056	KALENDJIAN,MELINE TR KALENDJIAN FAMILY TRUST	159 W GREEN ST NO 209 A	\$479.48
5713-019-081	KARETI,LAKSHMIPATHI R AND JOYCE	111 S DE LACEY AVE 305	\$693.77
5713-019-057	KHO,BRYCE AND XU,LAI	111 S DE LACEY AVE 114	\$688.71
5713-019-072	KIM,JOSEPH B	111 S DE LACEY AVE 214	\$688.71
5713-008-083	KIM,JUN III AND CHO,PHOEBE JINJU	159 W GREEN ST NO 507 A	\$457.36
5713-008-051	KIM,RICHARD AND CHUNG,TINA	159 W GREEN ST NO 204 A	\$488.96
5713-008-059	KIM,RICHARD AND CHUNG,TINA	159 W GREEN ST NO 303 A	\$387.84
5713-008-044	KIM,RICHARD W	155 W GREEN ST	\$454.20
5713-008-045	KIM,RICHARD W	159 W GREEN ST NO 169-1	\$937.72
5713-008-046	KIM,RICHARD W	159 W GREEN ST NO 169-2	\$628.01
5713-008-047	KIM,RICHARD W	54 S PASADENA AVE	\$842.91
5713-008-065	KIM,RICHARD W AND CHUNG,TINA L	159 W GREEN ST NO 309 A	\$501.60
5713-008-081	KIM,WOOJIN	159 W GREEN ST NO 505 A	\$470.00
5713-019-094	KOCHINSKI,WILLIAM R CO TR WR AND EJ KOCHINSKI TRUST	111 S DE LACEY AVE 411	\$855.09
5713-021-057	KRADJIAN,RAFFI B AND ALINE	50 W DAYTON ST NO 303	\$702.68
5722-029-012	KROWN FAMILY PROPERTIES LLC	96 E COLORADO BLVD	\$10,608.10

APN	Owner's Name	Site Address	Parcel Assessment
5713-008-063	KWONG,HENRY AND MARGARET TRS KWONG TRUST	159 W GREEN ST NO 307 A	\$460.52
5713-019-051	LAI,EDWARD M AND YUNG C TRS LAI FAMILY TRUST	111 S DE LACEY AVE 108	\$1,017.87
5713-019-055	LAI,GARY	111 S DE LACEY AVE 111	\$1,017.87
5713-008-079	LAI,IRVING AND KIM,VIVIANA	159 W GREEN ST NO 503 A	\$387.84
5713-008-054	LARAMIE,SUSAN TR LARAMIE FAMILY TRUST	159 W GREEN ST NO 207 A	\$517.41
5713-007-020	LARSEN,KENNETH AND PATRICIA TRS LARSEN FAMILY TRUST	55 W GREEN ST	\$4,353.54
5723-023-027	LAW,EDMOND AND DAO,CHRISTINE P	35 N RAYMOND AVE NO 202	\$584.16
5713-008-073	LEE,BYUNG AND BOUSOVA,KLARA AND LEE,JUNG JA	159 W GREEN ST NO 407 A	\$428.92
5713-008-068	LEE,DONGKWAN	159 W GREEN ST NO 402 A	\$473.16
5713-021-062	LEE,GREGORY S CO TR GREGORY S LEE FAMILY TRUST	50 W DAYTON ST NO 308	\$1,055.36
5723-021-050	LEE,HOW WANG E AND KWAN,WING HIN D	125 N RAYMOND AVE 305	\$350.20
5713-021-049	LEE,YOOJIN	50 W DAYTON ST NO 204	\$710.02
5722-001-013	LEGACY EXECUTIVE VENTURES INNOVATIONS LLC	99 S RAYMOND AVE 106	\$365.02
5713-019-074	LENIK,NANCY E TR NANCY E LENIK TRUST	111 S DE LACEY AVE 217	\$597.56
5713-019-099	LEONARDI KAPLAN,CARLOS AND LEONARDI,TRACEY	111 S DE LACEY AVE 403	\$784.92
5723-023-036	LEY,JOHN T	35 N RAYMOND AVE NO 211	\$489.35
5723-021-036	LHEE,EDWARD M TR EDWARD M LHEE TRUST	125 N RAYMOND AVE 205	\$350.20
5713-019-071	LI,CLAIRE Q	111 S DE LACEY AVE 213	\$688.71
5723-024-046	LI,SIMON K CO TR SIMON AND JUNE LI TRUST	80 N RAYMOND AVE NO 211	\$515.06
5713-007-018	LIAO COMMERCIAL DE LACEY AVE LLC	50 S DE LACEY AVE	\$6,009.18
5713-007-019	LIAO COMMERCIAL DE LACEY AVE LLC	63 W GREEN ST	\$5,981.38
5713-020-016	LIAO,ALLAN AND JOYCE	40 W GREEN ST	\$4,153.85
5713-019-047	LIAO,WINSTON Y	111 S DE LACEY AVE 103	\$784.92
5723-023-033	LIGHTHOLDER,JACK A	35 N RAYMOND AVE NO 208	\$413.51
5723-024-045	LIN,CHARNG CHING CO TR LIN FAMILY TRUST	80 N RAYMOND AVE NO 210	\$521.46
5713-008-052	LIN,EMILY I	159 W GREEN ST NO 205 A	\$463.68
5723-024-030	LIN,EMILY I	80 N RAYMOND AVE NO 107	\$373.56
5723-023-050	LIN,EVE TR EVE LIN TRUST	35 N RAYMOND AVE NO 409	\$577.84
5723-021-061	LIU,AN HSIU	125 N RAYMOND AVE 407	\$299.02
5713-019-070	LIU,JINGXIN	111 S DE LACEY AVE 207	\$688.71
5722-029-015	LIVERY BUILDING LLC	38 S RAYMOND AVE	\$8,368.19
5723-023-014	LONDON COIN GALLERIES INC	63 E COLORADO BLVD	\$8,976.91
5713-020-017	LONDSDALE INVESTMENTS LLC	44 W GREEN ST	\$7,051.43
5713-021-054	LONG,ROBERT A AND SUSAN TRS ROBERT AND SUSAN LONG TRUST	50 W DAYTON ST NO 209	\$716.19
5722-001-007	LOWELL,ALAINÉ	99 S RAYMOND AVE B001	\$458.64
5713-008-071	LU,TOMMY CO TR	159 W GREEN ST NO 405 A	\$473.16
5722-001-057	LUGO,CARLOS AND CARMEN TRS LUGO TRUST	99 S RAYMOND AVE 604	\$403.41
5723-023-038	LUI,SAMUEL AND WU,ANITA	35 N RAYMOND AVE NO 213	\$612.60
5723-023-024	LUO,KENYON S AND AMY Y TRS LUO FAMILY TRUST	35 N RAYMOND AVE NO 217	\$590.48
5723-024-014	LWF CORPORATION	31 N ARROYO PKWY	\$5,776.02
5722-001-063	LY,LUONG T	99 S RAYMOND AVE 610	\$538.52

APN	Owner's Name	Site Address	Parcel Assessment
5713-008-075	MANN,PHILIP V AND VIRGINIA TRS PHILIP AND VIRGINIA MANN TRUST	159 W GREEN ST NO 409 A	\$501.60
5723-021-078	MARCHOSKY,ERNEST A	125 N RAYMOND AVE 511	\$288.24
5713-021-030	MARILYN BURTON FAMILY LTD PTNSHP AND BURTON A BURTON	22 CENTRAL CT	\$2,263.24
5713-021-041	MARILYN BURTON FAMILY LTD PTNSHP AND BURTON A BURTON	32 W DAYTON ST	\$3,747.68
5713-021-042	MARILYN BURTON FAMILY LTD PTNSHP AND BURTON A BURTON	33 VALLEY ST	\$6,778.65
5722-010-006	MARILYN BURTON FAMILY LTD PTNSHP AND BURTON A BURTON	182 S RAYMOND AVE	\$2,800.15
5713-021-008	MARILYN BURTON FAMILY LTD PTNSHP AND BURTON A BURTON FAMILY L P	8 W DAYTON ST	\$1,749.65
5713-021-009	MARILYN BURTON FAMILY LTD PTNSHP AND BURTON A BURTON FAMILY L P	NO SITUS AVAILABLE	\$875.50
5713-021-014	MARILYN BURTON FAMILY LTD PTNSHP AND BURTON A BURTON FAMILY L P	165 S FAIR OAKS AVE	\$8,075.98
5713-021-015	MARILYN BURTON FAMILY LTD PTNSHP AND BURTON A BURTON FAMILY L P	25 VALLEY ST	\$4,188.41
5722-001-034	MARRIN,JAMESM CO-TR JAMES AND JANEEN MARRIN TRUST	99 S RAYMOND AVE 401	\$521.21
5723-024-042	MASTERS,BARBARA AND WEISS,MARC	80 N RAYMOND AVE NO 207	\$490.17
5723-021-027	MAVEN RE HOLDINGS LLC	180 N FAIR OAKS AVE	\$57,950.42
5723-021-071	MAZZIOTTI,JAYNE	125 N RAYMOND AVE 504	\$350.20
5713-019-082	MC MACKIN,DRU A AND YVONNE K TRS MC MACKIN FAMILY TRUST	111 S DE LACEY AVE 306	\$693.77
5713-008-078	MCCUNE,DANA J AND MYRNA E	159 W GREEN ST NO 502 A	\$463.68
5713-007-005	MCL EDWARDS LLC	32 W COLORADO BLVD	\$4,551.58
5723-021-077	MCLEAN,RYAN D	125 N RAYMOND AVE 510	\$290.94
5723-023-028	MIDBY,ROSEMARY E	35 N RAYMOND AVE NO 203	\$498.84
5723-024-039	MOK,FAI HO CO TR FAI MOK AND SUK WONG TRUST	80 N RAYMOND AVE NO 204	\$545.87
5722-001-046	MORGAN,MARGARET M	99 S RAYMOND AVE 503	\$444.66
5722-001-055	MORGAN,MARGARET M	99 S RAYMOND AVE 602	\$387.53
5722-001-047	MOUSAVI,CAMERON	99 S RAYMOND AVE 504	\$399.39
5713-021-013	MY JEM LLC	155 S FAIR OAKS AVE	\$5,589.74
5713-008-050	NABIPOUR,REZA CO TR NABIPOUR EHSANI TRUST	159 W GREEN ST NO 203 A	\$605.89
5713-021-051	NEGRETE,DONNA C CO TR NEGRETE FAMILY TRUST	50 W DAYTON ST NO 206	\$639.39
5722-001-014	NELSON,R KENTON	99 S RAYMOND AVE 107	\$367.39
5722-028-006	NEST ON CATALINA LLC	2 E COLORADO BLVD	\$6,341.25
5723-023-052	NG,KENNETH Y AND YOUNG,DAISY Y	35 N RAYMOND AVE NO 411	\$502.00
5713-008-016	NISHIZAWA,SHIZUKO	120 W COLORADO BLVD	\$2,549.29
5722-001-015	NOBLE,JOY S TR MEYER NOBLE FAMILY TRUST	99 S RAYMOND AVE 201	\$532.12
5713-021-045	NUTTHEE NEIMAN AND NICHIA LLC	56 W DAYTON ST	\$707.18
5713-020-026	OLD PASADENA COLLECTION APARTMENTS LLC	22 W GREEN ST	\$26,302.39
5713-020-030	OLD PASADENA COLLECTION APARTMENTS LLC	65 W DAYTON ST	\$35,649.66
5713-007-017	OLD TOWN DELACEY LLC	42 S DE LACEY AVE	\$6,338.58
5713-004-026	OLD TOWN PARTNERS	117 W COLORADO BLVD	\$17,297.21
5713-021-044	OSTROW,LOREN TR JOHN PAUL ALANIS TRUST AND OSTROW,L TR B L ALANIS TRUST	46 W DAYTON ST	\$821.42
5713-008-903	PASADENA CITY	NO SITUS AVAILABLE	\$2,442.42

APN	Owner's Name	Site Address	Parcel Assessment
5713-008-904	PASADENA CITY	NO SITUS AVAILABLE	\$9,507.85
5713-008-905	PASADENA CITY	NO SITUS AVAILABLE	\$3,871.95
5713-021-900	PASADENA CITY	NO SITUS AVAILABLE	\$3,589.55
5713-021-901	PASADENA CITY	145 S FAIR OAKS AVE	\$560.32
5713-021-902	PASADENA CITY	151 S FAIR OAKS AVE	\$700.40
5713-021-903	PASADENA CITY	23 CENTRAL CT	\$2,344.26
5722-002-900	PASADENA CITY	NO SITUS AVAILABLE	\$4,200.20
5722-002-901	PASADENA CITY	NO SITUS AVAILABLE	\$14,014.10
5722-002-902	PASADENA CITY	NO SITUS AVAILABLE	\$60,371.57
5722-002-903	PASADENA CITY	NO SITUS AVAILABLE	\$56,288.78
5722-010-916	PASADENA CITY	NO SITUS AVAILABLE	\$33,313.99
5722-028-903	PASADENA CITY	NO SITUS AVAILABLE	\$1,616.31
5722-028-904	PASADENA CITY	101 E GREEN ST	\$26,648.59
5723-021-901	PASADENA CITY	NO SITUS AVAILABLE	\$13,972.42
5723-021-905	PASADENA CITY	NO SITUS AVAILABLE	\$19,573.21
5723-020-902	PASADENA CITY PARK	NO SITUS AVAILABLE	\$96,833.40
5713-004-005	PASADENA INVESTMENTS LLC	140 W UNION ST	\$8,582.13
5713-004-006	PASADENA INVESTMENTS LLC	136 W UNION ST	\$2,861.79
5713-004-007	PASADENA INVESTMENTS LLC	132 W UNION ST	\$2,850.00
5713-004-008	PASADENA INVESTMENTS LLC	130 W UNION ST	\$5,728.24
5713-004-009	PASADENA INVESTMENTS LLC	114 W UNION ST	\$8,602.60
5713-020-002	PASADENA WORKSHOPS LLC	107 S FAIR OAKS AVE	\$7,668.30
5722-001-041	PATNAIK,BASANT AND BRODERSEN,CHERYL	99 S RAYMOND AVE 408	\$378.76
5723-021-065	PAULSON,CONRAD AND HEPBURN,PETER	125 N RAYMOND AVE 411	\$463.34
5723-023-034	PENNINGTON BRIDGE LLC	35 N RAYMOND AVE NO 209	\$470.39
5713-004-016	PESCHKE REALTY ASSOCIATES LLC	169 W COLORADO BLVD	\$4,365.64
5713-008-082	PETER,PHILIP C AND PATRICK,JOANNE L	159 W GREEN ST NO 506 A	\$460.52
5713-008-049	PITZER,BENJAMIN M AND LUNDQUIST,CHRISTA S	159 W GREEN ST NO 202 A	\$473.16
5723-023-008	PLOTKIN PARTNERS ILP CAL LIMITED PARTNERSHIP	33 E COLORADO BLVD	\$3,795.01
5722-029-022	PLOTKIN,JAMES R AND SHARON L TRS PLOTKIN TRUST	124 E COLORADO BLVD	\$2,856.07
5723-022-011	PLOTKIN,JAMES R AND SHARON L TRS PLOTKIN TRUST	2 E HOLLY ST	\$5,946.04
5722-029-011	PLOTKIN,SHARON L TR PLOTKIN TRUST	22 S RAYMOND AVE	\$9,409.70
5722-001-037	POMPILII,FRANK C	99 S RAYMOND AVE 404	\$400.10
5723-021-074	POON,JULIAN W CO TR SIP TRUST	125 N RAYMOND AVE 507	\$299.02
5723-021-068	PU,STEPHANIE TR PU FAMILY TRUST	125 N RAYMOND AVE 501	\$352.89
5713-019-080	PUSIC,VIKTOR R CO TR PUSIC FAMILY TRUST	111 S DE LACEY AVE 304	\$693.77
5723-022-004	PV REALTY LLC	45 E UNION ST	\$6,560.35
5713-019-100	QI,KE AND LIU,SIYU AND LI,LI	111 S DE LACEY AVE 404	\$693.77
5723-021-038	QUAN,SKYLR M AND QUAN,RYAN M	125 N RAYMOND AVE 207	\$299.02
5723-021-008	RAELCO LLC	11 E HOLLY ST	\$6,112.84
5723-021-051	RAIKHEL,NATASHA V TR NATASHA V RAIKHEL TRUST	125 N RAYMOND AVE 306	\$344.81
5713-019-054	RAMBOUSEK,STEFAN D AND PILKES,JESSICA	111 S DE LACEY AVE 110	\$1,017.87
5723-023-045	RAYMOND PROPERTIES LLC	35 N RAYMOND AVE NO 404	\$590.48
5723-021-056	RECTOR,STEVE CO TR RECTOR FAMILY TRUST	125 N RAYMOND AVE 402	\$245.14

APN	Owner's Name	Site Address	Parcel Assessment
5713-004-017	REISWIG,ELBERT AND CATHRYN TRS REISWIG FAMILY TRUST AND MATTESON,R CO TR MATTESON TRUST	163 W COLORADO BLVD	\$3,537.94
5723-023-042	REN,GEOGE	35 N RAYMOND AVE NO 401	\$720.05
5723-021-043	RENAISSANCE SURGICAL HOLDINGS LLC	125 N RAYMOND AVE 212	\$290.94
5723-021-044	RENAISSANCE SURGICAL HOLDINGS LLC	125 N RAYMOND AVE 213	\$290.94
5723-021-045	RENAISSANCE SURGICAL HOLDINGS LLC	125 N RAYMOND AVE 214	\$414.85
5723-021-010	RICHARDSON,WILLIAM F AND CARLOTTA	125 ELECTRIC ALLEY	\$1,738.90
5713-021-060	RITTICHAJ,WIPARAT	50 W DAYTON ST NO 306	\$635.36
5723-023-020	RMB 1 LLC	35 N RAYMOND AVE	\$7,201.65
5722-001-029	ROHDE,JOSEPH M CO TR J ROHDE AND M MALMBERG TRUST	99 S RAYMOND AVE 306	\$324.49
5722-001-030	ROHDE,JOSEPH M CO TR J ROHDE AND M MALMBERG TRUST	99 S RAYMOND AVE 307	\$367.39
5722-028-011	ROSE,RICHARD AND VIRGINIA TRS ROSE TRUST	30 E COLORADO BLVD	\$2,266.98
5713-019-102	ROSENTHAL,NANCY	111 S DE LACEY AVE 406	\$693.77
5713-004-011	RR R CAPITAL HOLDINGS LLC	17 N DE LACEY AVE	\$5,709.00
5722-029-018	RUSNAK,PAUL P AND RUSNAK,SUSANNE	NO SITUS AVAILABLE	\$14,542.24
5722-029-025	RUSNAK,PAUL P AND RUSNAK,SUSANNE	NO SITUS AVAILABLE	\$3,290.19
5722-029-026	RUSNAK,PAUL P TR RUSNAK FAMILY TRUST	45 S ARROYO PKWY	\$14,021.78
5713-004-024	SADIGURSKY,ISAAC CO TR SADIGURSKY FAMILY TRUST	40 N PASADENA AVE	\$3,674.07
5723-021-037	SALISIAN,GALE B TR MYRON AND GALE SALISIAN TRUST	125 N RAYMOND AVE 206	\$344.81
5723-023-023	SALVATIERRA,CONRADO	35 N RAYMOND AVE NO 216	\$498.84
5713-019-069	SANTOS,FERNANDO I TR SANTOS TRUST	111 S DE LACEY AVE 206	\$693.77
5723-021-072	SAZAK,EMIN AND GIOVANNIR C	125 N RAYMOND AVE 505	\$350.20
5723-024-018	SCANDIA BUILDING LLC	26 N RAYMOND AVE	\$12,645.73
5713-008-025	SCHAUSTAL,LEONARD J JR CO TR SCHAUSTAL AND HUNTLEY TRUST	125 W GREEN ST	\$3,972.03
5723-023-022	SCHEIDEGGER,ANDREW R TR ANDREW R SCHEIDEGGER TRUST	35 N RAYMOND AVE NO 215	\$517.80
5723-021-039	SCHWARTZ,ROBERT A KYUNGHA E TRS SCHWARTZ TRUST	125 N RAYMOND AVE 208	\$285.55
5723-021-079	SETHI,RAVINDER S CO TR SETHI FAMILY TRUST	125 N RAYMOND AVE 303	\$1,321.71
5723-024-040	SHANG,XIAOXI AND LIU,HUIMEI	80 N RAYMOND AVE NO 205	\$490.17
5723-021-073	SHEIBANI,SASAN CO TR SHEIBANI DURRANT FAMILY TRUST	125 N RAYMOND AVE 506	\$323.26
5723-024-025	SHIEH,GRACE TR GFS TRUST	80 N RAYMOND AVE NO 102	\$405.56
5713-019-044	SHIRLEY,VERNIE F AND COLLEEN M	111 S DE LACEY AVE 101	\$456.92
5713-019-045	SHIRLEY,VERNIE F AND COLLEEN M	111 S DE LACEY AVE 101	\$680.51
5713-019-089	SIU,HON LUNG CO TR SIU FAMILY TRUST	111 S DE LACEY AVE 318	\$597.56
5723-024-033	SIUT NGO CHAI	80 N RAYMOND AVE NO 110	\$317.86
5713-008-024	SIXTY TWO PARTNERS LTD	135 W GREEN ST	\$10,671.17
5722-001-022	SLIFKIN,LESLEY V TR LESLEY V SLIFKIN TRUST	99 S RAYMOND AVE 208	\$405.07
5713-007-008	SMITH,CALVIN E TR C E AND P E SMITH TRUST	25 S FAIR OAKS AVE	\$4,086.21
5713-007-009	SMITH,CALVIN E TR C E AND P E SMITH TRUST	NO SITUS AVAILABLE	\$1,065.29
5722-028-007	SMITH,JENNINE T	10 E COLORADO BLVD	\$4,554.09
5722-028-015	SPANO,RAYMOND F AND MARY J TRS R F AND M J SPANO TRUST AND MORRISON,L CO TR MORRISON TRUST	46 E COLORADO BLVD	\$2,282.68

APN	Owner's Name	Site Address	Parcel Assessment
5723-021-026	SPOCK IT TO ME LLC ET AL ECHO PARK DUCKS LLC C/O BARBRA E HADSELL	118 N FAIR OAKS AVE	\$6,672.79
5722-001-040	SPRENGER, CHARLES D AND HOLLY A	99 S RAYMOND AVE 407	\$367.86
5713-004-010	ST JOHN LAND CO	35 N DE LACEY AVE	\$20,075.71
5722-010-001	STATHATOS, DAN S CO TR ET AL STATHATOS COOPER TRUST AND STATHATOS, PHILLIP	170 S RAYMOND AVE	\$4,153.69
5722-011-004	STATHATOS, DAN S CO TR ET AL STATHATOS COOPER TRUST AND STATHATOS, PHILLIP	136 S RAYMOND AVE	\$10,118.06
5722-011-001	STATHATOS, DAN S CO TR STATHATOS COOPER TRUST AND STATHATOS, PHILLIP	80 S RAYMOND AVE	\$4,038.63
5722-011-002	STATHATOS, DAN S CO TR STATHATOS COOPER TRUST AND STATHATOS, PHILLIP	110 S RAYMOND AVE	\$9,115.81
5722-011-003	STATHATOS, DAN S CO TR STATHATOS COOPER TRUST AND STATHATOS, PHILLIP	NO SITUS AVAILABLE	\$2,804.14
5722-010-005	STATHATOS, STEVE ET AL STATHATOS, PHILLIP	NO SITUS AVAILABLE	\$3,216.45
5722-011-015	STATHATOS, STEVE ET AL STATHATOS, PHILLIP	130 S RAYMOND AVE	\$7,884.88
5722-010-007	STATHATOS, STEVEN ET AL TRS D AND B STATHATOS TRUST	NO SITUS AVAILABLE	\$1,926.64
5723-023-025	STERN, LINDA TR LINDA STERN TRUST	35 N RAYMOND AVE NO 218	\$562.04
5722-001-035	STRAND, LEIF	99 S RAYMOND AVE 402	\$380.19
5713-008-003	STREET RETAIL WEST 6 LP	144 W COLORADO BLVD	\$13,054.88
5713-008-005	STREET RETAIL WEST 6 LP	26 S PASADENA AVE	\$2,872.72
5713-008-006	STREET RETAIL WEST 6 LP	34 S PASADENA AVE	\$7,878.55
5713-008-007	STREET RETAIL WEST 6 LP	34 S PASADENA AVE	\$3,550.85
5713-008-035	STREET RETAIL WEST 6 LP	166 W COLORADO BLVD	\$7,234.70
5722-001-031	SUKSTORF, ERIKA	99 S RAYMOND AVE 308	\$379.24
5713-019-084	SUN, ALBERT AND MARIA	111 S DE LACEY AVE NO 312	\$557.04
5713-008-030	SUNSHINE MANAGEMENT GROUP LLC	85 W GREEN ST	\$4,088.02
5723-023-011	SUNSHINE SCP LLC	45 E COLORADO BLVD	\$2,853.68
5723-022-010	SUPERIOR BUILDING LLC	61 N RAYMOND AVE	\$18,407.23
5723-021-058	TANG, DANIAN AND ZHAO, YUNYI	125 N RAYMOND AVE 404	\$350.20
5713-019-050	TAO, DAVID Z JR	111 S DE LACEY AVE NO 107	\$688.71
5713-008-074	TAWANSY, NEHAL A AND ALY A	159 W GREEN ST NO 408 A	\$517.41
5723-021-016	TELACU HOUSING PASADENA INC	42 E WALNUT ST	\$20,675.60
5723-021-012	TEN RUNG PROPERTIES LLC	130 N FAIR OAKS AVE	\$6,036.86
5723-021-013	TEN RUNG PROPERTIES LLC	140 N FAIR OAKS AVE	\$4,887.15
5723-021-032	THAI, RICKY	125 N RAYMOND AVE 201	\$352.89
5723-024-032	THENKONDAR, KARTHIK TR KARTHIK THENKONDAR TRUST	80 N RAYMOND AVE NO 109	\$400.11
5713-019-101	THOMAS, GEORGE CO TR GEORGE AND PREMI THOMAS TRUST	111 S DE LACEY AVE 405	\$693.77
5722-029-014	THOMSON, JULIE TR LOLITA ESPIAU TRUST	44 S RAYMOND AVE	\$4,130.70
5722-010-021	TISHMAN SPEYER ARCHSTONE SMITH DEL MAR STATION LLC	265 S ARROYO PKWY	\$19,127.05
5722-010-023	TISHMAN SPEYER ARCHSTONE SMITH DEL MAR STATION LLC	NO SITUS AVAILABLE	\$33,313.99
5722-010-024	TISHMAN SPEYER ARCHSTONE SMITH DEL MAR STATION LLC	NO SITUS AVAILABLE	\$33,313.99
5713-019-108	TJOA, SHU HUAN BEATRICE AND TJOA, SHU EN ANTHEA	111 S DE LACEY AVE 417	\$597.56
5723-024-036	TOW, DENNIS W CO TR DENNIS TOW AND WENDY LO TRUST	80 N RAYMOND AVE NO 201	\$545.16

APN	Owner's Name	Site Address	Parcel Assessment
5723-024-002	TRG RAYMOND LLC	70 N RAYMOND AVE	\$4,289.20
5713-019-075	TSO,AARON K AND LUK,WENDY C	111 S DE LACEY AVE 218	\$597.56
5713-008-067	TU,ERIK S	159 W GREEN ST NO 401 A	\$460.52
5713-008-069	TU,ERIK S	159 W GREEN ST NO 403 A	\$387.84
5713-021-048	TULLY,WILLIAM M TR WILLIAM AND JANE TULLY TRUST	50 W DAYTON ST NO 203	\$712.39
5723-024-013	UCM ERP CHAMBER BUILDING LLC	117 E COLORADO BLVD	\$39,766.97
5723-024-049	UCM ERP CHAMBER BUILDING LLC	48 N RAYMOND AVE	\$7,857.00
5713-008-053	UEDA,KAZUO AND SETSUKO TRS UEDA FAMILY TRUST	159 W GREEN ST NO 206 A	\$511.09
5713-019-067	VALDEZ,ROBERT AND YANG,MEIYUN AND VALDEZ,BENJAMIN AND EUFROCINA	111 S DE LACEY AVE 204	\$693.77
5713-021-017	VALLEY STREET PROPERTIES LLC	41 VALLEY ST	\$5,606.94
5713-021-018	VALLEY STREET PROPERTIES LLC	55 VALLEY ST	\$9,365.00
5713-021-068	VALLEY STREET PROPERTIES LLC	NO SITUS AVAILABLE	\$1,457.40
5723-021-054	VAN DE VOORDE,JAMES M TR JAMES M VAN DE VOORDE TRUST	125 N RAYMOND AVE 309	\$433.71
5723-023-051	VAN DYKE PROPERTY LLC	35 N RAYMOND AVE NO 410	\$486.19
5723-022-005	VERTEX 980 CORP CENTER DRIVE LLC	34 E HOLLY ST	\$3,496.33
5713-019-048	WANG,ANNIE TR SUNSHINE TRUST	111 S DE LACEY AVE 104	\$698.84
5713-019-066	WANG,DENNIS	111 S DE LACEY AVE 203	\$784.92
5713-019-109	WANG,LAWRENCE L	111 S DE LACEY AVE 418	\$597.56
5723-021-070	WANG,MEEI LING	125 N RAYMOND AVE 503	\$328.65
5723-024-044	WANG,MEI K AND WANG,MING H	80 N RAYMOND AVE NO 209	\$399.63
5713-019-110	WANG,NIKKI P	111 S DE LACEY AVE 409	\$855.09
5723-021-069	WANG,PEI YING TR PEI YING WANG TRUST	125 N RAYMOND AVE 502	\$245.14
5713-019-073	WANG,TRACY H	111 S DE LACEY AVE 216	\$597.56
5723-024-031	WANG,YU HUA S	80 N RAYMOND AVE NO 108	\$373.56
5723-023-035	WATSON,CLIVE B AND VICTORIA C	35 N RAYMOND AVE NO 210	\$451.43
5722-001-045	WEISS,KATHERINE	99 S RAYMOND AVE 502	\$381.61
5723-022-006	WEN,STEPHEN C CO TR WEN FAMILY TRUST	44 E HOLLY ST	\$3,658.39
5713-021-064	WESTPAS LLC	NO SITUS AVAILABLE	\$1,077.54
5713-021-065	WESTPAS LLC	67 VALLEY ST	\$3,732.15
5713-008-036	WHITTIER TRUST COMPANY TR PALOHEIMO FOUNDATION	148 W COLORADO BLVD	\$5,573.11
5713-004-018	WJP 161 WEST COLORADO LLC	161 W COLORADO BLVD	\$5,664.10
5713-019-093	WONG,CALVIN G AND NOBLE,SEAN D	111 S DE LACEY AVE 410	\$855.09
5723-021-075	WONG,MINGHAO	125 N RAYMOND AVE 508	\$288.24
5722-028-008	WONGJIN GROUP LLC	14 E COLORADO BLVD	\$6,537.64
5722-028-009	WONGJIN GROUP LLC	18 E COLORADO BLVD	\$1,189.78
5713-004-019	WOOD AND JONES PROPERTIES INC	137 W COLORADO BLVD	\$8,499.97
5713-004-020	WOOD AND JONES PROPERTIES INC	133 W COLORADO BLVD	\$1,945.63
5723-023-044	WOODWARD,QUYNH H AND RICHARD M	35 N RAYMOND AVE NO 403	\$732.69
5722-028-017	WORCHELL POMONA PROPERTIES LLC	56 E COLORADO BLVD	\$2,377.82
5713-007-007	WOZNICA,GRZEGORZ TR R G TRUSCOTT DECD TRUST AND BERRY,CAROLINE T DECD EST OF	19 S FAIR OAKS AVE	\$662.17
5723-023-007	WOZNICA,GRZEGORZ TR RUDOLPH G TRUSCOTT DECD TRUST	18 N FAIR OAKS AVE	\$2,205.25
5723-024-024	WU,XIAOJUN AND JI,XIAOYU	80 N RAYMOND AVE NO 101	\$406.51
5722-028-010	XIN JING DA LLC	26 E COLORADO BLVD	\$7,420.33

APN	Owner's Name	Site Address	Parcel Assessment
5713-019-053	XU, LAI	111 S DE LACEY AVE 109	\$985.54
5713-019-046	YAN, YAN AND GONG, YANMEI	111 S DE LACEY AVE 102	\$774.80
5723-021-047	YANG, DIANA	125 N RAYMOND AVE 302	\$245.14
5722-001-060	YCAZA, RICHARD A	99 S RAYMOND AVE 607	\$364.54
5713-019-098	YOON, JIYOUNG	111 S DE LACEY AVE 402	\$774.80
5723-024-029	YU, CHIH CHI	80 N RAYMOND AVE NO 106	\$373.56
5723-023-026	YU, KEVIN J	35 N RAYMOND AVE NO 201	\$464.07
5713-019-105	ZENG, LIPIN AND HUANG, MEI AND ZENG, JIYAO	111 S DE LACEY AVE 413	\$860.95
5723-024-037	ZHAO, LIN AND LI, XIAOJIC	80 N RAYMOND AVE NO 202	\$541.37
Total Assessment:			\$2,179,175

ATTACHMENT A

**Old Pasadena
Property-Based
Business Improvement District**

FINAL Engineer's Report



**Pasadena, California
May 2025**

Prepared by:
Kristin Lowell Inc.

*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 business improvement district*

TABLE OF CONTENTS

ENGINEER'S STATEMENT	1
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ENGINEER'S REPORT:

SECTION A: Legislative and Judicial Review	2
SECTION B: Improvements and Activities	4
SECTION C: Benefitting Parcels	5
SECTION D: Proportional Benefits	7
SECTION E: Special and General Benefits	9
SECTION F: Cost Estimate	13
SECTION G: Apportionment Method	14

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 ("PBID") will provide activities either currently not provided or are above and beyond what the City of Pasadena provides. These activities will specially benefit each individual assessable parcel in the PBID. 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 these proposed activities.

The duration of the proposed PBID is ten (10) years, commencing January 1, 2026, and ending December 31, 2035. An estimated budget for the PBID improvements and activities is set forth in Section D. Assessments will be subject to an annual increase of up to 5% per year as determined by the Owners' Association. Assessment increases must stay between 0% and 5% in any given year. 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 service 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 benefit the parcels, and improve the economic vitality of parcels.

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*

As of July 19, 2022, the State Law, Section 36615.5 (b), was amended to further define special benefit as it relates to the improvements and activities these districts provide. Specifically, the amendment states: "Special benefit also includes, for purposes of a property-based district, a particular and distinct benefit provided directly to each assessed parcel within the district. Merely because parcels throughout an assessment district share the same special benefits does not make the benefits general."³

¹ California Streets and Highways Code, Section 36610.

² California Streets and Highways Code, Section 36613.

³ California Streets and Highways Code, Section 36615.5(b)

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 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.⁴

"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."⁵

Judicial Guidance

Since the enactment of Article XIID, the courts have rendered opinions regarding various aspects of Article XIID. The notable portion of a case that applies to PBIDs in particular is 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.'"⁶

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

⁴ Section 4, Article XIID of the State Constitution.

⁵ Section 2 (i), Article XIID of the State Constitution.

⁶ *Dahms v. Downtown Pomona Property and Business Improvement District* (2009) 174 Cal.App. 4th 708, 722.

SECTION B: IMPROVEMENTS AND ACTIVITIES

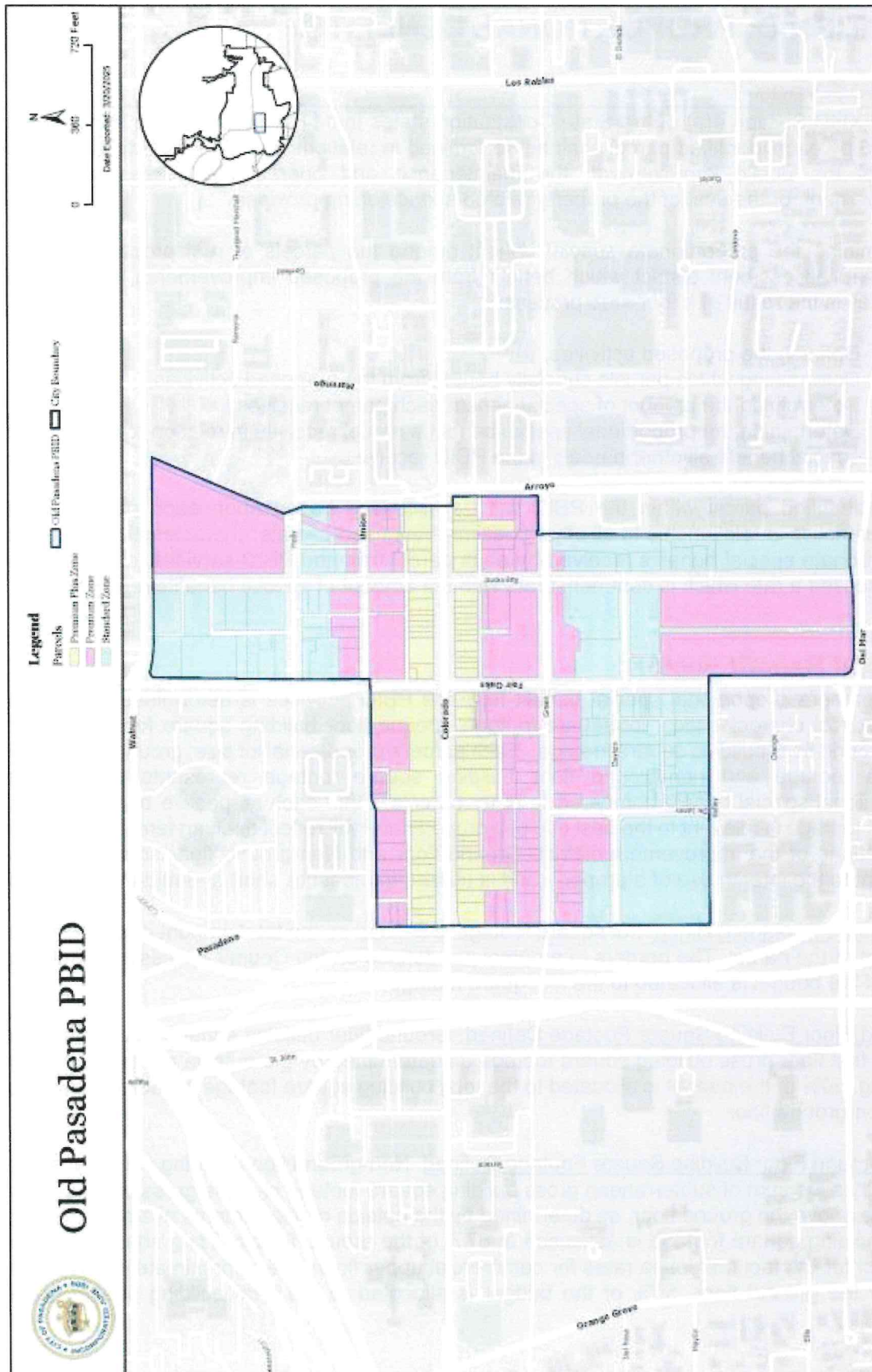
The PBID renewal committee collectively determined the priority for improvements and activities that the PBID will deliver. Accordingly, the PBID will provide the services described in greater detail in Section 3 of this Management District Plan: Clean, Safe, Beautiful, Business Support, Marketing, and Administration.

SECTION C: BENEFITTING PARCELS

PBID Boundary Description

The Old Pasadena PBID provides various improvements, services, and activities for and within an approximately 21-block area of downtown Pasadena. The District is roughly bounded by Pasadena Avenue on the west, Walnut Street on the north, Arroyo Parkway on the east, and Del Mar Boulevard on the south. All of which is discussed in detail in Section 2 of this Management District Plan.

A map of the proposed district boundary is 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

Each parcel's proportional special benefit from the PBID activities is determined by analyzing three parcel characteristics: 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 each 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. 50% of the budget is allocated to the lot square footage.

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. 50% of the budget is allocated to the total building square footage including ground floor and non-ground floor.

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. Upper floor building square footage is assessed at 67% of the ground floor building square footage to account for the fact that lease rates for commercial upper floors are approximately 1/3 less than that of the ground floor. 50% of the budget is allocated to the total building square footage

including ground floor and non-ground floor.

Using the benefit zones and assessment factors described above we assign benefit units to each specially benefitted parcel. The total number of assessable benefit units in the PBID are as follows:

	Assessable Benefit Units		
Benefit Zone	Lot SqFt	Ground SqFt	Non Ground SqFt
Premium+	566,194	508,255	289,828
Premium	1,436,038	487,715	415,177
Standard	1,031,316	385,499	680,900
TOTALS:	3,033,548	1,381,469	1,385,905

SECTION E: SPECIAL and GENERAL BENEFITS

Special Benefit Defined

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”.

The State Law defines special benefit as “...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. Special benefit excludes general enhancement of property value.”⁷

As of July 19, 2022, the State Law, Section 36615.5 (b), was amended to further define special benefit as it relates to the improvements and activities these districts provide. Specifically, the amendment states: “‘Special benefit’ also includes, for purposes of a property-based district, a particular and distinct benefit provided directly to each assessed parcel within the district. Merely because parcels throughout an assessment district share the same special benefit does not make the benefits general.”

Furthermore, the amendment (Section 36622(k)(3)) states: “In a property-based district, properties throughout the district may share the same special benefits. In a district with boundaries that define which parcels are to receive improvements, maintenance, or activities over and above those services provided by the city, the improvements, maintenance or activities themselves may constitute a special benefit. The city may impose assessments that are less than the proportional special benefit conferred but shall not impose assessments that exceed the reasonable costs of the proportional special benefit conferred. Because one or more parcels pay less than the special benefit conferred does not necessarily mean that other parcels are assessed more than the reasonable cost of their special benefit.”

Special Benefit Analysis

All special benefits derived from the assessments outlined in this Report are for property-related activities that are specifically intended for and directly benefit 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(b) 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

⁷ California Streets and Highways Code, Section 36615.5(a)

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 Old Pasadena PBID's goal is to fund activities and improvements to provide a cleaner and safer environment as outlined in Section B. The goal of improving the economic vitality is to improve the safety and cleanliness of each individual 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 sidewalks, streets and common areas
- Real and perceived public safety improvements
- Greater pedestrian traffic
- Enhanced rental incomes
- Improved business climate
- New business and investment
- Well managed PBID programs and services

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

Clean, Safe and Beautiful

The cleaning activities specially 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, trash removal, and tree trimming. These activities create the environment needed to achieve the PBID's goals. Sidewalks that are dirty and unclean, particularly from homeless activities, deter pedestrians and commercial activity.

The enhanced safety activities make the area safer which attracts more businesses, customers, and 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.”⁸ 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.

The Clean, Safe and Beautiful activities are expected to provide special benefits to the assessed parcels in a variety of ways. For example:

- Maintaining and cleaning sidewalks in front of each parcel creates a cohesive environment and allows pedestrians to move freely throughout the PBID. Sidewalks that are dirty and unkempt deter pedestrians and commercial activity. “Walkable communities offer many financial benefits, such as a reduction in healthcare costs. Homes with sidewalks tend to

⁸ “Accelerating economic growth and vitality through smarter public safety management” IBM Global Business Services Executive Report, September 2012, pg. 2

sell for more money and in less time than similar homes without sidewalks. Businesses also benefit as residents are more likely to shop locally when there is increased connectivity between residential and business/commercial districts. The well-maintained sidewalks, accessibility, and inviting atmosphere of downtown helps to attract tourists.”⁹

- Removing graffiti from buildings to keep the aesthetic appeal uniform throughout the PBID.
- The beautification activities specially benefit each assessed parcel by providing maintained landscaped medians and gardens, and streetscape furniture in public places. These activities create the welcoming environment needed to achieve the PBID's other goals.

Business Support and Marketing

These activities will specially benefit each assessed parcel by encouraging business development and investment. The business liaison position will help the business community navigate the bureaucratic processes and advocate for business-friendly solutions. These efforts are intended to generate 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.

Administration

The PBID requires a professional staff to properly manage programs, communicate with stakeholders, advocate with City departments, and provide leadership. Each parcel will specially benefit from the PBID executive staff that will ensure that the PBID activities are provided and deployed to assessed parcels and will provide leadership to represent the community with one clear voice.

Special Benefit Conclusion

The fact that each PBID improvement and activity defined above will be provided to each assessed parcel, above and beyond what the city currently provides constitutes a special benefit. In addition, the PBID activities are targeted to improve the safety, cleanliness and vitality of only those parcels that are within the district boundary. Therefore, we conclude that each of the proposed activities provides special benefits to the assessed parcels within the district and that each parcel's assessment is in direct relationship to and no greater than its proportional special benefits received.

⁹ “Benefits of Sidewalks”, Iowa Healthiest State Initiative, November 1, 2017

General Benefit Defined

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.

General Benefit Analysis

The PBID improvements and activities are designed to provide service only to those parcels that are within the district boundary. As discussed above, these activities are determined to provide special benefits only to the assessed parcels. If there is any general benefit to property located in the district or to the public at large, it is incidental to providing special benefits to the assessed parcels. However, it is conceivable that there may be some general benefit that is not quantifiable, and it is judicious to allocate a portion of the budget to acknowledge this.

For the purposes of the Old Pasadena PBID, we assigned 2.5%, or \$77,875 of the budget to general benefit. This portion of the budget will need to be funded from sources other than the special assessments.

SECTION F: COST ESTIMATE

2025 PBID Budget

The Old Pasadena PBID's operating budget takes into consideration:

1. The improvements and activities needed to provide special benefits to each individual parcel within the Old Pasadena 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
Clean, Safe and Beautiful	\$2,315,000	74.32%
Business Support and Marketing	\$480,000	15.41%
Advocacy and Administration	\$320,000	10.27%
Total Expenditures	\$3,115,000	100.00%
REVENUES		
PBID Assessments	\$2,179,175	69.96%
City Contribution	\$669,050	21.48%
Contract Revenue	\$188,900	6.06%
Other Revenues (1)	\$77,875	2.50%
Total Revenues	\$3,115,000	100.00%

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

Budget Notations

Assessments will be subject to an annual increase of up to 5.0% or the Consumer Price Index for the Los Angeles area, whichever is higher, to take into consideration the potential increase in program costs. Labor costs for Community Ambassadors in particular have grown dramatically in the last several years, and the District needs the capacity to raise revenue to retain and recruit quality frontline personnel. Assessment budgets may also increase based on development in the PBID. The determination of annual adjustments in assessment rates will be subject to the review and approval of the OPMD Board of Directors, serving as the PBID Owners' Association

Bond Issuance

The District will not issue bonds.

SECTION G: APPORTIONMENT METHOD

Assessment Methodology

The proportionate special benefit each assessed parcel receives shall be determined in relationship to the entirety of the capital cost of the PBID improvements and activities. Due to the proportionate special benefits received by these individual parcels from the PBID services, these parcels will be assessed at a rate which is proportionate to the amount of special benefits received.

As previously discussed above in Section D, the methodology for allocating the cost of the special benefits is allocated to each parcel's lot square footage, ground floor building square footage, plus the non-ground floor building square footage. The table below indicates the assessable footage for each.

Benefit Zone	Assessable Benefit Units		
	Lot SqFt	Ground SqFt	Non Ground SqFt
Premium+	566,194	508,255	289,828
Premium	1,436,038	487,715	415,177
Standard	1,031,316	385,499	680,900
TOTALS:	3,033,548	1,381,469	1,385,905

Calculation of Assessments

Based on the assessment budget, benefit zone and assessable benefit units, all of which are discussed above, the following table illustrates the maximum first year annual assessment per assessable benefit unit. Note, assessment rates are rounded off to the fifth decimal place and a parcel's assessment may vary slightly when calculated using the assessment rates below.

Assessment Rates	Lot Assmt	Ground SF Assmt	Non Ground Assmt
Premium + Zone	\$0.44897	\$0.58960	\$0.39503
Premium Zone	\$0.35918	\$0.47168	\$0.31602
Standard Zone	\$0.26938	\$0.35376	\$0.23702

Sample Parcel Assessment – Premium + Zone

To calculate the assessment for a parcel in the Premium + Zone with 10,000 lot square feet + 7,500 ground floor square feet + 15,000 non-ground floor square feet, its total parcel assessment is calculated as follows:

$$(10,000 \times \$0.44897) + (7,500 \times \$0.58960) + (15,000 \times \$0.39503) = \\ \$14,837.15 \text{ total parcel assessment.}$$

Sample Parcel Assessment – Premium Zone

To calculate the assessment for a parcel in the Premium Zone with 10,000 lot square feet + 7,500 ground floor square feet + 15,000 non-ground floor square feet, its total parcel assessment is calculated as follows:

$$(10,000 \times \$0.35918) + (7,500 \times \$0.47168) + (15,000 \times \$0.31602) = \\ \$11,869.70 \text{ total parcel assessment.}$$

Sample Parcel Assessment – Standard Zone

To calculate the assessment for a parcel in the Standard Zone with 10,000 lot square feet + 7,500 ground floor square feet + 15,000 non-ground floor square feet, its total parcel assessment is calculated as follows:

$$(10,000 \times \$0.26938) + (7,500 \times \$0.35376) + (15,000 \times \$0.23702) = \\ \$8,902.30 \text{ total parcel assessment.}$$

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

Public Property Assessments

There are 17 City of Pasadena publicly owned parcels in the PBID, all of which are identified as assessable and receive special benefit from the PBID services. All publicly owned parcels will pay their proportional share of costs based on the special benefits conferred to those individual parcels. Article XIID of the California Constitution was added in November 1996 and provides for these assessments. It specifically states in Section 4(a) that "Parcels within a district that are owned or used by any agency...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." Below is a list of the publicly owned parcels and their respective assessments.

APN	Owner's Name	Benefit Zone	Parcel Assessment
5713-008-903	PASADENA CITY	Premium	\$2,442.42
5713-008-904	PASADENA CITY	Premium	\$9,507.85
5713-008-905	PASADENA CITY	Premium	\$3,871.95
5713-021-900	PASADENA CITY	Standard	\$3,589.55
5713-021-901	PASADENA CITY	Standard	\$560.32
5713-021-902	PASADENA CITY	Standard	\$700.40
5713-021-903	PASADENA CITY	Standard	\$2,344.26
5722-002-900	PASADENA CITY	Premium	\$4,200.20
5722-002-901	PASADENA CITY	Premium	\$14,014.10
5722-002-902	PASADENA CITY	Premium	\$60,371.57
5722-002-903	PASADENA CITY	Premium	\$56,288.78
5722-010-916	PASADENA CITY	Standard	\$33,313.99
5722-028-903	PASADENA CITY	Premium	\$1,616.31
5722-028-904	PASADENA CITY	Premium	\$26,648.59
5723-021-901	PASADENA CITY	Standard	\$13,972.42
5723-021-905	PASADENA CITY	Standard	\$19,573.21
5723-020-902	PASADENA CITY PARK	Premium	\$96,833.40
TOTAL:			\$349,849.32

Budget Adjustment

Any annual budget surplus will be rolled into the following year's District budget. The budget will be set accordingly, within the constraints of the Management District Plan to adjust for surpluses that are carried forward. District funds may be used to fund the cost of renewing the District. Funds from an expired District shall be rolled over into the new District if one is established or returned to the property owners if one is not established, in accordance with the Streets and Highways Code section 36671.

If an error is discovered on a parcel's assessed footage, the District may investigate and correct the assessed footage after confirming the correction with the L.A. County Assessor Data and City Clerk's office. The correction will be made in accordance with the assessment methodology and may result in an increase or decrease in the parcel's assessment.

The cost of providing programs and services may vary depending on the market cost for those programs and services. Expenditures may require adjustment up or down to continue the intended level of programs and services. The Owners' Association shall have the right to reallocate up to 10% by line item of the budget allocation within the budgeted categories. Any change will be approved by the Owners' Association Board of Directors and submitted to the City of Pasadena within its annual planning report, pursuant to Section 36650 of the California Streets and Highways Code. The overall budget shall remain consistent with this Management District Plan. Each assessed parcel pays 100% of the special benefit received based on the level of benefit received.

Future Development

As a result of continued development, the District may experience the addition or subtraction of assessable footage for parcels included and assessed within the District boundaries. The modification for parcel improvements within the District, which changes upwards or downwards the amount of total footage assessed for these parcels will, pursuant to Government Code 53750, be prorated to the date they receive the temporary and/or permanent certificate of occupancy and will be billed directly by the City for the prorated year. Any delinquent assessments owed for the modification of assessable footage that was billed directly by the City will be added to the property tax roll for the following year as delinquent. Parcels that experience a loss of building square footage need to provide notice of the change to the District by April 1st of each year.

In future years of the PBID term, the assessments for the special benefits bestowed upon the included PBID parcels may change in accordance with the assessment methodology formula listed in the Management District Plan and Engineer's Report, provided the assessment rate does not change. If the assessment formula changes and increases the assessments, then a ballot as defined in Article 13 Section D of the State Constitution will be required for approval of the formula changes.

Assessment Appeal Procedure

Property owners may appeal assessments that they believe are inaccurate. Appeals must be in writing, stating the grounds for appeal and filed with the Owners Association prior to April 1 of each year. Appeals shall be limited to the current assessment year. Any appeal not filed by April 1 shall not be valid. In any case appeals will only be considered for the current year and will not be considered for prior years.