

Chatsworth Business Improvement District

2022 Annual Report

The fiscal year is from
January 1, 2022 to December 31, 2022

Prepared by:
Marian Gorman
BID Administrator

2022 Annual Report

Chatsworth Business Improvement District (Chatsworth BID)

Name of Business Improvement District:

Chatsworth Business Improvement District

Fiscal year:

January 1, 2022 to December 31, 2022

Advisory Board Members:

1. Ronald Bernheim
2. Martina Turner
3. Julie Lewis
4. Nick Montano
5. R. Grace Rodriguez

The advisory board approved this 2022 Annual Report on 11/03/2021

There are no proposed changes to the boundaries or benefit zones.

New businesses that opened within the Chatsworth BID after the notice of the required public hearing for the ordinance for levying the 2022 assessments was sent by the Los Angeles City Clerk will be exempt from the 2022 assessment; however, they will be subject to assessments in future years. Any businesses that relocate within the BID year and remain within the BID area must pay their assessments and the rolls will be updated.

The estimated cost for providing improvements and activities for 2022 is \$117,690.00 as presented in the Budget Proposal in **Attachment 1**. The total amount of assessments that businesses will be billed is \$116,720.00. The assessment methodology and assessment listing for Chatsworth businesses are attached to this report as **Attachment 2**. The Chatsworth BID has an estimated surplus balance of \$970.00 in the general fund, all these funds will be carried forward to the 2022 fiscal year.

To our knowledge, there are no other grants or contributions to be made from other sources other than the assessments levied pursuant to this report.

2022 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. 2022 will be the eighth 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

The 2022 objectives include:

- A. **Administration**: We will outsource administration to By The People Document Preparation Center 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 2022, 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 2022. 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. **Streetscape/Landscape Maintenance**: For 2022, we will continue to pursue streetscape enhancements accomplished in 2020-2021 which include the maintenance of all tree-wells and the benches and trash receptacles to enhance the overall look of the Devonshire corridor.

- **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 and Receptacles** - At the direction of the BID, the maintenance company will continue to clean the benches and receptacles 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.
- **DIG (Devonshire Improvement Group) Projects**- The BID will continue its beautification efforts by looking into projects such as the American Flag installation 2 times a year hiring the Chatsworth Kiwanis to put them up and take them down. The board will complete a new project, “Chatsworth History” banners installed on the light poles located along the corridor (this was paused due to COVID).

E. **New Projects**: There will be no new projects scheduled in 2022 as COVID-19 has restricted funding.

Costs for the 2022 planned activities mentioned above are outlined in the 2022 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:



Marian Gorman
BID Administrator



RON BERNHEIM
2021 BID President

Attachment 1:**Chatsworth Business Improvement District
Budget 2022****January 1, 2022-December 31, 2022****ESTIMATED REVENUE FOR 2022:**

Amount in bank account	\$970.00
Projected Assessments 2022	\$116,720.00

Total Estimated Revenue.	\$117,690.00
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ESTIMATED EXPENSES FOR 1/1/22-12/31/22:**Administration (A)**

• Outsource full administrative services: Including Marketing, Assistance, Newsletter Production/Publishing/Copying	\$24,500.00
• Insurance (Directors and Offices Liability)	\$5,500
• General Postage/Supplies	\$1,000
• Bank service charges/print checks	\$100
• CPA Tax Preparation	\$1,800
• IRS/STATE TAXES	\$500
• Corridor Canvassing Service	\$500
• City Assessment Collection Fee	\$6,000
• CPA Review	\$2,500
• Web Hosting	\$150

Total Administration Expenses	\$42,550.00
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Communication (B)

• Marketing Tools (Web. Updates, Email Marketing, Social media...)	\$300
• Promotional Materials	\$200

Total Marketing Expenses	\$500.00
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Security/Business Watch (C)

• Day Time & Night Time Security Patrols Including Ambassador Program	\$60,000.00
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Total Security/Business Watch Expenses	\$60,000.00
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Streetscape/Landscape Maintenance (D)

• Street art box maintenance	\$1,000.00
• DIG Projects (clean streets/clean starts, Median,...) & Maintenance	\$3,840
• Bench and Trash Maintenance Services	\$5,000
• American Flag Installations	\$2,100
• Cleaning, Repairs & Maintenance (e.g. signs)	\$2,700

Total Streetscape/Landscape Maintenance Expenses	\$14,640.00
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New Projects:

NONE

Total New Projects Expenses	\$0.00
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Total Estimated Expenses Budget	\$117,690.00
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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, WHOLESALER, 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

Chatsworth BID 2022 Assessments

	Business Name	Business Address	2022 Asmt
1	Penny/Peggy Nairn 24 Hr Child Care Inc	10036 Old Depot Plaza Rd	\$180
2	Chatsworth / Porter Ranch Chamber of Commerce	10038 Old Depot Plaza Rd	\$180
3	Silver Panda	10116 Mason Ave	\$360
4	H & R Block	10118 Mason Ave	\$180
5	Rite Aid #5545 c/o Carolyn Young	10120 Mason Ave	\$1,200
6	Fitness 19	10130 Mason Ave	\$360
7	Nail Studio Service	10156 Mason Ave	\$240
8	Forever Healthy	10158 Mason Ave	\$360
9	Super Relax	10160 Mason Ave	\$240
10	Partners Personnel	10162 Mason Ave	\$180
11	Honshu Sushi	10166 Mason Ave	\$360
12	Lance Dunham DDS	10172 Mason Ave	\$180
13	Providence Expresscare	10174 Mason Ave	\$180
14	Valley Family Optometry	10176 Mason Ave	\$180
15	San Carlo Italian Import &Deli	10178 Mason Ave	\$360
16	Elie's Lock And Key	10180 Mason Ave	\$240
17	Banfield Pet Hospital #5059	10204 Mason Ave	\$180
18	Automobile Club of Southern California	10210 Mason Ave	\$240
19	AutoZone #6171	10216 Mason Ave	\$360
20	Laura's Beauty Supply	10220 Mason Ave	\$360
21	Smoke Shop	10222 Mason Ave	\$360
22	House of Shish Kabab	10224 Mason Ave	\$360
23	Sherwin Williams Paints	10230 Mason Ave	\$360
24	Chatsworth Carwash	10241 Mason Ave	\$240
25	Wells Fargo Bank	10250 Mason Ave	\$1,200
26	Palace Cleaners	10312 Mason Ave	\$240
27	Chatsworth Dentistry	10316 Mason Ave	\$180
28	Cicek's Chicken	10317 Mason Ave	\$360
29	Logix Federal Credit Union	10324 Mason Ave	\$1,200
30	Trader Joe's #184	10330 Mason Ave	\$1,200
31	Smart & Final #528	10340 Mason Ave	\$1,200
32	Kahoots	10360 Mason Ave	\$1,200
33	Flame Broiler	10364 Mason Ave	\$360
34	Little Caesar's #5726	10366 Mason Ave	\$360
35	Subway #11669	10368 Mason Ave	\$360
36	Debra Neel	10370 Mason Ave	\$1,200
37	Sharky's Mexican Grill	20419 Devonshire St	\$720
38	Hien T Nguyen	20423 Devonshire St	\$240
39	Nail Spa	20423 Devonshire St	\$240
40	PMS Holdings Inc	20423 Devonshire St	\$180
41	Earl's Donut House	20429 Devonshire St	\$360
42	Coinstar Asset Holdings LLC	20440 Devonshire St	\$180
43	Redbox Automated Retail LLC	20440 Devonshire St	\$180
44	Starbucks #1671	20440 Devonshire St	\$360
45	Vons 1671	20440 Devonshire St	\$1,200
46	Baskin Robbins 31 Ice Cream	20445 Devonshire St	\$360
47	Arco/ AM PM	20455 Devonshire St	\$360
48	One West Bank	20505 Devonshire St	\$1,200
49	House Of Bread	20507 Devonshire St	\$360
50	Robek's Juice #306	20509 Devonshire St	\$360
51	Panda Express #433	20515 Devonshire St	\$360

52	Bank of the West	20516 Devonshire St #A	\$1,200
53	Bubbles.net	20516 Devonshire St #A2	\$240
54	Starbucks Coffee #5341	20516 Devonshire St #B	\$360
55	Western Bagel Too	20516 Devonshire St #D	\$360
56	Voltage Indoor Cycling	20517 Devonshire St	\$240
57	Round Table Pizza	20519 Devonshire St	\$360
58	Citi Lease Accounting	20520 Devonshire St	\$1,200
59	X-Tend Pilates	20521 Devonshire St	\$180
60	Edward Dove DDS PC	20523 Devonshire St	\$180
61	Kinder Pediatric Dental Specialists	20523 Devonshire St	\$180
62	Cafe Orient	20527 Devonshire St	\$360
63	Paula's Nails Spa	20529 Devonshire St	\$240
64	Renee's Art Studio	20531 Devonshire St	\$240
65	Pampered Foot Spa	20533 Devonshire St	\$240
66	Mason Cleaners	20535 Devonshire St	\$240
67	Horizon Personnel Services	20537 Devonshire St	\$180
68	Mariscos La Barquita	20539 Devonshire St	\$360
69	Fantastic Sam's	20541 Devonshire St	\$240
70	Leslie's Swimming Pool Supply	20543 Devonshire St	\$360
71	Lanza Fitness	20551 Devonshire St	\$240
72	Sampul Dance Academy	20553 Devonshire St	\$180
73	UPS Store #4934	20555 Devonshire St	\$360
74	Sizzler #1238	20557 Devonshire St	\$720
75	Chabad of Chatsworth	20735 Devonshire St	\$120
76	Brookdale Chatsworth	20801 Devonshire St	\$240
77	Salon PS California LLC	20801 Devonshire St	\$240
78	Burger King 5896	20838 Devonshire St	\$720
79	De Soto 76	20841 Devonshire St	\$240
80	J & R Auto Service	20841 Devonshire St	\$240
81	Desoto Auto Repair	20850 Devonshire St	\$240
82	Western Refining Retail LLC	20850 Devonshire St	\$240
83	Walgreens #07015	20901 Devonshire St	\$1,200
84	Desoto Chevron	20904 Devonshire St	\$240
85	McDonalds #2257	20932 Devonshire St	\$720
86	Bernie B Villadiego & Mardie S Villadiego Trustees	20933 Devonshire St	\$180
87	TLC for Smiles	20933 Devonshire St #103	\$180
88	Atkal Communications	20936 Devonshire St #A	\$360
89	Left Lane Production Inc	20936 Devonshire St #A1	\$180
90	Principle Building Group Inc	20936 Devonshire St #A2	\$360
91	Rentpay Services Inc	20936 Devonshire St #A3	\$240
92	We Can Be Heroes Comics	20936 Devonshire St #C	\$240
93	Spear Law Firm	20943 Devonshire St #206	\$180
94	Speech for Young Toddlers	20945 Devonshire St #101B	\$180
95	Susan's Private Occupational Therapy	20945 Devonshire St #101B	\$180
96	NBP Computer Products	20945 Devonshire St #101C	\$360
97	Civ USA Inc	20945 Devonshire St #101D	\$180
98	Virto Commerce	20945 Devonshire St #102	\$240
99	NPC Investments	20945 Devonshire St #104	\$180
100	HHC Health Care	20945 Devonshire St #106	\$180
101	New Savory Sound	20945 Devonshire St #107	\$180
102	M&R Accounting LLC	20945 Devonshire St #201	\$180
103	State Farm Insurance	20945 Devonshire St #202	\$180
104	Network-911.com	20945 Devonshire St #204	\$240

105	Law Offices of Paul D Spear	20945 Devonshire St #206	\$180
106	M & R Accounting	20945 Devonshire St #207A	\$180
107	Corintre Inc	20945 Devonshire St #207C	\$180
108	Chatsworth Veterans Resource Center	20946 Devonshire St #101	\$120
109	Golden Oak Co-Op	20946 Devonshire St #200	\$180
110	Villanueva Mexican Grill	20951 Devonshire St	\$360
111	Megga Hospice LLC	20953 Devonshire St #1	\$180
112	Valley Heart Hospice Care Inc	20953 Devonshire St #3B	\$180
113	Dato	20953 Devonshire St #4	\$240
114	Serene Hospice Care	20953 Devonshire St #5	\$180
115	Special Care Hospice	20953 Devonshire St #7	\$180
116	Good Life Palliative	20953 Devonshire St #8	\$180
117	Pacific Coast Hospice Inc	20953 Devonshire St #8B	\$180
118	Mutsumi Sushi	20957 Devonshire St	\$360
119	To Cut Dye For and More	20961 Devonshire St	\$240
120	Krave Smoke Shop	20963 Devonshire St	\$360
121	Computer Resource Specialists	21000 Devonshire St #101B	\$180
122	Zip Reports	21000 Devonshire St #102A	\$240
123	Nursecare Home Health Inc	21000 Devonshire St #102C	\$180
124	New Era Tax & Accounting	21000 Devonshire St #103A	\$180
125	Old English Tattoo Studio	21000 Devonshire St #104	\$240
126	Augustus Sutherland EA Tax & Acctg	21000 Devonshire St #105	\$180
127	MTV Inc	21000 Devonshire St #108	\$180
128	Arlene Dempsey CPA Inc	21000 Devonshire St #109	\$180
129	KLS Travel & Tours	21000 Devonshire St #110	\$180
130	Law Offices of R Grace Rodriguez	21000 Devonshire St #111	\$180
131	Law Offices of David Glaubiger	21000 Devonshire St #112	\$180
132	Dream Team Realty & Loans Inc	21000 Devonshire St #114B	\$180
133	Ultimate Lending & Tax Services	21000 Devonshire St #114B	\$180
134	Real Property Management West San Fernando Valley	21000 Devonshire St #200	\$180
135	Safety Alliance Group	21000 Devonshire St #201	\$180
136	Northridge Medical Transportation	21000 Devonshire St #203	\$180
137	Mindset Multimedia	21000 Devonshire St #204	\$240
138	Ocon & Associates	21000 Devonshire St #205	\$180
139	Allison S. Yen, DDS	21000 Devonshire St #209	\$180
140	James A Pasternak DDS	21000 Devonshire St #209	\$180
141	Bank of America	21001 Devonshire St	\$1,200
142	LAZ Parking California LLC	21001 Devonshire St	\$180
143	Speeders Auto Group	21006 Devonshire St #200	\$240
144	Heaven Tours Inc	21006 Devonshire St #201	\$180
145	Cool Air Pros	21006 Devonshire St #202	\$240
146	Pacific Crest Actuaries LLC	21006 Devonshire St #205	\$180
147	Tax Heat Relief	21006 Devonshire St #205	\$180
148	Access Home Care Services	21006 Devonshire St #208	\$180
149	Bodywise	21006 Devonshire St #209	\$180
150	Linx Home Health Care	21006 Devonshire St #210	\$180
151	Craz-Z-Fitness	21008 Devonshire St	\$240
152	Cycle Crazz	21008 Devonshire St	\$240
153	Sameh Messiha Insurance Services	21010 Devonshire St	\$180
154	Rapid Mobile SFV	21012 Devonshire St	\$240
155	Nused Motors	21012 Devonshire St	\$360
156	Bombay Market	21016 Devonshire St	\$360
157	Bam Thai Spa	21018 Devonshire St	\$240

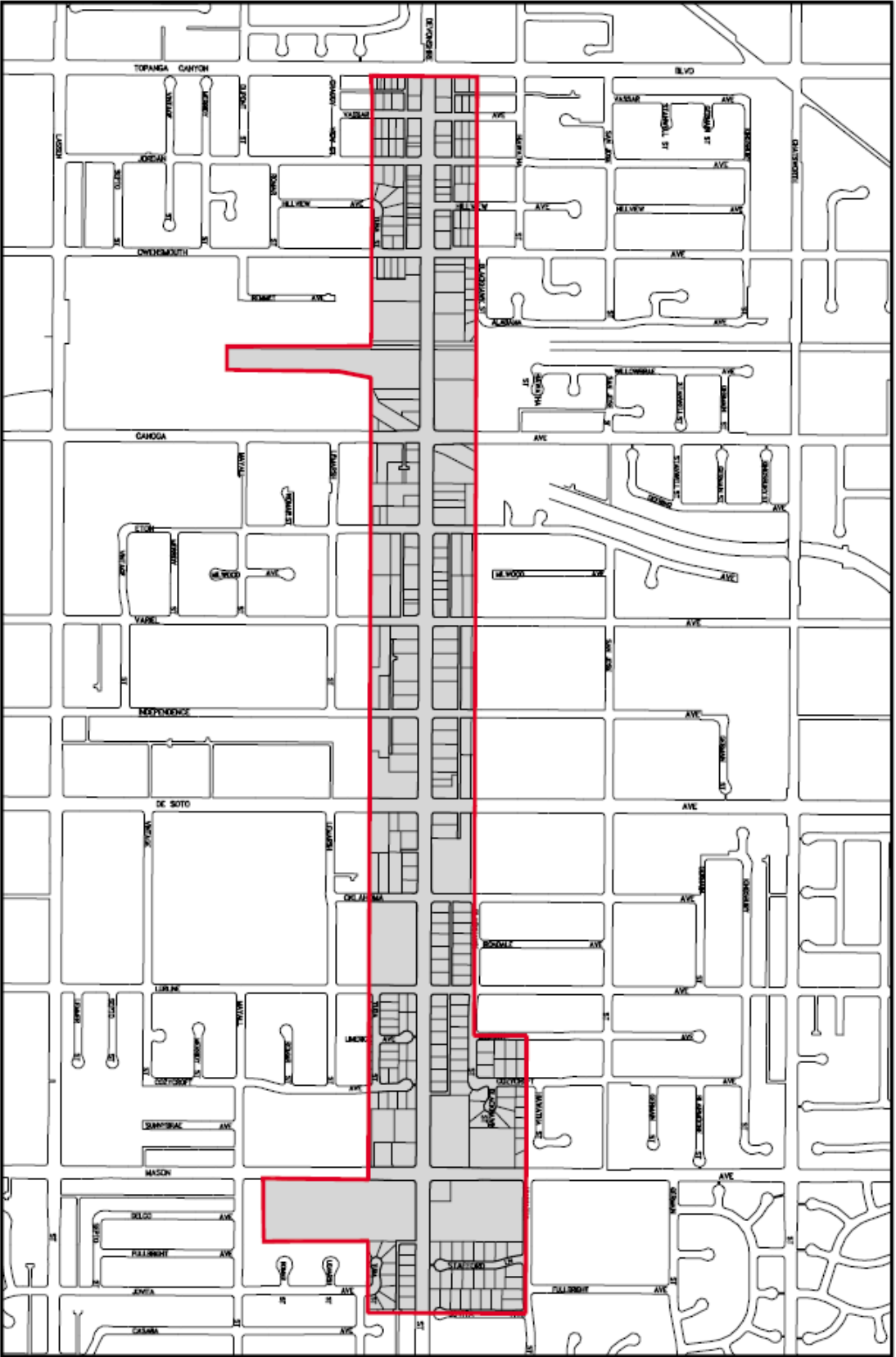
158	San Fernando Valley Heart Ins	21021 Devonshire St #101	\$180
159	American Tool	21021 Devonshire St #102	\$180
160	Jeffrey Schoenherr Law Offices	21021 Devonshire St #103	\$180
161	Golden Oaks Hospice Inc	21021 Devonshire St #108	\$180
162	Law & Mediation Offices of Christine McClane	21021 Devonshire St #202	\$180
163	Law Office of Christine M Hearn	21021 Devonshire St #202	\$180
164	Law Office of Jasmeen Ubhi	21021 Devonshire St #202	\$180
165	SNC Law Office	21021 Devonshire St #202	\$180
166	Ideal Care Home Health Service	21021 Devonshire St #203	\$180
167	Pacer Print Corp	21021 Devonshire St #204	\$180
168	Law Offices of Mark Tseselsky	21021 Devonshire St #205	\$180
169	Mega Builders	21021 Devonshire St #205	\$360
170	Chatsworth Family Dental Group	21029 Devonshire St	\$180
171	Jared Garcia Canchola	21031 Devonshire St	\$240
172	The Hungry Ninja	21032 Devonshire St #101	\$360
173	Shear Trends Barber & Salon	21032 Devonshire St #102	\$240
174	Buda Boba	21032 Devonshire St #103	\$360
175	Infinity Nails & Spa	21032 Devonshire St #104	\$240
176	Right Choice Dental Lab	21032 Devonshire St #105	\$180
177	Dennish Insurance Services	21032 Devonshire St #106	\$180
178	Thai Valley Restaurant	21032 Devonshire St #107	\$360
179	All Ways Gaming	21032 Devonshire St #109	\$360
180	Mother India Catering	21032 Devonshire St #111	\$180
181	Devonshire Animal Hospital	21032 Devonshire St #112	\$240
182	MG Logistics	21032 Devonshire St #202A	\$240
183	Medicus Home Health Agency	21032 Devonshire St #202B	\$180
184	Advanced Tech Supply	21032 Devonshire St #203	\$180
185	State Farm Insurance	21032 Devonshire St #204	\$180
186	Odyssey Home Health Care Inc	21032 Devonshire St #205	\$180
187	A Cinema Spells	21032 Devonshire St #205A	\$240
188	Instant Home Health	21032 Devonshire St #206	\$180
189	Wysiwyg Productions Inc	21032 Devonshire St #206	\$360
190	Eagle Eye Security	21032 Devonshire St #207	\$180
191	US Security Guard Training	21032 Devonshire St #207	\$180
192	Pulse Home Health Services Inc	21032 Devonshire St #208	\$180
193	Orr & Associates	21032 Devonshire St #209	\$180
194	Hammonds & Frey	21032 Devonshire St #210	\$180
195	Best Rate Insurance Services	21032 Devonshire St #211	\$180
196	Tree of Life Church	21032 Devonshire St #213	\$120
197	ADD	21032 Devonshire St #214	\$240
198	Excel Academy	21032 Devonshire St #215	\$180
199	Dan Goldberg Appraisals	21032 Devonshire St #216	\$180
200	All Nations Church	21032 Devonshire St #217	\$120
201	Best Care Nursing Hospice Inc	21032 Devonshire St #218	\$180
202	Community Choice Home Health	21032 Devonshire St #218	\$180
203	Albec Company	21033 Devonshire St	\$180
204	Morgan Casebolt	21035 Devonshire St	\$240
205	Spero's Heroes	21037 Devonshire St	\$240
206	ALLCare Center	21039 Devonshire St	\$180
207	Comprehensive Podiatric Care Inc	21049 Devonshire St #101	\$180
208	California Chiropractic	21049 Devonshire St #102	\$180
209	Blue Butterfly Hospice Inc	21049 Devonshire St #103A	\$180
210	Beachwood Home Health	21049 Devonshire St #103B	\$180

211	Karin Homehealth Care	21049 Devonshire St #105A	\$180
212	Transcounty Associates Inc	21049 Devonshire St #105B	\$180
213	Freedom Church	21049 Devonshire St #106	\$120
214	Oracle Security Consultants Inc	21049 Devonshire St #201	\$180
215	Service Specialties	21049 Devonshire St #203	\$180
216	Real Tandem	21049 Devonshire St #204	\$360
217	State Farm Insurance	21049 Devonshire St #205	\$180
218	Elim Hide & Meat Corporation	21049 Devonshire St #210A	\$180
219	Bright Universal Hospice Inc	21049 Devonshire St #210B	\$180
220	Access Control Security	21049 Devonshire St #211	\$360
221	Friends of The Chatsworth Library	21052 Devonshire St	\$180
222	Jeanne Kim Psyd	21053 Devonshire St #101	\$180
223	Neuropsychological Rehab Center	21053 Devonshire St #101	\$180
224	Sepulveda Dentistry Lab	21053 Devonshire St #102	\$180
225	KM Waldrip CPA	21053 Devonshire St #103	\$180
226	Brent E Vallens Atty At Law	21053 Devonshire St #104	\$180
227	360 Lending Corp	21053 Devonshire St #105	\$360
228	Geniel Construction Inc	21053 Devonshire St #105	\$180
229	Statewide Mortgage And Realtor	21053 Devonshire St #105	\$180
230	Aghaeian Law PC	21053 Devonshire St #201	\$180
231	SCH & Associates PC	21053 Devonshire St #201	\$240
232	Tariq Elite / King Flex Ent	21053 Devonshire St #203	\$240
233	Law Offices of Daniel K Lee PC	21053 Devonshire St #205-206	\$180
234	Wellpharma RX Pharmacy LLC	21102 Devonshire St	\$240
235	IHOP	21103 Devonshire St	\$720
236	Home Health Care	21104-6 Devonshire St	\$180
237	Acupuncture and Healing Center	21108 Devonshire St	\$240
238	Ameci Pizza/Pasta	21110 Devonshire St	\$360
239	Bannerway	21112 Devonshire St	\$240
240	Christ Vision Church	21112 Devonshire St	\$120
241	Sabidee Thai Massage	21113 Devonshire St	\$240
242	CA Conservatory of Performing Arts	21114 Devonshire St	\$180
243	Cameo Draperies & Blinds	21115 Devonshire St	\$360
244	CQ Auto Parts	21116 Devonshire St	\$360
245	Black Anchor Barber Shop	21117 Devonshire St	\$240
246	Logistics	21119 Devonshire St	\$180
247	Taco Bell	21120 Devonshire St	\$720
248	Social Workout Fitness Studio	21141 Devonshire St	\$180
249	Devonshire Preschool & Infant Center	21203 Devonshire St	\$240
250	Hindu Temple & Indian Cultural Center	21213 Devonshire St	\$120
251	CJ Massage	21215 Devonshire St	\$240
252	Green Scenes	21220 Devonshire St #102	\$180
253	Shield National Security Inc	21220 Devonshire St #103	\$180
254	Premium Electric	21220 Devonshire St #104	\$180
255	Devoted Home Health Services	21220 Devonshire St #201	\$180
256	We Do Care Home Health	21220 Devonshire St #202	\$180
257	J & V Real Estate	21220 Devonshire St #202A	\$180
258	Cave Patrol	21220 Devonshire St #203	\$180
259	Interim Healthcare	21220 Devonshire St #203	\$180
260	Professional Security Guard	21220 Devonshire St #204	\$180
261	Smart Home Health Care Services	21220 Devonshire St #206	\$180
262	State Farm Insurance	21220 Devonshire St #208	\$180
263	Upshot USA Inc	21220 Devonshire St #209	\$360

264	Hiraya Healthcare Inc	21220 Devonshire St #210	\$180
265	Marv's Car Wash Coin-Op	21221 Devonshire St	\$240
266	Hikari Sushi	21230 Devonshire St	\$360
267	Miron's Auto Electric & Air Conditioning	21300 Devonshire St #1	\$240
268	Rob's Shop	21300 Devonshire St #12	\$240
269	Chatsworth Auto Upholstery	21300 Devonshire St #17	\$240
270	R1 Motorsport	21300 Devonshire St #5	\$240
271	O'Reilly Auto Parts #2666	21309 Devonshire St	\$360
272	Oceanside Cleaners	21317 Devonshire St	\$240
273	Primera Financial Corp	21323 Devonshire St	\$180
274	U-Haul Center #711-80	21326 Devonshire St	\$360
275	Holiday Inn Express	21340 Devonshire St	\$1,200
276	West End Tavern	21350 Devonshire St	\$360
277	America's Best Karate and Krav Maga	21360 Devonshire St	\$240
278	Nina Lending	21405 Devonshire St #201	\$180
279	Farmers Insurance	21405 Devonshire St #202	\$180
280	Remodeling Home Advisors	21405 Devonshire St #204	\$240
281	RN Development	21405 Devonshire St #205	\$180
282	Sood Tax Services Inc	21405 Devonshire St #209	\$180
283	ACG Auto Brokers	21405 Devonshire St #210	\$240
284	The Skin Within	21405 Devonshire St #211	\$240
285	Hypnophysics Hypnotherapy	21405 Devonshire St #217	\$180
286	Elite Comfort Home Health Care	21405 Devonshire St #221	\$180
287	Elite Comfort Hospice Care	21405 Devonshire St #223	\$180
288	SMH Auto	21405 Devonshire St #224	\$240
289	White Star Properties	21405 Devonshire St #227	\$180
290	Viva La Fiesta	21407 Devonshire St	\$360
291	Purcell/Noppe Associates	21408 Devonshire St	\$360
292	Paris Nails	21411 Devonshire St	\$240
293	Care-a-Lot Pharmacy	21413 Devonshire St	\$360
294	Angel's Barber Shop	21415 Devonshire St	\$240
295	Kitchen And Flooring Emporium	21417 Devonshire St	\$240
296	VCA Chatsworth Veterinary Center	21418 Devonshire St	\$180
297	Strands Salon & Day Spa	21419 Devonshire St	\$240
298	Chatsworth Plaza Dental	21423 Devonshire St	\$180
299	Dr Ramil Macasaet Dmd	21423 Devonshire St	\$180
300	Painting with a Twist	21425 Devonshire St	\$240
301	Coinstar Asset Holdings LLC	21431 Devonshire St	\$180
302	Ralphs #710 Grocery Co	21431 Devonshire St	\$1,200
303	Redbox Automated Retail LLC	21431 Devonshire St	\$180
304	Dollar Tree #07503	21505 Devonshire St	\$1,200
305	Maru Sushi Bar	21515 Devonshire St	\$360
306	Anytime Fitness	21525 Devonshire St	\$360
307	Munch Box	21532 Devonshire St	\$360
308	Ora Grill	21534 Devonshire St #B	\$360
309	Dr Leo Rudoy DDS	21534 Devonshire St #C	\$180
310	Rumours Salon	21534 Devonshire St #D	\$240
311	Lucky Relax Spa	21534 Devonshire St #E	\$240
312	Pet Café	21534 Devonshire St #F	\$360
313	The Dance School LA LLC	21534 Devonshire St #G	\$180
314	Ciggy's for Less	21534 Devonshire St #H	\$360
315	Cell Plus	21534 Devonshire St #I	\$360
316	Extra Space Storage	21536 Devonshire St	\$360

317	Ground Breaking Energy	21601 Devonshire St #101	\$180
318	Rapid Care Hospice	21601 Devonshire St #104	\$180
319	Mass Inc	21601 Devonshire St #108	\$240
320	Baja Plumbing	21601 Devonshire St #112	\$240
321	Skysilk Inc	21601 Devonshire St #116	\$240
322	Cpr For Life	21601 Devonshire St #117	\$180
323	Tom J Hull And Co	21601 Devonshire St #128	\$180
324	Law Office Of Julia Cantu Chimarusti	21601 Devonshire St #200	\$180
325	Tender Touch Home Care	21601 Devonshire St #206	\$180
326	Chatsworth Insurance	21601 Devonshire St #207	\$180
327	Chatsworth CPA	21601 Devonshire St #217	\$180
328	Michelle Dean	21601 Devonshire St #217	\$180
329	Jerrel W Dunsworth	21601 Devonshire St #218	\$180
330	BDM Mortgage Services	21601 Devonshire St #219	\$180
331	JK Retailing Inc	21601 Devonshire St #228	\$180
332	Mostly Magic	21601 Devonshire St #228	\$240
333	Alphamed Home Health	21601 Devonshire St #300	\$180
334	Dycam Development Company	21601 Devonshire St #300	\$360
335	R Curtis Dalton/Craig Mathias	21601 Devonshire St #309	\$180
336	Ita LLC	21601 Devonshire St #312	\$180
337	SSA Security Group Inc	21601 Devonshire St #317	\$360
338	Brenner & Associates Inc	21601 Devonshire St #320	\$180
339	Designspinners	21601 Devonshire St #328	\$240
340	Chatsworth Liquor	21615 Devonshire St	\$360
341	Nice And Clean Coin Laundry	21621 Devonshire St	\$360
342	Medical Marijuana Collective	21627 Devonshire St #B	\$360
343	Chatsworth Auto Repair	21630 Devonshire St	\$240
344	Raptoraddict.com LLC	21634 Devonshire St	\$360
345	The Cowboy Palace Saloon	21635 Devonshire St	\$360
346	Chatsworth Auto Body	21638 Devonshire St	\$240
347	Smokers City	21700 Devonshire St	\$360
348	Phô Saigon 1	21701 Devonshire St #A	\$360
349	Liz Jones Hair Studio And Skin Spa	21701 Devonshire St #E	\$240
350	Denise's Pet Grooming	21701 Devonshire St #G	\$240
351	Coin Cloud	21704 Devonshire St	\$180
352	Global Postal Center	21704 Devonshire St	\$240
353	Indian Grocery Spices and Boutique	21706 Devonshire St	\$360
354	Thai Spa & Acupuncture	21710 Devonshire St	\$240
355	Yvonne's Beauty Care	21712 Devonshire St	\$240
356	Vegan My Thai & Seafood	21714 Devonshire St	\$360
357	Country Squire Market	21717 Devonshire St	\$360
358	Barthel Motoren Werke	21718 Devonshire St	\$240
359	Ayala's Custom Upholstery	21721 Devonshire St	\$240
360	Village Florist	21722 Devonshire St	\$240
361	Geogianna's Grooming	21723 Devonshire St	\$240
362	Silver King	21728 Devonshire St	\$360
363	Silvers Accountancy Corporation	21730 Devonshire St	\$180
364	CSC	21732 Devonshire St #B	\$240
365	Emergency Concepts	21740 Devonshire St	\$180
366	Soteria Training Services Inc	21740 Devonshire St	\$340
367	Valley Chiropractic	21740 Devonshire St	\$180
368	Los Toros Mexican Restaurant	21743 Devonshire St	\$720
369	Everyone Can Sing	21744 Devonshire St	\$180

370	Craftiness	21746 Devonshire St	\$240
371	Marydales Param Yoga Healing Arts Center	21750 Devonshire St	\$180
372	Print & Copy Design Center	21752 Devonshire St	\$240
373	My Creative Outlet	21754 Devonshire St	\$240
374	Spunky Rose	21754 Devonshire St	\$240
375	L J Tees And Accessories	21756 Devonshire St	\$360
376	Longevita Clinic Inc	21757 Devonshire St	\$180
377	Cross Medical Center	21757 Devonshire St #1	\$180
378	Good Guard Security Services	21757 Devonshire St #10	\$240
379	LPL Financial	21757 Devonshire St #11	\$180
380	Best Hospice Inc. (BFC)	21757 Devonshire St #11A	\$180
381	Allied Hospice Care	21757 Devonshire St #12	\$180
382	Indelife Services	21757 Devonshire St #14A	\$180
383	Farmers Insurance	21757 Devonshire St #1A	\$180
384	Keshishian Law Firm APLC	21757 Devonshire St #2	\$180
385	Larry Clough Attorney At Law	21757 Devonshire St #2	\$180
386	Tri Tek Engineering	21757 Devonshire St #3	\$240
387	Boomerville-A Century of Speed	21757 Devonshire St #5	\$180
388	Best Ever Home Health	21757 Devonshire St #6	\$180
389	The Office	21757 Devonshire St #6A	\$240
390	Concepts in Print LLC	21757 Devonshire St #7	\$240
391	Universal Concrete	21757 Devonshire St #8	\$240
392	Chatsworth Dental Group	21800 Devonshire St #A	\$180
393	Naya Spa	21800 Devonshire St #B	\$240
394	Chatsworth Tire	21803 Devonshire St	\$360
395	Chatsworth Dance Center	21814 Devonshire St	\$180
396	Mitch's Original Chatsworth Cleaners	21814 Devonshire St	\$240
397	Les Sisters Restaurant	21818 Devonshire St	\$360
398	Cali Cuts Barber Shop	21820 Devonshire St	\$240
399	Union Bank	21821 Devonshire St	\$1,200
400	Chatsworth Cleaners	21824 Devonshire St	\$240
401	Second Wind Sports	21901 Devonshire St	\$320
402	Angel Smile Taveras Mejia Specialties Dental Group	21902 Devonshire St	\$180
403	Screen Savers	21903 Devonshire St	\$320
404	M's Hair Design	21905 Devonshire St	\$240
405	Rodney Canter Cpa	21909 Devonshire St	\$180
406	Topanga Veterinary Clinic	21913 Devonshire St	\$180
407	Tacos El Cosas	21915 Devonshire St	\$360
408	Doughboys Donuts	21921 Devonshire St	\$360
409	United Oil #175	21924 Devonshire St	\$360
410	7 Eleven Store #24596B	21925 Devonshire St	\$720
TOTAL			\$116,720



B.I.D. PROPERTIES (MERCHANT BASED - Not all shaded are assessed)

B.I.D. BOUNDARY

CHATSWORTH

RUSTLESS IMPROVEMENT DISTRICT