

Chatsworth Business Improvement District

2024 Annual Report

The fiscal year is from
January 1, 2024, to December 31, 2024

Prepared by

R. Grace Rodriguez, Esq., Administrator

2024 PLANNED ACTIVITIES:

The BID worked very closely with a strategic planner to develop a long-term plan to improve the Corridor while preserving the history and heritage of our Chatsworth community. 2024 will be the Tenth year in the execution of this plan. Our focus will continue to be on:

- Communication to Stakeholders
- Marketing our Stakeholder in the Community
- Security Services
- Landscaping & Art Installations

The 2023 objectives include:

- A. **Administration:** We will outsource administration to R. Grace Roriguez to accomplish the day-to-day operations of the BID. The administrator will also oversee part-time personnel and all volunteers' work including data entry and the preparation and distribution of all communication materials to stakeholders. The annual CPA review required shall be conducted in this category as well. The Administrator will also support and coordinate programs, events, advertising and promotional programs intended to increase business within the BID among Stakeholders and with the community at large.
- B. **Communication:** For 2024, the BID will continue to improve all aspects of its communication strategy.
- The highlight of our communication plan will be the Ambassador program which has proven to be an effective communication outreach program. The BID will continue to utilize its hired Security Service to outreach to Stakeholders on a weekly basis.
- C. **Security/Business Watch:** Both the Night Security Patrol Program and Business Watch Program during the afternoon will continue in 2024. This year the BID will continue the increase of the night-time and afternoon security patrols during the week to meet the needs and concerns of its stakeholders highlighted in the results of the survey and focus groups. Patrols will also act as ambassadors to communicate the services of the BID to its stakeholders via brochures and other tools. This program will continue to be this year's focus to enhance Chatsworth as a safer place to work and do business.
- D. **Landscape & Local Art Installation:** For 2024, we will continue to pursue streetscape enhancements accomplished in 2023 which include the maintenance of all tree-wells and our concrete benches to enhance the overall look of the Devonshire corridor.
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ATTACHMENT 1:

**CHATSWORTH BUSINESS IMPROVEMENT DISTRICT
BUDGET 2024
JANUARY 1, 2024 - December 31, 2024**

ESTIMATED REVENUE FOR 2024:		
2023 Anticipated Surplus	\$	500.00
Projected Assessments 2024	\$	116,760.00
Total Estimated Revenue		\$ 117,260.00

ESTIMATED EXPENSES FOR 1/1/24-12/31/24:	TOTAL BUDGET	\$ 117,260.00
<u>Administration (A)</u>		
Outsourced Administrative Services	\$	6,800.00
Photocopying, Newsletter & Software Costs	\$	6,000.00
Insurance (Directors & Offices Liability)	\$	3,000.00
Postage (Ballot & Quarterly Newsletter)	\$	5,000.00
Supplies	\$	410.00
Bank Service Charges/Checks	\$	150.00
City Assessment Collection Fee	\$	5,000.00
CPA Review (Accounting Auditing & Taxes)	\$	2,700.00
Taxes	\$	500.00
Total Administration Expenses		\$ 29,060.00

<u>Communication (B)</u>		
Marketing Tools (Zoom, Web, ect.)	\$	3,000.00
Promotional Materials	\$	5,000.00
Co-Sponsorships - Community Events/Booths	\$	14,000.00
Total Marketing Expenses		\$ 22,000.00

<u>Security/Business Watch ©</u>		
Day Time & Night Time Security Patrol (\$48,000 Base rate - Bonus if Collections are at 90%)	\$	60,000.00
Total Security/Business Watch Expense		\$ 60,000.00

Street Art Box Maintenance	\$	1,000.00
Landscape and Street Bench Maintenance	\$	5,200.00
Total Streetscape/Landscape Maintenance Expenses		\$ 6,200.00

Attachment 2:

PROPOSED BOUNDARIES & ASSESSMENT METHODOLOGY

CHATSWORTH BID - - PROPOSED BOUNDARIES

The following streets and address series comprise the BID areas:

Street	Address Series
Devonshire Street	20419 - 21930
Mason Avenue	10116 – 10370 (Even) 10241 – 10317 (Odd)
Old Depot Plaza Road	10030 - 10050

CHATSWORTH BID - - ASSESSMENT METHODOLOGY

Each business within the Chatsworth BID will be assigned to a category based on the type of business conducted and assessed according to the amount assigned to that category.

The following is a list of assessment amounts that have been assigned to each category of business:

CATEGORY EACH BUSINESS	AMOUNT FOR
A. MAJOR FINANCIAL, UTILITY, & TOURISM RELATED	\$ 1,200.00
B. MAJOR RETAIL	\$ 720.00
C. RETAIL ORIENTED	\$ 360.00
D. SERVICES	\$ 240.00
E. PROFESSIONALS	\$ 180.00
F. MANUFACTURERS, WHOESALE, NON-PROFITS, ETC.	\$ 120.00
G. AUTOMOTIVE SERVICES	\$ 240.00

CHATSWORTH BID - - ASSESSMENT METHODOLOGY CATEGORIES

The following seven Categories of Business comprise the Chatsworth BID:

- A. **Major Financial, Utility, & Tourism Related:** The following Category A businesses include but are not limited to:
Banks; Financial Institutions; Major Theaters (3 locations or more); Hotels with 100 rooms or more
- B. **Major Retail Oriented:** Businesses grossing over \$1,000,000 per year according to L.A. annual business license data.
(See Category C for types of businesses included as part of Category B.)
- C. **Retail Oriented:** Businesses grossing less than \$999,999 per year according to L.A. annual business license data. The following Category C businesses include but are not limited to:
Amusement Centers; Antique Stores; Art Supply; Auto Retail Supply; Bakery; Bars/Lounges;

Billiard Rooms; Bookstores; Bowling Alleys; Cafes/Esspresso Bars/ Juice Bars; Camera Stores; Cellular Phone Retail Stores; Check Cashing Businesses; Clothing and Apparel Stores; Coffee Shops; Community Newsletters; Commercial Property Owners leasing/renting in the BID; Computer Stores; Department Stores; Drug Stores; Duty Free Stores; Electronic Components and Stereo Stores; Factory Outlet Stores; Galleries; Ice Cream and Yogurt Shops; Jewelry Stores; Liquor Stores; Markets; Micro Breweries; Money Exchange Businesses; Hotels/Motels (under 100 rooms); Musical Instruments and Recorded Music Stores; Office Supply Stores; Parking Lots; Perfume Stores; Pet Supply Stores; Pool/Spa Supply Stores; Restaurants; Second Hand Stores; Shoe Stores; Sports Equipment Retail Stores; Video/Game Stores; Virtual Reality Stores

D. Services: The following Category D businesses include but are not limited to:

Auto Rentals; Auto Sales (New or Used); Automotive Retail Parts Replacement; Barbers/Nails/Beautifications; Carpet Cleaners; Computer/Electronic Repairs; Contractors; Copy Centers; Cosmetic and Skin Related; Dry Cleaners and Laundry; Equipment Rentals; Flooring and Draperies Sales; Floral Related; Furniture Stores/Home Furnishings; Gas and Services Stations; Hardware Related; Limousine Related; Locksmith/Key Maker; Piano Repairers; Mail Centers; Martial Arts Centers; Nursery and Garden Related; Pet Groomers; Pharmacies; Photographers; Photo Developers; Religious Gifts; Shoe Repair/ Shoe Shine Stands; Sport Equipment Repair; Swimming Pool Services; Tanning Salons; Ticket Sellers; TV Repairs

E. Professionals: The following Category E businesses include but are not limited to:

Advertising and Public Relations; Animal Hospitals and Vets; Architects; Artists; Attorneys; Auto Brokers; Beauty Schools; Broadcasters; Caterers; Certifies Produce; Child Care Centers; Consultants; Convalescent Homes; CPAs; Dance Studios; Draftsmen and Blueprint and Surveyors; Engineers; Financial/Investment Brokers or Planners; Funeral and Mortuaries; Graphic Artists; Health Care/Medical Doctors; Hospitals; Insurance Brokers and Agents; Interior Designers; Landscapers; Loan Counselors; Messengers; Music Studios; Nursing and Convalescent Homes; Plumbers; Printers/Publications; Property Managers; Real Estate Brokers and Agents; Retirement Homes; Security Services; Software/Web Designers; Tailors; Temporary Services; Traffic Schools; Travel Agent and Related

F. Manufacturers, Wholesale, Non-Profits, Etc.: The following Category F businesses include but are not limited to:

Bottling Companies; Charter Bus Companies; Chemical and Janitorial; Common Carries/Buses; Dairies; Distributors; Drapery/Window Treatment Subcontractors; Heating and Air Conditioning; Import/Export Industrial; Interstate sales/shipping; Labor Unions; Linen Supply; Manufacturing; Metal Working; Non-Profit Businesses; Recycling; Refuse; Self-Storage; Silk Screening; Towing; Trade Unions; Trucking Companies; Upholsterers; Vocational Schools; Warehousing; Wholesale Sales

G. Automotive Services: The following Category G businesses include but are not limited to:

Auto Body and Paint Shops; Auto Repair/Mechanics Services; Auto Parts Wholesale; Auto Wrecking

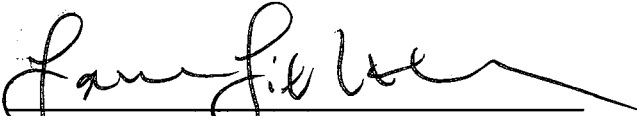
- **Tree Maintenance** - At the direction of the BID, a maintenance company will continue to maintain the trees and the tree wells along the Devonshire Corridor that were originally planted by the BID using an approved maintenance company.
- **Benches**- At the direction of the BID, a maintenance company will continue to clean the benches and paint them, as necessary, to remove graffiti or vandalism.
- **American Flag Placement**- The BID will continue to contract the Chatsworth Kiwanis Club to install and maintain our American Flags along the corridor.
- **Art Box Project** – The BID will be continue the maintenance of our art boxes with 11:11 Creative Collection, along the Devonshire corridor.

E. **New Projects:** There will be no new projects scheduled in 2024 due to the fact that collections of assessments has been only at 50% and do not expect improved payment of assessments in the coming year.

Costs for the 2024 planned activities mentioned above are outlined in the 2024 Budget Proposal which is attached to this report as **Attachment 1**.

I certify that I represent the non-profit organization of the Chatsworth Business Improvement District, Incorporated, and I am authorized to submit this report on behalf of the organization.

Respectfully submitted by:



Laura Lichter, President



R. GRACE RODRIGUEZ
BID Administrator

LEGAL NAME	DBA NAME	STREET ADDRESS	ASSESSMENT
Penny/Peggy Nairn 24 Hr Child Care Inc	Penny/Peggy Nairn 24 Hr Child Care Inc	10036 Old Depot Plaza Rd	\$ 180.00
Chatsworth Chamber of Commerce	Chatsworth / Porter Ranch Chamber of Commerce	10038 Old Depot Plaza Rd	\$ 120.00
Samip Paudyal	The Coffee Shop	10040 Old Depot Plaza Rd #A	\$ 360.00
Solid Generation Inc	Silver Panda	10116 Mason Ave	\$ 360.00
HRB Tax Group Inc	H & R Block	10118 Mason Ave	\$ 180.00
Rite Aid Corp	Rite Aid #5545 c/o Carolyn Young	10120 Mason Ave	\$ 1,200.00
Alexander Sarkisyan	Green Earth Recycling	10120 Mason Ave Rear	\$ 180.00
Fitness 19 CA 289 LLC	Fitness 19	10130 Mason Ave	\$ 360.00
Hoa Hong T Nguyen	Nail Studio Service	10156 Mason Ave	\$ 240.00
Monica Griffin	Forever Healthy	10158 Mason Ave	\$ 360.00
Super Relax Foot Spa Inc	Super Relax	10160 Mason Ave	\$ 240.00
Partners Personnel	Partners Personnel	10162 Mason Ave	\$ 180.00
H&N Smoke Shop Inc	H&N Smoke Shop	10164 Mason	\$ 360.00
Caldia Inc	Honshu Sushi	10166 Mason Ave	\$ 360.00
Lance Dunham DDS	Lance Dunham DDS	10172 Mason Ave	\$ 180.00
Lynda Tang OD	Valley Family Optometry	10176 Mason Ave	\$ 180.00
San Carlo Deli Inc	San Carlo Italian Import & Deli	10178 Mason Ave	\$ 360.00
Arthur Nazaryan	Elie's Lock And Key	10180 Mason Ave	\$ 240.00
Medical Management International Inc	Banfield Pet Hospital #5059	10204 Mason Ave	\$ 180.00
Automobile Club of Southern California	Automobile Club of Southern California	10210 Mason Ave	\$ 1,200.00
Autozone Parts Inc	AutoZone #6171	10216 Mason Ave	\$ 360.00
	Laura's Beauty & Gifts	10220 Mason Ave	\$ -
House of Shish Kabab Inc	House of Shish Kabab	10224 Mason Ave	\$ -

Maria Teresa Cervantes Hernandez	Plush Salon	10228 Mason Ave	\$ 240.00
The Sherwin Williams Co	Sherwin Williams Paints	10230 Mason Ave	\$ 360.00
Chatsworth Super Carwash Inc	Chatsworth Carwash	10241 Mason Ave	\$ 240.00
Wells Fargo Advisors LLC	Wells Fargo Bank	10250 Mason Ave	\$ 1,200.00
Palace Cleaners Inc	Palace Cleaners	10312 Mason Ave	\$ 240.00
Joseph Hanna DDS Inc	Chatsworth Dentistry	10316 Mason Ave	\$ 180.00
Vadak Incorporated	Cicek's Chicken	10317 Mason Ave	\$ 360.00
Logix Federal Credit Union	Logix Federal Credit Union	10324 Mason Ave	\$ 1,200.00
Trader Joe's Company	Trader Joe's #184	10330 Mason Ave	\$ 1,200.00
Smart & Final Stores LLC	Smart & Final #528	10340 Mason Ave	\$ 1,200.00
Kahoots Inc	Kahoots	10360 Mason Ave	\$ 1,200.00
Flame Broiler	Flame Broiler	10364 Mason Ave	\$ 360.00
Little Caesar's Enterprises Inc	Little Caesar's #5726	10366 Mason Ave	\$ 360.00
Vay Inc	Subway #11669	10368 Mason Ave	\$ 360.00
Chase Bank	Debra Neel	10370 Mason Ave	\$ 1,200.00
Schwarz and Kern Home Inc	Sharky's Mexican Grill	20419 Devonshire St	\$ 720.00
Nail Spa Salon Inc	Nail Spa	20423 Devonshire St	\$ 240.00
Chaocheng Heng	Earl's Donut House	20429 Devonshire St	\$ 360.00
Pilates Lounge LLC	Pilates Lounge LLC	20437 Devonshire St	\$ 240.00
Coinstar Asset Holdings LLC	Coinstar Asset Holdings LLC	20440 Devonshire St	\$ 240.00
Redbox Automated Retail LLC	Redbox Automated Retail LLC	20440 Devonshire St	\$ -
Starbucks #1671	Starbucks #1671	20440 Devonshire St	\$ 360.00
The Vons Companies Inc	Vons 1671	20440 Devonshire St	\$ 1,200.00
Hanzlah Investments LLC	Baskin Robbins 31 Ice Cream	20445 Devonshire St	\$ 360.00

Mason Station Corporation	Arco/ AM PM	20455 Devonshire St	\$ 360.00
GDE Baking Corp	House Of Bread	20507 Devonshire St	\$ 360.00
V&S Custom Inc	Robek's Juice #306	20509 Devonshire St	\$ 360.00
Panda Express Inc	Panda Express #433	20515 Devonshire St	\$ 360.00
Bank of the West	Bank of the West	20516 Devonshire St #A	\$ 1,200.00
Bubbles Dry Cleaners	Bubbles.net	20516 Devonshire St #A2	\$ 240.00
Starbucks Corporation	Starbucks Coffee #5341	20516 Devonshire St #B	\$ 360.00
Western Bagel Company Inc	Western Bagel Too	20516 Devonshire St #D	\$ 360.00
Voltage Inc	Voltage Indoor Cycling	20517 Devonshire St	\$ 240.00
Deloil	Round Table Pizza	20519 Devonshire St	\$ 720.00
Citibank Cbsac2-0115	Citi Lease Accounting	20520 Devonshire St	\$ 1,200.00
X-Tend Pilates LLC	818 Meat Factory opening soon	20521 Devonshire St	\$ 240.00
Mk Raymond Dental Corporation Pc	Little Treasures Dentistry	20523 Devonshire St	\$ 180.00
Ronen Kalai DDS, Inc.	Ronen Kalai	20523 Devonshire St	\$ 180.00
J & J Hospitality Group LLC	Tulsi Kitchen	20527 Devonshire St	\$ 360.00
PPNJ Inc	Paula's Nails Spa	20529 Devonshire St	\$ 240.00
New Gate Learning	New Gate Learning	20531 Devonshire St.	\$ 240.00
Pampered Foot Massage	Pampered Foot Spa	20533 Devonshire St	\$ 240.00
Patrick Kurkdjian	Mason Cleaners	20535 Devonshire St	\$ 240.00
Sampul Dance Academy LLC	Sampul Dance Academy	20537 Devonshire St	\$ 240.00
Flookys Chatsworth Inc	Flookys	20539 Devonshire	\$ 360.00
	Nadia's Cuts & Color	20541 Devonshire St	\$ 240.00
Leslies Poolmart Inc	Leslie's Swimming Pool Supply	20543 Devonshire St	\$ 360.00
James Lanza	Lanza Fitness	20551 Devonshire St	\$ 240.00

Sampul Dance Academy LLC	Sampul Dance Academy	20553 Devonshire St	\$ -
Elite Mailing Center	UPS Store #4934	20555 Devonshire St	\$ 240.00
	Chatsworth IV Wellness	20555 Devonshire St Dept #140	\$ 180.00
Aaksha One Inc	Sizzler #1238	20557 Devonshire St	\$ 720.00
Chabad of Chatsworth	Chabad of Chatsworth	20735 Devonshire St	\$ 120.00
Emeritus Corporation	Brookdale Chatsworth	20801 Devonshire St	\$ 240.00
HRG Valley Group LLC	Burger King 5896	20838 Devonshire St	\$ 720.00
	Chatsworth Fuel	20841 Devonshire St	\$ 240.00
	J and R Auto Service	20841 Devonshire St	\$ 240.00
Rami Borsheh	Desoto Auto Repair	20850 Devonshire St	\$ 240.00
Western Refining Retail LLC	Shell Gasoline	20850 Devonshire St	\$ 720.00
Walgreen Co	Walgreens #07015	20901 Devonshire St	\$ 1,200.00
Desoto Jegs LLC	Desoto Chevron	20904 Devonshire St	\$ 720.00
McDonalds of California Inc	McDonalds #2257	20932 Devonshire St	\$ 1,200.00
	Hollywood & Vine Center	20933 Devonshire St #102	\$ 120.00
Janet Schrodi DMD Inc	TLC for Smiles	20933 Devonshire St #103	\$ 180.00
Ted Coudsy	Atkal Communications	20936 Devonshire St #A	\$ 240.00
We Can Be Heroes LLC	We Can Be Heroes Comics	20936 Devonshire St #C & E	\$ 360.00
Golden State Hospice	Golden State Hospice	20945 Devonshire #206	\$ 240.00
Avalon Hospice Care Inc	Avalon Hospice Care Inc	20945 Devonshire St #101B	\$ 240.00
Civ USA Inc	Civ USA Inc	20945 Devonshire St #101D	\$ 240.00
114 Grand Holdings Inc	Virto Commerce	20945 Devonshire St #102	\$ 240.00
Smart Choice Hospice Inc.	Smart Choice Hospice Inc.	20945 Devonshire St #103	\$ 240.00
Liftech Elevators	Liftech Elevators	20945 Devonshire St #104	\$ 240.00

Enseguida Hospice Care		20945 Devonshire St #105	\$ 240.00
Happy Health Care Inc	HHC Health Care	20945 Devonshire St #106	\$ 240.00
New Savory Sound	New Savory Sound	20945 Devonshire St #107	\$ 240.00
Devine Hospice Care	Devine Hospice Care	20945 Devonshire St #201C	\$ 240.00
Chris Aubrey	State Farm Insurance	20945 Devonshire St #202	\$ 180.00
Gems Home HealthCare Services	Gems Home HealthCare Services	20945 Devonshire St #204	\$ 240.00
Mannis & Ryan LLC	M & R Accounting	20945 Devonshire St #201B	\$ 180.00
Golden State Hospice	Golden State Hospice	20945 Devonshire St #206	\$ 240.00
Paul D Spear	Law Offices of Paul D Spear	20945 Devonshire St #208	\$ 180.00
Shirley's Advanced Skincare	Advanced Skincare	20945 Devonshire St #207C	\$ 240.00
Chatsworth Veterans Resource Center	Chatsworth Veterans Resource Center	20946 Devonshire St #101	\$ 120.00
	Universal Home Loans	20945 Devonshire St #207A	\$ 240.00
Armando Villanueva	Villanueva Mexican Grill	20951 Devonshire St	\$ 360.00
Megga Hospice LLC	MegaCare Hospice	20953 Devonshire St #1	\$ 240.00
Valley Heart Hospice Care Inc.	Valley Heart Hospice Care Inc.	20953 Devonshire St #3B	\$ 240.00
Serene Hospice Care	Serene Hospice Care	20953 Devonshire St #5	\$ 240.00
Provital Care Inc	Royal Portal Care Inc.	20953 Devonshire St #6	\$ 240.00
Special Care Hospice	Special Care Hospice	20953 Devonshire St #7	\$ 240.00
Good Life Palliative	Good Life Palliative	20953 Devonshire St #8	\$ 240.00
Pacific Coast Hospice Inc	Pacific Coast Hospice Inc	20953 Devonshire St #8B	\$ 240.00
	Living Water Hospice	20953 Devonshire St #8C	\$ 240.00
Ohtani Inc	Mutsumi Sushi	20957 Devonshire St	\$ 360.00
To Cut Dye For and More	To Cut Dye For and More	20961 Devonshire St	\$ 240.00
Ene Enterprise LLC	Krave Smoke Shop	20963 Devonshire St	\$ 360.00

Inca Renegade Inc	New Era Tax & Accounting	21000 Devonshire St #103A	\$ 180.00
Omar Jair Escorcia	Old English Tattoo Studio	21000 Devonshire St #104	\$ 240.00
Augustus Sutherland EA Tax & Acctg	Augustus Sutherland EA Tax & Acctg	21000 Devonshire St #105	\$ 180.00
MTV Inc	MTV Inc	21000 Devonshire St #108	\$ 240.00
Arlene Dempsey CPA Inc	Arlene Dempsey CPA Inc	21000 Devonshire St #109	\$ 180.00
Renay G Rodriguez	Law Offices of R Grace Rodriguez	21000 Devonshire St #111	\$ 180.00
Elite Signature Services	Elite Signature Services	21000 Devonshire St #112	\$ 180.00
	Insurance Services	21000 Devonshire St #113	\$ 240.00
Seahawk Technologies Inc	Real Property Management West San Fernando Valley	21000 Devonshire St #200	\$ 240.00
SBC Consultants, Inc.	SBC Consultants, Inc.	21000 Devonshire St #201	\$ 240.00
Golden Bears Realtors/Homeloans	Golden Bears Realtors/Homeloans	21000 Devonshire St #202	\$ 240.00
LMT Services	LMT Services	21000 Devonshire St #204	\$ 240.00
Ocon Tax Consulting Inc	Ocon & Associates	21000 Devonshire St #205	\$ 240.00
Bank of America	Bank of America	21001 Devonshire St	\$ 1,200.00
LAZ Karp Associates LLC	LAZ Parking California LLC	21001 Devonshire St	\$ 240.00
	San Fernando Valley Insurance	21021 Devonshire St #100	\$ 240.00
Ilbron Lazaryan / Odisho Enviye	Speeders Auto Group	21006 Devonshire St #200	\$ 240.00
Heaven Tours Inc	Heaven Tours Inc	21006 Devonshire St #201	\$ 240.00
	A-Top Shelf Insurance	21007 Devonshire St #204A	\$ 240.00
	NK Accounting and Tax Service	21008 Devonshire St #204B	\$ 180.00
	Pacific Crest Actuaries	21006 Devonshire St #205	\$ 180.00
Jayson Chin	Tax Heat Relief	21006 Devonshire St #206	\$ 180.00
Bodywise Inc	Bodywise	21006 Devonshire St #209	\$ 240.00
Lisa Goldman	Cycle Crazz	21008 Devonshire St	\$ 240.00

Sameh M Messiha	Sameh Messiha Insurance Services -Farmers Insurance	21010 Devonshire St	\$ 240.00
Rapid Mobile Inc	Rapid Mobile SFV	21012 Devonshire St	\$ 240.00
	Bombay Brow Bar	21014 Devonshire St	\$ 240.00
Bijoy Tewari	Bombay Market	21016 Devonshire St	\$ 360.00
Tang Ziwen	Bam Thai Spa	21018 Devonshire St	\$ 240.00
	Binder & Kaliouhdji LLP	21021 Devonshire St #101	\$ 180.00
	Law offices of Jeffrey Schoenherr	21021 Devonshire St #103	\$ 180.00
Mike Taylor	Taylor & Mehta	21021 Devonshire #201	\$ 180.00
	American Tool Warehouse	21021 Devonshire St #102	\$ 360.00
Golden Oaks Hospice Inc	Golden Oaks Hospice Inc	21021 Devonshire St #108	\$ 240.00
McClane Law Corporation	Law & Mediation Offices of Christine McClane	21021 Devonshire St #202	\$ 180.00
A&C Books, Inc.	A&C Books, Inc.	21021 Devonshire St #203	\$ 180.00
Ideal Care Home Health Inc	Ideal Care Home Health Service	21021 Devonshire St #204	\$ 240.00
Competent Hospice Inc.	Competent Hospice Inc.	21021 Devonshire St #205	\$ 240.00
Metropolitan Healthcare Inc.	Metropolitan Healthcare Inc.	21021 Devonshire St #206	\$ 240.00
Pham and Jan Dental Corporation	Chatsworth Family Dental Group	21029 Devonshire St	\$ 180.00
Anthem Music Lessons	Anthem Music Lessons	21031 Devonshire St	\$ 240.00
Westcoast Guard Service Inc		21032 Devonshire #207	\$ 240.00
Juan Arthur Vizcarra	The Hungry Ninja	21032 Devonshire St #101	\$ 360.00
Linda T Nguyen / George Lac	Shear Trends Barber & Salon	21032 Devonshire St #102	\$ 240.00
Michael Bui	Buda Boba	21032 Devonshire St #103	\$ 360.00
Hien Ngo	Infinity Nails & Spa	21032 Devonshire St #104	\$ 240.00
Dennish Insurance Services Inc	Dennish Insurance Services	21032 Devonshire St #106	\$ 240.00
Keerati Jaruthunmakorn	Thai Valley Restaurant	21032 Devonshire St #107	\$ 360.00

All Ways Gaming Inc	All Ways Gaming	21032 Devonshire St #109-110	\$ 360.00
Om Ved Ent Inc	Mother India Catering	21032 Devonshire St #111	\$ 360.00
Adel F Fahmy	Devonshire Animal Hospital	21032 Devonshire St #112	\$ -
MG Logistics	MG Logistics	21032 Devonshire St #202A	\$ 240.00
Medicus Home Health Agency	Medicus Home Health Agency	21032 Devonshire St #202B	\$ 240.00
Advanced Tech Supply Inc	Advanced Tech Supply	21032 Devonshire St #203	\$ 240.00
Frejeanne R Scott	State Farm Insurance	21032 Devonshire St #204	\$ 180.00
Odyssey Home Health Care Inc	Odyssey Home Health Care Inc	21032 Devonshire St #205	\$ 240.00
A Cinema Spells	A Cinema Spells	21032 Devonshire St #205A	\$ 240.00
Instant Home Health Care Inc	Instant Home Health	21032 Devonshire St #206	\$ 240.00
Inter Eagle Protection Inc	Eagle Eye Security	21032 Devonshire St #207	\$ 240.00
Pulse Home Health Services Inc	Pulse Home Health Services Inc	21032 Devonshire St #208	\$ 240.00
Carl Arrechea	Orr & Associates	21032 Devonshire St #209	\$ 240.00
Hammonds / Frey Acct Corp	Frey Accounting Group	21032 Devonshire St #210	\$ 180.00
Atlis Enterprises Inc	Best Rate Insurance Services	21032 Devonshire St #211	\$ 240.00
	WISDOM HOME HEALTH	21032 Devonshire St #212	\$ 240.00
Tree of Life Church	Tree of Life Church	21032 Devonshire St #213	\$ 120.00
ADD	ADD	21032 Devonshire St #214	\$ 240.00
Excel Academy	Excel Academy	21032 Devonshire St #215	\$ 240.00
Daniel Goldberg	Dan Goldberg Appraisals	21032 Devonshire St #216	\$ 240.00
All Nations Church	All Nations Church	21032 Devonshire St #217	\$ 120.00
	Grave Makers	21033 Devonshire St	\$ 240.00
Veronica Zepeda	V.Marie Salon	21035 Devonshire St	\$ 240.00
Spero's Heroes	Spero's Heroes	21037 Devonshire St	\$ 240.00

Dr Joseph Chun DC	All Care Chiropractic	21039 Devonshire St	\$ 180.00
Beachwood Home Health	Beachwood Home Health	21049 Devonshire #103B	\$ 240.00
Karin Homehealth Care Inc		21049 Devonshire #105A	\$ 240.00
	Beyond Life	21049 Devonshire #201B	\$ 240.00
	Econtek	21049 Devonshire St #101	\$ 240.00
Comprehensive Podiatric Care Inc	Comprehensive Podiatric Care Inc	21049 Devonshire St #203	\$ 180.00
Blue Butterfly Hospice Inc	Blue Butterfly Hospice Inc	21049 Devonshire St #103A	\$ 240.00
Transcounty Associates Inc	Transcounty Associates Inc	21049 Devonshire St #105B	\$ 240.00
Freedom Church	Freedom Church	21049 Devonshire St #106	\$ 120.00
	Oracle Security Consultants Inc	21049 Devonshire St #201A	\$ 240.00
24/7 Live IT, Inc.	24/7 Live IT, Inc.	21049 Devonshire St #202	\$ 240.00
Real Tandem Inc	Real Tandem	21049 Devonshire St #204	\$ 240.00
Paul M Abraham/ Doug Stoutenborough	State Farm Insurance	21049 Devonshire St #206	\$ 240.00
Elim Hide & Meat Corporation	Elim Hide & Meat Corporation	21049 Devonshire St #210A	\$ 240.00
Bright Universal Hospice Inc	Bright Universal Hospice Inc	21049 Devonshire St #210B	\$ 240.00
California Chiropractic, Inc.	California Chiropractic, Inc.	21049 Devonshire St. #102	\$ 180.00
Access Control Security	Access Control Security	21049 Devonshire St. #211	\$ 240.00
Friends of The Chatsworth Library	Friends of The Chatsworth Library	21052 Devonshire St	\$ 120.00
Oracle Security Consultants Inc	Oracle Security Consultants Inc	21052 Devonshire St #201	\$ 240.00
	Law Office of Jeffrey A Asidi	21053 Devonshire #104	\$ 180.00
Robert Tomaszewski	Neuropsychological Rehab Center	21053 Devonshire St #101	\$ 180.00
Sepulveda Dental Lab	Sepulveda Dentistry Lab	21053 Devonshire St #102	\$ 180.00
Mike Waldrip	KM Waldrip CPA	21053 Devonshire St #103	\$ 180.00
Estates Equity Enterprise Inc	Statewide Mortgage And Realtor	21053 Devonshire St #105	\$ 240.00

Kimberly Avalos	Esthetic Junkies	21053 Devonshire St #106-A	\$ 240.00
House Escrow	House Escrow	21053 Devonshire St #201	\$ 240.00
	MHP Financial Services, CPA	21053 Devonshire St #202	\$ 180.00
	d.Produce Man Software	21053 Devonshire St #204	\$ 240.00
Law Offices of Daniel K Lee PC	Law Offices of Daniel K Lee PC	21053 Devonshire St #205-206	\$ 180.00
Wellpharma RX Pharmacy LLC	Wellpharma RX Pharmacy LLC	21102 Devonshire St	\$ 240.00
Home Health Care	Home Health Care	21104-6 Devonshire St	\$ 240.00
Fang Li	Acupuncture and Healing Center	21108 Devonshire St	\$ 240.00
Li & S Inc	Amezi Pizza/Pasta	21110 Devonshire St	\$ 360.00
Holy Springs Mission	Christ Vision Church	21112 Devonshire St	\$ 120.00
James Franklin Saenkurang	Sabidee Thai Massage	21113 Devonshire St	\$ 240.00
CA Conservatory of Performing Arts	CA Conservatory of Performing Arts	21114 Devonshire St	\$ 120.00
Everest Pharmacy Inc	Everest Pharmacy Inc	21115 Devonshire St	\$ 360.00
CQ Auto Parts Inc	CQ Auto Parts	21116 Devonshire St	\$ 360.00
Claudia Galindo Martinez	Black Anchor Barber Shop	21117 Devonshire St	\$ 240.00
Logistics	Logistics	21119 Devonshire St.	\$ 240.00
Angel City Bell	Taco Bell	21120 Devonshire St	\$ 360.00
Social Workout Corporation	Social Workout Fitness Studio	21141 Devonshire St	\$ 240.00
M&R Preschool Inc.	Devonshire Preschool & Infant Center	21203 Devonshire St	\$ 240.00
Hindu Temple & Indian Cultural Center	Hindu Temple & Indian Cultural Center	21213 Devonshire St	\$ 120.00
	Oasis Spa	21215 Devonshire St	\$ 240.00
The Green Scene Inc	Green Scenes	21220 Devonshire St #102	\$ 240.00
Advanced Auto Brokers	Advanced Auto Brokers	21220 Devonshire St #103	\$ 240.00
Best Palliative Hospice Care	Devoted Home Health Services	21220 Devonshire St #201	\$ 240.00

J & V Real Estate	J & V Real Estate	21220 Devonshire St #202A	\$ 240.00
	Daniel Torres	21220 Devonshire St #202B	\$ 180.00
Jenkins Home Healthcare	Interim Healthcare	21220 Devonshire St #203	\$ 240.00
Professional Security Guard Inc	Professional Security Guard	21220 Devonshire St #204	\$ 240.00
	Maria Muccitelli	21220 Devonshire St #205	\$ 240.00
Smart Home Health Care Services Inc	Smart Home Health Care Services	21220 Devonshire St #206	\$ 240.00
Upshot USA Inc	Upshot USA Inc	21220 Devonshire St #209	\$ 240.00
Hiraya Healthcare Inc	Hiraya Healthcare Inc	21220 Devonshire St #210	\$ 240.00
Nobility Healthcare	Nobility Healthcare	21220 Devonshire St #211	\$ 240.00
Premium Electric	Premium Electric	21220 Devonshire St. #104	\$ 240.00
Marvin Kessler	Marv's Car Wash Coin-Op	21221 Devonshire St	\$ 240.00
PTR Management Inc	Hikari Sushi	21230 Devonshire St	\$ 360.00
Rob's Shop LLC	Rob's Shop	21300 Devonshire St #12	\$ 240.00
Javier Perez	Chatsworth Auto Upholstery	21300 Devonshire St #17	\$ 240.00
Royal 1 Motorsport Inc	R1 Motorsport	21300 Devonshire St #5	\$ 240.00
	Roxys Dry Cleaning	21317 Devonshire St	\$ 360.00
O Reilly Auto Enterprises LLC	O'Reilly Auto Parts #2666	21309 Devonshire St	\$ 360.00
GoCar Motors	GoCar Motors	21323 Devonshire St	\$ 360.00
U-Haul Co of Van Nuys Inc	U-Haul Center #711-80	21326 Devonshire St	\$ 240.00
Norcal Hospitality Inc	Holiday Inn Express	21340 Devonshire St.	\$ 1,200.00
West End Tavern	West End Tavern	21350 Devonshire St	\$ -
M & M Cox Enterprises Inc	America's Best Karate and Krav Maga	21360 Devonshire St	\$ 240.00
Calm Care Hospice	Calm Care Hospice	21405 Devonshire #223	\$ 240.00
California Credit Repair	California Credit Repair	21405 Devonshire St #201	\$ 240.00

GPS Autoline/Security Services	GPS Autoline/Security Services	21405 Devonshire St #202	\$ 240.00
Lakeview Home Health Care	Lakeview Home Health Care	21405 Devonshire St #206	\$ 240.00
	Pomised Hope Hospice	21405 Devonshire St #207	\$ 240.00
Sood Tax Services Inc	Sood Tax Services Inc	21405 Devonshire St #209 & 211	\$ 180.00
Alexander Michael Choucri	ACG Auto Brokers	21405 Devonshire St #210	\$ 240.00
Kristin McBride	The Skin Within	21405 Devonshire St #203	\$ 240.00
	Daily Support Hospice	21405 Devonshire St #211	\$ 240.00
	Saint Amaras Home Health Care, Inc.	21405 Devonshire St #215B & 216	\$ 240.00
	Car Craze LLC	21405 Devonshire St #215	\$ 240.00
Paula Getty-Shearer	Hypnophysics Hypnotherapy	21405 Devonshire St #217	\$ 180.00
Elite Comfort Home Health Care	Elite Comfort Home Health Care	21405 Devonshire St #221	\$ 240.00
Samvel Babudzhyan / Martin Hernandez	SMH Auto	21405 Devonshire St #224	\$ 240.00
SKIN GLOW	SKIN GLOW	21405 Devonshire St #227	\$ 240.00
Viva La Fiesta Inc	Viva La Fiesta	21407 Devonshire St	\$ 360.00
Purcell / Noppe / Assoc Inc	Purcell/Noppe Associates	21408 Devonshire St	\$ 180.00
Hoa Thi Le-Spadoni	Paris Nails	21411 Devonshire St	\$ 240.00
Hamlet Vanesyan	Devonshire Smoke Shop	21413 Devonshire St	\$ 360.00
Angel Rivera	Angel's Barber Shop	21415 Devonshire St	\$ 240.00
Deuk Inc	Kitchen And Flooring Emporium	21417 Devonshire St	\$ 360.00
VCA Animal Hospitals Inc	VCA Chatsworth Veterinary Center	21418 Devonshire St	\$ 180.00
Keith Long	Strands Salon & Day Spa	21419 Devonshire St	\$ 240.00
R A Macasaet Dental Corp	Dr Ramil Macasaet Dmd	21423 Devonshire St	\$ 180.00
Jshelby Enterprises Llc	Painting with a Twist	21425 Devonshire St	\$ 360.00
Coinstar Asset Holdings LLC	Coinstar Asset Holdings LLC	21431 Devonshire St	\$ 240.00

Keyme LLC	Key Me	21431 Devonshire St	\$ 240.00
Advanced Fresh Concepts Franchise Corp	Ralphs #710 Grocery Co	21431 Devonshire St	\$ 1,200.00
Dollar Tree Stores Inc	Dollar Tree #07503	21505 Devonshire St	\$ 1,200.00
Nishi Inc	Maru Sushi Bar	21515 Devonshire St	\$ 360.00
Merc Fitness LLC	Anytime Fitness	21525 Devonshire St	\$ 240.00
Edward D / Claire M Barker	Munch Box	21532 Devonshire St	\$ 360.00
Firebirds Chicken LLC	Firebirds	21534 Devonshire St #A	\$ 360.00
Cesar Miramontes	Ora Grill	21534 Devonshire St #B	\$ 360.00
Dr Leo Rudoy DDS Dental Corp	Dr Leo Rudoy DDS	21534 Devonshire St #C	\$ 180.00
Danielle Ramirez	Rumours Salon	21534 Devonshire St #D	\$ 240.00
Ping Wu	Lucky Relax Spa	21534 Devonshire St #E	\$ 240.00
The Dance School LA LLC	The Dance School LA LLC	21534 Devonshire St #G	\$ 240.00
Amcf Corporation	Ciggy's for Less	21534 Devonshire St #H	\$ 360.00
Cell Plus	Cell Plus	21534 Devonshire St #I	\$ 360.00
Awkward Coffee	Awkward Coffee	21534 Devonshire St #J	\$ 360.00
Chatsworth Storage LLC	Extra Space Storage	21536 Devonshire St	\$ 360.00
A&Y Construction Inc	A&Y Construction Inc	21601 Devonshire #112	\$ 240.00
Groundbreaking Communications LLC	Ground Breaking Energy	21601 Devonshire St #101	\$ 240.00
	Armstrong Guard Services	21601 Devonshire St #105	\$ 240.00
	Textchest	21601 Devonshire St #106	\$ 240.00
A Tom Hull Co	Tom J Hull And Co	21601 Devonshire St #128	\$ 240.00
Julia Cantu Chimarusti	Law Office Of Julia Cantu Chimarusti	21601 Devonshire St #200	\$ 180.00
	California Green Tree Care	21601 Devonshire St #201	\$ 240.00
Tender Touch Home Care	Tender Touch Home Care	21601 Devonshire St #206	\$ 240.00

Chatsworth Insurance Services	Chatsworth Insurance	21601 Devonshire St #207	\$ 240.00
	DOI	21601 Devonshire St #212	\$ 240.00
Chatsworth CPA	Chatsworth CPA	21601 Devonshire St #217	\$ 180.00
Jerrel W Dunsworth	Jerrel W Dunsworth	21601 Devonshire St #218	\$ 180.00
BDM Loan Services Inc	BDM Mortgage Services	21601 Devonshire St #219	\$ 240.00
Mostly Magic	Mostly Magic	21601 Devonshire St #228	\$ 240.00
Alphamed Home Health	Alphamed Home Health	21601 Devonshire St #300	\$ 240.00
	DCH	21601 Devonshire St #301	\$ 240.00
R Curtis Dalton/Craig Mathias	R Curtis Dalton/Craig Mathias	21601 Devonshire St #309	\$ 240.00
	Sunbull Solar	21601 Devonshire St #310	\$ 240.00
Ita LLC	Ita LLC	21601 Devonshire St #312	\$ 240.00
Dana Brenner CPA / Jennifer Brenner CPA	Brenner & Associates Inc	21601 Devonshire St #320	\$ 180.00
Ultimate Home Health	Ultimate Home Health	21601 Devonshire St #328	\$ 240.00
	664 Tacos	21615 Devonshire St	\$ 360.00
Strain Balboa Caregivers Inc	Medical Marijuana Collective	21627 Devonshire St #B	\$ 720.00
Chatsworth Auto Repair Inc	Chatsworth Auto Repair	21630 Devonshire St	\$ 240.00
Insurance Specialist	Insurance Specialist	21634 Devonshire St	\$ 240.00
Cowboy Palace Saloon	The Cowboy Palace Saloon	21635 Devonshire St	\$ 360.00
Kirk P Shanoian	Chatsworth Auto Body	21638 Devonshire St	\$ 240.00
Smoke City of Chatsworth LLC	Smokers City	21700 Devonshire St	\$ 360.00
Thuthao T Lam	Phô Saigon 1	21701 Devonshire St #A	\$ 360.00
Elizabeth Jones	Liz Jones Hair Studio And Skin Spa	21701 Devonshire St #E	\$ 240.00
Gemcore Veterinary Services Inc		21701 Devonshire St #F	\$ 240.00
Denise Schaum	Denise's Pet Grooming	21701 Devonshire St #G	\$ 240.00

Cash Cloud Inc	Coin Cloud	21704 Devonshire St	\$ 240.00
Kenneth A Villacorta	Global Postal Center	21704 Devonshire St	\$ 240.00
	QUILTING FOR THE COMMUNITY	21706 Devonshire St	\$ 120.00
	Pilates on Demand	21710 Devonshire St	\$ 240.00
Roobena Karami	Roobena's Salon	21712 Devonshire St	\$ 240.00
Robert McPride	Vegan My Thai & Seafood	21714 Devonshire St	\$ 360.00
George & Amir Sukkar	Country Squire Market	21717 Devonshire St	\$ 360.00
Barthel Motoren Werke Inc	Barthel Motoren Werke	21718 Devonshire St	\$ 240.00
Juan Ayala	Ayala's Custom Upholstery	21721 Devonshire St	\$ 240.00
Eun Seo	Geogianna's Grooming	21723 Devonshire St	\$ 240.00
Game N Grounds	Game N Grounds	21725-27 Devonshire St	\$ 360.00
Silver King Inc	Silver King	21728 Devonshire St	\$ 360.00
Wendy E Fleischmann CFP	Silver Financial Services	21730 Devonshire St	\$ 180.00
Advantage Plus	Advantage Plus	21740 Devonshire St	\$ 240.00
Helle Leap	Valley Chiropractic	21740 Devonshire St	\$ 180.00
Los Toros Restaurant Inc	Los Toros Mexican Restaurant	21743 Devonshire St	\$ 360.00
Ann Lieberman	Everyone Can Sing	21744 Devonshire St	\$ 240.00
Angharad Caceres	Craftiness	21746-21750 Devonshire St	\$ 360.00
Laura Lichter	Spunky Rose	21752 & 21754 Devonshire St	\$ 360.00
Martina Turner	My Creative Outlet	21754 Devonshire St	\$ 360.00
John Lowrance	LJ Tees And Accessories	21756 Devonshire St	\$ 240.00
Cross Medical Center	Cross Medical Center	21757 Devonshire St #1	\$ 240.00
	Iscan Medical Imaging	21757 Devonshire St #10A	\$ 240.00
	BFK Innovation, Inc.	21757 Devonshire St #11A	\$ 240.00

Allied Hospice Care	Allied Hospice Care	21757 Devonshire St #12	\$ 240.00
Indelife Services LLC	Indelife Services	21757 Devonshire St #14A	\$ 240.00
Edgar Salazar	State Farm	21757 Devonshire St #16	\$ 240.00
Farmers Insurance	Farmers Insurance	21757 Devonshire St #1A	\$ 240.00
Larry H Clough	Larry Clough Attorney At Law	21757 Devonshire St #2	\$ 180.00
Tri Tek Engineering	Tri Tek Engineering	21757 Devonshire St #3	\$ 240.00
	Frontline Home Health	21757 Devonshire St #6	\$ 240.00
	Arev Home Health Services, Inc.	21757 Devonshire St #7	\$ 240.00
Universal Structural Building Corp	Universal Concrete	21757 Devonshire St #8	\$ 240.00
Vikram Mishra DDS DC	Chatsworth Dental Group	21800 Devonshire St #A	\$ 180.00
Naya Touch Llc	Naya Spa	21800 Devonshire St #B	\$ 240.00
Majco Inc	Big Brand Tire & Service	21803 Devonshire St	\$ 360.00
	Glowing in the Wind - Chatsworth Heritage	21812 Devonshire St	\$ 120.00
Mitch's Original Chatsworth Cleaners LLC	Mitch's Original Chatsworth Cleaners LLC	21814 Devonshire St	\$ 240.00
Zou Hai	Relax Beauty Massage	21816 Devonshire St	\$ 240.00
Les Sisters Enterprises Inc	Les Sisters Restaurant	21818 Devonshire St	\$ -
Andre Emmanuel Alonzo	Cali Cuts Barber Shop	21820 Devonshire St	\$ 240.00
Union Bank of California	Union Bank	21821 Devonshire St	\$ 1,200.00
E&M Pro Services Inc	Chatsworth Cleaners	21824 Devonshire St	\$ 240.00
Second Wind Sports Inc	Second Wind Sports	21901 Devonshire St	\$ 360.00
Alejandra Taveras DDS PC	Angel Smile Taveras Mejia Specialties Dental Group	21902 Devonshire St	\$ 180.00
Lp Guru Inc.	Deadly Wax	21903 Devonshire St	\$ 360.00
Ingrid Stacy Castro	M's Hair Design	21905 Devonshire St	\$ 240.00
Rodney Canter	Rodney Canter Cpa	21909 Devonshire St	\$ 180.00

Gurmani Veterinary OLLC	Topanga Veterinary Clinic	21913 Devonshire St	\$ 180.00
Martin Chavez	Tacos El Cosas	21915 Devonshire St	\$ 360.00
Kayla Miguel	The Donut Shop	21921 Devonshire St	\$ 360.00
Apro LLC	United Oil #175	21924 Devonshire St	\$ 720.00
BN Corporation	7 Eleven Store #24596B	21925 Devonshire St	\$ 720.00
Keyme, Llc	Keyme	21925 Devonshire St	\$ -

\$ 116,760.00