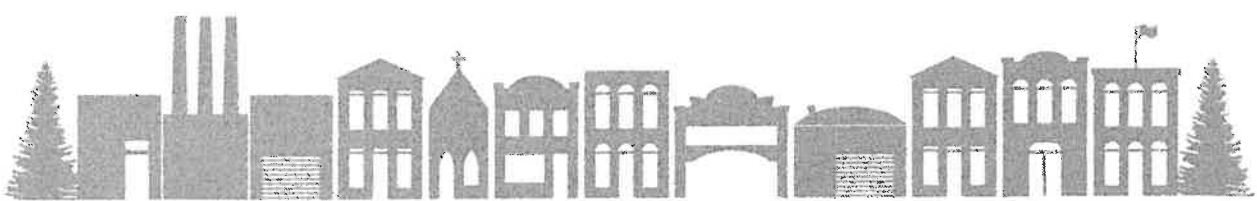


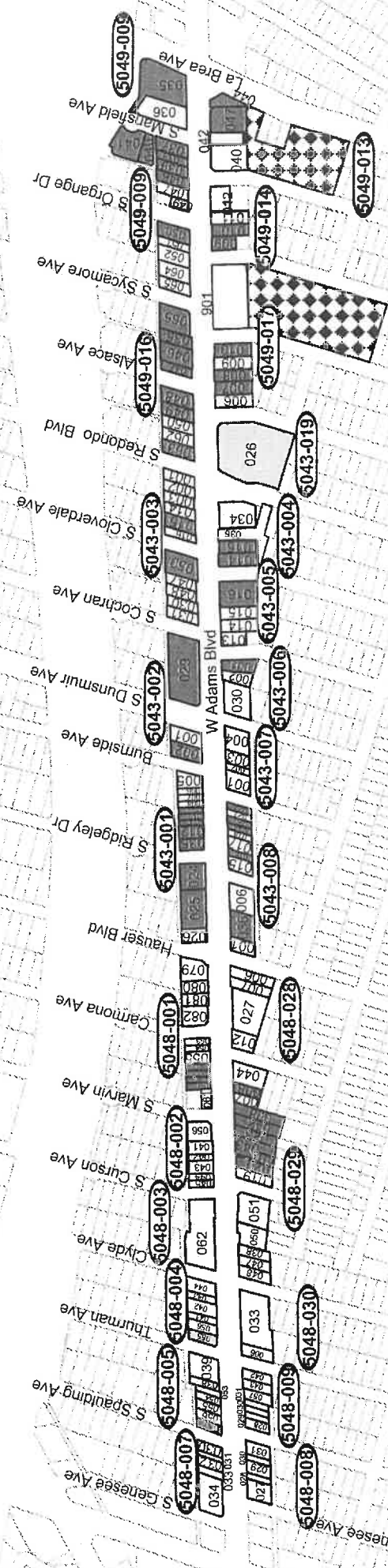


**West Adams PBID/Community Benefit District
Steering Committee #2
Tuesday, October 30th, 2018 – 10:00 a.m.
W. Adams Coffee Shop, 5359 W. Adams**

1. Introductions – Catherine Randall
2. Role of the West Adams District Steering Committee – to oversee all aspects of the Investigative and possible formation process - survey
3. Review of Survey results:
 - a. Map;
 - b. District survey results, using property variables to consider responses;
 - c. Feedback and Priority services;
 - d. Opposition
4. Rough time line:
 - a. Finalize boundaries and calculate final survey results – October
 - b. Determine priority services and costs, send proposed costs and district to Steering Committee members – Mid November
 - c. Write newsletter to all property owners summarizing survey results. – Late November
 - d. Submit to the City Clerk’s office – early December
5. Questions and Answers
6. Vote to move forward to writing the plan and determine costs for the PBID;
7. Next Steering Committee Meeting:_____



Corporate Office • 710 W. Ivy Street • San Diego, CA 92101 • 619-233-5009 • Fax 619-239-7105
 San Francisco Bay Area Office • 954 Lee Avenue, • San Leandro, CA 94577 • 888-356-2726
 New England Office: 42 Pearl Street • New Bedford, MA • 02740
 mail@newcityamerica.com • www.newcityamerica.com • Facebook: New City America, Inc.



LEGEND

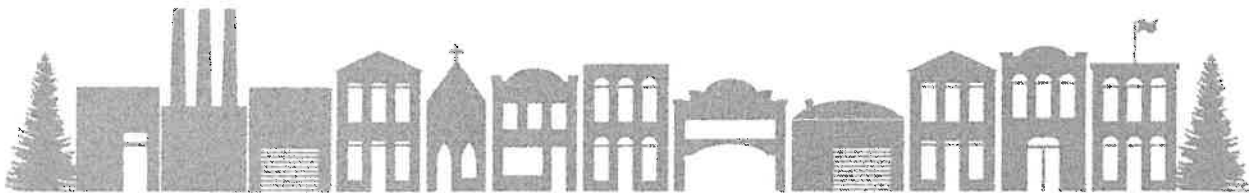
- Supportive
- Opposed
- No Opinion

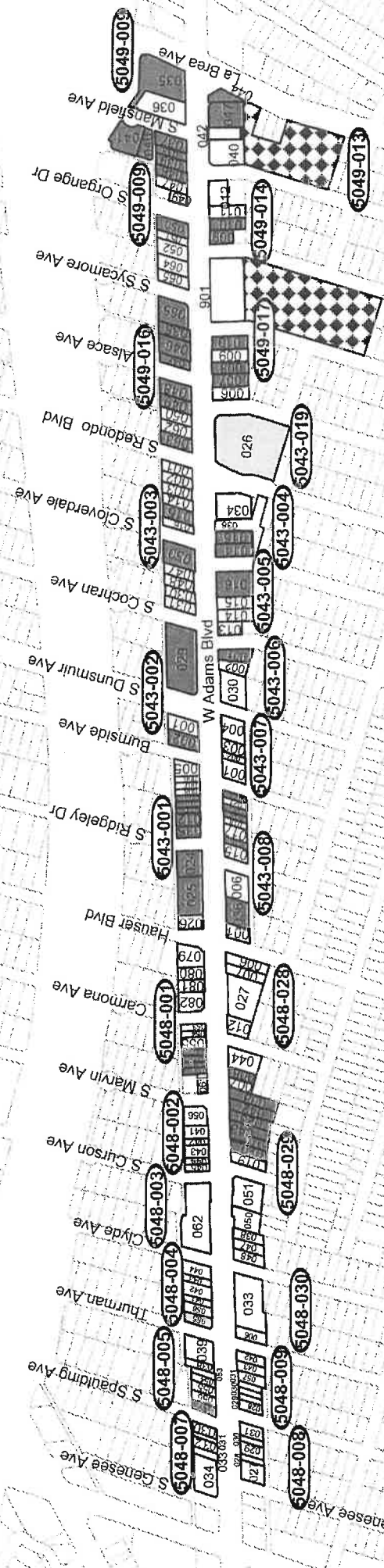




**West Adams PBID/Community Benefit District
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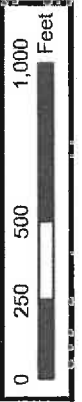
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LEGEND

- Supportive
- Opposed
- No Opinion



West Adams Survey Response

District Totals

Bldg SF Total	580,286	100%
Lot Sz Total	1,177,421	100%
Frontage Total	19,015	100%

Supportive

Bldg SF Total	224,388	39%
Lot Sz Total	404,302	34%
Frontage Total	5,871	31%

No Opinion

Bldg SF Total	31,033	5%
Lot Sz Total	68,024	6%
Frontage Total	884	5%

Bldg SF Total	324,865	56%
Lot Sz Total	705,095	60%
Frontage Total	12,260	64%

**Question Results for
SURVEY OF WEST ADAMS DISTRICT PROPERTY OWNERS
PURSUANT TO THE INVESTIGATION AND FORMATION OF A
WEST ADAMS DISTRICT COMMUNITY BENEFIT DISTRICT**

Responses as of October 26th, 2018

You may also complete this survey online at www.newcityamerica.com (Under header "Our Communities" drop down menu to "New Districts" and scroll down then select West Adams District LA Survey Monkey link) or you may fax it to (619) 239-7105 or scan and e-mail it to monica@newcityamerica.com.

PLEASE CIRCLE THE ANSWER THAT BEST REFLECTS YOUR OPINION

PUBLIC SAFETY

1. In terms of security and public safety, do you feel that West Adams District is.....?
 - a. Safe & orderly (2)
 - b. Relatively safe, may suffer from unsafe image (44) ✓
 - c. Unsafe(10)
2. Would you support *property owner funded* special benefit safety ambassadors for West Adams District?
 - ② a. Yes(54)
 - b. No
 - c. No Opinion(2)

BEAUTIFICATION AND CLEANLINESS

3. Would you support *property owner funded* regular sidewalk and gutter sweeping services and more frequent pressure washing of West Adams District sidewalks?
 - ② a. Yes(54)
 - b. No(1)
 - c. No Opinion(1)
4. Would you support *property owner funded* planting, trimming and maintenance of trees, flowers and shrubs throughout the West Adams District area to beautify the community?
 - ① a. Yes(55)
 - b. No
 - c. No Opinion(1)

ECONOMIC DEVELOPMENT AND MARKETING

5. Would you support *property owner funded* marketing and promotions campaigns to bring new business and attract new tenants to West Adams District?
 - ③ a. Yes(51)
 - b. No(4)
 - c. No Opinion(1)
6. Would you be interested in serving on the West Adams District CBD Steering Committee to assist with the potential development of a CBD plan over the next few months?
 - ④ a. Yes(50)
 - b. No(5)
 - c. No Opinion(1)
7. Are there other services or improvements not listed above that you would support with *property owner funding*?
 - Trash Bins, street lighting and additional crosswalks
 - Ongoing cleaning
 - I would like to see improvements in Street Lighting

Property Owner Survey by Response

<u>APN</u>	<u>Survey Response</u>	<u>Legal Owner</u>	<u>Contact Name</u>	<u>Property Address</u>	
5049-009-038	Supportive	5103 W ADAMS LA LLC	CATHERINE RANDALL	5109	W ADAMS BLVD
5049-009-039	Supportive	5103 W ADAMS LA LLC	CATHERINE RANDALL	5111	W ADAMS BLVD
5049-009-037	Supportive	5103 W ADAMS LA LLC	CATHERINE RANDALL	5103	W ADAMS BLVD
5049-009-041	Supportive	5103 W ADAMS LA LLC	CATHERINE RANDALL		S MANSFIELD AVE
5049-009-040	Supportive	5103 W ADAMS LA LLC	CATHERINE RANDALL		S MANSFIELD AVE
5049-014-009	Supportive	5124 W ADAMS LA LLC	CATHERINE RANDALL	5124	W ADAMS BLVD
5049-014-010	Supportive	5124 W ADAMS LA LLC	CATHERINE RANDALL	5120	W ADAMS BLVD
5049-009-050	Supportive	5133 W ADAMS LA LLC	CATHERINE RANDALL	5133	W ADAMS BLVD
5049-017-010	Supportive	5160 W ADAMS LA LLC	CATHERINE RANDALL	5160	W ADAMS BLVD
5049-017-008	Supportive	5170 W ADAMS LA LLC	CATHERINE RANDALL	5170	W ADAMS BLVD
5049-017-007	Supportive	5170 W ADAMS LA LLC	CATHERINE RANDALL	5174	W ADAMS BLVD
5049-016-048	Supportive	5201 W ADAMS LA LLC	CATHERINE RANDALL	5201	W ADAMS BLVD
5049-016-049	Supportive	5211 W ADAMS LA LLC	CATHERINE RANDALL	5211	W ADAMS BLVD
5049-016-063	Supportive	5223 W ADAMS LA LLC	CATHERINE RANDALL	5223	W ADAMS BLVD
5043-003-050	Supportive	5263 W ADAMS LA LLC	CATHERINE RANDALL	5263	W ADAMS BLVD
5043-006-001	Supportive	5300 W ADAMS LA LLC	CATHERINE RANDALL	5300	W ADAMS BLVD
5043-002-029	Supportive	5335 W Adams LA LLC	CATHERINE RANDALL	5315	W ADAMS BLVD
5043-002-002	Supportive	5359 W ADAMS LA LLC	CATHERINE RANDALL	5359	W ADAMS BLVD
5043-008-022	Supportive	5400 W ADAMS LA LLC	CATHERINE RANDALL	5400	W ADAMS BLVD
5043-001-012	Supportive	5413 WEST ADAMS BLVD	MICHAEL L ROSS	5421	W ADAMS BLVD
5043-001-009	Supportive	5413 WEST ADAMS BLVD	MICHAEL L ROSS	5413	W ADAMS BLVD
5043-001-010	Supportive	5413 WEST ADAMS BLVD	MICHAEL L ROSS	5415	W ADAMS BLVD
5043-001-011	Supportive	5413 WEST ADAMS BLVD	RICK ROSS	5419	W ADAMS BLVD
5048-029-006	Supportive	5560 W ADAMS LA LLC	CATHERINE RANDALL	5560	W ADAMS BLVD
5048-001-056	Supportive	5563 W ADAMS LA LLC	CATHERINE RANDALL	5561	W ADAMS BLVD
5048-001-059	Supportive	5563 W ADAMS LA LLC	CATHERINE RANDALL	5569	W ADAMS BLVD
5048-001-058	Supportive	5563 W ADAMS LA LLC	CATHERINE RANDALL	5563	W ADAMS BLVD
5048-001-057	Supportive	5563 W ADAMS LA LLC	CATHERINE RANDALL	5561	W ADAMS BLVD
5048-029-043	Supportive	5600 W ADAMS LA LLC	CATHERINE RANDALL	5606	W ADAMS BLVD
5048-029-023	Supportive	5600 W ADAMS LA LLC	CATHERINE RANDALL	5600	W ADAMS BLVD
5048-029-008	Supportive	5600 W ADAMS LA LLC	CATHERINE RANDALL	5570	W ADAMS BLVD
5048-029-021	Supportive	5600 W ADAMS LA LLC	CATHERINE RANDALL	5610	W ADAMS BLVD
5048-029-020	Supportive	5614 W ADAMS LA LLC	Kip Kolodziejski	5614	W ADAMS BLVD

West Adams Property Owner Survey by Response 10/26/2018

5043-008-036	Supportive	ADAMS BLVD PLANT LLC	HANS ROCKENWAGNER	5462	W ADAMS BLVD
5048-029-042	Supportive	ADAMS BLVD PLANT LLC	HANS ROCKENWAGNER	5574	W ADAMS BLVD
5043-005-016	Supportive	CALVARY METHODIST CHURCH	Rev. Dr Edward G. Hawthorne	5268	W ADAMS BLVD
5049-016-035	Supportive	DAVID POURBABA		5175	W ADAMS BLVD
5049-016-046	Supportive	DAVID POURBABA		5181	W ADAMS BLVD
5049-016-047	Supportive	DAVID POURBABA		5187	W ADAMS BLVD
5049-016-065	Supportive	DAVID POURBABA		5169	W ADAMS BLVD
5043-004-015	Supportive	DIEDRA L WILSON	WILSON FAM TR	5246	W ADAMS BLVD
5043-004-014	Supportive	DIEDRA L WILSON	WILSON FAM TR	5252	W ADAMS BLVD
5049-009-046	Supportive	DONALD P & LINDA NOVACK&		5115	W ADAMS BLVD
5049-009-035	Supportive	IVAN & BARBARA NEWMAN		5057	W ADAMS BLVD
5043-008-019	Supportive	JOSE G MENA	CATHERINE RANDALL	5410	W ADAMS BLVD
5049-013-047	Supportive	LABREA ADAMS LLC	John Lee	5056	W ADAMS BLVD
5049-013-044	Supportive	LABREA ADAMS LLC	John Lee		W ADAMS BLVD
5043-008-020	Supportive	MICHAEL L ROSS		5408	W ADAMS BLVD
5043-008-016	Supportive	NOAH FARRELL		5420	W ADAMS BLVD
5043-001-035	Supportive	Orange Romaine (LA) LLC	CATHERINE RANDALL	5427	W ADAMS BLVD
5048-005-057	Supportive	Orange Romaine (LA),LLC	CATHERINE RANDALL	5757	W ADAMS BLVD
5043-003-015	Supportive	STEVEN YABLOK		5253	W ADAMS BLVD
5043-001-024	Supportive	WESTERN ADVANCE	CATHERINE RANDALL	5445	W ADAMS BLVD
5043-001-025	Supportive	WESTERN ADVANCE	CATHERINE RANDALL	5469	W ADAMS BLVD
5048-004-055	No Opinion	DANIEL J DAVIS		5727	W ADAMS BLVD
5049-019-026	No Opinion	Kodimer Investments LLC	Leland J Reicher	5212	W ADAMS BLVD
5043-003-016		5257 AC MM LLC	BENJAMIN SHENASSAFAR	5257	W ADAMS BLVD
5043-007-001		5370 ADAMS COLLECTION LLC	FARSHID SHOHEID	5370	W ADAMS BLVD
5043-008-001		5472 ADAMS LLC	S YOUNG LIM	5474	W ADAMS BLVD
5048-001-079		5501 WEST ADAMS LLC	RODNEY GOLDBERG	5501	W ADAMS BLVD
5048-001-080		5501 WEST ADAMS LLC	RODNEY GOLDBERG	5511	W ADAMS BLVD
5048-001-081		5519 27 WEST ADAMS LLC	RODNEY GOLDBERG	5519	W ADAMS BLVD
5048-001-082		5519 27 WEST ADAMS LLC	RODNEY GOLDBERG	5527	W ADAMS BLVD
5048-029-019		5618 ADAMS AND ASSOCIATES	NADER SHABOROUH	5618	W ADAMS BLVD
5048-008-031		5760 WEST ADAMS OWNER LLC		5760	W ADAMS BLVD
5048-008-030		5760 WEST ADAMS OWNERS	C/O JAMES M JACOBSEN	5766	W ADAMS BLVD
5048-008-029		5760 WEST ADAMS OWNERS	C/O JAMES M JACOBSEN	5768	W ADAMS BLVD
5048-008-027		5760 WEST ADAMS OWNERS	C/O JAMES M JACOBSEN	5788	W ADAMS BLVD
5048-008-028		5760 WEST ADAMS OWNERS	C/O JAMES M JACOBSEN		
5043-003-031		ADAMS GROUP PROP LLC	FARSHID SHOHEID		W ADAMS BLVD
5043-005-015		ADAMS GROUP PROP LLC	FARSHID SHOHEID	5276	W ADAMS BLVD
5043-004-034		ADAMS PLAZA LLC	FARHAD SOLEIMANI	5238	W ADAMS BLVD

West Adams Property Owner Survey by Response 10/26/2018

5048-009-029	ADAMS Spaulding LLC	Bowen Hsu	5746	W ADAMS BLVD
5048-009-028	ADAMS Spaulding LLC	Bowen Hsu	5754	W ADAMS BLVD
5048-009-057	ADAMS Spaulding LLC	Bowen Hsu	5740	W ADAMS BLVD
5048-009-030	ADAMS Spaulding LLC	Bowen Hsu	5750	W ADAMS BLVD
5048-009-031	ADAMS Spaulding LLC	Bowen Hsu		
5049-017-006	ALLEN B & SHARON WEINER		2610	ALSACE AVE
5043-007-003	AMMADAMS LLC	ALAN H ARAO	5360	W ADAMS BLVD
5049-013-042	ARCHDIOCESE OF LA EDU &	Fr. Christopher Bazyouros	2610	S MANSFIELD AVE
5049-009-065	ARMANDO & VERONICA		5153	W ADAMS BLVD
5048-029-050	ARTURO & MARIA A ZAMORA		5640	W ADAMS BLVD
5049-014-012	BETTY H DAVIDSON	ROBERT L DAVIDSON	5100	W ADAMS BLVD
5048-002-045	CADMIUM INC	MARTHA E HOLDEN	5629	W ADAMS BLVD
5043-003-030	CAT TOY FACTORY LLC	LORAIN Viner	5281	W ADAMS BLVD
5049-016-062	CESAR H & ALINA C SANCHEZ		5217	W ADAMS BLVD
5048-004-041	CHRISTIAN N COOPER		5715	W ADAMS BLVD
5048-028-027	CONGREGATION OF JEHOVAS	DARRYL E YOUNG	5508	W ADAMS BLVD
5048-002-044	CONSTANTINE & IRENE			W ADAMS BLVD
5043-007-004	DAMOND INVESTMENTS LLC	SHAWN SABOROUH	5350	W ADAMS BLVD
5048-004-044	DANIEL KESSLER		5701	W ADAMS BLVD
5048-009-043	DEBORAH M JUSTICE		5738	W ADAMS BLVD
5048-004-056	DIANE SOLYAN		5719	W ADAMS BLVD
5048-009-042	DISTRITO HISPANO SUROESTE		5730	W ADAMS BLVD
5049-009-049	EDGAR R GALVEZ		5121	W ADAMS BLVD
5049-009-047	EDMUNDO G ROCA		5119	W ADAMS BLVD
5049-014-011	ERASMO & MARIA E BARRAZA		5112	W ADAMS BLVD
5048-029-048	EVELIO CERRITOS		2600	CLYDE AVE
5049-016-050	FRANK R & ORLANDA E		5213	W ADAMS BLVD
5048-005-053	GARY LICHTIG		5743	W ADAMS BLVD
5048-005-054	GARY LICHTIG		5747	W ADAMS BLVD
5048-005-038	GARY LICHTIG		5741	W ADAMS BLVD
5048-005-055	GARY LICHTIG		5749	W ADAMS BLVD
5048-029-007	GERARD M BITBOUL		5566	W ADAMS BLVD
5048-007-032	GK HUSON LLC		5767	W ADAMS BLVD
5048-007-030	GLASLAND LLC		5761	W ADAMS BLVD
5048-007-031	GLASLAND LLC			
5048-004-043	GMK REALTY HOLDINGS LLC	GEORGE KLABIN	5703	W ADAMS BLVD
5048-004-042	GMK REALTY HOLDINGS LLC	GEORGE KLABIN	5709	W ADAMS BLVD
5043-001-026	HATSEY G & NIGHISTI T		5477	W ADAMS BLVD
5048-007-034	HELEN YAMAMOTO (CIM to		5775	W ADAMS BLVD

West Adams Property Owner Survey by Response 10/26/2018

5043-001-007	HIGH SIERRA ASSET GROUP LP	CHRISTINE G BRAVOS	5409	W ADAMS BLVD
5043-002-001	HIGH SIERRA ASSET GROUP LP	CHRISTINE G BRAVOS	5351	W ADAMS BLVD
5043-001-008	HIGH SIERRA ASSET GROUP LP	CHRISTINE G BRAVOS	5411	W ADAMS BLVD
5048-029-044	HOWARD M MOCHAYOFF		5552	W ADAMS BLVD
5043-008-018	IRMA H HARVEY	D JONES	5412	W ADAMS BLVD
5048-002-043	JACK ABAIANKALIMI		5621	W ADAMS BLVD
5048-002-042	JACK ABAIANKALIMI			W ADAMS BLVD
5043-003-002	JACKELINE EGHBALLI		5237	W ADAMS BLVD
5043-003-014	JACKELINE EGHBALLI		5247	W ADAMS BLVD
5043-003-003	JACKELINE EGHBALLI		5241	W ADAMS BLVD
5049-009-052	JACOB D BINSTOK		5143	W ADAMS BLVD
5048-030-006	JASON FELDMAR		5724	W ADAMS BLVD
5049-009-069	JAVIER & SUSANA MARAVILLA			
5048-029-038	JOHNSON FAMILY PROPERTIES	C/O KAREN D MARTIN	5650	W ADAMS BLVD
5048-001-053	JULIO & MARGARITA OSHIRO		5551	W ADAMS BLVD
5048-001-054	JULIO & MARGARITA OSHIRO			W ADAMS BLVD
5048-005-056	KENT E FULLER		5755	W ADAMS BLVD
5049-017-901	L A UNIFIED SCHOOL DIST	C/O PROP ASSETS	5611	S ORANGE DR
5043-008-017	LAZARO & TRINIDAD ROMERO		5414	W ADAMS BLVD
5048-007-033	LINDA G LOPEZ		5771	W ADAMS BLVD
5049-017-009	LUIS A BERMUDEZ		5166	W ADAMS BLVD
5043-005-014	LUIS R HERNANDEZ		5278	W ADAMS BLVD
5048-028-006	MAGGIE PHAIR		2603	HAUSER BLVD
5048-001-055	MARCELO NADEL		5555	W ADAMS BLVD
5043-008-015	MARIA F CASTELLON		5426	W ADAMS BLVD
5048-001-061	MARK HOUCK		5577	W ADAMS BLVD
5048-002-041	MARK K & WANDA K BORNA		5611	W ADAMS BLVD
5048-003-062	MARTIN FOTOS		5631	W ADAMS BLVD
5049-009-064	MAX M ABEDIAN		5149	W ADAMS BLVD
5048-029-051	MORGAN AND ASSOCIATES LLC	C/O MEEJEONG KIM	5636	W ADAMS BLVD
5048-029-047	NADER SABOROUH			
5043-008-006	NEW SOUTH CENTRAL PROP LLC	MICHAEL STEINBERG	5452	W ADAMS BLVD
5048-002-056	NEW SOUTH CENTRAL	MICHAEL STEINBERG	5601	W ADAMS BLVD
5048-005-039	OLA HOLDINGS LLC	C/O JUERGEN DOLD	5735	W ADAMS BLVD
5049-009-051	POLA L RICH		5137	W ADAMS BLVD
5043-005-013	RAFAELA D FLORES		5284	W ADAMS BLVD
5043-007-002	RENEE SPEARMAN		5366	W ADAMS BLVD
5043-001-005	RENEE SPEARMAN		5401	W ADAMS BLVD
5043-001-006	RENEE SPEARMAN			W ADAMS BLVD

West Adams Property Owner Survey by Response 10/26/2018

5048-028-007	RICHARD MALLE		5504	W ADAMS BLVD
5049-013-040	ROMAN CATHOLIC	Micheal Davitt	2610	S MANSFIELD AVE
5043-003-001	SIERVOS DE DIOS IGLESIA		5235	W ADAMS BLVD
5043-008-021	SOO KIM	WORTHINGTON MICHAEL	5406	W ADAMS BLVD
5043-006-030	SOUTHERN CA ASSOC OF	CULVER CITY SPANISH CHURCH	5320	W ADAMS BLVD
5043-003-048	SUN RISING PRESBYTERIAN		5277	W ADAMS BLVD
5043-003-047	SUN RISING PRESBYTERIAN		5271	W ADAMS BLVD
5048-030-033	THOMAS A FELDMAR/Felbro		5700	W ADAMS BLVD
5043-006-002	VIOLETA GOMEZ	GOMEZ TRUST	5306	W ADAMS BLVD
5043-004-036	WEST ADAM PROPERTY LLC	TOMER FEDIDA	2619	S REDONDO BLVD
5048-028-012	WILFREDO & SANDRA FLORES		5530	W ADAMS BLVD
5049-009-036	YONG H & CHUN N HWANG		5075	W ADAMS BLVD