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| REQUEST FOR COUNCIL ACTION CITY OF SAN DIEGO | CERTIFICATE NUMBER (FOR COMPTROLLER'S USE ONLY) N/A |
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|---------------------|--|-------------------|
| TO: CITY COUNCIL | FROM (ORIGINATING DEPARTMENT): Economic Development | DATE: 5/8/2015 |
|---------------------|--|-------------------|

SUBJECT: Fiscal Year 2016 Annual Levy and Annual Update of Assessment Engineer's Reports for Economic Development Maintenance Assessment Districts.

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| PRIMARY CONTACT (NAME, PHONE): Luis Ojeda, 619-236-6475 | SECONDARY CONTACT (NAME, PHONE): Meredith Dibden-Brown, 619-236-6485 |
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COMPLETE FOR ACCOUNTING PURPOSES

| | | | | | |
|-----------------------|------|------|------|------|------|
| FUND | | | | | |
| FUNCTIONAL AREA | | | | | |
| COST CENTER | | | | | |
| GENERAL LEDGER ACCT | | | | | |
| WBS OR INTERNAL ORDER | | | | | |
| CAPITAL PROJECT No. | | | | | |
| AMOUNT | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |

| | | | | | |
|-----------------------|------|------|------|------|------|
| FUND | | | | | |
| FUNCTIONAL AREA | | | | | |
| COST CENTER | | | | | |
| GENERAL LEDGER ACCT | | | | | |
| WBS OR INTERNAL ORDER | | | | | |
| CAPITAL PROJECT No. | | | | | |
| AMOUNT | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |

COST SUMMARY (IF APPLICABLE): FY2016 Proposed Assessments: \$2,297,968

FY2016 General Fund Impact for City Owned Parcel: \$77,144.60

FY2016 Gax Tax Funds (Medians) Contribution: \$10,982

FY2016 General Fund Impact for General Benefit Contribution: \$167,617

ROUTING AND APPROVALS

| CONTRIBUTORS/REVIEWERS: | APPROVING AUTHORITY | APPROVAL SIGNATURE | DATE SIGNED |
|-------------------------|---------------------------|--------------------|-------------|
| Financial Management | ORIG DEPT. | Caldwell, Erik | 05/20/2015 |
| Comptroller | CFO | | |
| Environmental Analysis | DEPUTY CHIEF | Graham, David | 05/29/2015 |
| Liaison Office | COO | | |
| | CITY ATTORNEY | | |
| | COUNCIL PRESIDENTS OFFICE | | |

PREPARATION OF: RESOLUTIONS ORDINANCE(S) AGREEMENT(S) DEED(S)

At the City Council Meeting of June 23, 2015:

1. Preliminarily approve the Fiscal Year 2016 updates to the Assessment Engineer's Reports for each Maintenance Assessment Districts administered by Economic Development Department;
2. Declare the City Council's intention to continue to levy and collect assessments in each of the specified district for Fiscal Year 2016;
3. Declare that full and detailed descriptions of the improvements, the boundaries, and any zones therein, and the proposed assessments upon assessable lots and parcels of land within each of the specified Maintenance Assessment Districts are available in the Assessment Engineer's Reports, which are on file with the City Clerk;
4. Declare that the assessments for the following Maintenance Assessment Districts are proposed to be adjusted upward within the amounts allowed and specified by the formula in the respective original Assessment Engineer's Report: Central Commercial, Little Italy and Newport Avenue;
5. Authorize the name change of Barrio Logan Community Benefit Maintenance Assessment District of 2012 to Barrio Logan Maintenance Assessment District. Provided Council approves the name change of Barrio Logan Community Benefit Maintenance Assessment District of 2012; any reference to Barrio Logan Community Benefit Maintenance Assessment District of 2012 will be referred to as Barrio Logan Maintenance Assessment District after July 1, 2015, the start of Fiscal Year 2016; and
6. Give notice that July 13, 2015, at 2:00 p.m., or as soon thereafter as it may be heard, in the Council Chambers of the City Administration Building, located at 202 C Street, 12th Floor, San Diego, CA, 92101 is fixed as the time and place when and where any and all interested persons having a desire to be heard may appear and state their views, and/or submit written protests in compliance with California Streets and Highways Code §22628; and
7. Direct the City Clerk to give notice of the aforementioned public hearing by publication, pursuant to California Streets and Highways Code §22626.

At the City Council Meeting of July 13, 2015:

1. Consider any protests to the proposed continued levy of assessments;
2. Approve, as filed, the updated Fiscal Year 2016 Assessment Engineer's Reports for each Maintenance Assessment Districts administered by Economic Development Department;
3. Authorize the continued levy and collection of assessments on parcels within these Maintenance Assessment Districts for Fiscal Year 2016 to pay a prescribed portion of the costs of improvements and/or services as described in each Assessment Engineer's Report; and
4. Authorize the Chief Financial Officer to appropriate and expend district funds for Fiscal Year 2016, including the administrative management fund 200086, district operating funds, district capital funds, and deposit funds associated with new assessment district formation activities for Fiscal Year 2016 contingent upon approval of the Fiscal Year 2016 Appropriation Ordinance and contingent upon the City Comptroller certifying that the funds necessary for expenditure are or will be available.
5. Authorize the Mayor to execute amendment(s) to the respective Maintenance Agreements to extend the term for

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| one year and to modify the Contingency Reserve Budget percentage, and Advance and Payment provisions, as appropriate. | |
| STAFF RECOMMENDATIONS: Approve the requested actions. | |
| SPECIAL CONDITIONS (REFER TO A.R. 3.20 FOR INFORMATION ON COMPLETING THIS SECTION) | |
| COUNCIL DISTRICT(S): | 2, 3, 8, 9 |
| COMMUNITY AREA(S): | Barrio Logan, Downtown/Centre City, College Area, City Heights, North Park, Ocean Beach, Southeastern and Uptown |
| ENVIRONMENTAL IMPACT: | This activity will not result in a direct or reasonably foreseeable indirect physical change in the environment, and is not subject to CEQA pursuant to CEQA Guidelines Section 15060(c)(2). |
| CITY CLERK INSTRUCTIONS: | Publish 10-day notice in the City's official newspaper for the July 13, 2015 public hearing. |

**COUNCIL ACTION
EXECUTIVE SUMMARY SHEET
CITY OF SAN DIEGO**

DATE: 5/8/2015

ORIGINATING DEPARTMENT: Economic Development

SUBJECT: Fiscal Year 2016 Annual Levy and Annual Update of Assessment Engineer's Reports for Economic Development Maintenance Assessment Districts.

COUNCIL DISTRICT(S): 2, 3, 8, 9

CONTACT/PHONE NUMBER: Luis Ojeda/619-236-6475

DESCRIPTIVE SUMMARY OF ITEM:

As required by state and local law, this City Council item is to authorize actions needed for the operation of the Maintenance Assessment Districts managed by the Economic Development Department. The specific actions include: authorize the continued levy and collection of assessments within previously established districts for Fiscal Year 2016; authorize the name change of Barrio Logan Community Benefit MAD of 2012; approve the annual update to the property owner-approved Assessment Engineer's Report for each district; authorize the appropriation and expenditure of district funds for Fiscal Year 2016; and authorize the Mayor to execute amendments to the respective Maintenance Agreements.

STAFF RECOMMENDATION:

Approve the requested actions.

EXECUTIVE SUMMARY OF ITEM BACKGROUND:

The Economic Development Department currently oversees 8 of the 63 existing Maintenance Assessment Districts within the City; the others are managed by the Park and Recreation Department. As required by State law on an annual basis, the Economic Development Department is seeking approval from the City Council to: approve the continued levy of assessments within these Maintenance Assessment Districts with the levy to be billed and collected primarily by the County of San Diego; authorize the appropriation and expenditure of funds; and approve updates to the Assessment Engineer's Reports.

Updates to the Assessment Engineer's Reports include: modifying assessment rates as provided for and consistent with the provisions pertaining to cost indexing, maximum assessment rate, and reserve limits; identifying property and land use changes that may impact the calculation of the assessment rate; confirming the updated scope of services for improvements to comply with assessment methodology; incorporating general benefit rates proposed for Fiscal Year 2015; and integrating the Proposed Fiscal Year 2016 Budget. Contributions from City funds to MAD funds may be required per state and local law for general benefits conferred on real property located in the district or to the public at large and other activities such as median maintenance.

To meet the County of San Diego's August 10th deadline for enrolling assessments in the annual property tax bill for Fiscal Year 2016, the City Council must approve the continued levy and collections on parcels by July 13, 2015. If approved, assessments for each MAD would appear on property tax bills for benefitting property owners sometime between September and October 2015. If not approved and the levy of assessments is not authorized, existing districts will need to

rely on their reserves to fund maintenance of improvements. Reserve levels vary in each district. Once reserves are depleted, maintenance activities would cease.

CITY STRATEGIC PLAN GOAL(S)/OBJECTIVE(S):

Goal #2: Work in partnership with all of our communities to achieve safe and livable neighborhoods

Objective #5. Cultivate civic engagement and participation

Goal #3: Create and sustain a resilient and economically prosperous City

Objective #1. Create dynamic neighborhoods that incorporate mobility, connectivity, and sustainability

FISCAL CONSIDERATIONS:

The Proposed Fiscal Year 2016 Assessment for all 8 Economic Development MADs totals \$2,297,968. The Proposed Fiscal Year 2016 budget includes estimated city contributions of \$10,982 from the Gas Tax Fund (Medians). The Proposed Fiscal Year 2016 Budget also contains funding for assessments on City parcels (budgeted in Citywide Program Expenditures) in the amount of \$77,144.60. The City will receive \$94,314 from the MAD districts for administrative costs.

EQUAL OPPORTUNITY CONTRACTING INFORMATION (IF APPLICABLE):

Contracts or agreements associated with this action will be subject to the City's Equal Opportunity Contracting (San Diego Ordinance No. 18173, Section 22.2701 through 22.2708) and Non-Discrimination in Contracting Ordinance (San Diego Municipal Code Sections 22.3501 through 22.3517).

PREVIOUS COUNCIL and/or COMMITTEE ACTION (describe any changes made to the item from what was presented at committee):

The City Council approved the Fiscal Year 2015 Assessment Engineer's Reports and annual levy and collection of assessments for all existing Economic Development MADs on July 29, 2014(Resolution R-309180).

COMMUNITY PARTICIPATION AND PUBLIC OUTREACH EFFORTS:

Each district holds regular meetings where property owners have the opportunity to meet with the managing nonprofit corporation on a continual basis.

KEY STAKEHOLDERS AND PROJECTED IMPACTS:

Key stakeholders in this process include all property owners within the specified districts.

Caldwell, Erik

Originating Department

Graham, David

Deputy Chief/Chief Operating Officer



THE CITY OF SAN DIEGO

CITY OF SAN DIEGO

**ADAMS AVENUE
MAINTENANCE ASSESSMENT DISTRICT
ANNUAL UPDATE ENGINEER'S REPORT**

JUNE 2015

PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972, CALIFORNIA
STREETS & HIGHWAYS CODE AND THE
SAN DIEGO MAINTENANCE ASSESSMENT DISTRICT ORDINANCE
OF THE SAN DIEGO MUNICIPAL CODE

KOPPEL & GRUBER
PUBLIC FINANCE

334 VIA VERA CRUZ, SUITE 256
SAN MARCOS
CALIFORNIA 92078

T. 760.510.0290
F. 760.510.0288

CITY OF SAN DIEGO

MAYOR
Kevin Faulconer

CITY COUNCIL MEMBERS

Sherrri Lightner
District 1(Council President)

Lorie Zapf
District 2

Todd Gloria
District 3

Myrtle Cole
District 4

Mark Kersey
District 5

Chris Cate
District 6

Scott Sherman
District 7

David Alvarez
District 8

Marti Emerald
District 9 (Council President Pro Tem)

CITY ATTORNEY
Jan Goldsmith

CHIEF OPERATING OFFICER
Scott Chadwick

CITY CLERK
Elizabeth Maland

INDEPENDENT BUDGET ANALYST
Andrea Tevlin

CITY ENGINEER
James Nagelvoort

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SECTION I. EXECUTIVE SUMMARY

PROJECT: Adams Avenue Maintenance Assessment District (“District”)

APPORTIONMENT METHOD: Linear Front Foot (“LFF”)

**TABLE 1 – SUMMARY INFORMATION
BY BENEFIT ZONE**

| | FY 2015 | FY 2016 (1) | Maximum Authorized |
|--|-----------------|--------------------|-------------------------------|
| Parcels Assessed | | | |
| Zone 1 | 36 | 36 | |
| Zone 2 | 103 | 103 | |
| Zone 3 | 12 | 12 | |
| Zone 4 | 17 | 17 | |
| Zone 5, Subarea A | 47 | 47 | |
| Zone 5, Subarea B | 31 | 31 | |
| Zone 5, Subarea C | 23 | 23 | |
| Zone 5, Subarea D | 33 | 33 | |
| Total Parcels Assessed: | 302 | 302 | |
| Estimated Assessment Revenue | | | |
| Zone 1 | \$4,519 | \$4,519 | \$4,519 |
| Zone 2 | \$16,090 | \$16,090 | \$16,090 |
| Zone 3 | \$5,590 | \$5,590 | \$5,590 |
| Zone 4 | \$5,600 | \$5,600 | \$5,600 |
| Zone 5, Subarea A | \$12,034 | \$12,034 | \$15,523 |
| Zone 5, Subarea B | \$1,131 | \$1,131 | \$1,461 |
| Zone 5, Subarea C | \$936 | \$936 | \$1,221 |
| Zone 5, Subarea D | \$4,301 | \$4,301 | \$5,550 |
| Total Estimated Assessment Revenue: | \$50,201 | \$50,201 | \$55,552 |

TABLE 1 – CONTINUED

| Linear Front Footage | FY 2015 | FY 2016 (1) | Maximum Authorized |
|------------------------------------|----------------|--------------------|---------------------------|
| Zone 1 | 2,054 | 2,054 | |
| Zone 2 | 6,436 | 6,436 | |
| Zone 3 | 559 | 559 | |
| Zone 4 | 1,120 | 1,120 | |
| Zone 5, Subarea A | 3,039 | 3,039 | |
| Zone 5, Subarea B | 1,203 | 1,203 | |
| Zone 5, Subarea C | 1,200 | 1,200 | |
| Zone 5, Subarea D | 1,982 | 1,982 | |
| Total Linear Front Footage: | 17,593 | 17,593 | |
| Assessment per LFF | | | |
| Zone 1 | \$2.20 | \$2.20 | \$2.20 |
| Zone 2 | \$2.50 | \$2.50 | \$2.50 |
| Zone 3 | \$10.00 | \$10.00 | \$10.00 |
| Zone 4 | \$5.00 | \$5.00 | \$5.00 |
| Zone 5, Sub-District A | \$3.96 | \$3.96 | \$5.11 |
| Zone 5, Sub-District B | \$0.94 | \$0.94 | \$1.21 |
| Zone 5, Sub-District C | \$0.78 | \$0.78 | \$1.02 |
| Zone 5, Sub-District D | \$2.17 | \$2.17 | \$2.80 |

1. FY 2016 is the City's Fiscal Year 2016, which begins July 1, 2015 and ends June 30, 2016. Total Parcels Assessed, Total Estimated Assessment Revenue, and Total Linear Front Footage may vary from prior year due to parcel changes.

DISTRICT HISTORY: The District was formed in May 1994. Zone 5 conducted an assessment ballot procedure in 2003 and a weighted majority of property owners, based on assessment amount, were in support of the continuation of the assessments, annual indexing provisions and services and improvements the assessments fund.

ANNUAL COST INDEXING: The assessments in Zone 5 are the only assessments authorized to be increased. The assessments for Zone 5 may be indexed annually commencing in FY 2007 by the annual change in the San Diego Area Consumer Price Index (the SDCPI-U).

BONDS: No bonds will be issued in connection with this District.

SECTION II. BACKGROUND

A. INTRODUCTION

The Adams Avenue Maintenance Assessment District was established in 1994 as a self-managed District. An assessment ballot proceeding was conducted for Zone 5 and a weighted majority of property owners, based on assessment amount, were in support of the continuation of the assessments, annual indexing provisions and services and improvements the assessments fund.

This report constitutes the annual update to the Engineer's Report for the City of San Diego ("City") Adams Avenue Maintenance Assessment District for Fiscal Year ("FY") 2016 which provides updated information regarding the budget and factors that affect the assessment. This report relies on the assessment methodology and benefit analysis from the Engineer's Report prepared at the time of formation of the District. The City Council pursuant to the provisions of the San Diego Maintenance Assessment District Procedural Ordinance of 1986 (the "Ordinance") Landscaping and Lighting Act of 1972, Being Division 15, Part 2 of the Streets and Highways Code of the State of California, beginning with Section 22500 (the "1972 Act"), Article XIID of the Constitution of the State of California ("Article XIID"), the Proposition 218 Omnibus Implementation Act (Government Code Section 53750 and following) (the "Implementation Act"), and (the Ordinance, 1972 Act, Article XIID and the Implementation Act are referred to collectively as the "Assessment Law") desires to levy and collect annual assessments against lots and parcels within the District in the fiscal year commencing July 1, 2015 and ending June 30, 2016 to pay for the operation, maintenance and servicing of landscaping, lighting, drainage, safety programs and all appurtenant facilities. The assessment rates set for 2015/2016 as set forth in this Engineer's Report do not exceed the maximum rates established at the time the District was formed; therefore, the City and the District are not required to go through a property owner ballot protest procedure in order to establish the 2015/2016 assessment rates.

Each lot or parcel within the District is assessed proportionately for only the improvements and services that are determined to be special benefit. For this report, each lot or parcel to be assessed, refers to an individual property assigned its own Assessor Parcel Number by the San Diego County ("County") Assessor's Office as shown on the last equalized roll of the assessor.

A Public Hearing will be scheduled where public testimony will be heard by the City Council. Following the conclusion of the Public Hearing, the City Council will confirm the Engineer's Report as submitted or amended and may order the collection of assessments for FY 2016.

SECTION III. PLANS AND SPECIFICATION

A. GENERAL DESCRIPTION OF THE DISTRICT

The territory within the District consists of all lots, parcels and subdivisions of land as shown on the Boundary Diagram titled “Map of Proposed Boundaries of the City of San Diego Adams Avenue Maintenance Assessment District” contained within this report in Section VI.

The District is generally located along Adams Avenue between 33rd Street and 39th Street and between Terrace Drive and Vista Street. The Adams Avenue Business Association manages the District.

The District is divided into five Zones located along Adams Avenue and are described as follows:

Zone 1 – Felton Street to Mansfield Street

Zone 2 – Mansfield Street to 39th Street and Terrace Drive to Vista Street

Zone 3 – 33rd Street to Felton Street

Zone 4 – Mid-block east of Kansas Street to Interstate 805

Zone 5 – Arizona Street to mid-block east of Kansas Street and from Interstate 805 to 33rd Street and 30th Street from Adams Avenue to Monroe Avenue. Zone 5 is further divided into four (4) sub-districts described as follows:

Sub-District A – Arizona Street to mid-block east of Kansas Street along Adams Avenue

Sub-District B – Adams Avenue to Madison Avenue along 30th Street

Sub-District C – Madison Avenue to Monroe Avenue along 30th Street

Sub-District D – Interstate 805 to 33rd Street along Adams Avenue

B. DESCRIPTION OF IMPROVEMENTS TO BE MAINTAINED AND SERVICES

The District, through the levy of special assessments, provides funding for ongoing maintenance, operation and servicing of street trees and shrubs, lighting, and litter removal located within the public rights-of-ways and dedicated easements located within the District. Maintenance services will be provided by City personnel and/or private contractors. The specific improvements maintained and serviced with the Zones are described as follows:

Zone 1 – Approximately 27 single-acorn style decorative street lights and various trees uniformly placed throughout the zone.

Zone 2 – Approximately 5 double-acorn style decorative street lights.

Zone 3 – Approximately 5 single-acorn style decorative street lights.

Zone 4 – Various trees uniformly placed throughout the zone.

Zone 5 – Enhanced street lighting and trees.

Plans and specifications for these improvements to be maintained by the District are on file with the City Engineer's office and by reference are made part of this Report. These documents are on file with the City Clerk and the City Planning and Community Investment Department and are available for public inspection during normal business hours.

C. DESCRIPTION OF MAINTENANCE AND SERVICES

Maintenance means the furnishing of services and materials for the ordinary and usual maintenance, operation and servicing of improvements, services and appurtenant facilities, including repair, removal or replacement of all or part of any of the improvements, services or appurtenant facilities; providing for the life, growth, health and beauty of the landscaping improvements including cultivation, drainage, irrigation, trimming, mowing, spraying, fertilizing and treating for disease or injury; the removal of trimmings, rubbish, debris and other solid waste; and the cleaning and sweeping of the sidewalk and gutter, collection and disposal of fallen branches and trees, tree and bush trimming, placement of street furniture, banner installation, security services, including homeless patrolling and reporting of security and safety problems to governmental agencies and the cleaning, sandblasting, and painting of walls, and other improvements to remove or cover graffiti.

Servicing means the furnishing of water and electricity for the irrigation of the Improvements or appurtenant facilities including any decorative lighting and the furnishing of electric current or energy, gas or other illuminating agent for the lighting improvements. Servicing also allows for the replacement of the facilities in order to maintain them in proper working order and to provide specific benefit to the District; or providing security and homeless patrols and other activities related to maintaining security.

SECTION IV. ESTIMATE OF COSTS

A. ESTIMATE OF COSTS TABLE

Below are the estimated costs of maintenance and services for the District including incidental costs and expenses, revenue and reserves.

TABLE 2 – ESTIMATE OF COSTS

| | FY 2013/14 BUDGET | FY 2014/15 BUDGET | FY 2015/16 PROPOSED |
|---|----------------------|----------------------|------------------------|
| ADAMS AVENUE MAD | | | |
| BEGINNING BALANCE | \$0 | \$0 | \$10,000 |
| Revenue | | | |
| Assessments | \$50,201 | \$50,201 | \$50,201 |
| Business Improvement District Assessment | \$3,000 | \$3,000 | \$3,000 |
| General Benefit Portion (Non Assessment Sources) | | \$3,607 | \$4,036 |
| TOTAL OPERATING REVENUE | \$53,201 | \$56,808 | \$57,237 |
| TOTAL REVENUE AND BALANCE | \$53,201 | \$56,808 | \$67,237 |
| Expense | | | |
| Contractual | \$32,000 | \$35,607 | \$58,288 |
| Incidentals / Administration ¹ | \$14,180 | \$14,180 | \$3,500 |
| Utilities | \$2,000 | \$2,000 | \$0 |
| Contingency Reserve ² | \$5,021 | \$5,021 | \$5,449 |
| TOTAL EXPENSE | \$53,201 | \$56,808 | \$67,237 |
| BALANCE | \$0 | \$0 | \$0 |
| <u>Assessment Rate per Linear Frontage Foot:</u> | | | |
| Zone 1 | \$2.20 | \$2.20 | \$2.20 |
| Zone 2 | \$2.50 | \$2.50 | \$2.50 |
| Zone 3 | \$10.00 | \$10.00 | \$10.00 |
| Zone 4 | \$5.00 | \$5.00 | \$5.00 |
| Zone 5, Sub-District A | \$3.96 | \$3.96 | \$3.96 |
| Zone 5, Sub-District B | \$0.94 | \$0.94 | \$0.94 |
| Zone 5, Sub-District C | \$0.78 | \$0.78 | \$0.78 |
| Zone 5, Sub-District D | \$2.17 | \$2.17 | \$2.17 |

Notes:

1. Includes City Administration Fee for all fiscal years shown; FY 2013/14 and FY 2014/15 figures include certain overhead contractual amounts which have been re-categorized and shifted to the contractual expense line item for FY 2015/16.

2. The contingency may build a reserve for the District for funding emergency needs or other projects.

SECTION V. METHOD OF APPORTIONMENT

A. GENERAL

The Implementation Act permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements, which include the construction, maintenance, and servicing of street lights, traffic signals, landscaping and drainage facilities.

Streets and Highways Code Section 22573 requires that maintenance assessments be levied according to benefit rather than the assessed value.

“The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements.”

In addition, Article XIID and the Implementation Act require that a parcel’s assessment may not exceed the reasonable cost for the proportional special benefit conferred to that parcel. Article XIID and the Implementation Act further provides that only special benefits are assessable and the City must separate the general benefits from the special benefits. They also require that publicly owned properties which specifically benefit from the improvements be assessed.

B. SPECIAL BENEFIT ANALYSIS

As determined in the formation Engineer’s Report, each of the proposed improvements and the associated costs and assessments within the District were reviewed, identified and allocated based on special benefit pursuant to the provisions of the Assessment Law. Based on recent court opinions, the City requested the reevaluation of the separation of general and special benefits in the annual update to the Engineer’s Report.

Proper maintenance and operation of landscaping, street trees, streetlights, sidewalks, gutters and litter removal provides special benefit to properties within the District by providing community character, security, safety and vitality. In addition, the Improvements will enhance the ability of property owners to attract and maintain customers as well as increase the viability of commercial development. These special benefits are benefits that are above and beyond the City’s standard level of service, and exclusive of those “general benefits” provided to the public at large or properties located outside the District. Under Assessment Law, only “special benefits” are assessable. As such, separation and quantification of the “special benefits” associated with the improvements/services are illustrated in the following equations:

$$\text{Special Benefits} = \text{Total Benefits} - \text{General Benefits}$$

$$\text{General Benefits} = \text{City Standard} + \text{External Benefits}$$

$$\text{Special Benefits} = \text{Total Benefits} - [\text{City Standard} + \text{External Benefits}]$$

In these equations, “Total Benefits” refers to the cost of providing the total benefits of the improvements/services; “City Standard” represents the cost of providing the City’s standard level of service; and “External Benefits” refers to the cost of those additional benefits accruing to the public at large or properties located outside the District. In order to isolate the “Special Benefits,” it is necessary to quantify the amount of “General Benefits” associated with the improvements/services.

CITY STANDARD

The District will continue to receive the standard level of service provided to the public at large under City-funded and administered programs. These cost and service allocations, reviewed and adjusted annually by the City, are representative of the City’s standard level of service for maintenance and servicing of public facilities and improvements (e.g., medians, open space, street lights, street trees, sidewalks, parks, etc.), including street sweeping and graffiti removal on public property. With or without the proposed assessment District, the area will continue to receive the City’s standard level of services, a “general benefit” that is not funded by assessments.

EXTERNAL BENEFITS

Assessment Law prohibits levying assessments to pay for “general benefits” conferred to the public at large or properties located outside the District. Public safety benefits of the improvements may accrue to persons traveling through the improvements (incidental beneficiaries). Based on a review of the spatial limits of the District and the proposed improvements/services, it has been determined that the maintenance and servicing of the improvements does not confer benefit to properties outside District.

To quantify the benefit to persons traveling through the District, a traffic study was completed to isolate the estimated “pass-through” traffic along each segment. Pass-through traffic is traffic that has neither an origin nor destination within the defined area, which provides a reasonable means of quantifying benefits not accrued to property within the District.

Additionally, improvements have been reviewed to determine the potential amount of benefit to Pass-through traffic. Since much of the District budget is for improvements that are a direct benefit to property within the District such as sidewalk spraying, gutter clean up and utility costs, the potential benefit to Pass-through traffic was considered low and was factored into the traffic counts.

It is estimated that as much as 6.53% of the total benefit may accrue to the public at large as incidental beneficiaries passing through the District. The estimated costs associated with these “general benefits” have been quantified and will not be funded by the assessments.

SPECIAL BENEFIT

Parcels within the District receive a special benefit resulting from the maintenance and services and improvement provided with the assessments. Specifically the special benefits are summarized as follows:

- Improved cleanliness and maintenance of sidewalks used to access property in the District.
- Enhanced cleanliness and desirability of the area, including removal of litter and debris from sidewalks and other public facilities for the direct advantage of property in the District.
- Protection and improvement of views, scenery and other permanent public facility resources for property in the District and preservation of public assets maintained by the District.
- Enhanced safety of property in the District and reduced liability risk.
- Improved illumination of property in the District.
- Improved access to property in the District due to cleaner and safer sidewalks and improved lighting.
- Improved nighttime visibility for the local access of emergency vehicles.
- Improved safety and traffic circulation to and from parcels.
- Increased deterrence of crime and aid to police and emergency vehicles.

C. ASSESSMENT METHODOLOGY

To establish the special benefit to the individual lots and parcels within the District a formula that spreads the costs of the maintenance based on the special benefit must be established. The Improvements have been reviewed and a formula has been established to apportion the maintenance costs based on benefit.

The method of assessment established at the time of the District's formation is based on the Linear Front Footage ("LFF") for each parcel located within the District. The improvements and services provided by the District are within the public right of way along the street, therefore utilizing the LFF to calculate the assessment is directly proportional to the benefit received. The parcel's LFF was determined based on Assessor's Parcel maps or other sources.

SAMPLE CALCULATIONS

As described above, assessments have been calculated for each parcel based the Linear Front Footage of the property along the improvement/service corridor.

$$\text{LFF} = \text{Linear Front Footage}$$

Shown below are LFF calculations for various sample parcels.

- **Property with 50-foot frontage**
LFF = 50.00 LFF
- **Property with 140-foot frontage**
LFF = 140.00 LFF
- **7-unit Condominium Property with 49-foot frontage**
LFF (per condo unit) = 49.00 LFF / 7 units = 7.00 LFF

The total assessment for each parcel in the District is based on the calculated LFF for the parcel and the applicable unit assessment rate, as shown in the following equation:

$$\text{Total Assessment} = \text{Total LFF} \times \text{Unit Assessment Rate}$$

D. ASSESSMENT RANGE FORMULA (ZONE 5 ONLY)

The indexing of assessments is permitted only under the current apportionment methodology for Zone 5. The purpose of establishing an Assessment Range Formula is to provide for reasonable increases and inflationary adjustment to annual assessments without requiring the District to go through the requirements of Proposition 218 in order to get a small increase. This Assessment Range Formula was approved by the property owners at the time the District was formed. If the budget and assessments calculated requires an increase greater than the adjusted Maximum Assessment, then the assessment is considered an increased assessment and would be subject to Proposition 218 balloting.

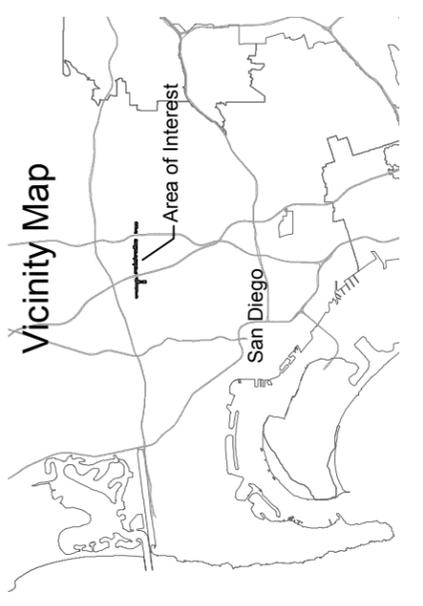
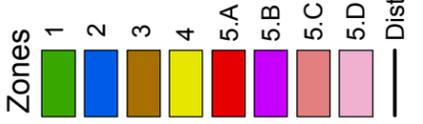
The maximum authorized assessments for Zone 5 established in the Fiscal Year 2003 proceedings are authorized to be indexed (increased or decreased) annually by the factor published in the SDCPI-U. The annual change in second half SDCPI-U values, as compiled by the U.S. Bureau of Labor Statistics (see www.bls.gov), for the prior year period was from 261.679 to 265.039(a 1.28% increase). In accordance with the approved cost-indexing provisions, the maximum authorized assessment rates contained within this Assessment Engineer's Report have been increased by 1.28%.

The Maximum Assessment is adjusted annually and is calculated independent of the District's annual budget and proposed annual assessment. Any proposed annual assessment is not considered an increased assessment, even if the proposed assessment is greater than the assessment applied in the prior fiscal year.

SECTION VI. ASSESSMENT DIAGRAM

The parcels within the Adams Avenue Maintenance Assessment District consist of all lots, parcels depicted within the boundaries of the District. The District diagram reflecting the exterior boundaries of the District and the Zones of benefit is on file with the City Clerk.

Adams Avenue Maintenance Assessment District



SECTION VII. ASSESSMENT ROLL

The assessment roll is a listing of the Fiscal Year 2016 Assessment apportioned to each lot or parcel, as shown on the San Diego County last equalized roll of the assessor and reflective of the Assessor's Parcel Map(s) associated with the equalized roll. A listing of parcels proposed to be assessed within this District is shown on the following table.

City of San Diego
Adams Avenue
Maintenance Assessment District
Assessment Roll FY 2016

| Assessor's Parcel Number | Zone | Owner | Lot Front Footage | FY 2016 Assessment |
|--------------------------|------|---|-------------------|--------------------|
| 439-401-14-00 | 1 | GREENO FAMILY 2013 TRUST 03-13-13, CORNER PROPERTIES ET AL | 85.00 | \$187.00 |
| 439-401-17-00 | 1 | NORMAL HEIGHTS MASONIC TEMPLE ASSN | 75.00 | \$165.00 |
| 439-401-32-00 | 1 | NORMAL HEIGHTS MASONIC TEMPLE ASSN | 135.00 | \$297.00 |
| 439-402-15-00 | 1 | H S PARTNERS L L C | 40.00 | \$88.00 |
| 439-402-30-00 | 1 | H S PARTNERS L L C | 161.00 | \$354.20 |
| 439-402-35-00 | 1 | Q R P APARTMENTS L L C | 40.00 | \$88.00 |
| 439-402-38-00 | 1 | SEPEHRI FAMILY TRUST 12-05-01, SEPEHRI SAMAR | 132.00 | \$290.40 |
| 439-442-01-00 | 1 | MULKINS ROBERT C & ANDREA M | 112.00 | \$246.40 |
| 439-442-02-00 | 1 | BERRILL EILEEN R TRUST 02-23-93 | 50.00 | \$110.00 |
| 439-442-03-00 | 1 | SHAMOUN SABRI & MARY FAMILY LIMITED PARTNERSHIP, SHAMOUN FAMILY TRU | 50.00 | \$110.00 |
| 439-442-04-00 | 1 | BRODY PROPERTY L L C, PRESS GERALD A, DUNN LINDA C TRUST 08-22-05 | 56.00 | \$123.20 |
| 439-450-01-00 | 1 | SHAMOUN SABRI & MARY FAMILY LIMITED PARTNERSHIP | 143.00 | \$314.60 |
| 439-450-05-00 | 1 | RICH FAMILY TRUST 03-02-07 | 41.00 | \$90.20 |
| 439-450-06-00 | 1 | KEPLER ANTONIA | 28.00 | \$61.60 |
| 439-450-07-00 | 1 | BIRCHALL ROBERT J TR & BIRCHALL BEVERLEY H TR, PLOWMAN 1995 TRUST | 230.00 | \$506.00 |
| 439-450-36-00 | 1 | JOHNSON RICHARD J & CLASINA KOELEMAN | 30.00 | \$66.00 |
| 440-391-13-00 | 1 | ANNABILLY L C | 130.00 | \$286.00 |
| 440-391-14-00 | 1 | DELUCA ORAZIO & ELENA | 28.00 | \$61.60 |
| 440-391-15-00 | 1 | KOUZA AKRAM A TR | 115.00 | \$253.00 |
| 440-391-16-00 | 1 | MATTE NAZAR H | 50.00 | \$110.00 |
| 440-561-01-00 | 1 | SMITH FAMILY TRUST 05-18-93 | 140.00 | \$308.00 |
| 440-561-04-01 | 1 | WINDER ERIC | 8.00 | \$17.60 |
| 440-561-04-02 | 1 | BLAIR DAVID | 7.00 | \$15.40 |
| 440-561-04-03 | 1 | GUIER JESSICA S | 7.00 | \$15.40 |
| 440-561-04-04 | 1 | SHIRAH CYNTHIA | 7.00 | \$15.40 |
| 440-561-04-05 | 1 | ODOWD MEGAN, REYNOLDS EDWARD | 7.00 | \$15.40 |
| 440-561-04-06 | 1 | SZYMCZAK STEVEN L | 7.00 | \$15.40 |
| 440-561-04-07 | 1 | MONTES ALEX C | 8.00 | \$17.60 |
| 440-561-04-08 | 1 | CHODZKO PETER & MEGAN M | 7.00 | \$15.40 |
| 440-561-04-09 | 1 | SCHROEDER MELINDA S | 7.00 | \$15.40 |
| 440-561-04-10 | 1 | JILLYWILLY L L C | 7.00 | \$15.40 |
| 440-561-04-11 | 1 | EAVES OLIN S, EAVES ROBERT E & SANDRA S | 7.00 | \$15.40 |
| 440-561-04-12 | 1 | GROVE BAMBI D | 7.00 | \$15.40 |
| 440-561-04-13 | 1 | SHAW ANNA | 7.00 | \$15.40 |
| 440-561-04-14 | 1 | ROZELLE ERIN M, ROZELLE LYNN M | 7.00 | \$15.40 |
| 440-561-05-00 | 1 | 3463-65 ADAMS AVE L L C | 83.00 | \$182.60 |
| 440-392-14-00 | 2 | SCHNEIDER KENNETH D, TRUMAN GARY E | 83.00 | \$207.50 |
| 440-392-15-00 | 2 | EHRICKE INGEBORG M TR | 53.00 | \$132.50 |
| 440-392-16-00 | 2 | DIANNA DOMINIC J TRUST 01-20-00 | 53.00 | \$132.50 |
| 440-392-17-00 | 2 | DIANNA DOMINIC J TRUST 01-20-00 | 53.00 | \$132.50 |
| 440-392-18-00 | 2 | DIANNA MICHAEL & ANDREA REVOCABLE TRUST 08-20-96 | 113.00 | \$282.50 |
| 440-401-16-00 | 2 | LUCAS FAMILY TRUST 04-18-12 | 87.00 | \$217.50 |

City of San Diego
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| Assessor's Parcel Number | Zone | Owner | Lot Front Footage | FY 2016 Assessment |
|--------------------------|------|---|-------------------|--------------------|
| 440-401-18-00 | 2 | STOJADINOVIC FAMILY TRUST 12-11-95 | 53.00 | \$132.50 |
| 440-401-19-00 | 2 | GASCA EDWARD H & SABINA M | 84.00 | \$210.00 |
| 440-401-20-00 | 2 | DECADENT DEVELOPMENT INC | 25.00 | \$62.50 |
| 440-401-21-00 | 2 | DECADENT DEVELOPMENT INC | 25.00 | \$62.50 |
| 440-401-22-00 | 2 | SPILLANE FAMILY TRUST 07-30-12 | 53.00 | \$132.50 |
| 440-401-33-00 | 2 | STOJADINOVIC FAMILY TRUST 12-11-95 | 27.00 | \$67.50 |
| 440-402-14-00 | 2 | DAMICO RITA P TRUST 07-15-99 | 53.00 | \$132.50 |
| 440-402-15-00 | 2 | DELUCCA CLAUDIO & SIMAN-DELUCCA MARIBEL | 53.00 | \$132.50 |
| 440-402-16-00 | 2 | MCKERNAN KENNETH & JULIE | 53.00 | \$132.50 |
| 440-402-17-00 | 2 | NOTT GRAHAM & CONNIE | 53.00 | \$132.50 |
| 440-402-18-00 | 2 | LYONS WALTER R III | 53.00 | \$132.50 |
| 440-421-25-00 | 2 | VONS COMPANIES INC | 265.00 | \$662.50 |
| 440-422-15-00 | 2 | DELPY JACK J SEPARATE PROPERTY TRUST 12-21-78, TAORMINA TERRY A ET AL | 50.00 | \$125.00 |
| 440-422-16-00 | 2 | DELPY JACK J SEPARATE PROPERTY TRUST 12-21-78, TAORMINA TERRY A ET AL | 50.00 | \$125.00 |
| 440-422-17-00 | 2 | GARCIA RICHARD A TRUST 01-17-02 | 50.00 | \$125.00 |
| 440-422-18-00 | 2 | WILLIAMS FAMILY TRUST 03-10-92 | 50.00 | \$125.00 |
| 440-422-19-00 | 2 | MARKS EDWARD A & OBENDORF MARY L | 50.00 | \$125.00 |
| 440-422-27-00 | 2 | DELPY JACK J SEPARATE PROPERTY TRUST 12-21-78, TAORMINA TERRY A ET AL | 250.00 | \$625.00 |
| 440-520-01-00 | 2 | MEDINA LIVING TRUST 07-28-93 | 60.00 | \$150.00 |
| 440-520-08-00 | 2 | 3844 ADAMS AVE L L C | 100.00 | \$250.00 |
| 440-520-22-00 | 2 | SOLOMONS MINE L L C | 50.00 | \$125.00 |
| 440-520-23-00 | 2 | P G P HOLDINGS H W 1 L L C | 50.00 | \$125.00 |
| 440-520-24-00 | 2 | JACOBS RANDALL L | 50.00 | \$125.00 |
| 440-542-09-00 | 2 | MEZA FAMILY TRUST 06-18-92 | 50.00 | \$125.00 |
| 440-542-10-00 | 2 | C R I BIG ROCK L L C | 50.00 | \$125.00 |
| 440-542-11-00 | 2 | DIXON ERIC & STEPHANIE | 50.00 | \$125.00 |
| 440-542-12-00 | 2 | HAFER BRUCE V & JOAN E | 50.00 | \$125.00 |
| 440-542-13-00 | 2 | HAFER BRUCE V & JOAN E | 110.00 | \$275.00 |
| 440-551-11-00 | 2 | KENSINGTON PARTNERSHIP L P | 163.00 | \$407.50 |
| 440-551-20-00 | 2 | SCOORTIS GEORGE & LIDIA REVOCABLE TRUST 06-23-04, CHARAP FAMILY TRUS` | 98.00 | \$245.00 |
| 440-551-21-00 | 2 | SCOORTIS GEORGE & LIDIA REVOCABLE TRUST 06-23-04, CHARAP FAMILY TRUS` | 95.00 | \$237.50 |
| 440-552-11-00 | 2 | TERRACE PARTNERS L P | 53.00 | \$132.50 |
| 440-552-12-00 | 2 | TERRACE PARTNERS L P | 53.00 | \$132.50 |
| 440-552-25-00 | 2 | TERRACE PARTNERS L P | 159.00 | \$397.50 |
| 440-553-11-00 | 2 | LUSCOMB NEAL E TRUST 05-20-10 ET AL | 150.00 | \$375.00 |
| 440-570-01-00 | 2 | ROMANO REVOCABLE LIVING FAMILY TRUST 09-01-93 | 175.00 | \$437.50 |
| 440-570-05-00 | 2 | JAMES MICHAEL INVESTMENTS INC | 53.00 | \$132.50 |
| 440-570-06-00 | 2 | JAMES MICHAEL INVESTMENTS INC | 113.00 | \$282.50 |
| 440-570-47-00 | 2 | SUBUD CALIFORNIA INC | 44.00 | \$110.00 |
| 440-581-01-00 | 2 | J W C HOLDINGS L L C | 53.00 | \$132.50 |
| 440-581-02-00 | 2 | TAYLOR LIVING TRUST 06-25-13 | 53.00 | \$132.50 |
| 440-581-03-00 | 2 | MILLER ROY J & LINDA M | 27.00 | \$67.50 |

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| Assessor's Parcel Number | Zone | Owner | Lot Front Footage | FY 2016 Assessment |
|--------------------------|------|--|-------------------|--------------------|
| 440-581-06-00 | 2 | SAN DIEGO POST 6 AMERICAN LEGION | 53.00 | \$132.50 |
| 440-581-07-00 | 2 | TZATHAS SPEROS & BARBARA | 113.00 | \$282.50 |
| 440-581-41-00 | 2 | MILLER ROY J & LINDA M | 27.00 | \$67.50 |
| 440-582-01-00 | 2 | STEINBERG ROBERT TRUST 05-13-08 | 53.00 | \$132.50 |
| 440-582-04-00 | 2 | WELLNESS OPPORTUNITIES FOR WOMAN INC | 53.00 | \$132.50 |
| 440-582-05-00 | 2 | A & S ADAMS AVENUE L L C | 53.00 | \$132.50 |
| 440-582-06-00 | 2 | MCCANNA DONNA J TRUST 11-07-02 | 53.00 | \$132.50 |
| 440-582-07-00 | 2 | HOBERG PROPERTIES LLC | 53.00 | \$132.50 |
| 440-591-01-00 | 2 | GARDNER RICHARD | 75.00 | \$187.50 |
| 440-591-02-00 | 2 | GARDNER RICHARD E | 21.00 | \$52.50 |
| 440-591-03-00 | 2 | ENGLE FRANK A | 30.00 | \$75.00 |
| 440-591-04-00 | 2 | PHARIS ROY L TR | 50.00 | \$125.00 |
| 440-591-05-00 | 2 | LEDESMA FAMILY TRUST 06-28-94, LEDESMA FAMILY TRUST 09-29-06 | 50.00 | \$125.00 |
| 440-591-07-00 | 2 | TAVLARIDIS KURIAKI V SEPARATE PROPERTY TRUST 06-21-01 | 25.00 | \$62.50 |
| 440-591-08-00 | 2 | TAVLARIDIS KURIAKI V SEPARATE PROPERTY TRUST 06-21-01 | 25.00 | \$62.50 |
| 440-591-09-00 | 2 | H S PARTNERS L L C | 50.00 | \$125.00 |
| 440-591-10-00 | 2 | NGUYEN HUNG Q & ROSE FAMILY TRUST 07-29-94 | 50.00 | \$125.00 |
| 440-591-11-00 | 2 | GOLDMAN EVELYN W TRUST 08-07-07 | 50.00 | \$125.00 |
| 440-591-12-00 | 2 | CLAY ASSOCIATES | 50.00 | \$125.00 |
| 440-591-13-00 | 2 | KELLY LIVING TRUST 08-29-91 | 50.00 | \$125.00 |
| 440-591-14-00 | 2 | WILSON FAMILY TRUST 03-29-05 | 80.00 | \$200.00 |
| 440-592-01-00 | 2 | BONNER NICHOLAS & AUTUMN | 74.00 | \$185.00 |
| 440-592-02-00 | 2 | CHARLES TEDDY LIVING TRUST 10-13-10 | 30.00 | \$75.00 |
| 440-592-04-00 | 2 | LOCKWOOD SHIRLEY | 50.00 | \$125.00 |
| 440-592-05-00 | 2 | LINSSEN PHILIP M & UNGAR-LINSSEN PATRICIA J | 50.00 | \$125.00 |
| 440-592-06-00 | 2 | PERKINS FAMILY TRUST 01-11-96 | 50.00 | \$125.00 |
| 440-592-07-00 | 2 | ANDERSON K R LTD | 50.00 | \$125.00 |
| 440-653-01-00 | 2 | BERKUN ROBERT I TR (DCSD) | 102.00 | \$255.00 |
| 440-653-02-00 | 2 | SISNEROS FAMILY TRUST 12-02-04, HANFORD GUY R | 51.00 | \$127.50 |
| 440-653-03-00 | 2 | SISNEROS FAMILY TRUST 12-02-04, HANFORD GUY R | 51.00 | \$127.50 |
| 440-653-04-00 | 2 | VALLEJO VICTOR & SYLVIA | 81.00 | \$202.50 |
| 440-653-05-00 | 2 | VALLEJO VICTOR & SYLVIA | 30.00 | \$75.00 |
| 440-663-01-00 | 2 | LOVE DARLENE A TRUST | 81.00 | \$202.50 |
| 440-663-02-00 | 2 | CHAO JEFFREY, RAIMO ERIC B, KUCK JULIA | 51.00 | \$127.50 |
| 440-663-03-00 | 2 | LEE SCOTT R | 51.00 | \$127.50 |
| 440-663-04-00 | 2 | TEARE JOYCE J LIVING TRUST 04-07-06 | 51.00 | \$127.50 |
| 440-663-05-01 | 2 | GREEN REBECCA | 6.00 | \$15.00 |
| 440-663-05-02 | 2 | SCHREUDERS KIRSTEN A | 6.00 | \$15.00 |
| 440-663-05-03 | 2 | CROCKETT FAMILY TRUST 08-25-09 | 6.00 | \$15.00 |
| 440-663-05-04 | 2 | STRACHAN JAMES A & MARGARET M | 6.00 | \$15.00 |
| 440-663-05-05 | 2 | LIAS SAMUEL JR | 6.00 | \$15.00 |
| 440-663-05-06 | 2 | CASTRAPEL BODHI & NEERU | 7.00 | \$17.50 |

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| Assessor's Parcel Number | Zone | Owner | Lot Front Footage | FY 2016 Assessment |
|--------------------------|------|---|-------------------|--------------------|
| 440-663-05-07 | 2 | BOOM JOHANNES M H | 7.00 | \$17.50 |
| 440-663-05-08 | 2 | MCDANIEL CATHERINE A | 7.00 | \$17.50 |
| 440-664-01-00 | 2 | KENSINGTON OFFICE RENTALS | 50.00 | \$125.00 |
| 440-664-02-00 | 2 | 4193 ADAMS AVENUE L L C | 50.00 | \$125.00 |
| 465-341-03-00 | 2 | LOGAN BEVERLY J ADAMS AVENUE PROPERTY TRUST 09-12-08, DAVIS WILLIAM M | 90.00 | \$225.00 |
| 465-342-02-00 | 2 | SIDHU TRUST 09-09-04 | 180.00 | \$450.00 |
| 465-342-03-00 | 2 | HOMER LEE A & NANCY E FAMILY TRUST 01-29-91 | 40.00 | \$100.00 |
| 465-342-04-00 | 2 | DAMICO FAMILY REVOCABLE TRUST 01-10-13 | 40.00 | \$100.00 |
| 465-342-05-00 | 2 | HARRIS DAVID P & MANON K | 40.00 | \$100.00 |
| 465-345-01-00 | 2 | MYKING NAVARRO FAMILY TRUST 02-18-05 | 150.00 | \$375.00 |
| 465-345-02-00 | 2 | HULL LYLE R & SUSAN M | 30.00 | \$75.00 |
| 465-345-18-00 | 2 | MORRELL JOHN L & ELIZABETH A | 120.00 | \$300.00 |
| 465-346-01-00 | 2 | MUNAIM HUSSEIN | 30.00 | \$75.00 |
| 439-392-16-00 | 3 | ADAMS ASSOCIATES | 95.00 | \$950.00 |
| 439-392-17-00 | 3 | HOM EXEMPT 12-17-74 | 86.00 | \$860.00 |
| 439-392-18-00 | 3 | SHAMOUN ROBERT M & LISA M | 25.00 | \$250.00 |
| 439-392-19-00 | 3 | TAO HUNG THIEN | 21.00 | \$210.00 |
| 439-392-20-00 | 3 | RUBIO TRUST 02-10-07 | 30.00 | \$300.00 |
| 439-392-21-00 | 3 | JOSEPH MUSSER FAMILY PARTNERSHIP L P | 25.00 | \$250.00 |
| 439-441-01-00 | 3 | GREENO FAMILY 2013 TRUST 03-13-13, ESH FAMILY TRUST 08-10-98 | 48.00 | \$480.00 |
| 439-441-03-00 | 3 | SOLOMONS MINE L L C | 44.00 | \$440.00 |
| 439-441-04-00 | 3 | ESH FAMILY EXEMPTION TRUST B 08-01-98 | 35.00 | \$350.00 |
| 439-441-05-00 | 3 | 3325 ADAMS AVE L L C | 50.00 | \$500.00 |
| 439-441-06-00 | 3 | MOSS BERNARD & ALICE | 50.00 | \$500.00 |
| 439-441-38-00 | 3 | GOSLINE JEFFREY T, MCKEEVER GEORGE V III | 50.00 | \$500.00 |
| 438-301-10-00 | 4 | MOORE PATRICIA A | 39.00 | \$195.00 |
| 438-301-11-00 | 4 | MOORE PATRICIA A | 31.00 | \$155.00 |
| 438-301-12-00 | 4 | MOORE PATRICIA A | 70.00 | \$350.00 |
| 438-302-20-00 | 4 | DELUCA-STOCK INVESTMENTS L L C | 72.00 | \$360.00 |
| 438-302-21-00 | 4 | DONALDSON FAMILY TRUST 05-21-08 | 70.00 | \$350.00 |
| 438-302-22-00 | 4 | NJ ENTERPRISE LLC | 50.00 | \$250.00 |
| 438-302-24-00 | 4 | MERRILL MARGARET B 1991 TRUST 02-05-91 | 80.00 | \$400.00 |
| 438-302-25-00 | 4 | GELASTOPOULOS TRUST 05-07-03 | 50.00 | \$250.00 |
| 438-302-26-00 | 4 | COWHIG DAVID J TRUST 11-16-06 | 50.00 | \$250.00 |
| 438-302-27-00 | 4 | MOTAMEDI JOICE | 50.00 | \$250.00 |
| 438-302-28-00 | 4 | A K R FAMILY TRUST 12-30-91 | 50.00 | \$250.00 |
| 438-302-30-00 | 4 | SCIOTTO DENNIS R FAMILY TRUST 12-19-94, COLSON EDWARD E III TRUST 01-12-1 | 50.00 | \$250.00 |
| 446-021-02-00 | 4 | MALVA PROPERTIES L L C | 90.00 | \$450.00 |
| 446-021-32-00 | 4 | ZULLO FAMILY TRUST 05-10-02 | 33.00 | \$165.00 |
| 446-021-34-00 | 4 | GELASTOPOULOS TRUST 05-07-03 | 105.00 | \$525.00 |
| 446-022-01-00 | 4 | 7-ELEVEN INC <LF> M C INVESMENTS L L C | 140.00 | \$700.00 |
| 446-024-28-00 | 4 | URBAN ELEMENTS L L C | 90.00 | \$450.00 |

City of San Diego
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| Assessor's Parcel Number | Zone | Owner | Lot Front Footage | FY 2016 Assessment |
|--------------------------|------|--|-------------------|--------------------|
| 438-240-03-00 | 5.A | ADAMS SERENA APARTMENTS L L C | 100.00 | \$396.00 |
| 438-251-23-00 | 5.A | ONGLEY MARILYN M SEPARATE PROPERTY TRUST | 70.00 | \$277.20 |
| 438-251-24-00 | 5.A | ONGLEY MARILYN M SEPARATE PROPERTY TRUST | 70.00 | \$277.20 |
| 438-252-14-00 | 5.A | LEE ANDREW & THERESA | 90.00 | \$356.40 |
| 438-252-15-00 | 5.A | ROBEC L L C | 48.00 | \$190.08 |
| 438-252-16-00 | 5.A | ROBEC L L C | 50.00 | \$198.00 |
| 438-252-17-00 | 5.A | ROBEC L L C | 60.00 | \$237.60 |
| 438-252-18-00 | 5.A | PINA ERNEST & SANDRA, GARCIA LEONOR P | 30.00 | \$118.80 |
| 438-260-13-00 | 5.A | GIAMMONA JOHN M & HEATHER M | 40.00 | \$158.40 |
| 438-260-16-00 | 5.A | EGI L L C | 40.00 | \$158.40 |
| 438-260-17-00 | 5.A | SALEMS & SADA L L C | 100.00 | \$396.00 |
| 438-260-31-00 | 5.A | JODZIO FRANK M REVOCABLE TRUST 08-26-11, JODZIO VICTORIA N | 100.00 | \$396.00 |
| 438-271-15-00 | 5.A | ANGELES M & M FAMILY TRUST 05-11-09, ANGELES JOHN P TRUST 05-01-09 | 40.00 | \$158.40 |
| 438-271-17-00 | 5.A | DANG SEAN & ATKINS MAUREEN | 33.00 | \$130.68 |
| 438-271-18-00 | 5.A | HOOD FAMILY TRUST 08-26-08 | 32.00 | \$126.72 |
| 438-271-32-00 | 5.A | SCHWEIKHARD BUILDING | 75.00 | \$297.00 |
| 438-271-33-00 | 5.A | HOM SHEK FOO & SUEY WAN LIVING TRUST 01-14-02 | 50.00 | \$198.00 |
| 438-271-34-00 | 5.A | CAMPBELL SHIRLEY J | 50.00 | \$198.00 |
| 438-272-12-00 | 5.A | HOOVER KIMBERLY 1998 TRUST 12-04-98 | 50.00 | \$198.00 |
| 438-272-13-00 | 5.A | HILL JAMES H & TRELANIE M | 45.00 | \$178.20 |
| 438-272-14-00 | 5.A | NIEMEYER TRUST 08-28-96 | 45.00 | \$178.20 |
| 438-272-32-00 | 5.A | DE LUCA ARTHUR F & MARY L TRS | 140.00 | \$554.40 |
| 438-301-06-00 | 5.A | MCPHEETERS DAVID M & MARGARET K | 40.00 | \$158.40 |
| 438-301-07-00 | 5.A | MUSTAFA TARAK M & JWAYYED-MUSTAFA ALKUDS | 50.00 | \$198.00 |
| 438-301-09-00 | 5.A | RICH CHRISTY W & VIVIAN C FAMILY TRUST 05-04-94 | 50.00 | \$198.00 |
| 445-081-01-00 | 5.A | PONZI MICHAEL & KIMBERLY | 79.00 | \$312.84 |
| 445-081-02-00 | 5.A | MURRAY COLIN | 61.00 | \$241.56 |
| 445-081-30-00 | 5.A | M A C H 58 INC | 83.00 | \$328.68 |
| 445-081-31-00 | 5.A | HARDIN OLIVER | 57.00 | \$225.72 |
| 445-082-01-00 | 5.A | CRAIG JAMES W & ELLEN L TRS | 140.00 | \$554.40 |
| 445-082-30-01 | 5.A | PURSEL BRADLEY L | 65.00 | \$257.40 |
| 445-082-31-00 | 5.A | CARLSON KATHRYN J | 75.00 | \$297.00 |
| 445-091-01-00 | 5.A | HOLT FAMILY MARITAL TRUST 10-12-84 | 98.00 | \$388.08 |
| 445-091-02-00 | 5.A | GOHDE-BACH REVOCABLE TRUST 05-13-08 | 43.00 | \$170.28 |
| 445-091-25-00 | 5.A | CITYMARK ADAMS L L C | 140.00 | \$554.40 |
| 445-092-01-00 | 5.A | MEIS DANIEL J | 140.00 | \$554.40 |
| 445-092-30-00 | 5.A | BENGTSON BRIAN W & ANNE C REVOCABLE TRUST 02-12-13 | 40.00 | \$158.40 |
| 445-092-34-00 | 5.A | CARRILLO ANTONIO R | 100.00 | \$396.00 |
| 446-023-01-00 | 5.A | DELUCA ARTHUR F & MARY L TRS | 50.00 | \$198.00 |
| 446-023-02-00 | 5.A | MAYER JOHN E & EDNA L | 50.00 | \$198.00 |
| 446-023-03-00 | 5.A | HUERTA BONNIE J | 40.00 | \$158.40 |
| 446-023-26-00 | 5.A | TALESHPOUR FARHAD & ASHOURI YASAMAN | 40.00 | \$158.40 |

City of San Diego
Adams Avenue
Maintenance Assessment District
Assessment Roll FY 2016

| Assessor's Parcel Number | Zone | Owner | Lot Front Footage | FY 2016 Assessment |
|--------------------------|------|---|-------------------|--------------------|
| 446-023-27-00 | 5.A | OHOLLEARN STEPHEN A | 33.00 | \$130.68 |
| 446-023-28-00 | 5.A | COLEMAN JOHN JR & OHOLLEARN-COLEMAN PEGGY | 33.00 | \$130.68 |
| 446-023-29-00 | 5.A | KALSANG JAMPA | 34.00 | \$134.64 |
| 446-024-01-00 | 5.A | SCHEIDNES FAMILY TRUST 06-04-87 | 50.00 | \$198.00 |
| 446-024-02-00 | 5.A | 2911 ADAMS AVE L L C | 90.00 | \$356.40 |
| 446-021-01-00 | 5.B | BROWN PAUL E TR & BROWN CAROLE A TR | 100.00 | \$94.00 |
| 446-021-03-00 | 5.B | B & B PROPERTIES 2000 L P | 25.00 | \$23.50 |
| 446-021-04-00 | 5.B | WIDE EYES ENTERTAINMENT LLC | 49.00 | \$46.06 |
| 446-021-05-00 | 5.B | RYNO HELEN R TRUST 01-15-99 | 50.00 | \$47.00 |
| 446-021-06-00 | 5.B | WHITE JAMES C & MARLA R | 38.00 | \$35.72 |
| 446-021-07-00 | 5.B | KESSEL DAVID LIVING TRUST 07-23-05 | 38.00 | \$35.72 |
| 446-021-08-00 | 5.B | MAVER-SHUE NICOLE | 38.00 | \$35.72 |
| 446-021-09-00 | 5.B | REGNIER/SIMPSON/TIFUI ENTERPRISES L L C | 38.00 | \$35.72 |
| 446-021-10-00 | 5.B | REGNIER/SIMPSON/TIFUI ENTERPRISES L L C | 50.00 | \$47.00 |
| 446-021-11-00 | 5.B | NEUMARSA PROPERTIES L L C | 50.00 | \$47.00 |
| 446-021-12-00 | 5.B | TARANTINO ARTHUR & ANTONETTE M | 50.00 | \$47.00 |
| 446-021-13-00 | 5.B | PASTOR FAMILY TRUST B 06-05-86 | 75.00 | \$70.50 |
| 446-024-16-00 | 5.B | GELASTOPOULOS TOM | 56.00 | \$52.64 |
| 446-024-17-00 | 5.B | MCBRAYER VIRGINIA A | 44.00 | \$41.36 |
| 446-024-18-01 | 5.B | ANNOS MONICA | 6.00 | \$5.64 |
| 446-024-18-02 | 5.B | ZAMORA JESS P | 6.00 | \$5.64 |
| 446-024-18-03 | 5.B | TAMOUSH MICHAEL R | 7.00 | \$6.58 |
| 446-024-18-04 | 5.B | LIU DING | 6.00 | \$5.64 |
| 446-024-18-05 | 5.B | DELAROSA CHRISTIAN | 6.00 | \$5.64 |
| 446-024-18-06 | 5.B | IAMBURG MARIELA TRUST 10-12-09 | 7.00 | \$6.58 |
| 446-024-18-07 | 5.B | BACHAN SHAWN | 6.00 | \$5.64 |
| 446-024-18-08 | 5.B | GROSSO PATRICK T | 6.00 | \$5.64 |
| 446-024-19-00 | 5.B | M & A I L P | 38.00 | \$35.72 |
| 446-024-20-00 | 5.B | GRABSKI PATRICIA | 38.00 | \$35.72 |
| 446-024-21-00 | 5.B | B M M B ON 30TH L L C | 50.00 | \$47.00 |
| 446-024-22-00 | 5.B | CALLAHAN DEBORAH | 38.00 | \$35.72 |
| 446-024-23-00 | 5.B | CENTER FOR PERSONAL GROWTH LLC | 38.00 | \$35.72 |
| 446-024-24-00 | 5.B | OAK PROPERTIES, OAK PROPERTIES | 50.00 | \$47.00 |
| 446-024-25-00 | 5.B | URBAN ELEMENTS L L C | 50.00 | \$47.00 |
| 446-024-26-00 | 5.B | URBAN ELEMENTS L L C | 50.00 | \$47.00 |
| 446-024-27-00 | 5.B | URBAN ELEMENTS L L C | 100.00 | \$94.00 |
| 446-033-19-00 | 5.C | S & O MANAGEMENT CO L L C | 50.00 | \$39.00 |
| 446-033-20-00 | 5.C | OLEARY JOHN J | 50.00 | \$39.00 |
| 446-033-21-00 | 5.C | KRESMAN JACQUELYNN TRUST 06-25-08 | 50.00 | \$39.00 |
| 446-033-22-00 | 5.C | HUNG TSAN TANG & SHOU WEN FAMILY TRUST 04-22-07 | 50.00 | \$39.00 |
| 446-033-23-00 | 5.C | GIACALONE NICOLA TR (SURVIVORS TRUST) | 50.00 | \$39.00 |
| 446-033-24-00 | 5.C | CZERWINSKI ANDRZEJ & EVA | 50.00 | \$39.00 |

City of San Diego
Adams Avenue
Maintenance Assessment District
Assessment Roll FY 2016

| Assessor's Parcel Number | Zone | Owner | Lot Front Footage | FY 2016 Assessment |
|--------------------------|------|--|-------------------|--------------------|
| 446-033-25-00 | 5.C | GARDIOL RICHARD B | 50.00 | \$39.00 |
| 446-033-26-00 | 5.C | BAKER JOHN S & ANN H TRS | 50.00 | \$39.00 |
| 446-033-27-00 | 5.C | BLUE SKY VENTURES L L C | 50.00 | \$39.00 |
| 446-033-28-00 | 5.C | GAYTAN ERNESTO | 50.00 | \$39.00 |
| 446-033-31-00 | 5.C | KWON FAMILY TRUST 06-22-09 | 100.00 | \$78.00 |
| 446-053-01-00 | 5.C | MADISON TRUST 11-13-05 | 50.00 | \$39.00 |
| 446-053-05-00 | 5.C | CARLSON JOHN W & MARILYN J TRUST 11-17-69, CARLSON JOHN W TRUST 12-27- | 50.00 | \$39.00 |
| 446-053-06-00 | 5.C | CARLSON JOHN W & MARILYN J TRUST 11-17-69, CARLSON JOHN W TRUST 12-27- | 50.00 | \$39.00 |
| 446-053-07-00 | 5.C | CASS SCOTT W TRUST 09-09-02 | 50.00 | \$39.00 |
| 446-053-08-00 | 5.C | CASS SCOTT W TRUST 09-09-02 | 50.00 | \$39.00 |
| 446-053-09-00 | 5.C | FISHER FAMILY TRUST 05-21-97, WEBBER FAMILY REVOCABLE TRUST 04-24-96 | 50.00 | \$39.00 |
| 446-053-10-00 | 5.C | FAMEA L L C | 50.00 | \$39.00 |
| 446-053-11-00 | 5.C | FAMEA L L C | 50.00 | \$39.00 |
| 446-053-12-00 | 5.C | FAMEA L L C | 50.00 | \$39.00 |
| 446-053-13-00 | 5.C | PERIG PROPERTIES L L C | 50.00 | \$39.00 |
| 446-053-14-00 | 5.C | DILLARD DANIEL K SEPARATE PROPERTY TRUST 02-16-05 | 50.00 | \$39.00 |
| 446-053-15-00 | 5.C | HARRIS STELLA M REVOCABLE TRUST 04-30-07 | 50.00 | \$39.00 |
| 439-381-14-00 | 5.D | HURST FAMILY TRUST B 12-04-91 | 130.00 | \$282.10 |
| 439-381-15-00 | 5.D | CZERWINSKI ANDRZEJ & EVA | 53.00 | \$115.00 |
| 439-381-16-00 | 5.D | MCMILLIN LUKE S IRREVOCABLE TRUST 02-19-07 | 53.00 | \$115.00 |
| 439-381-17-00 | 5.D | ANDERSON JONATHAN D & DIANA K | 53.00 | \$115.00 |
| 439-381-18-00 | 5.D | BARRY MARTEN & LOEHR DEBORAH A FAMILY TRUST 12-20-95 | 52.00 | \$112.84 |
| 439-381-19-00 | 5.D | MONROE TRUST 07-01-96 | 72.00 | \$156.24 |
| 439-381-20-00 | 5.D | 3190 ADAMS AVENUE L L C | 35.00 | \$75.94 |
| 439-382-14-00 | 5.D | GLOBAL SYNDICATION L L C, SHADROW FAMILY TRUST 09-30-91 | 80.00 | \$173.60 |
| 439-382-15-00 | 5.D | KELLY TRUST 10-09-01, MCGEE FAMILY TRUST 04-22-00 | 26.00 | \$56.42 |
| 439-382-16-00 | 5.D | ZAVIEH FAMILY TRUST 11-06-13 | 53.00 | \$115.00 |
| 439-382-17-00 | 5.D | HAUBERT LIVING TRUST 02-05-11 | 53.00 | \$115.00 |
| 439-382-18-00 | 5.D | LEWALLEN DAVID & AMI, LEWALLEN WILLIAM & DIANA, LEWALLEN ROBERT & DEB | 53.00 | \$115.00 |
| 439-391-15-00 | 5.D | CHAU FAMILY 2003 TRUST 03-01-03 | 106.00 | \$230.02 |
| 439-391-16-00 | 5.D | TOMBERT L L C | 53.00 | \$115.00 |
| 439-391-17-00 | 5.D | UNITED STATES POSTAL SERVICE | 53.00 | \$115.00 |
| 439-391-18-00 | 5.D | UNITED STATES POSTAL SERVICE | 53.00 | \$115.00 |
| 439-412-05-00 | 5.D | HUNT ERROL G | 54.00 | \$117.18 |
| 439-412-06-00 | 5.D | MALOUF REVOCABLE TRUST A 06-26-84, MALOUF IRREVOCABLE TRUST B 05-04-9 | 53.00 | \$115.00 |
| 439-412-48-00 | 5.D | HUNT ERROL G | 55.00 | \$119.34 |
| 439-420-01-00 | 5.D | DFIRST L L C | 53.00 | \$115.00 |
| 439-420-02-00 | 5.D | PURDIN JOHN B TRUST 03-02-09 | 56.00 | \$121.52 |
| 439-420-03-00 | 5.D | TILLERY FAMILY TRUST 04-13-95 | 50.00 | \$108.50 |
| 439-420-04-00 | 5.D | TILLERY FAMILY TRUST 04-13-95 | 106.00 | \$230.02 |
| 439-431-01-00 | 5.D | GUERRA CESAR A, GUERRA ALFONSO | 53.00 | \$115.00 |
| 439-431-02-00 | 5.D | PETERS SUSAN L | 53.00 | \$115.00 |

City of San Diego
 Adams Avenue
 Maintenance Assessment District
 Assessment Roll FY 2016

| Assessor's Parcel Number | Zone | Owner | Lot Front Footage | FY 2016 Assessment |
|-----------------------------|------|--|----------------------|-----------------------|
| 439-431-03-00 | 5.D | MAZIS GEORGE S TRUST 12-28-99, MAZIS GEORGE S TRUST 12-28-99 ET AL | 53.00 | \$115.00 |
| 439-431-04-00 | 5.D | DAVIS FAMILY TRUST-SURVIVORS TRUST | 53.00 | \$115.00 |
| 439-431-05-00 | 5.D | TAYLOR GARY J & L CELESTE | 53.00 | \$115.00 |
| 439-432-01-00 | 5.D | MANX MANAGEMENT L L C | 53.00 | \$115.00 |
| 439-432-03-00 | 5.D | AYOUB GEORGE E & MADLEN G REVOCABLE TRUST | 53.00 | \$115.00 |
| 439-432-04-00 | 5.D | MCKEEVER GEORGE V III | 53.00 | \$115.00 |
| 439-432-35-00 | 5.D | EDELMAN KERRY | 50.00 | \$108.50 |
| 439-432-36-00 | 5.D | BENEDICT JOSEPH F | 103.00 | \$223.50 |
| Totals | | | 17,593 | \$50,200.78 |

CITY OF SAN DIEGO

ADAMS AVENUE MAINTENANCE ASSESSMENT DISTRICT

ENGINEER'S REPORT FISCAL YEAR 2016

This report has been prepared and submitted by:

C. Stephen Bucknam Jr. C 20903

Koppel & Gruber Public Finance

I, _____, as City Clerk of the City of San Diego, County of San Diego, California, do hereby certify that the Assessment as shown on the Assessment Roll, together with the Assessment Diagram, both of which are incorporated into this report, were filed in my office on the _____ day of _____, 2015.

Elizabeth Maland, City Clerk
City of San Diego
State of California

I, _____, as City Clerk of the City of San Diego, County of San Diego, California, do hereby certify that the foregoing Assessment as shown together with the Assessment Diagram incorporated into this report, was approved and confirmed by the City Council of said City on the _____ day of _____, 2015.

Elizabeth Maland, City Clerk
City of San Diego
State of California



THE CITY OF SAN DIEGO

CITY OF SAN DIEGO

BARRIO LOGAN

MAINTENANCE ASSESSMENT DISTRICT

ANNUAL UPDATE ENGINEER'S REPORT

JUNE 2015

PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972, CALIFORNIA
STREETS & HIGHWAYS CODE AND THE
SAN DIEGO MAINTENANCE ASSESSMENT DISTRICT ORDINANCE
OF THE SAN DIEGO MUNICIPAL CODE

KOPPEL & GRUBER
PUBLIC FINANCE

334 VIA VERA CRUZ, SUITE 256
SAN MARCOS
CALIFORNIA 92078

T. 760.510.0290
F. 760.510.0288

City of San Diego

Mayor

Kevin Faulconer

CITY COUNCIL MEMBERS

Sherri Lightner
District 1(Council President)

Mark Kersey
District 5

Lorie Zapf
District 2

Chris Cate
District 6

Todd Gloria
District 3

Scott Sherman
District 7

Myrtle Cole
District 4

David Alvarez
District 8

Marti Emerald
District 9 (Council President Pro Tem)

City Attorney

Jan Goldsmith

Chief Operation Officer

Scott Chadwick

City Clerk

Elizabeth Maland

Independent Budget Analyst

Andrea Tevlin

City Engineer

James Nagelvoort

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SECTION I. EXECUTIVE SUMMARY

Project: Barrio Logan Maintenance Assessment District (“District”)

Apportionment Method: Linear Front Foot (“LFF”)
Lot Square Footage (“LSF”)
Building Square Footage (“BSF”)

TABLE 1-SUMMARY INFORMATION

| | FY 2015 | FY 2016 (1) | Maximum Authorized |
|-----------------------------------|----------------|--------------------|---------------------------|
| Total Parcels Assessed: | 318 | 318 | 318 |
| Unit Assessment Rates | | | |
| \$/LFF | \$5.5400 | \$5.5400 | \$5.7953 |
| \$/LFF (Single Family Residences) | \$1.8500 | \$1.8500 | \$1.9353 |
| \$/BSF (Class A) (2) | \$0.1400 | \$0.1400 | \$0.1465 |
| \$/BSF (Class B) (2) | \$0.0700 | \$0.0700 | \$0.0732 |
| \$/BSF (Class F) (2) | \$0.0350 | \$0.0350 | \$0.0366 |
| \$/BSF (Class K) (2) | \$0.2000 | \$0.2000 | \$0.2092 |
| \$/LSF | \$0.0319 | \$0.0319 | \$0.0333 |

1. FY 2016 is the City’s Fiscal Year 2016, which begins July 1, 2015 and ends June 30, 2016.
2. Classifications are further described in Section V.C. of this Engineer’s Report.

District History: The District was established under the Landscaping and Lighting Act of 1972, Proposition 218 and the Maintenance Assessment District Ordinance of San Diego in November 2012.and in compliance with Proposition 218. A property owner ballot proceeding was conducted and a weighted majority (59.8%) of property owners, based on assessment amount, approved the assessments and the annual cost indexing provisions.

Annual Cost Indexing: The assessments are authorized to increase by the annual change in the San Diego Area Consumer Price Index (the SDCPI-U) not to exceed 5% of the previous year’s rate beginning in Fiscal Year 2014.

Bonds: No bonds will be issued in connection with this District.

SECTION II. BACKGROUND

A. INTRODUCTION

The Barrio Logan Maintenance Assessment District, formerly known as “Barrio Logan Community Benefit Maintenance Assessment District of 2012” was established by Resolution R-307889 of the City Council on November 27, 2012. The District was formed in compliance with the provisions of Proposition 218. An assessment ballot proceeding was conducted and a weighted majority of property owners, based on assessment amount, were in support of the assessments, services and improvements the assessments fund.

This report constitutes the annual update to the Engineer’s Report for the City of San Diego (“City”) Barrio Logan Maintenance Assessment District for Fiscal Year (“FY”) 2016 which provides updated information regarding the budget and factors that affect the assessment. This report relies on the assessment methodology and benefit analysis from the Engineer’s Report prepared at the time of formation and approved by the property owners. The City Council pursuant to the provisions of the “Maintenance Assessment Districts Ordinance” (San Diego Municipal Code, Article 5, Division 2, Chapter VI, Section 65.0201 and following (the “Ordinance”), “Landscaping and Lighting Act of 1972”, Being Division 15, Part 2 of the Streets and Highways Code of the State of California, beginning with Section 22500 (the “1972 Act”), Article XIID of the Constitution of the State of California (“Article XIID”), the Proposition 218 Omnibus Implementation Act (Government Code Section 53750 and following) (the “Implementation Act”), and (the Ordinance, 1972 Act, Article XIID and the Implementation Act are referred to collectively as the “Assessment Law”) desires to levy and collect annual assessments against lots and parcels that receive special benefits within the District in the fiscal year commencing July 1, 2015 and ending June 30, 2016 to pay for the improvement, maintenance and servicing of landscaping, sidewalk and gutter sweeping, sidewalk washing, security patrols for special events, trash removal, graffiti abatement, community identification sign, district identity, community enhancement and economic development programs which are currently not provided by the City.

Each lot or parcel within the District is assessed proportionately for only the improvements and services that are determined to provide special benefit to such parcel. For this report, each lot or parcel to be assessed, refers to an individual property assigned its own Assessor’s Parcel Number by the San Diego County (“County”) Assessor’s Office as shown on the last equalized roll of the assessor.

A Public Hearing will be scheduled where public testimony will be heard by the City Council. Following the conclusion of the Public Hearing, the City Council will confirm the Engineer’s Report as submitted or amended and may order the collection of assessments for FY 2016.

SECTION III. PLANS AND SPECIFICATION

A. GENERAL DESCRIPTION OF THE DISTRICT

The District is located within the Barrio Logan Community and consists of all lots, parcels and subdivisions of land as shown on the Boundary Diagram titled “Map of Proposed Boundaries of the City of San Diego Barrio Logan Community Benefit Maintenance Assessment District of 2012” contained within this Report in Section VI.

The District generally includes those parcels that front the following street sections as described in table 2 below.

TABLE 2 - STREET SECTIONS TO BE SERVICED/MAINTAINED

| Street Name | From - To | Side of streets |
|-------------------------|--|---|
| Commercial Street | Logan Ave to Interstate 5 | South side only |
| 17 th Street | Commercial St to Logan Ave | Both sides |
| Logan Avenue | 16 th St running eastward to east side of Chicano Park up to southbound I-5 on-ramp and Coronado bridge off-ramp | Both sides |
| National Avenue | 16 th St running eastward to Sampson St, west side of street and including the building currently occupied by Bank of America and adjacent parking lot (Parcel # 538-690-037) | Both sides up to the west side of Sampson St and then including the parcel at the southeast corner of the intersection of Sampson St and National Ave |
| Newton Avenue | 16 th St running eastward to four corners of Sampson St, continuing on the south side of Newton Ave up to the parcel at the southwestern corner of Sicard St and Newton Ave (parcel #538-703-009) | Both sides of Newton Ave from 16 th St to Sampson St, and then the south side of Newton Ave from Sampson St to Sicard St |
| Main Street | Dead end at far west end of Main St running eastward to Sicard St on both sides, and then only on the south side from Sicard St to Schley St | Both sides of St from dead end on the west end to Sicard St and then South side from Sicard St to Schley St. |
| 16 th Street | Newton Ave to Logan Ave | South side only |
| Sigsbee Street | Harbor Dr northward to the dead end near Interstate 5 | Both sides |
| Beardsley Street | Harbor Dr northward to Logan Ave | Both sides |
| Cesar Chavez Parkway | Harbor Dr northward to I-5 | Both sides |
| Evans Street | Main St northward to midblock of National Ave / Logan Ave, including up to parcels 538-560-029 and 538-560-034 | Both sides |

| Street Name | From - To | Side of streets |
|--------------------|--|------------------------|
| Sampson Street | Harbor Drive northward to the three corner parcels at the intersection of Sampson St and National Ave (excluding the parcel at the northeast corner of the intersection) | Both sides |
| Sicard Street | Main St northward to Newton Ave | West side only |
| Schley Street | Railroad tracks northward to Main St | West side only |
| Dewey Street | Newton Ave to National Ave | Both sides |

B. DESCRIPTION OF IMPROVEMENTS TO BE MAINTAINED AND SERVICES

The District, through the levy of special assessments, provides funding for ongoing maintenance, operation and servicing of landscaping, sidewalk and gutters, trash removal, graffiti abatement and other improvements or appurtenant facilities located within the public rights-of-ways and dedicated easements located within the District. Additionally, the special assessments will also fund cleaning, maintenance and energy costs for a community identification sign(s) and other district identity improvements, security patrols for special events, community enhancement and economic development programs throughout the District Boundaries. The improvements (“Improvements”) maintained and services (“Services”) provided by the District are generally described as follows:

Sidewalk Operations Improvements and Services

- Maintaining of the public rights-of-way through sidewalk and gutter sweeping;
- Sidewalk steam cleaning;
- Tree and vegetation planting, watering, and trimming;
- Graffiti clean-up within 24 hours as necessary;
- Enhanced trash emptying;
- Dealing with homeless and vagrancy issues; and
- Special events maintenance and security.

District Identity Improvements and Services

- Landmark, & Gateway sign development and maintenance;
- Public safety programs and security;
- Community enhancement and economic development Programs including special events and holiday decorations; and
- Branding of Barrio Logan through signage, logo, brochures, advertising and public relations programs.

Program Management/Incidentals/Administration/Contingency Services

- Staff and administration and Insurance costs;
- Office related expenses including rent;
- Financial reporting, accounting and legal costs;
- Project and Contingency Reserves;

- City and County Administration Costs; and
- Reimbursement of formation costs including district management corporation set up costs in first fiscal year assessments only.

The following specialized Improvements and Services will be provided to residential condominium projects only within the District due to their unique parcel status (such as limited street front footage) and multi-family homeowner status:

Residential Condominium Improvements and Services

- Installation, stocking and upkeep of pet waste-distribution stations on the frontages adjacent to the parcels with high concentrations of residential condos;
- Enhancement and beautification of sidewalks on the frontages adjacent to the parcels with high concentrations of residential condos;
- Installation of hanging plants, planters and tree planting and upkeep in the sidewalks surrounding these parcels with high concentrations of residential condos;
- Administrative services related to the delivery of these services, and a portion of the contingency reserve budget.

Plans and specifications for these Improvements to be maintained by the District, with the exception of the gateway entry sign, will be on file with the Project Manager of the City of San Diego City Economic Department Office after the establishment of the non-profit management Entity that will manage the Improvements and Services and by reference are made part of this Report. Specifically for the gateway entry sign, engineering drawings for the improvements to be maintained by the District shall be on file at Map and Records in the Development Services Department upon completion. Improvements and services provided by the District will be maintained in accordance with specifications and contracts shall be on file with the Economic Development Division.

C. DESCRIPTION OF MAINTENANCE AND SERVICES

Maintenance means the furnishing of services and materials for the ordinary and usual maintenance, operation and servicing of any Improvements and appurtenant facilities, including repair, removal or replacement of all or part of any of the Improvements or appurtenant facilities; providing for the life, growth, health and beauty of the Improvements including cultivation, drainage, irrigation, trimming, mowing, spraying, fertilizing and treating for disease or injury; the removal of trimmings, rubbish, debris and other solid waste; and the cleaning and sweeping of the sidewalk and gutter, collection and disposal of fallen branches and trees, tree and bush trimming, placement of street furniture, banner installation, security services, including homeless patrolling and reporting of security and safety problems to governmental agencies and the cleaning, sandblasting, painting of walls, painting and wire repair of signage and other improvements to remove or cover graffiti.

Servicing means the furnishing of water and electricity for the irrigation of the Improvements or appurtenant facilities including any decorative lighting and the furnishing of electric current or energy, gas or other illuminating agent for the Improvements. The

lighting improvements shall be serviced to provide adequate illumination. Servicing also allows for the replacement of the Improvements in order to maintain them in proper working order and to provide special benefit to properties within the District.

SECTION IV. ESTIMATE OF COSTS

A. ESTIMATE OF COSTS TABLE

Below are the estimated costs of maintenance and services for the District including incidental costs and expenses, revenue and reserves.

TABLE 3 – ESTIMATE OF COSTS

| | FY 2013/14 BUDGET | FY 2014/15 BUDGET | FY 2015/16 PROPOSED |
|--|----------------------|----------------------|------------------------|
| BARRIO LOGAN MAD | | | |
| BEGINNING BALANCE | \$266,159 | \$260,000 | \$300,000 |
| Revenue | | | |
| Assessments | \$336,431 | \$352,398 | \$350,127 |
| General Benefit Portion (Non Assessment Sources) | \$33,841 | \$69,180 | \$69,456 |
| TOTAL OPERATING REVENUE | <u>\$370,272</u> | <u>\$421,578</u> | <u>\$419,583</u> |
| TOTAL REVENUE AND BALANCE | <u>\$636,431</u> | <u>\$681,578</u> | <u>\$719,583</u> |
| Expense | | | |
| Sidewalk Operations | \$310,000 | \$239,052 | \$457,144 |
| Sidewalk Operation (Materials and Supplies) | \$90,000 | \$45,220 | \$55,620 |
| District Identity Programs | \$75,000 | \$90,000 | \$87,500 |
| Program Management | \$68,000 | \$68,000 | \$70,025 |
| Incidentals / Administration ¹ | \$26,000 | \$20,000 | \$14,005 |
| Contingency Reserve ² | \$67,431 | \$219,306 | \$35,289 |
| TOTAL EXPENSE | <u>\$636,431</u> | <u>\$681,578</u> | <u>\$719,583</u> |
| BALANCE | <u>\$0</u> | <u>\$0</u> | <u>\$0</u> |

Notes:

1. Includes City Administration Fee for all fiscal years shown; FY 2013/14 and FY 2014/15 figures include certain overhead contractual amounts which have been re-categorized and shifted to the contractual expense line item for FY 2015/16.
2. The contingency may build a reserve for the District for funding emergency needs or other projects.

SECTION V. METHOD OF APPORTIONMENT

A. GENERAL

The Implementation Act permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements, which include the construction, maintenance, and servicing of street lights, traffic signals, landscaping and drainage facilities.

Streets and Highways Code Section 22573 requires that maintenance assessments be levied according to benefit rather than the assessed value.

“The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements.”

Since assessments are levied based on benefit, more specifically special benefit, they are not a tax and therefore are not governed by Article XIII A of the Constitution of the State of California.

In addition, Article XIII D and the Implementation Act require that a parcel’s assessment may not exceed the reasonable cost for the proportional special benefit conferred to that parcel. Article XIII D and the Implementation Act further provides that only special benefits are assessable and the City must separate the general benefits from the special benefits. They also require that publicly owned properties which specifically benefit from the Improvements be assessed.

This section of the Report explains the special and general benefits that the properties included within the District receive from the maintenance and services that are being proposed and the methodology for apportioning the special benefit to the properties.

B. SPECIAL BENEFIT ANALYSIS

As determined in the formation Engineer’s Report, each of the proposed Improvements and the associated costs and assessments within the District were reviewed, identified and allocated based on special benefit pursuant to the provisions of the Assessment Law. This includes apportioning the assessment based upon the proportional special benefits conferred to parcels located within the boundaries of the District that are over and above general benefits conferred to real property within the District or to the public at large.

Proper maintenance and servicing of landscaping, sidewalk and gutter sweeping, sidewalk washing, security patrols for special events, trash removal, and graffiti abatement provide special benefit to adjacent properties by providing community character, security, safety and vitality. In addition, the Improvements will enhance the ability of property owners to attract and maintain customers as well as increase the viability of commercial development.

SPECIAL BENEFIT

Parcels within the District receive a special benefit resulting from the Services and Improvement provided with the assessments. Specifically the special benefits are summarized as follows:

- Improved cleanliness and maintenance of sidewalks used to access property in the District.
- Enhanced cleanliness and desirability of the area, including removal of litter and debris from sidewalks and other public facilities for the direct advantage of property in the District.
- Protection and improvement of views, scenery and other permanent public facility resources value for property in the District and preservation of public assets maintained by the District.
- Enhanced safety of property in the District and reduced liability risk.
- Improved access to property in the District due to cleaner and safer sidewalks and improved security.
- Improved nighttime visibility for the local access of emergency vehicles.
- Increased deterrence of crime and aid to police and emergency vehicles.
- Improved traffic flow and commerce to properties within the area.

In addition, only parcels that front the streets on which services are provided are included in the District. Therefore, property within the boundaries of the District enjoy a unique and valuable proximity and access to the Improvements which provides a direct and special benefit to the properties that are not enjoyed by the public at large or property outside of the District.

The City currently does not provide any of the proposed Improvements and Services within the District (see Section IIIB). Without the establishment of the District, the Improvements and Services proposed would not be provided and the area would continue to experience poor neighborhood appearance and lack of identity or continuity. Thus, the District provides Improvements and Services over and above what otherwise would be provided and this combined with the proximity of the parcels to the Improvements and Services results in a direct advantage and special benefit to the parcels included within the boundaries of the District.

The Improvements and Services are specifically designed to serve the parcels located within the boundaries of the District, not other properties or the public at large. The public at large and other properties outside the boundaries of the District receive only limited benefits from the Improvements and Services (and in some cases negative benefits to certain property types such as industrial land uses that may experience unwanted extra foot traffic throughout the community because of the proposed services) because of their proximity or lack of direct access to the improvements.

GENERAL BENEFIT

Article XIID and the Implementation Act provides that only special benefits are assessable to properties and the City must separate the general benefits from the special benefits. This is to ensure that property owners subject to a new or increased benefit assessment are not paying for general benefits. The following section of the Report includes the general benefit discussion including how it is calculated for inclusion in the Estimate of Costs (see Section IV) to ensure that it is funded by other sources other than the proposed assessment to properties located within the boundaries of the District.

Because the Improvements are specifically designed to serve the parcels located within the boundaries of the District and the Services would not be provided without the formation of the District, a major portion of the benefit is special and only minimally received by properties located outside of the District or the public at large. However, certain properties at the outskirts and outside of the District boundaries, mainly located on the north eastern section of the District along portions of Logan Ave, National Ave, Newton Ave, Sicard Street and 26th Street (see Section VI District Diagram), may receive some benefit from the Improvements and Services and this portion has been calculated separately and excluded from the apportionment of costs allocated to properties receiving special benefit. These properties include parcels that are either not adjacent to streets being serviced or are not located on the same side of the street being maintained (unlike all the properties located in the District which are directly adjacent to the street side being serviced.) A reduction factor of 50% is applied to these properties since they are not adjacent to areas being Improved and Serviced by the District. Note that the 50% reduction is a conservative estimate based on two factors: 1. Many of these properties are not included on either side of the street being maintained: and, 2. Certain property types located at the outskirts of the District, such as industrial land uses, may experience additional foot traffic within their proximity which may actually be a negative impact on their business making it harder for truck traffic, production and sales.

The general benefit for properties located outside and on the outskirts of the District is calculated based on acreage square footage as follows:

Total square footage of parcels on the outskirts of the District = 686,186

Total square footage of parcels located within the District = 4,181,970

50% relative benefit compared to properties located within the District

General Benefit to outskirt properties = $686,186 / (686,186 + 4,181,970) * .50 = 7.05\%$

The benefit to the public at large and parcels located beyond the outskirts of the District (most of which are currently located within other existing or proposed maintenance districts) is difficult to substantiate or calculate. An argument can be made that since the proposed Improvements and Services and corresponding assessment is to specifically improve the appearance and identity for the Barrio Logan community there is very little, if any general benefit to the public at large. However in order to recognize some general

benefit to the public at large we reviewed both the Census 2000 Profile and 2010 SANDAG Population and Housing Estimates data for the Barrio Logan Community Planning Area as provided by SANDAG, San Diego’s Regional Planning Agency. The data shows that there are 1,028 total workers in the area of which 525 have short commute times or walk to their employment (“Short Commute”). Based on a total population in the area of 4,330 this leaves a non-working population of 3,302 which combined with the 525 Short Commute workers represents 90.69% of the population that seem to predominately remain in the Barrio Logan Area. Due to the unique characteristics of the Barrio Logan area such as lack of attractions or special services to draw the general public into the area and also since portions of the area are somewhat land locked (San Diego Harbor to the southwest and I-5 freeway to the northeast) restricting the flow of traffic and citizens into the area a reduction factor of 66.67% has been applied in order calculate the general benefit to the public at large factor. This results in a general benefit to the Public at Large of 3.10%.

TABLE 4 – GENERAL BENEFIT TO PUBLIC AT LARGE

| Working Population within the District¹ | Non Working Population² | Total Population | Percentage of Population working and living within the District | Remaining Percentage | Reduction Factor | General Benefit to Public at Large |
|---|---|-------------------------|--|-----------------------------|-------------------------|---|
| 625 + | 3,302 ÷ | 4,330 | 90.69% | 9.31% | 66.67% | 3.10% |

Data Source: SANDAG as compiled from US Census Bureau's 2000 Census Summary Files 1 and 3 for Barrio Logan Community Planning Area
2010 SANDAG Population and Housing Estimates for the Barrio Logan Community Planning Area.

1. Represents workers who travel less than 20 minutes to work and workers that walked to work
2. Calculated by subtracting working population from total population

Combining both the general benefit to properties located on the outskirts the District (7.05%) and the general benefit to the public at large (3.10%) results in total general benefit of 10.15%. Thus the budget presented in Table 3 reflects a 10.15% General Benefit.

C. ASSESSMENT METHODOLOGY

To establish the special benefit to the individual lots and parcels within the District a formula that spreads the costs of the maintenance based on the special benefit must be established. At the time of formation, the Improvements were reviewed and a formula was established to apportion the maintenance costs based on benefit.

Due to the nature of the Services and Improvements, three factors, as further described below, are used to calculate each parcel’s assessment based on the budgeted services as more thoroughly described below.

Linear Front Footage Factor

The Linear Front Footage (LFF) is a measure of a parcel’s proportionate share of the total LFF length of the public right-of-way for which the District is providing enhanced and increased maintenance, beautification, and other property related Services provided by the District. This is used to allocate the Sidewalk Operation Improvements and Services.

Lot Square Footage Factor

The Lot Square Footage (LSF) is a measure of a parcel’s proportionate area of ownership or stakeholder interest relative to the total area of the District, which is receiving enhanced and increased maintenance, beautification, and other property related Services provided by the District. This is used to allocate the Program Management, Incidentals, Administration, and Contingency Services.

Building Square Footage Factor

The Building Square Footage (BSF) is a measure of a parcel’s proportionate contribution to the intensity of use of the public right-of-way and is used to allocate the District Identity Services costs.

The land use classification for each parcel within the District has been identified and distinguished as follows in Table 5 based on anticipated benefit from the building type and use:

**TABLE 5
CLASSIFICATION OF PARCELS**

| Class | Description |
|---|---|
| Building square footage is factored into the assessment formula for the following property types that will benefit from District Identity Services: | |
| A | Retail space; restaurant, bar, grocery store, coffee shop, walk in traffic related services |
| B | Office, higher education, commercial condo, parking structures available to public use |
| F | Multi-unit housing (for profit) |
| K | Residential Condo Units |
| Building square footage is not factored into the assessment formula for the following property types ¹ : | |
| C | Industrial, warehouse, manufacturing, distribution |
| D | Institutional (health, schools, tax-exempt), non-profit related |
| E | Multi-unit housing (non profit) |
| G | Government building |
| H | Single family housing units |
| I | Parking garages (for private use/not available for public parking) |
| J | Churches |

1. These land uses are not deemed to receive special benefit from promotional services of the Barrio Logan area and therefore building square footage is not utilized in calculating the assessment.

Summary of Assessment Rates based on Allocation Factors and Land Use Classifications

Table 6 below provides a summary of the assessment rates based on the major Improvements and Services categories along with the various land used classifications located throughout the District. This is followed by additional discussion of the major Improvements and Services categories.

**TABLE 6
SUMMARY OF ASSESSMENT RATES**

| Land Use/Allocation Factor Allocation Factor Type | Sidewalk | District | Program | Residential |
|--|-------------------------|---------------|------------------------------------|---------------------------|
| | Operations | Identity | Mgmt/Incidentals /Admin/Conting | Condo |
| | LFF | BSF | LSF | BSF |
| Building Class: A | \$5.54 / LFF | \$0.140 / BSF | \$0.031856 / LSF | N/A |
| Building Class: B | \$5.54 / LFF | \$0.070 / BSF | \$0.031856 / LSF | N/A |
| Building Class: F | \$5.54 / LFF | \$0.035 / BSF | \$0.031856 / LSF | N/A |
| Building Class: C | \$5.54 / LFF | N/A | \$0.031856 / LSF | N/A |
| Building Class: D | \$5.54 / LFF | N/A | \$0.031856 / LSF | N/A |
| Building Class: E | \$5.54 / LFF | N/A | \$0.031856 / LSF | N/A |
| Building Class: G | \$5.54 / LFF | N/A | \$0.031856 / LSF | N/A |
| Building Class: I | \$5.54 / LFF | N/A | \$0.031856 / LSF | N/A |
| Building Class: J | \$5.54 / LFF | N/A | \$0.031856 / LSF | N/A |
| Single Family Res (H) | \$1.85 LFF ¹ | N/A | N/A ¹ | N/A |
| Resid Condo (K) | N/A | N/A | N/A ² | \$0.20 / BSF ² |
| Chicano Park | \$5.54 / LFF | N/A | \$0.031856 / LSF | N/A |

1. Program Management/Incidentals/Administration/Contingency Services are built into the Single Family Resid LFF rate.
2. Program Management/Incidentals/Administration/Contingency Services are built into the Residential Condo BSF rate.

Sidewalk Operations Services Allocation

The cost of Sidewalk operations includes both the labor and materials and is allocated to the parcels based on linear front footage factors. Single-family residential properties in the District will receive service 1.0 - 1.5 times per week as compared to 3.0-4.5 times for week for all other property types (with the exception of residential condominiums) which equates to 1/3 the level of service. Based on the differing levels of service and thus different special benefit levels, the following two rates are applied to the front footage calculated for each parcel - \$1.85 for parcels classified as single family units and \$5.54 for all other property types except residential condominiums which is discussed below.

District Identity Services Allocation

The cost for District Identity Services are allocated to properties within the District based on building square footage size. Upon analyzing the building land uses that receive special benefit from these services (see Table 5 above) it was determined that there are three special benefit factors: Type A land uses (Retail, Restaurant, etc) are deemed to receive the greatest benefit from promotion of the Barrio Logan area and increased traffic flow and therefore received a factor of 4 in order to reflect the highest level of special benefit. The Type B land uses will also receive increased benefit and were assigned a factor of 2. The Type F land uses while still receiving a special benefit but not the same degree of the other land uses were assigned a factor of 1. The base rate is set at \$0.35 per square and then multiplied by the appropriate factor resulting in the following building square foot rates:

**TABLE 7
BUILDING SQUARE FOOT RATES**

| Class | Factor | Rate Per Building Square Foot (BSF) |
|--------------|---------------|--|
| A | 4 | \$0.140/sq ft |
| B | 2 | \$0.070/sq ft |
| F | 1 | \$0.035/sq ft |

(Note that 25% of the District Identity budget, or approximately \$10,000, is allocated to all parcel types based on lot square footage to account for the increases in rents, sales and services from the enhanced image of the Barrio Logan Community.)

Program Management/Incidentals/Administration/Contingency Services

These costs are necessary to provide the other services required to manage the maintenance program and administer the District. Therefore, these costs along with 25% of the District Identity Services budget are allocated to the parcels located within the District on the lots square footage factor. Based on the total budget required for these services divided by the total parcel square footage a factor of \$0.03185 is utilized for this report.

Residential Condominiums

Residential condominiums located within the boundaries of the District are provided their own unique enhanced services and budget (see Section IIIB above) which is allocated to the units based on the units building square footage. Based on the budget and total building square footage of Residential condominiums a rate of \$0.20 per building square foot is used for this Report. Retail spaces located within a condominium project are assessed based on the retail space's lot size, street frontage, and building square footage.

Single Family Residences

Single family residences defined as up to four (4) units located on a single Assessor's Parcel will be assessed for their linear front footage only at a reduced rate due to lower frequency of Sidewalk Operation services described above. It is assumed that single family

residences will not specially benefit from District Identity Services and therefore are not being assessed for these services.

Chicano Park

Chicano Park, a city park receiving benefit from the Sidewalk Operation services will be assessed on linear front footage and lot square footage only. Similar to single family residences up to four (4) units, it assumed that the park property will not receive a special benefit from District Identity services.

SAMPLE CALCULATIONS

As described above, assessments have been calculated for each parcel based on the LFF of the property along the improvement/service corridor, the LSF and the BSF for land use classifications A through F.

| |
|-------------------------------|
| LFF = Linear Front Footage |
| LSF = Lot Square Footage |
| BSF = Building Square Footage |

Shown below are calculations for various sample parcels.

- **Retail Property (Class A) with 50-foot frontage, 2,400 square feet of building on .10 acres**
LFF = 50.00 LFF *\$5.54/linear foot
LSF= 4,356 LSF*\$0.03185/square foot
BSF= 2,400 BSF*\$0.14/square foot
- **Single Family Residential Property with 32-foot frontage, 1,400 square foot house on .08 acres**
LFF = 32.00 LFF*\$1.85/linear foot
LSF= 3,485 LSF*\$0 (Not assessed based on method of apportionment)
BSF= 1,400 BSF*\$0 (Not assessed based on method of apportionment)

The total assessment for each parcel in the District is based on the calculated LFF, LSF and BSF for the parcel and the applicable unit assessment rate, as shown in the following equation:

| |
|---|
| $\text{Total Assessment} = \text{Total LFF} \times \text{LFF Assessment Rate} + \text{Total LSF} \times \text{LSF Assessment Rate} + \text{Total BSF (Class A - F)} \times \text{BSF Assessment Rate (Single Family \& Condo subject to above provisions)}$ |
|---|

D. ASSESSMENT RANGE FORMULA

The purpose of establishing an Assessment Range Formula is to provide for reasonable increases and inflationary adjustment to annual assessments without requiring the District to go through the requirements of Proposition 218 in order to get a small increase. This Assessment Range Formula was approved by the property owners at the time the District was formed. If the budget and assessments calculated at that time requires an increase greater than the adjusted Maximum Assessment, then the assessment is considered an increased assessment and would be subject to Proposition 218 balloting.

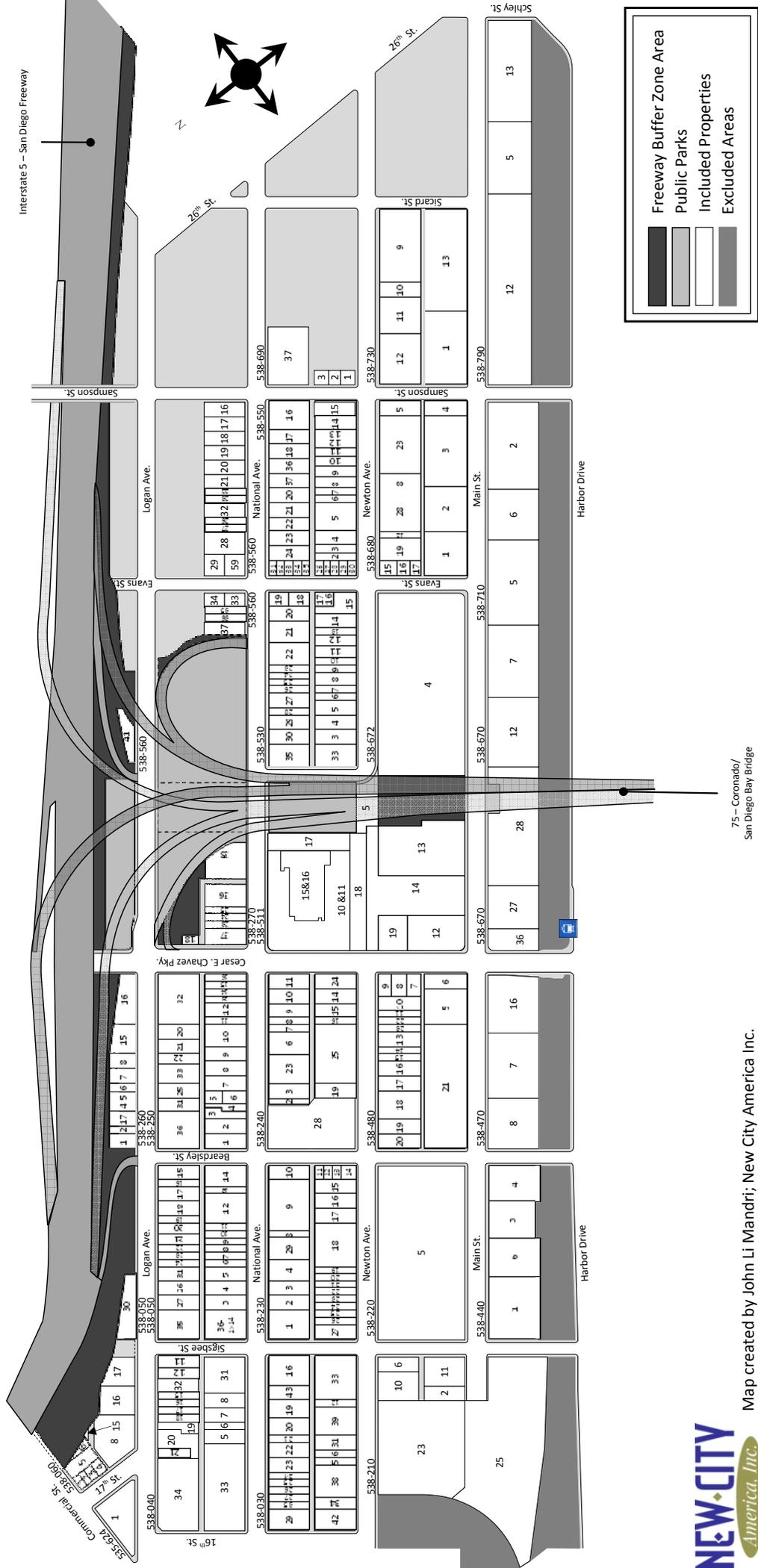
The maximum authorized assessment established in the FY 2013 formation are authorized to be indexed (increased or decreased) annually, starting in FY 2014, by the factor published in the SDCPI-U not to exceed 5%. In the event that the annual change in SDCPI-U exceeds 5%, a percentage change in excess of 5% can be cumulatively reserved and can be added to the annual change in the SDCPI-U for years in which the SDCPI-U is less than 5%. The annual change in second half SDCPI-U values, as compiled by the U.S. Bureau of Labor Statistics (see www.bls.gov), for the prior year period was from 261.679 to 265.039 (a 1.28% increase). In accordance with the approved cost-indexing provisions, the maximum authorized assessment rates contained within this Assessment Engineer's Report have been increased by 1.28%.

The Maximum Assessment is adjusted annually and is calculated independent of the District's annual budget and proposed annual assessment. Any proposed annual assessment is not considered an increased assessment, even if the proposed assessment is greater than the assessment applied in the prior fiscal year.

SECTION VI. ASSESSMENT DIAGRAM

The parcels within the Barrio Logan Maintenance Assessment District consist of all lots, parcels depicted within the boundaries of the District. The District diagram reflecting the exterior boundaries of the District is on file with the City Clerk.

Barrio Logan Community Benefit Maintenance Assessment District of 2012



75 - Coronado/
San Diego Bay Bridge

SECTION VII. ASSESSMENT ROLL

The assessment roll is a listing of the FY 2016 Assessment apportioned to each lot or parcel, as shown on the San Diego County last equalized roll of the assessor and reflective of the Assessor's Parcel Map(s) associated with the equalized roll. A listing of parcels proposed to be assessed within this District is shown on the following table.

**City of San Diego
Barrio Logan
Maintenance Assessment District
Assessment Roll FY 2016**

| Assessor's Parcel Number | Owner | Address | FY 2016 Assessment |
|-----------------------------|---|-------------------|-----------------------|
| 535-624-01-00 | CLARK 1994 TRUST | 0 LOGAN | \$4,070.10 |
| 538-030-05-00 | ACTION CLEANING CORP | 1640 NEWTON AVE | \$250.00 |
| 538-030-06-00 | ACTION CLEANING CORP | 0 NEWTON | \$250.00 |
| 538-030-12-00 | VICTORIA ROBERTO | 1666 NEWTON AVE | \$250.00 |
| 538-030-16-00 | BARRETT CRAIG M | 1695 NATIONAL AVE | \$1,775.58 |
| 538-030-19-00 | SMOLAN FAMILY TRUST 03-24-94 | 1663 NATIONAL AVE | \$756.24 |
| 538-030-20-00 | MILICEVIC NIKOLA & NADA FAMILY TRUST 12-03-90 | 1659 NATIONAL AVE | \$624.98 |
| 538-030-21-00 | A M C A L LOS VIENTOS FUND L P | 1651 NATIONAL AVE | \$273.80 |
| 538-030-22-00 | A M C A L LOS VIENTOS FUND L P | 1643 NATIONAL AVE | \$499.98 |
| 538-030-23-00 | A M C A L LOS VIENTOS FUND L P | 1635 NATIONAL AVE | \$499.98 |
| 538-030-24-00 | A M C A L LOS VIENTOS FUND L P | 1629 NATIONAL AVE | \$250.00 |
| 538-030-25-00 | KUHLKEN ROBERT W TR | | \$250.00 |
| 538-030-26-00 | KUHLKEN ROBERT W TR | | \$250.00 |
| 538-030-27-00 | KUHLKEN ROBERT W TR | 1605 NATIONAL AVE | \$250.00 |
| 538-030-29-00 | KUHLKEN ROBERT W TR | 1603 NATIONAL AVE | \$1,525.40 |
| 538-030-31-00 | ACTION CLEANING CORP | 0 NEWTON | \$500.14 |
| 538-030-33-00 | BEEMAN MARIE TRUST 08-22-90 | 1674 NEWTON AVE | \$2,276.14 |
| 538-030-34-00 | ZELEDON KIM M | 1616 NEWTON AVE | \$840.56 |
| 538-030-35-00 | CENTRAL MEAT CO INC | 0 NATIONAL | \$250.00 |
| 538-030-38-00 | VICTORIA ROBERTO | 1620 NEWTON AVE | \$1,125.00 |
| 538-030-39-00 | ACTION CLEANING CORP | 1668 NEWTON AVE | \$1,000.90 |
| 538-030-42-00 | SHAHAN IRENE LIVING TRUST 10-18-93 | 1604 NEWTON AVE | \$1,525.58 |
| 538-030-43-00 | ARYA RAHUL N & NISHA | 1673 NATIONAL AVE | \$92.50 |
| 538-040-05-00 | A M C A L LOS VIENTOS FUND L P | 1668 NATIONAL AVE | \$499.98 |
| 538-040-06-00 | A M C A L LOS VIENTOS FUND L P | 0 NATIONAL | \$250.00 |
| 538-040-07-00 | A M C A L LOS VIENTOS FUND L P | 0 NATIONAL | \$499.98 |
| 538-040-08-00 | A M C A L LOS VIENTOS FUND L P | 0 NATIONAL | \$499.98 |
| 538-040-11-00 | HERNANDEZ JAIME & MARIVEL C | 1695 LOGAN AVE | \$327.44 |
| 538-040-12-00 | VASQUEZ JESSE M & DORA H REVOCABLE 2008 TRU | 1685 LOGAN AVE | \$70.30 |
| 538-040-15-00 | DEANGELO JOYCE A REVOCABLE TRUST 06-08-99 | 1673 LOGAN AVE | \$46.24 |
| 538-040-16-00 | DEANGELO JOYCE A REVOCABLE TRUST 06-08-99 | 0 LOGAN | \$250.00 |
| 538-040-17-00 | CHAVEZ DELIA TRUST 04-14-03 | 1667 LOGAN AVE | \$46.24 |
| 538-040-18-00 | HUESO VIRGINIA 1997 TRUST 07-17-97 | 1661 LOGAN AVE | \$46.24 |
| 538-040-19-00 | FUNK PAUL, SMILEY ROBERT, MENDEZ JESSE | 1659 LOGAN AVE | \$46.24 |
| 538-040-20-00 | FAMILY HEALTH CENTERS OF SAN DIEGO INC | 1643 LOGAN AVE | \$703.26 |
| 538-040-21-00 | POLANCO IRENE, GOMEZ MICHAEL A | 1641 LOGAN AVE | \$55.50 |
| 538-040-31-00 | GARCIA RAQUEL C TRUST 02-04-95, SHAMOO KAMA | 1678 NATIONAL AVE | \$3,061.86 |
| 538-040-32-00 | MARQUEZ JOVITA I | 1679 LOGAN AVE | \$92.50 |
| 538-040-33-00 | BARRIOHAUS L P | 1606 NATIONAL AVE | \$6,318.10 |
| 538-040-34-00 | GATEWAY I HOUSING INVESTORS L P | 1605 LOGAN AVE | \$3,270.72 |
| 538-050-03-00 | FLORES FAMILY TRUST 11-23-88 | 1722 NATIONAL AVE | \$609.86 |
| 538-050-04-00 | FLORES FAMILY TRUST 11-23-88 | 1728 NATIONAL AVE | \$92.50 |

**City of San Diego
Barrio Logan
Maintenance Assessment District
Assessment Roll FY 2016**

| Assessor's Parcel Number | Owner | Address | FY 2016 Assessment |
|-----------------------------|---|--------------------|-----------------------|
| 538-050-05-00 | HERNANDEZ JOSE G & SOLEDAD M TRUST 12-23-11 | 1738 NATIONAL AVE | \$92.50 |
| 538-050-06-00 | GHAMATY SIAVASH | 1744 NATIONAL AVE | \$351.82 |
| 538-050-07-00 | FRAZEE SKEET B & GRUNDSTROM-FRAZEE JAMIE L | 1748 NATIONAL AVE | \$42.54 |
| 538-050-08-00 | KRAUSE TOM & FONG W | 1752 NATIONAL AVE | \$46.24 |
| 538-050-09-00 | KRAUSE TOM & FONG W | 1754 NATIONAL AVE | \$520.48 |
| 538-050-10-00 | MARTINEZ BEATRIZ V | 1762 NATIONAL AVE | \$250.00 |
| 538-050-11-00 | PIMENTEL RUDOLPH | 0 NATIONAL | \$250.00 |
| 538-050-12-00 | ALEMANY ARTURO LIVING TRUST | 1776 NATIONAL AVE | \$999.98 |
| 538-050-13-00 | AHERN FRITZ C & SUSANA REVOCABLE TRUST 02-1 | 1786 NATIONAL AVE | \$431.44 |
| 538-050-14-00 | AHERN FRITZ C & SUSANA REVOCABLE TRUST 02-1 | 1792 NATIONAL AVE | \$1,525.58 |
| 538-050-30-00 | FILIPPI JEFFREY J & MARTHA E LIVING TRUST 09-06 | 1712 LOGAN AVE | \$1,917.66 |
| 538-050-35-00 | AFKHAMI ENTERPRISES L P | 1703 LOGAN AVE | \$444.00 |
| 538-050-36-01 | LANCASTER CHARLES T, EVANS BOYCE E | 1716 NATIONAL AVE | \$367.00 |
| 538-050-36-02 | MAINES GREGG H & LAURI, MAINES ALISHA M | 1712 NATIONAL AVE | \$367.00 |
| 538-050-36-03 | HOLLOWAY RASHAUNDA L | 1708 NATIONAL AVE | \$372.00 |
| 538-050-36-04 | VALDIVIA RICARDO | 1700 NATIONAL AVE | \$353.00 |
| 538-050-36-05 | LANCASTER JUSTIN & BERYL | 999 SIGSBEE ST | \$265.00 |
| 538-050-36-06 | RANGEL BREANN | 996 SIGSBEE ST | \$102.00 |
| 538-050-36-07 | MILLAWAY JAMES J & CHRISTIANNA | 1704 NATIONAL AVE | \$344.00 |
| 538-050-36-08 | AGUILERA MARCOS M | 991 SIGSBEE ST | \$301.00 |
| 538-050-36-09 | MICKEL CATHIA C | 985 SIGSBEE ST | \$306.00 |
| 538-050-36-10 | HERNANDEZ EDGAR R & MARY E | 977 SIGSBEE ST | \$310.00 |
| 538-050-36-11 | SITZ PETER A 2011 TRUST 03-07-11 | 969 SIGSBEE ST | \$302.00 |
| 538-050-36-12 | JUTRAS LOUIS | 959 SIGSBEE ST | \$302.00 |
| 538-050-36-13 | KRAFT JOSEPH, SOREANO KENNETH | 953 SIGSBEE ST | \$341.00 |
| 538-050-36-14 | MAGUIRE ADAM T & MIYOUNG K | 989 SIGSBEE ST | \$406.00 |
| 538-050-37-00 | LA ENTRADA HOUSING INVESTORS L P | 1721-85 LOGAN AVE | \$5,779.72 |
| 538-060-01-00 | ROMERO FAMILY TRUST 03-20-03 | 113 17TH ST | \$142.44 |
| 538-060-02-00 | ROMERO FAMILY TRUST 03-20-03 | 7 17TH ST | \$42.54 |
| 538-060-03-00 | ROMERO FAMILY TRUST 03-20-03 | 117 17TH ST | \$57.34 |
| 538-060-04-00 | ROMERO FAMILY TRUST 03-20-03 | 119 17TH ST | \$70.30 |
| 538-060-05-00 | RENTERIA JUAN E, RENTERIA THERESA A | 1721 COMMERCIAL ST | \$85.10 |
| 538-060-06-00 | RENTERIA JUAN E, RENTERIA THERESA A | 0 COMMERCIAL | \$50.36 |
| 538-060-08-00 | MIRIELLO HOLDING CO LLC | 1660 LOGAN AVE | \$2,740.68 |
| 538-060-15-00 | MIRIELLO HOLDING CO LLC | 0 17TH | \$8.86 |
| 538-060-16-00 | J H R S D L L C, WEBBER JAMES M | 1680 LOGAN AVE | \$950.48 |
| 538-060-17-00 | REPOVSCH ALBERT W SR LIVING TRUST 02-24-05 | 1684 LOGAN AVE | \$1,308.72 |
| 538-210-02-00 | WINN FAMILY L P | 1676 MAIN ST | \$499.98 |
| 538-210-06-00 | WINN FAMILY LTD PARTNERSHIP | 1695 NEWTON AVE | \$1,275.58 |
| 538-210-10-00 | WINN FAMILY L P | 1673 NEWTON AVE | \$999.98 |
| 538-210-11-00 | HARDMAN FAMILY TRUST 11-20-93, LICKERT GARY F | 1694 MAIN ST | \$1,775.58 |
| 538-210-23-00 | MONARCH SCHOOL 1625 L L C | 1625 NEWTON AVE | \$4,881.06 |

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| 538-210-25-00 | SAN DIEGO METROPOLITAN TRANSIT SYSTEM | 1643 NEWTON AVE | \$7,386.00 |
| 538-220-05-00 | SAN DIEGO UNIFIED SCHOOL DISTRICT | 1770 MAIN ST | \$9,949.84 |
| 538-230-01-00 | EL DIABLO L L C | 1701 NATIONAL AVE | \$2,264.46 |
| 538-230-02-00 | WALLACE SHIRLEY T TRUST 05-19-04 | 1719 NATIONAL AVE | \$1,752.30 |
| 538-230-03-00 | R & H PROPERTIES L P | 1727 NATIONAL AVE | \$92.50 |
| 538-230-04-00 | R & H PROPERTIES L P | 1735 NATIONAL AVE | \$749.80 |
| 538-230-08-00 | R & H PROPERTIES L P | 1759 NATIONAL AVE | \$249.92 |
| 538-230-09-00 | R & H PROPERTIES L P | 1775 NATIONAL AVE | \$1,746.60 |
| 538-230-10-00 | AMADOR FAMILY TRUST 01-28-80 | 1012 BEARDSLEY ST | \$1,865.42 |
| 538-230-11-00 | GASPAR HOLDING INC | 1026 BEARDSLEY ST | \$48.10 |
| 538-230-12-00 | EVANS MARY C | 1032 BEARDSLEY ST | \$55.50 |
| 538-230-13-00 | GASPAR HOLDING INC | 1036 BEARDSLEY ST | \$51.80 |
| 538-230-14-00 | GASPAR HOLDING INC | 1794 NEWTON AVE | \$915.28 |
| 538-230-15-00 | LOPEZ INTER VIVOS TRUST 03-18-81 ET AL | 1784 NEWTON AVE | \$545.96 |
| 538-230-16-00 | R & H PROPERTIES L P | | \$499.98 |
| 538-230-17-00 | R & H PROPERTIES L P | 0 NEWTON | \$499.98 |
| 538-230-18-00 | R & H PROPERTIES L P | 1746 NEWTON AVE | \$1,499.98 |
| 538-230-19-00 | FAMILY HEALTH CENTERS OF SAN DIEGO | 1740 NEWTON AVE | \$250.00 |
| 538-230-20-00 | FAMILY HEALTH CENTERS OF SAN DIEGO | 1730 NEWTON AVE | \$250.00 |
| 538-230-21-00 | FAMILY HEALTH CENTERS OF SAN DIEGO | 1728 NEWTON AVE | \$250.00 |
| 538-230-22-00 | FAMILY HEALTH CENTERS OF SAN DIEGO | 1728 NEWTON AVE | \$250.00 |
| 538-230-23-00 | JOHNSON BERYL E ILLE TRUST 10-06-99, WRIGHT E | 1720 NEWTON AVE | \$250.00 |
| 538-230-24-00 | JOHNSON BERYL E ILLE TRUST 10-06-99, WRIGHT E | 1718 NEWTON AVE | \$250.00 |
| 538-230-25-00 | JOHNSON BERYL E ILLE TRUST 10-06-99, WRIGHT E | 1716 NEWTON AVE | \$250.00 |
| 538-230-26-00 | JOHNSON BERYL E ILLE TRUST 10-06-99, WRIGHT E | 1714 NEWTON AVE | \$250.00 |
| 538-230-27-00 | GUZMAN MARIO & SMITH RHONDA L FAMILY TRUST | 1704 NEWTON AVE | \$1,275.58 |
| 538-230-29-00 | R & H PROPERTIES L P | 1741 NATIONAL AVE | \$749.76 |
| 538-240-02-00 | AMADOR AMELIA G TR | 1825 NATIONAL AVE | \$250.00 |
| 538-240-03-00 | DEBIBO MARK | 1831 NATIONAL AVE | \$92.50 |
| 538-240-06-00 | BALTAZAR FAMILY TRUST 08-21-06 | 1853 NATIONAL AVE | \$749.98 |
| 538-240-07-00 | FAMILY HEALTH CENTERS | 1865 NATIONAL AVE | \$250.00 |
| 538-240-08-00 | FAMILY HEALTH CENTERS | 1867 NATIONAL AVE | \$250.00 |
| 538-240-09-00 | FAMILY HEALTH CENTERS | 1873 NATIONAL AVE | \$499.98 |
| 538-240-10-00 | JENNIC L L C | 1885 NATIONAL AVE | \$651.18 |
| 538-240-11-00 | ODISH SAM & ALEXANDRA | 1897 NATIONAL AVE | \$1,765.58 |
| 538-240-14-00 | VILLELA JAVIER M | 1884 NEWTON AVE | \$499.98 |
| 538-240-15-00 | MACKENZIE CHARLES A | 1878 NEWTON AVE | \$92.50 |
| 538-240-16-00 | VALDEZ JOHN R & MARIA G TRUST OF 1994 | 1870 NEWTON AVE | \$46.24 |
| 538-240-19-00 | RUSSELL RICHARD L TR | 1830 NEWTON AVE | \$499.98 |
| 538-240-23-00 | R & H PROPERTIES L P | 1841 NATIONAL AVE | \$999.98 |
| 538-240-24-00 | BATTIKHA ELHAM E | 1028 CESAR E CHAVEZ PKWY | \$1,336.56 |
| 538-240-25-00 | BITTNER BRAD J | 1858 NEWTON AVE | \$1,996.08 |

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| 538-240-28-00 | FAMILY HEALTH CENTERS OF SAN DIEGO INC | 1809 NATIONAL AVE | \$5,016.66 |
| 538-250-01-00 | GRACIA DEBORAH G | 933 BEARDSLEY ST | \$351.50 |
| 538-250-02-00 | FAMILY HEALTH CENTERS OF SAN DIEGO INC | 1812 NATIONAL AVE | \$499.98 |
| 538-250-03-00 | B D P TRUST 03-10-09 | 1818 NATIONAL AVE | \$46.24 |
| 538-250-04-00 | B D P TRUST 03-10-09 | 1822 NATIONAL AVE | \$46.24 |
| 538-250-05-00 | OLESON FAMILY TRUST 06-06-06 | 0 NATIONAL | \$0.00 |
| 538-250-06-00 | FELIX GEORGINA | 1828 NATIONAL AVE | \$92.50 |
| 538-250-07-00 | OLESON FAMILY TRUST 06-06-06 | 1836 NATIONAL AVE | \$499.98 |
| 538-250-08-00 | INGLARDY FAMILY TRUST 12-14-89 | 1842 NATIONAL AVE | \$92.50 |
| 538-250-09-00 | INGLARDY FAMILY TRUST 12-14-89 | 1852 NATIONAL AVE | \$499.98 |
| 538-250-10-00 | SEGAWA JERRY | 1864 NATIONAL AVE | \$1,281.98 |
| 538-250-11-00 | SEGAWA JERRY | 0 NATIONAL | \$250.00 |
| 538-250-12-00 | SEGAWA JERRY | 1876 NATIONAL AVE | \$580.62 |
| 538-250-13-00 | PLATUS CORP PENSION PLAN | 1882 NATIONAL AVE | \$46.24 |
| 538-250-14-00 | PACIFIC PROFESSIONAL ENTERPRISES INC | 1884 NATIONAL AVE | \$46.24 |
| 538-250-15-00 | CITY OF SAN DIEGO | | \$250.00 |
| 538-250-16-00 | CITY OF SAN DIEGO | | \$1,025.60 |
| 538-250-20-00 | IGLESIA DEL DIOS VIVO COLUMNA Y APOYO DE LA \ | 1861 LOGAN AVE | \$499.98 |
| 538-250-21-00 | ESTUDILLO MANUEL REVOCABLE FAMILY TRUST | 1851 LOGAN AVE | \$989.14 |
| 538-250-22-00 | ESTUDILLO MANUEL EST OF | 1849 LOGAN AVE | \$814.22 |
| 538-250-25-00 | MIHOS MICHAEL | 1835 LOGAN AVE | \$92.50 |
| 538-250-31-00 | MIHOS MICHAEL | 1827 LOGAN AVE | \$860.62 |
| 538-250-32-00 | CROSBY SQUARE INC | 1879 LOGAN AVE | \$4,386.40 |
| 538-250-33-00 | INGLESIA DEL DIOS VIVO COLUMNA Y APOYA DE LA | 1845 LOGAN AVE | \$649.98 |
| 538-250-36-00 | HERO LLC | 1801 LOGAN AVE | \$4,393.26 |
| 538-260-01-00 | IGLESIA DEL DIOS VIVO COLUMNA & APOYO DE LA \ | 1802 LOGAN AVE | \$1,366.94 |
| 538-260-02-00 | IGLESIA DEL DIOS VIVO COLUMNA & APOYO DE LA \ | 0 LOGAN | \$210.18 |
| 538-260-04-00 | LIMON JAIME SURVIVORS TRUST, LIMON TERESA C | 1824 LOGAN AVE | \$74.00 |
| 538-260-05-00 | HUESO ANGEL | 1830 LOGAN AVE | \$55.50 |
| 538-260-06-00 | CORTES DAVID, CORTES L IVETTE | 1836 LOGAN AVE | \$55.50 |
| 538-260-07-00 | CORTES DAVID, CORTES L IVETTE | 1846 LOGAN AVE | \$92.50 |
| 538-260-08-00 | IGLESIA DEL DIOS VIVO COLUMNA Y APOYO DE LA \ | 1848 LOGAN AVE | \$92.50 |
| 538-260-15-00 | CITY OF SAN DIEGO | | \$824.78 |
| 538-260-16-00 | CITY OF SAN DIEGO | | \$3,061.26 |
| 538-260-17-00 | IGLESIA DEL DIOS VIVO COLUMNA & APOYO DE LA \ | 1816 LOGAN AVE | \$420.34 |
| 538-270-18-00 | CITY OF SAN DIEGO | 917 CESAR E CHAVEZ PKWY | \$450.40 |
| 538-270-35-00 | CITY OF SAN DIEGO | | \$9,552.04 |
| 538-270-39-00 | SAN DIEGO COMMUNITY COLLEGE | 1902 NATIONAL | \$2,852.10 |
| 538-440-01-00 | YOUNGS MARKET CO INC | | \$3,353.98 |
| 538-440-03-00 | YOUNGS MARKET CO | | \$1,329.62 |
| 538-440-04-00 | YOUNGS MARKET CO | 1779 MAIN ST | \$2,355.82 |
| 538-440-06-00 | YOUNGS MARKET CO INC | 1709 MAIN ST | \$1,511.10 |

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| 538-470-07-00 | MITCHELL INVESTMENTS | 1845 MAIN ST | \$2,495.38 |
| 538-470-08-00 | COZAD W LEE TR & BRADLEY STORMY B TR | 1807 MAIN ST | \$2,910.34 |
| 538-470-16-00 | FELIPE-ARONZO CORP | 1871 MAIN ST | \$3,173.72 |
| 538-480-05-00 | PELLETIER HOLDING CORP | 1878 MAIN ST | \$1,250.58 |
| 538-480-06-00 | RYAN BROTHERS COFFEE OF SAN DIEGO INC | 1894 MAIN ST | \$1,625.58 |
| 538-480-07-00 | HART ROBERT G | 1122 CESAR E CHAVEZ PKWY | \$85.10 |
| 538-480-08-00 | C T D F 5 HOLDINGS L L C | 1118 CESAR E CHAVEZ PKWY | \$563.52 |
| 538-480-09-00 | C T D F 5 HOLDINGS L L C | 1102 CESAR E CHAVEZ PKWY | \$825.46 |
| 538-480-10-00 | RAMIREZ TOMAS C & ARMIDA S | 1879 NEWTON AVE | \$92.50 |
| 538-480-11-00 | MOWERY DOUGLAS E | 1875 NEWTON AVE | \$250.00 |
| 538-480-13-00 | FAMILY HEALTH CENTERS OF SAN DIEGO INC | 1861 NEWTON AVE | \$92.50 |
| 538-480-14-00 | DAVISSON WENDY | 1855 NEWTON AVE | \$46.24 |
| 538-480-15-00 | SANTIAGO MYRNA | 1851 NEWTON AVE | \$46.24 |
| 538-480-16-00 | SANCHEZ MANUEL V & MARITZA | 1843 NEWTON AVE | \$92.50 |
| 538-480-17-00 | PALACIOS-DELLY INC <DBA WEST MARINE DIESEL> | 1835 NEWTON AVE | \$499.98 |
| 538-480-18-00 | MAIN STREET WAREHOUSE TMT L L C, MAIN STREE | 0 NEWTON | \$999.98 |
| 538-480-19-00 | DEANDA MARIO | 1809 NEWTON AVE | \$499.98 |
| 538-480-20-00 | PLANTANOS VERDES L L C | 1805 NEWTON AVE | \$2,335.38 |
| 538-480-21-00 | MAIN STREET WAREHOUSE TMT L L C, MAIN STREE | 1822 MAIN ST | \$5,017.30 |
| 538-480-22-00 | GONZALEZ GILBERTO & CELIA | 1869 NEWTON AVE | \$46.24 |
| 538-480-23-00 | FLORES FAMILY TRUST 07-07-06 | 1865 NEWTON AVE | \$46.24 |
| 538-511-10-00 | SHEA MERCADO B L L C | 1985 NATIONAL | \$11,383.62 |
| 538-511-11-00 | MERCADO C I C L P <LF> MERCADO S D H C L L C | 1985 NATIONAL AVE | \$10,084.54 |
| 538-511-12-00 | SHEA MERCADO B L L C | 1900 MAIN ST | \$4,382.50 |
| 538-511-13-00 | LOS ALTOS VI L P | 1950 MAIN | \$7,662.04 |
| 538-511-14-00 | SHEA MERCADO B L L C | 0 MAIN | \$3,059.14 |
| 538-511-15-00 | MERCADO C I C L P <LF> MERCADO S D H C L L C | 0 CESAR E CHAVEZ | \$804.84 |
| 538-511-16-00 | MERCADO C I C L P <LF> MERCADO S D H C L L C | 0 NATIONAL | \$2,456.12 |
| 538-511-17-00 | SHEA MERCADO B L L C | 0 NATIONAL | \$2,451.14 |
| 538-511-18-00 | SHEA MERCADO B L L C | 0 CESAR E CHAVEZ | \$1,364.38 |
| 538-511-19-00 | SHEA MERCADO B L L C | 0 CESAR E CHAVEZ | \$959.08 |
| 538-530-03-00 | SAN DIEGO SELECTED PROPERTIES 7 LLC | 2016 NEWTON AVE | \$618.28 |
| 538-530-04-00 | DUNKL CELIA M | 2022 NEWTON AVE | \$499.98 |
| 538-530-05-00 | DUNKL RITA A REVOCABLE LIVING TRUST | 2032 NEWTON AVE | \$92.50 |
| 538-530-06-00 | RAMIREZ TOMAS C & ARMIDA S | 2040 NEWTON AVE | \$46.24 |
| 538-530-07-00 | ARCINIEGA MERCEDES L TRUST 03-11-10 | 2042 NEWTON AVE | \$46.24 |
| 538-530-08-00 | KIRK DESSA | 2046 NEWTON AVE | \$499.98 |
| 538-530-09-00 | LOZANO RAYMOND S & MARTHA P | 2054 NEWTON AVE | \$46.24 |
| 538-530-10-00 | LOZANO RAYMOND S & MARTHA P | 2060 NEWTON AVE | \$46.24 |
| 538-530-11-00 | MONTANO VICENTE & ESTHER | 2062 NEWTON AVE | \$68.44 |
| 538-530-12-00 | VILLEGAS JUAN C & ELSA G | 2072 NEWTON AVE | \$68.44 |
| 538-530-13-00 | BELIO MARTHA E 2005 TRUST 05-03-05, JUDD MARS | 2074 NEWTON AVE | \$46.24 |

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| 538-530-14-00 | SALDANA SILVIA | 2080 NEWTON AVE | \$92.50 |
| 538-530-15-00 | KIPPERMAN FAMILY TRUST 09-07-06 | 2096 NEWTON AVE | \$1,069.08 |
| 538-530-16-00 | HART LEANDRA D | 1032 EVANS ST | \$59.20 |
| 538-530-17-00 | CERVANTES MARIA D S | 1028 EVANS ST | \$59.20 |
| 538-530-18-00 | YUN INHYOK | 1014 EVANS ST | \$129.50 |
| 538-530-19-00 | VILLANUEVA RAMONA G 1996 REVOCABLE LIVING T | 1012 EVANS ST | \$222.00 |
| 538-530-20-00 | MARIN OSCAR | 2085 NATIONAL AVE | \$648.80 |
| 538-530-21-00 | BEAVAN JACQUELINE W | 2075 NATIONAL AVE | \$749.98 |
| 538-530-22-00 | PRICE LEWIS E & LILLIAN J, MACIAS ENRIQUE A EST | 2059 NATIONAL AVE | \$138.74 |
| 538-530-23-00 | GUZMAN FRANCISCO J | 2055 NATIONAL AVE | \$46.24 |
| 538-530-24-00 | GUZMAN FRANCISCO J | 2049 NATIONAL AVE | \$46.24 |
| 538-530-25-00 | GUZMAN JUANA | 2045 NATIONAL AVE | \$46.24 |
| 538-530-26-00 | GUZMAN JUANA | 2043 NATIONAL AVE | \$46.24 |
| 538-530-27-00 | NIGRO JIMMY IRREVOCABLE TRUST 03-18-11 | 2037 NATIONAL AVE | \$92.50 |
| 538-530-28-00 | STEPHENS MARIA O 2007 TRUST 08-09-07 | 2029 NATIONAL AVE | \$46.24 |
| 538-530-29-00 | KASIS JAMES W | 2021 NATIONAL AVE | \$92.50 |
| 538-530-30-00 | CURTIN THOMAS C & GANDARA PAOLA | 2017 NATIONAL AVE | \$92.50 |
| 538-530-33-00 | LOGAN M B L L C | 2002 NEWTON AVE | \$1,525.58 |
| 538-530-35-00 | SHAMOUN HOLDINGS L L C | 2001 NATIONAL AVE | \$2,995.30 |
| 538-550-02-00 | GUZMAN FRANCISCO & JUANA | ONEWTON | \$250.00 |
| 538-550-03-00 | PARSA MARIA | 2114 NEWTON AVE | \$55.50 |
| 538-550-04-00 | GASPAR HOLDING INC | 2122 NEWTON AVE | \$83.24 |
| 538-550-05-00 | SOCAL BUSINESS PARTNERS L L C PENSION PLAN | 2130 NEWTON AVE | \$999.98 |
| 538-550-06-00 | PINA JOSE J & LEONOR E | 2144 NEWTON AVE | \$46.24 |
| 538-550-07-00 | HEANEY DAVID M & MELISSA K | 2146 NEWTON AVE | \$46.24 |
| 538-550-08-00 | GUZMAN JOSE | 2152 NEWTON AVE | \$68.44 |
| 538-550-09-00 | DRAPEAU ROGER | 2154 NEWTON AVE | \$68.44 |
| 538-550-10-00 | TAKAGI JENNIFER H | 2168 NEWTON AVE | \$57.34 |
| 538-550-11-00 | PALAU ALICIA D TRUST 04-24-04 | 2170 NEWTON AVE | \$57.34 |
| 538-550-12-00 | HELIX HOLDINGS L P | 2176 NEWTON AVE | \$55.50 |
| 538-550-13-00 | MITCHELL EVELYN, MITCHELL FAMILY TRUST 12-08- | 2180 NEWTON AVE | \$59.20 |
| 538-550-14-00 | CITY OF SAN DIEGO | 2184 NEWTON AVE | \$499.98 |
| 538-550-15-00 | CITY OF SAN DIEGO | 0 NEWTON | \$1,275.58 |
| 538-550-16-00 | CITY OF SAN DIEGO | 2181 NATIONAL AVE | \$1,775.58 |
| 538-550-17-00 | DEANDA MARIO | 2177 NATIONAL AVE | \$92.50 |
| 538-550-18-00 | EVERS DANIEL E, EVERS JOSEPH A | 2169 NATIONAL AVE | \$709.84 |
| 538-550-20-00 | MADRID RIGOBERTO & GUADALUPE, MADRID ESTE | 2145 NATIONAL AVE | \$92.50 |
| 538-550-21-00 | DOUGLAS CHARLES, NGUYEN TERRIE H | 2133 NATIONAL AVE | \$596.94 |
| 538-550-22-00 | STEPHENS MARIA O TRUST 08-09-07 | 2129 NATIONAL AVE | \$92.50 |
| 538-550-23-00 | TALAMANTEZ JOSEPHINE | 2119 NATIONAL AVE | \$92.50 |
| 538-550-24-00 | DELATORRE MARIA FAMILY TRUST 11-04-10 | 2113 NATIONAL AVE | \$92.50 |
| 538-550-26-00 | D D & F HOLDINGS INC | 1023 EVANS ST | \$51.80 |

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| 538-550-27-00 | D D & F HOLDINGS INC | 1027 EVANS ST | \$51.80 |
| 538-550-28-00 | D D & F HOLDINGS INC | 1031 EVANS ST | \$51.80 |
| 538-550-29-00 | D D & F HOLDINGS INC | 1035 EVANS ST | \$51.80 |
| 538-550-30-00 | GOODALL WHITNEY | 1045 EVANS ST | \$144.30 |
| 538-550-31-00 | D D & F HOLDINGS INC | 1007 EVANS ST | \$144.30 |
| 538-550-32-00 | D D & F HOLDINGS INC | 1011 EVANS ST | \$51.80 |
| 538-550-33-00 | COLFIN AI-CA 4 L L C | 1015 EVANS ST | \$51.80 |
| 538-550-34-00 | D D & F HOLDINGS INC | 1019 EVANS ST | \$51.80 |
| 538-550-35-00 | D D & F HOLDINGS INC | 1021 EVANS ST | \$51.80 |
| 538-550-36-00 | JIMENEZ JAIME & GRISELDA REVOCABLE 2005 TRU: | 2157 NATIONAL AVE | \$92.50 |
| 538-550-37-00 | JIMENEZ JAIME & GRISELDA REVOCABLE 2005 TRU: | 2149 NATIONAL AVE | \$92.50 |
| 538-560-16-00 | OLIVARES JULIA TRUST 08-25-95 | 2194 NATIONAL AVE | \$1,793.30 |
| 538-560-17-00 | RUIZ ELVIRA B & OLIVARES JULIA, RUIZ ELVIRA, OLI' | 2186 NATIONAL AVE | \$915.78 |
| 538-560-18-00 | COSSIO SERVANDO J | 2178 NATIONAL AVE | \$92.50 |
| 538-560-19-00 | HIBI DARIN T & EMI C | 2168 NATIONAL AVE | \$92.50 |
| 538-560-20-00 | NGUYEN PHUC & BUI LAM THU | 2162 NATIONAL AVE | \$92.50 |
| 538-560-21-00 | ESCOBAR GUADALUPE M | 2156 NATIONAL AVE | \$92.50 |
| 538-560-22-00 | HERNANDEZ MANUEL G | 2148 NATIONAL AVE | \$46.24 |
| 538-560-23-00 | SOLORZANO GERSON & RUTH | 2142 NATIONAL AVE | \$46.24 |
| 538-560-26-00 | ESCOTO JOSE & SIMITRIA, ESCOTO JOSE JR | 2130 NATIONAL AVE | \$46.24 |
| 538-560-27-00 | DUKE STEVEN B & CHRISTINE W | 2126 NATIONAL AVE | \$46.24 |
| 538-560-28-00 | DIA PROPERTIES L L C | 2114 NATIONAL AVE | \$967.48 |
| 538-560-29-00 | ARMENDARIZ-BEJARANO TRUST 01-17-13 | 925 EVANS ST | \$129.50 |
| 538-560-32-00 | AFKHAM IRAJ | 2134 NATIONAL AVE | \$92.50 |
| 538-560-33-00 | K G 2090 NATIONAL L L C | 2090 NATIONAL AVE | \$222.00 |
| 538-560-34-00 | ARELLANO MARIBEL | 928 EVANS ST | \$129.50 |
| 538-560-35-00 | WHEELER ISABEL A LIVING TRUST 08-22-12, NAVARF | 2084 NATIONAL AVE | \$46.24 |
| 538-560-36-00 | WHEELER ISABEL A LIVING TRUST 08-22-12, NAVARF | 2084 NATIONAL AVE | \$46.24 |
| 538-560-37-00 | JOHNSTON EDUARDO C & GUADALUPE G REVOCAE | 2074 NATIONAL AVE | \$92.50 |
| 538-560-41-00 | CITY OF SAN DIEGO | | \$6,972.82 |
| 538-560-59-00 | DIA PROPERTIES L L C | 2104 NATIONAL AVE | \$970.54 |
| 538-670-07-00 | CARR FAMILY TRUST 09-29-00 | 2011 MAIN ST | \$2,772.64 |
| 538-670-12-00 | RAGTIME L L C, 9 JAY L L C | 2001 MAIN ST | \$2,661.74 |
| 538-670-27-00 | SAN DIEGO COMMUNITY COLLEGE DISTRICT | 1901 MAIN ST | \$1,663.58 |
| 538-670-28-00 | STOCKHOLM JON & DONNA FAMILY TRUST 11/06/98 | 1943 MAIN ST | \$4,430.60 |
| 538-670-36-00 | SAN DIEGO COMMUNITY COLLEGE DISTRICT | 1901 MAIN ST | \$1,911.50 |
| 538-672-04-00 | MERCADO APARTMENTS L P | 2001 NEWTON AVE | \$14,515.20 |
| 538-672-05-00 | STATE OF CALIFORNIA DEPARTMENT OF TRANSPOR | 0 NEWTON | \$2,097.34 |
| 538-680-01-00 | DUEA DAVID J & MARY J REVOCABLE TRUST NO 1 | 2102 MAIN ST | \$2,275.58 |
| 538-680-02-00 | DUEA DAVID J & MARY J REVOCABLE TRUST NO 1 | 2146 MAIN ST | \$1,499.98 |
| 538-680-03-00 | BURKHARD INVESTMENT CO L L C | 2190 MAIN ST | \$2,495.12 |
| 538-680-04-00 | BURKHARD INVESTMENT CO L L C | 0 MAIN | \$1,275.58 |

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| Assessor's Parcel Number | Owner | Address | FY 2016 Assessment |
|-----------------------------|--|-------------------|-----------------------|
| 538-680-05-00 | SAN DIEGO GAS & ELECTRIC CO | | \$1,275.58 |
| 538-680-08-00 | BEAULOYE HENRY J SR TR & BEAULOYE BOBBIE K | 2155 NEWTON AVE | \$516.26 |
| 538-680-12-00 | MARTINEZ MICHAEL A & ELVIA V, VILLEGAS CAROLIN | 2121 NEWTON AVE | \$92.50 |
| 538-680-15-00 | S B C TRUST 06-09-08, HALLIDY SHELLI C TRUST 02- | 2107 NEWTON AVE | \$209.04 |
| 538-680-16-00 | BECKER EDWARD J | 1107 EVANS ST | \$88.80 |
| 538-680-17-00 | BECKER EDWARD J | 1129 EVANS ST | \$53.64 |
| 538-680-19-00 | PARTY HATS INC | 2109 NEWTON AVE | \$499.98 |
| 538-680-23-00 | CITY OF SAN DIEGO | | \$1,996.08 |
| 538-680-28-00 | BEAULOYE HENRY J SR TR & BEAULOYE BOBBIE K | 2141 NEWTON AVE | \$1,377.74 |
| 538-690-01-00 | REYNA MIGUEL | 1043 SAMPSON ST | \$185.00 |
| 538-690-02-00 | YBARRA ALFONSO S & AURORA A | 1037 SAMPSON ST | \$83.24 |
| 538-690-03-00 | TALAMANTEZ ROGER M & DELIA H | 1027 SAMPSON ST | \$83.24 |
| 538-690-37-00 | BANK OF AMERICA NATIONAL TRUST & SAVINGS AS | 2209 NATIONAL AVE | \$3,650.18 |
| 538-710-02-00 | SAMPSON CADILLAC L L C | 2191 MAIN ST | \$4,310.56 |
| 538-710-05-00 | SAN DIEGO GAS & ELECTRIC CO | | \$4,255.08 |
| 538-710-06-00 | SAN DIEGO GAS & ELECTRIC CO | | \$1,940.84 |
| 538-730-01-00 | SAMPSON & MAIN L L C | 2212 MAIN ST | \$3,270.72 |
| 538-730-09-00 | C W & S A INVESTMENTS L P | 2285 NEWTON AVE | \$3,270.72 |
| 538-730-10-00 | PRAXAIR DISTRIBUTION INC | 0 NEWTON | \$499.98 |
| 538-730-11-00 | PRAXAIR DISTRIBUTION INC | 2235 NEWTON AVE | \$1,249.98 |
| 538-730-12-00 | PRAXAIR DISTRIBUTION INC | 2205 NEWTON AVE | \$2,522.20 |
| 538-730-13-00 | K S S PROPERTIES L L C | 2286 MAIN ST | \$4,268.76 |
| 538-790-05-00 | SAN DIEGO CALIFORNIA PROPERTIES | 2301 MAIN ST | \$2,578.38 |
| 538-790-12-00 | CALIFORNIA PROPERTIES, CALIFORNIA PROPERTIE | 2201 MAIN ST | \$7,637.34 |
| 538-790-13-00 | SAN DIEGO CALIFORNIA PROPERTIES | 0 SCHLEY | \$4,440.72 |
| Totals | | | \$350,127.22 |

CITY OF SAN DIEGO

BARRIO LOGAN MAINTENANCE ASSESSMENT DISTRICT

**ENGINEER'S REPORT
FISCAL YEAR 2016**

This report has been prepared and submitted by:

C. Stephen Bucknam Jr. C 20903

Koppel & Gruber Public Finance

I, _____, as City Clerk of the City of San Diego, County of San Diego, California, do hereby certify that the Assessment as shown on the Assessment Roll, together with the Assessment Diagram, both of which are incorporated into this report, were filed in my office on the ____ day of _____, 2015.

Elizabeth Maland, City Clerk
City of San Diego
State of California

I, _____, as City Clerk of the City of San Diego, County of San Diego, California, do hereby certify that the foregoing Assessment as shown together with the Assessment Diagram incorporated into this report, was approved and confirmed by the City Council of said City on the ____ day of _____, 2015.

Elizabeth Maland, City Clerk
City of San Diego
State of California



THE CITY OF SAN DIEGO

CITY OF SAN DIEGO

**CENTRAL COMMERCIAL
MAINTENANCE ASSESSMENT DISTRICT
ANNUAL UPDATE ENGINEER'S REPORT**

JUNE 2015

PURSUANT TO THE
LANDSCAPING AND LIGHTING ACT OF 1972, CALIFORNIA
STREETS & HIGHWAYS CODE AND THE
SAN DIEGO MAINTENANCE ASSESSMENT DISTRICT ORDINANCE
OF THE SAN DIEGO MUNICIPAL CODE

KOPPEL & GRUBER
PUBLIC FINANCE

334 VIA VERA CRUZ, SUITE 256
SAN MARCOS
CALIFORNIA 92078

T. 760.510.0290
F. 760.510.0288

CITY OF SAN DIEGO

MAYOR
Kevin Faulconer

CITY COUNCIL MEMBERS

Sherrí Lightner
District 1(Council President)

Lorie Zapf
District 2

Todd Gloria
District 3

Myrtle Cole
District 4

Mark Kersey
District 5

Chris Cate
District 6

Scott Sherman
District 7

David Alvarez
District 8

Marti Emerald
District 9 (Council President Pro Tem)

CITY ATTORNEY
Jan Goldsmith

CHIEF OPERATING OFFICER
Scott Chadwick

CITY CLERK
Elizabeth Maland

INDEPENDENT BUDGET ANALYST
Andrea Tevlin

CITY ENGINEER
James Nagelvoort

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SECTION I. EXECUTIVE SUMMARY

PROJECT: Central Commercial Maintenance Assessment District (“District”)

APPORTIONMENT METHOD: Lot Square Footage (“LSF”)
 Linear Front Foot (“LFF”)
 Land Use Trips (“Trips”)

TABLE 1 – SUMMARY INFORMATION

| Central Commercial | FY 2015 | FY 2016 (1) | Maximum Authorized |
|------------------------------|--------------|--------------|--------------------|
| Total Parcels Assessed: | 430 | 430 | |
| Total Estimated Assessment: | \$222,132 | \$238,620 | |
| Total Number of Units: | | | |
| LSF | 2,990,985.00 | 2,990,985.00 | |
| LFF | 35,466.00 | 35,466.00 | |
| Trips | 20,861.32 | 20,861.32 | |
| Unit Assessment Rate | | | |
| \$/LSF | \$0.0417 | \$0.0438 | \$0.0804 |
| \$/LFF | \$1.7576 | \$1.8455 | \$3.4574 |
| \$/Trips | \$1.9269 | \$2.0232 | \$3.8193 |
| Estimated Assessment Revenue | | | |
| \$/LSF | \$124,724.07 | \$130,960.28 | |
| \$/LFF | \$62,335.04 | \$65,451.79 | |
| \$/Trips | \$40,197.68 | \$42,207.56 | |

1. FY 2016 is the City’s Fiscal Year 2016, which begins July 1, 2015 and ends June 30, 2016. Total Parcels Assessed, Total Estimated Assessment, and Total Estimated Factors may vary from prior year due to parcel changes.

DISTRICT HISTORY: The District was formed in 2000 in compliance with Proposition 218. A property owner ballot proceeding was conducted and a weighted majority (61%) of property owners, based on assessment amount, approved the assessments and the annual cost indexing provisions.

ANNUAL COST INDEXING: The assessments are authorized to increase by the greater of the annual change in the San Diego Area Consumer Price Index (the SDCPI-U) or 5% of the previous year’s rate beginning in Fiscal Year 2001.

BONDS: No bonds will be issued in connection with this District.

SECTION II. BACKGROUND

A. INTRODUCTION

The Central Commercial Maintenance Assessment District was established by Resolution R-201471 of the City Council on August 8, 2000. The District was formed in compliance with the provision of Proposition 218. An assessment ballot proceeding was conducted and a weighted majority of property owners based on assessment amount were in support of the continuation of the assessments and services and improvements the assessments fund.

This report constitutes the annual update of the Engineer's Report for the City of San Diego ("City") Central Commercial Maintenance Assessment District for Fiscal Year ("FY") 2016 which provides updated information regarding the budget and factors that affect the assessment. This report relies on the assessment methodology and benefit analysis from the Engineer's Report prepared at the time of formation and approved by the property owners. The City Council pursuant to the provisions of the San Diego Maintenance Assessment District Procedural Ordinance of 1986 (the "Ordinance"), Landscaping and Lighting Act of 1972, Being Division 15, Part 2 of the Streets and Highways Code of the State of California, beginning with Section 22500 (the "1972 Act"), Article XIID of the Constitution of the State of California ("Article XIID"), the Proposition 218 Omnibus Implementation Act (Government Code Section 53750 and following) (the "Implementation Act"), and (the Ordinance, 1972 Act, Article XIID and the Implementation Act are referred to collectively as the "Assessment Law") desires to levy and collect annual assessments against lots and parcels within the District in the fiscal year commencing July 1, 2015 and ending June 30, 2016 to pay for the operation, maintenance and servicing of landscaping, lighting, public safety, vagrancy issues and all appurtenant facilities. The assessment rates set for 2015/2016 as set forth in this Engineer's Report do not exceed the maximum rates established at the time the District was formed, therefore, the City and the District are not required to go through a property owner ballot protest procedure in order to establish the 2015/2016 assessment rates.

Each lot or parcel within the District is assessed proportionately for only the improvements and services that are determined to be special benefit. For this report, each lot or parcel to be assessed, refers to an individual property assigned its own Assessor Parcel Number by the San Diego County ("County") Assessor's Office as shown on the last equalized roll of the assessor.

A Public Hearing will be scheduled where public testimony will be heard by the City Council. Following the conclusion of the Public Hearing, the City Council will confirm the Engineer's Report as submitted or amended and may order the collection of assessments for FY 2016.

SECTION III. PLANS AND SPECIFICATION

A. GENERAL DESCRIPTION OF THE DISTRICT

The territory within the District consists of all lots, parcels and subdivisions of land as shown on the Boundary Diagram titled “Map of Proposed Boundaries of the City of San Diego Central Commercial Maintenance Assessment District” contained within this report in Section VI.

The District is located in the Southeastern San Diego Community Planning Area, Sherman Heights neighborhood situated along Imperial Avenue from Interstate 5 to 32nd Street; Commercial Avenue from Interstate 5 to 28th Street; National Avenue from 28th Street to 32nd Street; and all side streets in between Imperial Avenue and Commercial Avenue between Interstate 5 and 28th Street. The non-profit Central Commercial District Revitalization Corporation manages the District.

B. DESCRIPTION OF IMPROVEMENTS TO BE MAINTAINED AND SERVICES

The District, through the levy of special assessments, provides funding for ongoing maintenance, operation and servicing of landscaping, lighting, and other improvements or appurtenant facilities located within the public rights-of-ways and dedicated easements located within the District. Maintenance services will be provided by City personnel and/or private contractors. The improvements maintained and services provided by the District are generally described as follows:

- Public safety, security, and suppression of gang activity;
- Managing with homeless and vagrancy issues;
- Maintaining and beautifying the areas adjacent to the street rights-of-way, which are landscaped with groundcover, trees and shrubs;
- Graffiti removal;
- Tree planting and trimming;
- Regular sidewalk and street gutter sweeping;
- Operation of enhanced street lighting for pedestrian safety and encouragement;
- Administration/Corporate Operations/Outreach including;
 - District management
 - Overseeing of contract
 - Relations with City and Council office
 - Relations with property owners
 - Relations with Community Planning Groups
 - Insurance
 - Legal and accounting
 - Office related expenses

Plans and specifications for these improvements to be maintained by the District are on file with the City Engineer’s office and by reference are made part of this Report. These documents are on file with the City Clerk and the City Planning and Community

Investment Department and are available for public inspection during normal business hours.

C. DESCRIPTION OF MAINTENANCE AND SERVICES

Maintenance means the furnishing of services and materials for the ordinary and usual maintenance, operation and servicing of improvements, services and appurtenant facilities, including repair, removal or replacement of all or part of any of the improvements, services or appurtenant facilities; providing for the life, growth, health and beauty of the landscaping improvements including cultivation, drainage, irrigation, trimming, mowing, spraying, fertilizing and treating for disease or injury; the removal of trimmings, rubbish, debris and other solid waste; the cleaning and sweeping of the sidewalk and gutter, collection and disposal of fallen branches and trees, tree and bush trimming, placement of street furniture, banner installation, security services, including homeless patrolling and reporting of security and safety problems to governmental agencies and the cleaning, sandblasting, and painting of walls, and other improvements to remove or cover graffiti.

Servicing means the furnishing of water and electricity for the irrigation of the improvements or appurtenant facilities including any decorative lighting and the furnishing of electric current or energy, gas or other illuminating agent for the lighting improvements. Servicing also allows for the replacement of the facilities in order to maintain them in proper working order and to provide specific benefit to the District; or providing security and homeless patrols and other activities related to maintaining security.

SECTION IV. ESTIMATE OF COSTS

A. ESTIMATE OF COSTS TABLE

Below are the estimated costs of maintenance and services for the District including incidental costs and expenses, revenue and reserves.

TABLE 2– ESTIMATE OF COSTS

| CENTRAL COMMERCIAL MAD | FY 2013/14 BUDGET | FY 2014/15 BUDGET | FY 2015/16 PROPOSED |
|--|----------------------|----------------------|-------------------------------|
| BEGINNING BALANCE¹ | \$65,000 | \$75,000 | \$86,416 |
| Revenue | | | |
| Assessments | \$222,065 | \$222,132 | \$238,618 |
| General Benefit Portion (Non Assessment Sources) | | \$10,326 | \$11,160 |
| TOTAL OPERATING REVENUE | <u>\$222,065</u> | <u>\$232,458</u> | <u>\$249,778</u> |
| TOTAL REVENUE AND BALANCE | <u>\$287,065</u> | <u>\$307,458</u> | <u>\$336,194</u> |
| Expense | | | |
| Contractual | \$202,558 | \$222,245 | \$301,953 |
| Incidentals / Administration ² | \$55,000 | \$55,000 | \$9,545 |
| Utilities | \$7,300 | \$8,000 | \$0 |
| Contingency Reserve ³ | \$22,207 | \$22,213 | \$24,696 |
| TOTAL EXPENSE | <u>\$287,065</u> | <u>\$307,458</u> | <u>\$336,194</u> |
| BALANCE | <u>\$0</u> | <u>\$0</u> | <u>\$0</u> |

Notes:

1. Includes City Working Capital Advance
2. Includes City Administration Fee for all fiscal years shown; FY 2013/14 and FY 2014/15 figures include certain overhead contractual amounts which have been re-categorized and shifted to the contractual expense line item for FY 2015/16.
3. The contingency may build a reserve for the District for funding emergency needs or other projects.

SECTION V. METHOD OF APPORTIONMENT

A. GENERAL

The Implementation Act permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements, which include the construction, maintenance, and servicing of street lights, traffic signals, landscaping and drainage facilities.

Streets and Highways Code Section 22573 requires that maintenance assessments be levied according to benefit rather than the assessed value.

“The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements.”

In addition, Article XIID and the Implementation Act require that a parcel’s assessment may not exceed the reasonable cost for the proportional special benefit conferred to that parcel. Article XIID and the Implementation Act further provides that only special benefits are assessable and the City must separate the general benefits from the special benefits. They also require that publicly owned properties which specifically benefit from the improvements be assessed.

B. SPECIAL BENEFIT ANALYSIS

As determined in the formation Engineer’s Report, each of the proposed improvements and the associated costs and assessments within the District were reviewed, identified and allocated based on special benefit pursuant to the provisions of the Assessment Law. Based on recent court opinions, the City requested the reevaluation of the separation of general and special benefits in the annual update to the Engineer’s Report.

Proper maintenance and operation of landscaping, street trees, streetlights, sidewalks, gutters and litter removal provides special benefit to properties within the District by providing community character, security, safety and vitality. In addition, the Improvements will enhance the ability of property owners to attract and maintain customers as well as increase the viability of commercial development. These special benefits are benefits that are above and beyond the City’s standard level of service, and exclusive of those “general benefits” provided to the public at large or properties located outside the District. Under Assessment Law, only “special benefits” are assessable. As such, separation and quantification of the “special benefits” associated with the improvements/services are illustrated in the following equations:

| |
|---|
| $\text{Special Benefits} = \text{Total Benefits} - \text{General Benefits}$ |
|---|

| |
|---|
| $\text{General Benefits} = \text{City Standard} + \text{External Benefits}$ |
|---|

$$\text{Special Benefits} = \text{Total Benefits} - [\text{City Standard} + \text{External Benefits}]$$

In these equations, “Total Benefits” refers to the cost of providing the total benefits of the improvements/services; “City Standard” represents the cost of providing the City’s standard level of service; and “External Benefits” refers to the cost of those additional benefits accruing to the public at large or properties located outside the District. In order to isolate the “Special Benefits,” it is necessary to quantify the amount of “General Benefits” associated with the improvements/services.

CITY STANDARD

The District will continue to receive the standard level of service provided to the public at large under City funded and administered programs. These cost and service allocations, reviewed and adjusted annually by the City, are representative of the City’s standard level of service for maintenance and servicing of public facilities and improvements (e.g., medians, open space, street lights, street trees, sidewalks, parks, etc.), including street sweeping and graffiti removal on public property. With or without the proposed assessment District, the area will continue to receive the City’s standard level of services, a “general benefit” that is not funded by assessments.

EXTERNAL BENEFITS

Assessment Law prohibits levying assessments to pay for “general benefits” conferred to the public at large or properties located outside the District. Public safety benefits of the improvements may accrue to persons traveling through the improvements (incidental beneficiaries). Based on a review of the spatial limits of the District and the proposed improvements/services, it has been determined that the maintenance and servicing of the improvements does not confer benefit to properties outside District.

To quantify the benefit to persons traveling through the District, a traffic study was completed to isolate the estimated “pass-through” traffic along each segment. Pass-through traffic is traffic that has neither an origin nor destination within the defined area, which provides a reasonable means of quantifying benefits not accrued to property within the District.

Additionally, improvements have been reviewed to determine the potential amount of benefit to Pass-through traffic. Since much of the District budget is for improvements that are a direct benefit to property within the District such as sidewalk spraying, gutter clean up and utility costs, the potential benefit to Pass-through traffic was considered low and was factored into the traffic counts.

It is estimated that as much as 3.58% of the total benefit may accrue to the public at large as incidental beneficiaries passing through the District. The estimated costs associated with these “general benefits” have been quantified and will not be funded by the assessments.

SPECIAL BENEFIT

Parcels within the District receive a special benefit resulting from the maintenance and services and improvement provided with the assessments. Specifically the special benefits are summarized as follows:

- Improved cleanliness and maintenance of sidewalks used to access property in the District.
- Enhanced cleanliness and desirability of the area, including removal of litter and debris from sidewalks and other public facilities for the direct advantage of property in the District.
- Protection and improvement of views, scenery and other permanent public facility resources for property in the District and preservation of public assets maintained by the District.
- Enhanced safety of property in the District and reduced liability risk.
- Improved illumination of property in the District.
- Improved access to property in the District due to cleaner and safer sidewalks and improved lighting.
- Improved nighttime visibility for the local access of emergency vehicles.
- Improved safety and traffic circulation to and from parcels.
- Increased deterrence of crime and aid to police and emergency vehicles.

C. ASSESSMENT METHODOLOGY

To establish the special benefit to the individual lots and parcels within the District a formula that spreads the costs of the maintenance based on the special benefit must be established. At the time of formation, the improvements were reviewed and a formula was established to apportion the maintenance costs based on special benefit.

The method of assessment established at the time of the District's formation is based on a combination of three factors; Lot Square Footage ("LSF"), Linear Front Footage ("LFF"), and the parcel's Trips by Land Use ("Trips") for each parcel located within the District. The table below defines these factors, the weighting of total assessment given to each factor, and the rationale for each factor.

TABLE 3 – FACTORS

| FACTOR | WEIGHT¹ | RATIONALE |
|---------------------------------|---------------------------|---|
| Lot Square Footage (Size) (LSF) | 50% | Measure of a parcel’s proportionate LSF ownership or stakeholder interest in the community. |
| Linear Front Footage (LFF) | 25% | Measure of a parcel’s LFF share of the linear footage of right-of-way enhancement/services. |
| Trips by Land Use (Trips) | 25% | Measure of a parcel’s proportionate contribution to the intensity of public right-of-way use. A Single Family Residential parcel is assigned 10 and other land uses are compared to this land use shown in Table 2 below. |

1. The total assessment for each parcel is the sum of the assessment calculated by the application of each factor.

LOT SQUARE FOOTAGE FACTOR

The Lot Square Footage (LSF) Factor is a measure of a parcel’s proportionate area of ownership or stakeholder interest relative to the total area of the District, which is receiving enhanced and increased maintenance, beautification, and other property related services provided by the District. This factor has been weighted to provide a “target component” of 50% of the total assessment.

LINEAR FRONT FOOTAGE FACTOR

The Linear Front Footage (LFF) Factor is a measure of a parcel’s proportionate share of the LFF of the total LFF length of the public right-of-way for which the District is providing enhanced and increased maintenance, beautification, and other property related services provided by the District. This factor has been weighted to provide a “target component” of 25% of the total assessment.

TRIPS BY LAND USE FACTOR

The Trips by Land Use (Trips) Factor is a measure of a parcel's proportionate contribution to the intensity of use of the public right-of-way. This intensity of use can be quantified by the number of trips a parcel generates to and from the public right-of-way. The standard and accepted document for establishment of the number of trips generated by a parcel is the "Trip Generation Manual" as approved by the City of San Diego in September 1998. The Trip Generation Manual bases trip generations on a rate of trips per residential dwelling unit, or per building square footage and/or lot acreage for the various classifications or non-residential land uses. The land use classification for each parcel within the District boundary has been identified and the number of daily trips generated by each parcel has been calculated. This factor has been weighted to provide a "target component" of 25% of the total assessment. However, due to the variation of land use intensity, this target component is not achievable. The actual land use factor was calculated such that the assessment on any parcel would not exceed that assessment which would result if the land uses were uniform and the total land use component would add up to the target component. For ease and reasonableness of calculation, land use trip generation rates have been grouped and averaged.

The following table summarizes the trip generation rates used for the assessment calculation.

TABLE 4 – TRIPS BY LAND USE FACTOR

| Land Use | Code | Trip Factor |
|---------------------------|-------------|----------------------|
| Single Family Residential | SFR | 10 per dwelling unit |
| Multi-Family Residential | MFR | 7 per dwelling unit |
| Commercial | COM | 32 per 1,000 sq ft |
| House of Worship | HOW | 9 per 1,000 sq ft |
| Industrial | IND | 12 per 1,000 sq ft |
| Institutional | INST | 14 per 1,000 sq ft |
| Parking Lot | PRK | 0 |
| Vacant | VAC | 0 |

SAMPLE CALCULATIONS

As described above, assessments have been calculated for each parcel based the LSF, LFF of the property along the improvement/service corridor, and the Trips.

| |
|-------------------------------------|
| LSF = Lot Square Footage |
| LFF = Linear Front Footage |
| Trips = Trip Generation by Land Use |

Shown below are calculations for various sample parcels.

- **Commercial Property with 190-foot frontage, 5,000 square feet of building on .16 acres**
LSF= 6,970 LSF
LFF = 190.00 LFF
Trips= (5,000 ÷ 1,000) x32 trips = 160 Trips
- **Multi-Family Residential property with 50-foot frontage, 4 units on .16 Acres**
LSF= 6,970 LSF
LFF = 50.00 LFF
Trips= 4 units x 7 Trips per unit = 28 Trips

The total assessment for each parcel in the District is based on the calculated LFF, LSF and Trips for the parcel and the applicable unit assessment rate, as shown in the following equation:

| |
|--|
| $\text{Total Assessment} = \text{LSF} \times \text{LSF Unit Assessment Rate} + \text{Total LFF} \times \text{LFF Unit Assessment Rate} + \text{Total Trips} \times \text{Trip Unit Assessment Rate}$ |
|--|

D. ASSESSMENT RANGE FORMULA

The purpose of establishing an Assessment Range Formula is to provide for reasonable increases and inflationary adjustment to annual assessments without requiring the District to go through the requirements of Proposition 218 in order to get a small increase. This Assessment Range Formula was approved by the property owners at the time the District was formed. If the budget and assessments calculated requires an increase greater than the adjusted Maximum Assessment, then the assessment is considered an increased assessment and would be subject to Proposition 218 balloting.

The maximum authorized assessment established in the Fiscal Year 2000 proceedings are authorized to be indexed (increased or decreased) annually by the factor published in the SDCPI-U or 5% whichever is greater. The annual change in second half SDCPI-U values, as compiled by the U.S. Bureau of Labor Statistics (see www.bls.gov), for the prior year period was from 261.679 to 265.039 (a 1.28 % increase). In accordance with the approved

cost-indexing provisions, the maximum authorized assessment rates contained within this Assessment Engineer's Report have been increased by 5.00%.

The Maximum Assessment is adjusted annually and is calculated independent of the District's annual budget and proposed annual assessment. Any proposed annual assessment is not considered an increased assessment, even if the proposed assessment is greater than the assessment applied in the prior fiscal year.

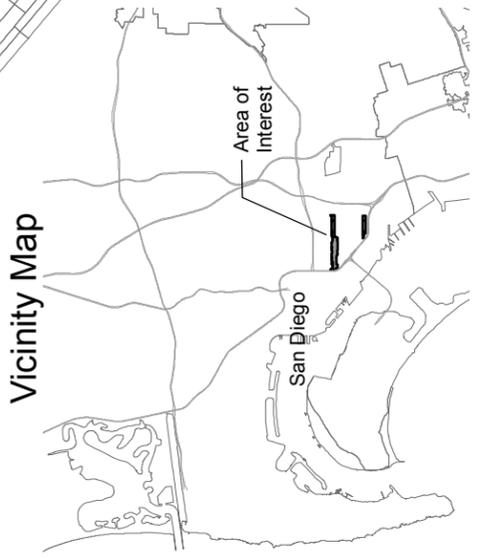
SECTION VI. ASSESSMENT DIAGRAM

The parcels within the Central Commercial Maintenance Assessment District consist of all lots, parcels depicted within the boundaries of the District. The District diagram reflecting the exterior boundaries of the District is on file with the City Clerk.

Central Commercial Maintenance Assessment District



- Levied Parcels
- District Boundary



KOPPEL & GRUBER
PUBLIC FINANCE
334 Via Vera Cruz, Suite 256
San Marcos, CA 92078

Parcel Data From San Diego County
SanGis, Publication Date 2014-06-02

SECTION VII. ASSESSMENT ROLL

The assessment roll is a listing of the Fiscal Year 2016 Assessment apportioned to each lot or parcel, as shown on the San Diego County last equalized roll of the assessor and reflective of the Assessor's Parcel Map(s) associated with the equalized roll. A listing of parcels proposed to be assessed within this District is shown on the following table.

**City of San Diego
Central Commercial Maintenance
Assessment District
Assessment Roll FY 2016**

| Assessor's Parcel Number | Owner Name | Land Use | Bldg SF/Units | Lot Sq. Ft. | Lot FF | Trips | FY 2016 Assessment |
|-----------------------------|---|----------|------------------|----------------|--------|-------|-----------------------|
| 535-414-06-00 | NARES VINCENT TRS | COM | 7,000 | 10,559 | 200 | 224 | \$1,284.62 |
| 535-414-07-00 | NARES VINCENT TRS | SFR | 1 | 5,001 | 150 | 10 | \$516.00 |
| 535-416-03-00 | HUNDLEY S W INC | IND | 15,460 | 28,750 | 215 | 186 | \$2,030.94 |
| 535-423-04-00 | ELKINS ZIRPOLO PARTNERS, ELKINS ZIRPOLC | COM | 5,932 | 10,000 | 102 | 190 | \$1,010.14 |
| 535-423-05-00 | ELIZONDO MANUEL, ELIZONDO RAMON | COM | 2,501 | 5,001 | 150 | 80 | \$657.68 |
| 535-424-06-00 | AUDREY STEPHEN LIVING TRUST 06-10-09 | IND | 600 | 5,001 | 150 | 7 | \$510.36 |
| 535-424-07-00 | HILL DAVID W | IND | 4,000 | 10,001 | 200 | 48 | \$904.08 |
| 535-462-21-00 | TELLO LIVING TRUST | COM | 1,218 | 9,496 | 195 | 39 | \$854.50 |
| 535-462-22-00 | GONZALEZ ROGELIO A & MARIA C | COM | 6,000 | 7,000 | 50 | 192 | \$787.22 |
| 535-462-23-00 | LENETT HOWARD & STERRITT LAURIE | MFR | 3 | 7,000 | 50 | 21 | \$441.24 |
| 535-462-24-00 | BARTOLINI ALBERT & LAURA L | IND | 4,404 | 7,000 | 50 | 53 | \$505.70 |
| 535-462-25-00 | HUERTA LORENZO | IND | 1,276 | 4,199 | 30 | 15 | \$270.18 |
| 535-462-26-00 | SAUCEDO ROBERTO & M VICTORIA | MFR | 4 | 6,299 | 45 | 28 | \$415.48 |
| 535-462-27-00 | SAUCEDO ROBERTO & MARIA V | SFR | 1 | 7,000 | 50 | 10 | \$418.98 |
| 535-462-28-00 | NICHOLS RICHARD E | PRK | 0 | 7,000 | 50 | 0 | \$398.76 |
| 535-462-29-00 | VALDERRAMA FAMILY 2007 TRUST | MFR | 3 | 7,000 | 50 | 21 | \$441.24 |
| 535-462-30-00 | VU DAN CONG, NGUYEN PETER & KIM LAN, N | MFR | 4 | 10,498 | 75 | 28 | \$654.70 |
| 535-462-33-00 | ESPARZA ROSA, ESPARZA JESUS M | SFR | 1 | 4,012 | 129 | 10 | \$433.96 |
| 535-492-19-00 | IMPERIAL CORRIDOR L L C | COM | 1,728 | 3,010 | 22 | 55 | \$284.26 |
| 535-492-20-00 | IMPERIAL CORRIDOR L L C | MFR | 3 | 3,990 | 29 | 21 | \$270.70 |
| 535-492-21-00 | IMPERIAL CORRIDOR L L C | IND | 3,413 | 7,000 | 50 | 41 | \$481.62 |
| 535-492-22-00 | IMPERIAL CORRIDOR L L C | COM | 900 | 3,498 | 25 | 29 | \$257.56 |
| 535-492-23-00 | IMPERIAL CORRIDOR L L C | SFR | 1 | 3,498 | 25 | 10 | \$219.52 |
| 535-492-24-00 | IMPERIAL CORRIDOR L L C | COM | 2,081 | 7,000 | 50 | 67 | \$534.32 |
| 535-492-25-00 | IMPERIAL CORRIDOR LLC | HOW | 5,534 | 7,000 | 50 | 50 | \$499.92 |
| 535-492-26-00 | IMPERIAL CORRIDOR L L C | VAC | 0 | 7,000 | 50 | 0 | \$398.76 |
| 535-492-27-00 | EDWARDS LEONARD & MONICA D | COM | 2,212 | 3,720 | 40 | 71 | \$379.88 |
| 535-492-30-00 | RILEY ELBERT | COM | 1,310 | 3,598 | 120 | 42 | \$463.80 |
| 535-492-31-00 | ORKIN INC | COM | 1,440 | 8,111 | 212 | 46 | \$839.60 |
| 535-502-19-00 | CARROLL VEOLIS & SHIRLEY A | COM | 2,880 | 3,498 | 120 | 92 | \$561.06 |
| 535-502-22-00 | FIGUEROA ELIZABETH | COM | 3,000 | 7,000 | 50 | 96 | \$592.98 |
| 535-502-23-00 | IMPERIAL LAND TRUST | COM | 4,731 | 7,000 | 50 | 151 | \$705.04 |
| 535-502-28-00 | ARROW & L STREET PROPERTY L L C | VAC | 0 | 7,000 | 50 | 0 | \$398.76 |
| 535-502-29-00 | ARROW & L STREET PROPERTY L L C | COM | 17,500 | 17,498 | 125 | 560 | \$2,129.84 |
| 535-502-32-00 | MIRELES JOHN | COM | 5,000 | 3,698 | 124 | 160 | \$714.46 |
| 535-502-35-00 | IMPERIAL LAND TRUST | IND | 1,378 | 3,498 | 25 | 17 | \$233.68 |

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|-----------------------------|---|----------|------------------|----------------|--------|-------|-----------------------|
| 535-502-36-00 | ARROW & L STREET PROPERTY L L C | COM | 1,125 | 3,498 | 25 | 36 | \$272.12 |
| 535-502-37-00 | ARROW & L STREET PROPERTY L L C | COM | 900 | 3,498 | 25 | 29 | \$257.56 |
| 535-502-39-00 | IMPERIAL LAND TRUST | MFR | 4 | 14,000 | 100 | 28 | \$854.16 |
| 535-502-40-00 | PARVINI MEHRAN & TERESA I | COM | 640 | 6,996 | 50 | 20 | \$440.02 |
| 535-542-05-00 | GREATER APOSTOLC FAITH TEMPLE CHURCH | HOW | 4,272 | 5,998 | 160 | 38 | \$634.76 |
| 535-542-06-00 | ARTHUR ONIE M TRUST 12-18-89 | COM | 1,728 | 3,999 | 40 | 55 | \$360.80 |
| 535-542-07-00 | ANZAR ASSOCIATES L P | COM | 2,332 | 4,569 | 146 | 75 | \$621.22 |
| 535-543-07-00 | NOTO VINCENT H LIVING TRUST 11-01-99 | COM | 3,000 | 4,975 | 150 | 96 | \$688.88 |
| 535-543-08-00 | NOTO VINCENT H LIVING TRUST 11-01-99 | COM | 9,500 | 5,310 | 153 | 304 | \$1,129.92 |
| 535-544-06-00 | GURROLA ANTONIO & LYDIA | SFR | 1 | 1,664 | 33 | 10 | \$153.98 |
| 535-544-07-00 | VAZQUEZ RAFAEL M | SFR | 1 | 1,664 | 33 | 10 | \$153.98 |
| 535-544-08-00 | ALVAREZ ELVIRA | COM | 750 | 1,664 | 83 | 24 | \$274.58 |
| 535-630-09-00 | MORALES JOSE G V & VIDRIO FLORENCIA R C | MFR | 4 | 5,001 | 50 | 28 | \$367.86 |
| 535-630-10-00 | IBARRA TERESA | SFR | 1 | 2,500 | 25 | 10 | \$175.82 |
| 535-630-11-00 | CORTEZ IRREVOCABLE TRUST 07-18-13 | SFR | 1 | 2,500 | 25 | 10 | \$175.82 |
| 535-630-12-00 | KAPOOR DEVENDRA S & VISHWA M | MFR | 4 | 5,001 | 50 | 28 | \$367.86 |
| 535-630-13-00 | DEBOLT DERRICK MCFARLAND PROPERTIES, | VAC | 0 | 5,001 | 150 | 0 | \$495.78 |
| 535-630-14-00 | DEBOLT DERRICK MCFARLAND PROPERTIES, | IND | 15,000 | 15,002 | 250 | 180 | \$1,482.40 |
| 535-630-15-00 | GOODWIN FAMILY TRUST 06-11-90 | IND | 9,500 | 11,252 | 125 | 114 | \$954.00 |
| 535-630-16-00 | GOODWIN FAMILY TRUST 06-11-90 | IND | 1,350 | 3,751 | 125 | 16 | \$427.68 |
| 535-630-23-00 | GOODWIN FAMILY TRUST 06-11-90 | VAC | 0 | 5,001 | 50 | 0 | \$311.24 |
| 535-630-24-00 | BRER VENTURES L L C | IND | 4,896 | 9,596 | 180 | 59 | \$871.20 |
| 535-630-26-00 | LARA LUIS M TRUST 04-02-02 | VAC | 0 | 5,998 | 155 | 0 | \$548.66 |
| 535-630-27-00 | TURNER GREENBERG LLC | IND | 6,520 | 10,668 | 210 | 78 | \$1,012.44 |
| 535-630-28-00 | GOODWIN FAMILY TRUST 06-11-90 | MFR | 4 | 5,001 | 150 | 28 | \$552.42 |
| 535-640-01-00 | RANGEL BEATRIZ | IND | 1,651 | 2,500 | 100 | 20 | \$334.08 |
| 535-640-02-00 | SERRALDE ALEJANDRA, RANGEL BEATRIZ | VAC | 0 | 2,500 | 50 | 0 | \$201.72 |
| 535-640-03-00 | WAL-MART STORES INC <LF> IMPERIAL MARK | VAC | 0 | 5,179 | 52 | 0 | \$322.72 |
| 535-640-04-00 | WAL-MART STORES INC <LF> IMPERIAL MARK | VAC | 0 | 4,818 | 48 | 0 | \$299.54 |
| 535-640-05-00 | ARELLANO RUBEN & ALTAGRACIA | MFR | 2 | 5,001 | 50 | 14 | \$339.56 |
| 535-640-06-00 | RAMIREZ VICTOR H | VAC | 0 | 3,297 | 33 | 0 | \$205.24 |
| 535-640-07-00 | RIGGO L L C | VAC | 0 | 3,297 | 33 | 0 | \$205.24 |
| 535-640-08-00 | GUERRERO SARA | SFR | 1 | 3,241 | 100 | 10 | \$346.68 |
| 535-640-09-00 | RIGGO L L C | IND | 10,000 | 10,001 | 200 | 120 | \$1,049.76 |
| 535-640-10-00 | WAL-MART STORES INC <LF> IMPERIAL MARK | VAC | 0 | 19,998 | 300 | 0 | \$1,429.26 |
| 535-640-11-00 | WAL-MART STORES INC <LF> IMPERIAL MARK | COM | 43,504 | 60,113 | 400 | 1,392 | \$6,186.84 |

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|--------------------------|--|----------|---------------|-------------|--------|-------|--------------------|
| 535-640-17-00 | SWANK TOD TRUST 11-19-03 | IND | 23,550 | 24,394 | 435 | 283 | \$2,442.62 |
| 535-640-18-00 | SAN DIEGO UNIFIED SCHOOL DISTRICT | COM | 0 | 17,834 | 228 | 0 | \$1,201.62 |
| 535-640-19-00 | SAN DIEGO UNIFIED SCHOOL DISTRICT | RES | 40 | 26,136 | 132 | 280 | \$1,954.46 |
| 535-640-20-00 | SAN DIEGO UNIFIED SCHOOL DISTRICT | RES | 30 | 10,164 | 29 | 210 | \$923.42 |
| 535-640-21-00 | SAN DIEGO UNIFIED SCHOOL DISTRICT | COM | 0 | 12,154 | 0 | 0 | \$532.16 |
| 535-640-22-00 | SAN DIEGO UNIFIED SCHOOL DISTRICT | COM | 0 | 2,395 | 0 | 0 | \$104.84 |
| 535-640-23-00 | SAN DIEGO UNIFIED SCHOOL DISTRICT | RES | 130 | 107,157 | 673 | 910 | \$7,775.00 |
| 535-640-24-00 | SAN DIEGO UNIFIED SCHOOL DISTRICT | COM | 0 | 23,958 | 278 | 0 | \$1,562.04 |
| 535-651-14-00 | STECHER DEBBERA EST OF | SFR | 1 | 4,008 | 130 | 10 | \$435.62 |
| 535-651-15-00 | ALI SOFIA L | SFR | 1 | 4,077 | 32 | 10 | \$257.78 |
| 535-651-16-00 | HAYNES FAMILY TRUST 03-02-06 | SFR | 1 | 3,358 | 24 | 10 | \$211.54 |
| 535-651-17-00 | CORONADO JAVIER | COM | 980 | 2,500 | 25 | 31 | \$218.30 |
| 535-651-18-00 | CHEN FAMILY TRUST 05-03-13 | SFR | 1 | 7,248 | 38 | 10 | \$407.70 |
| 535-651-19-00 | PELAYO OFELIA | MFR | 3 | 5,249 | 38 | 21 | \$342.44 |
| 535-651-20-00 | BOWERS CHRISTOPHER J | SFR | 1 | 7,000 | 50 | 10 | \$418.98 |
| 535-651-21-00 | VIELLA JAVIER & JUANA C | SFR | 1 | 7,000 | 50 | 10 | \$418.98 |
| 535-651-22-00 | JUSTUS JAMES W | VAC | 0 | 14,000 | 240 | 0 | \$1,055.90 |
| 535-652-01-00 | WAL-MART STORES INC <LF> IMPERIAL MARK | COM | 5,742 | 14,000 | 240 | 184 | \$1,427.64 |
| 535-652-02-00 | WAL-MART STORES INC <LF> IMPERIAL MARK | PRK | 0 | 10,498 | 75 | 0 | \$598.04 |
| 535-652-05-00 | TRUJILLO JAIME | IND | 600 | 7,000 | 50 | 7 | \$413.32 |
| 535-652-06-00 | KRASNE FAMILY PROPERTIES L L C | MFR | 2 | 7,000 | 50 | 14 | \$427.08 |
| 535-652-07-00 | KRASNE FAMILY PROPERTIES L L C | SFR | 1 | 3,498 | 25 | 10 | \$219.52 |
| 535-652-08-00 | SAWAYA ALFRED & EILEEN D FAMILY TRUST 0 | COM | 2,000 | 7,810 | 56 | 64 | \$574.78 |
| 535-652-09-00 | ROMO JAVIER & OLGA | SFR | 1 | 1,965 | 35 | 10 | \$170.84 |
| 535-652-10-00 | TELLO JOSE | SFR | 1 | 1,664 | 28 | 10 | \$144.74 |
| 535-652-11-00 | SORIANO JOE R & CLEMENTINA N FAMILY TRU | SFR | 1 | 2,030 | 36 | 10 | \$175.52 |
| 535-652-12-00 | ESPINOZA FRANCISCO & REFUGIO M TRUST (| SFR | 1 | 2,300 | 41 | 10 | \$196.60 |
| 535-652-13-00 | KRASNE FAMILY PROPERTIES L L C | VAC | 0 | 3,498 | 25 | 0 | \$199.28 |
| 535-652-14-00 | KRASNE FAMILY PROPERTIES L L C | MFR | 2 | 7,697 | 50 | 14 | \$457.60 |
| 535-652-15-00 | K S PARTNERSHIP, K S PARTNERSHIP | VAC | 0 | 9,797 | 70 | 0 | \$558.12 |
| 535-652-16-00 | K S PARTNERSHIP, K S PARTNERSHIP | VAC | 0 | 3,498 | 25 | 0 | \$199.28 |
| 535-652-17-00 | K S PARTNERSHIP, K S PARTNERSHIP | IND | 34,862 | 21,000 | 200 | 418 | \$2,134.98 |
| 535-652-18-00 | K S PARTNERSHIP, K S PARTNERSHIP | VAC | 0 | 2,997 | 115 | 0 | \$343.44 |
| 535-652-19-00 | KRASNE FAMILY PROPERTIES L L C | COM | 1,760 | 7,000 | 50 | 56 | \$512.70 |
| 535-660-01-00 | HALBO HERMIZ & BUSHRA | COM | 14,000 | 14,000 | 240 | 448 | \$1,962.32 |
| 535-660-02-00 | KIRMA MIRIAM S FAMILY TRUST 11-18-05, SH | COM | 4,080 | 7,000 | 50 | 131 | \$662.92 |

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|-----------------------------|---|----------|------------------|----------------|--------|-------|-----------------------|
| 535-660-03-00 | SALAS ANTONIO P & PADILLA VIRGINIA C | MFR | 2 | 7,000 | 50 | 14 | \$427.08 |
| 535-660-04-00 | CUEVA JUANA, CUEVA AGUSTINA | MFR | 2 | 3,498 | 25 | 14 | \$227.60 |
| 535-660-05-00 | O E G INC | COM | 1,366 | 5,249 | 37 | 44 | \$386.54 |
| 535-660-06-00 | GABRIEL ORENCIO | SFR | 1 | 5,249 | 37 | 10 | \$318.32 |
| 535-660-07-00 | BRIONES JESUS A & BRENDA | COM | 4,186 | 7,000 | 50 | 134 | \$669.76 |
| 535-660-08-00 | MASON PETER R REVOCABLE TRUST 03-11-05 | MFR | 6 | 7,000 | 50 | 42 | \$483.72 |
| 535-660-09-00 | LYNCH MARCOS A & ANNA | MFR | 3 | 7,000 | 50 | 21 | \$441.24 |
| 535-660-10-00 | RESENDIZ FRANCISCO | SFR | 1 | 7,000 | 50 | 10 | \$418.98 |
| 535-660-11-00 | FLORES DIANA M REVOCABLE 2006 TRUST 10 | SFR | 1 | 7,000 | 50 | 10 | \$418.98 |
| 535-660-12-00 | MONTOYA MARY | IND | 0 | 7,000 | 190 | 0 | \$657.12 |
| 535-660-14-00 | ROMO JAVIER & OLGA S, ROMO JAVIER J JR | SFR | 1 | 2,553 | 35 | 10 | \$196.60 |
| 535-660-15-00 | ROMO JAVIER, ROMO JOSEFINA | SFR | 1 | 2,553 | 35 | 10 | \$196.60 |
| 535-660-16-00 | MELLO CELCA, MELLO IRENE | SFR | 1 | 2,553 | 35 | 10 | \$196.60 |
| 535-660-18-00 | PETERSON GARY & MARIA I, BARRIGA MAURIL | SFR | 1 | 1,891 | 27 | 10 | \$152.84 |
| 535-660-19-00 | ROMO JAVIER & OLGA S | SFR | 1 | 1,400 | 0 | 10 | \$81.52 |
| 535-660-20-00 | LIAS BETTY TRUST 08-15-02, UMMEL SHARON | MFR | 2 | 7,000 | 50 | 14 | \$427.08 |
| 535-660-21-00 | LIAS BETTY TRUST 08-15-02 | MFR | 2 | 7,000 | 50 | 14 | \$427.08 |
| 535-660-22-00 | CUARENTA GUADALUPE Q | MFR | 2 | 3,498 | 25 | 14 | \$227.60 |
| 535-660-23-00 | STONE LANCE R | SFR | 1 | 5,249 | 37 | 10 | \$318.32 |
| 535-660-24-00 | ESCOBEDO LIVING TRUST 07-29-04 | MFR | 4 | 5,249 | 38 | 28 | \$356.60 |
| 535-660-25-00 | BEDFORD ANTHONY L REVOCABLE TRUST 12 | MFR | 3 | 7,000 | 50 | 21 | \$441.24 |
| 535-660-26-00 | BEDFORD ANTHONY L REVOCABLE TRUST 12 | SFR | 1 | 3,498 | 25 | 10 | \$219.52 |
| 535-660-27-00 | LOPEZ RICARDO G F | SFR | 1 | 3,498 | 25 | 10 | \$219.52 |
| 535-660-28-00 | ZUNIGA CONSUELO, ZUNIGA MARIA E | MFR | 2 | 4,199 | 30 | 14 | \$267.54 |
| 535-660-29-00 | BEDFORD ANTHONY L REVOCABLE TRUST 12 | SFR | 1 | 4,199 | 30 | 10 | \$259.44 |
| 535-660-30-00 | BEDFORD ANTHONY L TRUST 12-12-96 | MFR | 3 | 5,597 | 40 | 21 | \$361.36 |
| 535-660-31-00 | VAZQUEZ RODOLFO L & SOCORRO B | IND | 1,800 | 5,001 | 150 | 22 | \$539.48 |
| 535-660-32-00 | BEDFORD ANTHONY L REVOCABLE TRUST 12 | COM | 1,800 | 5,001 | 50 | 58 | \$427.76 |
| 535-660-33-00 | BEDFORD ANTHONY L REVOCABLE TRUST 12 | VAC | 0 | 3,999 | 40 | 0 | \$248.90 |
| 535-660-35-00 | BAUER KEITH R | IND | 12,424 | 16,496 | 680 | 149 | \$2,278.82 |
| 535-660-36-00 | HIRMIZ MAISOON | IND | 810 | 10,446 | 508 | 10 | \$1,414.52 |
| 535-660-37-00 | ROMO JAVIER & OLGA S | SFR | 1 | 2,833 | 37 | 10 | \$212.56 |
| 535-670-01-00 | GONZALEZ HERMELINDA M | COM | 5,000 | 7,000 | 190 | 160 | \$980.84 |
| 535-670-02-00 | TAQWA MASJIDUL | INST | 3,800 | 7,000 | 50 | 53 | \$506.38 |
| 535-670-05-00 | CAMARGO NATIVIDAD, CAMARGO DOMINGO J | MFR | 4 | 7,000 | 50 | 28 | \$455.40 |
| 535-670-06-00 | DENERIS JOYCE M TR | COM | 800 | 7,000 | 50 | 26 | \$451.36 |

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| Assessor's Parcel Number | Owner Name | Land Use | Bldg SF/Units | Lot Sq. Ft. | Lot FF | Trips | FY 2016 Assessment |
|-----------------------------|---|----------|------------------|----------------|--------|-------|-----------------------|
| 535-670-19-00 | RAFIEEK-HAMENEH HASSAN & JABBARI-KHAM | VAC | 0 | 5,249 | 37 | 0 | \$298.08 |
| 535-670-20-00 | RAFIEEK-HAMENEH HASSAN & JABBARI-KHAM | VAC | 0 | 5,249 | 37 | 0 | \$298.08 |
| 535-670-21-00 | RAFIEE-KHAMENEH EBRAHIM & NASSERI-KHAM | IND | 3,892 | 7,000 | 50 | 47 | \$493.24 |
| 535-670-22-00 | RAFIEE-KHAMENEH EBRAHIM & NASSERI-KHAM | VAC | 0 | 1,002 | 25 | 0 | \$90.00 |
| 535-670-23-00 | RAFIEE-KHAMENEH EBRAHIM & NASSERI-KHAM | VAC | 0 | 1,002 | 40 | 0 | \$117.68 |
| 535-670-24-00 | KASARGOD KABIR | SFR | 1 | 2,997 | 65 | 10 | \$271.40 |
| 535-670-25-00 | RAFIEE-KHAMENEH EBRAHIM & NASSERI-KHAM | VAC | 0 | 1,999 | 60 | 0 | \$198.24 |
| 535-670-26-00 | RUBIO JOSE A & ANA I | SFR | 1 | 4,757 | 179 | 10 | \$558.84 |
| 535-670-27-00 | WHITE RICHARD | SFR | 1 | 3,999 | 40 | 10 | \$269.12 |
| 535-670-30-00 | GONZALEZ CARLOS | VAC | 0 | 5,001 | 50 | 0 | \$311.24 |
| 535-670-31-00 | MOKULUA L L C | IND | 544 | 4,748 | 100 | 7 | \$405.62 |
| 535-670-35-00 | RAFIEE-KHAMENEH HASSAN & JABBARI-KHAM | IND | 7,880 | 14,000 | 100 | 95 | \$988.84 |
| 535-670-36-00 | COBB BAYLESS E IV & DANA K | COM | 672 | 1,821 | 53 | 22 | \$221.04 |
| 535-670-37-00 | MOKULUA L L C | COM | 700 | 1,978 | 205 | 22 | \$510.22 |
| 535-670-41-00 | CITY OF SAN DIEGO | INST | 22,000 | 84,942 | 863 | 308 | \$5,934.98 |
| 535-670-43-00 | ELISHA REVOCABLE LIVING TRUST 04-09-99 | VAC | 0 | 2,501 | 25 | 0 | \$155.62 |
| 535-670-44-00 | ELISHA REVOCABLE LIVING TRUST 04-09-99 | IND | 0 | 2,500 | 25 | 0 | \$155.58 |
| 535-670-45-00 | ELISHA REVOCABLE LIVING TRUST 04-09-99 | IND | 0 | 2,501 | 25 | 0 | \$155.62 |
| 535-670-46-00 | ELISHA REVOCABLE LIVING TRUST 04-09-99 | IND | 0 | 2,500 | 25 | 0 | \$155.58 |
| 535-670-47-00 | MASJIDUL TAQWA | IND | 0 | 6,996 | 50 | 0 | \$398.58 |
| 535-681-01-00 | BAYNARD ARNOLD P <LE> BAYNARD ARNOLD | COM | 3,121 | 3,498 | 165 | 100 | \$659.98 |
| 535-681-02-00 | LOPEZ MARIO | MFR | 2 | 7,000 | 50 | 14 | \$427.08 |
| 535-681-03-00 | JACQUESS JOHN W & SHERRI A | HOW | 2,556 | 7,000 | 50 | 23 | \$445.30 |
| 535-681-04-00 | FERGUSON PETER A | MFR | 2 | 7,000 | 50 | 14 | \$427.08 |
| 535-681-05-00 | PARK HYE L | SFR | 1 | 3,498 | 25 | 10 | \$219.52 |
| 535-681-06-00 | FERGUSON PETER A | MFR | 3 | 3,498 | 25 | 21 | \$241.76 |
| 535-681-09-00 | LOCKWOOD CRYSTAL J | MFR | 2 | 5,597 | 40 | 14 | \$347.20 |
| 535-681-10-00 | JACKSON FAMILY LIVING TRUST 11-26-97 | SFR | 1 | 5,597 | 40 | 10 | \$339.10 |
| 535-681-11-00 | G F I HOLDING PROPERTIES L L C | VAC | 0 | 5,597 | 40 | 0 | \$318.88 |
| 535-681-12-00 | HALBO GEORGE J & ALENIA FAMILY TRUST 03 | SFR | 1 | 5,597 | 40 | 10 | \$339.10 |
| 535-681-13-00 | WILLIAMS JOHNNIE L & IVY M REVOCABLE TR | COM | 5,000 | 7,000 | 50 | 160 | \$722.48 |
| 535-681-14-00 | DURHAM FAMILY TRUST 2/5/90 | COM | 513 | 3,498 | 25 | 16 | \$232.50 |
| 535-681-15-00 | PERCHES GROUP L L C | INST | 4,168 | 3,498 | 25 | 58 | \$316.62 |
| 535-681-17-00 | BATTLE DARIAN | SFR | 1 | 1,002 | 20 | 10 | \$101.00 |
| 535-681-22-00 | LOPEZ JESUS, PETRULERO CIRILO | SFR | 1 | 3,498 | 50 | 10 | \$265.66 |
| 535-681-23-00 | BEDFORD ANTHONY L REVOCABLE TRUST 12 | IND | 895 | 3,498 | 50 | 11 | \$267.16 |

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|-----------------------------|---|----------|------------------|----------------|--------|-------|-----------------------|
| 535-681-24-00 | BEDFORD ANTHONY L REVOCABLE TRUST | 12 VAC | 0 | 14,000 | 100 | 0 | \$797.52 |
| 535-681-25-00 | BEDFORD ANTHONY L REVOCABLE TRUST | 12 VAC | 0 | 17,498 | 125 | 0 | \$996.82 |
| 535-681-26-00 | REESE FAMILY TRUST 05-15-12 | IND | 1,400 | 10,498 | 75 | 17 | \$632.04 |
| 535-681-27-00 | REESE FAMILY TRUST 05-15-12 | IND | 6,816 | 14,000 | 240 | 82 | \$1,221.38 |
| 535-681-29-00 | BEDFORD ANTHONY L REVOCABLE TRUST | 12 IND | 5,860 | 16,100 | 115 | 70 | \$1,059.42 |
| 535-681-30-00 | BEDFORD ANTHONY L REVOCABLE TRUST | 12 IND | 2,116 | 20,000 | 270 | 25 | \$1,425.34 |
| 535-682-01-00 | FRANKLIN & 27TH LAND TRUST | MFR | 2 | 4,726 | 245 | 14 | \$687.38 |
| 535-682-02-00 | FRANKLIN & 27TH LAND TRUST | MFR | 2 | 2,496 | 25 | 14 | \$183.74 |
| 535-682-03-00 | FRANKLIN & 27TH LAND TRUST | SFR | 1 | 2,749 | 25 | 10 | \$186.72 |
| 535-682-04-00 | WESTPHALL FAMILY TRUST 10-25-01 | PRK | 0 | 5,502 | 50 | 0 | \$333.16 |
| 535-682-05-00 | WESTPHALL FAMILY TRUST 10-25-01 | IND | 2,409 | 6,983 | 62 | 29 | \$478.64 |
| 535-682-06-00 | REESE FAMILY TRUST 05-15-12 | SFR | 1 | 4,234 | 38 | 10 | \$275.74 |
| 535-682-07-00 | REESE FAMILY TRUST 05-15-12 | IND | 4,664 | 5,502 | 50 | 56 | \$446.40 |
| 535-682-08-00 | REESE FAMILY TRUST 05-15-12 | IND | 1,542 | 8,255 | 75 | 19 | \$537.28 |
| 535-682-09-00 | CARDULLA RICHARD J | VAC | 0 | 8,499 | 80 | 0 | \$519.76 |
| 535-691-01-00 | TEILLER MADELEINE FAMILY TRUST | COM | 7,110 | 5,001 | 200 | 228 | \$1,048.38 |
| 535-691-02-00 | GONZALEZ LEONARDO | SFR | 1 | 1,324 | 25 | 10 | \$124.34 |
| 535-691-03-00 | REESE FAMILY TRUST 05-15-12 | VAC | 0 | 1,172 | 25 | 0 | \$97.44 |
| 535-691-04-00 | JONES STEPHEN C | SFR | 1 | 1,246 | 25 | 10 | \$120.90 |
| 535-691-05-00 | ROJO ISABEL | SFR | 1 | 1,246 | 25 | 10 | \$120.90 |
| 535-691-06-00 | VASQUEZ ROSA | SFR | 1 | 5,001 | 100 | 10 | \$423.72 |
| 535-691-07-00 | VALLEJO CAROLINA & RICARDO JR TRUST | SFR | 1 | 5,001 | 100 | 10 | \$423.72 |
| 535-691-08-00 | REESE FAMILY TRUST 05-15-12 | IND | 1,560 | 5,001 | 100 | 19 | \$441.36 |
| 535-691-09-00 | REESE FAMILY TRUST 05-15-12 | IND | 1,560 | 5,001 | 200 | 19 | \$625.92 |
| 535-692-01-00 | MOSTACERO VICTOR H | IND | 252 | 7,000 | 170 | 3 | \$626.32 |
| 535-692-02-00 | TUCKER DOROTHY A | SFR | 1 | 3,001 | 30 | 10 | \$206.98 |
| 535-692-05-00 | LYONS WILLIAM J | SFR | 1 | 5,001 | 50 | 10 | \$331.46 |
| 535-692-06-00 | ROMO ROGELIO & GUADALUPE | SFR | 1 | 5,001 | 50 | 10 | \$331.46 |
| 535-692-07-00 | LEIF REVOCABLE TRUST 01-08-97 | MFR | 2 | 5,001 | 150 | 14 | \$524.10 |
| 535-692-08-00 | CLEMENTINE MCDUFF LODGE NO 598 | INST | 4,500 | 5,502 | 160 | 63 | \$663.64 |
| 535-692-09-00 | HENSLEY TRUST 05-12-10 | MFR | 2 | 10,999 | 100 | 14 | \$694.44 |
| 535-692-10-00 | G G A L I L L C | SFR | 1 | 5,502 | 50 | 10 | \$353.40 |
| 535-692-11-00 | MOSTACERO ROGELIO & ELIZABETH | SFR | 1 | 5,001 | 50 | 10 | \$331.46 |
| 535-692-12-00 | REYES ERNEST J & CRUZ P | MFR | 2 | 5,998 | 160 | 14 | \$586.20 |
| 535-692-13-00 | ALLEN GRAHAM INC | IND | 2,483 | 4,972 | 50 | 30 | \$370.66 |
| 535-693-01-00 | SITTO REVOCABLE LIVING TRUST B 12-28-90 | COM | 5,800 | 5,502 | 160 | 186 | \$912.48 |

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| Assessor's Parcel Number | Owner Name | Land Use | Bldg SF/Units | Lot Sq. Ft. | Lot FF | Trips | FY 2016 Assessment |
|-----------------------------|--|-------------------------|------------------|----------------|--------|-------|-----------------------|
| 535-693-02-00 | MACPHERSON DOUGLAS & LAUREL | 2002 TRU IND | 2,482 | 5,502 | 50 | 30 | \$393.86 |
| 535-693-03-00 | MACPHERSON | 2002 TRUST 12-31-02 SFR | 1 | 5,502 | 50 | 10 | \$353.40 |
| 535-693-04-00 | B F G PROPERTIES INC | SFR | 1 | 5,502 | 50 | 10 | \$353.40 |
| 535-693-05-00 | GRAYSON BESSIE R EST OF | SFR | 1 | 5,502 | 50 | 10 | \$353.40 |
| 535-693-06-00 | GAFFORD WAYNE | MFR | 2 | 3,097 | 112 | 14 | \$370.60 |
| 535-693-07-00 | MURRELL FAMILY TRUST B | IND | 0 | 2,396 | 48 | 0 | \$193.48 |
| 535-693-08-00 | MURRELL FAMILY TRUST B 09-18-86 | SFR | 1 | 2,500 | 100 | 10 | \$314.24 |
| 535-693-09-00 | SAN DIEGO HOMES 2009 L P | SFR | 1 | 2,500 | 50 | 10 | \$221.96 |
| 535-693-10-00 | EVARO DANNY & ELSA L | MFR | 2 | 2,500 | 50 | 14 | \$230.04 |
| 535-693-11-00 | PAIZ FAMILY TRUST 01-29-99 | IND | 1,000 | 2,500 | 50 | 12 | \$226.00 |
| 535-693-12-00 | SITTO REVOCABLE LIVING TRUST B 12-28-90 | IND | 836 | 2,500 | 50 | 10 | \$222.02 |
| 535-693-13-00 | SITTO REVOCABLE LIVING TRUST B 12-28-90 | IND | 396 | 2,500 | 100 | 5 | \$303.60 |
| 535-694-01-00 | BEDFORD ANTHONY L | IND | 2,000 | 5,998 | 160 | 24 | \$606.44 |
| 535-694-04-00 | MALLORY DAVID E | SFR | 1 | 2,561 | 103 | 10 | \$322.44 |
| 535-695-01-00 | ORTIZ XOCHIQUETZAL C L, ORTIZ JUAN C F C | MFR | 5 | 3,999 | 140 | 35 | \$504.26 |
| 535-695-04-00 | PULACHE WILFREDO C & CHIROQUE MARGAF | VAC | 0 | 7,501 | 60 | 0 | \$439.14 |
| 535-695-05-00 | T M 7 L L C | MFR | 14 | 6,247 | 175 | 98 | \$794.76 |
| 535-696-01-00 | CARDULLA RICHARD J | IND | 800 | 12,497 | 225 | 10 | \$981.82 |
| 538-080-33-00 | DEBOLT DERRICK MCFARLAND PROPERTIES, | COM | 20,000 | 21,780 | 425 | 640 | \$3,032.84 |
| 538-160-32-00 | JUAREZ ADRIAN & VICTORIA | COM | 1,020 | 1,750 | 35 | 32 | \$205.94 |
| 538-160-33-00 | R 7 CORP | SFR | 1 | 3,250 | 115 | 10 | \$374.76 |
| 538-652-12-00 | BROWN VERDELLE REVOCABLE TRUST | SFR | 1 | 10,000 | 200 | 10 | \$827.16 |
| 538-652-13-00 | CLARK FAMILY TRUST 02-15-00 | MFR | 3 | 7,000 | 50 | 21 | \$441.24 |
| 545-273-07-00 | CASTANEDA VERONICA C | SFR | 1 | 3,742 | 37 | 10 | \$252.34 |
| 545-273-08-00 | LEE MYUNG SOO, PARK H R | SFR | 1 | 3,798 | 38 | 10 | \$256.64 |
| 545-273-09-00 | RUSSELL PHILLIP & COURTNEY S | SFR | 1 | 3,698 | 137 | 10 | \$434.96 |
| 545-274-15-00 | DIAZ JOSE A C TRUST 09-17-08 | MFR | 3 | 5,001 | 150 | 21 | \$538.26 |
| 545-274-16-00 | STONE LANCE R, MANI MAJID | MFR | 2 | 5,998 | 50 | 14 | \$383.20 |
| 545-274-17-00 | VALDIVIA ELSA | SFR | 1 | 5,245 | 37 | 10 | \$318.16 |
| 545-274-18-00 | YAMADA GARRETT & STEPHANIE W REVOCAE | SFR | 1 | 5,245 | 37 | 10 | \$318.16 |
| 545-274-19-00 | FLORES FERNANDO, FLORES JULIA | MFR | 2 | 7,000 | 50 | 14 | \$427.08 |
| 545-274-20-00 | SALAS PABLA | SFR | 1 | 7,000 | 50 | 10 | \$418.98 |
| 545-274-21-00 | OLOZAGASTE JOSE M LIVING TRUST 05-20-05 | VAC | 0 | 7,000 | 50 | 0 | \$398.76 |
| 545-274-22-00 | OLOZAGASTE JOSE M LIVING TRUST 05-20-05 | COM | 1,200 | 4,757 | 34 | 38 | \$348.72 |
| 545-274-23-00 | LEWIS CASEY | MFR | 3 | 4,622 | 33 | 21 | \$305.76 |
| 545-274-24-00 | JACKSON FAMILY LIVING TRUST 11-26-97 | MFR | 2 | 4,622 | 33 | 14 | \$291.58 |

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|-----------------------------|--|----------|------------------|----------------|--------|-------|-----------------------|
| 545-274-26-00 | POWDRILL BERRYNEICE | IND | 2,500 | 3,319 | 116 | 30 | \$420.08 |
| 545-292-18-00 | BALDWIN BIRDIE, ALEXANDER ADELINE | SFR | 1 | 5,001 | 150 | 10 | \$516.00 |
| 545-292-19-00 | SULLIVAN TERRENCE E & MCNAMARA ERIN L | SFR | 1 | 5,001 | 50 | 10 | \$331.46 |
| 545-292-20-00 | ALVA LUIS S C | SFR | 1 | 7,000 | 50 | 10 | \$418.98 |
| 545-292-21-00 | SANCHEZ ELIZABETH | MFR | 3 | 7,000 | 50 | 21 | \$441.24 |
| 545-292-22-00 | HERNANDEZ JULIETA TRUST 06-23-06 | VAC | 0 | 3,498 | 25 | 0 | \$199.28 |
| 545-292-23-00 | HUESO ANGEL | IND | 2,800 | 7,000 | 50 | 34 | \$467.54 |
| 545-292-24-00 | MAYE RENTALS INC | MFR | 2 | 5,245 | 37 | 14 | \$326.24 |
| 545-292-25-00 | MORING FAMILY TRUST 12-18-01 | VAC | 0 | 5,245 | 37 | 0 | \$297.92 |
| 545-292-26-00 | MORING FAMILY TRUST 12-18-01 | INST | 32,000 | 7,000 | 50 | 448 | \$1,305.16 |
| 545-292-27-00 | MOYAL DANIEL I & VICTORIA A | INST | 2,400 | 7,000 | 50 | 34 | \$467.54 |
| 545-292-28-00 | ALVAREZ MARIO R, ALVAREZ ADRIAN | COM | 2,000 | 7,000 | 50 | 64 | \$528.24 |
| 545-292-29-00 | WSWA/CHA TRUST 09-23-86 | COM | 3,744 | 7,000 | 50 | 52 | \$503.96 |
| 545-292-30-00 | VAZQUEZ JUAN G | COM | 6,000 | 7,000 | 190 | 192 | \$1,045.58 |
| 545-302-19-00 | BETHEL A M E CHURCH | MFR | 2 | 7,000 | 50 | 14 | \$427.08 |
| 545-302-20-00 | VU HUYNH MANH & LIEN HOA | MFR | 4 | 7,000 | 50 | 28 | \$455.40 |
| 545-302-21-00 | HERNANDEZ CLARO V & VILLALOBOS FRANCI | MFR | 3 | 7,000 | 50 | 21 | \$441.24 |
| 545-302-22-00 | HERNANDEZ SANTIAGO | MFR | 8 | 10,498 | 75 | 56 | \$711.34 |
| 545-302-23-00 | JORDAN EARLINE L SEPARATE PROPERTY TR | MFR | 3 | 7,000 | 50 | 21 | \$441.24 |
| 545-302-24-00 | RAMIREZ JEANNETTE L & BROWN MICHAEL D | SFR | 1 | 7,000 | 50 | 10 | \$418.98 |
| 545-302-25-00 | PETTURNS L L C | MFR | 2 | 3,498 | 25 | 14 | \$227.60 |
| 545-302-26-00 | PETTURNS L L C | SFR | 1 | 3,498 | 25 | 10 | \$219.52 |
| 545-302-27-00 | SALAZAR PABLO & MARTHA E LIVING TRUST C | MFR | 5 | 5,245 | 37 | 35 | \$368.72 |
| 545-302-28-00 | SALAZAR PABLO & MARTHA E LIVING TRUST C | MFR | 4 | 5,245 | 38 | 28 | \$356.42 |
| 545-302-29-00 | ST GABRIEL ETHIOPIAN ORTHODOX TEWAHEI | MFR | 3 | 3,498 | 25 | 21 | \$241.76 |
| 545-302-30-00 | ST GABRIEL ETHIOPIAN ORTHODOX TEWAHEI | INST | 3,500 | 5,001 | 150 | 49 | \$594.92 |
| 545-302-33-00 | GREATER SAINT LUKE CHURCH OF GOD IN CI | PRK | 0 | 10,500 | 75 | 0 | \$598.14 |
| 545-351-01-00 | ROBINSON DORIS L | MFR | 2 | 2,500 | 125 | 14 | \$368.46 |
| 545-351-02-00 | ROBINSON DORIS L | MFR | 2 | 3,297 | 33 | 14 | \$233.58 |
| 545-351-03-00 | MORALES FRANCISCO, MORALES MARIA | SFR | 1 | 4,199 | 42 | 10 | \$281.58 |
| 545-351-04-00 | ROBINSON DORIS L | VAC | 0 | 3,999 | 40 | 0 | \$248.90 |
| 545-351-05-00 | FOSTER BETTY L, LLOYD DAVID, FRANKLIN C/ | COM | 594 | 7,000 | 50 | 19 | \$437.18 |
| 545-351-06-00 | RAMIREZ EMILIA | COM | 3,990 | 7,000 | 50 | 128 | \$657.74 |
| 545-351-07-00 | CONSTANZA LIVING TRUST 12-21-05 | COM | 1,750 | 7,000 | 50 | 56 | \$512.06 |
| 545-351-08-00 | PRATER REBECCA L TRUST 12-02-93, GILLIAM | VAC | 0 | 5,249 | 37 | 0 | \$298.08 |
| 545-351-09-00 | NGUYEN PHUC & BUI LAM THU, TRAN MICHEA | SFR | 1 | 5,249 | 38 | 10 | \$320.18 |

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|--------------------------|--|----------|---------------|-------------|--------|-------|--------------------|
| 545-351-10-00 | ARYA SANTOSH K & SAROJ | SFR | 1 | 7,000 | 50 | 10 | \$418.98 |
| 545-351-11-00 | VELAZQUEZ JULIAN | MFR | 2 | 5,249 | 37 | 14 | \$326.42 |
| 545-351-12-00 | BAKALOVA LYUBA REVOCABLE LIVING TRUST | SFR | 1 | 5,249 | 38 | 10 | \$320.18 |
| 545-351-13-00 | SITTO KHALID P & ESTHER | SFR | 1 | 5,771 | 180 | 10 | \$605.08 |
| 545-352-01-00 | ANZA PROPERTY MANAGEMENT L L C | MFR | 3 | 7,000 | 50 | 21 | \$441.24 |
| 545-352-02-00 | ESCOBEDO LIVING TRUST 07-29-04 | COM | 300 | 5,179 | 37 | 10 | \$315.26 |
| 545-352-03-00 | LUONG THAO, NGUYEN PHAT | MFR | 3 | 5,737 | 39 | 21 | \$365.64 |
| 545-361-01-00 | LUCKEY GRACE E TR (DCSD) | IND | 3,000 | 8,398 | 65 | 36 | \$560.48 |
| 545-361-02-00 | NEIGHBORHOOD HOUSE ASSOCIATION OF SA | COM | 225 | 10,498 | 50 | 7 | \$566.48 |
| 545-361-03-00 | RODRIGUEZ FAMILY TRUST 08-01-13 | MFR | 2 | 7,000 | 50 | 14 | \$427.08 |
| 545-361-04-00 | CANCRYN CLAIRE, CANCRYN WAYNE & DAWN | MFR | 3 | 7,000 | 50 | 21 | \$441.24 |
| 545-361-08-00 | HERNANDEZ MARTHA E | IND | 1,583 | 7,000 | 50 | 19 | \$437.18 |
| 545-361-09-00 | ABUSHABAN SAHAR | VAC | 0 | 3,498 | 25 | 0 | \$199.28 |
| 545-361-11-00 | IMPERIAL AVENUE L L C | PRK | 0 | 7,000 | 50 | 0 | \$398.76 |
| 545-361-12-00 | IMPERIAL AVENUE L L C | COM | 6,600 | 7,000 | 190 | 211 | \$1,084.44 |
| 545-361-13-00 | KING FAMILY TRUST 03-16-01, COLEMAN LOUI | COM | 3,184 | 7,000 | 50 | 102 | \$604.90 |
| 545-361-14-00 | CANCRYN CLAIRE, CANCRYN WAYNE & DAWN | MFR | 2 | 7,000 | 50 | 14 | \$427.08 |
| 545-361-15-00 | CANCRYN WAYNE S & DAWN, CANCRYN CLAIF | MFR | 2 | 7,000 | 50 | 14 | \$427.08 |
| 545-361-16-00 | DAVIS WILLIAM TRUST 05-25-12, COLLINS WI | COM | 3,664 | 7,000 | 50 | 117 | \$635.98 |
| 545-362-01-00 | CHIROQUE JOSE S | COM | 3,500 | 7,000 | 190 | 112 | \$883.74 |
| 545-362-02-00 | CHIROQUE JOSE S | VAC | 0 | 4,896 | 35 | 0 | \$278.96 |
| 545-362-03-00 | COOPER-JONES LANA, COOPER MARLA, COC | COM | 1,500 | 4,901 | 35 | 48 | \$376.28 |
| 545-362-04-00 | WOOLFOLK FAMILY TRUST 05-19-11 | SFR | 1 | 5,597 | 40 | 10 | \$339.10 |
| 545-362-05-00 | GARCIA ADOLFO P & BLANCA S, GARCIA ADOL | COM | 2,321 | 7,000 | 50 | 74 | \$549.02 |
| 545-362-06-00 | JOHNSON LORRAINE R | MFR | 2 | 9,095 | 65 | 14 | \$546.50 |
| 545-362-07-00 | GOUTHIER BARBARA, COOPER THELMA TRUS | COM | 2,000 | 5,597 | 40 | 64 | \$448.36 |
| 545-362-08-00 | BATIE ROBERT B JR, BYNUM JANIE EST OF, B | MFR | 2 | 8,398 | 60 | 14 | \$506.74 |
| 545-362-09-00 | BRASHEAR LILLIE TRUST 06-01-05 | SFR | 1 | 7,000 | 50 | 10 | \$418.98 |
| 545-362-10-00 | CAMACHO JAVIER | MFR | 2 | 7,000 | 50 | 14 | \$427.08 |
| 545-362-11-00 | CHIROQUE LUZ D C | MFR | 2 | 7,000 | 50 | 14 | \$427.08 |
| 545-362-12-00 | BARRAGAN ALFONSO G & GARCIA MARIA D R | SFR | 1 | 5,249 | 38 | 10 | \$320.18 |
| 545-362-13-00 | ZANCA CIRO, STANZIONE NICOLA | SFR | 1 | 5,249 | 37 | 10 | \$318.32 |
| 545-371-01-00 | MULLEN FAMILY TRUST 04-18-01 | VAC | 0 | 7,000 | 190 | 0 | \$657.12 |
| 545-371-02-00 | MULLEN FAMILY TRUST 04-18-01 | COM | 4,450 | 7,000 | 50 | 142 | \$686.06 |
| 545-371-03-00 | THOMAS WILLIAM JR 2003 TRUST 07-09-03 | SFR | 1 | 7,000 | 50 | 10 | \$418.98 |
| 545-371-04-00 | CARRINGTON EARLEAN M TR (DCSD) | VAC | 0 | 17,498 | 125 | 0 | \$996.82 |

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|-----------------------------|--|----------|------------------|----------------|--------|-------|-----------------------|
| 545-371-05-00 | MULLEN TRUST | VAC | 0 | 7,000 | 50 | 0 | \$398.76 |
| 545-371-06-00 | MAYE RENTALS INC | IND | 2,891 | 7,000 | 50 | 35 | \$469.58 |
| 545-371-07-00 | WALLACE EZEKEIL | MFR | 6 | 8,747 | 62 | 42 | \$582.36 |
| 545-371-08-00 | CRAWFORD L J & EVA FAMILY L L C | COM | 5,277 | 8,747 | 63 | 169 | \$841.16 |
| 545-371-09-00 | ST GABRIEL ETHIOPIAN ORTHODOX TEWAHEI | VAC | 0 | 7,000 | 50 | 0 | \$398.76 |
| 545-371-10-00 | NIETO CONCEPCION P, NIETO ADA | SFR | 1 | 7,000 | 190 | 10 | \$677.34 |
| 545-381-01-00 | GARCIA LUZ M & HUGO | COM | 1,401 | 7,000 | 190 | 45 | \$748.16 |
| 545-381-04-00 | MARRON NANCY M | SFR | 1 | 7,000 | 50 | 10 | \$418.98 |
| 545-381-05-00 | MENDOZA CONCEPCION C, CARRILLO CARLO | MFR | 2 | 3,498 | 25 | 14 | \$227.60 |
| 545-381-06-00 | TRAN THUY THU & BUI TRUNG HUU | MFR | 2 | 7,000 | 50 | 14 | \$427.08 |
| 545-381-07-00 | JOHNSON NARETHA V 2007 TRUST 09-26-07, F | MFR | 8 | 11,896 | 90 | 56 | \$800.24 |
| 545-381-08-00 | CABALLERO RODRIGO & LETICIA | SFR | 1 | 4,896 | 35 | 10 | \$299.18 |
| 545-381-09-00 | WESTMORELAND HARVENA, SINGLETON DAR | MFR | 2 | 7,000 | 50 | 14 | \$427.08 |
| 545-381-10-00 | WESTMORELAND HARVENA & SINGLETON DA | SFR | 1 | 7,000 | 50 | 10 | \$418.98 |
| 545-381-11-00 | MANI STONE L L C | SFR | 1 | 5,249 | 37 | 10 | \$318.32 |
| 545-381-12-00 | RESENDIZ FRANCISCO | MFR | 2 | 5,249 | 37 | 14 | \$326.42 |
| 545-381-13-00 | QUINN FAMILY TRUST 04-06-93 | COM | 395 | 2,997 | 110 | 13 | \$359.78 |
| 545-381-14-00 | QUINN WALTER F TRUST 04-06-93 | VAC | 0 | 3,999 | 80 | 0 | \$322.72 |
| 545-381-24-00 | S D REALTY GROUP L L C | COM | 1,370 | 4,761 | 34 | 44 | \$360.22 |
| 545-381-25-00 | S D REALTY GROUP L L C | COM | 2,590 | 5,741 | 41 | 83 | \$494.94 |
| 550-012-31-00 | NATIONAL II L L C | COM | 0 | 27,878 | 340 | 0 | \$1,848.10 |
| 550-012-32-00 | NATIONAL L L C | COM | 2,949 | 17,300 | 265 | 94 | \$1,436.70 |
| 550-012-33-00 | NATIONAL L L C | COM | 14,407 | 38,333 | 273 | 461 | \$3,114.92 |
| 550-022-16-00 | JABORO HABIB & Wafa FAMILY TRUST 02-24-0 | COM | 2,600 | 3,498 | 165 | 83 | \$625.98 |
| 550-022-17-00 | ASAMBLEA DE IGLESIAS CRISTIANAS | COM | 1,796 | 3,498 | 25 | 57 | \$315.56 |
| 550-022-18-00 | SUNLAND REAL ESTATE L L C | COM | 4,880 | 7,000 | 50 | 68 | \$536.34 |
| 550-022-19-00 | MERK L L C | MFR | 2 | 7,000 | 50 | 14 | \$427.08 |
| 550-022-20-00 | DIAZ JOSE A C TRUST 09-17-08 | MFR | 2 | 3,498 | 25 | 14 | \$227.60 |
| 550-022-21-00 | CORRADO JOHN R & JOSEPHINE FAMILY TRU | MFR | 2 | 5,597 | 38 | 14 | \$343.50 |
| 550-022-22-00 | MAGADAN JOSE C & ANA B, MAGADAN JOSE C | IND | 2,100 | 4,896 | 35 | 25 | \$329.52 |
| 550-022-23-00 | DUKES-WICHELECKI FAMILY TRUST 07-24-08 | COM | 10,360 | 10,498 | 75 | 332 | \$1,269.78 |
| 550-022-24-00 | DUKES-WICHELECKI FAMILY TRUST 07-24-08 | IND | 4,284 | 7,000 | 50 | 51 | \$501.94 |
| 550-022-25-00 | HARO FAMILY TRUST 09-17-02 | PRK | 0 | 3,498 | 25 | 0 | \$199.28 |
| 550-022-26-00 | HARO FAMILY TRUST 09-17-02 | COM | 4,000 | 7,000 | 50 | 128 | \$657.74 |
| 550-022-27-00 | HARO FAMILY TRUST 09-17-02 | MFR | 4 | 7,000 | 50 | 28 | \$455.40 |
| 550-022-28-00 | HARO FAMILY TRUST 09-17-02 | MFR | 2 | 7,000 | 50 | 14 | \$427.08 |

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|--------------------------|--|----------|---------------|-------------|--------|-------|--------------------|
| 550-022-29-00 | GUZMAN MARIA A, GUZMAN FRANCISCO J | IND | 800 | 7,000 | 190 | 10 | \$676.54 |
| 550-032-19-00 | DANTO STEVE & BROSTEDT-DANTO EVA | IND | 4,241 | 17,468 | 265 | 51 | \$1,356.84 |
| 550-032-20-00 | DANTO STEVE & BROSTEDT-DANTO EVA | VAC | 0 | 7,000 | 50 | 0 | \$398.76 |
| 550-032-21-00 | DANTO STEVE & BROSTEDT-DANTO EVA | IND | 4,000 | 7,000 | 50 | 48 | \$495.86 |
| 550-032-22-00 | ORTIZ XOCHIQUETZAL C L, ORTIZ JUAN C F C | SFR | 1 | 7,000 | 50 | 10 | \$418.98 |
| 550-032-23-00 | ORTIZ XOCHIQUETZAL C L, ORTIZ JUAN C F C | MFR | 4 | 7,000 | 50 | 28 | \$455.40 |
| 550-032-24-00 | ORTIZ XOCHIQUETZAL C L, ORTIZ JUAN C F C | SFR | 1 | 3,498 | 25 | 10 | \$219.52 |
| 550-032-25-00 | ORTIZ JUAN, ORTIZ IRMA | SFR | 1 | 3,498 | 25 | 10 | \$219.52 |
| 550-032-26-00 | BEDFORD ANTHONY L REVOCABLE TRUST 12 | VAC | 0 | 7,000 | 50 | 0 | \$398.76 |
| 550-032-27-00 | ARTEAGA APOLINARIO & LUCIA, ARTEAGA LUI | MFR | 2 | 3,498 | 25 | 14 | \$227.60 |
| 550-032-28-00 | MCNITT PAUL & WINONA QTIP TRUST C 11-30- | VAC | 0 | 3,498 | 25 | 0 | \$199.28 |
| 550-032-29-00 | MCNITT PAUL & WINONA QTIP TRUST C 11-30- | VAC | 0 | 3,498 | 25 | 0 | \$199.28 |
| 550-032-30-00 | MCNITT PAUL & WINONA QTIP TRUST C 11-30- | VAC | 0 | 3,498 | 25 | 0 | \$199.28 |
| 550-032-31-00 | MCNITT PAUL & WINONA QTIP TRUST C 11-30- | IND | 200 | 3,498 | 25 | 2 | \$204.14 |
| 550-032-32-00 | MCNITT PAUL & WINONA QTIP TRUST C 11-30- | VAC | 0 | 7,000 | 190 | 0 | \$657.12 |
| 550-042-17-00 | 69TH STREET CHURCH OF CHRIST | HOW | 3,644 | 7,000 | 190 | 33 | \$723.88 |
| 550-042-18-00 | PULSINGAY JOHN S & LUZ M | MFR | 2 | 3,498 | 25 | 14 | \$227.60 |
| 550-042-19-00 | PULSINGAY JOHN S & LUZ M | MFR | 2 | 3,498 | 25 | 14 | \$227.60 |
| 550-042-20-00 | ABC CONSTRUCTION CO INC | IND | 2,400 | 6,299 | 45 | 29 | \$417.12 |
| 550-042-21-00 | AGUILAR ALEJANDRO A, HERNANDEZ EMMA | MFR | 2 | 4,199 | 30 | 14 | \$267.54 |
| 550-042-22-00 | AGUILAR ALEJANDRO A, HERNANDEZ EMMA | SFR | 1 | 3,498 | 25 | 10 | \$219.52 |
| 550-042-23-00 | CERVANTES BENILDE C, CERVANTES ADELA | SFR | 1 | 7,000 | 50 | 10 | \$418.98 |
| 550-042-24-00 | WALKER LEN & JANET F FAMILY LIVING TRUST | MFR | 5 | 7,000 | 50 | 35 | \$469.58 |
| 550-042-25-00 | HERNANDEZ DAVID & ALMA A | MFR | 3 | 7,000 | 50 | 21 | \$441.24 |
| 550-042-26-00 | NAVARRO IGNACIO | MFR | 2 | 7,000 | 50 | 14 | \$427.08 |
| 550-042-27-00 | NAVARRO IGNACIO R & CONSUELO | MFR | 2 | 7,000 | 50 | 14 | \$427.08 |
| 550-042-28-00 | MUNK TRUST 06-14-99 | SFR | 1 | 7,000 | 50 | 10 | \$418.98 |
| 550-042-29-00 | MUNK TRUST 06-14-99 | COM | 800 | 7,000 | 190 | 26 | \$708.90 |
| 550-120-01-00 | SKOP SOPHIE FAMILY LTD PARTNERSHIP | COM | 5,400 | 14,000 | 100 | 173 | \$1,147.14 |
| 550-120-02-00 | SKOP SOPHIE FAMILY LTD PARTNERSHIP | VAC | 0 | 7,000 | 50 | 0 | \$398.76 |
| 550-120-03-00 | ANZAR ASSOCIATES L P | MFR | 4 | 7,501 | 175 | 28 | \$708.02 |
| 550-130-01-00 | SUNLAND REAL ESTATE L L C | COM | 4,015 | 7,000 | 190 | 128 | \$917.06 |
| 550-130-02-00 | AVILA JOSE L & JOSEFINA B | COM | 2,450 | 3,498 | 25 | 78 | \$357.92 |
| 550-130-03-00 | AVILA JOSE L & JOSEFINA B | VAC | 0 | 3,498 | 25 | 0 | \$199.28 |
| 550-130-04-00 | DELAPAZ MANUEL H 1999 TRUST 05-19-99, DE | COM | 2,725 | 7,000 | 50 | 87 | \$575.18 |
| 550-130-07-00 | STAR FAMILY TRUST 10-05-95 | MFR | 2 | 3,498 | 25 | 14 | \$227.60 |

**City of San Diego
Central Commercial Maintenance
Assessment District
Assessment Roll FY 2016**

| Assessor's Parcel Number | Owner Name | Land Use | Bldg SF/Units | Lot Sq. Ft. | Lot FF | Trips | FY 2016 Assessment |
|-----------------------------|---|----------|------------------|------------------|---------------|---------------|-----------------------|
| 550-130-08-00 | STAR FAMILY TRUST 10-05-95 | SFR | 1 | 3,498 | 25 | 10 | \$219.52 |
| 550-130-09-00 | MORALES DANIEL | SFR | 1 | 3,498 | 25 | 10 | \$219.52 |
| 550-130-10-00 | HORTON DAROLD D | SFR | 1 | 3,498 | 25 | 10 | \$219.52 |
| 550-130-11-00 | SEA HORSE INVESTMENTS L L C | COM | 900 | 7,000 | 50 | 29 | \$457.44 |
| 550-130-14-00 | HARO FAMILY TRUST 09-17-02 | VAC | 0 | 3,498 | 25 | 0 | \$199.28 |
| 550-130-15-00 | HARO JANE I R A | MFR | 2 | 7,000 | 50 | 14 | \$427.08 |
| 550-130-16-00 | VANCE THOMAS A & JOANN W FAMILY TRUST | MFR | 2 | 3,916 | 28 | 14 | \$251.44 |
| 550-130-17-00 | CHANNEL HIRAM J | MFR | 2 | 6,578 | 47 | 14 | \$403.06 |
| 550-130-18-00 | SOOHOO FAMILY TRUST 6-30-90 | SFR | 1 | 3,498 | 25 | 10 | \$219.52 |
| 550-130-19-00 | SOOHOO FAMILY TRUST 6-30-90 | COM | 2,400 | 3,498 | 160 | 77 | \$603.80 |
| 550-130-40-00 | HARO FAMILY TRUST 09-17-02 | HOW | 4,688 | 7,000 | 50 | 42 | \$483.72 |
| 550-130-43-00 | STAR GREGORY P & TASIA G | IND | 648 | 6,970 | 50 | 0 | \$397.44 |
| 550-140-01-00 | DAOUD CHRISTOPHER G & PUTROS FATIN M | COM | 4,909 | 10,498 | 215 | 157 | \$1,174.06 |
| 550-140-02-00 | GOUGOULAS CONSTANTINE | MFR | 4 | 5,245 | 38 | 28 | \$356.42 |
| 550-140-03-00 | AGUILAR MARIA G | SFR | 1 | 5,245 | 38 | 10 | \$319.98 |
| 550-140-04-00 | ARVAI ANDREW | SFR | 1 | 5,245 | 38 | 10 | \$319.98 |
| 550-140-05-00 | DUTTA NEIL | MFR | 3 | 5,245 | 38 | 21 | \$342.24 |
| 550-140-06-00 | RIOS TONY R & GUADALUPE R FAMILY TRUST | SFR | 1 | 7,000 | 50 | 10 | \$418.98 |
| 550-140-07-00 | HARO FAMILY TRUST 09-17-02 | INST | 2,500 | 5,245 | 38 | 35 | \$370.58 |
| 550-140-08-00 | TERRY VERAH L, JOHNSON TOYA M, SMITH VI | SFR | 1 | 5,245 | 38 | 10 | \$319.98 |
| 550-140-09-00 | VARGAS ROBERTO, MALDONADO GUADALUPI | SFR | 1 | 5,245 | 38 | 10 | \$319.98 |
| 550-140-10-00 | CARRILLO SALLY R, CARRILLO OFELIA R | SFR | 1 | 5,245 | 38 | 10 | \$319.98 |
| 550-140-11-00 | MORENO CIRIA, VAZQUEZ CIRIA N | MFR | 2 | 5,245 | 38 | 14 | \$328.10 |
| 550-140-12-00 | CERVANTES SANTIAGO & ESPERANZA C B | MFR | 3 | 5,245 | 38 | 21 | \$342.24 |
| 550-140-13-00 | CERVANTES REFUGIO R & ESPERANZA | COM | 1,600 | 5,001 | 50 | 65 | \$442.74 |
| 550-140-15-00 | SILVA GUILLERMO V & VERDUZCO MARIA L | COM | 1,694 | 2,500 | 100 | 54 | \$403.68 |
| 550-150-01-00 | ARVAI ANDREW S | COM | 17,934 | 20,996 | 290 | 574 | \$2,615.84 |
| 550-150-02-00 | GUZMAN FRANCISCO J, HERNANDEZ ANA C | MFR | 2 | 7,000 | 50 | 14 | \$427.08 |
| 550-150-03-00 | CAMARGO ROSA G, CAMARGO MARISSA C | COM | 1,284 | 3,498 | 25 | 41 | \$282.42 |
| 550-150-04-00 | ARROYO ENRIQUE & MARIA D | MFR | 10 | 7,000 | 50 | 70 | \$540.38 |
| 550-150-05-00 | LEWIS FAMILY TRUST OF 1981, PRICE MICHAEL | VAC | 0 | 7,000 | 50 | 0 | \$398.76 |
| 550-150-06-00 | LEWIS FAMILY TRUST OF 1981, PRICE MICHAEL | COM | 10,500 | 5,245 | 38 | 336 | \$979.58 |
| 550-150-07-00 | LEWIS FAMILY TRUST OF 1981, PRICE MICHAEL | VAC | 0 | 5,266 | 38 | 0 | \$300.68 |
| 550-150-08-00 | DALLO MIKE N & MONA | COM | 18,420 | 20,996 | 290 | 589 | \$2,647.06 |
| Totals | | | NA | 2,990,985 | 35,466 | 20,861 | \$238,612.96 |

CITY OF SAN DIEGO

CENTRAL COMMERCIAL MAINTENANCE ASSESSMENT DISTRICT

ENGINEER'S REPORT FISCAL YEAR 2016

This report has been prepared and submitted by:

C. Stephen Bucknam Jr. C 20903

Koppel & Gruber Public Finance

I, _____, as City Clerk of the City of San Diego, County of San Diego, California, do hereby certify that the Assessment as shown on the Assessment Roll, together with the Assessment Diagram, both of which are incorporated into this report, were filed in my office on the ____ day of _____, 2015.

Elizabeth Maland, City Clerk
City of San Diego
State of California

I, _____, as City Clerk of the City of San Diego, County of San Diego, California, do hereby certify that the foregoing Assessment as shown together with the Assessment Diagram incorporated into this report, was approved and confirmed by the City Council of said City on the ____ day of _____, 2015.

Elizabeth Maland, City Clerk
City of San Diego
State of California



THE CITY OF SAN DIEGO

CITY OF SAN DIEGO

CITY HEIGHTS
MAINTENANCE ASSESSMENT DISTRICT
ANNUAL UPDATE ENGINEER'S REPORT

JUNE 2015

PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972, CALIFORNIA
STREETS & HIGHWAYS CODE AND THE
SAN DIEGO MAINTENANCE ASSESSMENT DISTRICT ORDINANCE
OF THE SAN DIEGO MUNICIPAL CODE

KOPPEL & GRUBER
PUBLIC FINANCE

334 VIA VERA CRUZ, SUITE 256
SAN MARCOS
CALIFORNIA 92078

T. 760.510.0290
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CITY OF SAN DIEGO

MAYOR
Kevin Faulconer

CITY COUNCIL MEMBERS

Sherrri Lightner
District 1(Council President)

Lorie Zapf
District 2

Todd Gloria
District 3

Myrtle Cole
District 4

Mark Kersey
District 5

Chris Cate
District 6

Scott Sherman
District 7

David Alvarez
District 8

Marti Emerald
District 9 (Council President Pro Tem)

CITY ATTORNEY
Jan Goldsmith

CHIEF OPERATING OFFICER
Scott Chadwick

CITY CLERK
Elizabeth Maland

INDEPENDENT BUDGET ANALYST
Andrea Tevlin

CITY ENGINEER
James Nagelvoort

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SECTION I. EXECUTIVE SUMMARY

PROJECT: City Heights Maintenance Assessment District (“District”)

APPORTIONMENT METHOD: Linear Front Foot (“LFF”)

Table 1 – Summary Information

| | FY 2015 | FY 2016⁽¹⁾ | Maximum Authorized |
|-----------------------------|----------------|------------------------------|---------------------------|
| Total Parcels Assessed: | 310 | 303 | |
| Total Estimated Assessment: | \$301,819 | \$301,819 | \$456,485 |
| Total Estimated LFF: | 26,268 | 26,268 | |
| Assessment per LFF: | \$11.49 | \$11.49 | \$17.3780 |

1. FY 2016 is the City’s Fiscal Year 2016, which begins July 1, 2015 and ends June 30, 2016. Total Parcels Assessed, Total Estimated Assessment, and Total Estimated LFF may vary from prior year due to parcel changes.

DISTRICT HISTORY: The District was established in July 2004 by the City after an assessment ballot proceeding was conducted and a weighted majority of property owners based on assessment amount approved the District, improvements, and proposed assessments. The District was established in compliance with Proposition 218.

ANNUAL COST INDEXING: The assessments are authorized to increase by the annual change in the San Diego Area Consumer Price Index (the SDCPI-U) plus 2%.

BONDS: No bonds will be issued in connection with this District.

SECTION II. BACKGROUND

A. INTRODUCTION

The City of San Diego (“City”) was petitioned by property owners within the Mid-City Maintenance Assessment District in 2004 requesting the formation of a new assessment district to fund the improvement, maintenance and servicing of landscaping, sidewalk and gutter sweeping, enhanced lighting, sidewalk washing, regular security patrols, trash removal and graffiti abatement along portions of University Avenue, 37th Street, Central Avenue, 43rd Street and Fairmont Avenue.

The City Heights Maintenance Assessment District was established in July 2004 after an assessment ballot proceeding was conducted and a weighted majority of property owners based on assessment amount were in support of the proposed assessments and services and improvements the assessments would fund. Once the District was formed, properties that were previously in the Mid-City Maintenance Assessment District, Sub-District #1 and Sub-District #2 were no longer subject to the assessments levied by the Mid-City Maintenance Assessment District.

This report constitutes the annual update of the Engineer’s Report for the City of San Diego City Heights Maintenance Assessment District for Fiscal Year (“FY”) 2016 which provides updated information regarding the budget and factors that affect the assessment. This report relies on the assessment methodology and benefit analysis from the Engineer’s Report prepared at the time of formation and approved by the property owners. The City Council pursuant to the provisions of the San Diego Maintenance Assessment District Procedural Ordinance of 1986 (the “Ordinance”) “Landscaping and Lighting Act of 1972”, Being Division 15, Part 2 of the Streets and Highways Code of the State of California, beginning with Section 22500 (the “1972 Act”), Article XIID of the Constitution of the State of California (“Article XIID”), the Proposition 218 Omnibus Implementation Act (Government Code Section 53750 and following) (the “Implementation Act”), and (the Ordinance, 1972 Act, Article XIID and the Implementation Act are referred to collectively as the “Assessment Law”) desires to levy and collect annual assessments against lots and parcels within the District in the fiscal year commencing July 1, 2015 and ending June 30, 2016 to pay for the operation, maintenance and servicing of landscaping, lighting, drainage and all appurtenant facilities. The assessment rates set for FY 2016 as set forth in this Engineer’s Report do not exceed the maximum rates established at the time the District was formed, therefore, the City and the District are not required to go through a property owner ballot protest procedure in order to establish the FY 2016 assessment rates.

Each lot or parcel within the District is assessed proportionately for only the improvements and services that are determined to be special benefit. For this report, each lot or parcel to be assessed, refers to an individual property assigned its own Assessment Parcel Number by the San Diego County (“County”) Assessor’s Office as shown on the last equalized roll of the assessor.

A Public Hearing will be scheduled where public testimony will be heard by the City Council. Following the conclusion of the Public Hearing, the City Council will confirm the Engineer’s Report as submitted or amended and may order the collection of assessments for FY 2016.

SECTION III. PLANS AND SPECIFICATION

A. GENERAL DESCRIPTION OF THE DISTRICT

The territory within the District consists of all lots, parcels and subdivisions of land as shown on the Boundary Diagram titled “Map of Proposed Boundaries of the City of San Diego City Heights Maintenance Assessment District” contained within this report in Section VI.

The District generally includes the parcels that front University Avenue between I-805 and 50th Street. The District also includes parcels that front Fairmount Avenue between Orange Street and Dwight Street and 43rd Street between Landis Street and Polk Avenue.

B. DESCRIPTION OF IMPROVEMENTS TO BE MAINTAINED AND SERVICES

The District, through the levy of special assessments, provides funding for ongoing maintenance, operation and servicing of landscaping, lighting, and other improvements or appurtenant facilities located within the public rights-of-ways and dedicated easements located within the District. These improvements may include, but are not limited to, all materials, equipment, utilities, labor, and appurtenant facilities related to the ongoing maintenance of the improvements.

Maintenance services will be provided by City personnel and/or private contractors. The improvements maintained and services provided by the District are generally described as follows:

Maintenance and servicing of improvements, include but are not limited to landscaping, sprinkler systems, shrubbery, trees, irrigation and drainage systems, street lighting, ornamental lighting structures, and other appurtenant items located in right of ways and any incidental costs thereto, and located within the boundaries the District or adjacent to the District.

Plans and specifications for these improvements to be maintained by the District are on file with the Project Manager of the City of San Diego City Planning and Community Investment Department and by reference are made part of this Report.

C. DESCRIPTION OF MAINTENANCE AND SERVICES

Maintenance means the furnishing of services and materials for the ordinary and usual maintenance, operation and servicing of any improvements and appurtenant facilities, including repair, removal or replacement of all or part of any of the improvements or appurtenant facilities; providing for the life, growth, health and beauty of the improvements including cultivation, drainage, irrigation, trimming, mowing, spraying, fertilizing and treating for disease or injury; the removal of trimmings, rubbish, debris and other solid waste; and the cleaning and sweeping of the sidewalk and gutter, collection and disposal of fallen branches and trees, tree and bush trimming, placement of street furniture, banner installation, security services, including homeless patrolling and reporting of security and safety problems to governmental agencies and the cleaning, sandblasting, and painting of walls, and other improvements to remove or cover graffiti.

Servicing means the furnishing of water and electricity for the irrigation of the improvements or appurtenant facilities including any decorative lighting and the furnishing of electric current or energy, gas or other illuminating agent for the improvements. The improvements shall be serviced to provide adequate illumination. Servicing also allows for the replacement of the facilities in order to maintain them in proper working order and to provide specific benefit to the District.

SECTION IV. ESTIMATE OF COSTS

A. ESTIMATE OF COSTS TABLE

Below are the estimated costs of maintenance and services for the District including incidental costs and expenses, revenue and reserves.

TABLE 2 – ESTIMATE OF COSTS

| CITY HEIGHTS MAD | FY 2013/14 BUDGET | FY 2014/15 BUDGET | FY 2015/16 PROPOSED |
|--|----------------------|----------------------|------------------------|
| BEGINNING BALANCE¹ | \$0 | \$10,000 | \$150,000 |
| Revenue | | | |
| Assessments | \$301,819 | \$301,819 | \$301,819 |
| General Benefit Portion (Non Assessment Sources) | | \$21,021 | \$27,208 |
| TOTAL OPERATING REVENUE | \$301,819 | \$322,840 | \$329,027 |
| TOTAL REVENUE AND BALANCE | \$301,819 | \$332,840 | \$479,027 |
| Expense | | | |
| Contractual | \$208,936 | \$239,157 | \$430,584 |
| Incidentals / Administration ² | \$56,378 | \$57,000 | \$12,073 |
| Utilities | \$6,322 | \$6,500 | \$0 |
| Contingency Reserve ³ | \$30,183 | \$30,189 | \$36,370 |
| TOTAL EXPENSE | \$301,819 | \$332,840 | \$479,027 |
| BALANCE | \$0 | \$0 | \$0 |

Notes:

1. Includes City Working Capital Advance.
2. Includes City Administration Fee for all fiscal years shown; FY 2013/14 and FY 2014/15 figures include certain overhead contractual amounts which have been re-categorized and shifted to the contractual expense line item for FY 2015/16.
3. The contingency may build a reserve for the District for funding emergency needs or other projects.

SECTION V. METHOD OF APPORTIONMENT

A. GENERAL

The Implementation Act permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements, which include the construction, maintenance, and servicing of street lights, traffic signals, landscaping and drainage facilities.

Streets and Highways Code Section 22573 requires that maintenance assessments be levied according to benefit rather than the assessed value.

“The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements.”

In addition, Article XIID and the Implementation Act require that a parcel’s assessment may not exceed the reasonable cost for the proportional special benefit conferred to that parcel. Article XIID and the Implementation Act further provides that only special benefits are assessable and the City must separate the general benefits from the special benefits. They also require that publicly owned properties which specifically benefit from the improvements be assessed.

B. SPECIAL BENEFIT ANALYSIS

As determined in the formation Engineer’s Report, each of the proposed improvements and the associated costs and assessments within the District were reviewed, identified and allocated based on special benefit pursuant to the provisions of the Assessment Law. Based on recent court opinions, the City requested the reevaluation of the separation of general and special benefits in the annual update to the Engineer’s Report.

Proper maintenance and operation of landscaping, street trees, streetlights, sidewalks, gutters and litter removal provides special benefit to properties within the District by providing community character, security, safety and vitality. In addition, the Improvements will enhance the ability of property owners to attract and maintain customers as well as increase the viability of commercial development. These special benefits are benefits that are above and beyond the City’s standard level of service, and exclusive of those “general benefits” provided to the public at large or properties located outside the District. Under Assessment Law, only “special benefits” are assessable. As such, separation and quantification of the “special benefits” associated with the improvements/services are illustrated in the following equations:

$$\text{Special Benefits} = \text{Total Benefits} - \text{General Benefits}$$

$$\text{General Benefits} = \text{City Standard} + \text{External Benefits}$$

$$\text{Special Benefits} = \text{Total Benefits} - [\text{City Standard} + \text{External Benefits}]$$

In these equations, “Total Benefits” refers to the cost of providing the total benefits of the improvements/services; “City Standard” represents the cost of providing the City’s standard level of service; and “External Benefits” refers to the cost of those additional benefits accruing to the public at large or properties located outside the District. In order to isolate the “Special Benefits,” it is necessary to quantify the amount of “General Benefits” associated with the improvements/services.

CITY STANDARD

The District will continue to receive the standard level of service provided to the public at large under City funded and administered programs. These cost and service allocations, reviewed and adjusted annually by the City, are representative of the City’s standard level of service for maintenance and servicing of public facilities and improvements (e.g., medians, open space, street lights, street trees, sidewalks, parks, etc.), including street sweeping and graffiti removal on public property. With or without the proposed assessment District, the area will continue to receive the City’s standard level of services, a “general benefit” that is not funded by assessments.

EXTERNAL BENEFITS

Assessment Law prohibits levying assessments to pay for “general benefits” conferred to the public at large or properties located outside the District. Public safety benefits of the improvements may accrue to persons traveling through the improvements (incidental beneficiaries). Based on a review of the spatial limits of the District and the proposed improvements/services, it has been determined that the maintenance and servicing of the improvements does not confer benefit to properties outside District.

To quantify the benefit to persons traveling through the District, a traffic study was completed to isolate the estimated “pass-through” traffic along each segment. Pass-through traffic is traffic that has neither an origin nor destination within the defined area, which provides a reasonable means of quantifying benefits not accrued to property within the District.

Additionally, improvements have been reviewed to determine the potential amount of benefit to Pass-through traffic. Since much of the District budget is for improvements that are a direct benefit to property within the District such as sidewalk spraying, gutter clean up and utility costs, the potential benefit to Pass-through traffic was considered low and was factored into the traffic counts.

It is estimated that as much as 6.15% of the total benefit may accrue to the public at large as incidental beneficiaries passing through the District. The estimated costs associated with these “general benefits” have been quantified and will not be funded by the assessments.

SPECIAL BENEFIT

Parcels within the District receive a special benefit resulting from the maintenance and services and improvement provided with the assessments. Specifically the special benefits are summarized as follows:

- Improved cleanliness and maintenance of sidewalks used to access property in the District.
- Enhanced cleanliness and desirability of the area, including removal of litter and debris from sidewalks and other public facilities for the direct advantage of property in the District and improvement of views, scenery and other permanent public facility resources for property in the District and preservation of public assets maintained by the District.
- Enhanced safety of property in the District and reduced liability risk.
- Improved illumination of property in the District.
- Improved access to property in the District due to cleaner and safer sidewalks.
- Improved nighttime visibility for the local access of emergency vehicles.
- Improved safety and traffic circulation to and from parcels.
- Increased deterrence of crime and aid to police and emergency vehicles.

In addition, only parcels that front the streets on which services are provided are included in the District, this provides a direct and special benefit to the properties that are not enjoyed by the public at large or property outside of the District.

C. ASSESSMENT METHODOLOGY

To establish the special benefit to the individual lots and parcels within the District a formula that spreads the costs of the maintenance based on the special benefit must be established. At the time of formation, the Improvements were reviewed and a formula was established to apportion the maintenance costs based on benefit.

The method of assessment established at the time of the District's formation is based on the Linear Front Footage ("LFF") for each parcel located within the District. The improvements and services provided by the District are within the public right of way along the street, therefore utilizing the LFF to calculate the assessment is directly proportional to the benefit received. The parcel's LFF was determined based on Assessor's Parcel maps or other sources.

SAMPLE CALCULATIONS

As described above, assessments have been calculated for each parcel based the linear front footage (LFF) of the property along the improvement/service corridor.

$$\text{LFF} = \text{Linear Front Footage}$$

Shown below are LFF calculations for various sample parcels.

- **Property with 50-foot frontage**
LFF = 50.00 LFF
- **Property with 125-foot frontage**
LFF = 125.00 LFF
- **7-unit Condominium Property with 49-foot frontage**
LFF (per condo unit) = 49.00 LFF / 7 units = 7.00 LFF

The total assessment for each parcel in the District is based on the calculated LFF for the parcel and the applicable unit assessment rate, as shown in the following equation:

$$\text{Total Assessment} = \text{Total LFF} \times \text{Unit Assessment Rate}$$

D. ASSESSMENT RANGE FORMULA

The purpose of establishing an Assessment Range Formula is to provide for reasonable increases and inflationary adjustment to annual assessments without requiring the District to go through the requirements of Proposition 218 in order to get a small increase. This Assessment Range Formula was approved by the property owners at the time the District was formed. If the budget and assessments calculated requires an increase greater than the adjusted Maximum Assessment, then the assessment is considered an increased assessment and would be subject to Proposition 218 balloting.

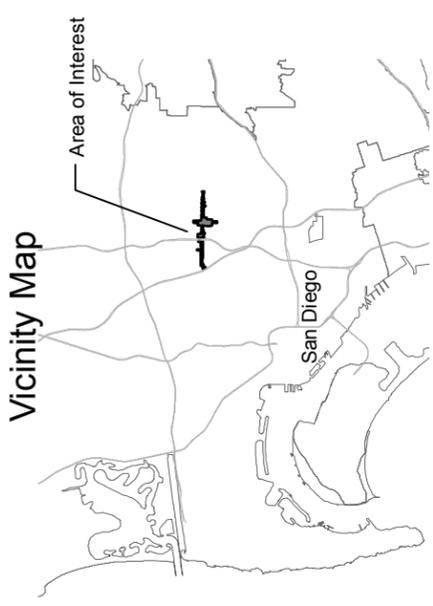
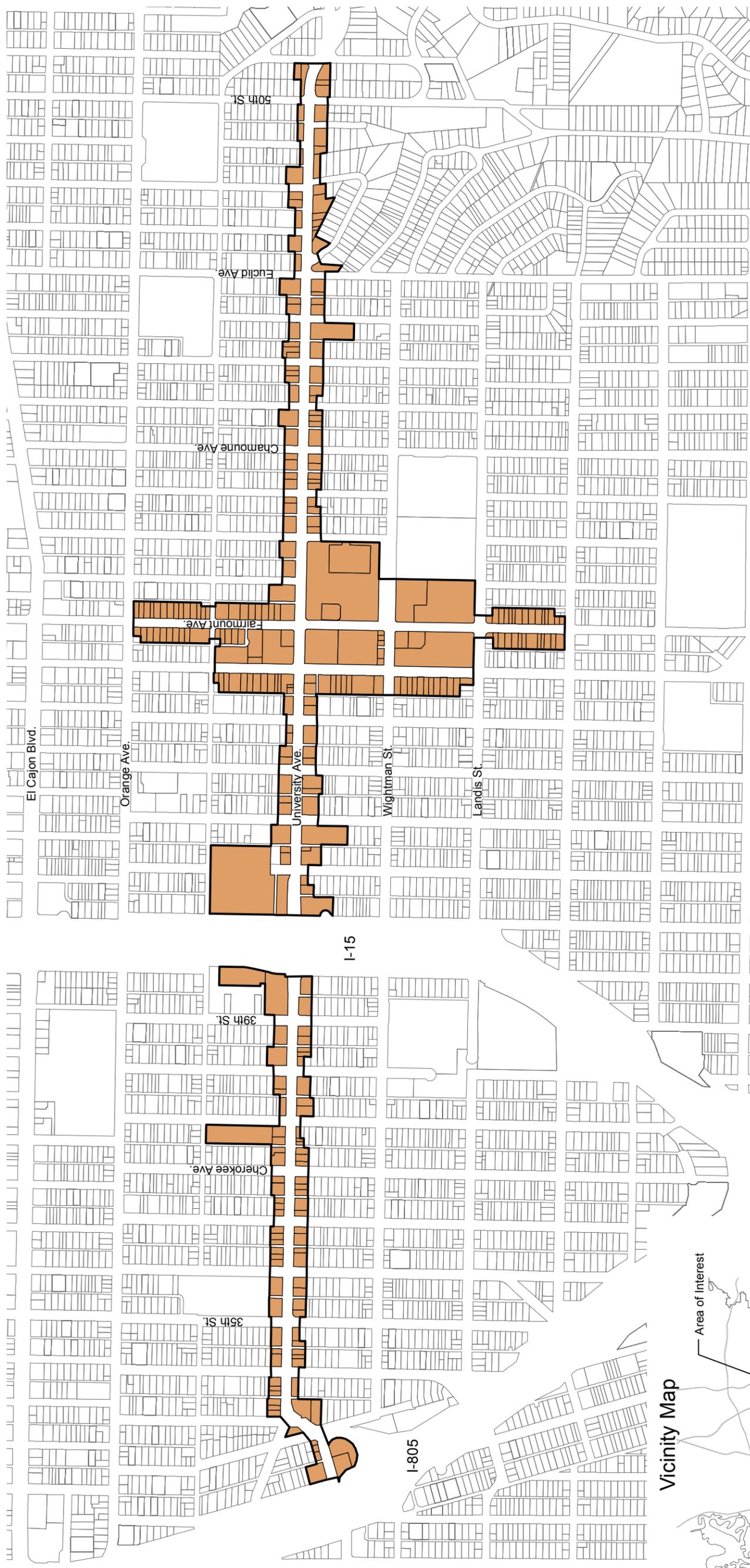
The Maximum Assessment Rate established in the Fiscal Year 2005 proceedings are authorized to be indexed (increased or decreased) annually by the factor published in the San Diego Consumer Price Index for Urban Consumers (SDCPI-U) plus 2%. The annual change in second half SDCPI-U values, as compiled by the U.S. Bureau of Labor Statistics (see www.bls.gov), for the prior year period was from 261.679 to 265.039 (a 1.28% increase) plus 2% for a total increase of 3.28%. In accordance with the approved cost-indexing provisions, the maximum authorized assessment rates contained within this Assessment Engineer's Report have been increased by 3.28%.

The Maximum Assessment is adjusted annually and is calculated independent of the District's annual budget and proposed annual assessment. Any proposed annual assessment is not considered an increased assessment, even if the proposed assessment is greater than the assessment applied in the prior fiscal year.

SECTION V. DISTRICT DIAGRAM

The parcels within the City Heights Maintenance Assessment District consist of all lots, parcels depicted within the boundaries of the District. The District diagram reflecting the exterior boundaries of the District is on file with the City Clerk.

City Heights Maintenance Assessment District



-  Levied Parcels
-  District Boundary

SECTION VI. ASSESSMENT ROLL

The assessment roll is a listing of the Fiscal Year 2016 Assessment apportioned to each lot or parcel, as shown on the San Diego County last equalized roll of the assessor and reflective of the Assessor's Parcel Map(s) associated with the equalized roll. A listing of parcels proposed to be assessed within this District is shown on the following table.

**City of San Diego
City Heights
Maintenance Assessment District
Assessment Roll FY 2016**

| Assessor's Parcel Number | Owner Name | Linear Front Footage | FY 2016 Assessment |
|-----------------------------|--|-------------------------|-----------------------|
| 447-382-15-00 | ARECHIGA FRANCISCO | 48 | \$551.52 |
| 447-382-16-00 | ARECHIGA FRANCISCO | 38 | \$436.62 |
| 447-382-17-00 | ARECHIGA FRANCISCO | 54 | \$620.46 |
| 447-382-18-00 | NGUYEN DUNG THI PHUONG | 35 | \$402.14 |
| 447-382-19-00 | PARTNER FUNDS L L C | 35 | \$402.14 |
| 447-382-36-00 | HOYER LTD PARTNERSHIP | 70 | \$804.30 |
| 447-384-13-00 | RODRIGUEZ JUAN M & TERESA | 68 | \$781.32 |
| 447-384-14-00 | FRAGISKATOS GEORGIA TR (DCSD) | 50 | \$574.50 |
| 447-384-15-00 | FRAGISKATOS GEORGIA TR (DCSD) | 47 | \$540.02 |
| 447-384-29-00 | CITY OF SAN DIEGO | 127 | \$1,459.22 |
| 447-384-30-00 | BAGGOT THOMAS & MARY REVOCABLE TRUST 09-25-00 | 156 | \$1,792.44 |
| 447-384-33-00 | CHEVRON U S A INC | 160 | \$1,838.40 |
| 447-384-34-00 | CHEVRON U S A INC | 85 | \$976.64 |
| 447-390-14-00 | YIN KHINH CHIV & TANG CHOU YONG FAMILY TRUST 09-18-06 | 100 | \$1,149.00 |
| 447-390-15-00 | MINANO FAMILY TRUST 09-13-06 | 40 | \$459.60 |
| 447-390-16-00 | BURNER GEORGE D <AKA BURNER G DAVID>, BURNER LAURENCE G | 140 | \$1,608.60 |
| 447-401-05-00 | LU BUU QUOC & ANN LIEN | 140 | \$1,608.60 |
| 447-401-14-00 | HILL JAMES A & MARTHA N | 140 | \$1,608.60 |
| 447-402-14-00 | TONDA-ROC FAMILY L L C | 50 | \$574.50 |
| 447-402-15-00 | MUNOZ VICTOR M & ANGELICA M | 40 | \$459.60 |
| 447-402-16-00 | CABALLERO FAMILY TRUST 09-10-87 | 50 | \$574.50 |
| 447-402-17-00 | ANDEEL VERNETTA K | 40 | \$459.60 |
| 447-402-18-00 | ANDEEL VERNETTA K | 50 | \$574.50 |
| 447-402-19-00 | ANDEEL VERNETTA K | 50 | \$574.50 |
| 447-411-13-00 | RAHIB RAJA M & VERA R | 50 | \$574.50 |
| 447-411-14-00 | SECURITY PACIFIC NATIONAL BANK TR | 50 | \$574.50 |
| 447-411-15-00 | QUACH NGHIA HUU, QUACH DANH HUU | 40 | \$459.60 |
| 447-411-18-00 | HUYNH HOAN VAN & BUI ANH THI TRUST 11-10-04 | 50 | \$574.50 |
| 447-411-32-00 | VIET HUNG L L C | 90 | \$1,034.10 |
| 447-412-13-00 | PACIFIC BELL TELEPHONE CO | 60 | \$689.40 |
| 447-412-14-00 | PACIFIC BELL TELEPHONE CO | 180 | \$2,068.20 |
| 447-412-24-00 | URBAN DEVELOPMENT CORP | 40 | \$459.60 |
| 447-412-25-00 | URBAN DEVELOPMENT CORP | 100 | \$1,149.00 |
| 447-412-28-00 | PACIFIC BELL | 412 | \$4,733.88 |
| 447-421-15-00 | MCCANDLESS LIVING REVOCABLE TRUST 09-30-93 | 140 | \$1,608.60 |
| 447-421-16-00 | FANG FAMILY TRUST 10-30-02, FANG HUAN H, FANG ZHAO H ET AL | 40 | \$459.60 |

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|-------------------------------------|---|---------------------------------|-------------------------------|
| 447-421-17-00 | ROSENBERGER JAMES J & SHARON L FAMILY TRUST 10-31-02, REED T | 100 | \$1,149.00 |
| 447-422-18-00 | PURPLE MOUNTAIN EMPIRE IV LLC | 140 | \$1,608.60 |
| 447-422-30-00 | O E G INC | 140 | \$1,608.60 |
| 447-431-43-00 | BR WORKFORCE LLC | 126 | \$1,447.74 |
| 447-431-44-00 | BR WORKFORCE LLC | 140 | \$1,608.60 |
| 447-451-01-00 | DOUBLE D & DOUBLE J L L C | 255 | \$2,929.94 |
| 447-451-02-00 | DOUBLE D & DOUBLE J L L C | 84 | \$965.16 |
| 447-451-23-00 | SHAH REVOCABLE TRUST 05-02-00 | 140 | \$1,608.60 |
| 447-452-01-00 | PRESFIELD SHERRIE M C <AKA LAFRENIERE SHERRIE M C> | 70 | \$804.30 |
| 447-452-02-00 | PRESFIELD SHERRIE | 30 | \$344.70 |
| 447-452-03-00 | CHIROQUE WILFREDO | 40 | \$459.60 |
| 447-452-29-00 | PRESFIELD SHERRIE | 40 | \$459.60 |
| 447-452-31-00 | CHHIEU HAI LIVING TRUST, RIEL FAMILY TRUST 06-27-12 | 100 | \$1,149.00 |
| 447-461-27-00 | IGLESIA DE DIOS PENTECOSTAL M I AKA PENTECOSTAL CHURCH OF G | 67 | \$769.82 |
| 447-461-28-00 | SHAH REVOCABLE FAMILY TRUST 05-02-00 | 73 | \$838.76 |
| 447-461-30-00 | ORAM BROTHERS L L C | 48 | \$551.52 |
| 447-461-31-00 | ORAM BROTHERS L L C | 88 | \$1,011.12 |
| 447-462-01-00 | HAISHA FAMILY RESIDUAL 1988 TRUST, HAISHA FAMILY LIVING TRUST | 100 | \$1,149.00 |
| 447-462-02-00 | WONG LAI MOY REVOCABLE FAMILY TRUST 11-13-97 | 40 | \$459.60 |
| 447-462-28-00 | VILLAESCUSA TITO | 90 | \$1,034.10 |
| 447-462-29-00 | HEATHERLY TRUST 12-21-93 | 50 | \$574.50 |
| 447-471-01-00 | LESTER MICKEY TRUST 10-26-93 | 58 | \$666.42 |
| 447-471-02-00 | LIM MARK N | 79 | \$907.70 |
| 447-471-29-00 | CAM MARY Q 2002 TRUST 06-12-02 | 50 | \$574.50 |
| 447-471-30-00 | CAM MARY Q 2002 TRUST 06-12-02 | 40 | \$459.60 |
| 447-471-31-00 | CAM MARY Q 2002 TRUST 06-12-02 | 50 | \$574.50 |
| 447-472-01-00 | TAYLOR LARRY R & JEANNE D | 40 | \$459.60 |
| 447-472-02-00 | J S W TRUST | 50 | \$574.50 |
| 447-472-03-00 | DINH & DINH REVOCABLE LIVING TRUST 09-16-05 | 50 | \$574.50 |
| 447-472-30-00 | LOPEZ-YANEZ LUIS A | 25 | \$287.24 |
| 447-472-31-00 | NGUYEN KIMOANH THI | 25 | \$287.24 |
| 447-472-33-00 | LOPEZ-YANEZ LUIS A | 90 | \$1,034.10 |
| 447-481-01-00 | SINNAWI FAMILY TRUST 04-11-13 | 80 | \$919.20 |
| 447-481-02-00 | LAU MING & YAM JENNIE K | 60 | \$689.40 |
| 447-481-27-00 | FRIEDMAN FAMILY TRUST 10-18-79 | 140 | \$1,608.60 |
| 447-482-01-00 | I N V E X CORP | 70 | \$804.30 |

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|-------------------------------------|--|---------------------------------|-------------------------------|
| 447-482-02-00 | ANJOMSHOAA MAHMOUD | 35 | \$402.14 |
| 447-482-03-00 | ANJOMSHOAA MAHMOUD | 35 | \$402.14 |
| 447-482-30-00 | AWAD ALI, AWAD AHMED | 75 | \$861.74 |
| 447-482-32-00 | MULZ ROBERT H & BARBARA ANN | 65 | \$746.84 |
| 447-491-30-00 | BILLS R S INC | 138 | \$1,585.62 |
| 447-491-31-00 | CITY OF SAN DIEGO | 136 | \$1,562.64 |
| 454-762-12-00 | SAN DIEGO UNIFIED SCHOOL DISTRICT | 480 | \$5,515.20 |
| 454-762-13-00 | CITY OF SAN DIEGO | 379 | \$4,354.70 |
| 454-763-15-00 | CITY OF SAN DIEGO REDEVELOPMENT AGENCY | 90 | \$1,034.10 |
| 454-763-16-00 | CITY OF SAN DIEGO REDEVELOPMENT AGENCY | 50 | \$574.50 |
| 454-763-31-00 | 4124 UNIVERSITY L L C | 140 | \$1,608.60 |
| 454-772-26-00 | FINEST CITY OIL CORP (JACK IN THE BOX SUBLEASE:03/20/09-03/20/20 | 70 | \$804.30 |
| 454-772-28-00 | LY SAM & YIP CHOY FAMILY TRUST 08-06-04 | 70 | \$804.30 |
| 454-772-31-00 | FINEST CITY OIL CORP <LF> KASSAB NAJIBA REVOCABLE TRUST 09-31 | 140 | \$1,608.60 |
| 454-773-01-00 | KENNEDY ARDYTH | 30 | \$344.70 |
| 454-773-28-00 | CHURCH OF THE NAZARENE IN MID-CITY | 110 | \$1,263.90 |
| 454-773-31-00 | HALETT MANAGEMENT CORP, HALETT MANAGEMENT CORP, HALETT | 140 | \$1,608.60 |
| 471-362-17-00 | NGUYEN HONG | 40 | \$459.60 |
| 471-362-18-00 | GREEN HEIGHTS PROPERTIES L P | 40 | \$459.60 |
| 471-362-19-00 | GREEN HEIGHTS PROPERTIES L P | 50 | \$574.50 |
| 471-362-20-00 | TRAN THANH M & VU MY | 45 | \$517.04 |
| 471-362-21-00 | DOAN NGOC MY FAMILY TRUST 12-17-10, DOAN NGOC MY | 50 | \$574.50 |
| 471-362-22-00 | ACOSTA GUILLERMO | 50 | \$574.50 |
| 471-362-23-00 | VO DI TRONG FAMILY TRUST 08-26-99 | 50 | \$574.50 |
| 471-362-24-00 | EBERLY LIVING TRUST 01-08-98 | 45 | \$517.04 |
| 471-362-26-00 | KHAYUT ZINAIDA FAMILY TRUST 08-21-02 | 47 | \$540.02 |
| 471-362-27-00 | FAIRMOUNT COMMUNITY CHURCH | 150 | \$1,723.50 |
| 471-370-01-00 | FAIZA LATIF K M & MAROGY FAIZA | 33 | \$379.16 |
| 471-370-02-00 | LA MAESTRA FAMILY CLINIC INC | 39 | \$448.10 |
| 471-370-03-00 | DEROUNIAN TRUST 03-25-93 | 50 | \$574.50 |
| 471-370-04-00 | LA MAESTRA FAMILY CLINIC INC | 25 | \$287.24 |
| 471-370-05-00 | DEROUNIAN TRUST 03-25-93 | 50 | \$574.50 |
| 471-370-06-00 | LA MAESTRA FAMILY CLINIC INC | 50 | \$574.50 |
| 471-370-07-00 | NGUYEN LOC QUANG & KIM NGOC DO FAMILY TRUST | 50 | \$574.50 |
| 471-370-08-00 | NGUYEN TUAN T INVESTMENTS L P | 38 | \$436.62 |
| 471-370-09-00 | LA MAESTRA FAMILY CLINIC INC | 38 | \$436.62 |

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|-------------------------------------|--|---------------------------------|-------------------------------|
| 471-370-10-00 | EL CAJON FAMILY MEDICAL CLINIC RETIREMENT PLAN TRUST 01-01-02 | 50 | \$574.50 |
| 471-370-11-00 | TO DICH DOAN FAMILY TRUST 05-05-99 | 50 | \$574.50 |
| 471-370-12-00 | CARLQUIST BRUCE R TR & CARLQUIST REBECCA L TR | 31 | \$356.18 |
| 471-370-13-00 | TRANG TUAN ANH & VO JESSICA BE | 39 | \$448.10 |
| 471-370-14-00 | TRANG TUAN ANH & VO JESSICA BE | 30 | \$344.70 |
| 471-441-16-00 | LAM STEVEN VAN, LY TONY | 140 | \$1,608.60 |
| 471-441-33-00 | HOLT FAMILY MARITAL TRUST 10-12-84, BARNES FAMILY TRUST 08-03-84 | 50 | \$574.50 |
| 471-441-34-00 | HOLT FAMILY MARITAL TRUST 10-12-84, BARNES FAMILY TRUST 08-03-84 | 90 | \$1,034.10 |
| 471-442-12-00 | NGUYEN HUAN, NGUYEN HANG, NGUYEN LISA HANH, NGUYEN FRANK | 60 | \$689.40 |
| 471-442-13-00 | QWEST COMMUNICATIONS CORP | 80 | \$919.20 |
| 471-442-14-00 | CHHIEU HAI LIVING TRUST | 80 | \$919.20 |
| 471-442-15-00 | 42 VAN DYKE L L C | 60 | \$689.40 |
| 471-451-12-00 | BEYLOUNI JOSEPH E, BEYLOUNE ELIAS G FAMILY TRUST | 140 | \$1,608.60 |
| 471-451-13-00 | GARCIA DAVID O | 40 | \$459.60 |
| 471-451-14-00 | DELUCA ORAZIO & ELENA FAMILY TRUST 02-05-03 | 20 | \$229.80 |
| 471-451-15-00 | DELUCA ORAZIO & ELENA FAMILY TRUST 02-05-03 | 180 | \$2,068.20 |
| 471-451-16-00 | MAY LAURENCE TR (DCSD) | 21 | \$241.28 |
| 471-451-17-00 | CHERRER TRACY | 24 | \$275.76 |
| 471-451-18-00 | GREER H DWAIN, ALEXANDER KATHERINE L, CASTRO JOYCE L | 55 | \$631.94 |
| 471-451-19-00 | GREER HILLIS D (DCSD) TR | 50 | \$574.50 |
| 471-451-22-00 | R R P APARTMENTS L L C | 50 | \$574.50 |
| 471-451-23-00 | F A T PROPERTIES I I I L L C | 85 | \$976.64 |
| 471-451-24-00 | REYNAGA JUAN Z & CARMEN O | 40 | \$459.60 |
| 471-451-25-00 | EARSAKUL ACHARA | 38 | \$436.62 |
| 471-451-27-00 | HOANG MINH DUC & PHAM HUONG THI | 38 | \$436.62 |
| 471-451-30-00 | WALZ FAMILY TRUST 11-09-98 | 50 | \$574.50 |
| 471-451-31-00 | WALZ FAMILY TRUST 11-09-98 | 50 | \$574.50 |
| 471-452-22-00 | BAILONY MOHAMMED T & MAYADA K | 50 | \$574.50 |
| 471-452-23-00 | BAILONY MOHAMMED T & MAYADA K | 50 | \$574.50 |
| 471-452-24-00 | BAILONY MOHAMMED T & MAYADA K | 50 | \$574.50 |
| 471-452-26-00 | PERKS WILLIAM E R | 37 | \$425.12 |
| 471-452-29-00 | LAI VANG & DONNA | 35 | \$402.14 |
| 471-452-37-00 | CITY HEIGHTS REALTY L L C | 504 | \$5,790.96 |
| 471-452-38-00 | LA MAESTRA FAMILY CLINIC | 115 | \$1,321.34 |
| 471-452-40-00 | CITY OF SAN DIEGO REDEVELOPMENT AGENCY | 110 | \$1,263.90 |
| 471-452-42-00 | CITY HEIGHTS SQUARE L P | 210 | \$2,412.90 |

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| 471-452-43-00 | WALGREEN CO <LF> CITY HEIGHTS REALTY L L C | 220 | \$2,527.80 |
| 471-461-04-00 | CITY HEIGHTS REALTY L L C | 63 | \$723.86 |
| 471-461-05-00 | CITY HEIGHTS REALTY L L C | 50 | \$574.50 |
| 471-461-06-00 | CITY HEIGHTS REALTY L L C | 50 | \$574.50 |
| 471-461-07-00 | CITY HEIGHTS REALTY L L C | 50 | \$574.50 |
| 471-461-08-00 | UNION BANK | 45 | \$517.04 |
| 471-461-09-00 | CITY HEIGHTS REALTY L L C | 45 | \$517.04 |
| 471-461-10-00 | CHANDA FAMILY TRUST 05-06-10 ET AL | 234 | \$2,688.66 |
| 471-461-22-00 | CITY HEIGHTS REALTY L L C | 97 | \$1,114.52 |
| 471-461-23-00 | CITY OF SAN DIEGO | 88 | \$1,011.12 |
| 471-461-24-00 | UNION BANK OF CALIFORNIA N A | 125 | \$1,436.24 |
| 471-462-12-00 | P I D UNIVERSITY INC | 125 | \$1,436.24 |
| 471-462-27-00 | NGO KENNY KIA & THAI JANIE HONG, GIANG DUC & NGO TONI, LIEU JC | 125 | \$1,436.24 |
| 471-471-12-00 | REPLANET LLC | 125 | \$1,436.24 |
| 471-471-15-00 | MEYER FAMILY TRUST 03-14-13 | 45 | \$517.04 |
| 471-471-27-00 | LUXTON FAMILY TRUST 10-14-04, LUXTON LARRY J | 80 | \$919.20 |
| 471-472-12-00 | ADATO GROUP L L C | 75 | \$861.74 |
| 471-472-13-00 | ADATO GROUP L L C | 50 | \$574.50 |
| 471-472-14-00 | INDO-CHINESE ASSOCIATION OF SAN DIEGO INC | 77 | \$884.72 |
| 471-472-15-00 | INDO-CHINESE ASSOCIATION OF SAN DIEGO INC | 48 | \$551.52 |
| 471-481-14-00 | HUYNH PHAT & TRINH MY THI, HUYNH TAI & LAM HUE, HUYNH DIEU & I | 125 | \$1,436.24 |
| 471-481-15-00 | NELSON FAMILY EXEMPT TRUST 05-11-77 | 125 | \$1,436.24 |
| 471-482-18-00 | PHAM DIEN HONG | 50 | \$574.50 |
| 471-482-19-00 | FRANCIS LLOYD G TRUST 06-06-96 | 38 | \$436.62 |
| 471-482-20-00 | PHAM LINH DUY | 38 | \$436.62 |
| 471-482-34-00 | 4604 UNIVERSITY LLC | 125 | \$1,436.24 |
| 471-491-13-00 | GARBER FAMILY TRUST 06-19-94 | 40 | \$459.60 |
| 471-491-17-00 | CHINATOWN PLAZA L L C | 125 | \$1,436.24 |
| 471-491-32-00 | NGUYEN FAMILY TRUST 08-09-90, NGUYEN NGOC Q | 40 | \$459.60 |
| 471-491-33-00 | NGUYEN FAMILY TRUST 08-09-90, NGUYEN NGOC Q | 45 | \$517.04 |
| 471-492-16-00 | BECKER JOHN C EST OF, HARDICK NANCY J, HALL JUDY A ET AL | 75 | \$861.74 |
| 471-492-17-00 | BECKER JOHN C EST OF, HARDICK NANCY J, HALL JUDY A ET AL | 50 | \$574.50 |
| 471-492-18-00 | GREAT LION PLAZA L L C & GREAT LION PLAZA L L C, GREAT LION PLAZA | 125 | \$1,436.24 |
| 471-501-13-00 | CHAU DAVID CHINH, CHAU NGO MY | 125 | \$1,436.24 |
| 471-501-14-00 | LOTUS EQUITY GROUP L L C | 125 | \$1,436.24 |
| 471-502-14-00 | DO SALLY | 60 | \$689.40 |

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| 471-502-15-00 | HUYNH PAUL DONG & HONG BICH | 65 | \$746.84 |
| 471-502-32-00 | WIDJOJO EDWIN | 125 | \$1,436.24 |
| 471-511-18-00 | LOPEZ FRANCISCO | 125 | \$1,436.24 |
| 471-511-34-00 | CHAU KARI LE | 125 | \$1,436.24 |
| 471-512-15-00 | AGUILAR FAMILY TRUST 05-30-12 | 125 | \$1,436.24 |
| 471-512-16-00 | RODRIGUEZ RAYMUNDO & ANGELICA O | 125 | \$1,436.24 |
| 471-520-38-00 | GAPPY JAMIL & SALMA LIVING TRUST 11-02-10 | 121 | \$1,390.28 |
| 471-520-39-00 | WONG DEAN & CAROLINA FAMILY TRUST 01-27-04, WONG ALEXANDER | 121 | \$1,390.28 |
| 471-541-01-00 | W P SIERRA L L C | 140 | \$1,608.60 |
| 471-541-26-00 | JAKUBOWSKI IRENA S TR | 40 | \$459.60 |
| 471-541-27-00 | TRAN VINH LUONG & LY JESSICA | 100 | \$1,149.00 |
| 471-542-01-00 | 42 UNIVERSITY L L C | 50 | \$574.50 |
| 471-542-02-00 | 42 UNIVERSITY L L C | 90 | \$1,034.10 |
| 471-542-33-00 | GOLDMAN GERALDINE L TR | 140 | \$1,608.60 |
| 471-551-01-00 | GLASS PAMELA J, DAKAN HEATHER D | 70 | \$804.30 |
| 471-551-02-00 | AMEZQUITA FAMILY TRUST 07-29-99 | 70 | \$804.30 |
| 471-551-16-00 | CITY HEIGHTS REALTY LLC | 75 | \$861.74 |
| 471-551-22-00 | TO WILLIAM SEPARATE PROPERTY 2013 TRUST | 40 | \$459.60 |
| 471-551-23-00 | NGUYEN VAN, TU HUY ANH | 40 | \$459.60 |
| 471-551-24-00 | FINLEY CLARENCE W TR & FINLEY MARY J TR | 40 | \$459.60 |
| 471-551-25-00 | DICKENS TYRONE & VANESSA M | 40 | \$459.60 |
| 471-551-27-00 | WHITE FAMILY TRUST 12-04-09 | 78 | \$896.22 |
| 471-551-28-00 | NGUYEN FAMILY LIVING TRUST 03-16-06 | 153 | \$1,757.96 |
| 471-551-31-00 | GREEN HEIGHTS PROPERTIES L P | 95 | \$1,091.54 |
| 471-551-34-00 | CITY HEIGHTS COMMUNITY DEVELOPMENT CORP | 165 | \$1,895.84 |
| 471-552-14-00 | CITY OF SAN DIEGO | 0 | \$0.00 |
| 471-552-15-00 | CITY OF SAN DIEGO | 0 | \$0.00 |
| 471-552-16-00 | CITY OF SAN DIEGO | 0 | \$0.00 |
| 471-552-32-00 | CITY OF SAN DIEGO | 0 | \$0.00 |
| 471-552-33-00 | CITY OF SAN DIEGO | 0 | \$0.00 |
| 471-552-34-00 | PRICE CHARITIES | 750 | \$8,617.50 |
| 471-552-36-00 | URBAN VILLAGE RESIDENTIAL L L C | 600 | \$6,894.00 |
| 471-563-02-00 | CITY HEIGHTS CENTER 1689 INC | 1,131 | \$12,995.18 |
| 471-563-03-00 | AMERICAN STORES CO L L C <LF> CITY HEIGHTS CENTER 1689 INC | 0 | \$0.00 |
| 471-563-04-00 | MCDONALDS CORP <LF> CITY HEIGHTS CENTER 1689 INC | 0 | \$0.00 |
| 471-571-01-00 | YEE GREGORY Y & DO CARMO MONTEIRO MARIA REVOCABLE TRUST | 45 | \$517.04 |

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|-------------------------------------|---|---------------------------------|-------------------------------|
| 471-571-30-00 | TU BINH TONNU TR | 50 | \$574.50 |
| 471-571-31-00 | TU BINH TONNU TR | 75 | \$861.74 |
| 471-571-34-00 | YEE GREGORY Y & DO CARMO MONTEIRO MARIA REVOCABLE TRUST | 80 | \$919.20 |
| 471-572-01-00 | PARASHOS FAMILY L L C | 45 | \$517.04 |
| 471-572-02-00 | QUACH TEN MY | 30 | \$344.70 |
| 471-572-03-00 | EDWARDS J B & AMALIA J TRS | 50 | \$574.50 |
| 471-572-31-00 | NG TRUST 12-30-10 | 50 | \$574.50 |
| 471-572-32-00 | NG TRUST 12-30-10 | 75 | \$861.74 |
| 471-581-01-00 | MARGUIS RESIDUAL FAMILY TRUST B 03-21-91, BERTOLINO JAMES A E | 125 | \$1,436.24 |
| 471-581-30-00 | TRAN QUANG N | 40 | \$459.60 |
| 471-581-31-00 | PEREZ GUILLERMO J | 45 | \$517.04 |
| 471-581-32-00 | ANZAR ASSOCIATES L P | 40 | \$459.60 |
| 471-582-01-00 | NERI JUAN S & LILIA T | 50 | \$574.50 |
| 471-582-03-00 | CLARK FAMILY TRUST 08-05-94 | 75 | \$861.74 |
| 471-582-30-00 | GIANG DUC & NGO TONI, LIEU JOHN & NGO YEN MY | 125 | \$1,436.24 |
| 471-591-31-00 | HUYNH HOAN VAN & ANH THI BUI TRUST 11-10-04 | 125 | \$1,436.24 |
| 471-591-36-00 | THREE SUNS LIMITED PARTNERSHIP THE | 141 | \$1,620.08 |
| 471-592-01-00 | YEE GREGORY Y & MONTEIRO MARIA D C REVOCABLE TRUST 07-11-01 | 75 | \$861.74 |
| 471-592-02-00 | BERTOLINO JAMES A, BERTOLINO FRANK R 2001 TRUST 01-09-01 ET A | 50 | \$574.50 |
| 471-592-28-00 | LAU ANTONIO P & MARIA L | 100 | \$1,149.00 |
| 471-592-29-00 | BARBERA DAVID | 25 | \$287.24 |
| 471-601-01-00 | MANNEH GEORGETTE, MANNEH SAMI, MANNEH FADEL | 90 | \$1,034.10 |
| 471-601-02-00 | MANNEH GEORGETTE, MANNEH SAMI, MANNEH FADEL | 25 | \$287.24 |
| 471-601-05-00 | CHAN FAMILY TRUST 03-07-98 | 51 | \$585.98 |
| 471-601-10-00 | HOANG TONY & LON FAMILY REVOCABLE TRUST 08-06-04 | 85 | \$976.64 |
| 471-601-23-00 | THAI INC | 113 | \$1,298.36 |
| 471-601-24-00 | MANNEH GEORGETTE, MANNEH SAMI, MANNEH FADEL | 51 | \$585.98 |
| 471-601-25-00 | MANNEH SAM, MANNEH FADEL, MANNEH GEORGETTE | 141 | \$1,620.08 |
| 471-602-01-00 | HENELY DONALD & CELIA 2000 TRUST | 33 | \$379.16 |
| 471-610-40-00 | T & T HOLDINGS L L C | 125 | \$1,436.24 |
| 471-610-42-00 | NGUYEN JOHN QUY & MAI | 65 | \$746.84 |
| 471-610-43-00 | TRAN LOI & NGUYEN HANH | 135 | \$1,551.14 |
| 471-610-45-00 | LB TWO L L C | 180 | \$2,068.20 |
| 471-621-32-00 | HOANG TRUC, HOANG THUONG NGUYEN LE, HOANG TAM | 42 | \$482.58 |
| 471-621-33-00 | ISMAIL MAHER, SALAH RASHID, SAID ABDULIASIS | 141 | \$1,620.08 |
| 471-621-37-00 | NGUYEN NGHIA VAN | 83 | \$953.66 |

City of San Diego
City Heights
Maintenance Assessment District
Assessment Roll FY 2016

| Assessor's Parcel Number | Owner Name | Linear Front Footage | FY 2016 Assessment |
|--------------------------|--|----------------------|--------------------|
| 471-641-19-00 | ZOLLICOFFER GERI | 100 | \$1,149.00 |
| 471-641-20-00 | PHAM NGOC M & TUONG SUONG M FAMILY REVOCABLE TRUST 09-01- | 50 | \$574.50 |
| 471-641-21-00 | PHAM NGOC M & TUONG SUONG M FAMILY REVOCABLE TRUST 09-01- | 50 | \$574.50 |
| 471-641-23-00 | BRICKSON MARTIN A | 50 | \$574.50 |
| 471-641-24-00 | WONG CHUCK WAI, WONG FAMILY 1995 TRUST | 38 | \$436.62 |
| 471-641-25-00 | NGUYEN DUKE MINH | 38 | \$436.62 |
| 471-641-26-01 | CISNEROS RUBEN, CISNEROS ROSA | 6 | \$68.94 |
| 471-641-26-02 | CISNEROS ROSA | 6 | \$68.94 |
| 471-641-26-03 | BRAUBURGER INVESTMENT CORP | 6 | \$68.94 |
| 471-641-26-04 | SANCHEZ URIEL | 6 | \$68.94 |
| 471-641-26-05 | NUNEZ OMAR J | 6 | \$68.94 |
| 471-641-26-06 | M C INVESTMENT PARTNERS | 6 | \$68.94 |
| 471-641-26-07 | CISNEROS JOSE A & BERONICA | 6 | \$68.94 |
| 471-641-26-08 | MELGOZA MANUELA <AKA RIOS-AVALOS MANUELA> | 6 | \$68.94 |
| 471-641-27-00 | AGUILAR FAUSTO C | 38 | \$436.62 |
| 471-641-28-00 | PARSONS CHUNG S | 38 | \$436.62 |
| 471-641-29-00 | LYNNWOOD 43RD STREET LLC | 50 | \$574.50 |
| 471-641-30-00 | WALTON ROBERT, TURPIN WILLIAM R | 50 | \$574.50 |
| 471-641-31-01 | 3734 FORTY THIRD STREET L L C | 7 | \$80.42 |
| 471-641-31-02 | 3734 FORTY THIRD STREET L L C | 7 | \$80.42 |
| 471-641-31-03 | 3734 FORTY THIRD STREET L L C | 7 | \$80.42 |
| 471-641-31-04 | 3734 FORTY THIRD STREET L L C | 7 | \$80.42 |
| 471-641-31-05 | 3734 FORTY THIRD STREET L L C | 7 | \$80.42 |
| 471-641-31-06 | 3734 FORTY THIRD STREET L L C | 7 | \$80.42 |
| 471-641-31-07 | 3734 FORTY THIRD STREET L L C | 7 | \$80.42 |
| 471-652-01-00 | CITY OF SAN DIEGO | 963 | \$11,064.86 |
| 471-652-02-00 | SAN DIEGO COMMUNITY COLLEGE DISTRICT | 128 | \$1,470.72 |
| 471-652-03-00 | SAN DIEGO COMMUNITY COLLEGE DISTRICT | 97 | \$1,114.52 |
| 471-652-04-00 | CITY OF SAN DIEGO | 138 | \$1,585.62 |
| 471-652-05-00 | CITY OF SAN DIEGO | 452 | \$5,193.48 |
| 471-732-17-00 | KASSAB RIYADH & HEATHER FAMILY TRUST 04-28-10, KASSAB JAWHAF | 54 | \$620.46 |
| 471-732-18-00 | CARDENAS JOSE G & MARICELA | 38 | \$436.62 |
| 471-732-19-00 | STANZIONE CARL P TRUST 05-14-03 | 50 | \$574.50 |
| 471-732-20-00 | MCCANN MARCY M | 25 | \$287.24 |
| 471-732-21-00 | MCCANN MARCY M | 25 | \$287.24 |
| 471-732-24-00 | ROSE BARBARA A TRUST | 33 | \$379.16 |

City of San Diego
City Heights
Maintenance Assessment District
Assessment Roll FY 2016

| Assessor's Parcel Number | Owner Name | Linear Front Footage | FY 2016 Assessment |
|-----------------------------|---|-------------------------|-----------------------|
| 471-732-25-00 | CITY OF SAN DIEGO | 33 | \$379.16 |
| 471-732-28-00 | CITY OF SAN DIEGO | 50 | \$574.50 |
| 471-732-29-00 | PHAM FAMILY TRUST 07-28-05 | 50 | \$574.50 |
| 471-732-30-00 | RAMIREZ ALBERT J & LUPE G TRS | 40 | \$459.60 |
| 471-732-33-00 | NGUYEN THANH H | 57 | \$654.92 |
| 471-732-34-00 | CITY OF SAN DIEGO | 50 | \$574.50 |
| 471-732-37-00 | DEHOYOS OSVALDO F SR FAMILY TRUST 05-27-99 | 83 | \$953.66 |
| 471-741-01-00 | RUIZ DAVID G & OFELIA D | 50 | \$574.50 |
| 471-741-03-00 | HILL JOSEPH A, VELTMAN HOLDINGS LTD, LOPEZ AURORA ET AL | 50 | \$574.50 |
| 471-741-04-00 | H K M & T INC | 38 | \$436.62 |
| 471-741-05-00 | NGUYEN SON T & SIDNEY | 38 | \$436.62 |
| 471-741-06-00 | GANTES DONACIANO | 25 | \$287.24 |
| 471-741-07-00 | RINCON MARIA C, LOPEZ JOSE J | 25 | \$287.24 |
| 471-741-08-00 | MAGHSOODI YADOLLAH | 50 | \$574.50 |
| 471-741-09-00 | BECERRA FILEMON | 50 | \$574.50 |
| 471-741-10-00 | BUI HOA XUAN & DOAN THAM THI | 50 | \$574.50 |
| 471-741-11-00 | NGUYEN DANNY VANDAN | 50 | \$574.50 |
| 471-741-12-00 | TRUONG ARTHUR HUY & HOANG THANH THAO | 25 | \$287.24 |
| 471-741-13-00 | MAGOS JOSE C & MARIA V | 25 | \$287.24 |
| 471-741-14-00 | HAMILTON ANTONIA SEPARATE PROPERTY TRUST 11-09-05 | 50 | \$574.50 |
| 471-741-15-00 | CHIT SUKPHISAN FAMILY TRUST 09-17-09 | 39 | \$448.10 |
| 471-741-18-00 | SURBER LADDA L REVOCABLE TRUST 08-26-04 | 37 | \$425.12 |
| Totals | | 26,268 | \$301,818.24 |

CITY OF SAN DIEGO

CITY HEIGHTS MAINTENANCE ASSESSMENT DISTRICT

ENGINEER'S REPORT FISCAL YEAR 2016

This report has been prepared and submitted by:

C. Stephen Bucknam Jr. C 20903

Koppel & Gruber Public Finance

I, _____, as City Clerk of the City of San Diego, County of San Diego, California, do hereby certify that the Assessment as shown on the Assessment Roll, together with the Assessment Diagram, both of which are incorporated into this report, were filed in my office on the ____ day of _____, 2015.

Elizabeth Maland, City Clerk
City of San Diego
State of California

I, _____, as City Clerk of the City of San Diego, County of San Diego, California, do hereby certify that the foregoing Assessment as shown together with the Assessment Diagram incorporated into this report, was approved and confirmed by the City Council of said City on the ____ day of _____, 2015.

Elizabeth Maland, City Clerk
City of San Diego
State of California



THE CITY OF SAN DIEGO

CITY OF SAN DIEGO

**COLLEGE HEIGHTS
MAINTENANCE ASSESSMENT DISTRICT
ANNUAL UPDATE ENGINEER'S REPORT**

JUNE 2015

PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972, CALIFORNIA
STREETS & HIGHWAYS CODE AND THE
SAN DIEGO MAINTENANCE ASSESSMENT DISTRICT ORDINANCE
OF THE SAN DIEGO MUNICIPAL CODE

KOPPEL & GRUBER
PUBLIC FINANCE

334 VIA VERA CRUZ, SUITE 256
SAN MARCOS
CALIFORNIA 92078

T. 760.510.0290
F. 760.510.0288

CITY OF SAN DIEGO

MAYOR

Kevin Faulconer

CITY COUNCIL MEMBERS

Sherrri Lightner
District 1(Council President)

Lorie Zapf
District 2

Todd Gloria
District 3

Myrtle Cole
District 4

Mark Kersey
District 5

Chris Cate
District 6

Scott Sherman
District 7

David Alvarez
District 8

Marti Emerald
District 9 (Council President Pro Tem)

CITY ATTORNEY

Jan Goldsmith

CHIEF OPERATING OFFICER

Scott Chadwick

CITY CLERK

Elizabeth Maland

INDEPENDENT BUDGET ANALYST

Andrea Tevlin

CITY ENGINEER

James Nagelvoort

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SECTION I. EXECUTIVE SUMMARY

PROJECT: College Heights Maintenance Assessment District (“District”)

APPORTIONMENT METHOD: Linear Front Foot (“LFF”)
 Lot Square Footage (“LSF”)
 Building Square Footage (“BSF”)

TABLE 1 – SUMMARY INFORMATION ZONE 1

| | FY 2015 | FY 2016 (1) | Maximum Authorized |
|-------------------------------|----------------|--------------------|---------------------------|
| Total Parcels Assessed: | 111 | 111 | |
| Total Estimated Assessment: | \$192,653 | \$192,653 | |
| Total Number of Units: | | | |
| LSF | 2,739,476 | 2,739,476 | |
| LFF | 11,437 | 11,437 | |
| BSF (2) | 1,361,260 | 1,361,260 | |
| Unit Assessment Rate | | | |
| \$/LSF | \$0.03501005 | \$0.03501005 | \$0.03765953 |
| \$/LFF | \$4.24665132 | \$4.24665132 | \$4.56802821 |
| \$/BSF | \$0.03539017 | \$0.03539017 | \$0.03806842 |
| Estimated Revenue | | | |
| \$/LSF | \$95,909.20 | \$95,909.20 | |
| \$/LFF | \$48,568.95 | \$48,568.95 | |
| \$/BSF | \$48,175.22 | \$48,175.22 | |

1. FY 2016 is the City’s Fiscal Year 2016, which begins July 1, 2015 and ends June 30, 2016. Total Parcels Assessed, Total Estimated Assessment, and Total Estimated Factors may vary from prior year due to parcel changes.
2. Building Square Footage total for land use classes A, B, C and D only. See Section V Method of Apportionment for more information regarding the land use classes.

TABLE 2 – SUMMARY INFORMATION ZONE 2

| | FY 2015 | FY 2016 (1) | Maximum Authorized |
|-------------------------------|----------------|--------------------|---------------------------|
| Total Parcels Assessed: | 221 | 221 | |
| Total Estimated Assessment: | \$149,346 | \$149,346 | |
| Total Number of Units: | | | |
| LSF | 2,442,984 | 2,442,984 | |
| LFF | 16,200 | 16,200 | |
| BSF (2) | 910,216 | 910,216 | |
| Unit Assessment Rate | | | |
| \$/LSF | \$0.03195396 | \$0.03195396 | \$0.03437216 |
| \$/LFF | \$2.41173381 | \$2.41173381 | \$2.59424832 |
| \$/BSF | \$0.03539017 | \$0.03539017 | \$0.03806842 |
| Estimated Revenue | | | |
| \$/LSF | \$78,063.01 | \$78,063.01 | |
| \$/LFF | \$39,070.09 | \$39,070.09 | |
| \$/BSF | \$32,212.70 | \$32,212.70 | |

1. FY 2016 is the City's Fiscal Year 2016, which begins July 1, 2015 and ends June 30, 2016. Total Parcels Assessed, Total Estimated Assessment, and Total Estimated Factors may vary from prior year due to parcel changes.
2. Building square footage total for land use classes A, B, C and D only. See Section V Method of Apportionment for more information regarding the land use classes.

DISTRICT HISTORY: The District was formed in 2004 in compliance with Proposition 218. A property owner ballot proceeding was conducted and a weighted majority (73.64%) of property owners, based on assessment amount, approved the assessments and the annual cost indexing provisions.

ANNUAL COST INDEXING: The assessments are authorized to increase by the annual change in the San Diego Area Consumer Price Index (the SDCPI-U) of the previous year's rate beginning in Fiscal Year 2006.

BONDS: No bonds will be issued in connection with this District.

SECTION II. BACKGROUND

A. INTRODUCTION

The College Heights Maintenance Assessment District was established by Resolution R-299142 of the City Council on April 27, 2004. The District was formed in compliance with the provision of Proposition 218. An assessment ballot proceeding was conducted and a weighted majority of property owners, based on assessment amount, were in support of the assessments and services and improvements the assessments fund.

This report constitutes the annual update of the Engineer's Report for the City of San Diego ("City") College Heights Maintenance Assessment District for Fiscal Year ("FY") 2016 which provides updated information regarding the budget and factors that affect the assessment. This report relies on the assessment methodology and benefit analysis from the Engineer's Report prepared at the time of formation and approved by the property owners. The City Council pursuant to the provisions of the San Diego Maintenance Assessment District Procedural Ordinance of 1986 (the "Ordinance"), Landscaping and Lighting Act of 1972, Being Division 15, Part 2 of the Streets and Highways Code of the State of California, beginning with Section 22500 (the "1972 Act"), Article XIID of the Constitution of the State of California ("Article XIID"), the Proposition 218 Omnibus Implementation Act (Government Code Section 53750 and following) (the "Implementation Act"), and (the Ordinance, 1972 Act, Article XIID and the Implementation Act are referred to collectively as the "Assessment Law") desires to levy and collect annual assessments against lots and parcels within the District in the fiscal year commencing July 1, 2015 and ending June 30, 2016 to pay for the operation, maintenance and servicing of landscaping, lighting, drainage, safety programs, special projects and all appurtenant facilities. The assessment rates set for FY 2016 as set forth in this Engineer's Report do not exceed the maximum rates established at the time the District was formed, therefore, the City and the District are not required to go through a property owner ballot protest procedure in order to establish the FY 2016 assessment rates.

Each lot or parcel within the District is assessed proportionately for only the improvements and services that are determined to be special benefit. For this report, each lot or parcel to be assessed, refers to an individual property assigned its own Assessor Parcel Number by the San Diego County ("County") Assessor's Office as shown on the last equalized roll of the assessor.

A Public Hearing will be scheduled where public testimony will be heard by the City Council. Following the conclusion of the Public Hearing, the City Council will confirm the Engineer's Report as submitted or amended and may order the collection of assessments for FY 2016.

SECTION III. PLANS AND SPECIFICATION

A. GENERAL DESCRIPTION OF THE DISTRICT

The territory within the District consists of all lots, parcels and subdivisions of land as shown on the Boundary Diagram titled “Map of Proposed Boundaries of the City of San Diego College Heights Maintenance Assessment District” contained within this report in Section VI.

The District generally includes the parcels located within the Crossroads Redevelopment Project generally along El Cajon Boulevard between 54th Street on the west and Keeney Street on the east. Two Zones were created based on the level of special benefit received by the properties. Zone 1 is located in the center of the District and includes parcels between 59th Street and Rolando Boulevard. Zone 2 is located on either side of Zone 1, the western portion of Zone 2 is located between 54th Street and 59th Street, the eastern portion of Zone 2 is located between Rolando Boulevard and Keeney Street.

B. DESCRIPTION OF IMPROVEMENTS TO BE MAINTAINED AND SERVICES

The District, through the levy of special assessments, provides funding for ongoing maintenance, operation and servicing of landscaping, lighting, and other improvements or appurtenant facilities located within the public rights-of-ways and dedicated easements located within the District. Maintenance services will be provided by City personnel and/or private contractors. The improvements maintained and services provided by the District are generally described as follows:

- Maintaining areas adjacent to the street rights-of-way, which are landscaped with groundcover, trees and shrubs;
- Graffiti removal;
- Safety programs and homeless intervention;
- Parking and transportation services in the District;
- Beautification, tree planting and community identification signs;
- Regular sidewalk and street gutter sweeping;
- Removal of bulky discarded and abandoned items;
- Increased frequency of trash pick-up;
- Operation of enhanced street lighting;
- Special projects including;
 - Transportation/shuttle to Trolley stop
 - Economic development and planning
 - Lighting energy costs (once installed)
 - Minor capital improvements and acquisition of equipment
 - Signage
- Administration/Corporate Operations/Outreach including;
 - District management
 - Overseeing of contract
 - Relations with City and Council office
 - Relations with property owners

- Relations with former Redevelopment Agency, Community Planning Groups and College Area Business Improvement District (BID)
- Insurance
- Legal and accounting
- Office related expenses

TABLE 3 - SERVICE FREQUENCY BY BENEFIT ZONE

| Service | Zone 1 Frequency | Zone 2 Frequency |
|--|---|---|
| Sidewalk sweeping | 5-7 days per week | 4-5 days per week |
| Removal of bulky items | Within 24 hours | Within 24 hours |
| Graffiti removal | Within 24 hours | Within 24 hours |
| Tree watering and maintenance | Weekly | Weekly |
| Landscape median maintenance | Weekly | Weekly |
| Banner installation (with BID program) | Seasonally | Seasonally |
| Sidewalk steam cleaning | Quarterly | Twice per year |
| Trash can emptying | Daily/when needed | Daily/when needed |
| Plant and shrub maintenance | Weekly | Weekly |
| Reporting hazards to City | Within 24 hours | Within 24 hours |
| Holiday decorations | Seasonally | Not applicable |
| Special projects | As determined, costs expended equally between each Zone | As determined, costs expended equally between each Zone |
| Administration/Corporate Operations | Monday – Friday | Monday – Friday |

Maintenance and servicing of improvements, include but are not limited to landscaping, sprinkler systems, shrubbery, trees, irrigation and drainage systems, street lighting, and other appurtenant items located in right of ways and any incidental costs thereto, and located within the boundaries the District or adjacent to the District.

Plans and specifications for these improvements to be maintained by the District are on file with the City Engineer’s office and by reference are made part of this Report.

C. DESCRIPTION OF MAINTENANCE AND SERVICES

Maintenance means the furnishing of services and materials for the ordinary and usual maintenance, operation and servicing of improvements, services and appurtenant facilities, including repair, removal or replacement of all or part of any of the improvements, services or appurtenant facilities; providing for the life, growth, health and beauty of the Landscaping Improvements including cultivation, drainage, irrigation, trimming, mowing, spraying, fertilizing and treating for disease or injury; the removal of trimmings, rubbish, debris and other solid waste; and the cleaning and sweeping of the sidewalk and gutter, collection and disposal of fallen branches and trees, tree and bush trimming, placement of street furniture, banner installation, security services including homeless patrolling and reporting of security and safety problems to governmental agencies and the cleaning, sandblasting, painting of walls, and other improvements to remove or cover graffiti.

Servicing means the furnishing of water and electricity for the irrigation of the Improvements or appurtenant facilities including any decorative lighting and the furnishing of electric current or energy, gas or other illuminating agent for the lighting improvements. Servicing also allows for the replacement of the facilities in order to maintain them in proper working order and to provide specific benefit to the District; or providing security and homeless patrols and other activities related to maintaining security.

SECTION III. ESTIMATE OF COSTS

A. ESTIMATE OF COSTS TABLE

Below are the estimated costs of maintenance and services for the District including incidental costs and expenses, revenue and reserves.

TABLE 4 – ESTIMATE OF COSTS

| | FY 2013/14 BUDGET | FY 2014/15 BUDGET | FY 2015/16 PROPOSED |
|--|----------------------|----------------------|------------------------|
| COLLEGE HEIGHTS MAD | | | |
| BEGINNING BALANCE¹ | \$83,000 | \$0 | \$60,000 |
| Revenue | | | |
| Assessments | \$308,663 | \$341,970 | \$341,970 |
| City Contribution- Gas Tax | \$7,488 | \$7,488 | \$7,617 |
| General Benefit Portion (Non Assessment Sources) | | \$23,610 | \$25,928 |
| TOTAL OPERATING REVENUE | \$316,151 | \$373,068 | \$375,515 |
| TOTAL REVENUE AND BALANCE | \$399,151 | \$373,068 | \$435,515 |
| Expense | | | |
| Contractual | \$274,327 | \$255,971 | \$385,321 |
| Incidentals / Administration ² | \$81,058 | \$70,000 | \$13,679 |
| Utilities | \$12,900 | \$12,900 | \$0 |
| Contingency Reserve ³ | \$30,866 | \$34,197 | \$36,515 |
| TOTAL EXPENSE | \$399,151 | \$373,068 | \$435,515 |
| BALANCE | \$0 | \$0 | \$0 |

Notes:

1. Includes City Working Capital Advance.
2. Includes City Administration Fee for all fiscal years shown; FY 2013/14 and FY 2014/15 figures include certain overhead contractual amounts which have been re-categorized and shifted to the contractual expense line item for FY 2015/16.
3. The contingency may build a reserve for the District for funding emergency needs or other projects.

SECTION IV. METHOD OF APPORTIONMENT

A. GENERAL

The Implementation Act permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements, which include the construction, maintenance, and servicing of street lights, traffic signals, landscaping and drainage facilities.

Streets and Highways Code Section 22573 requires that maintenance assessments be levied according to benefit rather than the assessed value.

“The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements.”

In addition, Article XIID and the Implementation Act require that a parcel’s assessment may not exceed the reasonable cost for the proportional special benefit conferred to that parcel. Article XIID and the Implementation Act further provides that only special benefits are assessable and the City must separate the general benefits from the special benefits. They also require that publicly owned properties which specifically benefit from the improvements be assessed.

B. SPECIAL BENEFIT ANALYSIS

As determined in the formation Engineer’s Report, each of the proposed improvements and the associated costs and assessments within the District were reviewed, identified and allocated based on special benefit pursuant to the provisions of the Assessment Law. Based on recent court opinions, the City requested the reevaluation of the separation of general and special benefits in the annual update to the Engineer’s Report.

Proper maintenance and operation of landscaping, street trees, streetlights, sidewalks, gutters and litter removal provides special benefit to properties within the District by providing community character, security, safety and vitality. In addition, the Improvements will enhance the ability of property owners to attract and maintain customers as well as increase the viability of commercial development. These special benefits are benefits that are above and beyond the City’s standard level of service, and exclusive of those “general benefits” provided to the public at large or properties located outside the District. Under Assessment Law, only “special benefits” are assessable. As such, separation and quantification of the “special benefits” associated with the improvements/services are illustrated in the following equations:

| |
|---|
| $\text{Special Benefits} = \text{Total Benefits} - \text{General Benefits}$ |
|---|

| |
|---|
| $\text{General Benefits} = \text{City Standard} + \text{External Benefits}$ |
|---|

$$\text{Special Benefits} = \text{Total Benefits} - [\text{City Standard} + \text{External Benefits}]$$

In these equations, “Total Benefits” refers to the cost of providing the total benefits of the improvements/services; “City Standard” represents the cost of providing the City’s standard level of service; and “External Benefits” refers to the cost of those additional benefits accruing to the public at large or properties located outside the District. In order to isolate the “Special Benefits,” it is necessary to quantify the amount of “General Benefits” associated with the improvements/services.

CITY STANDARD

The District will continue to receive the standard level of service provided to the public at large under City-funded and administered programs. These cost and service allocations, reviewed and adjusted annually by the City, are representative of the City’s standard level of service for maintenance and servicing of public facilities and improvements (e.g., medians, open space, street lights, street trees, sidewalks, parks, etc.), including street sweeping and graffiti removal on public property. With or without the proposed assessment District, the area will continue to receive the City’s standard level of services, a “general benefit” that is not funded by assessments.

Consistent with City policy for the public at large, the City will also provide the District with annual contributions from the Gas Tax Fund for median maintenance (28.03¢ per square foot for landscaped median and 4.43¢ per square foot of hardscaped median). These contributions, reviewed and adjusted annually by the City, are considered to be general benefit offsets to the District.

EXTERNAL BENEFITS

Assessment Law prohibits levying assessments to pay for “general benefits” conferred to the public at large or properties located outside the District. Public safety benefits of the improvements may accrue to persons traveling through the improvements (incidental beneficiaries). Based on a review of the spatial limits of the District and the proposed improvements/services, it has been determined that the maintenance and servicing of the improvements does not confer benefit to properties outside District.

To quantify the benefit to persons traveling through the District, a traffic study was completed to isolate the estimated “pass-through” traffic along each segment. Pass-through traffic is traffic that has neither an origin nor destination within the defined area, which provides a reasonable means of quantifying benefits not accrued to property within the District.

Additionally, improvements have been reviewed to determine the potential amount of benefit to Pass-through traffic. Since much of the District budget is for improvements that are a direct benefit to property within the District such as sidewalk spraying, gutter clean up and utility costs, the potential benefit to Pass-through traffic was considered low and was factored into the traffic counts.

It is estimated that as much as 7.12% of the total benefit may accrue to the public at large as incidental beneficiaries passing through the District. The estimated costs associated with these “general benefits” have been quantified and will not be funded by the assessments.

SPECIAL BENEFIT

Parcels within the District receive a special benefit resulting from the maintenance and services and improvement provided with the assessments. Specifically the special benefits are summarized as follows:

- Improved cleanliness and maintenance of sidewalks used to access property in the District.
- Enhanced cleanliness and desirability of the area, including removal of litter and debris from sidewalks and other public facilities for the direct advantage of property in the District.
- Protection and improvement of views, scenery and other permanent public facility resources for property in the District and preservation of public assets maintained by the District.
- Enhanced safety of property in the District and reduced liability risk.
- Improved illumination of property in the District.
- Improved access to property in the District due to cleaner and safer sidewalks and improved lighting.
- Improved nighttime visibility for the local access of emergency vehicles.
- Improved safety and traffic circulation to and from parcels.
- Increased deterrence of crime and aid to police and emergency vehicles.

C. ASSESSMENT METHODOLOGY

To establish the special benefit to the individual lots and parcels within the District a formula that spreads the costs of the maintenance based on the special benefit must be established. At the time of formation, the Improvements were reviewed and a formula was established to apportion the maintenance costs based on benefit.

Due to the nature of the services and improvements, two Zones were established. The assessments are weighted by Zone based on the benefit each Zone receives. In addition to the Zones, three factors, as further described below, are used to calculate each parcel’s assessment.

LOT SQUARE FOOTAGE

The Lot Square Footage (“LSF”) is a measure of a parcel’s proportionate area of ownership or stakeholder interest relative to the total area of the District, which is receiving enhanced and increased maintenance, beautification, and other property related services provided by the District. This factor has been weighted to provide a “target component” of 50% of respective Public Rights of Way and Sidewalk Operations (“PROWSO”) Personnel costs in Zone 1 and 2, 100% of District-wide PROWSO non-personnel costs, 50% of District-wide special project costs, and 100% of District-wide contingency costs. This factor has been weighted to provide a “target component” of approximately fifty percent (50%) of the total assessment.

LINEAR FRONT FOOTAGE FACTOR

The Linear Front Footage Factor (“LFF”) is a measure of a parcel’s proportionate share of the LFF of the total LFF length of the public right-of-way for which the District is providing enhanced and increased maintenance, beautification, and other property related services provided by the District. This factor has been weighted to provide a “target component” of 50% of respective PROWSO personnel costs in Zone 1 and 2.

BUILDING SQUARE FOOTAGE

The Building Square Footage (“BSF”) is a measure of a parcel’s proportionate contribution to the intensity of use of the public right-of-way. The land use classification for each parcel within the District has been identified and distinguished as follows:

TABLE 5 – CLASSIFICATION OF PARCELS

| Class | Description |
|--------------|--|
| A | Commercial/Retail |
| B | Office |
| C | Industrial/Manufacturing/Wholesale |
| D | Public Institutional (schools, library, fire station, etc) |
| E | Religious Institutional (building square footage exempted in this classification for owner-occupied churches, halls, administration – assessed for LFF and LSF only) |
| F | Multi-unit Residential (building square footage exempted in this classification – assessed for LFF and LSF only) |
| G | Single Family Residential (building square footage exempted in this classification – assessed for LFF and LSF only) |

This factor has been weighted to provide a “target component” of 50% of District-wide special project costs and 100% of District-wide administration costs.

The following table summarizes the “target component” for each Zone and service.

TABLE 6 – TARGET COMPONENTS

| Service | Targeted Apportionment of Costs to each Zone |
|--|--|
| PROWSO Personnel for Zone 1 | 50% of cost to Zone 1 linear frontage 50% of cost to Zone 1 lot size |
| PROWSO Personnel for Zone 2 | 50% of cost to Zone 2 linear frontage 50% of cost to Zone 2 lot size |
| PROWSO non-personnel costs (truck, gas, insurance, materials, equipment, misc.) | 100% of cost to Zone 1 & 2 lot size |
| Special projects including transportation, energy for street lights, signage, etc. | 50% of cost to Zone 1 & 2 lot size 50% of cost to Zone 1 & 2 building size (class A-D only) |
| Administration/Corporate Operations/Outreach | 100% of cost to Zone 1 & 2 building size (class A – D only) |
| Contingency | 100% of cost to Zone 1 & 2 lot size |

SAMPLE CALCULATIONS

As described above, assessments have been calculated for each parcel based on the LFF of the property along the improvement/service corridor, the LSF and the BSF for land use classifications A through D.

| |
|-------------------------------|
| LFF = Linear Front Footage |
| BSF = Building Square Footage |
| LSF = Lot Square Footage |

Shown below are calculations for various sample parcels.

- **Commercial Property with 50-foot frontage, 2,400 square feet of building on .10 acres**
LFF = 50.00 LFF
BSF= 2,400 BSF
LSF= 4,356 LSF
- **Residential Property with 75-foot frontage, 1,400 square foot house on .10 acres**
LFF = 75.00 LFF
BSF= 1,400 BSF (Not assessed based on method of apportionment)
LSF= 4,356 LSF
- **57-unit Condominium Property with 26-foot frontage, 64,000 square feet of building on 1.85 Acres**
LFF (per condo unit) = 26.00 LFF / 57 units = 0.456 LFF
BSF= 64,000 BSF/57=1,123 BSF per unit (Not assessed based on method of apportionment)
LSF= 80,586 LSF/57=1,414 LSF per unit

The total assessment for each parcel in the District is based on the calculated LFF, BSF and LSF for the parcel and the applicable unit assessment rate, as shown in the following equation:

| |
|---|
| $\text{Total Assessment} = \text{Total LFF} \times \text{LFF Assessment Rate} + \text{Total LSF} \times \text{LSF Assessment Rate} + \text{Total BSF (Class A - D only)} \times \text{BSF Assessment Rate}$ |
|---|

D. ASSESSMENT RANGE FORMULA

The purpose of establishing an Assessment Range Formula is to provide for reasonable increases and inflationary adjustment to annual assessments without requiring the District to go through the requirements of Proposition 218 in order to get a small increase. This Assessment Range Formula was approved by the property owners at the time the District was formed. If the budget and assessments calculated requires an increase greater than the

adjusted Maximum Assessment, then the assessment is considered an increased assessment and would be subject to Proposition 218 balloting.

The maximum authorized assessment established in the Fiscal Year 2004 proceedings are authorized to be indexed (increased or decreased) annually by the factor published in the SDCPI-U. The annual change in second half SDCPI-U values, as compiled by the U.S. Bureau of Labor Statistics (see www.bls.gov), for the prior year period was from 261.679 to 265.039 (a 1.28% increase). In accordance with the approved cost-indexing provisions, the maximum authorized assessment rates contained within this Assessment Engineer's Report have been increased by 1.28%.

The Maximum Assessment is adjusted annually and is calculated independent of the District's annual budget and proposed annual assessment. Any proposed annual assessment is not considered an increased assessment, even if the proposed assessment is greater than the assessment applied in the prior fiscal year.

SECTION V. ASSESSMENT DIAGRAM

The parcels within the College Heights Maintenance Assessment District consist of all lots, parcels depicted within the boundaries of the District. The District diagram reflecting the exterior boundaries of the District as well as the Benefit Zones is on file with the City Clerk.



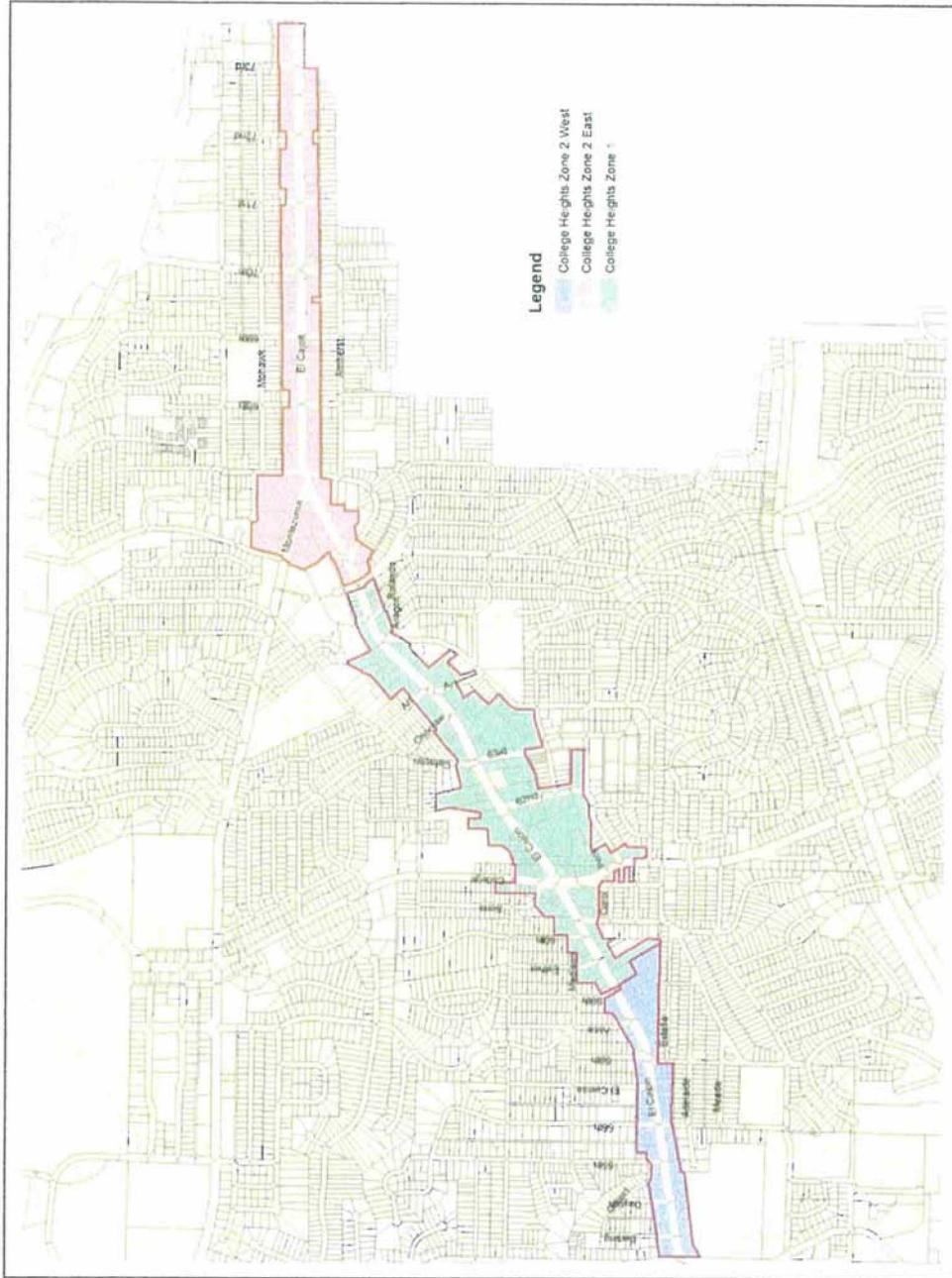
FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF SAN DIEGO COUNTY OF SAN DIEGO CALIFORNIA, THIS _____ DAY OF _____, 20__

CITY CLERK
RECORDED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF SAN DIEGO COUNTY OF SAN DIEGO CALIFORNIA, THIS _____ DAY OF _____, 20__

CITY CLERK
AN ASSESSMENT WASE CONFERED AND LEIRED BY THE CITY COUNCIL OF THE CITY OF SAN DIEGO ON THE LOTS, PIECES AND PARCELS OF LAND ON THIS ASSESSMENT DIAGRAM ON THE _____ DAY OF _____, 20__ FOR FISCAL YEAR 20__ AND SAID ASSESSMENT DIAGRAM AND THE RESPECTIVE ASSESSMENTS THEREON WERE FILED IN THE OFFICE OF THE COUNTY AUDITOR OF THE COUNTY OF SAN DIEGO ON THE _____ DAY OF _____, 20__ AND SAID ASSESSMENTS WERE MADE TO SAID RECORDED ASSESSMENT RECORD FOR THE EXACT AMOUNT OF EACH ASSESSMENT DUEED AGAINST EACH PARCEL OF LAND

CITY CLERK
FILED THIS _____ DAY OF _____, 20__ AT _____ O'CLOCK _____ IN THE OFFICE OF THE COUNTY AUDITOR OF THE COUNTY OF SAN DIEGO, IN THE CITY OF SAN DIEGO CALIFORNIA AT THE REQUEST OF THE CITY OF SAN DIEGO CITY COUNCIL
COUNTY AUDITOR COUNTY OF SAN DIEGO

NOTE: REFERENCE IS HEREBY MADE TO THE MAPS AND DEEDS OF THE COUNTY OF SAN DIEGO FOR A DETAILED DESCRIPTION OF THE LOTS, PIECES AND PARCELS OF LAND AS SHOWN HEREIN. THOSE MAPS SHALL COVER FOR ALL DETAILS OF THE LOTS, PIECES AND PARCELS AND BE IDENTIFIED IN SAID MAPS BY ITS DISTINCTIVE ASSESSOR'S PARCEL NUMBER.



Legend
 College Heights Zone 2 West
 College Heights Zone 2 East
 College Heights Zone 1

CITY OF SAN DIEGO
 COLLEGE HEIGHTS MAINTENANCE ASSESSMENT DISTRICT
 ASSESSMENT DIAGRAM

SECTION VI. ASSESSMENT ROLL

The assessment roll is a listing of the Fiscal Year 2016 Assessment apportioned to each lot or parcel, as shown on the San Diego County last equalized roll of the assessor and reflective of the Assessor's Parcel Map(s) associated with the equalized roll. A listing of parcels proposed to be assessed within this District is shown on the following table.

**City of San Diego
College Heights
Maintenance Assessment District
Assessment Roll FY 2016**

| Assessor's Parcel Number | Owner Name | Zone | Bldg. Sq. Ft. | Lot FF | Lot Sq. Ft. | FY 2016 Assessment |
|--------------------------|--|------|---------------|--------|-------------|--------------------|
| Zone 1 | | | | | | |
| 466-602-16-00 | GALLANT FAMILY TRUST 06-05-01 | 1 | 2,054 | 50 | 5,001 | \$460.06 |
| 466-602-31-00 | CITIBANK N A | 1 | 5,467 | 103 | 22,651 | \$1,423.66 |
| 466-602-32-00 | ALLIANCE FOR AFRICAN ASSISTANCE | 1 | 12,736 | 71 | 12,579 | \$1,192.50 |
| 466-610-11-00 | UNION BANK OF CALIFORNIA N A | 1 | 12,656 | 210 | 39,204 | \$2,711.82 |
| 466-742-05-00 | DELCHAD FAMILY TRUST 01-03-02 | 1 | 2,846 | 52 | 4,914 | \$493.54 |
| 466-742-06-00 | SAN DIEGO CENTER FOR THE BLIND | 1 | 9,000 | 100 | 10,001 | \$1,093.20 |
| 466-742-11-00 | SAN DIEGO CENTER FOR THE BLIND | 1 | 7,262 | 135 | 32,670 | \$1,973.74 |
| 466-750-31-00 | CHA HEE JUNG, PIAZA SHOPPING CENTER L L C, CHA DEBRA, CH | 1 | 5,250 | 159 | 14,201 | \$1,358.04 |
| 466-750-32-00 | CHA HEE JUNG, PIAZA SHOPPING CENTER L L C, CHA DEBRA, CH | 1 | 0 | 0 | 6,207 | \$217.24 |
| 466-750-33-00 | WHITNEY JACK G & HELEN FAMILY TRUST B 06-30-98 | 1 | 3,394 | 117 | 10,528 | \$985.44 |
| 466-750-37-00 | PREBYS CONRAD TRUST 12-17-82 | 1 | 0 | 101 | 54,014 | \$2,319.40 |
| 466-750-40-00 | POUR AMIR R | 1 | 0 | 121 | 29,185 | \$1,535.32 |
| 467-300-07-00 | THRIFTY OIL NO 191 & THRIFTY OIL NO 191 | 1 | 2,468 | 133 | 19,598 | \$1,338.08 |
| 467-300-23-00 | SAN DIEGO GAS & ELECTRIC CO | 1 | 0 | 75 | 13,042 | \$774.96 |
| 467-300-28-00 | FIRST INTERSTATE BANK TR | 1 | 5,223 | 112 | 26,572 | \$1,590.48 |
| 467-300-29-00 | POINT LOMA DUKE STREET L L C | 1 | 0 | 220 | 23,531 | \$1,757.84 |
| 467-300-35-00 | WESTPORT CAMPUS POINTE LLC <LF> Y F P CAMPUS POINTE L L | 1 | 89,641 | 132 | 48,352 | \$5,425.28 |
| 467-300-36-00 | Y F P CAMPUS POINTE L L C | 1 | 15,251 | 217 | 27,007 | \$2,406.50 |
| 467-300-37-00 | Y F P CAMPUS POINTE L L C | 1 | 27,663 | 0 | 49,223 | \$2,701.80 |
| 467-300-38-00 | C P III CENTREPOINT L L C | 1 | 560,042 | 468 | 358,499 | \$34,354.88 |
| 467-350-01-00 | PANAMA HOSPITALITY L L C | 1 | 20,188 | 100 | 30,056 | \$2,191.08 |
| 467-350-02-00 | PANAMA HOSPITALITY L L C | 1 | 25,100 | 100 | 26,572 | \$2,242.98 |
| 467-350-20-00 | LAMPLIGHTER INN L P | 1 | 23,773 | 138 | 46,174 | \$3,043.46 |
| 467-350-22-00 | S D ARAGON INVESTMENTS L L C | 1 | 5,817 | 285 | 27,007 | \$2,361.40 |
| 467-350-24-00 | MESA COMMONS I & II L L C | 1 | 0 | 117 | 155,509 | \$5,939.66 |
| 467-370-07-00 | R S PLAN 12-29-02 | 1 | 2,223 | 47 | 3,951 | \$416.54 |
| 467-370-08-00 | ARAS HAMIT | 1 | 2,400 | 50 | 3,999 | \$437.22 |
| 467-370-10-00 | BURNES ALLAN J & JOYA | 1 | 1,440 | 25 | 1,999 | \$227.08 |
| 467-370-11-00 | BURNES ALLAN J & JOYA | 1 | 1,440 | 23 | 1,973 | \$217.68 |
| 467-370-28-00 | ARAS HAMIT | 1 | 0 | 26 | 1,873 | \$175.96 |
| 467-370-29-00 | RECYCLED RESOURCES L L C | 1 | 0 | 75 | 6,125 | \$532.86 |
| 467-370-30-00 | ARAS HAMIT | 1 | 0 | 26 | 1,999 | \$180.38 |
| 467-402-23-00 | CITY OF SAN DIEGO | 1 | 2,000 | 47 | 5,201 | \$452.40 |
| 467-402-24-00 | CITY OF SAN DIEGO | 1 | 4,000 | 98 | 5,249 | \$741.44 |

**City of San Diego
College Heights
Maintenance Assessment District
Assessment Roll FY 2016**

| Assessor's Parcel Number | Owner Name | Zone | Bldg. Sq. Ft. | Lot FF | Lot Sq. Ft. | FY 2016 Assessment |
|--------------------------|---|------|---------------|--------|-------------|--------------------|
| 467-402-25-00 | CITY OF SAN DIEGO | 1 | 0 | 48 | 5,249 | \$387.54 |
| 467-411-09-00 | RACHMAN SANDRA L TRUST 08-19-71, BACHRACH EILEEN ET AL | 1 | 0 | 35 | 3,498 | \$271.06 |
| 467-411-10-00 | RACHMAN SANDRA L TRUST 08-19-71, BACHRACH EILEEN ET AL | 1 | 3,074 | 50 | 5,001 | \$496.16 |
| 467-411-12-00 | UNION BANK OF CALIFORNIA N A | 1 | 6,158 | 79 | 5,401 | \$742.44 |
| 467-411-15-00 | GAIPA FAMILY TRUST 07-26-90 | 1 | 2,540 | 65 | 14,266 | \$865.22 |
| 467-411-16-00 | CAJON LAND L L C | 1 | 16,375 | 100 | 42,253 | \$2,483.02 |
| 467-412-09-00 | CANALES FAMILY TRUST 12-09-02 | 1 | 1,888 | 50 | 4,251 | \$427.92 |
| 467-412-10-00 | LUKIC MILOS LIVING TRUST 05-15-06 | 1 | 2,426 | 50 | 4,552 | \$457.50 |
| 467-412-11-00 | SOLOMONS MINE L L C | 1 | 1,946 | 45 | 4,713 | \$424.92 |
| 467-412-12-00 | OROZCO ROBERTO, WOODINGTON GREGG | 1 | 1,300 | 62 | 4,321 | \$460.52 |
| 467-413-03-00 | JPMORGAN CHASE BANK | 1 | 10,901 | 118 | 9,344 | \$1,213.92 |
| 467-413-06-00 | JPMORGAN CHASE BANK | 1 | 2,400 | 47 | 6,368 | \$507.40 |
| 467-413-07-00 | JPMORGAN CHASE BANK | 1 | 11,802 | 40 | 4,282 | \$737.40 |
| 467-413-08-00 | JPMORGAN CHASE BANK | 1 | 7,959 | 60 | 6,778 | \$773.70 |
| 467-413-09-00 | JPMORGAN CHASE BANK | 1 | 6,000 | 103 | 8,599 | \$950.70 |
| 467-420-06-00 | JPMORGAN CHASE BANK | 1 | 7,093 | 35 | 7,205 | \$651.82 |
| 467-420-09-00 | 303436 GROUP L L C | 1 | 2,901 | 90 | 7,000 | \$729.86 |
| 467-420-10-00 | 303436 GROUP L L C | 1 | 1,201 | 40 | 2,997 | \$317.26 |
| 467-420-13-00 | A V S B L L C | 1 | 5,770 | 97 | 12,203 | \$1,043.22 |
| 467-420-15-00 | OLSHER STEVEN H | 1 | 3,918 | 80 | 9,601 | \$814.42 |
| 467-420-26-00 | JC INVESTMENTS L P (GLENDALE FED BK:SUBLEASE 1-1-83THRU | 1 | 17,394 | 191 | 39,640 | \$2,814.08 |
| 467-420-27-00 | CARPENTER FAMILY BYPASS TRUST 07-20-89, CARPENTER FAMIL | 1 | 24,957 | 104 | 78,408 | \$4,069.16 |
| 467-420-28-00 | JPMORGAN CHASE BANK | 1 | 7,618 | 0 | 5,497 | \$462.00 |
| 467-420-35-00 | SOLOMONS MINE L L C | 1 | 2,376 | 103 | 15,028 | \$1,047.46 |
| 467-420-38-00 | COLLEGE AVENUE BAPTIST CHURCH OF SAN DIEGO | 1 | 0 | 76 | 15,118 | \$851.88 |
| 467-420-42-00 | HCA PLAZA LTD, HCA PLAZA LTD | 1 | 0 | 242 | 84,071 | \$3,970.16 |
| 467-420-44-00 | COLLEGE AVENUE BAPTIST CHURCH OF SAN DIEGO | 1 | 0 | 66 | 135,000 | \$5,005.28 |
| 467-451-01-00 | GRANDALL MARJORIE M REVOCABLE INTERVIVOS TRUST 02-28-8 | 1 | 3,000 | 104 | 8,695 | \$852.14 |
| 467-451-02-00 | F R H INVESTMENTS INC | 1 | 600 | 53 | 5,850 | \$451.06 |
| 467-451-03-00 | F R H INVESTMENTS INC | 1 | 6,178 | 102 | 7,048 | \$898.48 |
| 467-451-04-00 | BOWEN TRUST 05-09-12, BOWEN DEWEY L | 1 | 4,100 | 51 | 7,649 | \$629.38 |
| 467-451-05-00 | ROMAN ENTERPRISES L P, ROMAN ENTERPRISES L P | 1 | 1,255 | 51 | 5,680 | \$459.78 |
| 467-451-06-00 | ROMAN ENTERPRISES L P, ROMAN ENTERPRISES L P | 1 | 4,922 | 100 | 13,098 | \$1,057.28 |
| 467-452-10-00 | AZTEC RETAIL L L C <LF> ACACIA PARK CENTER L L C | 1 | 21,028 | 300 | 81,893 | \$4,884.42 |
| 467-453-10-00 | B N M G PROPERTIES L L C | 1 | 12,690 | 90 | 12,689 | \$1,275.40 |

**City of San Diego
College Heights
Maintenance Assessment District
Assessment Roll FY 2016**

| Assessor's Parcel Number | Owner Name | Zone | Bldg. Sq. Ft. | Lot FF | Lot Sq. Ft. | FY 2016 Assessment |
|--------------------------|--|------|---------------|--------|-------------|--------------------|
| 467-453-11-00 | B N M G PROPERTIES L L C | 1 | 7,785 | 60 | 8,821 | \$839.04 |
| 467-460-07-00 | HAYMAN TODD & SANDRAL | 1 | 5,580 | 61 | 6,499 | \$683.98 |
| 467-460-08-00 | METZGER INVESTMENTS LP | 1 | 11,709 | 317 | 32,670 | \$2,904.02 |
| 467-460-22-00 | THRIFTY PAYLESS INC <LF> SCHWARZBLATT GERRY & MONICA T | 1 | 24,000 | 260 | 95,396 | \$5,292.34 |
| 467-460-23-00 | TRIM L L C | 1 | 9,042 | 120 | 24,443 | \$1,685.10 |
| 467-470-01-00 | CONWAY FAMILY TRUST 02-03-92, SHELTON JOHN W EST OF | 1 | 1,350 | 123 | 14,005 | \$1,060.28 |
| 467-470-02-00 | NGUYEN DAVID & HELEN | 1 | 6,650 | 69 | 11,500 | \$930.86 |
| 467-520-01-00 | CHA HEE JUNG, PIAZA SHOPPING CENTER L L C, CHA DEBRA, CH | 1 | 4,765 | 60 | 6,961 | \$667.06 |
| 467-520-02-00 | CHA HEE JUNG, PIAZA SHOPPING CENTER L L C, CHA DEBRA, CH | 1 | 5,250 | 60 | 6,961 | \$684.22 |
| 467-520-03-00 | CHA HEE JUNG, PIAZA SHOPPING CENTER L L C, CHA DEBRA, CH | 1 | 5,474 | 60 | 6,961 | \$692.16 |
| 467-520-12-00 | HARBAUGH GEORGE S FAMILY TRUST A 02-02-81 | 1 | 6,300 | 120 | 15,080 | \$1,260.36 |
| 467-520-22-00 | LOWREY LE ELLA S TR | 1 | 0 | 74 | 5,158 | \$494.78 |
| 467-520-23-00 | VAIASUSO KELLY T REVOCABLE LIVING TRUST 10-20-10 | 1 | 800 | 79 | 2,858 | \$463.82 |
| 467-520-24-00 | PLANNED PARENTHOOD OF THE PACIFIC SOUTHWEST | 1 | 0 | 58 | 1,760 | \$307.90 |
| 467-520-25-00 | PLANNED PARENTHOOD OF THE PACIFIC SOUTHWEST | 1 | 2,672 | 100 | 6,717 | \$754.32 |
| 467-520-26-00 | RUSSO PROPERTIES LTD | 1 | 0 | 59 | 4,896 | \$421.90 |
| 467-520-27-00 | RUSSO PROPERTIES LTD | 1 | 11,728 | 51 | 5,898 | \$838.06 |
| 467-520-28-00 | RUSSO PROPERTIES LTD | 1 | 2,112 | 50 | 6,299 | \$507.54 |
| 467-520-29-00 | RUSSO PROPERTIES LIMITED | 1 | 0 | 51 | 12,258 | \$645.60 |
| 467-520-30-00 | CAPPELLI PAULA C TRUST 10-08-02 | 1 | 4,598 | 148 | 15,960 | \$1,349.82 |
| 467-520-32-00 | LOG REALTY L L C | 1 | 16,760 | 198 | 62,291 | \$3,614.16 |
| 467-530-01-00 | RUSSO PROPERTIES LTD | 1 | 0 | 50 | 2,932 | \$314.94 |
| 467-530-02-00 | RUSSO PROPERTIES LTD | 1 | 4,802 | 50 | 4,173 | \$528.32 |
| 467-530-03-00 | RUSSO PROPERTIES LTD | 1 | 3,655 | 20 | 6,090 | \$427.42 |
| 467-530-12-00 | RUSSO PROPERTIES LTD | 1 | 0 | 0 | 4,199 | \$146.96 |
| 467-530-14-00 | PLANNED PARENTHOOD OF THE PACIFIC SOUTHWEST | 1 | 0 | 0 | 5,401 | \$189.04 |
| 467-530-17-00 | RUSSO PROPERTIES LTD | 1 | 5,059 | 223 | 30,056 | \$2,178.00 |
| 467-530-18-00 | RUSSO PROPERTIES LTD | 1 | 19,185 | 343 | 73,616 | \$4,712.12 |
| 467-530-19-00 | VONS COMPANIES INC <LF> RUSSO PROPERTIES LTD | 1 | 51,984 | 121 | 182,081 | \$8,726.40 |
| 467-530-20-00 | RUSSO PROPERTIES LTD | 1 | 3,199 | 321 | 35,719 | \$2,726.54 |
| 467-530-21-00 | RUSSO PROPERTIES LTD | 1 | 19,692 | 0 | 73,181 | \$3,258.24 |
| 467-541-01-00 | RUSSO FAMILY TRUST 03-15-02 | 1 | 0 | 95 | 6,830 | \$642.48 |
| 467-542-01-00 | SAN DIEGO INCOME PROPERTIES L L C | 1 | 0 | 105 | 5,998 | \$655.82 |
| 467-542-07-00 | CITY OF SAN DIEGO | 1 | 4,000 | 96 | 48,378 | \$2,242.46 |
| 467-564-02-00 | CHEUNG & ONG FAMILY TRUST 07-15-94 | 1 | 2,187 | 52 | 6,700 | \$532.72 |

City of San Diego
College Heights
Maintenance Assessment District
Assessment Roll FY 2016

| Assessor's Parcel Number | Owner Name | Zone | Bldg. Sq. Ft. | Lot FF | Lot Sq. Ft. | FY 2016 Assessment |
|--------------------------|---|------|------------------|---------------|------------------|---------------------|
| 467-564-05-00 | SALTS STEPHANIE | 1 | 0 | 100 | 7,802 | \$697.74 |
| 467-581-20-00 | V N PROPERTY RENTAL L L C | 1 | 9,764 | 435 | 30,928 | \$3,275.32 |
| 467-584-01-00 | PACIFIC BELL | 1 | 32,300 | 322 | 23,522 | \$3,333.78 |
| 468-220-01-00 | BATTIKHA & HADDAD L L C | 1 | 15,600 | 86 | 9,239 | \$1,240.66 |
| 468-220-02-00 | SEPPALA WAYNE & CHERYL FAMILY TRUST 02-18-02 | 1 | 5,311 | 61 | 6,599 | \$677.96 |
| 468-220-03-00 | SEPPALA WAYNE & CHERYL FAMILY TRUST 02-18-02 | 1 | 1,000 | 30 | 3,293 | \$278.04 |
| 468-220-04-00 | 2202-2204 BRISTOL STREET CORP, LEITER STEPHANIE K | 1 | 5,843 | 89 | 11,435 | \$984.96 |
| Zone 1 Subtotals | | | 1,361,260 | 11,437 | 2,739,476 | \$192,625.12 |
| Zone 2 | | | | | | |
| 466-680-17-00 | STAR FIRST PROPERTIES FAMILY LIMITED PARTNERSHIP | 2 | 9,867 | 220 | 27,442 | \$1,756.66 |
| 466-692-01-00 | MOEIN HADI | 2 | 1,330 | 100 | 9,039 | \$577.06 |
| 466-692-02-00 | BEYLOUNE ELIAS G FAMILY TRUST 12-24-93 | 2 | 3,200 | 50 | 5,772 | \$418.26 |
| 466-692-03-00 | TRAN LOI VAN & NGUYEN HONG HANH THI | 2 | 2,700 | 50 | 7,079 | \$442.34 |
| 466-692-04-00 | TRAN LOI VAN & NGUYEN HONG HANH THI | 2 | 5,036 | 50 | 6,808 | \$516.34 |
| 466-692-05-00 | FAMILY HEALTH CENTERS OF SAN DIEGO INC | 2 | 0 | 100 | 13,613 | \$676.16 |
| 466-693-11-00 | KIM CHONG SU & HYUN SUK | 2 | 4,764 | 100 | 9,936 | \$727.26 |
| 466-693-12-00 | FAMILY HEALTH CENTERS OF SAN DIEGO INC | 2 | 23,630 | 200 | 28,832 | \$2,239.90 |
| 466-710-10-00 | MORTON THOMAS & MARILYN FAMILY TRUST | 2 | 4,687 | 94 | 10,045 | \$713.54 |
| 466-710-11-00 | PORCO ENTERPRISES INC | 2 | 10,356 | 76 | 15,377 | \$1,041.14 |
| 466-710-14-00 | PENN STANLEY | 2 | 4,800 | 76 | 9,601 | \$659.94 |
| 466-710-31-00 | PENN STANLEY | 2 | 8,108 | 76 | 10,049 | \$791.34 |
| 466-720-13-00 | ROMAN CATHOLIC BISHOP OF SAN DIEGO | 2 | 0 | 245 | 28,910 | \$1,514.66 |
| 466-720-14-00 | FLAHIVE R TOM & MARY E | 2 | 3,727 | 76 | 4,522 | \$459.68 |
| 466-731-13-00 | MANSOR SAMIR Y & YOUHANA WISSAM | 2 | 7,960 | 100 | 11,570 | \$892.58 |
| 466-731-14-00 | CARLOS FAMILY TRUST 07-17-97 | 2 | 1,800 | 50 | 5,001 | \$344.08 |
| 466-731-15-00 | BEACHAM JOHN R | 2 | 7,057 | 97 | 9,914 | \$800.48 |
| 466-732-26-00 | SUFI INC | 2 | 1,276 | 140 | 14,893 | \$858.68 |
| 466-732-28-00 | SINAN LAND L L C | 2 | 1,562 | 176 | 15,346 | \$970.10 |
| 466-741-09-00 | LA JOLLA REVOCABLE TRUST 01-16-90 | 2 | 7,617 | 135 | 14,915 | \$1,071.74 |
| 466-741-18-00 | MITCHELL ELLIOTT EST OF, MITCHELL MARTIN | 2 | 10,606 | 130 | 21,235 | \$1,367.42 |
| 466-750-01-00 | MANGIAPANE ROSEANNE, CRIMI PAUL & GIUSTINA | 2 | 2,965 | 186 | 8,425 | \$822.72 |
| 466-750-02-00 | SOUTHERN CALUBE CENTERS INC | 2 | 1,936 | 77 | 9,400 | \$554.58 |
| 466-750-03-00 | STRUYK FAMILY TRUST 08-28-96 | 2 | 0 | 50 | 7,003 | \$344.36 |
| 466-750-04-00 | STRUYK FAMILY TRUST 08-28-96 | 2 | 3,550 | 50 | 8,918 | \$531.18 |

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| Assessor's Parcel Number | Owner Name | Zone | Bldg. Sq. Ft. | Lot FF | Lot Sq. Ft. | FY 2016 Assessment |
|--------------------------|--|------|---------------|--------|-------------|--------------------|
| 466-750-05-00 | RENS SANDRA H TR | 2 | 4,160 | 100 | 21,081 | \$1,062.02 |
| 466-750-06-00 | NGUYEN KHANH & BUI THANH | 2 | 7,460 | 82 | 21,949 | \$1,163.12 |
| 466-750-07-00 | PREBYS CONRAD TR | 2 | 0 | 70 | 21,876 | \$867.84 |
| 466-750-08-00 | PREBYS CONRAD TR, PREBYS CONRAD | 2 | 0 | 62 | 21,458 | \$835.20 |
| 466-750-10-00 | CONNOLLY LYMAN B | 2 | 2,418 | 79 | 10,042 | \$596.98 |
| 466-750-35-00 | EFFECT MARKETING GROUP L L C, MICKLE ALEX | 2 | 6,472 | 79 | 7,871 | \$671.08 |
| 466-750-36-01 | CAMPBELL JACQUELYN A | 2 | 0 | 0 | 1,410 | \$45.06 |
| 466-750-36-02 | HOLDER GREGORY S, BRADDON MICHAEL | 2 | 0 | 0 | 1,410 | \$45.06 |
| 466-750-36-03 | PHAM CHI T K | 2 | 0 | 0 | 1,410 | \$45.06 |
| 466-750-36-04 | HODGES FAMILY 2011 TRUST 03-22-11 | 2 | 0 | 0 | 1,410 | \$45.06 |
| 466-750-36-05 | GAVIN-MENDOZA FAMILY 1998 TRUST 07-01-98 | 2 | 0 | 0 | 1,410 | \$45.06 |
| 466-750-36-06 | TOBIN RICHARD W III & ANASTACIA C | 2 | 0 | 0 | 1,410 | \$45.06 |
| 466-750-36-07 | FARRIS BERNADETTE | 2 | 0 | 0 | 1,410 | \$45.06 |
| 466-750-36-08 | BOWNE TOD R | 2 | 0 | 0 | 1,410 | \$45.06 |
| 466-750-36-09 | WYMAN TRUST | 2 | 0 | 0 | 1,410 | \$45.06 |
| 466-750-36-10 | WALSH BRENDAN M | 2 | 0 | 0 | 1,410 | \$45.06 |
| 466-750-36-11 | GONSALVES JOSEPH M REVOCABLE TRUST 08-08-94 | 2 | 0 | 0 | 1,410 | \$45.06 |
| 466-750-36-12 | ROSE ROBERT M & PAMELA F | 2 | 0 | 0 | 1,410 | \$45.06 |
| 466-750-36-13 | SCHWEITZER ABHAY C | 2 | 0 | 0 | 1,410 | \$45.06 |
| 466-750-36-14 | GANDOLFO BARBARA L REVOCABLE TRUST 07-23-07 | 2 | 0 | 0 | 1,410 | \$45.06 |
| 466-750-36-15 | WEIGELE MICHAEL B, WEIGELE SIEGFRIED R & MARILYN A | 2 | 0 | 0 | 1,410 | \$45.06 |
| 466-750-36-16 | CHAWLA JENNIFER J | 2 | 0 | 0 | 1,410 | \$45.06 |
| 466-750-36-17 | BARRY GENEVIEVE M TRUST 03-26-09 | 2 | 0 | 0 | 1,410 | \$45.06 |
| 466-750-36-18 | KO JOSEPH, YNG KEENAN | 2 | 0 | 0 | 1,410 | \$45.06 |
| 466-750-36-19 | HALEVY RONEN & KIRAZ | 2 | 0 | 0 | 1,410 | \$45.06 |
| 466-750-36-20 | BLUMENFELD LEON & RENATA M, BLUMENFELD SZYMON & LIZA | 2 | 0 | 0 | 1,410 | \$45.06 |
| 466-750-36-21 | SORIANO ELISA, SORIANO JOSE & ELIZABETH | 2 | 0 | 0 | 1,410 | \$45.06 |
| 466-750-36-22 | P I CASA PROPERTIES L L C | 2 | 0 | 0 | 1,410 | \$45.06 |
| 466-750-36-23 | ADAM RON R & JEANNE M | 2 | 0 | 0 | 1,410 | \$45.06 |
| 466-750-36-24 | WALKER OSCAR L, LEON-MONDRAGON MICHELLE | 2 | 0 | 0 | 1,410 | \$45.06 |
| 466-750-36-25 | FERNANDEZ SAMUEL FAMILY TRUST 03-30-95 | 2 | 0 | 0 | 1,410 | \$45.06 |
| 466-750-36-26 | BARRON SYLVIA, GALARZA ALEX | 2 | 0 | 0 | 1,410 | \$45.06 |
| 466-750-36-27 | WEST GEOFFREY, QUINTANA DIANA L | 2 | 0 | 0 | 1,410 | \$45.06 |
| 466-750-36-28 | SHELTON NICHOLAS P | 2 | 0 | 0 | 1,410 | \$45.06 |
| 466-750-36-29 | SCHIFFMAN HARLAN A | 2 | 0 | 0 | 1,410 | \$45.06 |

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|--------------------------|--|------|---------------|--------|-------------|--------------------|
| 466-750-36-30 | RAMIREZ ALICIA | 2 | 0 | 0 | 1,410 | \$45.06 |
| 466-750-36-31 | WIEDERHOLT MARC & CYNTHIA | 2 | 0 | 0 | 1,410 | \$45.06 |
| 466-750-36-32 | RUNK DIANE L | 2 | 0 | 0 | 1,410 | \$45.06 |
| 466-750-36-33 | URBAN BUNCH L L C | 2 | 0 | 0 | 1,410 | \$45.06 |
| 466-750-36-34 | ALONZO ANDRE | 2 | 0 | 0 | 1,410 | \$45.06 |
| 466-750-36-35 | ONEILL CHRISTOPHER T | 2 | 0 | 0 | 1,410 | \$45.06 |
| 466-750-36-36 | RICHEY WILLIE | 2 | 0 | 0 | 1,410 | \$45.06 |
| 466-750-36-37 | BLAIR MICHAEL R | 2 | 0 | 0 | 1,410 | \$45.06 |
| 466-750-36-38 | DUCHOW DONNA P | 2 | 0 | 0 | 1,410 | \$45.06 |
| 466-750-36-39 | NIKOLAEV DENNIS | 2 | 0 | 0 | 1,410 | \$45.06 |
| 466-750-36-40 | CONNER SHERYL D | 2 | 0 | 0 | 1,410 | \$45.06 |
| 466-750-36-41 | SIEMENS CHRISTOPHER R & TAM BRENDA YUK-LAN | 2 | 0 | 0 | 1,410 | \$45.06 |
| 466-750-36-42 | BATIARI TRUST 02-14-13 | 2 | 0 | 0 | 1,410 | \$45.06 |
| 466-750-36-43 | STAFFORD JEFFREY A & SCHULER-HINTZ KRISTIN A | 2 | 0 | 0 | 1,410 | \$45.06 |
| 466-750-36-44 | PALERMO JOHN A & SHARLENE D REVOCABLE FAMILY TRUST | 2 | 0 | 0 | 1,410 | \$45.06 |
| 466-750-36-45 | MODRUSAN FAMILY TRUST 12-29-08 | 2 | 0 | 0 | 1,410 | \$45.06 |
| 466-750-36-46 | BODIEN HAZEL S | 2 | 0 | 0 | 1,410 | \$45.06 |
| 466-750-36-47 | MCDOWELL FAMILY TRUST 08-09-05 | 2 | 0 | 0 | 1,410 | \$45.06 |
| 466-750-36-48 | SCHIFFMAN HARLAN A | 2 | 0 | 0 | 1,410 | \$45.06 |
| 466-750-36-49 | SMITH LOUIS G, SMITH HAMPTON D, SMITH DANIEL M | 2 | 0 | 0 | 1,410 | \$45.06 |
| 466-750-36-50 | STANLEY JULIE I | 2 | 0 | 0 | 1,410 | \$45.06 |
| 466-750-36-51 | RUNK WILLIAM EST OF | 2 | 0 | 0 | 1,410 | \$45.06 |
| 466-750-36-52 | SLINKARD RANDALL G & YUMIKO | 2 | 0 | 0 | 1,410 | \$45.06 |
| 466-750-36-53 | BLADE LELAND C | 2 | 0 | 0 | 1,410 | \$45.06 |
| 466-750-36-54 | JOHNSTON REVOCABLE TRUST 05-03-13 | 2 | 0 | 0 | 1,410 | \$45.06 |
| 466-750-36-55 | STEVENSON-BELLOMO JOANNE L REVOCABLE TRUST | 2 | 0 | 0 | 1,410 | \$45.06 |
| 466-750-36-56 | LENNEMANN LEO J | 2 | 0 | 0 | 1,410 | \$45.06 |
| 466-750-36-57 | WORMER JACK J TRUST 10-02-90 | 2 | 0 | 0 | 1,410 | \$45.06 |
| 467-370-12-00 | BARON A CHRISTINE, BARON KEEESAG A, BARON DICRAN B ET AL | 2 | 0 | 135 | 10,071 | \$647.38 |
| 467-370-13-00 | HILLES LAURIE M | 2 | 2,520 | 75 | 5,924 | \$459.36 |
| 467-370-14-00 | HILLES LAURIE M | 2 | 625 | 50 | 3,999 | \$270.48 |
| 467-370-15-00 | 6554 & 6556 EL CAJON BLVD L L C | 2 | 560 | 146 | 11,848 | \$750.52 |
| 467-370-25-00 | BENDICKSON MICHAEL | 2 | 8,000 | 100 | 8,782 | \$804.90 |
| 468-120-04-00 | AA REFERRAL SERVICE INC | 2 | 0 | 54 | 218 | \$137.20 |
| 468-120-06-00 | COLLEGE LUTHERAN CHURCH OF SAN DIEGO | 2 | 0 | 228 | 78,408 | \$3,055.32 |

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|--------------------------|--|------|---------------|--------|-------------|--------------------|
| 468-120-07-00 | CITY OF SAN DIEGO | 2 | 0 | 215 | 64,469 | \$2,578.56 |
| 468-130-26-00 | RALPHS GROCERY CO <LF> C & P PROPERTIES NO 4 L L C | 2 | 47,823 | 382 | 144,184 | \$7,221.00 |
| 468-142-15-00 | SIXTY-EIGHTH STREET SQUARE LLC | 2 | 36,555 | 110 | 15,398 | \$2,051.00 |
| 468-142-16-00 | SIXTY-EIGHTH STREET SQUARE LLC | 2 | 8,328 | 50 | 7,000 | \$638.98 |
| 468-142-23-00 | SIXTY-EIGHTH STREET SQUARE LLC | 2 | 33,103 | 200 | 27,878 | \$2,544.68 |
| 468-142-27-00 | PEP BOYS MANNY MOE & JACK OF CALIFORNIA | 2 | 15,640 | 253 | 35,000 | \$2,282.06 |
| 468-152-18-00 | PATEL SAROD R & VINA S | 2 | 9,664 | 100 | 14,000 | \$1,030.54 |
| 468-152-19-00 | PALMER LILLIAN E TRUST 09-04-01 | 2 | 2,100 | 50 | 7,000 | \$418.58 |
| 468-152-20-00 | PALMER LILLIAN E TRUST 09-04-01 | 2 | 2,500 | 50 | 7,000 | \$432.74 |
| 468-152-23-00 | SOROURBAKHSH SHAHRIAR | 2 | 1,805 | 107 | 7,701 | \$568.00 |
| 468-152-24-00 | 6880 EL CAJON BLVD L L C | 2 | 538 | 158 | 22,399 | \$1,115.82 |
| 468-152-26-00 | 6880 EL CAJON BLVD L L C | 2 | 1,360 | 35 | 1,398 | \$177.20 |
| 468-152-27-00 | 6880 EL CAJON BLVD L L C | 2 | 0 | 15 | 4,966 | \$194.86 |
| 468-152-28-00 | SAN DIEGO COUNTY WATER AUTHORITY | 2 | 3,500 | 100 | 13,983 | \$811.84 |
| 468-162-16-00 | 70 EL CAJON BLVD CORP | 2 | 0 | 100 | 14,993 | \$720.26 |
| 468-162-17-00 | 70 EL CAJON BLVD CORP | 2 | 0 | 50 | 7,497 | \$360.14 |
| 468-162-18-00 | WHITE BYRON F 2001 REVOCABLE TRUST | 2 | 5,000 | 100 | 14,993 | \$897.20 |
| 468-162-19-00 | COLLINS MICHAEL D TRUST 12-01-09 | 2 | 2,000 | 50 | 7,497 | \$430.92 |
| 468-162-20-00 | M Z U R I HOLDINGS L L C | 2 | 1,600 | 50 | 7,497 | \$416.76 |
| 468-162-21-00 | M Z U R I HOLDINGS L L C | 2 | 864 | 50 | 7,497 | \$390.72 |
| 468-162-22-00 | LETT JOHN B W, WONG BOW JEAN | 2 | 784 | 100 | 14,993 | \$748.00 |
| 468-162-23-00 | MERZ FAMILY TRUST 1 04-23-07 | 2 | 1,727 | 110 | 15,398 | \$818.44 |
| 468-170-01-00 | DIPLOMAT ASSOCIATES LTD | 2 | 0 | 111 | 29,185 | \$1,200.28 |
| 468-170-04-00 | DIMENSTEIN FAMILY TRUST 12-20-85 | 2 | 26,136 | 234 | 43,560 | \$2,881.22 |
| 468-170-05-00 | AA REFERRAL SERVICE INC | 2 | 15,681 | 134 | 26,136 | \$1,713.26 |
| 468-170-06-00 | PERRY FRANK M JR | 2 | 5,969 | 133 | 14,593 | \$998.30 |
| 468-170-07-00 | CITY OF SAN DIEGO | 2 | 0 | 45 | 697 | \$130.80 |
| 468-170-09-00 | A L S HIGHLAND L L C | 2 | 0 | 252 | 67,518 | \$2,765.22 |
| 468-180-15-00 | BARON A CHRISTINE, BARON KEESAG A, BARON DICRAN B ET AL | 2 | 0 | 1 | 8,930 | \$287.76 |
| 468-180-22-00 | 1201 MAIN STREET L L C | 2 | 25,366 | 367 | 64,469 | \$3,842.84 |
| 468-180-28-00 | KELLY GRAHAM M FAMILY REVOCABLE TRUST 10-28-86 | 2 | 1,581 | 97 | 8,538 | \$562.70 |
| 468-180-29-00 | FIGHTERTOWN 88 | 2 | 17,511 | 214 | 29,186 | \$2,068.44 |
| 468-190-01-00 | LIM VIVIAN IRREVOCABLE TRUST 12-18-12, WONG JOSEPH IRRE\ | 2 | 2,133 | 105 | 15,159 | \$813.10 |
| 468-190-04-00 | PSKW L L C | 2 | 4,200 | 50 | 7,000 | \$492.90 |
| 468-190-05-00 | PSKW L L C | 2 | 2,800 | 50 | 6,893 | \$439.94 |

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|--------------------------|--|------|---------------|--------|-------------|--------------------|
| 468-190-06-00 | KRAUSS VICTOR B J | 2 | 2,505 | 50 | 7,000 | \$432.92 |
| 468-190-09-00 | HEFFLER HOLDINGS L L C | 2 | 3,557 | 50 | 6,299 | \$447.74 |
| 468-190-10-00 | HEFFLER HOLDINGS L L C | 2 | 4,420 | 60 | 8,398 | \$569.48 |
| 468-190-24-00 | BOWDEN DEAN T & FAYE J FAMILY TRUST 03-21-73, GOYETTE RO | 2 | 0 | 150 | 21,000 | \$1,032.78 |
| 468-190-25-00 | SYNERGY LTD | 2 | 6,404 | 100 | 14,000 | \$915.16 |
| 468-200-01-00 | BANK OF AMERICA NATIONAL TRUST & SAVINGS ASSN | 2 | 6,600 | 416 | 59,965 | \$3,152.98 |
| 468-200-02-00 | LOBELSON FAMILY 2013 TRUST 04-11-13, BRAVERMAN MARSHALI | 2 | 48,200 | 100 | 14,000 | \$2,394.34 |
| 468-200-03-00 | SAN DIEGO TRAILER SUPPLY INC | 2 | 2,164 | 50 | 7,000 | \$420.84 |
| 468-200-04-00 | SAN DIEGO TRAILER SUPPLY INC | 2 | 3,001 | 50 | 3,001 | \$322.68 |
| 468-210-05-00 | SMC ENTERPRISES L L C | 2 | 1,833 | 50 | 2,548 | \$266.88 |
| 468-210-07-00 | KAKIMON L L C | 2 | 3,204 | 50 | 7,000 | \$457.64 |
| 468-210-08-00 | KAKIMON L L C | 2 | 1,320 | 50 | 7,000 | \$390.98 |
| 468-210-24-00 | 70TH STREET LTD, 70TH STREET LTD, 70TH STREET LTD, 70TH ST | 2 | 9,248 | 150 | 20,579 | \$1,346.62 |
| 468-210-28-00 | 69TH STREET LTD | 2 | 16,890 | 301 | 43,124 | \$2,701.64 |
| 468-230-03-00 | KASHANI KOUROSH A & SHERYL | 2 | 1,512 | 104 | 8,050 | \$561.56 |
| 468-230-04-00 | WEBBER LIVING TRUST 09-20-05 | 2 | 0 | 50 | 6,155 | \$317.26 |
| 468-230-05-00 | GOWEN WILLIAM T | 2 | 0 | 50 | 5,001 | \$280.38 |
| 468-230-42-00 | OLIN L L C | 2 | 3,076 | 140 | 9,004 | \$734.22 |
| 468-230-44-00 | MARKS DOROTHY | 2 | 972 | 35 | 2,435 | \$196.62 |
| 469-040-16-00 | LE CANH T & NGAT | 2 | 7,000 | 61 | 8,398 | \$663.20 |
| 469-040-17-00 | ADLER HOWARD TRUST 11-23-99 | 2 | 7,220 | 50 | 7,000 | \$599.78 |
| 469-040-18-00 | BOND FAMILY TRUST 01-24-08 | 2 | 7,500 | 100 | 14,000 | \$953.96 |
| 469-040-21-00 | 70TH STREET PROPERTIES | 2 | 12,000 | 200 | 28,000 | \$1,801.74 |
| 469-040-22-00 | ATTISHA SAAD Y & BAN, ATTISHA BROS INC | 2 | 1,176 | 100 | 14,702 | \$752.58 |
| 469-040-25-00 | JAI SIARAM L L C | 2 | 4,972 | 100 | 14,000 | \$864.48 |
| 469-050-03-00 | YEKTA HOSSEIN R REVOCABLE TRUST 06-16-03 | 2 | 8,096 | 50 | 7,000 | \$630.78 |
| 469-050-04-00 | SAKO QAIS HANNA MAROGI & SAEED SUHAM Y | 2 | 2,718 | 50 | 7,000 | \$440.44 |
| 469-050-05-00 | KELLY CLARK L & ELSIE L | 2 | 0 | 50 | 7,000 | \$344.26 |
| 469-050-06-00 | KELLY CLARK & ELSIE | 2 | 0 | 50 | 7,000 | \$344.26 |
| 469-050-07-00 | SAN DIEGO COUNTY WATER AUTHORITY | 2 | 0 | 50 | 7,000 | \$344.26 |
| 469-050-08-00 | 7059 EL CAJON BOULEVARD L L C, 7059 EL CAJON BOULEVARD L | 2 | 3,200 | 50 | 6,996 | \$457.38 |
| 469-050-09-00 | DARRIN K LLC | 2 | 3,200 | 50 | 7,000 | \$457.50 |
| 469-050-10-00 | SMITH COLIN N & TERRI L | 2 | 1,900 | 50 | 7,000 | \$411.50 |
| 469-050-11-00 | HABETLER TRUST 10-19-95 | 2 | 1,600 | 50 | 7,000 | \$400.88 |
| 469-050-12-00 | MAXIMILIAN ASSOCIATES L L C | 2 | 3,100 | 60 | 8,398 | \$522.76 |

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|--------------------------|--|------|---------------|--------|-------------|--------------------|
| 469-050-24-00 | YEKTA HOSSEIN R REVOCABLE TRUST 06-16-03 | 2 | 1,500 | 91 | 9,365 | \$571.80 |
| 469-050-25-00 | LAMBERT EGLAH LIVING TRUST 07-06-94, LAMBERT RAMONA LIVI | 2 | 4,748 | 0 | 3,999 | \$295.82 |
| 469-071-15-00 | H R H 5 L L C | 2 | 1,578 | 112 | 9,348 | \$624.66 |
| 469-071-16-00 | TEMKIN ROCHELLE S | 2 | 1,200 | 50 | 7,000 | \$386.72 |
| 469-071-17-00 | BHAKTA BHUPENDRA & NIRU REVOCABLE TRUST 05-13-10 | 2 | 10,379 | 100 | 13,996 | \$1,055.72 |
| 469-071-20-00 | 7150 EL CAJON L L C | 2 | 0 | 150 | 21,000 | \$1,032.78 |
| 469-071-22-00 | WAI KAM LEUNG & LAN FONG TRS | 2 | 2,969 | 112 | 9,901 | \$691.56 |
| 469-071-23-00 | 7150 EL CAJON L L C | 2 | 21,330 | 100 | 13,996 | \$1,443.26 |
| 469-072-01-00 | PAIR PROPERTIES L P | 2 | 7,200 | 58 | 8,398 | \$663.04 |
| 469-072-02-00 | TWIN PROPERTIES L P | 2 | 2,750 | 25 | 3,498 | \$269.38 |
| 469-072-03-00 | TWIN PROPERTIES L P | 2 | 800 | 50 | 7,000 | \$372.58 |
| 469-072-04-00 | PAIR PROPERTIES L P | 2 | 1,250 | 25 | 3,498 | \$216.30 |
| 469-072-07-00 | COLLEGE PLAZA L L C | 2 | 8,159 | 50 | 7,000 | \$633.00 |
| 469-072-08-00 | COLLEGE PLAZA L L C | 2 | 19,120 | 200 | 28,000 | \$2,053.72 |
| 469-072-09-00 | COLLEGE PLAZA L L C | 2 | 8,121 | 50 | 7,000 | \$631.66 |
| 469-072-26-00 | COLLEGE PLAZA L L C | 2 | 6,390 | 60 | 5,698 | \$552.92 |
| 469-072-27-00 | AGOSTINI JAMES A, AGOSTINI DEBORAH A | 2 | 12,376 | 100 | 13,939 | \$1,124.56 |
| 469-091-14-00 | CIF HOLDINGS L P | 2 | 3,150 | 163 | 22,399 | \$1,220.32 |
| 469-091-15-00 | PETTIT SANDRA M TR | 2 | 1,702 | 50 | 7,000 | \$404.50 |
| 469-091-16-00 | HENDERSON CLIFFORD N TR & HENDERSON GAYLA R TR | 2 | 0 | 50 | 7,000 | \$344.26 |
| 469-091-19-00 | SINKS FAMILY REVOCABLE TRUST 02-12-93 | 2 | 0 | 100 | 14,000 | \$688.52 |
| 469-091-20-00 | 7220 EL CAJON BLVD L L C | 2 | 6,517 | 50 | 7,000 | \$574.90 |
| 469-091-22-00 | ADMANI FAMILY 2002 TRUST 04-09-02 | 2 | 0 | 100 | 14,000 | \$688.52 |
| 469-091-24-00 | DIMENSTEIN FAMILY TRUST 11-06-01 | 2 | 5,478 | 62 | 8,398 | \$611.74 |
| 469-091-25-00 | DIMENSTEIN FAMILY TRUST 11-06-01 | 2 | 6,800 | 50 | 7,000 | \$584.92 |
| 469-092-01-00 | SARABIA ARMANDO A & ROSA M | 2 | 2,400 | 72 | 10,498 | \$594.02 |
| 469-092-02-00 | SARABIA ARMANDO A & ROSA M | 2 | 3,599 | 50 | 7,000 | \$471.62 |
| 469-092-03-00 | CEFALU MARIA G YEAR 2003 INTER VIVOS FAMILY TRUST 04-02-0: | 2 | 2,178 | 50 | 7,000 | \$421.34 |
| 469-092-04-00 | CEFALU MARIA G YEAR 2003 INTER VIVOS FAMILY TRUST 04-02-0: | 2 | 490 | 60 | 8,398 | \$430.38 |
| 469-093-01-00 | SWIMMER CHARLES R TR & SWIMMER CAROL E TR | 2 | 9,240 | 162 | 22,399 | \$1,433.44 |
| 469-093-02-00 | SWIMMER CHARLES R TR & SWIMMER CAROL E TR | 2 | 1,640 | 25 | 3,498 | \$230.10 |
| 469-093-03-00 | ALBREKTSEN FAMILY 2009 TRUST 05-18-09 | 2 | 1,860 | 25 | 3,498 | \$237.88 |
| 469-093-04-00 | HOANG FAMILY TRUST 11-08-06 | 2 | 2,108 | 50 | 7,000 | \$418.86 |
| 469-093-05-00 | MAXIMILIAN ASSOCIATES L L C | 2 | 3,991 | 75 | 10,498 | \$657.56 |
| 469-110-03-00 | RAP WEST L L C | 2 | 8,250 | 169 | 23,522 | \$1,451.16 |

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|--------------------------|--|------|------------------|---------------|------------------|---------------------|
| 469-110-10-00 | UNIVERSITY CLEANERS | 2 | 7,000 | 81 | 16,088 | \$957.16 |
| 469-110-14-00 | MISSION HILLS PROPERTIES L L C | 2 | 17,376 | 166 | 30,928 | \$2,003.56 |
| 472-070-02-00 | TRAVEL TIME MOTEL | 2 | 18,813 | 120 | 13,560 | \$1,388.50 |
| 472-070-23-00 | BRIGHT HOUSE L L C | 2 | 4,300 | 25 | 2,522 | \$293.06 |
| 472-070-24-00 | LE HUAN ALBERT, LE VINCENT HOAN VU, LE NGUYEN LANCE HOI | 2 | 6,540 | 99 | 10,001 | \$789.78 |
| 472-070-28-00 | MITRE FINANCIAL LLC | 2 | 16,000 | 387 | 46,609 | \$2,988.92 |
| 472-070-30-00 | SAN DIEGO UNIFIED SCHOOL DISTRICT | 2 | 0 | 410 | 49,339 | \$2,565.38 |
| 472-091-01-00 | LEWIS JAMES B TRUST 05-02-02 | 2 | 2,455 | 60 | 5,759 | \$415.60 |
| 472-091-02-00 | LEWIS JAMES B TRUST 05-02-02 | 2 | 1,575 | 25 | 2,596 | \$198.98 |
| 472-091-03-00 | SCHENEWERK GREGORY C & JANE A | 2 | 1,580 | 25 | 2,648 | \$200.82 |
| 472-091-09-00 | HO NAM VAN & MUI CHAN | 2 | 1,400 | 25 | 3,433 | \$219.54 |
| 472-091-10-00 | VANSPRONSEN A CHRISTINE TRUST 09-30-04 | 2 | 1,330 | 50 | 6,750 | \$383.34 |
| 472-091-11-00 | TAM KWONG YAT & LILLY LIVING TRUST 09-15-09, HUEY JUNG TRI | 2 | 4,007 | 25 | 3,798 | \$323.46 |
| 472-091-12-00 | V R 1 INVESTMENTS INC | 2 | 8,927 | 100 | 15,908 | \$1,065.42 |
| 472-091-31-00 | ROURKE FAMILY TRUST 12-30-98 | 2 | 3,195 | 50 | 8,729 | \$512.58 |
| 472-091-32-00 | KACHI FAMILY TRUST 08-10-05 | 2 | 7,768 | 100 | 8,154 | \$776.64 |
| 472-091-33-00 | SEUFERER JACK & CINDY E, DECELLES CHUCK & LISA R | 2 | 1,000 | 125 | 14,501 | \$800.22 |
| 472-093-01-00 | DANG THO, DANG EMERLY & HA TO | 2 | 12,740 | 106 | 9,448 | \$1,008.42 |
| 472-093-02-00 | CHUNG YOUNG H | 2 | 1,850 | 51 | 4,591 | \$335.16 |
| 472-093-03-00 | GONZALEZ LUIS & REGINA A M D | 2 | 4,232 | 105 | 9,178 | \$696.28 |
| 472-093-04-00 | HUMPHREY JOSEPH M & GAYLE O, HUMPHREY THOMAS P & HUN | 2 | 3,250 | 50 | 4,500 | \$379.40 |
| Zone 2 Subtotals | | | 910,216 | 16,200 | 2,442,984 | \$149,345.30 |
| Totals | | | 2,271,476 | 27,637 | 5,182,460 | \$341,970.42 |

CITY OF SAN DIEGO

COLLEGE HEIGHTS MAINTENANCE ASSESSMENT DISTRICT

ENGINEER'S REPORT FISCAL YEAR 2016

This report has been prepared and submitted by:

C. Stephen Bucknam Jr. C 20903

Koppel & Gruber Public Finance

I, _____, as City Clerk of the City of San Diego, County of San Diego, California, do hereby certify that the Assessment as shown on the Assessment Roll, together with the Assessment Diagram, both of which are incorporated into this report, were filed in my office on the ____ day of _____, 2015.

Elizabeth Maland, City Clerk
City of San Diego
State of California

I, _____, as City Clerk of the City of San Diego, County of San Diego, California, do hereby certify that the foregoing Assessment as shown together with the Assessment Diagram incorporated into this report, was approved and confirmed by the City Council of said City on the ____ day of _____, 2015.

Elizabeth Maland, City Clerk
City of San Diego
State of California



THE CITY OF SAN DIEGO

CITY OF SAN DIEGO

**HILLCREST COMMERCIAL CORE
MAINTENANCE ASSESSMENT DISTRICT
ANNUAL UPDATE ENGINEER'S REPORT**

JUNE 2015

PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972, CALIFORNIA
STREETS & HIGHWAYS CODE AND THE
SAN DIEGO MAINTENANCE ASSESSMENT DISTRICT ORDINANCE
OF THE SAN DIEGO MUNICIPAL CODE

KOPPEL & GRUBER
PUBLIC FINANCE

334 VIA VERA CRUZ, SUITE 256
SAN MARCOS
CALIFORNIA 92078

T. 760.510.0290
F. 760.510.0288

CITY OF SAN DIEGO

MAYOR
Kevin Faulconer

CITY COUNCIL MEMBERS

Sherrri Lightner
District 1(Council President)

Lorie Zapf
District 2

Todd Gloria
District 3

Myrtle Cole
District 4

Mark Kersey
District 5

Chris Cate
District 6

Scott Sherman
District 7

David Alvarez
District 8

Marti Emerald
District 9 (Council President Pro Tem)

CITY ATTORNEY
Jan Goldsmith

CHIEF OPERATING OFFICER
Scott Chadwick

CITY CLERK
Elizabeth Maland

INDEPENDENT BUDGET ANALYST
Andrea Tevlin

CITY ENGINEER
James Nagelvoort

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SECTION I. EXECUTIVE SUMMARY

PROJECT: Hillcrest Commercial Core Maintenance Assessment District (“District”)

APPORTIONMENT METHOD: Linear Front Foot (“LFF”)
 Building/Lot Square Footage (“BSF”)

**TABLE 1 – SUMMARY INFORMATION – ZONE A
 (PARCELS WITH STREET TREES)**

| | FY 2015 | FY 2016 (1) | Maximum Authorized |
|------------------------------|----------------|--------------------|---------------------------|
| Total Parcels Assessed: | 8 | 8 | |
| Total Estimated Assessment: | \$19,999.50 | \$19,999.50 | |
| Total Number of Units: | | | |
| LFF | 1,191.00 | 1,191.00 | |
| BSF | 117,597.00 | 117,597.00 | |
| Unit Assessment Rate | | | |
| \$/LFF | \$7.187448 | \$7.187448 | \$8.633940 |
| \$/BSF | \$0.097275 | \$0.097275 | \$0.116852 |
| Estimated Assessment Revenue | | | |
| \$/LFF | \$8,560.25 | \$8,560.25 | |
| \$/BSF | \$11,439.25 | \$11,439.25 | |

1. FY 2016 is the City’s Fiscal Year 2016, which begins July 1, 2015 and ends June 30, 2016. Total Parcels Assessed, Total Estimated Assessment, and Total Estimated Factors may vary from prior year due to parcel changes.

**TABLE 2 – SUMMARY INFORMATION ZONE B
(PARCELS WITHOUT STREET TREES)**

| | FY 2015 | FY 2016 (1) | Maximum Authorized |
|------------------------------|----------------|--------------------|---------------------------|
| Total Parcels Assessed: | 69 | 69 | |
| Total Estimated Assessment: | \$70,183.43 | \$70,183.43 | |
| Total Number of Units: | | | |
| LFF | 5,729.00 | 5,729.00 | |
| BSF | 380,034.00 | 380,034.00 | |
| Unit Assessment Rate | | | |
| \$/LFF | \$6.356214 | \$6.356214 | \$7. 635418 |
| \$/BSF | \$0.088857 | \$0.088857 | \$0.106740 |
| Estimated Assessment Revenue | | | |
| \$/LFF | \$36,414.75 | \$36,414.75 | |
| \$/BSF | \$33,768.68 | \$33,768.68 | |

1. FY 2016 is the City’s Fiscal Year 2016, which begins July 1, 2015 and ends June 30, 2016. Total Parcels Assessed, Total Estimated Assessment, and Total Estimated Factors may vary from prior year due to parcel changes.

DISTRICT HISTORY: The District was formed in 2006 in compliance with Proposition 218. A property owner ballot proceeding was conducted and a weighted majority of property owners, based on assessment amount, approved the assessments and the annual cost indexing provisions.

ANNUAL COST INDEXING: The assessments are authorized to increase by the annual change in the San Diego Area Consumer Price Index (the SDCPI-U) not to exceed 5% of the previous year’s rate. However, if SDCPI-U is higher than 5%, the excess can be cumulatively reserved and can be added to the SDCPI-U in years in which the SDCPI-U is less than 5%.

BONDS: No bonds will be issued in connection with this District.

SECTION II. BACKGROUND

A. INTRODUCTION

The Hillcrest Commercial Core Maintenance Assessment District was established during FY 2006. The District was formed in compliance with the provision of Proposition 218. An assessment ballot proceeding was conducted and a weighted majority of property owners, based on assessment amount, were in support of the assessments and services and improvements the assessments fund.

This report constitutes the annual update of the Engineer's Report for the City of San Diego ("City") Hillcrest Commercial Core Maintenance Assessment District for Fiscal Year ("FY") 2016 which provides updated information regarding the budget and factors that affect the assessment. This report relies on the assessment methodology and benefit analysis from the Engineer's Report prepared at the time of formation and approved by the property owners. The City Council pursuant to the provisions of the San Diego Maintenance Assessment District Procedural Ordinance of 1986 (the "Ordinance") Landscaping and Lighting Act of 1972, Being Division 15, Part 2 of the Streets and Highways Code of the State of California, beginning with Section 22500 (the "1972 Act"), Article XIID of the Constitution of the State of California ("Article XIID"), the Proposition 218 Omnibus Implementation Act (Government Code Section 53750 and following) (the "Implementation Act"), and (the Ordinance, 1972 Act, Article XIID and the Implementation Act are referred to collectively as the "Assessment Law") desires to levy and collect annual assessments against lots and parcels within the District in the fiscal year commencing July 1, 2015 and ending June 30, 2016 to pay for the operation, maintenance and servicing of landscaping, lighting, drainage and all appurtenant facilities. The assessment rates set for FY 2016 as set forth in this Engineer's Report do not exceed the maximum rates established at the time the District was formed, therefore, the City and the District are not required to go through a property owner ballot protest procedure in order to establish the FY 2016 assessment rates.

Each lot or parcel within the District is assessed proportionately for only the improvements and services that are determined to be special benefit. For this report, each lot or parcel to be assessed, refers to an individual property assigned its own Assessor Parcel Number by the San Diego County ("County") Assessor's Office as shown on the last equalized roll of the assessor.

A Public Hearing will be scheduled where public testimony will be heard by the City Council. Following the conclusion of the Public Hearing, the City Council will confirm the Engineer's Report as submitted or amended and may order the collection of assessments for FY 2016.

SECTION III. PLANS AND SPECIFICATION

A. GENERAL DESCRIPTION OF THE DISTRICT

The territory within the District consists of all lots, parcels and subdivisions of land as shown on the Boundary Diagram titled “Assessment Diagram of the City of San Diego Hillcrest Commercial Core Maintenance Assessment District” contained within this report in Section VI.

The District is generally located along University Avenue from 1st Avenue to 6th Avenue and encompasses Washington to Pennsylvania Streets, and 4th Avenue to 6th Avenue. The non-profit Hillcrest Business Improvement Association Inc. manages the District. Two Zones were created based on the level of special benefit received by the properties. Zone A includes the trimming of street trees and Zone B does not include street trees; the Boundary Diagram outlines the location of the Zones.

B. DESCRIPTION OF IMPROVEMENTS TO BE MAINTAINED AND SERVICES

The District, through the levy of special assessments, provides funding for ongoing maintenance, operation and servicing of landscaping, lighting, and other improvements or appurtenant facilities located within the public rights-of-ways and dedicated easements located within the District. Maintenance services will be provided by City personnel and/or private contractors. The improvements maintained and services provided by the District are generally described as follows:

- Increased security services;
- Debris and litter removal;
- Enhanced litter containers;
- Leaf sweeping and debris removal;
- Steam cleaning of sidewalks;
- Increased trash pick-up;
- Tree trimming;
- Operation of enhanced street lighting;
- Special Projects – Acquisition of litter containers;
- Administration/Corporate Operations/Outreach including:
 - District management
 - Overseeing of contract
 - Relations with City and Council office
 - Relations with property owners
 - Relations with the former Redevelopment Agency, and Community Planning Groups
 - Insurance
 - Legal and accounting management
 - Office related expenses

TABLE 3 - SERVICE FREQUENCY BY BENEFIT ZONE

| Service | Zone A Frequency | Zone B Frequency |
|--|---|---|
| Janitorial services | 5 days per week | 5 days per week |
| Tree trimming (18 Ficus trees) | Annual | N/A |
| Security services | 5 – 7 days per week | 5 – 7 days per week |
| Sidewalk Steam cleaning | 3 times per year | 3 times per year |
| Special projects: Acquisition of litter containers | As determined, costs expended equally between each Zone | As determined, costs expended equally between each Zone |
| Administration/Corporate Operations | Monday – Friday | Monday – Friday |

Plans and specifications for these improvements to be maintained by the District are on file with the City Engineer’s office and by reference are made part of this Report. The specifications for the maintenance to be performed are contained in a City contract with the Hillcrest Business Improvement Association which is incorporated herein by reference. These documents are on file with the City Clerk and the City Planning and Community Investment Department and are available for public inspection during normal business hours.

C. DESCRIPTION OF MAINTENANCE AND SERVICES

Maintenance means the furnishing of services and materials for the ordinary and usual maintenance, operation and servicing of improvements, services and appurtenant facilities, including repair, removal or replacement of all or part of any of the improvements, services or appurtenant facilities; providing for the life, growth, health and beauty of the landscaping improvements including cultivation, drainage, irrigation, trimming, mowing, spraying, fertilizing and treating for disease or injury; the removal of trimmings, rubbish, debris and other solid waste; the cleaning and sweeping of the sidewalk and gutter, collection and disposal of fallen branches and trees, tree and bush trimming, placement of street furniture, banner installation, security services, including homeless patrolling and reporting of security and safety problems to governmental agencies and the cleaning, sandblasting, and painting of walls, and other improvements to remove or cover graffiti.

Servicing means the furnishing of water and electricity for the irrigation of the Improvements or appurtenant facilities including any decorative lighting and the furnishing of electric current or energy, gas or other illuminating agent for the lighting improvements. Servicing also allows for the replacement of the facilities in order to maintain them in proper working order and to provide specific benefit to the District; or providing security and homeless patrols and other activities related to maintaining security.

SECTION IV. ESTIMATE OF COSTS

A. ESTIMATE OF COSTS TABLE

Below are the estimated costs of maintenance and services for the District including incidental costs and expenses, revenue and reserves.

TABLE 4 – ESTIMATE OF COSTS

| | FY 2013/14 | FY 2014/15 | FY 2015/16 |
|--|------------------|------------------|-----------------|
| HILLCREST COMMERCIAL CORE MAD | BUDGET | BUDGET | PROPOSED |
| BEGINNING BALANCE | \$40,000 | \$10,000 | \$0 |
| Revenue | | | |
| Assessments | \$90,183 | \$90,183 | \$90,183 |
| General Benefit Portion (Non Assessment Sources) | | \$9,147 | \$7,565 |
| TOTAL OPERATING REVENUE | \$90,183 | \$99,330 | \$97,748 |
| TOTAL REVENUE AND BALANCE | \$130,183 | \$109,330 | \$97,748 |
| Expense | | | |
| Contractual | \$78,182 | \$78,129 | \$86,704 |
| Incidentals / Administration ¹ | \$7,982 | \$7,000 | \$3,607 |
| Utilities | \$0 | \$0 | \$0 |
| Special Projects | \$35,000 | \$15,182 | \$0 |
| Contingency Reserve ² | \$9,019 | \$9,019 | \$7,437 |
| TOTAL EXPENSE | \$130,183 | \$109,330 | \$97,748 |
| BALANCE | \$0 | \$0 | \$0 |

Notes:

1. Includes City Administration Fee for all fiscal years shown; FY 2013/14 and FY 2014/15 figures include certain overhead contractual amounts which have been re-categorized and shifted to the contractual expense line item for FY 2015/16.
2. The contingency may build a reserve for the District for funding emergency needs or other projects.

SECTION V. METHOD OF APPORTIONMENT

A. GENERAL

The Implementation Act permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements, which include the construction, maintenance, and servicing of street lights, traffic signals, landscaping and drainage facilities.

Streets and Highways Code Section 22573 requires that maintenance assessments be levied according to benefit rather than the assessed value.

“The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements.”

In addition, Article XIID and the Implementation Act require that a parcel’s assessment may not exceed the reasonable cost for the proportional special benefit conferred to that parcel. Article XIID and the Implementation Act further provides that only special benefits are assessable and the City must separate the general benefits from the special benefits. They also require that publicly owned properties which specifically benefit from the improvements be assessed.

B. SPECIAL BENEFIT ANALYSIS

As determined in the formation Engineer’s Report, each of the proposed improvements and the associated costs and assessments within the District were reviewed, identified and allocated based on special benefit pursuant to the provisions of the Assessment Law. Based on recent court opinions, the City requested the reevaluation of the separation of general and special benefits in the annual update to the Engineer’s Report.

Proper maintenance and operation of landscaping, street trees, streetlights, sidewalks, gutters and litter removal provides special benefit to properties within the District by providing community character, security, safety and vitality. In addition, the Improvements will enhance the ability of property owners to attract and maintain customers as well as increase the viability of commercial development. These special benefits are benefits that are above and beyond the City’s standard level of service, and exclusive of those “general benefits” provided to the public at large or properties located outside the District. Under Assessment Law, only “special benefits” are assessable. As such, separation and quantification of the “special benefits” associated with the improvements/services are illustrated in the following equations:

| |
|---|
| $\text{Special Benefits} = \text{Total Benefits} - \text{General Benefits}$ |
|---|

| |
|---|
| $\text{General Benefits} = \text{City Standard} + \text{External Benefits}$ |
|---|

$$\text{Special Benefits} = \text{Total Benefits} - [\text{City Standard} + \text{External Benefits}]$$

In these equations, “Total Benefits” refers to the cost of providing the total benefits of the improvements/services; “City Standard” represents the cost of providing the City’s standard level of service; and “External Benefits” refers to the cost of those additional benefits accruing to the public at large or properties located outside the District. In order to isolate the “Special Benefits,” it is necessary to quantify the amount of “General Benefits” associated with the improvements/services.

CITY STANDARD

The District will continue to receive the standard level of service provided to the public at large under City funded and administered programs. These cost and service allocations, reviewed and adjusted annually by the City, are representative of the City’s standard level of service for maintenance and servicing of public facilities and improvements (e.g., medians, open space, street lights, street trees, sidewalks, parks, etc.), including street sweeping and graffiti removal on public property. With or without the proposed assessment District, the area will continue to receive the City’s standard level of services, a “general benefit” that is not funded by assessments.

EXTERNAL BENEFITS

Assessment Law prohibits levying assessments to pay for “general benefits” conferred to the public at large or properties located outside the District. Public safety benefits of the improvements may accrue to persons traveling through the improvements (incidental beneficiaries). Based on a review of the spatial limits of the District and the proposed improvements/services, it has been determined that the maintenance and servicing of the improvements does not confer benefit to properties outside District.

To quantify the benefit to persons traveling through the District, a traffic study was completed to isolate the estimated “pass-through” traffic along each segment. Pass-through traffic is traffic that has neither an origin nor destination within the defined area, which provides a reasonable means of quantifying benefits not accrued to property within the District.

Additionally, improvements have been reviewed to determine the potential amount of benefit to Pass-through traffic. Since much of the District budget is for improvements that are a direct benefit to property within the District such as sidewalk spraying, gutter clean up and utility costs, the potential benefit to Pass-through traffic was considered low and was factored into the traffic counts.

It is estimated that as much as 6.93% of the total benefit may accrue to the public at large as incidental beneficiaries passing through the District. The estimated costs associated with these “general benefits” have been quantified and will not be funded by the assessments.

SPECIAL BENEFIT

Parcels within the District receive a special benefit resulting from the maintenance and services and improvement provided with the assessments. Specifically the special benefits are summarized as follows:

- Improved cleanliness and maintenance of sidewalks used to access property in the District.
- Enhanced cleanliness and desirability of the area, including removal of litter and debris from sidewalks and other public facilities for the direct advantage of property in the District.
- Protection and improvement of views, scenery and other permanent public facility resources for property in the District and preservation of public assets maintained by the District.
- Enhanced safety of property in the District and reduced liability risk.
- Improved illumination of property in the District.
- Improved access to property in the District due to cleaner and safer sidewalks and improved lighting.
- Improved nighttime visibility for the local access of emergency vehicles.
- Improved safety and traffic circulation to and from parcels.
- Increased deterrence of crime and aid to police and emergency vehicles.

C. ASSESSMENT METHODOLOGY

To establish the special benefit to the individual lots and parcels within the District a formula that spreads the costs of the maintenance based on the special benefit must be established. At the time of formation, the Improvements were reviewed and a formula was established to apportion the maintenance costs based on special benefit.

The method of assessment established at the time of the District's formation is based on a combination of two factors; Linear Front Footage ("LFF"), and the Building Square Footage/parcel area ("BSF"). BSF and LFF are directly correlated with the population density and current or potential use of the property. These factors are both good determinates of relative benefit to property, and since the population density in the Hillcrest area (and height of buildings) is average for an urbanized area a 50/50 split of the assessments was deemed to be reasonable.

The total assessment for each parcel is the sum of the assessment calculated by the application of each factor.

LINEAR FRONT FOOTAGE FACTOR

The Linear Front Footage Factor is a measure of a parcel's proportionate share of the LFF of the total LFF length of the public right-of-way for which the District is providing enhanced and increased maintenance, beautification, and other property related services provided by the District. Fifty percent (50%) of the total amount assessed is apportioned to each parcel with a zone based on LFF.

BUILDING/LOT SQUARE FOOTAGE

The Building Square Footage is a measure of a parcel's proportionate contribution to the intensity of use of the public right-of-way. Fifty percent (50%) of the total amount assessed is apportioned to each parcel with a zone based on BSF. Improved parcels are levied based on building square footage, while unimproved parcels are levied on 1/3rd of the parcel area.

SAMPLE CALCULATIONS

As described above, assessments have been calculated for each parcel based the LFF of the property along the improvement/service corridor and the BSF of building square footage for improved property and 1/3rd of parcel area of unimproved property.

| |
|---|
| <p>LFF = Linear Front Footage</p> <p>BSF = Building Square Factor/Parcel Area</p> |
|---|

Shown below are calculations for various sample parcels.

- **Improved Commercial Property with 50-foot frontage, 5,000 square feet of building on .10 acres**
LFF = 50.00 LFF
BSF= 5,000 BSF

- **Unimproved Property with 75-foot frontage, on .10 acres**
LFF = 75.00 LFF
BSF= 4,356 sq ft of parcel area*.33=1,452 BSF

The total assessment for each parcel in the District is based on the calculated LFF and BSF for the parcel and the applicable unit assessment rate, as shown in the following equation:

| |
|--|
| <p>Total Assessment = Total LFF x LFF Assessment Rate +Total BSF x BSF Assessment Rate</p> |
|--|

D. ASSESSMENT RANGE FORMULA

The purpose of establishing an Assessment Range Formula is to provide for reasonable increases and inflationary adjustment to annual assessments without requiring the District to go through the requirements of Proposition 218 in order to get a small increase. This Assessment Range Formula was approved by the property owners at the time the District was formed. If the budget and assessments calculated requires an increase greater than the adjusted Maximum Assessment, then the assessment is considered an increased assessment and would be subject to Proposition 218 balloting.

The maximum authorized assessment established in the Fiscal Year 2006 proceedings are authorized to be indexed (increased or decreased) annually by the factor published in the SDCPI-U not to exceed 5% of the previous year's rate. In the event that the annual change in SDCPI-U exceeds 5%, a percentage change in excess of 5% can be cumulatively reserved and can be added to the annual change in the SDCPI-U for years in which the SDCPI-U is less than 5%. The annual change in second half SDCPI-U values, as compiled by the U.S. Bureau of Labor Statistics (see www.bls.gov), for the prior year period was from 261.679 to 265.039 (a 1.28% increase). In accordance with the approved cost-indexing provisions, the maximum authorized assessment rates contained within this Assessment Engineer's Report have been increased by 1.28%.

The Maximum Assessment is adjusted annually and is calculated independent of the District's annual budget and proposed annual assessment. Any proposed annual assessment is not considered an increased assessment, even if the proposed assessment is greater than the assessment applied in the prior fiscal year.

SECTION VI. ASSESSMENT DIAGRAM

The parcels within the Hillcrest Commercial Core Maintenance Assessment District consist of all lots, parcels depicted within the boundaries of the District. The District diagram reflecting the exterior boundaries of the District and the Zones of benefit is on file with the City Clerk.

Hillcrest Commercial Core Maintenance Assessment District



Vicinity Map



- Benefit Zone A
- Benefit Zone B
- District Boundary



Parcel Data From
San Diego County SanGis,
Publication Date 2014-06-02



334 Via Vera Cruz, Suite 256
San Marcos, CA 92078

SECTION VII. ASSESSMENT ROLL

The assessment roll is a listing the Fiscal Year 2016 Assessment apportioned to each lot or parcel, as shown on the San Diego County last equalized roll of the assessor and reflective of the Assessor's Parcel Map(s) associated with the equalized roll. A listing of parcels proposed to be assessed within this District is shown on the following table.

City of San Diego
Hillcrest
Maintenance Assessment District
Assessment Roll FY 2015

| Assessor's Parcel Number | Owner Name | Zone | Square Footage | Lot Front Footage | FY 2015 Assessment |
|--------------------------|--|------|----------------|-------------------|--------------------|
| 444-671-12-00 | FIFTH&UNIVERSITY PARTNERS L P | A | 41,647 | 256 | \$5,891.20 |
| 452-056-16-00 | MARSHALL LEONG INVESTMENT GROUP INC | A | 6,700 | 285 | \$2,700.16 |
| 452-056-17-00 | KOPPEL INTER VIVOS TRUST 06-16-93 | A | 8,210 | 50 | \$1,158.00 |
| 452-056-18-00 | OHARA JUDITH F G FAMILY TRUST 09-02-97 | A | 5,000 | 50 | \$845.74 |
| 452-056-19-00 | JADALLAH CHARLES&JANINE | A | 9,150 | 50 | \$1,249.44 |
| 452-056-20-00 | JADALLAH CHARLES&JANINE | A | 28,190 | 251 | \$4,546.22 |
| 452-056-26-00 | EHRENBERG ROBERTA S TR&EHRENBERG ELLEN L TR&I | A | 10,200 | 50 | \$1,351.58 |
| 452-056-27-00 | HILLCREST-BRS ASSOCIATES L L C | A | 8,500 | 199 | \$2,257.14 |
| 444-661-14-00 | BAEZA INVESTMENTS L L C | B | 3,121 | 45 | \$563.34 |
| 444-661-24-00 | ASSISTANCE LEAGUE OF GREATER SAN DIEGO | B | 5,813 | 90 | \$1,088.58 |
| 444-661-27-00 | 142 D M G GROUP L L C | B | 7,023 | 114 | \$1,348.64 |
| 444-662-10-00 | THIRD&UNIVERSITY L L C | B | 4,410 | 135 | \$1,249.94 |
| 444-662-11-00 | C V K INC | B | 6,723 | 295 | \$2,472.46 |
| 444-671-08-00 | JADALLAH CHARLES&JANINE | B | 13,809 | 50 | \$1,544.84 |
| 444-671-09-00 | AMERICAN COMMERCIAL EQUITIES L L C | B | 6,210 | 155 | \$1,537.02 |
| 444-671-10-00 | SHOLEH L L C | B | 7,687 | 45 | \$969.06 |
| 444-671-11-00 | MALAMUT MICHAEL L | B | 5,991 | 45 | \$818.36 |
| 444-671-13-00 | FIFTH&UNIVERSITY PARTNERS L P | B | 2,249 | 47 | \$498.58 |
| 444-671-14-00 | HILLCREST RETAIL DEVELOPMENT L L C | B | 4,303 | 50 | \$700.16 |
| 444-671-15-00 | HILLCREST RETAIL DEVELOPMENT L L C | B | 2,115 | 47 | \$486.66 |
| 444-671-16-00 | HILLCREST FIFTH AVE L L C | B | 6,499 | 50 | \$895.28 |
| 444-671-17-00 | HILLCREST FIFTH AVE L L C | B | 13,000 | 100 | \$1,790.76 |
| 444-671-18-00 | FUNKE THOMAS M | B | 5,420 | 50 | \$799.42 |
| 444-672-06-00 | KATZ PETER R&TERESA M FAMILY TRUST 06-09-98 | B | 10,361 | 116 | \$1,657.96 |
| 444-672-07-00 | KATZ PETER R&TERESA M FAMILY TRUST 06-09-98 | B | 1,067 | 50 | \$412.62 |
| 444-672-08-00 | KELLY BEVERLY A FAMILY TRUST 06-17-04 | B | 8,007 | 50 | \$1,029.28 |
| 444-672-09-00 | KELLY BEVERLY A FAMILY TRUST 06-17-04 | B | 5,421 | 50 | \$799.50 |
| 444-672-11-00 | KATZ PETER R&TERESA M FAMILY TRUST 06-09-98 | B | 1,132 | 35 | \$323.04 |
| 452-055-01-00 | GUMUSTEKIN FAMILY TRUST 10-22-10 | B | 2,553 | 67 | \$652.72 |
| 452-055-02-00 | MARX H LTD PARTNERSHIP | B | 4,257 | 67 | \$804.12 |
| 452-055-31-00 | UPTOWN 141 | B | 8,077 | 135 | \$1,575.78 |
| 452-055-32-00 | WALGREEN CO | B | 8,000 | 135 | \$1,568.94 |
| 452-055-50-00 | PATHFINDER UNIVERSITY L L C | B | 5,026 | 135 | \$1,304.68 |
| 452-056-01-00 | UPTOWN UNIVERSITY L L C | B | 16,943 | 135 | \$2,363.58 |
| 452-056-13-00 | JASAITIS MICHAEL J SEPARATE PROPERTY REVOCABLE | B | 2,629 | 50 | \$551.42 |
| 452-056-14-00 | JASAITIS MICHAEL J SEPARATE PROPERTY REVOCABLE | B | 5,813 | 50 | \$834.34 |
| 452-056-15-00 | ARKO LOUIS TR (DCSD) | B | 6,017 | 50 | \$852.46 |
| 452-056-21-00 | KG VENTURES | B | 3,900 | 131 | \$1,179.20 |
| 452-056-22-00 | KG VENTURES | B | 4,120 | 50 | \$683.90 |
| 452-056-23-00 | ARKO CAROL A TR | B | 3,371 | 50 | \$617.34 |
| 452-056-24-00 | PERNICANO FAMILY TRUST 10-23-89 | B | 5,000 | 50 | \$762.10 |
| 452-056-25-00 | COHEN FAMILY TRUST 02-03-83 | B | 5,027 | 50 | \$764.48 |
| 452-056-28-00 | THRIFTY PAYLESS <LF> | B | 3,339 | 200 | \$1,567.94 |
| 452-056-29-00 | BALZAC PROPERTIES II <LF> ROBINSON AVENUE SAN DI | B | 3,485 | 104 | \$970.70 |
| 452-056-30-00 | BALZAC PROPERTIES II <LF> ROBINSON AVENUE SAN DI | B | 3,194 | 197 | \$1,535.98 |
| 452-056-31-00 | HILLCREST-BRS ASSOCIATES L L C | B | 3,194 | 97 | \$900.36 |
| 452-056-35-00 | KG VENTURES | B | 11,531 | 135 | \$1,882.70 |

City of San Diego
Hillcrest
Maintenance Assessment District
Assessment Roll FY 2015

| Assessor's Parcel Number | Owner Name | Zone | Square Footage | Lot Front Footage | FY 2015 Assessment |
|--------------------------|---|------|----------------|-------------------|--------------------|
| 452-063-44-00 | C B FAMILY TRUST 10-07-05 | B | 3,329 | 50 | \$613.62 |
| 452-063-45-00 | COX CALIFORNIA PCS INC <LF> SNYDER DAVID R SR TRI | B | 8,310 | 100 | \$1,374.02 |
| 452-063-46-00 | COX CALIFORNIA PCS INC <LF> JACOBS DIANA W TR | B | 3,250 | 50 | \$606.60 |
| 452-063-47-00 | KLEEGER BRUCE&BRENDA F | B | 654 | 50 | \$375.92 |
| 452-063-48-00 | ZELLMANN DONALD W | B | 4,800 | 50 | \$744.32 |
| 452-063-49-00 | ZELLMANN DONALD W | B | 2,251 | 50 | \$517.82 |
| 452-063-50-00 | S WILSON UPTOWN INC | B | 12,449 | 50 | \$1,423.98 |
| 452-063-51-00 | R C COMMERCIAL HOLDINGS L L C | B | 2,281 | 47 | \$501.42 |
| 452-063-52-00 | BALZAC PROPERTIES II <LF> ROBINSON AVENUE SAN DI | B | 21,785 | 437 | \$4,713.42 |
| 452-063-53-00 | SUTER JOYCE S TRUST 01-07-11 | B | 3,500 | 100 | \$946.62 |
| 452-063-54-00 | SUTER JOYCE S TRUST 01-07-11 | B | 700 | 42 | \$329.16 |
| 452-063-55-00 | 3737 5TH L L C | B | 10,413 | 100 | \$1,560.88 |
| 452-063-56-00 | WATSON THOMAS A | B | 2,192 | 50 | \$512.58 |
| 452-063-57-00 | BUSALACCHI JOE&LISA FAMILY TRUST 01-14-94 | B | 1,729 | 35 | \$376.10 |
| 452-063-58-00 | BUSALACCHI JOE&LISA FAMILY TRUST 01-14-94 | B | 853 | 41 | \$336.40 |
| 452-063-59-00 | ONCINA FAMILY REVOCABLE INTER VIVOS 2000 TRUST 0 | B | 2,000 | 0 | \$177.70 |
| 452-063-60-00 | COLLURA PROPERTIES L L C | B | 4,065 | 75 | \$837.92 |
| 452-063-61-00 | 3737 5TH L L C | B | 1,600 | 50 | \$459.98 |
| 452-063-62-00 | 3737 5TH L L C | B | 1,600 | 50 | \$459.98 |
| 452-063-63-00 | EVANS LESLEE TRUST 10-30-02 | B | 1,200 | 50 | \$424.44 |
| 452-063-64-00 | OBI II L L C | B | 4,883 | 146 | \$1,361.90 |
| 452-103-02-00 | KATZ PETER R TRUST 06-09-97 | B | 6,363 | 75 | \$1,042.10 |
| 452-103-03-00 | UPTOWN VENTURES L L C | B | 6,551 | 62 | \$976.18 |
| 452-103-04-00 | COOPER ADRIAN E&DOROTHY M TRUST 10-18-90 | B | 601 | 42 | \$320.36 |
| 452-103-05-00 | UPTOWN VENTURES LLC | B | 4,877 | 45 | \$719.38 |
| 452-103-06-00 | UPTOWN VENTURES LLC | B | 9,007 | 75 | \$1,277.04 |
| 452-103-07-00 | HILLCREST TOWERS L L C | B | 15,150 | 75 | \$1,822.90 |
| 452-103-08-00 | WRIEDT FAMILY TRUST B 11-10-86 | B | 5,303 | 50 | \$789.02 |
| 452-103-09-00 | UPTOWN VENTURES L L C | B | 7,757 | 50 | \$1,007.06 |
| 452-103-10-00 | SIXTH&ROBINSON L L C | B | 4,744 | 125 | \$1,216.06 |
| Totals | | | 497,631 | 6,920 | \$90,182.60 |

CITY OF SAN DIEGO

HILLCREST COMMERCIAL CORE MAINTENANCE ASSESSMENT DISTRICT

ENGINEER'S REPORT FISCAL YEAR 2016

This report has been prepared and submitted by:

C. Stephen Bucknam Jr. C 20903

Koppel & Gruber Public Finance

I, _____, as City Clerk of the City of San Diego, County of San Diego, California, do hereby certify that the Assessment as shown on the Assessment Roll, together with the Assessment Diagram, both of which are incorporated into this report, were filed in my office on the ____ day of _____, 2015.

Elizabeth Maland, City Clerk
City of San Diego
State of California

I, _____, as City Clerk of the City of San Diego, County of San Diego, California, do hereby certify that the foregoing Assessment as shown together with the Assessment Diagram incorporated into this report, was approved and confirmed by the City Council of said City on the ____ day of _____, 2015.

Elizabeth Maland, City Clerk
City of San Diego
State of California



THE CITY OF SAN DIEGO

CITY OF SAN DIEGO

**LITTLE ITALY
MAINTENANCE ASSESSMENT DISTRICT
ANNUAL UPDATE ENGINEER'S REPORT**

JUNE 2015

PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972, CALIFORNIA
STREETS & HIGHWAYS CODE AND THE
SAN DIEGO MAINTENANCE ASSESSMENT DISTRICT ORDINANCE
OF THE SAN DIEGO MUNICIPAL CODE

KOPPEL & GRUBER
PUBLIC FINANCE

334 VIA VERA CRUZ, SUITE 256
SAN MARCOS
CALIFORNIA 92078

T. 760.510.0290
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CITY OF SAN DIEGO

MAYOR
Kevin Faulconer

CITY COUNCIL MEMBERS

Sherrí Lightner
District 1(Council President)

Lorie Zapf
District 2

Todd Gloria
District 3

Myrtle Cole
District 4

Mark Kersey
District 5

Chris Cate
District 6

Scott Sherman
District 7

David Alvarez
District 8

Marti Emerald
District 9 (Council President Pro Tem)

CITY ATTORNEY
Jan Goldsmith

CHIEF OPERATING OFFICER
Scott Chadwick

CITY CLERK
Elizabeth Maland

INDEPENDENT BUDGET ANALYST
Andrea Tevlin

CITY ENGINEER
James Nagelvoort

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SECTION I. EXECUTIVE SUMMARY

PROJECT: Little Italy Maintenance Assessment District (“District”)

APPORTIONMENT METHOD: Linear Front Footage (“LFF”)
 Lot Square Footage (“LSF”)
 Building Square Footage (“BSF”)

TABLE 1 – SUMMARY INFORMATION ZONE 1

| | FY 2015 | FY 2016 (1) | Maximum Authorized |
|--------------------------|----------------|--------------------|---------------------------|
| Total Parcels Assessed: | 388 | 388 | |
| Unit Assessment Rate | | | |
| \$/LFF | \$2.365746 | \$2.484033 | \$2.543699 |
| \$/LSF | \$0.065508 | \$0.068784 | \$0.070436 |
| \$/BSF (Class A) (2) | \$0.064572 | \$0.067800 | \$0.069429 |
| \$/BSF (Classes B-F) (2) | \$0.047843 | \$0.050235 | \$0.051442 |
| Condos | \$252.00 | \$264.60 | \$270.96 |
| Undeveloped Condos | \$126.00 | \$132.30 | \$135.48 |

1. FY 2016 is the City’s Fiscal Year 2016, which begins July 1, 2015 and ends June 30, 2016. Total Parcels Assessed and Unit Assessment Rates may vary from prior year due to parcel changes.
2. Classifications are further described in Section V.C of this Engineer’s Report.

TABLE 2 – SUMMARY INFORMATION ZONE 2

| | FY 2015 | FY 2016 (1) | Maximum Authorized |
|--------------------------|----------------|--------------------|---------------------------|
| Total Parcels Assessed: | 1,662 | 1,662 | |
| Unit Assessment Rate | | | |
| \$/LFF | \$0.873312 | \$0.916978 | \$0.939004 |
| \$/LSF | \$0.055942 | \$0.058739 | \$0.060150 |
| \$/BSF (Class A) (2) | \$0.045091 | \$0.047346 | \$0.048483 |
| \$/BSF (Classes B-F) (2) | \$0.028359 | \$0.029777 | \$0.030493 |
| Condos | \$252.00 | \$264.60 | \$270.96 |
| Undeveloped Condos | \$126.00 | \$132.30 | \$135.48 |

1. FY 2016 is the City’s Fiscal Year 2016, which begins July 1, 2015 and ends June 30, 2016. Total Parcels Assessed and Unit Assessment Rates may vary from prior year due to parcel changes.
2. Classifications are further described in Section V.C of this Engineer’s Report.

TABLE 3 – SUMMARY INFORMATION ZONE 3

| | FY 2015 | FY 2016 (1) | Maximum Authorized |
|--------------------------|----------------|--------------------|---------------------------|
| Total Parcels Assessed: | 67 | 67 | |
| Unit Assessment Rate | | | |
| \$/LFF | \$0.392768 | \$0.412407 | \$0.422313 |
| \$/LSF | \$0.053248 | \$0.055910 | \$0.057253 |
| \$/BSF (Class A) | \$0.027978 | \$0.029377 | \$0.030083 |
| \$/BSF (Classes B-F) (2) | \$0.011250 | \$0.011812 | \$0.012096 |
| Condos | \$252.00 | \$264.60 | \$270.96 |
| Undeveloped Condos | \$126.00 | \$132.30 | \$135.48 |

1. FY 2016 is the City’s Fiscal Year 2016, which begins July 1, 2015 and ends June 30, 2016. Total Parcels Assessed and Unit Assessment Rates may vary from prior year due to parcel changes.
2. Classifications are further described in Section V.C of this Engineer’s Report.

DISTRICT HISTORY: The District was formed in 2004 in compliance with Proposition 218. A property owner ballot proceeding was conducted and a weighted majority (76%) of property owners, based on assessment amount, approved the assessments and the annual cost indexing provisions.

ANNUAL COST INDEXING: The assessments are authorized to increase by the annual percentage change in the San Diego Area Consumer Price Index (the SDCPI-U) not to exceed 5% of the previous year’s rate beginning in Fiscal Year 2010. However, if SDCPI-U is higher than 5%, the excess can be cumulatively reserved and can be added to the SDCPI-U in years in which the SDCPI-U is less than 5%.

BONDS: No bonds will be issued in connection with this District.

SECTION II. BACKGROUND

A. INTRODUCTION

The Little Italy Maintenance Assessment District was established by Resolution R-201568 of the City Council, which de-annexed the District from the Downtown Maintenance District on July 27, 2004. The District was formed in compliance with the provisions of Proposition 218. An assessment ballot proceeding was conducted and a weighted majority (76%) of property owners based on assessment amount were in support of the continuation of the assessments and services and improvements the assessments fund.

This report constitutes the annual update of the Engineer's Report for the City of San Diego ("City") Little Italy Maintenance Assessment District ("District") for Fiscal Year ("FY") 2016 which provides updated information regarding the budget and factors that affect the assessment. This report relies on the assessment methodology and benefit analysis from the Engineer's Report prepared at the time of formation and approved by the property owners. The City Council pursuant to the provisions of the San Diego Maintenance Assessment District Procedural Ordinance of 1986 (the "Ordinance"), Landscaping and Lighting Act of 1972, Being Division 15, Part 2 of the Streets and Highways Code of the State of California, beginning with Section 22500 (the "1972 Act"), Article XIID of the Constitution of the State of California ("Article XIID"), the Proposition 218 Omnibus Implementation Act (Government Code Section 53750 and following) (the "Implementation Act"), and (the Ordinance, 1972 Act, Article XIID and the Implementation Act are referred to collectively as the "Assessment Law") desires to levy and collect annual assessments against lots and parcels within the District in the fiscal year commencing July 1, 2015 and ending June 30, 2016 to pay for the operation, maintenance and servicing of landscaping, lighting, drainage, safety programs, economic development and all appurtenant facilities. The assessment rates set for the FY 2016 as set forth in this Engineer's Report do not exceed the maximum rates established at the time the District was formed, therefore, the City and the District are not required to go through a property owner ballot protest procedure in order to establish the FY 2016 assessment rates.

Each lot or parcel within the District is assessed proportionately for only the improvements and services that are determined to be of special benefit. For this report, each lot or parcel to be assessed, refers to an individual property assigned its own Assessor's Parcel Number by the San Diego County ("County") Assessor's Office as shown on the last equalized roll of the assessor.

A Public Hearing will be scheduled where public testimony will be heard by the City Council. Following the conclusion of the Public Hearing, the City Council will confirm the Engineer's Report as submitted or amended and may order the collection of assessments for FY 2016.

SECTION III. PLANS AND SPECIFICATION

A. GENERAL DESCRIPTION OF THE DISTRICT

The territory within the District consists of all lots, parcels and subdivisions of land as shown on the Boundary Diagram titled “Map of Proposed Boundaries of the City of San Diego Little Italy Maintenance Assessment District” contained within this report in Section VI.

The District generally includes the parcels located west of Interstate 5 and Front Street, south of W Laurel Street, east of Pacific Highway and north of Ash Street. The District is divided into three benefit Zones based on the services provided. The Zones are described as follows:

Zone 1 – Generally consisting of parcels fronting the following streets:

- India: Ash to Hawthorn
- Kettner: Ash to Date
- Cedar: California to India
- Beech: California to India
- Ash: California to India

Zone 2 – Generally consisting of parcels fronting the following streets:

- Pacific Highway: Ash to Grape
- Kettner: Date to Laurel
- India: Hawthorn to W Laurel
- State: Ash to Fir
- Union: All
- Front: Ash to Date
- Ash: Columbia to Front
- Beech: Columbia to Front
- Cedar: Columbia to Front
- Date: Columbia to Front

Zone 2 also includes all east-west streets in the District.

Zone 3 – Generally consisting of parcels fronting the following streets:

- State: Fir to I-5
- Columbia: Hawthorn to Juniper
- Pacific Highway: Grape to W Laurel

Zone 3 also includes the Washington Elementary School property.

B. DESCRIPTION OF IMPROVEMENTS TO BE MAINTAINED AND SERVICES

The District, through the levy of special assessments, provides funding for ongoing maintenance, operation and servicing of landscaping, lighting, and other improvements or appurtenant facilities located within the public rights-of-ways and dedicated easements located within the District. Maintenance services will be provided by City personnel and/or private contractors. The improvements maintained and services provided by the District are generally described as follows:

- Maintaining of the public rights-of-way through sidewalk sweeping, street sweeping, tree planting, watering, and trimming, graffiti clean-up, and extensive landscaping.
- Dealing with homeless and vagrancy issues;
- Public Safety programs and security;
- Parking services in the District;
- Economic development and housing issues; and
- Operation of enhanced street lighting.

Maintenance and servicing of improvements, include but are not limited to landscaping, sprinkler systems, shrubbery, trees, irrigation and drainage systems, street lighting, and other appurtenant items located in right of ways and any incidental costs thereto, and located within the boundaries the District or adjacent to the District.

Plans and specifications for these improvements to be maintained by the District are on file with the City Engineer's office and the City Planning and Community Investment Department and by reference are made part of this Report.

C. DESCRIPTION OF MAINTENANCE AND SERVICES

Maintenance means the furnishing of services and materials for the ordinary and usual maintenance, operation and servicing of improvements, services and appurtenant facilities, including repair, removal or replacement of all or part of any of the improvements, services or appurtenant facilities; providing for the life, growth, health and beauty of the landscaping improvements including cultivation, drainage, irrigation, trimming, mowing, spraying, fertilizing and treating for disease or injury; the removal of trimmings, rubbish, debris and other solid waste; the cleaning and sweeping of the sidewalk and gutter, collection and disposal of fallen branches and trees, tree and bush trimming, placement of street furniture, banner installation, security services, including homeless patrolling and reporting of security and safety problems to governmental agencies and the cleaning, sandblasting, and painting of walls, and other improvements to remove or cover graffiti.

Servicing means the furnishing of water for the irrigation of the improvements or appurtenant facilities and electricity, including any decorative lighting and the furnishing of electric current or energy, gas or other illuminating agent for the lighting improvements. Servicing also allows for the replacement of the facilities in order to maintain them in proper working order and to provide specific benefit to the District; or providing security and homeless patrols and other activities related to maintaining security.

SECTION IV. ESTIMATE OF COSTS

A. ESTIMATE OF COSTS TABLE

Below are the estimated costs of maintenance and services for the District including incidental costs and expenses, revenue and reserves.

TABLE 4 – ESTIMATE OF COSTS

| | FY 2013/14 | FY 2014/15 | FY 2015/16 |
|--|------------------|------------------|------------------|
| LITTLE ITALY MAD | BUDGET | BUDGET | PROPOSED |
| BEGINNING BALANCE | \$0 | \$0 | \$13,000 |
| Revenue | | | |
| Assessments | \$812,197 | \$819,156 | \$860,114 |
| City Contribution- Gas Tax | \$3,308 | \$3,308 | \$3,365 |
| General Benefit Portion (Non Assessment Sources) | | \$34,561 | \$34,307 |
| TOTAL OPERATING REVENUE | \$815,505 | \$857,025 | \$897,786 |
| TOTAL REVENUE AND BALANCE | \$815,505 | \$857,025 | \$910,786 |
| Expense | | | |
| Contractual | \$451,837 | \$488,523 | \$818,124 |
| Incidentals / Administration ¹ | \$239,323 | \$240,000 | \$34,405 |
| Utilities | \$47,017 | \$47,017 | \$37,614 |
| Contingency Reserve ² | \$77,328 | \$81,485 | \$20,643 |
| TOTAL EXPENSE | \$815,505 | \$857,025 | \$910,786 |
| BALANCE | \$0 | \$0 | \$0 |

Notes:

1. Includes City Administration Fee for all fiscal years shown; FY 2013/14 and FY 2014/15 figures include overhead contractual amounts which have been re-categorized and shifted to the contractual expense line item for FY 2015/16.

2. The contingency is set aside for assessment delinquency. The contractor will have an independent reserve to fund emergency needs.

SECTION V. METHOD OF APPORTIONMENT

A. GENERAL

The Implementation Act permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements, which include the construction, maintenance, and servicing of street lights, traffic signals, landscaping and drainage facilities.

Streets and Highways Code Section 22573 requires that maintenance assessments be levied according to benefit rather than the assessed value.

“The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements.”

In addition, Article XIID and the Implementation Act require that a parcel’s assessment may not exceed the reasonable cost for the proportional special benefit conferred to that parcel. Article XIID and the Implementation Act further provides that only special benefits are assessable and the City must separate the general benefits from the special benefits. They also require that publicly owned properties which specifically benefit from the improvements be assessed.

B. SPECIAL BENEFIT ANALYSIS

As determined in the formation Engineer’s Report, each of the proposed improvements and the associated costs and assessments within the District were reviewed, identified and allocated based on special benefit pursuant to the provisions of the Assessment Law. Based on recent court opinions, the City requested the reevaluation of the separation of general and special benefits in the annual update to the Engineer’s Report.

Proper maintenance and operation of landscaping, street trees, streetlights, sidewalks and gutters provides special benefit to properties within the District by providing community character, security, safety and vitality. In addition, the Improvements will enhance the ability of property owners to attract and maintain customers as well as increase the viability of commercial development. These special benefits are benefits that are above and beyond the City’s standard level of service, and exclusive of those “general benefits” provided to the public at large or properties located outside the District. Under Assessment Law, only “special benefits” are assessable. As such, separation and quantification of the “special benefits” associated with the improvements/services are illustrated in the following equations:

| |
|---|
| $\text{Special Benefits} = \text{Total Benefits} - \text{General Benefits}$ |
|---|

| |
|---|
| $\text{General Benefits} = \text{City Standard} + \text{External Benefits}$ |
|---|

$$\text{Special Benefits} = \text{Total Benefits} - [\text{City Standard} + \text{External Benefits}]$$

In these equations, “Total Benefits” refers to the cost of providing the total benefits of the improvements/services; “City Standard” represents the cost of providing the City’s standard level of service; and “External Benefits” refers to the cost of those additional benefits accruing to the public at large or properties located outside the District. In order to isolate the “Special Benefits,” it is necessary to quantify the amount of “General Benefits” associated with the improvements/services.

CITY STANDARD

The District will continue to receive the standard level of service provided to the public at large under City funded and administered programs. These cost and service allocations, reviewed and adjusted annually by the City, are representative of the City’s standard level of service for maintenance and servicing of public facilities and improvements (e.g., medians, open space, street lights, street trees, sidewalks, parks, etc.), including street sweeping and graffiti removal on public property. With or without the proposed assessment District, the area will continue to receive the City’s standard level of services, a “general benefit” that is not funded by assessments.

Consistent with City policy for the public at large, the City will also provide the District with annual contributions from the Gas Tax Fund for median maintenance (28.03¢ per square foot for landscaped median and 4.43¢ per square foot of hardscaped median). These contributions, reviewed and adjusted annually by the City, are considered to be general benefit offsets to the District.

EXTERNAL BENEFITS

Assessment Law prohibits levying assessments to pay for “general benefits” conferred to the public at large or properties located outside the District. Public safety benefits of the improvements may accrue to persons traveling through the improvements (incidental beneficiaries). Based on a review of the spatial limits of the District and the proposed improvements/services, it has been determined that the maintenance and servicing of the improvements does not confer benefit to properties outside District.

To quantify the benefit to persons traveling through the District, a traffic study was completed to isolate the estimated “pass-through” traffic along each segment. Pass-through traffic is traffic that has neither an origin nor destination within the defined area, which provides a reasonable means of quantifying benefits not accrued to property within the District.

Additionally, improvements have been reviewed to determine the potential amount of benefit to Pass-through traffic. Since much of the District budget is for improvements that are a direct benefit to property within the District such as sidewalk spraying, gutter clean up and utility costs, the potential benefit to Pass-through traffic was considered low and was factored into the traffic counts.

It is estimated that as much as 3.83% of the total benefit may accrue to the public at large as incidental beneficiaries passing through the District. The estimated costs associated with these “general benefits” have been quantified and will not be funded by the assessments.

SPECIAL BENEFIT

Parcels within the District receive a special benefit resulting from the maintenance and services and improvement provided with the assessments. Specifically the special benefits are summarized as follows:

- Improved cleanliness and maintenance of sidewalks used to access property in the District.
- Enhanced cleanliness and desirability of the area, including removal of litter and debris from sidewalks and other public facilities for the direct advantage of property in the District.
- Protection and improvement of views, scenery and other permanent public facility resources for property in the District and preservation of public assets maintained by the District.
- Enhanced safety of property in the District and reduced liability risk.
- Improved illumination of property in the District.
- Improved access to property in the District due to cleaner and safer sidewalks and improved lighting.
- Improved nighttime visibility for the local access of emergency vehicles.
- Improved safety and traffic circulation to and from parcels.
- Increased deterrence of crime and aid to police and emergency vehicles.

C. ASSESSMENT METHODOLOGY

To establish the special benefit to the individual lots and parcels within the District a formula that spreads the costs of the maintenance based on the special benefit must be established. At the time of formation, the Improvements were reviewed and a formula was established to apportion the maintenance costs based on benefit.

Due to the nature of the services and improvements, three Zones were established. The assessments are weighted by Zone based on the benefit each Zone receives. In addition to the Zones, three factors, as further described below, are used to calculate each parcel’s assessment.

LINEAR FRONT FOOTAGE FACTOR

The Linear Front Footage (“LFF”) is a measure of a parcel’s proportionate share of the LFF of the total LFF length of the public right-of-way for which the District is providing enhanced and increased maintenance, beautification, and other property related services provided by the District.

LOT SQUARE FOOTAGE FACTOR

The Lot Square Footage (“LSF”) is a measure of a parcel’s proportionate area of ownership or stakeholder interest relative to the total area of the District, which is receiving enhanced and increased maintenance, beautification, and other property related services provided by the District.

BUILDING SQUARE FOOTAGE FACTOR

The Building Square Footage (“BSF”) is a measure of a parcel’s proportionate contribution to the intensity of use of the public right-of-way. The land use classification for each parcel within the District has been identified and distinguished as follows:

TABLE 5 – CLASSIFICATION OF PARCELS

| Class | Description |
|---|--|
| A | Retail space, hotels, motels, visitor related |
| B | Office and commercial uses |
| C | Industrial/Manufacturing/ Distribution |
| D | Institutional (schools, public park, church, tax-exempt) |
| E | Apartments (20 units or more) |
| F | Apartments (9-19 units) |
| Building square footage is not factored into the assessment formula for the following property types: | |
| G | Apartments (2-8 units) |
| H | Single family housing units |
| I | Parking garages |

Condominiums exist within an “overlay zone” and are charged \$240 per fully constructed unit (plus the index as described below beginning in FY 2009/2010). Complexes that are under construction are assessed at 50% of the Condominium rate while under construction. Retail spaces located within a condominium project are assessed based on the retail space’s lot size, street frontage, and building square footage. (Condominiums are considered to be under construction until the County Assessor assigns an Assessor’s Parcel Number for the condominium.)

Single family residences are assessed based on the formula accounting for lot size and street frontage, and are capped at \$240 per residence (times the index as described below beginning in FY 2009/2010).

SAMPLE CALCULATIONS

As described above, assessments have been calculated for each parcel based on the LFF of the property along the improvement/service corridor, the LSF and the BSF for land use classifications A through F.

| |
|-------------------------------|
| LFF = Linear Front Footage |
| LSF = Lot Square Footage |
| BSF = Building Square Footage |

Shown below are calculations for various sample parcels.

- **Commercial Property with 50-foot frontage, 2,400 square feet of building on .10 acres**
LFF = 50.00 LFF
LSF= 4,356 LSF
BSF= 2,400 BSF
- **Residential Property with 32-foot frontage, 1,400 square foot house on .08 acres**
LFF = 32.00 LFF
LSF= 3,485 LSF
BSF= 1,400 BSF (Not assessed based on method of apportionment)

The total assessment for each parcel in the District is based on the calculated LFF, LSF and BSF for the parcel and the applicable unit assessment rate, as shown in the following equation:

| |
|---|
| $\text{Total Assessment} = \text{Total LFF} \times \text{LFF Assessment Rate} + \text{Total LSF} \times \text{LSF Assessment Rate} + \text{Total BSF (Class A - F)} \times \text{BSF Assessment Rate (Single Family \& Condo subject to Maximum Rate)}$ |
|---|

D. ASSESSMENT RANGE FORMULA

The purpose of establishing an Assessment Range Formula is to provide for reasonable increases and inflationary adjustment to annual assessments without requiring the District to go through the requirements of Proposition 218 in order to get a small increase. This Assessment Range Formula was approved by the property owners at the time the District was formed. If the budget and assessments calculated requires an increase greater than the adjusted Maximum Assessment, then the assessment is considered an increased assessment and would be subject to Proposition 218 balloting.

The maximum authorized assessment established in the Fiscal Year 2004 proceedings are authorized to be indexed (increased or decreased) annually by the factor published in the SDCPI-U not to exceed 5%. In the event that the annual change in SDCPI-U exceeds 5%, a percentage change in excess of 5% can be cumulatively reserved and can be added to the annual change in the SDCPI-U for years in which the SDCPI-U is less than 5%. The annual

change in second half SDCPI-U values, as compiled by the U.S. Bureau of Labor Statistics (see www.bls.gov), for the prior year period was from 261.679 to 265.039 (a 1.28% increase). In accordance with the approved cost-indexing provisions, the maximum authorized assessment rates contained within this Assessment Engineer's Report have been increased by 1.28%. The indexing provisions were allowed to be implemented for the first time in FY 2009/2010.

The Maximum Assessment is adjusted annually and is calculated independent of the District's annual budget and proposed annual assessment. Any proposed annual assessment is not considered an increased assessment, even if the proposed assessment is greater than the assessment applied in the prior fiscal year.

SECTION VI. ASSESSMENT DIAGRAM

The parcels within the Little Italy Maintenance Assessment District consist of all lots, parcels depicted within the boundaries of the District. The District diagram reflecting the exterior boundaries of the District and the Zones of benefit is on file with the City Clerk.

Little Italy Maintenance Assessment District



Parcel Data From
San Diego County SanGis,
Publication Date 2014-06-02

KOPPEL & GRUBER
PUBLIC FINANCE
334 Via Vera Cruz, Suite 256
San Marcos, CA 92078

SECTION VII. ASSESSMENT ROLL

The assessment roll is a listing of the Fiscal Year 2016 Assessment apportioned to each lot or parcel, as shown on the San Diego County last equalized roll of the assessor and reflective of the Assessor's Parcel Map(s) associated with the equalized roll. A listing of parcels proposed to be assessed within this District is shown on the following table.

City of San Diego
Little Italy
Maintenance Assessment District
Assessment Roll FY 2016

| Assessor's Parcel Number | Owner Name | Zone | Land Use | No. of Units | Bldg. Sq. Ft. | Lot Sq. Ft. | Lot FF | FY 2016 Assessment |
|--------------------------|---|------|----------|--------------|---------------|-------------|--------|--------------------|
| Zone 1 | | | | | | | | |
| 533-221-06-00 | BRUNO INDIA KETTNER L L C | 1 | A | 0 | 2,906.00 | 5,001.00 | 50.00 | \$665.22 |
| 533-221-07-00 | ASSENTI ROBERTO, ASSENTI LUIGI | 1 | A | 0 | 4,922.00 | 5,001.00 | 50.00 | \$801.90 |
| 533-221-09-00 | BRUNO INDIA KETTNER L L C | 1 | A | 0 | 1,720.00 | 10,001.00 | 200.00 | \$1,278.14 |
| 533-221-13-01 | HAWTHORN PLACE L L C | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-221-13-02 | GERHARDT ROLLAND TRUST 12-04-13 | 1 | A | 0 | 2,000.00 | 0.00 | 25.00 | \$197.70 |
| 533-221-13-03 | DINUNZIO LOURDES TRUST | 1 | A | 0 | 2,000.00 | 0.00 | 25.00 | \$197.70 |
| 533-221-13-04 | ALTADONNA LEONARD & SHERRYL, HENDRICKS M | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-221-13-05 | SIU TZE YIN | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-221-13-06 | CHASEY CHRISTIAN & JESSICA | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-221-13-07 | BOVE EDO & RAMONA F FAMILY TRUST 08-02-12 | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-221-13-08 | HAWTHORN PLACE L L C | 1 | A | 0 | 10,000.00 | 0.00 | 100.00 | \$926.40 |
| 533-221-13-09 | DOTTER MARY A | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-221-13-10 | YAKHOUM FAMILY REVOCABLE LIVING TRUST | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-221-13-11 | AGUILAR LEOPOLDO & ELIZABETH | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-221-13-12 | DIERCKS FAMILY TRUST 05-04-12 | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-221-13-13 | DSOUZA GEHAAN F, DSOUZA ANTHONY A & CARLE | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-221-13-14 | SIRNA GIUSEPPE & MARY M | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-221-13-15 | CAPLAN RYAN | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-221-13-16 | WAGNER DAVID M | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-221-13-17 | DANGELO NICHOLAS M REVOCABLE TRUST 11-10- | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-221-13-18 | KAPPEL PATRICK J | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-221-13-19 | BERTELSEN JAMES T, BERTELSEN THOMAS W | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-221-13-20 | BORBOA ZACHARY | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-221-13-21 | VARELA FRANK R | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |

**City of San Diego
Little Italy
Maintenance Assessment District
Assessment Roll FY 2016**

| Assessor's Parcel Number | Owner Name | Zone | Land Use | No. of Units | Bldg. Sq. Ft. | Lot Sq. Ft. | Lot FF | FY 2016 Assessment |
|--------------------------|---|------|----------|--------------|---------------|-------------|--------|--------------------|
| 533-221-13-22 | MARTINEZ PRISCILLA U | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-221-13-23 | HALL RONALD J IRREVOCABLE TRUST 12-12-08 | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-221-13-24 | LAM FAMILY TRUST 11-23-05 | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-221-13-25 | MILLER RYAN B | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-221-13-26 | MARTIN ANDREW J | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-221-13-27 | NAGLE JEREMY | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-221-13-28 | TOWNEND ELIZABETH T SEPARATE PROPERTY TR | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-221-13-29 | FIELD PHYLLIS | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-221-13-30 | NEMEC ROBERT M | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-221-13-31 | TIBALDI LORENZO | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-221-13-32 | CESARE JEFFREY & KAREN M | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-221-13-33 | TARANTINO COSIMO & ROSARIA | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-221-13-34 | RINCON DANIELLE M | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-221-13-35 | THAI JIMMY & LILY FAMILY TRUST 01-25-02 | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-221-13-36 | ZERBST REBECCA L, MORAN KYLE P | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-221-13-37 | SCHULMANN LILIAN | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-222-01-00 | BRUNETTO STEFANO & RENATA LIVING TRUST 08- | 1 | A | 0 | 6,500.00 | 10,001.00 | 200.00 | \$1,625.42 |
| 533-222-02-00 | FRANKS DAUGHTERS L L C | 1 | G | 0 | 0.00 | 10,001.00 | 100.00 | \$936.30 |
| 533-223-03-00 | WOODWARD ASSOCIATES INC PENSION TRUST, EI | 1 | CONDO | 8 | 0.00 | 5,001.00 | 50.00 | \$2,116.80 |
| 533-223-06-00 | GIOLZETTI FAMILY EXEMPTION 1987 TRUST 11-12-8 | 1 | A | 0 | 4,950.00 | 5,001.00 | 150.00 | \$1,052.20 |
| 533-223-12-00 | BOEHM WILLIAM R TR | 1 | A | 0 | 11,000.00 | 10,002.00 | 100.00 | \$1,594.36 |
| 533-223-14-00 | NEGLIA A & M LIVING TRUST 05-15-89, NEGLIA JOSI | 1 | A | 0 | 9,800.00 | 10,002.00 | 200.00 | \$1,849.22 |
| 533-224-01-00 | STEINER AMERICAN CORP | 1 | C | 0 | 10,708.00 | 10,000.00 | 300.00 | \$1,970.96 |
| 533-224-02-00 | AMERICAN LINEN SUPPLY CO | 1 | B | 0 | 30,000.00 | 30,056.00 | 300.00 | \$4,319.62 |
| 533-224-07-00 | J M A N AT THE Q L P | 1 | C | 0 | 24,900.00 | 5,001.00 | 150.00 | \$1,967.44 |

**City of San Diego
Little Italy
Maintenance Assessment District
Assessment Roll FY 2016**

| Assessor's Parcel Number | Owner Name | Zone | Land Use | No. of Units | Bldg. Sq. Ft. | Lot Sq. Ft. | Lot FF | FY 2016 Assessment |
|---------------------------------|--|-------------|-----------------|---------------------|----------------------|--------------------|---------------|---------------------------|
| 533-232-10-00 | PECORARO FAMILY LIVING TRUST 10-07-92 | 1 | CONDO | 1 | 0.00 | 4,892.00 | 50.00 | \$264.60 |
| 533-232-11-00 | BRUNETTO FAMILY TRUST 08-30-01 | 1 | A | 0 | 875.00 | 4,892.00 | 50.00 | \$520.02 |
| 533-232-12-00 | TARANTINO CARMELA FAMILY TRUST | 1 | G | 0 | 0.00 | 4,892.00 | 50.00 | \$460.68 |
| 533-232-13-00 | ZOLEZZI JACK TRUST 10-28-98 | 1 | G | 0 | 0.00 | 4,892.00 | 50.00 | \$460.68 |
| 533-232-17-00 | LA PENSIONE PARTNERS III | 1 | A | 0 | 25,767.00 | 8,233.00 | 200.00 | \$2,810.10 |
| 533-232-18-00 | DANIELS H G CO | 1 | A | 0 | 7,468.00 | 13,000.00 | 240.00 | \$1,996.68 |
| 533-233-01-00 | GIOLZETTI EXEMPTION TRUST 11-12-87, CRESCIF/ | 1 | A | 0 | 3,952.00 | 6,229.00 | 155.00 | \$1,081.42 |
| 533-233-02-00 | DEPHILIPPIS RICHARD TRUST 01-28-04 | 1 | I | 0 | 0.00 | 4,892.00 | 50.00 | \$460.68 |
| 533-233-03-00 | ALDIBS JEAN C | 1 | A | 0 | 2,000.00 | 2,444.00 | 25.00 | \$365.80 |
| 533-233-04-00 | DEPHILIPPIS RICHARD TRUST 01-28-04 | 1 | A | 0 | 1,400.00 | 2,446.00 | 25.00 | \$325.26 |
| 533-233-05-00 | DEPHILIPPIS RICHARD TRUST 01-28-04 | 1 | A | 0 | 1,241.00 | 4,892.00 | 50.00 | \$544.82 |
| 533-233-06-00 | FILIPPI JEFFREY J & MARTHA E LIVING TRUST 09-0 | 1 | A | 0 | 4,600.00 | 4,892.00 | 50.00 | \$772.56 |
| 533-233-07-00 | ULMAN FLORENCE D REVOCABLE TRUST 06-19-97 | 1 | A | 0 | 5,000.00 | 4,892.00 | 50.00 | \$799.68 |
| 533-233-08-00 | BATTAGLIA GAETANO W & MARIA TRUST B 12-10-78 | 1 | A | 0 | 2,600.00 | 4,892.00 | 50.00 | \$636.96 |
| 533-233-09-00 | H G FENTON DEVELOPMENT CO L L C | 1 | B | 0 | 12,909.00 | 11,151.00 | 205.00 | \$1,924.72 |
| 533-233-20-00 | GIOLZETTI FAMILY SURVIVORS 1987 TRUST 11-12-87 | 1 | G | 0 | 0.00 | 4,055.00 | 140.00 | \$626.68 |
| 533-312-03-00 | CAMDEN U S A INC | 1 | I | 0 | 192,000.00 | 53,579.00 | 675.00 | \$15,147.74 |
| 533-313-06-00 | DORFMAN PHYLLIS REVOCABLE FAMILY TRUST 03 | 1 | A | 0 | 1,970.00 | 5,001.00 | 50.00 | \$601.76 |
| 533-313-07-00 | 1654 INDIA STREET INVESTORS L L C | 1 | A | 0 | 4,500.00 | 5,001.00 | 50.00 | \$773.28 |
| 533-313-08-00 | KLEINE ITALY L L C | 1 | A | 0 | 10,000.00 | 5,001.00 | 150.00 | \$1,394.58 |
| 533-313-09-01 | COHN D & L FAMILY TRUST 10-28-99 | 1 | A | 0 | 1,760.00 | 1,760.00 | 94.00 | \$473.88 |
| 533-313-09-02 | SARKO SUZEN FAMILY TRUST 11-19-98 | 1 | A | 0 | 1,265.00 | 1,265.00 | 35.00 | \$259.72 |
| 533-313-09-03 | ZATT TRUST 08-05-03, BATHFIELD TRUST 08-05-03 | 1 | A | 0 | 736.00 | 655.00 | 30.00 | \$169.48 |
| 533-313-09-04 | BECHTOLD JANEEN E | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-313-09-05 | VYAS SUDHA | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |

**City of San Diego
Little Italy
Maintenance Assessment District
Assessment Roll FY 2016**

| Assessor's Parcel Number | Owner Name | Zone | Land Use | No. of Units | Bldg. Sq. Ft. | Lot Sq. Ft. | Lot FF | FY 2016 Assessment |
|---------------------------------|---|-------------|-----------------|---------------------|----------------------|--------------------|---------------|---------------------------|
| 533-313-09-06 | LUTZ JEREMY M, FERGUSON ERIN N | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-313-09-07 | BIKADI BRAD & KRISTEN | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-313-09-08 | GROH JEFFREY T | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-313-09-09 | DECAMBRE MARVALYN E TR | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-313-09-10 | SARKO SUZEN FAMILY TRUST | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-313-09-11 | JOHNSON RICHARD D & CAROL ANN | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-313-09-12 | HANSON DAVID | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-313-09-13 | GOLDSMITH JAN I & CHRISTINE K | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-313-09-14 | JOHNSON TYLER D, MCCORMICK ALLISON | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-313-09-15 | GREENBAUM FAMILY TRUST 02-08-12 | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-313-09-16 | PRENTICE ADRIAN J & ELISSA K | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-313-09-17 | POHL LAWRENCE S, POHL V A FAMILY TRUST 08-28-12 | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-313-09-18 | SMITH ERNESTINE FAMILY TRUST 11-07-91 | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-313-09-19 | ANSELM BRUCE M & JANET M | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-313-09-20 | CRISAFULLI PATRICIA A | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-313-09-21 | BOTT CHRISTOPHER D | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-313-09-22 | SAGER FAMILY TRUST 01-04-97 | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-313-09-23 | PERRY LEONARD A & LINDSEY A | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-313-09-24 | BACANI LIVING TRUST 08-15-03 | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-313-09-25 | JAMIESON TRUST 12-10-04 | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-313-09-26 | RICHMAN MATTHEW A | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-313-09-27 | JOY AMY C | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-313-09-28 | SOMMERVILLE JAMES R & AMY K | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-313-09-29 | LEE JACK | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-313-09-30 | GARWOOD ERIC & DIANNA | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |

City of San Diego
Little Italy
Maintenance Assessment District
Assessment Roll FY 2016

| Assessor's Parcel Number | Owner Name | Zone | Land Use | No. of Units | Bldg. Sq. Ft. | Lot Sq. Ft. | Lot FF | FY 2016 Assessment |
|--------------------------|---|------|----------|--------------|---------------|-------------|--------|--------------------|
| 533-313-09-31 | SOUTHGATE MARIE D LIVING TRUST 11-03-03 | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-313-09-32 | SOUTHGATE MARIE D LIVING TRUST 11-03-03 | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-313-09-33 | GAYLORD THOMAS REVOCABLE TRUST 02-04-04 | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-313-09-34 | DAVIDIAN FAMILY TRUST 12-04-03 | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-313-09-35 | LEE JACK | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-313-09-36 | LUSCOMB BRIAN A SEPARATE PROPERTY TRUST C | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-313-09-37 | HOOVER RICK L & ANN M | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-313-09-38 | HALEY ROSS W TRUST 10-06-98 | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-313-09-39 | ABBEY DWAYNE T | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-313-09-40 | CEPEDA MANUEL A R & ROBIN L D | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-313-09-41 | WILLIFORD SUZANNE G | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-313-09-42 | SMITH ERNESTINE FAMILY TRUST 11-07-91 | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-313-09-43 | BROWN RICHARD H | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-313-09-44 | HANSEN FAMILY TRUST 06-24-91 | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-313-09-45 | CARR ROBERT D & SMITH CATHERINE | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-322-04-00 | COUNTY OF SAN DIEGO | 1 | D | 0 | 0.00 | 5,001.00 | 50.00 | \$468.18 |
| 533-322-05-00 | COUNTY OF SAN DIEGO | 1 | D | 0 | 0.00 | 15,002.00 | 250.00 | \$1,652.90 |
| 533-322-06-00 | COUNTY OF SAN DIEGO | 1 | D | 0 | 0.00 | 14,998.00 | 75.00 | \$1,217.92 |
| 533-322-07-00 | COUNTY OF SAN DIEGO | 1 | D | 0 | 0.00 | 8,750.00 | 50.00 | \$726.06 |
| 533-322-08-00 | SAN DIEGO METROPOLITAN TRANSIT DEVELOPME | 1 | D | 0 | 0.00 | 7,500.00 | 50.00 | \$640.08 |
| 533-322-09-00 | COUNTY OF SAN DIEGO | 1 | D | 0 | 0.00 | 5,001.00 | 150.00 | \$716.58 |
| 533-322-10-00 | COUNTY OF SAN DIEGO | 1 | D | 0 | 0.00 | 3,751.00 | 75.00 | \$444.30 |
| 533-324-14-00 | GLENBOROUGH WEST ASH L L C | 1 | B | 0 | 253,000.00 | 20,038.00 | 300.00 | \$14,868.96 |
| 533-324-15-00 | ALLEGRO TOWERS L P | 1 | B | 0 | 313,833.00 | 30,057.00 | 500.00 | \$19,145.12 |
| 533-324-16-00 | J Q A INVESTMENTS L P | 1 | A | 0 | 150.00 | 10,002.00 | 200.00 | \$1,194.94 |

**City of San Diego
Little Italy
Maintenance Assessment District
Assessment Roll FY 2016**

| Assessor's Parcel Number | Owner Name | Zone | Land Use | No. of Units | Bldg. Sq. Ft. | Lot Sq. Ft. | Lot FF | FY 2016 Assessment |
|---------------------------------|--|-------------|-----------------|---------------------|----------------------|--------------------|---------------|---------------------------|
| 533-325-04-00 | BECHTER CAROLE (TRUST 07-19-84) TR, SAN DIEG | 1 | B | 0 | 106,354.00 | 26,250.00 | 325.00 | \$7,955.58 |
| 533-325-08-00 | ARIEL SUITES L P | 1 | E | 0 | 182,696.00 | 26,136.00 | 325.00 | \$12,086.66 |
| 533-327-01-00 | SEGAL WENDY | 1 | CONDO | 1 | 0.00 | 2,091.00 | 95.00 | \$264.60 |
| 533-327-19-00 | SMITH ARMISTEAD B III TR, BRISEBOIS ROBIN A | 1 | A | 0 | 5,000.00 | 2,483.00 | 100.00 | \$689.68 |
| 533-327-20-00 | RED DOG INK L L C | 1 | A | 0 | 9,211.00 | 3,528.00 | 41.00 | \$969.02 |
| 533-327-21-00 | LITTLE ITALY FAMILY HOUSING PARTNERSHIP <LF> | 1 | F | 0 | 46,270.00 | 27,007.00 | 350.00 | \$5,155.06 |
| 533-331-01-00 | BURROUGHS DISCLAIMER 2005 TRUST 05-26-06 | 1 | A | 0 | 2,850.00 | 5,001.00 | 150.00 | \$909.82 |
| 533-331-02-00 | UNITED MEXICAN STATES GOVERNMENT OF THE | 1 | B | 0 | 9,110.00 | 5,001.00 | 50.00 | \$925.82 |
| 533-331-03-00 | UNITED MEXICAN STATES GOVERNMENT OF THE | 1 | I | 0 | 0.00 | 2,500.00 | 25.00 | \$234.06 |
| 533-331-13-01 | ROSSI MARINA | 1 | A | 0 | 2,100.00 | 489.00 | 8.00 | \$195.88 |
| 533-331-13-02 | DAMERON ROBERT A & TINA M | 1 | A | 0 | 1,800.00 | 489.00 | 8.00 | \$175.54 |
| 533-331-13-03 | DESIDERIO MIWAKO | 1 | A | 0 | 1,800.00 | 489.00 | 8.00 | \$175.54 |
| 533-331-13-04 | MEYERSON FAMILY TRUST 12-15-99 | 1 | A | 0 | 1,800.00 | 489.00 | 8.00 | \$175.54 |
| 533-331-13-05 | HARMER S WESTON & VICTORIA R, HARMER-WISS | 1 | A | 0 | 1,800.00 | 489.00 | 8.00 | \$175.54 |
| 533-331-13-06 | CABRERA MARIA D FAMILY LIVING TRUST | 1 | A | 0 | 1,800.00 | 489.00 | 8.00 | \$175.54 |
| 533-331-13-07 | SCALZO ELIZABETH R | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-331-13-08 | MACINA ALAN K & PIETANZA ELIZABETH C | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-331-13-09 | WOHEAD WILLIAM, THIBAUT TINA | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-331-13-10 | HALL FAMILY TRUST 04-21-05 | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-331-13-11 | UNDERWOOD FAMILY TRUST 08-31-06 | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-331-13-12 | RAMOS BRETT A | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-331-13-13 | MCCALLUM TINA K | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-331-13-14 | DECOTEAU JASON M | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-331-13-15 | ROVICK LAURA | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-331-13-16 | SCHWARTZER DANIEL & CATHERINE FAMILY TRUS | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |

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| Assessor's Parcel Number | Owner Name | Zone | Land Use | No. of Units | Bldg. Sq. Ft. | Lot Sq. Ft. | Lot FF | FY 2016 Assessment |
|---------------------------------|---|-------------|-----------------|---------------------|----------------------|--------------------|---------------|---------------------------|
| 533-331-13-17 | SHEA BEVERLY, FARR RICHARD L | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-331-13-18 | MAGNUSSEN FAMILY TRUST 10-03-12 | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-331-13-19 | MARTINEZ JOSE H | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-331-13-20 | OBENCHAIN JEAN A 1993 TRUST | 1 | A | 0 | 2,100.00 | 489.00 | 8.00 | \$195.88 |
| 533-331-13-21 | FORDEN FAMILY TRUST 03-16-92 | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-331-13-22 | SCHWAB SALLY | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-331-13-23 | DREW MENDY-SUE L | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-331-13-24 | HILLEBRECHT THOMAS P | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-331-13-25 | GAINES BRADLEY A & AURA E | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-331-13-26 | WESTERLUND DAVID G & BETH A | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-331-13-27 | HOESSEL HAYES E & PERLA S | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-331-13-28 | WILLIAMS ROBERT C | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-331-13-29 | JORDAN JOHN D | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-331-13-30 | SHARP WILLIAM R & SHERRI L TRS | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-331-13-31 | HOOD MARK & COONEY SHARON | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-331-13-32 | MALEK R DEBRA | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-331-13-33 | SPARTA FAMILY TRUST 06-15-05 | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-331-13-34 | GARDNER GARRETT G | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-331-13-35 | MEARS FAMILY TRUST 08-22-13 | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-331-13-36 | ROHRICK FAMILY TRUST 07-03-04 | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-331-13-37 | PROCSAL STEPHEN S & MARCELLA L | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-331-13-38 | CASTELLANO MICHELLE M LIVING TRUST 04-01-09 | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-331-13-39 | CORADINO CHARLES & NOREEN REVOCABLE TRU | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-331-13-40 | CASTROVINCI MICHAEL J | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-331-13-41 | HALUCK WILLIAM L & CATHERINE K | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |

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|---------------------------------|---|-------------|-----------------|---------------------|----------------------|--------------------|---------------|---------------------------|
| 533-331-13-42 | FOSTER DEVON | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-331-13-43 | LILES JOSEPH T | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-331-13-44 | MACLEOD ANALIA REVOCABLE TRUST 11-07-06 | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-331-13-45 | MCKENNA MICHAEL P | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-331-13-46 | AL-NASSER FAROUK A & JOAN T | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-331-13-47 | HAVLIK JOHN R | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-331-13-48 | CASKEY TIFFANY | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-331-13-49 | NELSON SUSAN A | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-331-13-50 | KELLER LINDAM | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-331-13-51 | KEILLER EDWARD & JERI | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-331-13-52 | SHORES CHRISTY, SHORES MATTHEW | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-331-13-53 | FREMO DAVID C | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-331-13-54 | HABER CLARA FAMILY TRUST 02-06-06 | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-331-13-55 | KEATING TERENCE J & JANET B | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-331-13-56 | WONG FAMILY TRUST 11-21-95, WONG FAMILY TRU | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-331-13-57 | GIANGIULIO BEN TR | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-331-13-58 | DORFMAN PHYLLIS REVOCABLE FAMILY TRUST 03 | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-331-13-59 | BASILE MICHELE M 2012 TRUST 08-03-12 | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-331-13-60 | LOPEZ LAURA R | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-331-13-61 | COOK NATALIE C | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-331-13-62 | TRUMBORE FAMILY TRUST 11-13-09 | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-331-13-63 | SCHNEIDER MICKI | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-331-13-64 | PEARSON DANIEL L & STACIE N | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-331-13-65 | BUNDY RICHARD & SELKIRK JULIE | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-331-13-66 | BLITZ EDWARD & SUE FAMILY TRUST 09-27-90 | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |

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|---------------------------------|---------------------------------------|-------------|-----------------|---------------------|----------------------|--------------------|---------------|---------------------------|
| 533-331-13-67 | BAKER BRANDON & ANNA | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-331-13-68 | GOVEA LYNN | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-331-13-69 | FLANAGAN DAVID F TRUST 08-21-04 | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-331-13-70 | STIRPE RONALD J & LUCINDA M | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-331-13-71 | HNATEK JOHN R | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-331-13-72 | SWANSON GREGORY R | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-334-11-00 | MCS ORCHARD PLAZA L L C | 1 | B | 0 | 95,060.00 | 19,994.00 | 400.00 | \$7,144.22 |
| 533-334-12-01 | INDIA ONE INVESTMENTS L L C | 1 | A | 0 | 913.00 | 224.00 | 3.00 | \$84.76 |
| 533-334-12-02 | INDIA ONE INVESTMENTS L L C | 1 | A | 0 | 1,122.00 | 224.00 | 3.00 | \$98.92 |
| 533-334-12-03 | INDIA ONE INVESTMENTS L L C | 1 | A | 0 | 1,224.00 | 224.00 | 3.00 | \$105.84 |
| 533-334-12-04 | INDIA ONE INVESTMENTS L L C | 1 | A | 0 | 1,987.00 | 224.00 | 3.00 | \$157.58 |
| 533-334-12-05 | INDIA ONE INVESTMENTS L L C | 1 | A | 0 | 1,181.00 | 224.00 | 3.00 | \$102.92 |
| 533-334-12-06 | KNOWLES DANIELLE C | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-334-12-07 | PORTWOOD KATHERINE M | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-334-12-08 | HORAK GREGORY S | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-334-12-09 | OHANIAN DAVID J | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-334-12-10 | A C C D REVOCABLE TRUST 11-17-04 | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-334-12-11 | MAHKE ANNABEL | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-334-12-12 | MOLINARI PETER & PHYLLIS | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-334-12-13 | BODNER MYRNA F | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-334-12-14 | DENISON DANIELE | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-334-12-15 | FLIPSE BRAD R | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-334-12-16 | RUSSO PATRICK J & BROOKE M | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-334-12-17 | GOLDSTEIN ANDREA N | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-334-12-18 | WONG CHESTER A & ROSE D, WONG DIANA M | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |

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|---------------------------------|---|-------------|-----------------|---------------------|----------------------|--------------------|---------------|---------------------------|
| 533-334-12-19 | ZWISLER RAYMOND | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-334-12-20 | SAXONY VILLAGE PARTNERSHIP | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-334-12-21 | MEROLA PETER | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-334-12-22 | RAMIREZ FANNY | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-334-12-23 | TOWNER CHRISTIAN J | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-334-12-24 | LARIOS FREMA L FAMILY REVOCABLE TRUST 10-15 | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-334-12-25 | SABA MARWAN & HANAN | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-334-12-26 | GUTHRIE TRAVIS T | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-334-12-27 | ROCKING CHAIR L L C | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-334-12-28 | MATANI AJAY & POORVI | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-334-12-29 | BETZ JAMES E JR | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-334-12-30 | JEPSON SUZANNE G | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-334-12-31 | GUMUSGERDAN TANIA M | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-334-12-32 | SYBRANDY 03 L L C | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-334-12-33 | MVM HOLDINGS L L C | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-334-12-34 | BURKART KARLTON | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-334-12-35 | DISTEFANO ADELE LIVING TRUST 05-21-07 | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-334-12-36 | CONOVER DAVID & MEGAN | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-334-12-37 | DURLING MICHAEL G | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-334-12-38 | BERKELEY NATHAN R | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-334-12-39 | REISS SAUL & EASTMAN CAROL | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-334-12-40 | WOODBURY ROBERT JR | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-334-12-41 | SAJFERT DRAGAN | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-334-12-42 | VILLAR-VOUKELATOS 1999 TRUST 09-13-99 | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-334-12-43 | PHAN VICTOR | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |

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|--------------------------|---|------|----------|--------------|---------------|-------------|--------|--------------------|
| 533-334-12-44 | SEDIGHI TRUST 02-10-11 | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-334-12-45 | CAMANTIGUE SHAUN C | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-334-12-46 | MOSTRONG LARIL | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-334-12-47 | ODONNELL MARY P | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-334-12-48 | FICEK MARY A | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-334-12-49 | TADDEO CAROL | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-334-12-50 | FORTUNE REBECCA J | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-334-12-51 | ODGERS DAVID | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-334-12-52 | PAVIA FAMILY TRUST 05-08-97 | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-334-12-53 | DAWSON CARLA C | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-334-12-54 | KORJANAGHI F SHAHLA H | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-334-12-55 | BEIRNE-BECERRA FAMILY TRUST 03-23-10 | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-334-12-56 | KOLB JOHN E & RUTH C | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-334-12-57 | MAHONEY KEVIN & SALUSKY ANNA R | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-334-12-58 | WATERS RICHARD & BEVERLY FAMILY TRUST 08-1- | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-334-12-59 | FOX FAMILY TRUST 05-18-09 | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-334-12-60 | SHERMAN MARTINA M I | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-334-12-61 | FLESCHE JOHN A | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-334-12-62 | JUNG NGET ANE | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-334-12-63 | WHITE WILLIAM C & CARLA | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-334-12-64 | BURKART WESLEY R, HELLER RITAA | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-334-12-65 | DESIMONE STEPHEN D | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-334-12-66 | J F W TRUST 10-16-12 | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-334-12-67 | SMORADA LYNN M TRUST 10-21-03 | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-334-12-68 | RAHMAN HABIB & TRAN LILIAN | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |

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|---------------------------------|---|-------------|-----------------|---------------------|----------------------|--------------------|---------------|---------------------------|
| 533-334-12-69 | BUCHANAN NICHOLAS C & HOLLWAY LUCILLE | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-334-12-70 | ALCANTARA KRISTEN A, ALCANTARA REYNATO G | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-334-12-71 | IGUACU L L C | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-334-12-72 | LAUPOLA JEFFREY | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-334-12-73 | CHRISTIAN CHARLES B | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-334-12-74 | LANE MICHAEL J | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-334-12-75 | ESCOBEDO IRVING | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-334-12-76 | FORK BRYAN D | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-334-12-77 | HUBER MICHAEL J & LORRAINE A | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-334-12-78 | MONTES LORENA | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-334-12-79 | SHADOWHAWK AVIATION INC | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-334-12-80 | DAVY ERIC H & MICHELE H | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-334-12-81 | ANTHONY DEREK | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-334-12-82 | BERKUS DANIEL B | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-334-12-83 | CHOU CHYUAN & WANG TZE-FANG | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-334-12-84 | J F W TRUST 10-16-12 | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-334-12-85 | BREAULT JOSH | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-334-12-86 | OLAES EMIROSE FAMILY 2009 TRUST 01-12-09 | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-334-12-87 | GODFROY CHRISTOPHER M | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-334-12-88 | MANDEL MATT, GONZALEZ ZOI | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-334-12-89 | UY MIRANDA, LAMPERT CHRISTOPHER & LAMPERT | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-351-01-00 | H G FENTON DEVELOPMENT CO L L C | 1 | A | 0 | 4,166.00 | 5,001.00 | 150.00 | \$999.04 |
| 533-351-02-00 | ZOLEZZI JULIUS & MARIETTA TRUST 09-20-76 | 1 | A | 0 | 3,110.00 | 5,001.00 | 50.00 | \$679.04 |
| 533-351-03-00 | LITTLE ITALY S D L L C | 1 | A | 0 | 4,200.00 | 5,001.00 | 50.00 | \$752.94 |
| 533-351-09-01 | PREISLER VICTORIA | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |

**City of San Diego
Little Italy
Maintenance Assessment District
Assessment Roll FY 2016**

| Assessor's Parcel Number | Owner Name | Zone | Land Use | No. of Units | Bldg. Sq. Ft. | Lot Sq. Ft. | Lot FF | FY 2016 Assessment |
|---------------------------------|--|-------------|-----------------|---------------------|----------------------|--------------------|---------------|---------------------------|
| 533-351-09-02 | SCARPELLI TRUST 06-21-04 | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-351-09-03 | FIMBRES MARIO D L C & SHANA K TRS | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-351-09-04 | WHITE WILLIAM C & CARLA | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-351-09-05 | BRENNAN THOMAS R & JEANNE A | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-351-09-06 | MOSER FAMILY 2003 TRUST 04-25-03 | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-351-09-07 | FABIANI MARK D | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-351-09-08 | KNELL STEVEN | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-351-09-09 | BIGGS STELLA | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-351-09-10 | MCCOY DAVID D & MARIA | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-351-09-11 | PEDDY DANIEL C | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-351-09-12 | GLASS CARL | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-351-09-13 | MARCUZZO LOUIS J & PATRICIA H | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-351-09-14 | BUCK JOHN M & JACKIE L | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-351-09-15 | GIAMMATTEO GRAZIA, A G ENTERPRISES TRUST | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-351-09-16 | QUINTANILLA STEVEN B | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-351-09-17 | GUGLIELMO MARK J 2002 TRUST 08-02-02 | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-351-09-18 | CHAFFEE ANDREW J, BADRAS MELISSA J | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-351-09-19 | DASUNTA REVOCABLE LIVING 1997 TRUST | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-351-09-20 | VALATKA JOSEPH A & HELEN H IRREVOCABLE TRU | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-351-09-21 | STALLBAUMER ROSEMARY M | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-351-09-22 | WISCHNIA FAMILY TRUST 11-15-04 | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-351-09-23 | DEICAS ALAN | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-351-09-24 | WILSON KATHERINE | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-351-09-25 | GOODMAN LINDSAY R | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-351-09-26 | PRINCE FAMILY TRUST 05-18-00 | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |

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|---------------------------------|---|-------------|-----------------|---------------------|----------------------|--------------------|---------------|---------------------------|
| 533-351-09-27 | SCHILLER LINDA S TRUST 01-12-94 | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-351-09-28 | SIMS PRESTON & AMY TRUST 09-12-03 | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-351-09-29 | PRETE FAMILY TRUST 07-16-03 | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-351-09-30 | TASAKA STEPHEN & DIANNE | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-351-09-31 | CUNNINGHAM MARTIN & SAMANTHA | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-351-09-32 | IOELE PASQUALE S, IOELE FAMILY TRUST 05-03-94 | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-351-09-33 | BASTEDO MARK | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-351-09-34 | PETRINI CALIFORNIA PROPERTY TRUST 05-06-09 | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-351-09-35 | CORDERO OLGA M, CORDERO CARLA M | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-351-09-36 | TOMESCU EMIL T & MARIA G | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-351-09-37 | MADIGAN LAURIE J | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-351-09-38 | DESPENZA FAMILY TRUST 08-04-06 | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-351-09-39 | BINNING JERAN | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-351-09-40 | FALCONE FAMILY TRUST | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-351-09-41 | AMIR NADER | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-351-09-42 | BERG MICHAEL S TRUST 07-22-05 | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-351-09-43 | ROSCOE PATRICIA L TRUST 08-25-08 | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-351-09-44 | WILLIAMSON DEBBIE A | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-351-09-45 | RIEGER JUSTIN | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-351-09-46 | PRETE FAMILY TRUST 07-16-03 | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-351-09-47 | R R R LIVING 2010 TRUST 06-10-10 | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-351-09-48 | MERAM FRANK | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-351-09-49 | KELLEY LAUREN K 2013 TRUST 07-01-13, KELLEY F | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-351-09-50 | CAPIZZI JOHN A & PATRICIA A | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-351-09-51 | ABATTI ALICE M | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |

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|---------------------------------|---|-------------|-----------------|---------------------|----------------------|--------------------|---------------|---------------------------|
| 533-351-09-52 | IOELE FAMILY TRUST 05-03-94, IOELE PASQUALE S | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-351-09-53 | CZER LIVING REVOCABLE TRUST 02-19-04 | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-351-09-54 | HANSCOM ZAC III & PATRICIA R | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-351-09-55 | POPE AMY | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-351-09-56 | PATERNO FAMILY TRUST 06-19-02 | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-351-09-57 | MOHR DAVID R & MONICA M | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-351-09-58 | CASOLA GIOVANNA | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-351-09-59 | HOOK DEREK & BARBARA | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-351-09-60 | SENEL ONUR | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-351-09-61 | LEONE TINA A | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-351-09-62 | LEDFOORD THOMAS S | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-351-09-63 | ROSCOE PATRICIA L TRUST 08-25-08 | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-351-09-64 | LOMORI GINA C, SORTINI RENE M | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-351-09-65 | TROVATO PAUL R | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-351-09-66 | SCHWARTZ ANN P TRUST 01-15-13 | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-351-09-67 | SANFILIPPO JEROME A & DONNA L TRUST 02-22-05 | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-351-09-68 | MADNI FAMILY TRUST 12-07-90 | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-351-09-69 | HUTT MARY P | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-351-09-70 | SCAGLIONE LYNN | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-351-09-71 | SKELLEY LEE & ROSEMARY | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-351-09-72 | COMUNALE REVOCABLE TRUST 10-22-13 | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-351-09-73 | FRANKS BRETT H | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-351-09-74 | AINSLIE SANDRA | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-351-09-75 | F D T REALTY II L L C | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-351-09-76 | BREKKA MICHAEL L & BERTHAM | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |

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| 533-351-09-77 | NELSON DIANE | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-351-09-78 | STONEKING FAMILY TRUST 03-08-06 | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-351-09-79 | NICHOL CHRISTIAN J TRUST 10-22-10 | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-351-09-80 | ALTIERI VITO & SHIRLEY FAMILY TRUST | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-351-09-81 | WAISMAN NORBERTO S & CRISTINA | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-351-09-82 | PERL FAMILY TRUST 03-19-08 | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-351-09-83 | DIMACALI DEXTER C & ARLENE B | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-351-09-84 | NOBIS DIANE T H REVOCABLE TRUST 11-01-90 | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-351-09-85 | KENNY GERARD P | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-351-09-86 | TOOSKY RAHMATOLLAH F & FARIDEH F, TOOSKY C | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-351-09-87 | PENG SHU MIN, LEE CHENYU | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-351-09-88 | ROBERTS FAMILY TRUST 03-14-07 | 1 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-351-09-89 | L T Z PROPERTIES L L C | 1 | A | 0 | 5,659.00 | 7,385.00 | 127.00 | \$1,207.12 |
| 533-351-09-90 | PORTO SIENA OWNERS ASSN | 1 | | 0 | 0.00 | 284.00 | 3.00 | \$26.98 |
| Subtotal Zone 1 | | | | 323 | 1,461,745 | 546,222 | 8,536 | \$220,085.12 |
| Zone 2 | | | | | | | | |
| 533-022-02-00 | ONECAP HOLDINGS L L C, 14TH PLACE HOLDINGS | 2 | I | 0 | 100,000.00 | 26,249.00 | 325.00 | \$5,081.08 |
| 533-022-03-00 | ALLIED EQUITY L L C | 2 | A | 0 | 75,329.00 | 71,874.00 | 390.00 | \$8,145.96 |
| 533-022-04-00 | ALLIED EQUITY L L C | 2 | A | 0 | 30,000.00 | 21,249.00 | 275.00 | \$2,920.68 |
| 533-031-02-00 | VASSALLO AGATA REVOCABLE TRUST 01-15-10 | 2 | H | 1 | 1,548.00 | 5,001.00 | 50.00 | \$264.60 |
| 533-031-03-00 | HILDRETH JAMES K & ELIZABETH L TRUST B 10-28- | 2 | G | 0 | 3,852.00 | 5,001.00 | 50.00 | \$339.60 |
| 533-031-04-00 | SCHEIN LINAL TRUST | 2 | H | 1 | 0.00 | 5,001.00 | 50.00 | \$264.60 |
| 533-031-05-00 | SCALICE ELIZABETH A | 2 | A | 0 | 5,000.00 | 5,001.00 | 150.00 | \$668.02 |
| 533-031-06-00 | GODDARD PERSONAL TRUST 07-16-97 | 2 | A | 0 | 3,000.00 | 5,001.00 | 150.00 | \$573.34 |
| 533-031-07-00 | CRESCI FAMILY TRUST 02-28-91 | 2 | G | 0 | 2,587.00 | 5,001.00 | 50.00 | \$339.60 |

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|---------------------------------|--|-------------|-----------------|---------------------|----------------------|--------------------|---------------|---------------------------|
| 533-031-08-00 | HILDRETH JAMES K & ELIZABETH L TRUST B 10-28- | 2 | G | 0 | 5,364.00 | 5,001.00 | 50.00 | \$339.60 |
| 533-031-09-00 | CAMPBELL FAMILY TRUST 06-13-94 | 2 | G | 0 | 9,958.00 | 5,001.00 | 50.00 | \$339.60 |
| 533-031-15-00 | WEST LAUREL M A G L L C, DAROSA FAMILY 909 L L | 2 | B | 0 | 10,500.00 | 10,000.00 | 200.00 | \$1,083.44 |
| 533-032-02-00 | RUSSELL LLOYD J JR & PARSLEY AME E | 2 | A | 0 | 3,000.00 | 1,440.00 | 140.00 | \$355.00 |
| 533-032-03-00 | KLARMAN HOWARD L TR | 2 | B | 0 | 3,000.00 | 8,300.00 | 140.00 | \$705.24 |
| 533-033-02-00 | KLARMAN HOWARD L TR | 2 | I | 0 | 0.00 | 5,001.00 | 50.00 | \$339.60 |
| 533-033-08-00 | KLARMAN HOWARD L TR | 2 | A | 0 | 10,000.00 | 13,425.00 | 150.00 | \$1,399.58 |
| 533-033-11-01 | CRESCI FAMILY TRUST 09-26-94, CRESCI SALVATOI | 2 | A | 0 | 2,500.00 | 2,850.00 | 50.00 | \$331.62 |
| 533-033-11-02 | ULMAN FLORENCE D REVOCABLE TRUST 06-19-97 | 2 | A | 0 | 2,500.00 | 2,850.00 | 50.00 | \$331.62 |
| 533-033-13-00 | ARNOLD ROBERT B, ARNOLD A C & ROBERTA LIVIN | 2 | B | 0 | 4,274.00 | 13,543.00 | 150.00 | \$1,060.32 |
| 533-034-01-00 | BERGER LILO H TR, BERGER FAMILY TRUST B 12-2 | 2 | C | 0 | 4,900.00 | 10,001.00 | 200.00 | \$916.74 |
| 533-034-02-00 | MENZIE WILLIAM G TRUST 09-17-08 | 2 | C | 0 | 8,736.00 | 5,001.00 | 50.00 | \$599.72 |
| 533-034-03-00 | MENZIE WILLIAM G TRUST 09-17-08 | 2 | H | 1 | 1,464.00 | 5,001.00 | 50.00 | \$264.60 |
| 533-034-04-00 | MENZIE WILLIAM G TRUST 09-17-08 | 2 | H | 1 | 1,728.00 | 5,001.00 | 50.00 | \$264.60 |
| 533-034-05-00 | MENZIE WILLIAM G TRUST 09-17-08 | 2 | C | 0 | 1,728.00 | 5,001.00 | 150.00 | \$482.76 |
| 533-034-06-00 | GIAMMARINARO LOUISE TRUST 11-21-11, CANEPA | 2 | G | 0 | 2,214.00 | 5,293.00 | 148.00 | \$446.62 |
| 533-034-07-00 | ADAMO FAMILY TRUST 10-25-97, CRESCI FAMILY TF | 2 | H | 1 | 1,530.00 | 4,704.00 | 52.00 | \$264.60 |
| 533-034-08-00 | LEMKE FAMILY TRUST 05-01-91 | 2 | G | 0 | 1,828.00 | 5,001.00 | 50.00 | \$339.60 |
| 533-034-09-00 | MENZIE WILLIAM G TRUST 09-17-08 | 2 | H | 1 | 1,303.00 | 5,001.00 | 50.00 | \$264.60 |
| 533-034-10-00 | FINTZELBERG NICHOLAS M TRUST 12-23-87 | 2 | A | 0 | 5,000.00 | 5,001.00 | 50.00 | \$576.32 |
| 533-034-11-00 | BERGER LILO H TR, BERGER FAMILY TRUST B 12-2 | 2 | A | 0 | 9,500.00 | 5,001.00 | 150.00 | \$881.08 |
| 533-112-01-00 | CONEJO DEVELOPMENT L L C | 2 | C | 0 | 4,950.00 | 7,501.00 | 75.00 | \$656.76 |
| 533-112-02-00 | CONEJO DEVELOPMENT L L C | 2 | A | 0 | 6,363.00 | 17,498.00 | 100.00 | \$1,474.60 |
| 533-112-03-00 | IVY & KETTNER L L C | 2 | A | 0 | 3,750.00 | 7,501.00 | 75.00 | \$686.92 |
| 533-112-04-00 | IVY & KETTNER L L C | 2 | A | 0 | 9,100.00 | 10,001.00 | 200.00 | \$1,201.68 |

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| 533-112-05-00 | CONEJO DEVELOPMENT L L C | 2 | C | 0 | 1,792.00 | 10,001.00 | 200.00 | \$824.20 |
| 533-113-01-00 | BENTON WILLIAM S | 2 | B | 0 | 4,000.00 | 17,500.00 | 275.00 | \$1,399.20 |
| 533-113-02-00 | BENTON WILLIAM S | 2 | A | 0 | 4,250.00 | 17,500.00 | 100.00 | \$1,320.84 |
| 533-113-03-00 | FOGERTY LIVING REVOCABLE TRUST 01-30-97, HIL | 2 | C | 0 | 3,000.00 | 8,500.00 | 85.00 | \$666.56 |
| 533-113-04-00 | LUSCOMB NEAL E TRUST 05-20-10, WILLIAMS CAR | 2 | A | 0 | 5,000.00 | 9,000.00 | 190.00 | \$939.60 |
| 533-121-01-00 | DANUBE LITTLE ITALY L P | 2 | E | 31 | 8,451.00 | 5,001.00 | 150.00 | \$698.36 |
| 533-121-02-00 | DANUBE LITTLE ITALY L P | 2 | E | 0 | 8,451.00 | 5,001.00 | 50.00 | \$606.66 |
| 533-121-03-00 | 2241 KETTNER L L C, 2241 KETTNER L L C, 2241 KE | 2 | B | 0 | 17,216.00 | 5,001.00 | 50.00 | \$852.24 |
| 533-121-04-00 | 2241 KETTNER L L C, 2241 KETTNER L L C, 2241 KE | 2 | C | 0 | 0.00 | 5,001.00 | 50.00 | \$339.60 |
| 533-121-05-00 | PECORARO ONOFRIO F FAMILY TRUST 09-10-08 | 2 | B | 0 | 1,500.00 | 5,001.00 | 50.00 | \$384.26 |
| 533-121-06-00 | THE MAX FIRSTENBERG WEINSTOCK FAMILY L L C | 2 | B | 0 | 7,850.00 | 5,001.00 | 150.00 | \$665.04 |
| 533-121-07-00 | THE MAX FIRSTENBERG WEINSTOCK FAMILY L L C | 2 | I | 0 | 0.00 | 5,001.00 | 150.00 | \$431.30 |
| 533-121-08-00 | PECORARO ONOFRIO F FAMILY TRUST 09-10-08 | 2 | H | 1 | 1,293.00 | 5,001.00 | 50.00 | \$264.60 |
| 533-121-09-00 | ASARO ANDREW TRUST 02-22-06, ASARO FRANK L | 2 | H | 1 | 1,393.00 | 5,001.00 | 50.00 | \$264.60 |
| 533-121-10-00 | WEISSMAN EDWARD & SUZANNE TRUST 08-11-00 | 2 | H | 1 | 1,278.00 | 5,001.00 | 50.00 | \$264.60 |
| 533-121-11-00 | DANUBE LITTLE ITALY L P | 2 | E | 0 | 16,898.00 | 10,001.00 | 200.00 | \$1,304.82 |
| 533-122-01-00 | HAMPTON GROUND LEASE L L C | 2 | B | 0 | 18,476.00 | 30,000.00 | 500.00 | \$2,770.82 |
| 533-122-02-00 | WOSK LEVIN CO L L C, WOSK LEVIN CO L L C | 2 | B | 0 | 9,216.00 | 15,002.00 | 250.00 | \$1,546.78 |
| 533-123-01-00 | SLATER BETTY L, SLATER FAMILY SURVIVORS 198 | 2 | A | 0 | 30,000.00 | 15,002.00 | 250.00 | \$2,267.28 |
| 533-123-02-00 | SLATER FAMILY SURVIVORS 1985 TRUST 08-08-85, | 2 | B | 0 | 1,698.00 | 5,001.00 | 50.00 | \$390.16 |
| 533-123-03-00 | GRECO FRANK L & KATHERINE TRS | 2 | G | 0 | 5,082.00 | 10,001.00 | 200.00 | \$770.84 |
| 533-124-01-00 | BEARDSLEY FAMILY TRUST 12-04-90 | 2 | C | 0 | 1,760.00 | 5,001.00 | 150.00 | \$483.70 |
| 533-124-02-00 | BEARDSLEY FAMILY TRUST 12-04-90 | 2 | C | 0 | 3,700.00 | 5,001.00 | 50.00 | \$449.78 |
| 533-124-04-00 | BEARDSLEY FAMILY TRUST 12-04-90 | 2 | C | 0 | 4,600.00 | 10,001.00 | 200.00 | \$907.82 |
| 533-124-05-00 | RALMAR PRO L L C, FOGERTY JAMES E TR, FOGEF | 2 | A | 0 | 989.00 | 10,001.00 | 200.00 | \$817.66 |

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|---------------------------------|---|-------------|-----------------|---------------------|----------------------|--------------------|---------------|---------------------------|
| 533-124-06-00 | DORFMAN PHYLLIS REVOCABLE FAMILY TRUST 03 | 2 | A | 0 | 2,319.00 | 5,001.00 | 50.00 | \$396.42 |
| 533-124-07-00 | BRUNO LITTLE ITALY L L C | 2 | G | 0 | 3,920.00 | 5,001.00 | 50.00 | \$339.60 |
| 533-124-10-00 | BEARDSLEY FAMILY TRUST 12-04-90 | 2 | I | 0 | 0.00 | 5,001.00 | 50.00 | \$339.60 |
| 533-124-11-00 | BEARDSLEY FAMILY TRUST 12-04-90 | 2 | C | 0 | 5,000.00 | 5,001.00 | 50.00 | \$488.48 |
| 533-124-12-00 | STEAMBOAT INVESTMENT COMPANY, WILSON THC | 2 | H | 1 | 0.00 | 10,000.00 | 200.00 | \$264.60 |
| 533-125-03-00 | DIESTRO INC | 2 | A | 0 | 4,148.00 | 4,417.00 | 133.00 | \$577.80 |
| 533-211-05-00 | AKHAVAN MAHMOUD S, AKHAVAN SEYED M | 2 | A | 0 | 2,602.00 | 17,498.00 | 275.00 | \$1,403.18 |
| 533-211-07-01 | GOEYTES ALICIA | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-211-07-02 | PARKER JOHN C | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-211-07-03 | ROUNDS JORDAN & RENEE | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-211-07-04 | ANDOH BERNARD O K | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-211-07-05 | TALL MICHAEL H | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-211-07-06 | DELIA FAMILY TRUST 09-05-00 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-211-07-07 | ESTEVE FRANCOISE, ESTEVE ERICAL | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-211-07-08 | STRANCE ANDREW K | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-211-07-09 | MUNDEN ANDREW C | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-211-07-10 | POWERS ROBERT J, ROWLAND ANNA M | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-211-07-11 | MERLESENA MICHAEL S | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-211-07-12 | MIAO YEN PING & MEEI-YUN | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-211-07-13 | STROUD-ANDERSEN FAMILY TRUST 08-14-96 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-211-07-14 | PIGGOTT ASHLEY A | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-211-07-15 | ACKLEY CORISA A | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-211-07-16 | STEKEL RICARDO S | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-211-07-17 | ELLIOTT JIMMY | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-211-07-18 | KETNER INVESTMENT L L C | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |

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| Assessor's Parcel Number | Owner Name | Zone | Land Use | No. of Units | Bldg. Sq. Ft. | Lot Sq. Ft. | Lot FF | FY 2016 Assessment |
|---------------------------------|-----------------------------------|-------------|-----------------|---------------------|----------------------|--------------------|---------------|---------------------------|
| 533-211-07-19 | C R T HOLDINGS L L C | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-211-07-20 | MIAO YEN PING & MEEI YUN | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-211-07-21 | RUTLEDGE MARY M, HARO KATHERYN | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-211-07-22 | DAVIES KEVIN J | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-211-07-23 | ZIMMER CHRISTOPHER D | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-211-07-24 | BARTOLI PETER, MCMORROW KELLY | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-211-07-25 | EPPS WADE A | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-211-07-26 | GESUELLE CHRISTAL | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-211-07-27 | NICHOLS NANCY 1998 TRUST 08-03-98 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-211-07-28 | DANIELS GREGORY J | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-211-07-29 | BADEANLOU MAHMOUD | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-211-07-30 | FINCH DANIELLE | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-211-07-31 | VILLA KENNETH J & DOOLEY SHAWN E | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-211-07-32 | CALLISTER MATTHEW Q & JACQUELINE | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-211-07-33 | CABRALES RAUL | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-211-07-34 | KIRK JOAN M TRUST 12-19-06 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-211-07-35 | SPOTTS WONI | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-211-07-36 | PARADIS NATHAN & KATHLEEN | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-211-07-37 | TERELL JOHN C & CLINTON KIM K A | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-211-07-38 | VRIEZE HELENA | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-211-07-39 | CONCORS ANDREW & SUZANNE | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-211-07-40 | MOLASKY ANDREW | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-211-08-00 | NICHOLS NANCY 1998 TRUST 08-03-98 | 2 | A | 0 | 2,799.00 | 2,787.00 | 43.00 | \$335.66 |
| 533-212-06-00 | BROADSTONE LITTLE ITALY L L C | 2 | E | 0 | 204,722.00 | 57,064.00 | 728.23 | \$10,281.04 |
| 533-213-02-00 | SLAUGHTER STEVEN J | 2 | G | 0 | 1,857.00 | 3,293.00 | 0.00 | \$193.42 |

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|---------------------------------|---|-------------|-----------------|---------------------|----------------------|--------------------|---------------|---------------------------|
| 533-213-03-00 | SLAUGHTER STEVEN J | 2 | H | 0 | 1,000.00 | 3,037.00 | 0.00 | \$178.38 |
| 533-213-04-00 | SLAUGHTER STEVEN J | 2 | H | 0 | 0.00 | 3,200.00 | 0.00 | \$187.96 |
| 533-213-06-00 | THOMAS CHEN & ASSOCIATES | 2 | C | 0 | 973.00 | 5,001.00 | 25.00 | \$345.64 |
| 533-213-16-00 | SANFILIPPO REVOCABLE FAMILY TRUST 09-01-00, ; | 2 | A | 0 | 8,888.00 | 13,207.00 | 319.00 | \$1,489.08 |
| 533-213-18-00 | THOMAS CHEN & ASSOCIATES | 2 | A | 0 | 25,146.00 | 27,443.00 | 150.00 | \$2,940.08 |
| 533-213-19-00 | SECOND TUESDAY INVESTORS | 2 | A | 0 | 3,200.00 | 4,099.00 | 95.00 | \$479.38 |
| 533-221-02-00 | BRUNO INDIA KETTNER L L C | 2 | G | 0 | 2,590.00 | 5,001.00 | 50.00 | \$339.60 |
| 533-221-10-00 | BROADMOOR PACIFIC L L C | 2 | A | 0 | 5,835.00 | 10,001.00 | 200.00 | \$1,047.10 |
| 533-221-11-00 | KETTNER LITTLE ITALY L L C | 2 | B | 0 | 6,000.00 | 6,986.00 | 70.00 | \$653.20 |
| 533-221-12-00 | KETTNER LITTLE ITALY L L C | 2 | B | 0 | 0.00 | 2,300.00 | 30.00 | \$162.60 |
| 533-222-07-00 | PATEL FAMILY TRUST | 2 | CONDO | 1 | 0.00 | 5,001.00 | 50.00 | \$264.60 |
| 533-222-08-00 | ZOLEZZI JACK TRUST 10-28-98 | 2 | G | 0 | 3,201.00 | 5,001.00 | 50.00 | \$339.60 |
| 533-222-10-01 | TP G L L C | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-222-10-02 | TP G L L C | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-222-10-03 | TP G L L C | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-222-10-04 | TP G L L C | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-222-10-05 | TP G L L C | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-222-10-06 | TP G L L C | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-222-10-07 | TP G L L C | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-222-10-08 | TP G L L C | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-222-10-09 | TP G L L C | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-222-10-10 | TP G L L C | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-222-10-11 | TP G L L C | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-222-10-12 | TP G L L C | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-222-10-13 | TP G L L C | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |

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| Assessor's Parcel Number | Owner Name | Zone | Land Use | No. of Units | Bldg. Sq. Ft. | Lot Sq. Ft. | Lot FF | FY 2016 Assessment |
|---------------------------------|-------------------|-------------|-----------------|---------------------|----------------------|--------------------|---------------|---------------------------|
| 533-222-10-14 | TPG LLC | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-222-10-15 | TPG LLC | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-222-10-16 | TPG LLC | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-222-10-17 | TPG LLC | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-222-10-18 | TPG LLC | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-222-10-19 | TPG LLC | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-222-10-20 | TPG LLC | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-222-10-21 | TPG LLC | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-222-10-22 | TPG LLC | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-222-10-23 | TPG LLC | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-222-10-24 | TPG LLC | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-222-10-25 | TPG LLC | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-222-10-26 | TPG LLC | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-222-10-27 | TPG LLC | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-222-10-28 | TPG LLC | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-222-10-29 | TPG LLC | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-222-10-30 | TPG LLC | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-222-10-31 | TPG LLC | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-222-10-32 | TPG LLC | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-222-10-33 | TPG LLC | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-222-10-34 | TPG LLC | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-222-10-35 | TPG LLC | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-222-10-36 | TPG LLC | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-222-10-37 | TPG LLC | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-222-10-38 | TPG LLC | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |

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| Assessor's Parcel Number | Owner Name | Zone | Land Use | No. of Units | Bldg. Sq. Ft. | Lot Sq. Ft. | Lot FF | FY 2016 Assessment |
|---------------------------------|-------------------|-------------|-----------------|---------------------|----------------------|--------------------|---------------|---------------------------|
| 533-222-10-39 | TPG LLC | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-222-10-40 | TPG LLC | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-222-10-41 | TPG LLC | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-222-10-42 | TPG LLC | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-222-10-43 | TPG LLC | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-222-10-44 | TPG LLC | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-222-10-45 | TPG LLC | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-222-10-46 | TPG LLC | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-222-10-47 | TPG LLC | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-222-10-48 | TPG LLC | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-222-10-49 | TPG LLC | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-222-10-50 | TPG LLC | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-222-10-51 | TPG LLC | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-222-10-52 | TPG LLC | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-222-10-53 | TPG LLC | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-222-10-54 | TPG LLC | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-222-10-55 | TPG LLC | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-222-10-56 | TPG LLC | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-222-10-57 | TPG LLC | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-222-10-58 | TPG LLC | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-222-10-59 | TPG LLC | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-222-10-60 | TPG LLC | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-222-10-61 | TPG LLC | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-222-10-62 | TPG LLC | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-222-10-63 | TPG LLC | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |

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| Assessor's Parcel Number | Owner Name | Zone | Land Use | No. of Units | Bldg. Sq. Ft. | Lot Sq. Ft. | Lot FF | FY 2016 Assessment |
|---------------------------------|-------------------|-------------|-----------------|---------------------|----------------------|--------------------|---------------|---------------------------|
| 533-222-10-64 | TPG LLC | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-222-10-65 | TPG LLC | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-222-10-66 | TPG LLC | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-222-10-67 | TPG LLC | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-222-10-68 | TPG LLC | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-222-10-69 | TPG LLC | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-222-10-70 | TPG LLC | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-222-10-71 | TPG LLC | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-222-10-72 | TPG LLC | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-222-11-01 | TPG LLC | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-222-11-02 | TPG LLC | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-222-11-03 | TPG LLC | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-222-11-04 | TPG LLC | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-222-11-05 | TPG LLC | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-222-11-06 | TPG LLC | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-222-11-07 | TPG LLC | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-222-11-08 | TPG LLC | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-222-11-09 | TPG LLC | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-222-11-10 | TPG LLC | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-222-11-11 | TPG LLC | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-222-11-12 | TPG LLC | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-222-11-13 | TPG LLC | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-222-11-14 | TPG LLC | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-222-11-15 | TPG LLC | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-222-11-16 | TPG LLC | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |

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|---------------------------------|--|-------------|-----------------|---------------------|----------------------|--------------------|---------------|---------------------------|
| 533-222-11-17 | TPG LLC | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-222-11-18 | TPG LLC | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-222-11-19 | TPG LLC | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-222-11-20 | TPG LLC | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-222-11-21 | TPG LLC | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-222-11-22 | TPG LLC | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-222-11-23 | TPG LLC | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-222-11-24 | TPG LLC | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-222-11-25 | TPG LLC | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-222-11-26 | TPG LLC | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-222-11-27 | TPG LLC | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-222-11-28 | TPG LLC | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-222-11-29 | TPG LLC | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-222-11-30 | TPG LLC | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-222-11-31 | TPG LLC | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-222-11-32 | TPG LLC | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-222-11-33 | TPG LLC | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-222-11-34 | TPG LLC | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-222-11-35 | TPG LLC | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-222-11-36 | TPG LLC | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-222-11-37 | ARVANNI PROPERTIES SAN DIEGO LLC | 2 | A | 0 | 6,532.00 | 6,532.00 | 50.00 | \$738.80 |
| 533-223-07-01 | LED SOME ROY E (DP), KYLE MICHAEL S (DP) | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-223-07-02 | MANN BRIAN C & MARY T | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-223-07-03 | LINDSAY RICHARD | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-223-07-04 | MUELLER MATTHIAS | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |

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|---------------------------------|---|-------------|-----------------|---------------------|----------------------|--------------------|---------------|---------------------------|
| 533-223-07-05 | SCHULTZ ANNE C | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-223-07-06 | WALKER STEVEN E & CROYLE NOREEN A | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-223-07-07 | EYNON DOEMONI | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-223-07-08 | NELSON JOHN P | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-223-07-09 | JONES REVOCABLE TRUST 03-21-06 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-223-07-10 | CATTOLICA TRUST 02-25-94 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-223-07-11 | TETTERO KARINA LIVING TRUST 06-09-05 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-223-07-12 | GERZA HARRIET E SEPARATE PROPERTY TRUST 0 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-223-07-13 | MENDELL RESIDUARY TRUST 11-11-92 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-223-07-14 | FIMBRES GILBERT | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-223-07-15 | MILLER MARK J | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-223-07-16 | PUCAK CAROL J | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-223-07-17 | CALLAN REVOCABLE FAMILY TRUST A 06-06-90 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-223-08-01 | TERRY KIMBERLY R <AKA COHEN KIMBERLY R> | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-223-08-02 | WILLIAMS JOHN E & URIBE TIANA R | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-223-08-03 | PATIL MALATI M | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-223-08-04 | SHAFFER STEPHEN L & JENNIFER | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-223-08-05 | CHRISTENSEN SUSANNE R | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-223-08-06 | RICCIO ANTHONY I & ALBANO CHRISTINA A | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-223-08-07 | GORENCE PETER | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-223-08-08 | ROWLEN WILLIAM T | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-223-08-09 | MALONE REVOCABLE LIVING TRUST 07-02-91 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-223-08-10 | SCOTT JAMES H FAMILY TRUST 02-03-95 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-223-13-01 | RANDALL JOHN TRUST 01-22-08 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-223-13-02 | MOSLEY RONDA R | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |

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| Assessor's Parcel Number | Owner Name | Zone | Land Use | No. of Units | Bldg. Sq. Ft. | Lot Sq. Ft. | Lot FF | FY 2016 Assessment |
|---------------------------------|--|-------------|-----------------|---------------------|----------------------|--------------------|---------------|---------------------------|
| 533-223-13-03 | LARSON 2006 TRUST 11-01-06 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-223-13-04 | COUCHMAN PETER J | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-223-13-05 | BALL BRIAN E | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-223-13-06 | HOWELL SUMRALL J, HOWELL JOE M D V M REVOC | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-223-13-07 | GILL KAREN K | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-223-13-08 | BARNES TIMOTHY & CONNIE | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-223-13-09 | DERUBERTIS MICHAEL & CAROL | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-223-13-10 | DERUBERTIS MICHAEL C & CAROL S | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-223-13-11 | COX EUGENE R & VERCIMAK SHARON L | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-223-13-12 | ODELL LUKE | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-223-13-13 | JOHNSON CHARLES | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-223-13-14 | SMITH JONATHAN | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-223-13-15 | KOLTUN MOLLI | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-223-13-16 | CLARK JAMES | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-223-13-17 | G R B PROPERTY GROUP L L C | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-223-13-18 | OKAZAKI SUZANNE M | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-223-13-19 | THOMPSON NEIL | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-223-13-20 | DERUBERTIS MICHAEL & CAROL | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-223-13-21 | G & G TRUST 10-29-12 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-223-13-22 | ODEN DOUGLAS A & JOAN V | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-223-13-23 | EVANS JACOB O | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-223-13-24 | DERUBERTIS MICHAEL & CAROL | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-223-13-25 | ESCALERAS TRUST 12-18-12 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-223-13-26 | DENNISTON PHILIP L III | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-223-13-27 | SHAMOUN MALEK, SHAMOUN NICOLE | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |

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| Assessor's Parcel Number | Owner Name | Zone | Land Use | No. of Units | Bldg. Sq. Ft. | Lot Sq. Ft. | Lot FF | FY 2016 Assessment |
|--------------------------|---|------|----------|--------------|---------------|-------------|--------|--------------------|
| 533-223-13-28 | CLARNO MARY TRUST 02-27-08 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-223-13-29 | RAMIREZ JOSHUA J & LAUREN Q | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-223-13-30 | CARDILLO CAROLYN | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-223-13-31 | ALEXANDER PETER & MELANIE TRUST 03-06-03 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-223-13-32 | YOUNG ROBERT E JR TRUST 10-12-05 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-223-13-33 | ALVAREZ LUIS & LANDEROS KARLA | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-223-13-34 | SARAWGI NINA | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-223-13-35 | SILVA JEFFREY S & DAWN K | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-223-13-36 | AVOTS BRADLEE J | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-223-13-37 | ALEXANDER JACKIE TRUST 03-30-05 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-223-13-38 | KING RENE A | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-223-13-39 | LEE MONICA M, LEE ANGELA A, LEE SAM & SALLIE | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-223-13-40 | HARTZELL DAVID C III | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-223-13-41 | SOLANO CHARLES E | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-223-13-42 | KOZLOFF FAMILY TRUST 12-27-11 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-223-13-43 | HOOD KEVIN J & MELISSA A INTER VIVOS TRUST 07-15-11 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-223-13-44 | KOTTE LIVING TRUST 07-15-11 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-223-13-45 | KOCH MICHELLE C | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-223-13-46 | PAVCO MICHAEL C | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-223-13-47 | SHORT EDWARD | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-223-13-48 | AYALA FAMILY TRUST | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-223-13-49 | DERUBERTIS MICHAEL & CAROL | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-223-13-50 | SCHALK JOHN S | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-223-13-51 | OWENBY AMY L, OWENBY ROBERT K & CLARISSA | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-223-13-52 | ZHANG CHANG GANG & SUN HONG BIN | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |

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| Assessor's Parcel Number | Owner Name | Zone | Land Use | No. of Units | Bldg. Sq. Ft. | Lot Sq. Ft. | Lot FF | FY 2016 Assessment |
|---------------------------------|--|-------------|-----------------|---------------------|----------------------|--------------------|---------------|---------------------------|
| 533-223-13-53 | HEIN CHRIS & NICOLE | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-223-13-54 | MCKIVERGAN MICHAEL T & MARIA A | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-223-13-55 | RIVIERA BICYCLE CO L L C | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-223-13-56 | HUDSON DAVID S & DAWN A | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-223-13-57 | JOHNSON DAVID EMANUEL | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-223-13-58 | YAN JERRY & MIMI | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-223-13-59 | MAY MONICA | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-223-13-60 | WILSON ARON | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-223-13-61 | MICKLE ROBERT A | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-223-13-62 | BAZMI KHALID REVOCABLE LIVING TRUST | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-223-13-63 | HOLLOWAY MARLON & KOUAKOU-HOLLOWAY MAR | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-223-13-64 | HOOKS DENNIS | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-223-13-65 | IRVINE RODNEY M & MAUREEN G | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-223-13-66 | DURAZO MARIBEL | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-223-13-67 | COUNTER NADIA | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-223-13-68 | BARNES JUSTIN R | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-223-13-69 | BOE ELIZABETH A REVOCABLE TRUST 04-01-08 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-223-13-70 | CAO JACQUELINE | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-223-13-71 | MARCUZZO LOUIS J & PATRICIA H | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-223-13-72 | BUSSE FAMILY TRUST 01-02-02 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-223-13-73 | COUCHMAN PETER J, PATZ BARBARA | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-223-13-74 | DEGOLDBERG TAMARA C | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-223-13-75 | COUTURE MICHAEL & CATHY | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-223-13-76 | MARTINEZ NATALIE | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-223-13-78 | ARVANNI PROPERTIES SAN DIEGO L L C | 2 | A | 0 | 3,382.00 | 3,382.00 | 38.00 | \$393.62 |

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|---------------------------------|---|-------------|-----------------|---------------------|----------------------|--------------------|---------------|---------------------------|
| 533-223-13-79 | ARVANNI PROPERTIES SAN DIEGO L L C | 2 | A | 0 | 1,064.00 | 1,064.00 | 12.00 | \$123.88 |
| 533-224-03-00 | ALSCO INC | 2 | A | 0 | 3,000.00 | 5,001.00 | 50.00 | \$481.64 |
| 533-224-04-00 | STEINER CORP | 2 | B | 0 | 1,120.00 | 5,001.00 | 50.00 | \$372.94 |
| 533-224-07-00 | J M A N AT THE Q L P | 2 | C | 0 | 31,980.00 | 5,001.00 | 150.00 | \$1,383.56 |
| 533-231-16-01 | QUE CHAN FAMILY TRUST 09-30-10 | 2 | A | 0 | 1,845.00 | 486.00 | 6.00 | \$121.40 |
| 533-231-16-02 | DUNHAM JUDITH A | 2 | A | 0 | 1,808.00 | 486.00 | 6.00 | \$119.64 |
| 533-231-16-03 | DUNHAM JUDITH A | 2 | A | 0 | 1,808.00 | 486.00 | 6.00 | \$119.64 |
| 533-231-16-04 | HERNANDEZ CARLOS & JACQUELINE | 2 | A | 0 | 1,839.00 | 486.00 | 6.00 | \$121.12 |
| 533-231-16-05 | M 2 SOLE & SEPARATE PROPERTY TRUST 07-23-10 | 2 | A | 0 | 1,272.00 | 486.00 | 6.00 | \$94.26 |
| 533-231-16-06 | WING VERN F & DARCY L | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-231-16-07 | GILKEY HAROLD C | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-231-16-08 | FRANQUI EDUARDO & SARA FAMILY TRUST 11-11-0 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-231-16-09 | BAZILE GERARD I | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-231-16-10 | CHERVENAK PATRICK A & KELLER KIMBERLY A | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-231-16-11 | IWATA FAMILY TRUST 12-20-07 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-231-16-12 | GIBSON RANDALL K & BERNADETTE R | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-231-16-13 | DICARLO SAMUEL V, DICARLO MICHAELA | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-231-16-14 | MIRANDA HECTOR A | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-231-16-15 | VALEIRAS FAMILY TRUST 07-20-07 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-231-16-16 | GREENBAUM FAMILY TRUST 02-08-12 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-231-16-17 | BUBIS TRUST 03-15-05 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-231-16-18 | CHEP KENNETH W REVOCABLE TRUST 08-02-06 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-231-16-19 | JAEGER RENE A | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-231-16-20 | FORD MICHAEL C | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-231-16-21 | HERNHOLM JANNA ASP PENSION PLAN | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |

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|---------------------------------|--|-------------|-----------------|---------------------|----------------------|--------------------|---------------|---------------------------|
| 533-231-16-22 | BLAIR TREVOR P, BLAIR PHILIP C & CATHERINE A | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-231-16-23 | CAPANO ANDREA | 2 | A | 0 | 1,513.00 | 486.00 | 6.00 | \$105.68 |
| 533-231-16-24 | DANESHJOO ALI R | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-231-16-25 | NUNES ALEX & ALANA | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-231-16-26 | CITYMARK PROPERTIES L L C | 2 | A | 0 | 1,172.00 | 486.00 | 6.00 | \$89.54 |
| 533-231-16-27 | STEELE JOHN L & DONNA L | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-231-16-28 | BERGER FAMILY TRUST 06-05-02 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-231-16-29 | SAWYER FAMILY TRUST 01-03-03 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-231-16-30 | GLIDDEN LIVING TRUST 10-05-92 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-231-16-31 | ARMSTRONG STEPHANIE J | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-231-16-32 | ARIAS CATHERINE A | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-231-16-33 | MICHAN GISELA A REVOCABLE TRUST 11-23-05 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-231-16-34 | ISHERWOOD KATHLEEN S | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-231-16-35 | PREY MORGAN | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-231-16-36 | CURREN ANNA M REVOCABLE TRUST 06-22-92 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-231-16-37 | FRIEDGEN SUSAN G LIVING TRUST 03-29-10 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-231-16-38 | SHIREY MICHAEL J & PAMELA A | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-231-16-39 | MUSHOVIC TOREN G & RONI M | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-231-16-40 | GIARRATANO FAMILY TRUST 05-04-01 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-231-16-41 | NOVELLINO PAMELA M | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-231-16-42 | ARENSON KEMP CHILDRENS TRUST 05-04-98 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-231-16-43 | LOPEZ GABRIEL & THERESA A | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-231-16-44 | THOMPSON CLARK & BRIDGET A | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-231-16-45 | WALSH JOAN M TRUST 03-01-02 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-231-16-46 | KIZIROGLOU CHRISTOPHER & SPIROPOULOS JENI | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |

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|--------------------------|---|------|----------|--------------|---------------|-------------|--------|--------------------|
| 533-231-16-47 | BURNS NEIL G | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-231-16-48 | ELSADAT NOUR G | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-231-16-49 | YOSHIDA HIROKO | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-231-16-50 | MONTORO CLAUDIA J TRUST 07-21-97 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-231-16-51 | KESNER MATTHEW P & SHARON R REVOCABLE LI' | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-231-16-52 | WANG NAISHU | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-231-16-53 | PARRA MANUEL | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-231-16-54 | FELDMAN SARA L | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-231-16-55 | LEIGHTON ERROL TR | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-231-16-56 | IMLAY FAMILY TRUST 07-17-95 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-231-17-01 | BREEZE LEWIS L III | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-231-17-02 | MICHAELS CHRISTIAN 1992 TRUST 08-13-92 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-231-17-03 | LUTZ DONNA THERESE | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-231-17-04 | MEYERS JUDITH EVE | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-231-17-05 | JAMES SAMUEL T | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-231-17-06 | FIALA BENJAMIN J | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-231-17-07 | KAJEWSKI KRISTOPHER | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-231-17-08 | MAHONEY TRUST 03-12-97 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-231-17-09 | DAVIS WESLEY R & AFSANEH | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-231-17-10 | JACK MICHAEL & MARY M | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-231-17-11 | TELLEZ NOEL & REINERT CLAUDIA | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-231-17-12 | MAGLIOCCA MICHAEL A, AVVAMPATO ROBERT J | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-231-17-13 | FISCHLOWITZ BENJAMIN | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-231-17-14 | WILSON-WIRTH COREY & LISA | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-231-17-15 | VILLANUEVA LUCIANA TRUST 10-20-04 | 2 | CONDO | 1 | 0.00 | 486.00 | 6.00 | \$264.60 |

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| Assessor's Parcel Number | Owner Name | Zone | Land Use | No. of Units | Bldg. Sq. Ft. | Lot Sq. Ft. | Lot FF | FY 2016 Assessment |
|--------------------------|---|------|----------|--------------|---------------|-------------|--------|--------------------|
| 533-231-17-16 | ANHALT-SHAKE FAMILY TRUST 09-28-07 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-231-17-17 | ROCKAFELLOW BRITON A TRUST 06-04-09 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-231-17-18 | WHITTLESEY MARTIN N & SUZANNE, BOSWORTH C | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-231-17-19 | FULKERSON DAN | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-231-17-20 | WELLS JARED | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-231-17-21 | KLENNER JEFFREY D | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-231-17-22 | ARDIZZONE MICHAEL & ELAINE | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-231-17-23 | ANDERSON REVOCABLE TRUST 09-15-09 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-231-17-24 | FILOMEO LEONARD G | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-231-17-25 | C I O V TRUST 01-27-03 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-231-17-26 | KIMBLE FAMILY TRUST 01-27-11, KIMBLE LEVELL | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-231-17-27 | BIANCHI CHRISTOPHER J & MELISSA | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-231-17-28 | GAZAWAY JEFFREY & GUTIERREZ FELIPE | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-231-17-29 | GENTLES SUZANNE M TR | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-231-17-30 | TAKATA LANCE | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-231-17-31 | KEMPER LINDA D | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-231-17-32 | ANDERSON DIANNE, DIRREN DOUGLAS | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-231-17-33 | GARCIA RAUL A | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-231-17-34 | TERELL JOHN C & CLINTON KIM A | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-231-17-35 | CHAMMAS GUY A | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-231-17-36 | KAY JOELLEN | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-231-17-37 | BLASUTTA JAMES B | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-231-17-38 | OLIVER DENNIS J D REVOCABLE TRUST 02-07-81 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-231-17-39 | WEI KAREN A | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-231-17-40 | TREGO SAMUEL B FAMILY TRUST 12-07-06 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |

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|--------------------------|--|------|----------|--------------|---------------|-------------|--------|--------------------|
| 533-231-17-41 | BORSINI JOHN B | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-231-17-42 | GUILMETTE ALLEN & LESLEY TRUST 09-30-08 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-231-17-43 | KAMINS KENNETH L FAMILY TRUST 04-25-94, GELLI | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-231-17-44 | TRENHAILE RYAN & CRESSAN | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-231-17-45 | HARRISON JAMES & TURNER GEORGE R III | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-231-17-46 | MARRUENDA MANUEL E LIVING TRUST 08-31-09 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-231-17-47 | KAMOGARI ANDREY K & MILENA C | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-231-17-48 | OSTANIK FAMILY TRUST 03-06-03 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-231-17-49 | BOES ANDREW W & NIKKI M | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-231-17-50 | GUSTAFSON TRUST 09-12-02 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-231-17-51 | JUSTIN BRADFORD P FAMILY TRUST 05-18-06 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-231-17-52 | MCKEE W CHRISTOPHER & YVONNE M | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-231-17-53 | SAPPHIRE FAMILY HOLDINGS L L C | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-231-17-54 | LANDRY WILLIAM D & REBECCA 2009 TRUST 11-16- | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-231-17-55 | RICHARDSON FAMILY TRUST 11-16-01 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-231-17-56 | DEAN FAMILY TRUST 04-29-98 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-231-17-57 | STELLER LIVING 2012 TRUST 11-16-12 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-231-17-58 | HOENIGMAN LIVING TRUST 09-17-98, GUSTAFSON | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-231-17-59 | MEAGHER FAMILY TRUST 08-04-88 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-231-17-60 | BRAND MATTHEW | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-231-17-61 | LUTZ DONNA T | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-231-17-62 | PETERSON GARY E & JILL L FAMILY TRUST 03-02-01 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-231-17-63 | R J THOMPSON PROPERTIES L L C, A N R PROPER | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-231-17-64 | BERRY REVOCABLE TRUST 03-18-88 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-231-17-65 | A K A S D CORP | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |

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|---------------------------------|---|-------------|-----------------|---------------------|----------------------|--------------------|---------------|---------------------------|
| 533-231-17-66 | ROSS-ADCOCK FAMILY TRUST 12-13-13 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-232-01-00 | H G DANIELS CO | 2 | CONDO | 1 | 0.00 | 6,429.00 | 157.00 | \$264.60 |
| 533-232-02-00 | TARANTINO INTER VIVOS TRUST 04-23-85 | 2 | CONDO | 1 | 0.00 | 4,892.00 | 50.00 | \$264.60 |
| 533-232-03-00 | ZOLEZZI JACK TRUST 10-28-98 | 2 | H | 1 | 1,216.00 | 4,892.00 | 50.00 | \$264.60 |
| 533-232-04-00 | VATTUONE FAMILY TRUST 12-09-87 | 2 | CONDO | 1 | 0.00 | 4,892.00 | 50.00 | \$264.60 |
| 533-232-05-00 | 1731 KETTNER L L C | 2 | B | 0 | 9,200.00 | 4,892.00 | 50.00 | \$607.14 |
| 533-232-16-00 | LITTLE ITALY L L C | 2 | B | 0 | 16,584.00 | 12,156.00 | 214.00 | \$1,404.08 |
| 533-233-10-00 | H G FENTON DEVELOPMENT CO L L C | 2 | I | 0 | 0.00 | 3,650.00 | 50.00 | \$260.24 |
| 533-233-11-00 | H G FENTON DEVELOPMENT CO L L C | 2 | I | 0 | 0.00 | 4,247.00 | 140.00 | \$377.84 |
| 533-233-12-00 | H G FENTON DEVELOPMENT CO L L C | 2 | I | 0 | 0.00 | 4,892.00 | 50.00 | \$333.20 |
| 533-233-13-00 | BURROUGHS RICHARD J & CHARLENE 2005 TRUS` | 2 | G | 0 | 3,636.00 | 4,892.00 | 50.00 | \$333.20 |
| 533-233-14-00 | ULMAN FLORENCE D REVOCABLE TRUST 06-19-97 | 2 | H | 0 | 1,118.00 | 3,276.00 | 34.00 | \$223.60 |
| 533-233-16-00 | DEPHILIPPIS RICHARD TRUST 01-28-04, DEPHILIPP | 2 | I | 0 | 0.00 | 4,892.00 | 50.00 | \$333.20 |
| 533-233-17-00 | TARANTINO FAMILY TRUST | 2 | H | 1 | 1,232.00 | 4,892.00 | 50.00 | \$264.60 |
| 533-233-18-00 | JOHNSON MARY G TRUST 10-30-91, FINCH LOUISE | 2 | H | 1 | 1,310.00 | 4,892.00 | 50.00 | \$264.60 |
| 533-233-19-00 | 1836 COLUMBIA STREET L L C | 2 | A | 0 | 0.00 | 3,868.00 | 42.00 | \$265.72 |
| 533-233-21-00 | SIDEMAN MICHAEL & DONNA B, LITTELL CATHEY E | 2 | G | 0 | 0.00 | 3,228.00 | 33.00 | \$219.86 |
| 533-233-22-00 | SIDEMAN MICHAEL & DONNA B, LITTELL CATHEY E | 2 | H | 0 | 1,376.00 | 3,276.00 | 34.00 | \$223.60 |
| 533-241-01-00 | ZOLEZZI JACK TRUST 10-28-98 | 2 | I | 0 | 29,273.00 | 6,338.00 | 150.00 | \$509.82 |
| 533-241-04-00 | CENTURION PARTNERS PALATINE L L C | 2 | H | 1 | 1,246.00 | 4,892.00 | 50.00 | \$264.60 |
| 533-241-05-00 | 1805 COLUMBIA ST LP | 2 | F | 0 | 14,746.00 | 4,892.00 | 148.00 | \$862.16 |
| 533-241-08-00 | ZOLEZZI JACK TRUST 10-28-98 | 2 | I | 0 | 0.00 | 4,892.00 | 50.00 | \$333.20 |
| 533-241-10-00 | 1835 COLUMBIA STREET L P | 2 | A | 0 | 0.00 | 7,200.00 | 190.00 | \$597.14 |
| 533-241-11-00 | CENTURION PARTNERS PALATINE L L C | 2 | B | 0 | 6,201.00 | 10,001.00 | 200.00 | \$955.48 |
| 533-241-12-00 | 1835 COLUMBIA STREET L P | 2 | A | 0 | 87,328.00 | 14,998.00 | 150.00 | \$5,153.14 |

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|---------------------------------|--|-------------|-----------------|---------------------|----------------------|--------------------|---------------|---------------------------|
| 533-244-01-00 | SCARVELIS STEVEN G TR (MARITAL TRUST), SCAR | 2 | G | 0 | 2,807.00 | 4,892.00 | 148.00 | \$423.06 |
| 533-244-02-00 | NAPOLI ANTHONY M JR LIVING TRUST 05-14-07 | 2 | H | 1 | 1,622.00 | 4,892.00 | 50.00 | \$264.60 |
| 533-244-09-00 | JONES RICHARD & LAVONDA LEE REVOCABLE TRU | 2 | F | 0 | 6,404.00 | 8,520.00 | 283.00 | \$950.64 |
| 533-244-11-00 | V S S D ASSOCIATES L L C, V S S D ASSOCIATES L I | 2 | E | 0 | 86,367.00 | 29,185.00 | 397.00 | \$4,650.08 |
| 533-311-03-00 | WEST COAST INVESTMENTS INC | 2 | I | 0 | 0.00 | 2,958.00 | 25.00 | \$196.66 |
| 533-311-06-00 | JACK IN THE BOX INC <LF> PHILLIP L & MARJORIE | 2 | A | 0 | 2,956.00 | 18,787.00 | 266.00 | \$1,487.40 |
| 533-311-07-00 | CITY OF SAN DIEGO | 2 | D | 0 | 10,242.00 | 9,801.00 | 100.00 | \$972.36 |
| 533-311-08-00 | CITY OF SAN DIEGO | 2 | C | 0 | 0.00 | 5,001.00 | 0.00 | \$293.74 |
| 533-311-09-00 | JACK IN THE BOX INC <LF> PHILLIP L & MARJORIE | 2 | I | 0 | 0.00 | 5,001.00 | 0.00 | \$293.74 |
| 533-311-12-00 | WEST COAST INVESTMENTS INC <LF> PACIFIC HIG | 2 | A | 0 | 11,084.00 | 17,919.00 | 100.00 | \$1,669.02 |
| 533-311-14-00 | APPLE SEVEN S P E SOCIAL INC | 2 | A | 0 | 85,769.00 | 81,457.00 | 355.00 | \$9,171.04 |
| 533-313-01-00 | CASTAGNOLA PETER A TR & CASTAGNOLA ESTHEI | 2 | G | 0 | 1,440.00 | 5,001.00 | 150.00 | \$431.30 |
| 533-313-02-00 | CASTAGNOLA PETER A TR & CASTAGNOLA ESTHEI | 2 | C | 0 | 0.00 | 5,001.00 | 50.00 | \$339.60 |
| 533-313-10-01 | SANTOS ARNOLD L | 2 | CONDO | 1 | 0.00 | 0.00 | 150.00 | \$264.60 |
| 533-313-10-02 | POVERMAN CHARLES E FAMILY TRUST 02-25-05 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-313-10-03 | MORAGA REVOCABLE TRUST 03-20-13 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-313-10-04 | TAYLOR TRACEY A | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-313-10-05 | REID JOSEPH C & CATHLEEN | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-313-10-06 | WILSON BRIAN T & ALICIA A | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-313-10-07 | COATES JOHN M & SHAW A | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-313-10-08 | ENDLESS SUMMER BOULEVARD L L C | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-313-10-09 | DION STACY | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-313-10-10 | SHULMAN MARK | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-313-10-11 | SHULMAN MARK | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-313-10-12 | COWAN MICHELLE M | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |

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|--------------------------|--|------|----------|--------------|---------------|-------------|--------|--------------------|
| 533-313-10-13 | MOREAU PAULETTE | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-313-10-14 | HAYATDAVOUDI ASHKAN | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-313-10-15 | BELL WILLIAM D & PALLAS MELISSA B | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-313-10-16 | VO TERESA Y-UYEN, VO UYEN-UYEN | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-313-10-17 | ROSSI EUGENE P & ADRIANA | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-313-10-18 | HUERTA RAFAEL & SELVA-HUERTA CLAIRE B | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-313-10-19 | STADLE JOSEPH C | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-313-10-20 | HOLZMAN JASON P | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-313-10-21 | ENDLESS SUMMER BOULEVARD L L C | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-313-10-22 | OHANIAN DAVID J & KIMBERLY S | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-313-10-23 | BLAAUBOER MICHAEL | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-313-10-24 | MILLER MARYANNE P TRUST 08-24-05 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-313-10-25 | DADDI SHARON A | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-313-10-26 | MITCHELL STEPHEN, MITCHELL RICHARD S & KAR | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-313-10-27 | BIXBY JEFFREY A | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-313-10-28 | BLOSE JAMIE S | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-313-10-29 | BOYDSTON MARK W | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-313-10-30 | MATHESON ROBERT | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-313-10-31 | SHARP MICHAEL T | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-321-01-00 | CITY OF SAN DIEGO | 2 | A | 0 | 1,937.00 | 5,001.00 | 150.00 | \$523.00 |
| 533-321-02-00 | CITY OF SAN DIEGO | 2 | D | 0 | 0.00 | 5,001.00 | 50.00 | \$339.60 |
| 533-321-08-00 | GRAND FOUNTAIN VILLAS L P | 2 | A | 0 | 6,200.00 | 6,199.00 | 62.00 | \$714.52 |
| 533-321-09-00 | GRAND FOUNTAIN VILLAS L P | 2 | A | 0 | 5,000.00 | 5,001.00 | 150.00 | \$668.02 |
| 533-321-10-00 | APPLE SEVEN S P E SAN DIEGO INC | 2 | A | 0 | 95,344.00 | 38,768.00 | 588.00 | \$7,330.52 |
| 533-326-05-00 | PACIFIC INVESTMENT COMPANY L L C | 2 | B | 0 | 22,268.00 | 10,001.00 | 200.00 | \$1,433.92 |

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|---------------------------------|---|-------------|-----------------|---------------------|----------------------|--------------------|---------------|---------------------------|
| 533-326-07-01 | ASH STREET INVESTMENTS L L C | 2 | A | 0 | 3,193.00 | 3,193.00 | 125.00 | \$453.34 |
| 533-326-07-02 | CHIOUS JOHN M TRUST 01-13-93, SACKETT ARBET | 2 | A | 0 | 1,300.00 | 1,300.00 | 35.00 | \$170.00 |
| 533-326-07-05 | PORSCHER TIMOTHY J & RITA J | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-326-07-06 | GREYER ELAINE T LIVING TRUST | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-326-07-07 | CENTENNIAL TRUST 07-28-10 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-326-07-08 | BARAJAS JULIAN & NATALIE | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-326-07-09 | HARRINGTON BRIAN | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-326-07-10 | HAASE STEPHEN M TRUST 12-21-11 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-326-07-11 | MALDONADO LUIS | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-326-07-12 | MANTICA BENJAMIN | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-326-07-13 | VALLONE-DUDGEON DIANE C SEPARATE PROPER | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-326-07-14 | MARKSBERRY MARGARET Y | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-326-07-15 | PINERO DONALDO M & PACHO FLOREDELIZA R | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-326-07-16 | NGUYEN NGA THI | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-326-07-17 | LE THUY THU | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-326-07-18 | FULTON V NEIL TRUST 03-29-10, FULTON JANICE M | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-326-07-19 | LIGIER PHILIPPE & ANNE-LAURE | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-326-07-20 | TORRES FAMILY TRUST 06-26-04 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-326-07-21 | INVESTMENTS OF THE CALIFORNIAS L L C | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-326-07-22 | GOMEZ IGNACIO A | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-326-07-23 | KARAMATI ZAHRA H | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-326-07-24 | SIDDIQUE NAYYAR | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-326-07-26 | STAREK GERALD M JR & JACQUELINE | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-326-07-27 | THOMPSON ANCEL O & SUZANNE M | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-326-07-28 | FAYMAN COREY & CARRERA MARIA | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |

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| Assessor's Parcel Number | Owner Name | Zone | Land Use | No. of Units | Bldg. Sq. Ft. | Lot Sq. Ft. | Lot FF | FY 2016 Assessment |
|--------------------------|--|------|----------|--------------|---------------|-------------|--------|--------------------|
| 533-326-07-29 | SAN DIEGO A P TRUST 04-03-12 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-326-07-30 | FELIX JOSE A R & HAZA CLAUDIA C | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-326-07-31 | DESARACHO LUIS A, DESARACHO PATRICIA | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-326-07-32 | STURNIOLO FRANK J & SHERI R | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-326-07-33 | JONES KEVIN WILEY TRUST 03-17-99 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-326-07-34 | DITTERMORE DAVID S & LINDA J | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-326-07-35 | MCMAHON CHRIS L | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-326-07-36 | LENNAR-INTERGULF PACIFIC L L C | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-326-07-37 | DOORAN AMERICA INC | 2 | A | 0 | 2,626.00 | 2,626.00 | 108.00 | \$377.60 |
| 533-326-08-01 | BOUCHER PAMELA M, VALLONE-DUDGEON DIANE | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-326-08-02 | MANN JOSEPH M IV & PARADISE NICOLLE M | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-326-08-03 | PEARN MATTHEW L | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-326-08-04 | BRZESKI MACIEJ & KAY REVOCABLE LIVING TRUS | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-326-08-05 | BLACKMON ELIHU R JR | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-326-08-06 | DITTEMORE PETER M & MARY REVOCABLE TRUST | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-326-08-07 | SANDERS SHANE | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-326-08-08 | HUANG CHIEN HSIN | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-326-08-09 | WYATT TRISTAN T | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-326-08-10 | DELAMADRID MARIA E V, RUBIO-VEGA ELENA P | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-326-08-11 | FULLER SCOTT G & SHARON N | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-326-08-12 | PERPER FAMILY QTIP TRUST 02-20-01 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-326-08-13 | CUELLAR JONATHAN N | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-326-08-14 | MUNRO BRADLEY & KRISTEN | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-326-08-15 | LOCATELLI FAMILY REVOCABLE 2001 TRUST 09-22- | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-326-08-16 | LOVE NAT & ELAINE K | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |

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|---------------------------------|---|-------------|-----------------|---------------------|----------------------|--------------------|---------------|---------------------------|
| 533-326-08-17 | CECI PAUL M & SUN HSIANG-HUA | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-326-08-18 | VESSEY THOMAS P & ALYCE L REVOCABLE TRUST | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-326-08-19 | KANE COLIN J & STORCHI ANNALISA | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-326-08-20 | KAPLAN MARJORY 1997 TRUST 03-20-97 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-326-08-21 | WOLDEN FRANK A & BETH A | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-326-08-22 | CARRASCO DANA G T | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-326-08-23 | RUSK JAMES R & NANCY L | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-326-08-24 | VORMANN HEINZ LIVING TRUST 07-12-07 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-326-08-25 | BIGGS MICHAEL D | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-326-08-26 | SCHOTTMILLER COURTNEY | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-326-08-27 | FAYMAN COREY L & CARRERA MARIE E | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-326-08-28 | DEWITT BARBARA J TRUST 07-31-98 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-326-08-29 | PATEL RUPIT M | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-326-08-30 | MORRIS ROBERT S & ANNE P | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-326-08-31 | JONES LELAND M, MONTOYA MAURY M | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-326-08-32 | HOLMES FAMILY TRUST 07-28-87 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-326-08-33 | PALLANTE JOANNA | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-326-08-34 | FERVIEW HOLDINGS CORP | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-326-08-35 | CORNEJO ROBERTO Q | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-326-08-36 | DERAMIREZ MARIA D P S | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-326-08-37 | MOTAMENI AFSANEH | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-326-08-38 | HUEBSCHER THOMAS S & LINDA L | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-326-08-39 | SALTER FAMILY TRUST 10-11-96 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-326-08-40 | STRAHAN MICHAEL R & ELEANOR B REVOCABLE T | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-326-08-41 | BROUDE ALAN R LIVING TRUST 05-29-02 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |

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|---------------------------------|--|-------------|-----------------|---------------------|----------------------|--------------------|---------------|---------------------------|
| 533-326-08-42 | DENTON CLAUDIA D, GOLDBERG MILAGROS M D | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-326-08-43 | OMAR ISLAM MEDICINE PROFESSIONAL CORP | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-326-08-44 | THOMAS FAMILY TRUST 05-29-90 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-326-08-45 | LENNAR-INTERGULF PACIFIC L L C | 2 | A | 0 | 2,114.00 | 2,114.00 | 25.00 | \$247.18 |
| 533-326-08-46 | LENNAR-INTERGULF PACIFIC L L C | 2 | A | 0 | 2,114.00 | 2,114.00 | 25.00 | \$247.18 |
| 533-326-09-01 | CASCIOPPO/AGATHA FAMILY TRUST 08-22-13 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-326-09-02 | HSU RAYMOND TAH SHENG & YI YING LEE | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-326-09-03 | MALINOSKI FAMILY TRUST 02-23-06 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-326-09-04 | MONTANCES ALVIN C | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-326-09-05 | DELGADO LUISINIA A | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-326-09-06 | LACOVARA PHILIP & JANE | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-326-09-07 | NUDD BRIAN O & KIVIAT AURORA D | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-326-09-08 | MURUGAPPAN MURUGAPPAN & LAVANYA | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-326-09-09 | TIPTON BRUCE & SARAH | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-326-09-10 | DUNCAN JOEL T & TANYA M | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-326-09-11 | MARTINEAU CHERRIE | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-326-09-12 | HOWELL-THOMAS RICHARD C & CATHIE N J | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-326-09-13 | TALAMANTES MARIA G C | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-326-09-14 | MORAES INC P S P PLAN | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-326-09-15 | BREEZA M509 CORP | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-326-09-16 | MILLER JOEL E & ROBERTS PAMELA D | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-326-09-17 | KESHKA GERRY L | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-326-09-18 | ODDONE ROBERT R & ELLEN A REVOCABLE LIVING TRUST | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-326-09-19 | STAINBACK RAYMOND R TRUST 11-10-97 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-326-09-20 | FIORELLI JOSEPH S & MARGARET M | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |

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|---------------------------------|---|-------------|-----------------|---------------------|----------------------|--------------------|---------------|---------------------------|
| 533-326-09-21 | SAVAGE JOHN F & HOLLY L | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-326-09-22 | RAVI ANITA C | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-326-09-23 | CHEMNICKY LISA | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-326-09-24 | VADGAMA SHAKTI, VADGAMA JAYDUTT V & FRIDA . | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-326-09-25 | KILLIAN EUGENE R & MARGARET E | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-326-09-26 | CHINNOCK TRUST 09-13-06 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-326-09-27 | HAMBY BRADLY R & JENNIFER | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-326-09-28 | SAMPSON THERESA M | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-326-09-29 | LAMADRID MARIA A F | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-326-09-30 | DIAZ ANDREW & ELVIRA S | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-326-09-31 | AYECLIFF HOLDINGS L L C, STANNARD RICHARD H | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-326-09-32 | KOBAYASHI LESLIE M | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-326-09-33 | VERDUGO CLAUDIA M P | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-326-09-34 | STENDER ANNEKE LIVING TRUST 02-22-11, SANDE | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-326-09-35 | DRY JACLYN L, JONES MARGARET A | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-326-09-36 | FELL SCOTT R | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-326-09-37 | NGUYEN NGA THI | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-326-09-38 | GANOPOLSCHII RAYMOND S & PIERRETTE A FAMIL | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-326-09-39 | KAMNANI ASHA 2000 TRUST 03-17-00 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-326-09-40 | FRIEDMAN JEFFREY S & JENNIFER R | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-326-09-41 | SUH CHANG SOK & SO HIANG WHA | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-326-09-42 | CHOO ALEXANDER D, CHOO MICHAEL & JANE P | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-326-09-43 | SABATINO LEONARD P & DOLORES R | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-326-09-44 | AGUIRRE AMANDA, HUNT GERALD W | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-326-10-01 | SHEH EDDIE CHIH-YUAN & LEIMAN GIMIJATI | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |

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|--------------------------|--|------|----------|--------------|---------------|-------------|--------|--------------------|
| 533-326-10-02 | MASSEY CAROLE A | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-326-10-03 | SLATON JOEL W | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-326-10-04 | SAYASANE PHOUKHAOKHAM B & LIU CINDY S | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-326-10-05 | PRASIT DEVAHASTIN REVOCABLE FAMILY TRUST C | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-326-10-06 | PRASIT-DEVAHASTIN REVOCABLE TRUST 05-30-02 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-326-10-07 | TIRUVILJAMALA VENKATAKRISHNAN & PARVATHI | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-326-10-08 | AL-KHOURI ANNA M | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-326-10-09 | GRAMAJO ROSSANO & VERONICA | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-326-10-10 | OAKLEY LUKE S | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-326-10-11 | PATEL ROSHNI V | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-326-10-12 | VIOTTO PETER A & MONICA S FAMILY TRUST 04-01 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-326-10-13 | LOGAN FAMILY TRUST 03-24-93 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-326-10-14 | YANG DEBRA A & YETTER CAROL L LIVING TRUST (| 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-326-10-15 | HOBART EDWARD D JR, HOBART CATHERINE A | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-326-10-17 | FOSTER DEREK, FOSTER DEREK V | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-326-10-18 | PUTZ ROBERT & GAIL FAMILY TRUST | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-326-10-19 | MCKENTY DEBORAH A | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-326-10-20 | ORABONE WILLIAM E JR & JENIFER | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-326-10-21 | NATION LAURE A | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-326-10-22 | KWOK TAMMY | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-326-10-23 | WARREN FAMILY TRUST 09-24-04 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-326-10-24 | LENNAR-INTERGULF PACIFIC L L C | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-326-10-25 | NORELL ANDREW O & SYLVIA E | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-326-10-26 | MCCONNELL CHRISTOPHER J | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-326-10-27 | DENICOLAS EUSTAQUIO T & VALENZUELA BEATRIZ | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |

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|---------------------------------|---|-------------|-----------------|---------------------|----------------------|--------------------|---------------|---------------------------|
| 533-326-10-28 | FAITH KAREN E REVOCABLE TRUST 09-21-91 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-326-10-29 | BRAKKE NATHAN R & MICHELLE M | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-326-10-30 | DENICOLAS EUSTAQUIO T & VALENZUELA BEATRIZ | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-326-10-31 | KINGSLYN ROBERT & ADRIENNE | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-326-10-32 | ADAWI KAMAL | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-326-10-33 | TRIOLO THOMAS | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-326-10-34 | HAYS DANIEL B & DEBORAH L | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-326-10-35 | KERINS PATRICK J & DEBORAH | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-326-10-36 | GAST WALTRAUD M FAMILY TRUST 08-04-93, MIDD | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-327-02-00 | KEITH BRIAN M | 2 | I | 0 | 1,860.00 | 1,260.00 | 16.00 | \$144.06 |
| 533-327-03-00 | GATES DOUGLAS, GARRETT LAURA | 2 | H | 0 | 1,321.00 | 855.00 | 16.00 | \$104.22 |
| 533-327-04-00 | PETERS CLIVE D & LINDA A | 2 | I | 0 | 1,620.00 | 1,786.00 | 29.00 | \$179.74 |
| 533-327-05-00 | PENSABENE PAULA | 2 | I | 0 | 1,321.00 | 958.00 | 16.00 | \$110.28 |
| 533-327-06-00 | NOVENA KIM-FOONG S | 2 | I | 0 | 1,860.00 | 1,917.00 | 16.00 | \$182.66 |
| 533-327-07-00 | CANO RACHEL | 2 | I | 0 | 1,321.00 | 958.00 | 16.00 | \$110.28 |
| 533-327-08-00 | PORTER TERRY L & ROBINSON CAROLE L | 2 | I | 0 | 1,321.00 | 958.00 | 16.00 | \$110.28 |
| 533-327-09-00 | L HEART M TRUST 02-01-06 | 2 | I | 0 | 1,240.00 | 958.00 | 16.00 | \$107.86 |
| 533-327-10-00 | DUNBAR DUSTIN | 2 | I | 0 | 1,920.00 | 1,917.00 | 16.00 | \$184.44 |
| 533-327-11-00 | MALONE MICHAEL E, VACA ERIC W | 2 | I | 0 | 1,898.00 | 1,089.00 | 16.00 | \$135.16 |
| 533-327-12-00 | ALLRED KRISTIN L, KLEIN VICTORIA | 2 | I | 0 | 1,321.00 | 958.00 | 16.00 | \$110.28 |
| 533-327-13-00 | THOMAS TUDOR L IV & TRAME STEPHANIE A | 2 | I | 0 | 1,321.00 | 958.00 | 16.00 | \$110.28 |
| 533-327-14-00 | BROWN ROSAMOND S TRUST10-06-98, COLEY UAF | 2 | I | 0 | 1,321.00 | 958.00 | 16.00 | \$110.28 |
| 533-327-15-00 | BERTRAM DANIEL | 2 | I | 0 | 1,321.00 | 958.00 | 16.00 | \$110.28 |
| 533-327-16-00 | PERKINS DOUGLAS K | 2 | I | 0 | 1,340.00 | 697.00 | 57.00 | \$133.10 |
| 533-327-17-00 | DUTRA BROWN BLDG L L C | 2 | G | 0 | 3,256.00 | 2,962.00 | 57.00 | \$226.24 |

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| Assessor's Parcel Number | Owner Name | Zone | Land Use | No. of Units | Bldg. Sq. Ft. | Lot Sq. Ft. | Lot FF | FY 2016 Assessment |
|---------------------------------|---|-------------|-----------------|---------------------|----------------------|--------------------|---------------|---------------------------|
| 533-327-18-00 | SMITH ARMISTEAD B III TR, RUSSELL LLOYD JR | 2 | G | 0 | 6,693.00 | 5,271.00 | 78.00 | \$381.14 |
| 533-331-11-00 | PIONEER HOOK & LADDER CO | 2 | H | 0 | 0.00 | 2,300.00 | 23.00 | \$156.18 |
| 533-331-12-00 | CITY OF SAN DIEGO | 2 | D | 0 | 7,000.00 | 10,001.00 | 200.00 | \$979.28 |
| 533-332-01-00 | CARTER BRENDA M TRUST 10-31-06, HOLLAR MINE | 2 | A | 0 | 2,000.00 | 5,001.00 | 150.00 | \$525.98 |
| 533-332-02-00 | KOVACEVIC BILJANA TRUST | 2 | H | 1 | 2,174.00 | 5,001.00 | 50.00 | \$264.60 |
| 533-332-03-00 | 444 BEECH STREET L L C | 2 | I | 0 | 0.00 | 5,001.00 | 50.00 | \$339.60 |
| 533-332-09-00 | CHAVEZ TOMAS T & MARIA C | 2 | B | 0 | 2,620.00 | 5,001.00 | 50.00 | \$417.62 |
| 533-332-10-00 | FENSTERMAKER STANLEY & MAY TRUST | 2 | I | 0 | 0.00 | 5,001.00 | 50.00 | \$339.60 |
| 533-332-13-00 | 1750 FIFTH AVE L L C | 2 | B | 0 | 29,100.00 | 14,998.00 | 250.00 | \$1,976.72 |
| 533-332-15-00 | SOUTHWOOD SIMON P & ELIZABETH M REVOCABL | 2 | H | 1 | 5,374.00 | 3,711.00 | 74.00 | \$264.60 |
| 533-332-16-00 | TAGLE MISAEL | 2 | H | 0 | 1,472.00 | 645.00 | 25.00 | \$60.80 |
| 533-332-17-00 | SKELLEY DAVID M TRUST 08-24-09 | 2 | H | 0 | 1,390.00 | 625.00 | 25.00 | \$59.64 |
| 533-332-18-00 | 444 BEECH STREET L L C | 2 | B | 0 | 29,700.00 | 15,000.00 | 250.00 | \$1,994.70 |
| 533-333-19-01 | GAXIOLA LORENA | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-19-02 | KIRK LIVING TRUST 08-12-03 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-19-03 | DEVERMONT DENNIS H & MARGOLIS-DEVERMONT | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-19-04 | STEBBINS DIANE M | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-19-05 | AGRAWAL FAMILY TRUST 09-25-09 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-19-06 | SIMKO JOHN C | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-19-07 | LOMBARDELLI LORENZO L & KIMBERLEE S | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-19-08 | PERRY HEATHER N | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-19-09 | KEITH FAMILY TRUST 04-23-91 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-19-10 | TEKSON EFE C | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-19-11 | CORTEZ PAULA | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-19-12 | PERRY THOMAS J | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |

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| Assessor's Parcel Number | Owner Name | Zone | Land Use | No. of Units | Bldg. Sq. Ft. | Lot Sq. Ft. | Lot FF | FY 2016 Assessment |
|-------------------------------------|---|-------------|-----------------|-------------------------|--------------------------|--------------------|---------------|-------------------------------|
| 533-333-19-13 | DANIELSEN DAVID J | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-19-14 | NALLY FAMILY TRUST 02-01-01 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-19-15 | RICHARDS DAVID S & ANNA M | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-19-16 | MURPHY JUSTIN B | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-19-17 | HUGAR ANTHONY | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-19-18 | WRIGHT RICHARD K | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-19-19 | FRAZIER LARRY L & PURDON PEGGY D | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-19-20 | TEE PEE INC | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-19-21 | LICARI FRANCESCO | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-19-22 | SHUE DOROTHEA M TR & SOWERS LEON H TR | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-19-23 | MARTINI STEVEN C | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-19-24 | TROY JAMES R | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-19-25 | LUXTON MICHELLE L | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-19-26 | DELAROSA JOSE & CYNTHIA D | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-19-27 | BOLTON LAWRENCE B | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-19-28 | CLINANDY ENTERPRISES INC | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-19-29 | CARRILLO FRANCISCO TRUST 10-26-06 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-19-30 | SETHER REBECCA | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-19-31 | S I S ENTERPRISES INC 401 K PROFIT SHARING PL | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-19-32 | SETHER REBECCA J | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-19-33 | FULLER THOMAS D | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-19-34 | HANK ADELE B FAMILY TRUST 06-04-13 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-19-35 | AGRAWAL FAMILY TRUST 10-09-09 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-19-36 | BERKUS DANIEL | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-19-37 | SHANJANI PAYMAN | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |

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|---------------------------------|---|-------------|-----------------|---------------------|----------------------|--------------------|---------------|---------------------------|
| 533-333-19-38 | ROGERS JOSHUA D | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-19-39 | MARSH STEPHEN L | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-19-40 | YU NICHOLAS K, YUEN RICKY WAI KIT | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-19-41 | VONDRAK BENJAMIN E, VONDRAK OTTO J | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-19-42 | BALISTRERI STEFANO A | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-19-43 | DONLON TIMOTHY B & PEGGY J | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-19-44 | TRAN KIM THUY | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-19-45 | DAITCH DIANA L | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-19-46 | SEVERSON CLINT, AHART CONNIE | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-19-47 | QUINTERO EMILIANO | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-20-01 | BLASI PETER S | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-20-02 | HERNANDEZ ALEJANDRO E & LIWAYWAY S | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-20-03 | SIMANTOB KOBY | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-20-04 | ANDERSON DEBORAH A REVOCABLE TRUST 02-23 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-20-05 | GAO CHI | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-20-06 | SANLUIS EDGAR O | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-20-07 | ACQUA VISTA HOMEOWNERS ASSN | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-20-08 | FEILES FAMILY TRUST 05-22-13 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-20-09 | SAN DIEGO CONDOS L L C <DBA A M PARTNERS> | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-20-10 | DECARLE DAVE | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-20-11 | TENCATE FAMILY TRUST 06-16-09 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-20-12 | CAZARES FAMILY TRUST | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-20-13 | MULLER RON & CAIHONG | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-20-14 | AKYUNUS IBRAHIM Y & GULLHIS A | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-20-15 | LAFEMINA CATHERINE | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |

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|---------------------------------|--|-------------|-----------------|---------------------|----------------------|--------------------|---------------|---------------------------|
| 533-333-20-16 | FYFE FAMILY TRUST 01-09-92 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-20-17 | MIKOLICH SCOTT | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-20-18 | DESAI JOLLY | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-20-19 | FITZMAURICE SEAN, CHERLIN RICHARD S & CLAU | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-20-20 | DIXON HARLE E | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-20-21 | GELPI FABRIZIO | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-20-22 | CHUANG JACKSON H & MARGRET LIN | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-20-23 | ENGL E FAMILY TRUST 12-19-05 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-20-24 | COX MONTGOMERY FAMILY 2012 TRUST 04-11-12 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-20-25 | CAMMY INVESTMENTS | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-20-26 | GLADSTONE CYNTHIA TRUST 07-11-95 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-20-27 | HALL WILLIAM W | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-20-28 | CHEN JULIAN CHI-LUN & PHOEBE PUJ-WEI, LUI YV | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-20-29 | MARINO JOSEPH M | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-20-30 | JOHNSTON ANGELA D | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-20-31 | RUBIN LAURENCE S | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-20-32 | BLACKMAN MICHAEL | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-20-33 | TOTAH FRED S SEPARATE PROPERTY TRUST 07-0 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-20-34 | RAAD NAEEM N | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-20-35 | KILCOYNE JOHN T & SUSANNA M FAMILY TRUST 04 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-20-36 | FARELLA JANA | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-20-37 | PATEL DHARMESH, PATEL AMISH & EKTA | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-20-38 | PENSCO TRUST | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-20-39 | BACCI MELISSA A, BACCI MICHAEL J & MARIA | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-20-40 | MORRA JOSEPH G REVOCABLE TRUST 03-11-98 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |

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|--------------------------|--|------|----------|--------------|---------------|-------------|--------|--------------------|
| 533-333-20-41 | C T DREAM REALTY L L C | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-20-42 | FONSECA JAMES C & TERESAA | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-20-43 | ANGELUCCI NICOLE TRUST 06-12-12 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-20-44 | MA I A PROPERTIES L L C | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-20-45 | ROWINSKI DARRYL & DIANNA, ROWINSKI LAURA | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-20-46 | ESSHAKI ISABELLA E | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-20-47 | CIAMPA VINCENT M & OLIVIA C | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-20-48 | GILLIE LINDA H | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-20-49 | DICHIARA CHRISTER J & CASS HEIDI C | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-20-50 | GONZALES LISA A | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-20-51 | YUAN WEI FANG | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-20-52 | STEWART JOHN H | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-20-53 | MACIER LANIE | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-20-54 | MARTIN ROLAND W & MAKOVLEVA ALLA A | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-20-55 | PERRY THOMAS SEPARATE PROPERTY TRUST 10- | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-20-56 | ERCEG VINKO & CATREUX SEVERINE | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-20-57 | RICHARDS BRANDON | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-20-58 | KO GLENN | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-20-59 | JUDD MARY IRA | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-20-60 | NASSAR OMAR G, GRIGGS GHADA | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-20-61 | TAYLOR JASON | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-20-62 | MUELLER MATTHIAS | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-20-63 | LAWSON CHRISTOPHER M | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-20-64 | DEAGOSTINI HENRIQUE M JR & WHITNEY O | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-20-65 | RIVERS RUN L L C | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |

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|---------------------------------|---|-------------|-----------------|---------------------|----------------------|--------------------|---------------|---------------------------|
| 533-333-20-66 | BALDWIN RICHARD & MOLTENI VALENTINA | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-20-67 | NELSON GREG | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-20-68 | HINTON ATHELSTAN | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-20-69 | ONEIL KELLY A, DEPENA GREGORY M | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-20-70 | UDOFF STEPHEN | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-20-71 | CONNORS CHARLES F | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-20-72 | HALBERT JOANN | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-20-73 | MOYER PETER A & KATHERINE L | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-20-74 | KIRK JUDDSON M | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-20-75 | TOTAH FRED S SEPARATE PROPERTY TRUST 07-01 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-20-76 | THEVENOT ELISA, THEVENOT LAURENT | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-20-77 | ZERROU SANAA | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-20-78 | SCHNEIDER STEFANIE L, BALES KAREN V REV INT | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-20-79 | MANCINI JOHN J & IRENE B | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-20-80 | CONNORS CHARLES F | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-20-81 | OLIVERA CAMERON | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-20-82 | DESAI RASHMIKANT & KALPANA R | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-20-83 | MAXWELL MARIE P | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-20-84 | CASSELL BRENT E | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-21-01 | MASTERS RICHARD M & JOANN B | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-21-02 | ALBEE DESIREE D | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-21-03 | SALLEY GREG M | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-21-04 | SCALARA ASSOCIATES L L C | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-21-05 | A & S GROUP L L C | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-21-06 | D M W-A V L L C | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |

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|---------------------------------|--|-------------|-----------------|---------------------|----------------------|--------------------|---------------|---------------------------|
| 533-333-21-07 | FARINHA BELINDA M | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-21-08 | JAMES & MONI L L C | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-21-09 | MIRANDA ERNESTO, MIRANDA GABRIEL JR | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-21-10 | TYLER DAVID & JOAN | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-21-11 | HUDES ALLISON | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-21-12 | ANDERSON HARRY | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-21-13 | OLACHEA PATRICIA | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-21-14 | WILLIAMS FAMILY LIVING TRUST 05-11-01 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-21-15 | D M S REVOCABLE TRUST 04-21-08 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-21-16 | BICKEL SHELLY E | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-21-17 | SIMI WILLIAM B | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-21-18 | ENGBRECHT CHAD R SEPARATE PROPERTY TRUS | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-21-19 | LAW BRIAN C, LAW SHARON M LIVING TRUST 06-03 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-21-20 | NICOLETTI DAVID A & DIANE L | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-21-21 | BELZER DANIEL A | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-21-22 | MINEROFF MARTIN J | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-21-23 | LOPEZ DAVE A | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-21-24 | SCOTTI PATRICIA A, JAMES GAVAN & HEATHER | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-21-25 | WILKINSON MICHAEL | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-21-26 | VANDERHOEVEN W JOAN 2010 TRUST | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-21-27 | MCMANUS TUANNE | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-21-28 | MAYE ZACHARY, MAYE KIMBERLY | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-21-29 | SACCULLO PHILIP | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-21-30 | ARP JAMES | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-21-31 | CARROLL JENNIFER L | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |

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| Assessor's Parcel Number | Owner Name | Zone | Land Use | No. of Units | Bldg. Sq. Ft. | Lot Sq. Ft. | Lot FF | FY 2016 Assessment |
|---------------------------------|--|-------------|-----------------|---------------------|----------------------|--------------------|---------------|---------------------------|
| 533-333-21-32 | SCHWARTZ GREGORY R, SCHWARTZ RANDAL E, S | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-21-33 | LUEDERS KORY | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-21-34 | SINOPLI JUDITH A | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-21-35 | PAJOUHANDEH ORKIDEH, PAJOUHANDEH ARGHAV | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-21-36 | RODICH FAMILY LIVING TRUST 09-22-00 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-21-37 | SALLEY GREG | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-21-38 | TOTAH FRED S SEPARATE PROPERTY TRUST 07-01 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-21-39 | ORZYNSKI EVA | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-21-40 | LLOYD GRETCHEN E | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-21-41 | PEREZ RONALD TRUST 07-16-10 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-21-42 | HARVELA ESA P | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-21-43 | NORTON RICHARD C & XOCHITL C | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-21-44 | KAMNANI ASHA 2000 TRUST 03-17-00 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-21-45 | VONHUBEN CHRISTOPHER J & STEFANI N, KRUEG | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-21-46 | PLEIS FAMILY TRUST 06-08-05 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-21-47 | LOPEZ MICHAELA & PAZ SARA G | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-21-48 | VINSKI IVANA | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-21-49 | KNIGHT RON REVOCABLE TRUST 03-25-09 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-21-50 | FIGGINS PETER | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-21-51 | NING JINGHUI | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-21-52 | DECARLE DAVID | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-21-53 | BARAJAS ALEJANDRO L | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-21-54 | HEGNESS PAUL C & NANCY B | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-21-55 | RUGGERELLO PETER J | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-21-56 | KELLY ANDREW K | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |

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|---------------------------------|---|-------------|-----------------|---------------------|----------------------|--------------------|---------------|---------------------------|
| 533-333-21-57 | FISCHER RICHARD | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-21-58 | LEMOS FAMILY TRUST 11-09-06 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-21-59 | ADVANI PREM | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-21-60 | CALLAHAN FAMILY TRUST 08-08-08 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-21-61 | KALABSA MARILYN L LIVING TRUST 05-14-89 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-21-62 | A B F C 2006-HE1 TRUST | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-21-63 | METROPULOS ANGELA T, HOLEVA JOSEPH E | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-21-64 | CONNOLLY DANIEL & SANDRA | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-21-65 | HURLOCKER JOHN K & PATRICIA A | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-21-66 | HOMSHER JACK H III | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-21-67 | BURKS FAMILY TRUST 09-13-07 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-21-68 | CHAUVIN FAMILY TRUST 04-13-05, RAZBAN-NIA SIN | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-21-69 | MICHAELSON FAMILY TRUST 06-23-93 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-21-70 | ENGLE FAMILY TRUST 12-19-05 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-21-71 | MCGEE CYNTHIA M, MCGEE MARCIA M | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-21-72 | ALLIER GERARD | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-21-73 | WONG KIM MO | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-21-74 | TOTAH FRED S SEPARATE PROPERTY TRUST 07-04 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-21-75 | KABA DAVID & LEIGH | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-21-76 | DONAHUE KEITH F | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-21-77 | VARGAS FERNANDO G & DEALBA PATRICIA G R | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-21-78 | YURCICH STEPHEN F | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-21-79 | KEELEY THOMAS G & TISCHER-KEELEY MARGARE | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-21-80 | MAJLESSI MEHRDAD R & NAZARBAGHI RAMINA | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-21-81 | 3754 CHEROKEE L L C | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |

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|---------------------------------|---|-------------|-----------------|---------------------|----------------------|--------------------|---------------|---------------------------|
| 533-333-21-82 | STERN DEBORAH C REVOCABLE TRUST 06-23-05 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-21-83 | NARCISO ARTURO F & DONNA C TRS | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-21-84 | PECORARO SANTA M | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-21-85 | SWAN CHRIS R & CRISTA N | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-21-86 | BURNINGHAM BRADLEY J | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-21-87 | MELONAKOS LAURYL K | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-21-88 | HALLSE FAMILY TRUST 12-10-89 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-22-01 | SWEET STEPHEN E & PHYLLIS K | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-22-02 | ROHDE BRIAN & DEANNE B, BRUSCH DAVID J | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-22-03 | MOTADEL ARTA | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-22-04 | BEN-ARI FAMILY TRUST 04-13-00 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-22-05 | JOHNSTON DUANE E & ESTELLA M | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-22-06 | RAZZOUK JAY N | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-22-07 | ANHALT MELINDA | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-22-08 | VELISSAROPOULOS ALEXIA, VELISSAROPOULOS \ | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-22-09 | SCHWINGER ANDREW & LI LIYAN | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-22-10 | WIEBUSCH FAMILY TRUST 08-31-11 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-22-11 | SAN DIEGO CONDOS L L C <DBA A M PARTNERS> | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-22-12 | ISRAEL MAURICE | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-22-13 | HSU RAYMOND TAH SHENG & YI YING LEE | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-22-14 | COREY JOHN C (DP), RIES DAVID M (DP) | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-22-15 | SHEPARD WILLIAM J II | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-22-16 | SARTIPI ROY | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-22-17 | GRAVES JOEL | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-22-18 | FRESHWATER KENNETH J | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |

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|---------------------------------|---|-------------|-----------------|---------------------|----------------------|--------------------|---------------|---------------------------|
| 533-333-22-19 | WHITELEY EDGAR M | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-22-20 | ONEILL RORY A & KATHLEEN | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-22-21 | LJUBOTINA SANJIN | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-22-22 | COLE MATTHEW R & AMBER P | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-22-23 | KO FAMILY TRUST | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-22-24 | ABIVA ROMEO A & ESTELITA P | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-22-25 | RAUSA NICHOLAS | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-22-26 | DYLAN HOLDINGS L L C | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-22-27 | SANSA OCEAN ENTERPRISES L L C | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-22-28 | MEGINNESS GREGORY A | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-22-29 | LAMBERTI JOHN | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-22-30 | BELIKOV SERGEY | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-22-31 | SERANO ALESSANDRA P | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-22-32 | KHAN ARFAN | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-22-33 | BASILE WILLIAM J & MELANIE S | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-22-34 | SCOFIELD SEAN P | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-22-35 | SKAGGS BENJAMIN C & JULIE A LIVING TRUST 10-2 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-22-36 | SANTIESTEBAN LUIS | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-22-37 | PAJE FAMILY TRUST 03-03-03 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-22-38 | SZALAI IMRE S & ANDREA A | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-22-39 | KAMNANI ASHA 2000 TRUST 03-17-00 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-22-40 | MILLAR BARBARA L TRUST 12-11-08 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-22-41 | ANDRAWES BENIAMEEN, DANIEL RENEH, GENDY A | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-22-42 | BAILEY ANDA E, BALAN ZAMFIRA & RADU F | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-22-43 | KIRK JAN R | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |

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|--------------------------|--|------|----------|--------------|---------------|-------------|--------|--------------------|
| 533-333-22-44 | OLTS FAMILY TRUST 05-15-09 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-22-45 | WIESENBERG MARK S & PAMELA B TRUST 08-17-02 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-22-46 | HAYES RICHARD K & ANDRALEE REVOCABLE TRUST | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-22-47 | TAL AHARON & REBECA | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-22-48 | GRUZENSKY DENTON | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-22-49 | NIKOLLARI DRITJON, NIKOLLARI DANILD | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-22-50 | ANDREWS JACK | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-22-51 | HOANG HUU TAT, KEPHART FRANKLIN S | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-22-52 | BAUMAN MARK A | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-22-53 | GONZALEZ RODOLFO | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-22-54 | KAMNANI ASHA 2000 TRUST 03-17-00 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-22-55 | MELIA FULVIO & HSU-MELIA PATRICIA S | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-22-56 | SAMILSON B TRUST 08-16-11 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-22-57 | UTPALA SUSHMITA | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-22-58 | MAIBAUM HEINZ | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-22-59 | MALEK FAMILY TRUST 01-13-96 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-22-60 | FEDERAL NATIONAL MORTGAGE ASSN | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-22-61 | COLLUM JEFFREY R | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-22-62 | FINCH JAMES D | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-22-63 | STRATE PATRICIA LIFE TRUST 11-15-12 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-22-64 | KERR FAMILY TRUST 02-20-03 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-22-65 | PATEL MAYANK D & BRIGITTE | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-22-66 | MANDELBAUM DAVID | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-22-67 | ANGELUCCI LUIGI SEPARATE PROPERTY TRUST 03-13-13 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-22-68 | HAIMOUR LIVING TRUST 03-13-13 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |

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|---------------------------------|---|-------------|-----------------|---------------------|----------------------|--------------------|---------------|---------------------------|
| 533-333-22-69 | MANRIQUEZ LUZ M REVOCABLE LIVING 2008 TRUS | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-23-01 | JONES STEPHEN & SORENSEN TERRA | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-23-02 | BALES SCOTT T & STEFANIE L | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-23-03 | MCCAIGUE MATT W | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-23-04 | BARRERA FAMILY 2010 TRUST 02-02-10 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-23-05 | JORDAN STEVE | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-23-06 | CAPRON HAROLD H & MARY P | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-23-07 | RODRIGUEZ SERGIO A & SMEINS CHRISTY R | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-23-08 | NIRVANA TRUST 02-14-03 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-23-09 | MAY STEVEN G, MAY GREGORY G & JANIS E | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-23-10 | SAACKS DAVID L & SUSAN B | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-23-11 | TEMPLE WILLIAM J, TEMPLE JAY, TEMPLE JOSEPH | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-23-12 | SANTIAGO REGINALD | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-23-13 | SINGH SUBIR | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-23-14 | MERAM FRANK | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-23-15 | KODAISY CHARBEL | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-23-16 | KILLIAN JEFFREY A | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-23-17 | SABOURI KARBASSI FAMILY TRUST 07-02-13 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-23-18 | VANSANDE FAMILY REVOCABLE 2001 TRUST 05-09 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-23-19 | BERTSCH MATTHEW & BRUNA | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-23-20 | SEMAAN HISHAM | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-23-21 | MARGARINI JOHNNY, KAYA LEYLA | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-23-22 | FAGHIHIA NILOFAR, ERMAGAN VINA | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-23-23 | COHEN STANTON J & MICHELE R | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-23-24 | KORONA ZBIGNIEW | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |

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| Assessor's Parcel Number | Owner Name | Zone | Land Use | No. of Units | Bldg. Sq. Ft. | Lot Sq. Ft. | Lot FF | FY 2016 Assessment |
|---------------------------------|---|-------------|-----------------|---------------------|----------------------|--------------------|---------------|---------------------------|
| 533-333-23-25 | THORP JAMES | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-23-26 | ESPINOZA JOSE J | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-23-27 | NUTTALL DANIELLE M & ROBBINS BRENDA L, ROBE | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-23-28 | OHANIAN DAVID J & KIMBERLY | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-23-29 | CHINNOCK ADAM S | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-23-30 | KEYVANI MADJID | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-23-31 | STEPHAN FAMILY 2007 TRUST 11-30-07 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-23-32 | BRINKER ACHIM | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-23-33 | HANSON DENNIS R & CLAUDINE L | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-23-34 | MOHMADI IRAJ & BEHROOZI MANDANA | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-23-35 | ZUCKERMAN TRAVIS, ZUCKERMAN RYAN | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-23-36 | MILLER FAMILY TRUST 11-13-00 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-23-37 | EVANS DAWN L | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-23-38 | SHILO RIDGE L L C | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-23-39 | LOPEZ FAMILY TRUST 03-17-08 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-23-40 | SMITH KENNETH J & KATHY L | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-23-41 | SILLDORF DAVID R, SILLDORF HOWARD & BEVERL | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-23-42 | PEN VANTHOEUN | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-23-43 | RUSSELL CRAIG A & LYNN A | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-23-44 | WILDERS FAMILY REVOCABLE TRUST 16-15-98 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-23-45 | KIDDER NANCY | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-23-46 | ANGELUCCI ERINA | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-23-47 | KOSCHER PETER R SEPARATE PROPERTY TRUST | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-23-48 | D M W-A V L L C | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-23-49 | YOKUM CHRISTOPHER J & LISA R | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |

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|---------------------------------|---|-------------|-----------------|---------------------|----------------------|--------------------|---------------|---------------------------|
| 533-333-23-50 | NAFEIE RAMEZAN A & ZOBIDEH | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-23-51 | DUFFY DAWN J | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-23-52 | C C & R TRUST 10-06-04 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-23-53 | BENGS FAMILY REVOCABLE TRUST 04-24-08 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-23-54 | PERRY LEONARD A & LINDSEY A | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-23-55 | BALOTSKY IGOR | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-23-56 | HANSON D A D TRUST 04-07-89 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-23-57 | CONNORS CHARLES F | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-23-58 | DIXON HARLE E | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-23-59 | TAL AHARON & REBECA | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-23-60 | JENNINGS TATE A | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-23-61 | COOK WARREN G | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-23-62 | CHANG JOSEPH F & LOUISE S C | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-23-63 | DALUGDUGAN RANDY G & ESTHER | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-23-64 | JARIWALA KIRIT J & LEENA K FAMILY 1991 TRUST | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-23-65 | BELISARI JOSEPH A TRUST 11-18-09, JENRETTE JC | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-23-66 | MICHELINI LUCA & JOHANNA | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-23-67 | LANDIE FAMILY TRUST 02-28-90 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-23-68 | LIU XUCHUAN & XIANHAO | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-23-69 | XU TAO & LIU XUPENG | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-23-70 | KOSSONOGI DORON & GONNY, KOSSONOGI ALON | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-23-71 | GATES BRENDA E | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-23-72 | HASSANKHANI ALVAND & BENCARDINO JENNY T | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-23-73 | WIECZOREK-BONACIA TRUST 05-19-12 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-23-74 | KOHN BARRY | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |

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|--------------------------|--|------|----------|--------------|---------------|-------------|--------|--------------------|
| 533-333-23-75 | CAMPBELL MITCHELL P | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-23-76 | MCDUGLE MICHAEL J & KRISTINE H FAMILY TRUS | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-23-77 | BOURDAGES BRIAN P & TERRY H | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-23-78 | LEWIS ARGIE REVOCABLE LIVING TRUST 12-21-04 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-23-79 | MORETT LOUIS & ROMELIA | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-23-80 | KLOPFSTEIN THOMAS S & TORRES ALMA D | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-24-01 | HIGHLAND L L C | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-24-02 | GALBO EVAN & LOUISA | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-24-03 | BRADFORD THOMAS & MARILYN REVOCABLE TRU | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-24-04 | MARCZYNSKI PAUL & MARCZYNSKA EWELINA, BUT | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-24-05 | DEAN JAMES M | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-24-06 | GLYNDON ENGINEERING & TECHNOLOGY CO | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-24-07 | CORDA CURTIS J & JULIE A | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-24-08 | LUCERO VINCENT | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-24-09 | BAYARD FAMILY TRUST 05-10-12 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-24-10 | ERSON GLENN | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-24-11 | WOOD PAULA A | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-24-12 | RATHBURN DAVID R & JAYNE J | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-24-13 | KHORRAMIAN HAMID | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-333-24-14 | GARRETT JAMES W & BONITA L | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-334-05-00 | CHHATRALA 520 ASH L L C | 2 | B | 0 | 24,284.00 | 15,002.00 | 250.00 | \$1,833.54 |
| 533-334-06-00 | CHHATRALA 520 ASH L L C | 2 | A | 0 | 5,000.00 | 5,001.00 | 50.00 | \$576.32 |
| 533-341-14-01 | ROBERTS JAMES A TRUST 08-14-74, ROBERTS EDI' | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-14-02 | GATES ROBERT A & CONSTANCE V | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-14-03 | STEER BRIAN A & ODOGHOUE EILEEN P | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |

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|---------------------------------|---|-------------|-----------------|---------------------|----------------------|--------------------|---------------|---------------------------|
| 533-341-14-04 | FRAGNOLI KATHY | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-14-05 | DOAN LONG & MAI, DOAN JAMES | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-14-06 | VIDAL MARIA D C | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-14-07 | FITZGERALD ROBERT III, SIEGMUND ERIKA M | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-14-08 | METCALF ANDREW J & SONYA D | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-14-09 | FOWLER MICHAEL L & VIDAL MARIA D C | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-14-10 | SUVANAKET CHUTCHADA | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-14-11 | HENEHAN K & N LIVING TRUST 03-15-12 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-14-12 | ABRAMY MAXIMO REVOCABLE TRUST 11-02-07, AB | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-14-13 | RUFENER JOAN M | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-14-14 | COOVER-STONE YVONNE J & STONE ROY F FAMIL' | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-14-15 | SERVETTER DENNIS J & MIRIAM 06-19-92 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-14-16 | HAN TONY S & SUSAN | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-14-17 | BARRIE WILLIAM P IV & MARISA K | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-14-18 | OLSON SCOTT W LIVING TRUST 08-03-07 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-14-19 | HERMANN SUSAN H 2007 TRUST 01-17-07 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-14-20 | MURPHY LILA R | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-14-21 | SCALES KEVIN S & KWON LINDA SOO-YON | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-14-22 | CALLANTA FLETCHER TRUST 07-15-06 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-14-23 | NICHOLS GAYLEEN LIVING TRUST 06-23-03 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-14-24 | ROY THOMAS R & CHEYNE HAROLD J III 2013 TRU | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-14-25 | MARKS MILLER & KATHY | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-14-26 | PACIFIC BREEZE LAND HOLDINGS | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-14-27 | BUCKLEY KEVIN D & JAMIE L REVOCABLE TRUST C | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-14-28 | TARANTINO FRANK LIVING TRUST 11-14-08 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |

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|---------------------------------|---|-------------|-----------------|---------------------|----------------------|--------------------|---------------|---------------------------|
| 533-341-14-29 | HARRELL BARBARA | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-14-30 | CHUPRINSKI FLORENCE | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-14-31 | WESTON JAMES W | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-14-32 | YODER LUKE | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-14-33 | RUTH MICHAEL W & LUCIA E | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-14-34 | GUTHRIE KIRK & TOBY | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-14-35 | BERTSCH MATTHEW & BRUNA | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-14-36 | SPEAREL & ROMERO TRUST 12-15-08 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-14-37 | NYE JOHN R | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-14-38 | GERMAN TRUST 05-10-05 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-14-39 | EICHMAN MARK W TRUST 03-18-82, EICHMAN ANNI | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-14-40 | ILLES JOZSEF & MARLENE | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-14-41 | KOSE CENK | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-14-42 | THOM JOHN L TRUST 11-17-06 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-14-43 | KUNIN ISRAEL L LIVING TRUST 03-17-00 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-14-44 | STANNARD THOMAS C TRUST 06-15-04 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-14-45 | CHILDS MARK I & NINA F | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-14-46 | BRADLEY DIANA M | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-14-47 | CIRINO SUSSAN E | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-14-48 | TAYLOR FAMILY TRUST 11-22-05 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-14-49 | KLEONI KIM | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-14-50 | CRAWFORD SCOTT AGM & PENELOPE D | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-14-51 | BAMBERG FAMILY 2011 TRUST 03-18-11 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-14-52 | MANASTER ALFRED B & MARY F TRUST 02-01-96 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-14-53 | LARIS CASEY A | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |

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|---------------------------------|--|-------------|-----------------|---------------------|----------------------|--------------------|---------------|---------------------------|
| 533-341-14-54 | MCGEEVER J BRIAN | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-14-55 | LERTKANTITHAM UDOMCHAI & JACQUELYN S | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-14-56 | REESE WILLIAM N & LUELLEN K | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-14-57 | TSAI ERIC | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-14-58 | VELOZO JOSE L D M & LILIA B G D, GARCIA YOSELI | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-14-59 | ROLLET GREG & KELLY | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-14-60 | HUNTER LIMUEL JR & ELIZABETH R | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-14-61 | GALLARDO MONICA E | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-14-62 | SPERLING DAVID A, PLANT ANDREW S & ANNE S | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-14-63 | PETRUZZELLI JOSEPH E & DEBORA K | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-14-64 | ZONIS JULIO & PERLA | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-14-65 | WRIGHT 2006 TRUST 08-04-06 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-14-66 | ABRAMY MAXIMO REVOCABLE TRUST 11-02-07, AB | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-14-67 | HERRON CONNOR M, HERRON BLAIRE A | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-14-68 | BACHAND CHRISTINE M | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-14-69 | FENA GARRETT, CROW ELIZABETH | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-14-70 | CHO TAEKUK | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-14-71 | MIKIC IVANA | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-14-72 | BLITVICH STEFANIE | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-14-73 | AXTELL LEE & PAULA FAMILY 2005 TRUST 06-24-05 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-14-74 | BURNS KATHLEEN | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-14-75 | THOMPSON TREVOR C | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-14-76 | MUNGUJA ANGEL R & GLADYS | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-14-77 | SEVERSON ERIC D | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-14-78 | NAHAS DANIELLE | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |

**City of San Diego
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| Assessor's Parcel Number | Owner Name | Zone | Land Use | No. of Units | Bldg. Sq. Ft. | Lot Sq. Ft. | Lot FF | FY 2016 Assessment |
|---------------------------------|--|-------------|-----------------|---------------------|----------------------|--------------------|---------------|---------------------------|
| 533-341-14-79 | LEWIS PAUL L & SIEN C | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-14-80 | SACARIS CARILYN L | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-15-01 | OROPALLO RYAN A | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-15-02 | GALLONE ALFRED | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-15-03 | SAMMONS BRENT | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-15-04 | FLEMING J RYAN & CHRISTIE J REVOCABLE 2006 T | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-15-05 | CALLAHAN PATRICK & AMY | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-15-06 | HANIFIN MAUREEN & THOMAS | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-15-07 | GUTIERREZ RICARDO & MARCELLAL | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-15-08 | OTOOLE KATHLEEN A FAMILY TRUST 08-09-04 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-15-09 | RUIZ ELEONOR | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-15-10 | MAULDIN STEPHEN G | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-15-11 | SMITH JENNIFER L LIVING TRUST 01-19-05 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-15-12 | GAUDLITZ ALEXANDRIA, GAUDLITZ ERIKA | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-15-13 | WILLIAMS FAMILY TRUST 09-05-06 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-15-14 | BOUDREAU PAULA L | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-15-15 | CHAQUICA FAMILY REVOCABLE 2006 TRUST | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-15-16 | HARDEL FABRICE P & ANA D | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-15-17 | REYNOLDS NICOLA | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-15-18 | DENNISON FAMILY 2003 TRUST 06-26-03 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-15-19 | GOSSMAN AMY | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-15-20 | SHERMAN DEBORAH L | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-15-21 | RUIZ ROCHELLE S | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-15-22 | CORY SHARON K | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-15-23 | KITMITTO NUR A | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |

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| Assessor's Parcel Number | Owner Name | Zone | Land Use | No. of Units | Bldg. Sq. Ft. | Lot Sq. Ft. | Lot FF | FY 2016 Assessment |
|---------------------------------|---|-------------|-----------------|---------------------|----------------------|--------------------|---------------|---------------------------|
| 533-341-15-24 | SNEDDON MARY T REVOCABLE TRUST 04-08-10 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-15-25 | SECOR NANETTE M | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-15-26 | WYLIE ALBA P | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-15-27 | BERCIK LISA M | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-15-28 | CRIM ROGER M & MEGAN H | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-15-29 | EVANS TIMOTHY S | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-15-30 | LOPEZ MARYON J TRUST 07-01-02 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-15-31 | ADVANI FAMILY TRUST 03-18-98 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-15-32 | MORRA JOSEPH G REVOCABLE TRUST 03-11-98 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-15-33 | GHAZIALAM GHOTAI | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-15-34 | GOULET DANA A & JENNIFER R | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-15-35 | JOHNSON HENRY D | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-15-36 | ATHNATHIOUS MAGDY S & NELI | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-15-37 | GUERRA RICARDO A & VIRGINIA A | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-15-38 | GHASSEMKHANI MEHRDAD | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-15-39 | BARRETTA GREGORY A & KIMBERLY | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-15-40 | COLLATO CHRISTOPHER J SEPARATE PROPERTY | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-15-41 | ALEXANDER GRAHAM & CAROLINE | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-15-42 | JAIBAJI MONEER & ABDULHADI ESRAA | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-15-43 | CHINN PATRICIA | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-15-44 | MEHTA BHAVIN V LIVING TRUST 02-27-06 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-15-45 | BENARD CHRISTIAN | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-15-46 | GREENBERG SEYMOUR TRUST | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-15-47 | ARBAUGH MARGARET TRUST 12-11-02 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-15-48 | ROBINOW STEPHEN | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |

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| Assessor's Parcel Number | Owner Name | Zone | Land Use | No. of Units | Bldg. Sq. Ft. | Lot Sq. Ft. | Lot FF | FY 2016 Assessment |
|---------------------------------|--|-------------|-----------------|---------------------|----------------------|--------------------|---------------|---------------------------|
| 533-341-15-49 | QUEST MARY E | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-15-50 | SERRANO DANNY A & LAURA E FAMILY TRUST 03-2 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-15-51 | DUGGER DEAN R | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-15-52 | DAVIS JOHN W & PATRICIA A | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-15-53 | HAVLUCIYAN TRUST 05-30-07 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-15-54 | MALDONADO ZORAIDA | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-15-55 | GOELDNER VIRGINIA J | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-15-56 | BUTLER PATRICK & DAWN FAMILY 2006 TRUST 03-2 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-15-57 | KATZ LEAH P | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-15-58 | ATAEI ALI & AMY L | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-15-59 | OHLEGER KRISTIN L | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-15-60 | RIDER DOUGLAS S LIVING TRUST | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-15-61 | KOLLMEIER JUNA A | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-15-62 | ALLGEYER DAVID & LOOK MELINDA | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-15-63 | BACHMANN MICHAEL & IRIS | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-15-64 | PAYNE RICHARD P | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-15-65 | KEMP RYAN & ANAHITA | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-15-66 | KELLY ANDREW K | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-15-67 | KESTY NICOLE C | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-15-68 | RUMFORD FREDERICK J IV | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-15-69 | CHILDS MARK I & NINA F | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-15-70 | ROSKY BRUCE A & JENNIFER | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-16-01 | MACK LAUREN K | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-16-02 | ISIDRO ERWIN B | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-16-03 | DERHAM KATHLEEN A REVOCABLE TRUST 08-11-06 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |

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|---------------------------------|--|-------------|-----------------|---------------------|----------------------|--------------------|---------------|---------------------------|
| 533-341-16-04 | LINNEY ANDREW W | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-16-05 | PRESCOTT G M TRUST 03-24-05 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-16-06 | CHOI CAROL Y | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-16-07 | MURASHOVA MARINA 2003 TRUST 09-23-03 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-16-08 | HANNON JASON M & KRISTIN V FAMILY TRUST 11-1 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-16-09 | KUHAR JAMES J, CIESLA JESSICA T | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-16-10 | DENISTON FAMILY LIVING 1999 TRUST 03-24-99 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-16-11 | STRASHOON LIVING TRUST 04-09-92 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-16-12 | BOUKAI IMAD & SANDY | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-16-13 | KAPLAN LORI REVOCABLE TRUST 07-23-12 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-16-14 | LAWTON BLYTHE M | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-16-15 | CHINELLO MARIO & VICTORIA L | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-16-16 | HOGAN KENNETH E | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-16-17 | D M W PROPERTY MANAGEMENT L L C | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-16-18 | BORRELLI ANDREW M | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-16-19 | ALLEN CURTIS F | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-16-20 | DONOHO RONALD H JR & LAUREN A | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-16-21 | ONSUREZ MARK D | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-16-22 | DELAPENA SUSAN M | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-16-23 | PATERNO THOMAS A | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-16-24 | DUQUE FAMILY TRUST 12-12-96 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-16-25 | KERCHNER FAMILY TRUST 03-29-01 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-16-26 | FEASTER KORINA R | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-16-27 | ROBERTS EDWARD L | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-16-28 | D M W PROPERTY MANAGEMENT L L C | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |

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| Assessor's Parcel Number | Owner Name | Zone | Land Use | No. of Units | Bldg. Sq. Ft. | Lot Sq. Ft. | Lot FF | FY 2016 Assessment |
|--------------------------|--|------|----------|--------------|---------------|-------------|--------|--------------------|
| 533-341-16-29 | ARENT VANESSA | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-16-30 | KARAS JEREMMY L | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-16-31 | WARING ARTHUR C & P LYNNE | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-16-32 | WEINBAUM MARK | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-16-33 | WHALEN KENNETH J TRUST 07-01-05, VELEZ GUST | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-16-34 | COX LAMBUTH FAMILY TRUST 07-24-10 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-16-35 | GOLDMAN SARA N REVOCABLE TRUST 07-07-05 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-16-36 | BATES LEONA W TRUST 07-12-07 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-16-37 | TAY-KU L L C | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-16-38 | SALMON RICHARD A & PAULINE M | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-16-39 | LEE DAVID J | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-16-40 | GARRETT RANDY & NANCY | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-16-41 | ROWE FAMILY TRUST 02-12-85 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-16-42 | GONZALES FAMILY TRUST 04-01-98 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-16-43 | WAWRZYNIAK RICHARD E | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-16-44 | GERBEL BRADLEY C, STAI BRIAN M, STAI CHRISTO | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-16-45 | FITZGERALD JAMES V III & CHERYL | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-16-46 | D M N PROPERTIES L L C | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-16-47 | HODGES EDNA | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-16-48 | ZENDEJAS RAQUEL TRUST 11-02-04 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-16-49 | CARTER TERRY & DEIRDRE | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-16-50 | VALDERRAMA FAMILY 2007 TRUST | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-16-51 | HUH YUNGCHUL | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-16-52 | SAN DIEGO CONDOS L L C <DBA A M PARTNERS> | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-16-53 | CORDA FAMILY TRUST 06-04-90 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |

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|---------------------------------|--|-------------|-----------------|---------------------|----------------------|--------------------|---------------|---------------------------|
| 533-341-16-54 | BOZARTH PHILIP H & PENNY R | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-16-55 | RIDGE ROY M | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-16-56 | CANNON NATHAN & RACHEL | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-16-57 | BOURGEOIA SYLVESTER FAMILY REVOCABLE TRU | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-16-58 | BOYER BRIAN M & MORGAN | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-16-59 | KAISER ROSEMARY D | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-16-60 | ARMBRUSTER CHRISTOPHER & LORIE TRUST 07-0 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-16-61 | HALL TAMARA, GAVILLAN YVETTE | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-16-62 | RUIZ MARIO A F & CEBALLOS MARIA G F | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-16-63 | GOTTLIEB FAMILY TRUST 01-11-06 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-16-64 | KAU RAYMOND J & SHLESING MARY C FAMILY TRU | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-16-65 | CASTEEL REVOCABLE LIVING TRUST 04-06-84 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-16-66 | TELLEZ THOMAS T | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-16-67 | MARMOLEJO MARTIN | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-16-68 | SISTI DIANA L | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-16-69 | BATES LEONA W TRUST 07-12-07 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-16-70 | CAMPBELL HUGH D & JUDITH | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-16-71 | STEWART DAVID T TRUST 07-01-03 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-16-72 | ALLEN DOUGLAS F & SUSAN U | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-17-01 | WHALEN KENNETH J TRUST 07-01-05 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-17-02 | OCHOA LAURA W TRUST 07-24-09 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-17-03 | LOVERSO VINCENZO & DOREEN | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-17-04 | SHERMAN LIVING TRUST 06-05-91 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-17-05 | MANDELBAUM JUSTIN D & ALISON B | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-17-06 | UBOLDI ALAIN & TANIA | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |

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|--------------------------|--|------|----------|--------------|---------------|-------------|--------|--------------------|
| 533-341-17-07 | TANAKA LAURENCE K & SHERYL M | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-17-08 | CONTRERAS JOE & ELSIAN, CONTRERAS JESSICA | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-17-09 | SAPRYKINA NATALIA | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-17-10 | PEREA RACHELLE M | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-17-11 | HJELKREM MICHAEL C & HARNLY-HJELKREM MELI | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-17-12 | FARSETTA FAMILY TRUST 01-20-00 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-17-13 | DRUCK KENNETH, DRUCK STEPHANIE | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-17-14 | RAYES JOHN & CAROL FAMILY TRUST 08-15-94 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-17-15 | DEMICH TRUST 11-15-99 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-17-16 | QUARTARARO TODD R | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-17-17 | HERNANDEZ BELEM O TRUST 12-03-05 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-17-18 | CAMMARANO DAVID A & SHARON M | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-17-19 | PRIME VENTURES, NOVA GROUP TRUST, SHERAF/ | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-17-20 | WOOLF SHAYLYN | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-17-21 | SENEMAR M T & ELHAM | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-17-22 | GIORDANO DANIEL G & KATHLEEN A FAMILY TRUS | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-17-23 | CIESLA DANNY J & JESSICA T | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-17-24 | COTTAGES ETC INC | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-17-25 | BAKER JACOB T & SARAH F | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-17-26 | MILUTIN VLADIMIR & YANETH | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-17-27 | MAZANDARANI RUD & DARON LUCINDA J | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-17-28 | WANG TED | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-17-29 | MISAGAL FRANCES M | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-17-30 | D M W SAN DIEGO L L C | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-17-31 | CONNOR ROSS F, CARLSON EMMETT M | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |

**City of San Diego
Little Italy
Maintenance Assessment District
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| Assessor's Parcel Number | Owner Name | Zone | Land Use | No. of Units | Bldg. Sq. Ft. | Lot Sq. Ft. | Lot FF | FY 2016 Assessment |
|---------------------------------|--|-------------|-----------------|---------------------|----------------------|--------------------|---------------|---------------------------|
| 533-341-17-32 | KUNZMAN JAMES D TRUST | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-17-33 | WITTER INGER K QUALIFIED PERSONAL RESIDENC | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-17-34 | WAN STEPHEN TAK SHING | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-17-35 | LEOK MELVIN & FANG LINA | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-17-36 | PERRY THOMAS J | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-17-37 | BRODERICK FAMILY TRUST 11-29-06 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-17-38 | STRZELECKI DEBORAH | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-17-39 | PARVIN ALAVI TRUST 02-16-12 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-17-40 | ARENSON KEMP CHILDRENS TRUST 05-04-98 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-17-41 | FELICIO ANTHONY & MARCIE | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-17-42 | BILINSKI ROMAN & HALINA | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-17-43 | HAWLEY JOHN R | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-17-44 | DESANTIS FAMILY TRUST 11-11-11 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-17-45 | LYUBARSKY ANGELA FAMILY TRUST | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-17-46 | FLANAGAN KIRSTEN | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-17-47 | HENRIKSEN NICHOLAS W | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-17-48 | MAHBOUBI SIAVASH, SAHAMI SASSAN | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-17-49 | KIMMEL JOSHUA B | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-17-50 | THUMAR ARTI B | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-18-01 | PROCTOR VICTORIA L | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-18-02 | ONEILL FAMILY TRUST 05-21-08 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-18-03 | AGRAWAL FAMILY TRUST 10-09-09 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-18-04 | NELSON WENDY E TRUST 07-27-96 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-18-05 | WIDMER-CICCHETTI FAMILY 2006 TRUST | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-18-06 | LARKIN NICHOLAS H | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |

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| Assessor's Parcel Number | Owner Name | Zone | Land Use | No. of Units | Bldg. Sq. Ft. | Lot Sq. Ft. | Lot FF | FY 2016 Assessment |
|---------------------------------|---|-------------|-----------------|---------------------|----------------------|--------------------|---------------|---------------------------|
| 533-341-18-07 | YOHANNES ZION | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-18-08 | TESORIERO JOHN | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-18-09 | LIBERMAN FAMILY TRUST 08-12-99 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-18-10 | ERENO PATRICK J, ORLAND D & CLEMIE R REVOC/ | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-18-11 | ASHE THOMAS A & WENDY | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-18-12 | MCLEAN FAMILY TRUST 02-07-05 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-18-13 | STOCKMAN JOHN W | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-18-14 | SILVA CHARLES B LIVING TRUST 11-21-12 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-18-15 | AHERN PATRICK F FAMILY TRUST 05-12-11 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-18-16 | TATUSKO JOSEPH A & KIRBY MAUREEN P FAMILY T | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-18-17 | 300 W BEECH STREET NO 2107 L L C | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-18-18 | MARTIN WILLIAM C | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-18-19 | RIVERA LUIS & IRMA | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-18-20 | BEAM WILLIAM C & TERESA L | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-18-21 | VETTER DEBORAH J | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-18-22 | BENSON MARK C | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-18-23 | LEIGH CONNIE O SEPARATE PROPERTY TRUST 10- | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-18-24 | WINSTON MICHAEL D FAMILY TRUST 02-09-06 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-18-25 | YATES DAVID M | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-18-26 | TREISMAN WARREN | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-18-27 | GANZELL LAWRENCE H TRUST 08-24-01 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-18-28 | SCHECK WILLIAM ROTH IRA T050043 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-18-29 | FARIS NABIH A & LYNETTE S | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-18-30 | SACKETT ARBETH REVOCABLE TRUST 06-07-99 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-341-18-31 | LOMBARDELLI LORENZO L | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |

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| Assessor's Parcel Number | Owner Name | Zone | Land Use | No. of Units | Bldg. Sq. Ft. | Lot Sq. Ft. | Lot FF | FY 2016 Assessment |
|--------------------------|--|------|----------|--------------|---------------|-------------|--------|--------------------|
| 533-341-18-32 | GEBAUER JOHN & SONJA | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-342-01-00 | CEDAR STREET HIGH-RISE L P | 2 | E | 0 | 90,000.00 | 5,001.00 | 150.00 | \$3,111.22 |
| 533-342-02-00 | CEDAR STREET HIGH-RISE L P | 2 | A | 0 | 0.00 | 5,001.00 | 50.00 | \$339.60 |
| 533-342-03-00 | CEDAR STREET HIGH-RISE L P | 2 | B | 0 | 3,053.00 | 5,001.00 | 50.00 | \$430.50 |
| 533-342-04-00 | SKYSCRAPER INTERNATIONAL VENTURES L P | 2 | G | 0 | 2,040.00 | 5,001.00 | 50.00 | \$339.60 |
| 533-342-05-00 | 1510 FRONT STREET LLC | 2 | I | 0 | 0.00 | 5,001.00 | 50.00 | \$339.60 |
| 533-342-06-00 | GIACALONE NICOLA TR (SURVIVORS TRUST), LYNI | 2 | I | 0 | 0.00 | 5,001.00 | 150.00 | \$431.30 |
| 533-343-01-00 | TAHARLAND LTD, AMES TRUST A 03-08-74, AMES T | 2 | I | 0 | 0.00 | 5,001.00 | 150.00 | \$431.30 |
| 533-343-02-00 | 1455 UNION STREET L L C | 2 | C | 0 | 2,210.00 | 5,001.00 | 50.00 | \$405.40 |
| 533-343-03-00 | ADMIRAL EXCHANGE CO INC | 2 | C | 0 | 5,000.00 | 5,001.00 | 50.00 | \$488.48 |
| 533-343-04-00 | TAHARLAND LTD, AMES TRUST A 03-08-74, AMES T | 2 | A | 0 | 0.00 | 5,001.00 | 50.00 | \$339.60 |
| 533-343-05-00 | TAHARLAND LTD, AMES TRUST A 03-08-74, AMES T | 2 | B | 0 | 25,000.00 | 10,001.00 | 200.00 | \$1,515.26 |
| 533-343-06-00 | B BASH ST ASSOCIATES | 2 | B | 0 | 5,400.00 | 2,849.00 | 31.00 | \$356.56 |
| 533-344-01-00 | 335 WEST BEECH LLC | 2 | A | 0 | 2,476.00 | 5,001.00 | 150.00 | \$548.52 |
| 533-344-02-00 | 1451 STATE STREET L P | 2 | G | 0 | 8,025.00 | 5,001.00 | 50.00 | \$339.60 |
| 533-344-03-00 | 1441 STATE STREET ASSOCIATES INC | 2 | C | 0 | 5,000.00 | 5,000.00 | 50.00 | \$488.42 |
| 533-344-04-01 | STRESS MICHELE, STRESS JEFFRY, URBAN MARI/A | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-344-04-02 | HARVELA ESA P | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-344-04-03 | DEZAH D SHAHRAM | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-344-04-04 | FONG FAMILY TRUST 04-03-11 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-344-04-05 | MONEY PURCHASE PENSION PLAN 01-01-90 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-344-04-06 | TODD MARK S & JULIE D | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-344-04-07 | H & S FAMILY ESTATE TRUST 01-16-92 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-344-04-08 | BLACKBURN DAVID | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-344-04-09 | STARKE THOMAS W & SHERYL L | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |

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|---------------------------------|---|-------------|-----------------|---------------------|----------------------|--------------------|---------------|---------------------------|
| 533-344-04-10 | MARTINEZ NORMA G | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-344-04-11 | MAIN JOHN W JR & OFELIA R REVOCABLE TRUST C | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-344-04-12 | DEL-SAN PROPERTIES L L C | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-344-04-13 | SHAW TAYLOR M | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-344-04-14 | DROMARETSKY ALEXANDER & FOMINA ALLA | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-344-04-15 | CROSS DARYL L TR | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-344-04-16 | KESSLER MATTHEW J | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-344-04-17 | LINDLEY KRISTOPHER & SHAVON FAMILY TRUST O; | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-344-04-18 | HULGIN WAYNE C | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-344-04-19 | STELLER FAMILY LIVING 2012 TRUST | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-344-04-20 | HUANG HORNGTE HANK & WHEI-MEI, LIM TING-AN | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-344-04-21 | BARZIN AZAR REVOCABLE 1994 TRUST 09-26-94 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-344-04-22 | MITCHELL ROBERT & VICKI C | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-344-04-23 | AQUA AZURE L L C | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-344-04-24 | YELACA NICHOLAS W & KAREN S TRUST 12-12-01 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-344-04-25 | HARVEY JILL M | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-344-04-26 | BRANSFORD FAMILY TRUST 04-07-03 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-344-04-27 | MARTURANO BEATRICE | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-344-04-28 | CHUNG PETER & DORA | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-344-04-29 | COULTER FAMILY TRUST 02-23-06 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-344-04-30 | LIBERMAN FAMILY TRUST 08-12-99 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-344-04-31 | BONA JAROD M & ONEIL-BONA MARY K | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-344-04-32 | ALBERT COURT LTD | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-344-04-33 | WHEAT RICHARD G | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-344-04-34 | RAY LESLIE E | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |

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|---------------------------------|---|-------------|-----------------|---------------------|----------------------|--------------------|---------------|---------------------------|
| 533-344-04-35 | WOOD GARICK D | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-344-04-36 | M & M TRUST 03-10-00, ROSS MICHAEL TRUST 03-1 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-344-04-37 | VALINS DANIEL M | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-344-04-38 | KIACHKO DAVID | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-344-04-39 | HEAD DAMIAN P | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-344-04-40 | SABORIO JOSE L LIVING TRUST 11-05-12 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-344-04-41 | STONEHOUSE ANTHONY TRUST 10-31-05 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-344-04-42 | DALESANDRO FAMILY TRUST 09-24-12 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-344-04-43 | SMITH FAMILY TRUST 06-12-09 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-344-04-44 | LIM RENE & DAISY | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-344-04-45 | DEL-SAN PROPERTIES L L C | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-344-04-46 | CORTES LARRY N & CHRISTINA N TRUST 05-21-03 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-344-04-47 | FLORIO SAMANTHA | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-344-04-48 | TURNER ROXANN | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-344-04-49 | DORAISAMY LOGANATHAN & GADDE PADMAJA | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-344-04-50 | VANDERGRIFT CHASE S | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-344-04-51 | VIKULINA ELENA | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-344-04-52 | ALPERN LOUIS M & LAURA K | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-344-04-53 | SHOR FAMILY TRUST 11-06-92 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-344-04-54 | NAKU RANDY TRUST 09-01-07 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-344-04-55 | ALBERT COURT LTD | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-344-04-56 | CHOI SOONJA | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-344-04-57 | GONZALEZ GUS A | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-344-04-58 | KAN ANDREW K & HA JIMIN | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-344-04-59 | YANG KAY A | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |

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|---------------------------------|---|-------------|-----------------|---------------------|----------------------|--------------------|---------------|---------------------------|
| 533-344-04-60 | ZHU-LIU TRUST 05-17-04 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-344-04-61 | HOWLAND GRANT S & RUBY G | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-344-04-62 | VALDEZ TERESITA O, VALDEZ STEVE O | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-344-04-63 | FELTON FAMILY TRUST 03-07-90 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-344-04-64 | MCGUANE DEBORAH M | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-344-04-65 | LINZMEYER FAMILY 2004 TRUST 09-30-04 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-344-04-66 | STANLEY KENNETH L | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-344-04-67 | M T O J O L L C | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-344-04-68 | TRAN ANTHONY & THERESA | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-344-04-69 | BALAZY KATHERINE | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-344-04-70 | CORTES LARRY N & CHRISTINA J TRUST 05-21-03 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-344-04-71 | MCCARTHY BRIAN | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-344-04-72 | MANEJA FAMILY TRUST 08-26-03 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-344-04-73 | INVERNOTEMPO LIMITED PARTNERSHIP | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-344-04-74 | LUCERO VINCENT E | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-344-04-75 | BURKHART KENNETH J | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-344-04-76 | CLAPP STACEY W | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-344-05-00 | BILLBOARDS LOFTS LLC | 2 | F | 0 | 22,000.00 | 6,900.00 | 169.00 | \$1,215.36 |
| 533-344-06-00 | 1430 UNION STREET L L C | 2 | A | 0 | 7,277.00 | 8,098.00 | 81.00 | \$894.48 |
| 533-344-10-01 | CITYMARK PROPERTIES L L C | 2 | A | 0 | 1,550.00 | 1,550.00 | 50.00 | \$210.28 |
| 533-344-10-02 | CITYMARK PROPERTIES L L C | 2 | A | 0 | 1,864.00 | 1,864.00 | 25.00 | \$220.66 |
| 533-344-10-03 | CITYMARK PROPERTIES L L C | 2 | A | 0 | 1,076.00 | 1,076.00 | 25.00 | \$137.06 |
| 533-344-10-04 | STANFORD DANIEL L SEPARATE PROPERTY TRUS | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-344-10-05 | ROGERS KRISTEN | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-344-10-06 | DAWES CHARLES L | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |

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|---------------------------------|--|-------------|-----------------|---------------------|----------------------|--------------------|---------------|---------------------------|
| 533-344-10-07 | PIAZZA VICKI JO | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-344-10-08 | LIEBIG JONATHAN T | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-344-10-09 | ORLANDO ROBERT P & TONYAM | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-344-10-10 | THOMAS TODD W & LAURA E | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-344-10-11 | SANDERSON PATRICK J & ELAINE | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-344-10-12 | PORT VICTOR L | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-344-10-13 | FRANK MARCIE | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-344-10-14 | YU JEAN J | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-344-10-15 | KATZ JEFFREY L | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-344-10-16 | COOPER WILLIAM R, SERFASS ANDREW C | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-344-10-17 | DESAI SMITAA | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-344-10-18 | CANDLAND SCOTT D LIVING TRUST | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-344-10-19 | ZIEGLER JORDAN I & WENDY E | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-344-10-20 | HALL FAMILY TRUST 03-16-06 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-344-10-21 | NABER MALIK C | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-344-10-22 | DJAPIC NENAD | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-344-10-23 | HOLDEN EDWARD | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-344-10-24 | EGAN FAMILY TRUST 09-15-11 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-344-10-25 | JUNEAU DARRELL S | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-344-10-26 | REUBEN WENDY D LIVING 2002 TRUST 01-17-02 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-344-10-27 | WOO VICTOR SEPARATE PROPERTY TRUST 01-26- | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-344-10-28 | LETA FRANK & ANTOINETTE PERSONAL RE HOLDII | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-344-10-29 | HALL FAMILY TRUST 03-16-06 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-344-10-30 | FALK CARL D & GROVE GEORGIA G | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-344-10-31 | BLANCHARD MICHAEL | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |

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|---------------------------------|--|-------------|-----------------|---------------------|----------------------|--------------------|---------------|---------------------------|
| 533-344-10-32 | CHALKER PROPERTIES L L C | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-344-10-33 | STUCKEY STEPHANIE | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-344-10-34 | SCHULTZ KATHRYN A | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-344-10-35 | CHEN ANDREW D & LEE CHARMIAN | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-344-10-36 | DIETRICH TRAVIS | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-344-10-37 | JIA YONG | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-344-10-38 | SHERROW ROBERT S & TERRIE L | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-344-10-39 | GWEN LAURA | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-344-10-40 | TAYLOR JAMES & JANICE | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-344-10-41 | MERINO RENE A & SHARON REVOCABLE FAMILY TI | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-344-10-42 | ESPOSITO WILLIAM J | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-344-10-43 | SOON SEAVER L TR | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-344-10-44 | HAUPT RUTH | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-344-10-45 | SCHWARTZ NINA | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-344-10-46 | WESTMAN FAMILY REVOCABLE TRUST 10-11-13 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-344-10-47 | LAVALLA KATHLEEN | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-344-10-48 | HENNINGER LANCE R | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-344-10-49 | HUFF TRUST 06-12-02 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-344-10-50 | NEEDLEMAN ALYSSA R | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-344-10-51 | MORGAN RONALD & JEANNE | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-344-10-52 | CANIGLIA SALVATORE | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-344-10-53 | VONSTAUFFENBERG ANDY & JENNIFER | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-344-10-54 | GUERRA MARC | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-344-10-55 | LEE FAMILY REVOCABLE TRUST 03-08-00 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-344-10-56 | NOBIS DIANE T H, HAMON JANE A | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |

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|--------------------------|---|------|----------|--------------|---------------|-------------|--------|--------------------|
| 533-344-10-57 | DIPAOLLO DONNA | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-344-10-58 | SCHWAN BENJAMIN P | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-344-10-59 | BATES MICHELLE M | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-344-10-60 | BREEDLOVE TIMOTHY A | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-344-10-61 | TROVATO PAUL | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-344-10-62 | RAYA RALPH A | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-344-10-63 | SAGUID GILBERT A JR | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-344-10-64 | SMITH CHARLES P & SCHAFFER AMANDA M | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-344-10-65 | DAVIS JOHN W TRUST 08-01-04 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-344-10-66 | GRAZIANO ROBERT | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-344-10-67 | OHANIAN EUGENE SURVIVORS TRUST | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-344-10-68 | BAUMELA SAMUEL & ELIZABETH | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-344-10-69 | OCHOA GABRIEL | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-344-10-70 | CANDLAND SCOTT D LIVING TRUST | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-344-10-71 | MATTSON STEVEN E & HAYNES CHRISTA L | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-344-10-72 | POEHLMAN ZACHARY & REEM JENNIFER M | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-344-10-73 | LEE JEANNE | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-344-10-74 | JACKSON RONALD W | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-344-10-75 | BRAND KEVIN M | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-344-10-76 | SCHER GABRIELLE SEPARATE PROPERTY TRUST I | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-344-10-77 | MAH MICHAEL J & EHM RENATE | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-344-10-78 | BARTKUS JEFFREY M | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-344-10-79 | PICQUET THOMAS G | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-344-10-80 | HOBBS KENNETH F & TERRI L | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-344-10-81 | BOBICH GREGORY M | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |

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|---------------------------------|--|-------------|-----------------|---------------------|----------------------|--------------------|---------------|---------------------------|
| 533-344-10-82 | LETOURNEAU MICHAEL W | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-344-10-83 | MARS KURT | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-344-10-84 | MARRA PAUL C TRUST 08-17-00, VALENZUELA JOEI | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-344-10-85 | MCINTOSH KEVIN | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-344-10-86 | TOPP MARTIN R | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-344-10-87 | SHELBY MICHAEL G & HERMAN PETRINA | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-344-10-88 | BENITEZ DENNIS A | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-344-10-89 | HALL FAMILY TRUST 03-16-06 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-351-06-00 | BALISTRERI GAETANO LIVING TRUST 12-20-00 | 2 | G | 0 | 4,831.00 | 5,001.00 | 50.00 | \$339.60 |
| 533-351-07-00 | S D H P I X L L C | 2 | A | 0 | 17,220.00 | 5,001.00 | 50.00 | \$1,154.90 |
| 533-351-08-00 | H G FENTON DEVELOPMENT CO L L C | 2 | A | 0 | 2,013.00 | 5,001.00 | 150.00 | \$526.60 |
| 533-352-06-00 | INTERNATIONAL UNION OF OPERATING ENGINEER | 2 | B | 0 | 600.00 | 2,500.00 | 100.00 | \$256.40 |
| 533-352-07-00 | QUIGLEY ROBERT W & HALLAHAN KATHLEEN M LI | 2 | B | 0 | 6,592.00 | 2,500.00 | 50.00 | \$314.54 |
| 533-352-08-00 | EHLERS WILLIAM & SUSAN FAMILY TRUST 09-29-98 | 2 | B | 0 | 5,000.00 | 5,001.00 | 150.00 | \$624.10 |
| 533-352-09-00 | ORDWAY HELEN TRUST OF 1993 | 2 | H | 1 | 0.00 | 5,001.00 | 50.00 | \$264.60 |
| 533-352-10-00 | NIGRO KENNETH E & NICOLE K | 2 | I | 0 | 2,108.00 | 3,999.00 | 40.00 | \$271.58 |
| 533-352-11-00 | WATSON NICOLAS J & FELICIA L TRS | 2 | I | 0 | 1,588.00 | 3,001.00 | 30.00 | \$203.78 |
| 533-352-12-00 | BRADLEY BEATRIZ L FAMILY TRUST 02-14-06 | 2 | B | 0 | 1,508.00 | 3,001.00 | 30.00 | \$248.68 |
| 533-352-17-00 | ROMAN CATHOLIC BISHOP OF SAN DIEGO | 2 | D | 0 | 15,000.00 | 19,994.00 | 400.00 | \$1,987.86 |
| 533-352-18-00 | ROMAN CATHOLIC BISHOP OF SAN DIEGO | 2 | B | 0 | 8,340.00 | 14,985.00 | 150.00 | \$1,266.08 |
| 533-353-02-00 | CHEN JEN KUO & XUE FEN FAMILY REVOCABLE TR | 2 | H | 0 | 0.00 | 1,647.00 | 33.00 | \$127.00 |
| 533-353-04-00 | ARTEMISIA PROPERTY I I L L C | 2 | B | 0 | 0.00 | 5,001.00 | 50.00 | \$339.60 |
| 533-353-05-00 | LITTLE ITALY PROPERTIES L L C | 2 | G | 0 | 2,633.00 | 5,001.00 | 50.00 | \$339.60 |
| 533-353-06-00 | STARR NORMAN R TRUST 08-24-04, WARREN FAMI | 2 | G | 0 | 4,749.00 | 5,001.00 | 50.00 | \$339.60 |
| 533-353-07-00 | RUFO & ASSOCIATES L L C | 2 | B | 0 | 3,060.00 | 4,491.00 | 46.00 | \$397.10 |

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|---------------------------------|--|-------------|-----------------|---------------------|----------------------|--------------------|---------------|---------------------------|
| 533-353-08-00 | RUFO & ASSOCIATES L L C | 2 | I | 0 | 0.00 | 3,563.00 | 120.00 | \$319.32 |
| 533-353-09-00 | RUFO & ASSOCIATES L L C | 2 | B | 0 | 1,928.00 | 1,934.00 | 34.00 | \$202.18 |
| 533-353-10-00 | WONG MICHELLE | 2 | B | 0 | 2,690.00 | 5,001.00 | 150.00 | \$528.96 |
| 533-353-11-00 | BARK FAMILY TRUST 01-28-02, PETTERSON WILLIA | 2 | B | 0 | 1,470.00 | 4,996.00 | 50.00 | \$383.08 |
| 533-353-12-01 | BONAR COLIN N | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-353-12-02 | MAYBERRY SEVERINA O, GREPO EXCEL C I S P | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-353-12-03 | HEWITT FRANK & SALEAH | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-353-12-04 | MASTERSON ALEXANDRIA B REVOCABLE TRUST 0 | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-353-12-05 | BURY STEPHEN J JR | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-353-12-06 | CURRAN NICHOLAS J & ANGELA N B | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-353-12-07 | METZGER SCOTT & MERIDITH | 2 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-353-13-00 | SMITH MICHAEL J | 2 | G | 0 | 3,318.00 | 4,996.00 | 50.00 | \$339.30 |
| 533-353-14-00 | WALTER DAWN REVOCABLE TRUST 02-15-13 | 2 | H | 0 | 1,230.00 | 2,496.00 | 25.00 | \$169.54 |
| 533-353-17-00 | ARTEMISIA PROPERTY I L L C | 2 | B | 0 | 24,530.00 | 9,300.00 | 211.00 | \$1,470.18 |
| 533-353-18-00 | DAILEY ADAM G & JESSICA D | 2 | H | 0 | 2,312.00 | 775.00 | 56.00 | \$96.86 |
| 533-353-19-00 | A B D & E PROPERTIES L L C | 2 | H | 0 | 2,312.00 | 775.00 | 25.00 | \$68.44 |
| 533-354-01-00 | JENCO-HOLMES FAMILY TRUST 01-30-04, GORDON | 2 | G | 0 | 2,810.00 | 3,798.00 | 127.00 | \$339.54 |
| 533-354-02-00 | WOOFDEN L L C | 2 | G | 0 | 1,475.00 | 3,798.00 | 50.00 | \$268.94 |
| 533-354-07-00 | LITTLE ITALY R E L L C | 2 | G | 0 | 3,080.00 | 3,097.00 | 112.00 | \$284.62 |
| 533-354-08-00 | OESTE ENTERPRISES L L C | 2 | H | 0 | 2,816.00 | 2,148.00 | 43.00 | \$165.60 |
| 533-354-12-00 | DOWNTOWN SAN DIEGO HOTEL INVESTMENT L L C | 2 | A | 0 | 435,200.00 | 27,007.00 | 300.00 | \$22,466.44 |
| 533-361-01-00 | AMICI PROPERTIES L L C | 2 | I | 0 | 6,752.00 | 10,001.00 | 200.00 | \$770.84 |
| 533-361-06-00 | BACK PROPERTIES L L C | 2 | A | 0 | 3,625.00 | 3,690.00 | 124.00 | \$502.08 |
| 533-365-01-00 | CEDAR STREET HIGH-RISE L P | 2 | A | 0 | 115,500.00 | 7,998.00 | 172.00 | \$4,142.30 |
| 533-365-02-00 | CEDAR STREET HIGH-RISE L P | 2 | B | 0 | 0.00 | 3,999.00 | 50.00 | \$280.74 |

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|---------------------------------|---|-------------|-----------------|---------------------|----------------------|--------------------|---------------|---------------------------|
| 533-365-03-00 | SMITH ROBERT H | 2 | F | 0 | 12,212.00 | 4,000.00 | 50.00 | \$644.44 |
| 533-365-04-00 | SHEBAR & R LTD PARTNERSHIP L P | 2 | H | 1 | 1,328.00 | 3,999.00 | 50.00 | \$264.60 |
| 533-365-05-00 | 1510 FRONT STREET LLC | 2 | B | 0 | 15,868.00 | 3,999.00 | 132.00 | \$828.44 |
| 533-421-01-00 | H M 1450 FRONT STREET L L C | 2 | B | 0 | 12,300.00 | 8,198.00 | 182.00 | \$1,014.68 |
| 533-421-02-00 | BASHA C A ONE LIMITED | 2 | B | 0 | 14,976.00 | 4,099.00 | 50.00 | \$732.56 |
| 533-421-03-00 | B BASH STREET ASSOCIATES | 2 | I | 0 | 0.00 | 4,099.00 | 50.00 | \$286.62 |
| 533-421-04-00 | B BASH ST ASSOCIATES | 2 | A | 0 | 3,000.00 | 5,506.00 | 153.00 | \$605.74 |
| 533-581-01-00 | R E G T PROPERTIES L L C | 2 | I | 0 | 0.00 | 5,001.00 | 150.00 | \$431.30 |
| 533-581-02-00 | J E G T PROPERTIES LLC | 2 | G | 0 | 1,314.00 | 5,001.00 | 50.00 | \$339.60 |
| 533-581-03-00 | BRUNETTO DOMENICO, BRUNETTO JOHN, BRUNE | 2 | G | 0 | 1,583.00 | 5,001.00 | 50.00 | \$339.60 |
| 533-581-04-00 | DACQUISTO KATHERINA TRUST 10-19-00 | 2 | G | 0 | 2,610.00 | 4,944.00 | 49.00 | \$335.34 |
| 533-581-05-00 | HOSPITALITY LODGING GROUP | 2 | A | 0 | 17,982.00 | 10,058.00 | 201.00 | \$1,626.48 |
| 533-582-01-00 | SARDINA ANTHONY & MELANIE | 2 | H | 0 | 0.00 | 2,300.00 | 100.00 | \$226.80 |
| 533-582-03-00 | HONG GERALD & VALERIE | 2 | H | 0 | 2,000.00 | 1,982.00 | 31.00 | \$144.84 |
| 533-582-04-00 | GIL BULMARO & URSULA U, GIL PAUL & SZUMNY-G | 2 | G | 0 | 1,200.00 | 3,302.00 | 33.00 | \$224.22 |
| 533-582-05-00 | WESTVENTURES L P | 2 | G | 0 | 0.00 | 5,001.00 | 50.00 | \$339.60 |
| 533-582-06-00 | IDEA ENTERPRISE LP | 2 | G | 0 | 3,500.00 | 5,001.00 | 50.00 | \$339.60 |
| 533-582-19-00 | 1907 COLUMBIA ST LLC | 2 | F | 40 | 41,189.00 | 10,048.00 | 200.00 | \$2,043.58 |
| 533-630-01-00 | CAPPELLETTI LAURA L, RANGLAS TOM JR, RANGL | 2 | A | 0 | 1,519.00 | 796.00 | 58.00 | \$171.86 |
| 533-630-02-00 | KETTNER SAN DIEGO PROJECT L L C | 2 | A | 0 | 1,610.00 | 1,516.00 | 18.00 | \$181.78 |
| 533-630-03-00 | KETTNER SAN DIEGO PROJECT L L C | 2 | A | 0 | 1,610.00 | 1,626.00 | 18.00 | \$188.24 |
| 533-630-04-00 | WEST LAUREL STUDIOS L P | 2 | A | 0 | 1,610.00 | 1,607.00 | 18.00 | \$187.12 |
| 533-630-05-00 | KETTNER MODERN L L C | 2 | A | 0 | 1,364.00 | 2,004.00 | 23.00 | \$203.38 |
| 533-630-06-00 | WEST LAUREL STUDIOS L P | 2 | A | 0 | 1,636.00 | 1,842.00 | 0.00 | \$156.90 |
| 533-630-07-00 | LUCA GROUP & ESTATE INVESTMENTS L L C | 2 | A | 0 | 1,442.00 | 1,760.00 | 0.00 | \$146.32 |

City of San Diego
Little Italy
Maintenance Assessment District
Assessment Roll FY 2016

| Assessor's Parcel Number | Owner Name | Zone | Land Use | No. of Units | Bldg. Sq. Ft. | Lot Sq. Ft. | Lot FF | FY 2016 Assessment |
|--------------------------|--|------|----------|--------------|------------------|------------------|---------------|---------------------|
| 533-630-08-00 | 967 W LAUREL STREET LLC | 2 | A | 0 | 1,367.00 | 2,345.00 | 0.00 | \$178.44 |
| 533-630-09-00 | WEST LAUREL STUDIOS L P | 2 | A | 0 | 1,449.00 | 1,361.00 | 19.00 | \$165.96 |
| 533-630-10-00 | WEST LAUREL STUDIOS L P | 2 | A | 0 | 1,019.00 | 2,111.00 | 46.00 | \$214.42 |
| Subtotal Zone 2 | | | | 1,500 | 2,518,505 | 1,718,192 | 25,136 | \$582,954.50 |
| Zone 3 | | | | | | | | |
| 533-021-01-00 | LEONARDINI TRUST (10-9-87) | 3 | A | 0 | 1,980.00 | 18,530.00 | 174.00 | \$1,165.94 |
| 533-021-02-00 | KUSUHARA TOSHIRO & REIKO | 3 | A | 0 | 6,176.00 | 14,941.00 | 150.00 | \$1,078.64 |
| 533-021-03-00 | DENENBERG TRUST 10-30-86, DENENBERG STEVE | 3 | A | 0 | 4,500.00 | 27,878.00 | 65.00 | \$1,717.66 |
| 533-021-04-00 | KARISHMA HOSPITALITY INC <LF> ROGERS DIANE | 3 | A | 0 | 18,679.00 | 33,106.00 | 165.00 | \$2,467.74 |
| 533-021-05-00 | KARISHMA HOSPITALITY INC <LF> PROCOPIO A T T | 3 | A | 0 | 6,368.00 | 9,997.00 | 100.00 | \$787.24 |
| 533-021-06-00 | BISHARAT S & G FAMILY TRUST 12-06-06 | 3 | A | 0 | 300.00 | 9,997.00 | 200.00 | \$650.22 |
| 533-021-07-00 | KHOULI GEORGE | 3 | C | 0 | 0.00 | 19,998.00 | 300.00 | \$1,241.80 |
| 533-033-05-00 | SMITH CLINTON L & LOCOCO ANTONINA C | 3 | CONDO | 1 | 0.00 | 4,373.00 | 100.00 | \$264.60 |
| 533-033-07-00 | LOCOCO ROSALIE A SEPARATE PROPERTY TRUST | 3 | G | 0 | 1,804.00 | 3,430.00 | 95.00 | \$230.94 |
| 533-033-10-00 | KLARMAN HOWARD L TR | 3 | B | 0 | 0.00 | 4,200.00 | 95.00 | \$274.00 |
| 533-111-01-00 | H F C ACCEPTANCE L L C | 3 | A | 0 | 1,140.00 | 10,001.00 | 200.00 | \$675.12 |
| 533-111-05-00 | CASTER STORAGE II L P | 3 | A | 0 | 0.00 | 5,001.00 | 150.00 | \$341.46 |
| 533-111-07-00 | CASTER STORAGE II L P | 3 | C | 0 | 181,000.00 | 52,272.00 | 200.00 | \$5,142.98 |
| 533-114-03-00 | M 4 DEV L L C | 3 | A | 0 | 236,481.00 | 52,899.00 | 466.00 | \$10,096.86 |
| 533-122-03-00 | WOSK LEVIN CO L L C, WOSK LEVIN CO L L C | 3 | B | 0 | 5,120.00 | 10,001.00 | 200.00 | \$702.10 |
| 533-122-04-00 | OLIVER FAMILY TRUST 04-18-84 | 3 | H | 1 | 0.00 | 5,001.00 | 50.00 | \$264.60 |
| 533-123-04-00 | B A I A VISTA L L C | 3 | G | 0 | 9,032.00 | 5,001.00 | 150.00 | \$448.14 |
| 533-123-05-00 | NAVARRA MARIA 2004 REVOCABLE TRUST | 3 | H | 1 | 1,370.00 | 5,001.00 | 50.00 | \$264.60 |
| 533-123-06-00 | LIMANDRI TRUST 11-11-05 | 3 | H | 0 | 1,256.00 | 3,450.00 | 35.00 | \$207.32 |
| 533-123-07-00 | BREGANTE PROPERTIES L L C, SWIFT FAMILY TRU | 3 | H | 0 | 1,040.00 | 3,302.00 | 33.00 | \$198.22 |

**City of San Diego
Little Italy
Maintenance Assessment District
Assessment Roll FY 2016**

| Assessor's Parcel Number | Owner Name | Zone | Land Use | No. of Units | Bldg. Sq. Ft. | Lot Sq. Ft. | Lot FF | FY 2016 Assessment |
|---------------------------------|--|-------------|-----------------|---------------------|----------------------|--------------------|---------------|---------------------------|
| 533-123-08-00 | BREGANTE PROPERTIES L L C | 3 | H | 0 | 1,123.00 | 3,250.00 | 32.00 | \$194.90 |
| 533-123-09-00 | SARDINA FRANCES B <LE> COLUMBIA STREET PAF | 3 | H | 1 | 1,308.00 | 5,001.00 | 50.00 | \$264.60 |
| 533-123-10-00 | MOORSTEEN KAY H IRREVOCABLE TRUST 08-26-07 | 3 | I | 0 | 0.00 | 5,001.00 | 150.00 | \$341.46 |
| 533-125-01-00 | ROVER ROBERT B LIVING TRUST 10-29-08, BJORKI | 3 | B | 0 | 2,279.00 | 5,950.00 | 180.00 | \$473.84 |
| 533-125-02-00 | 1141 LAGUNA AVE L L C | 3 | G | 4 | 0.00 | 2,540.00 | 35.00 | \$156.44 |
| 533-125-04-00 | BRUNO LITTLE ITALY L L C | 3 | A | 0 | 170.00 | 1,515.00 | 82.00 | \$118.52 |
| 533-214-01-00 | PACIFICA 2045 L L C | 3 | A | 0 | 2,435.00 | 25,000.00 | 350.00 | \$1,613.62 |
| 533-214-02-00 | PACIFICA 2045 L L C | 3 | C | 0 | 0.00 | 5,001.00 | 150.00 | \$341.46 |
| 533-214-03-00 | PACIFICA 2045 L L C | 3 | A | 0 | 4,619.00 | 28,314.00 | 500.00 | \$1,924.92 |
| 533-242-04-00 | SAN DIEGO UNIFIED SCHOOL DISTRICT | 3 | D | 0 | 29,568.00 | 156,380.00 | 630.00 | \$9,352.28 |
| 533-243-07-00 | CITY OF SAN DIEGO | 3 | D | 0 | 0.00 | 59,241.00 | 253.00 | \$3,416.50 |
| 533-243-08-00 | CITY OF SAN DIEGO | 3 | D | 0 | 0.00 | 7,568.00 | 221.00 | \$514.26 |
| 533-581-06-00 | R E G T PROPERTIES L L C | 3 | B | 0 | 8,400.00 | 5,001.00 | 150.00 | \$440.68 |
| 533-581-07-00 | R E G T PROPERTIES L L C | 3 | I | 0 | 0.00 | 5,001.00 | 50.00 | \$300.22 |
| 533-581-08-00 | J E G T PROPERTIES LLC | 3 | B | 0 | 7,290.00 | 4,600.00 | 50.00 | \$363.92 |
| 533-581-10-00 | J E G T PROPERTIES L L C | 3 | B | 0 | 2,544.00 | 3,999.00 | 50.00 | \$274.24 |
| 533-581-11-00 | J E G T PROPERTIES L L C | 3 | B | 0 | 4,676.00 | 4,901.00 | 133.00 | \$384.10 |
| 533-582-09-00 | STATE & FIR L L C | 3 | B | 0 | 0.00 | 5,001.00 | 50.00 | \$300.22 |
| 533-582-10-00 | STATE & FIR L L C | 3 | F | 0 | 26,731.00 | 3,999.00 | 130.00 | \$592.94 |
| 533-582-11-00 | STATE & FIR L L C | 3 | B | 0 | 0.00 | 2,701.00 | 37.00 | \$166.26 |
| 533-582-12-00 | STATE & FIR L L C | 3 | B | 0 | 0.00 | 3,302.00 | 33.00 | \$198.22 |
| 533-582-15-00 | P R E L I L L C | 3 | A | 0 | 9,720.00 | 5,998.00 | 160.00 | \$686.88 |
| 533-582-16-01 | RAJEGOWDA MANOJ | 3 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-582-16-02 | PASSARETTI ANDREW M | 3 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-582-16-03 | WAAL AMANDA R | 3 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |

City of San Diego
Little Italy
Maintenance Assessment District
Assessment Roll FY 2016

| Assessor's Parcel Number | Owner Name | Zone | Land Use | No. of Units | Bldg. Sq. Ft. | Lot Sq. Ft. | Lot FF | FY 2016 Assessment |
|--------------------------|---|------|----------|------------------|------------------|----------------|---------------------|--------------------|
| 533-582-16-04 | MUMPER ALISON M | 3 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-582-16-05 | SIMPSON CARRIE J | 3 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-582-16-06 | TOMLINSON TSEDALE K | 3 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-582-16-07 | ONEIL SHAWN | 3 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-582-16-08 | ATANASOV VESELIN T | 3 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-582-16-09 | HOLLENBERG LISA J | 3 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-582-16-10 | BUSTAMANTE CHRISTINE M & GERALD E JOINT LIV | 3 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-582-16-11 | LEVY GERALD W & LAURIE S | 3 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-582-16-12 | LIN WENDY | 3 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-582-16-13 | MATHESON ROBERT & AMY | 3 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-582-16-14 | FLIPSE BRAD R | 3 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-582-16-15 | WHITE JEREMY R REVOCABLE TRUST | 3 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-582-16-16 | YUNT JEREMY D | 3 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-582-16-17 | LUCILLE FAMILY TRUST 01-21-88 | 3 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-582-16-18 | DOAN MICAH W & KELLY N | 3 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-582-16-19 | SANDOVAL SASHA M | 3 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-582-16-20 | HOFFNER ROBERT B | 3 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-582-16-21 | MENDES JENNIFER D | 3 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-582-16-22 | DAVIS JOHN & CHERYL FAMILY TRUST 05-24-00 | 3 | CONDO | 1 | 0.00 | 0.00 | 0.00 | \$264.60 |
| 533-582-17-00 | A B D & E PROPERTIES L L C | 3 | H | 0 | 0.00 | 1,208.00 | 18.00 | \$74.96 |
| 533-582-18-00 | SINGH MANJIT | 3 | H | 0 | 0.00 | 1,148.00 | 17.00 | \$71.20 |
| 533-583-02-00 | SCHMIDT MARTIN F & DONNA L | 3 | B | 0 | 2,812.00 | 6,787.00 | 130.00 | \$466.28 |
| Subtotal Zone 3 | | | | 30 | 579,921 | 656,786 | 6,619 | \$57,074.30 |
| Totals | | | | 4,560,171 | 2,921,200 | 40,291 | \$860,113.92 | |

CITY OF SAN DIEGO

LITTLE ITALY MAINTENANCE ASSESSMENT DISTRICT

ENGINEER'S REPORT FISCAL YEAR 2016

This report has been prepared and submitted by:

C. Stephen Bucknam Jr. C 20903

Koppel & Gruber Public Finance

I, _____, as City Clerk of the City of San Diego, County of San Diego, California, do hereby certify that the Assessment as shown on the Assessment Roll, together with the Assessment Diagram, both of which are incorporated into this report, were filed in my office on the ____ day of _____, 2015.

Elizabeth Maland, City Clerk
City of San Diego
State of California

I, _____, as City Clerk of the City of San Diego, County of San Diego, California, do hereby certify that the foregoing Assessment as shown together with the Assessment Diagram incorporated into this report, was approved and confirmed by the City Council of said City on the ____ day of _____, 2015.

Elizabeth Maland, City Clerk
City of San Diego
State of California



THE CITY OF SAN DIEGO

CITY OF SAN DIEGO

NEWPORT AVENUE MAINTENANCE ASSESSMENT DISTRICT ANNUAL UPDATE ENGINEER'S REPORT

JUNE 2015

PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972, CALIFORNIA
STREETS & HIGHWAYS CODE AND THE
SAN DIEGO MAINTENANCE ASSESSMENT DISTRICT ORDINANCE
OF THE SAN DIEGO MUNICIPAL CODE

KOPPEL & GRUBER
PUBLIC FINANCE

334 VIA VERA CRUZ, SUITE 256
SAN MARCOS
CALIFORNIA 92078

T. 760.510.0290
F. 760.510.0288

CITY OF SAN DIEGO

MAYOR

Kevin Faulconer

CITY COUNCIL MEMBERS

Sherrri Lightner
District 1(Council President)

Lorie Zapf
District 2

Todd Gloria
District 3

Myrtle Cole
District 4

Mark Kersey
District 5

Chris Cate
District 6

Scott Sherman
District 7

David Alvarez
District 8

Marti Emerald
District 9 (Council President Pro Tem)

CITY ATTORNEY

Jan Goldsmith

CHIEF OPERATING OFFICER

Scott Chadwick

CITY CLERK

Elizabeth Maland

INDEPENDENT BUDGET ANALYST

Andrea Tevlin

CITY ENGINEER

James Nagelvoort

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SECTION I. EXECUTIVE SUMMARY

PROJECT: Newport Avenue Maintenance Assessment District (“District”)

APPORTIONMENT METHOD: Linear Front Foot (“LFF”)

TABLE 1 – SUMMARY INFORMATION

| | FY 2015 | FY 2016 (1) | Maximum Authorized |
|-----------------------------|----------------|--------------------|---------------------------|
| Total Parcels Assessed: | 73 | 73 | |
| Total Estimated Assessment: | \$64,114 | \$64,937 | |
| Total Estimated LFF: | 3,580 | 3,580 | |
| Assessment per LFF: | \$17.9088 | \$18.1388 | \$18.1388 |

1. FY 2016 is the City’s Fiscal Year 2016, which begins July 1, 2015 and ends June 30, 2016. Total Parcels Assessed, Total Estimated Assessment, and Total Estimated LFF may vary from prior year due to parcel changes. Estimated assessment might not compute due to rounding.

DISTRICT HISTORY: The District was re-engineered in Fiscal Year 1998 for compliance with Proposition 218. A property owner ballot proceeding was conducted and a weighted majority (58.52%) of property owners, based on assessment amount, approved the assessments and the annual cost indexing provisions.

ANNUAL COST INDEXING: The assessments are authorized to increase by the annual change in the San Diego Area Consumer Price Index (the SDCPI-U) beginning in Fiscal Year 1999.

BONDS: No bonds will be issued in connection with this District.

SECTION II. BACKGROUND

A. INTRODUCTION

The Newport Avenue Maintenance Assessment District was established by Resolution R-273973 of the City Council on July 11, 1989. The District was re-engineered in Fiscal Year (“FY”) 1997/1998 to comply with the provision of Proposition 218. An assessment ballot proceeding was conducted and a weighted majority of property owners, based on assessment amount, were in support of the continuation of the assessments and services and improvements the assessments fund.

This report constitutes the annual update to the Engineer’s Report for the City of San Diego (“City”) Newport Avenue Maintenance Assessment District for FY 2016 which provides updated information regarding the budget and factors that affect the assessment. This report relies on the assessment methodology and benefit analysis from the Engineer’s Report prepared at the time of formation and approved by the property owners. The City Council pursuant to the provisions of the San Diego Maintenance Assessment District Procedural Ordinance of 1986 (the “Ordinance”), Landscaping and Lighting Act of 1972, Being Division 15, Part 2 of the Streets and Highways Code of the State of California, beginning with Section 22500 (the “1972 Act”), Article XIID of the Constitution of the State of California (“Article XIID”), the Proposition 218 Omnibus Implementation Act (Government Code Section 53750 and following) (the “Implementation Act”), and (the Ordinance, 1972 Act, Article XIID and the Implementation Act are referred to collectively as the “Assessment Law”) desires to levy and collect annual assessments against lots and parcels within the District in the fiscal year commencing July 1, 2015 and ending June 30, 2016 to pay for the operation, maintenance and servicing of landscaping, lighting, drainage and all appurtenant facilities. The assessment rates set for FY 2016 as set forth in this Engineer’s Report do not exceed the maximum rates established at the time the District was re-engineered, therefore, the City and the District are not required to go through a property owner ballot protest procedure in order to establish the FY 2016 assessment rates.

Each lot or parcel within the District is assessed proportionately for only the improvements and services that are determined to be special benefit. For this report, each lot or parcel to be assessed, refers to an individual property assigned its own Assessor Parcel Number by the San Diego County (“County”) Assessor’s Office as shown on the last equalized roll of the assessor.

A Public Hearing will be scheduled where public testimony will be heard by the City Council. Following the conclusion of the Public Hearing, the City Council will confirm the Engineer’s Report as submitted or amended and may order the collection of assessments for FY 2016.

SECTION III. PLANS AND SPECIFICATION

A. GENERAL DESCRIPTION OF THE DISTRICT

The territory within the District consists of all lots, parcels and subdivisions of land as shown on the Boundary Diagram titled “Map of Proposed Boundaries of the City of San Diego Newport Avenue Maintenance Assessment District” contained within this report in Section VI.

The District generally includes the parcels that front Newport Avenue between Abbott Avenue to the northwest and Sunset Cliffs Boulevard to the southeast.

B. DESCRIPTION OF IMPROVEMENTS TO BE MAINTAINED AND SERVICES

The District, through the levy of special assessments, provides funding for ongoing maintenance, operation and servicing of landscaping, lighting, and other improvements or appurtenant facilities located within the public rights-of-ways and dedicated easements located within the District. This includes approximately 60,509 square feet of landscaped right-of-way, 57,888 square feet of sidewalk, 2,621 square feet of landscaping, 4,588 linear feet of gutters, and various street right-of-ways. These improvements may include, but are not limited to, all materials, equipment, utilities, labor, and appurtenant facilities related to the ongoing maintenance of the improvements.

Maintenance services will be provided by City personnel and/or private contractors. The improvements maintained and services provided by the District are generally described as follows:

Maintenance and servicing of improvements, include but are not limited to landscaping, sprinkler systems, shrubbery, trees, irrigation and drainage systems, street lighting, and other appurtenant items located in right of ways and any incidental costs thereto, and located within the boundaries the District or adjacent to the District.

Plans and specifications for these improvements to be maintained by the District are on file with the City Engineer’s office and by reference are made part of this Report. The specifications for the maintenance to be performed are contained in a City contract with the Ocean Beach Main Street Association which is incorporated herein by reference. These documents are on file with the City Clerk and the City Planning and Community Investment Department and are available for public inspection during normal business hours.

C. DESCRIPTION OF MAINTENANCE AND SERVICES

Maintenance means the furnishing of services and materials for the ordinary and usual maintenance, operation and servicing of landscaping improvements and lighting improvements and appurtenant facilities, including repair, removal or replacement of all or part of any of the improvements or appurtenant facilities; providing for the life, growth, health and beauty of the Landscaping Improvements including cultivation, drainage, irrigation, trimming, mowing, spraying, fertilizing and treating for disease or injury; the removal of trimmings, rubbish, debris and other solid waste; the cleaning and sweeping of the sidewalk and gutter, collection and disposal of fallen branches and trees, tree and bush trimming, placement of street furniture, banner installation, security services, including homeless patrolling and reporting of security and safety problems to governmental agencies and the cleaning, sandblasting, and painting of walls, and other improvements to remove or cover graffiti.

Servicing means the furnishing of water and electricity for the irrigation of the landscaping improvements or appurtenant facilities including any decorative lighting and the furnishing of electric current or energy, gas or other illuminating agent for the lighting improvements. The lighting improvements shall be serviced to provide adequate illumination. Servicing also allows for the replacement of the facilities in order to maintain them in proper working order and to provide specific benefit to the District.

SECTION IV. ESTIMATE OF COSTS

A. ESTIMATE OF COSTS TABLE

Below are the estimated costs of maintenance and services for the District including incidental costs and expenses, revenue and reserves.

TABLE 2 – ESTIMATE OF COSTS

| | FY 2013/14 | FY 2014/15 | FY 2015/16 |
|--|-----------------|------------------|------------------|
| NEWPORT AVENUE MAD | BUDGET | BUDGET | PROPOSED |
| BEGINNING BALANCE | \$20,000 | \$35,000 | \$30,000 |
| Revenue | | | |
| Assessments | \$63,044 | \$64,114 | \$64,937 |
| General Benefit Portion (Non Assessment Sources) | | \$6,935 | \$6,268 |
| TOTAL OPERATING REVENUE | \$63,044 | \$71,049 | \$71,205 |
| | | | |
| TOTAL REVENUE AND BALANCE | \$83,044 | \$106,049 | \$101,205 |
| | | | |
| Expense | | | |
| Contractual | \$66,940 | \$82,338 | \$87,578 |
| Incidentals / Administration ¹ | \$5,500 | \$13,000 | \$3,500 |
| Utilities | \$4,300 | \$4,300 | \$4,300 |
| Contingency Reserve ² | \$6,304 | \$6,411 | \$5,827 |
| TOTAL EXPENSE | \$83,044 | \$106,049 | \$101,205 |
| | | | |
| BALANCE | \$0 | \$0 | \$0 |

Notes:

1. Includes City Administration Fee for all fiscal years shown; FY 2013/14 and FY 2014/15 figures include certain overhead contractual amounts which have been re-categorized and shifted to the contractual expense line item for FY 2015/16
2. The contingency may build a reserve for the District for funding emergency needs or other projects.

SECTION V. METHOD OF APPORTIONMENT

A. GENERAL

The Implementation Act permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements, which include the construction, maintenance, and servicing of street lights, traffic signals, landscaping and drainage facilities.

Streets and Highways Code Section 22573 requires that maintenance assessments be levied according to benefit rather than the assessed value.

“The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements.”

In addition, Article XIID and the Implementation Act require that a parcel’s assessment may not exceed the reasonable cost for the proportional special benefit conferred to that parcel. Article XIID and the Implementation Act further provides that only special benefits are assessable and the City must separate the general benefits from the special benefits. They also require that publicly owned properties which specifically benefit from the improvements be assessed.

B. SPECIAL BENEFIT ANALYSIS

As determined in the formation Engineer’s Report, each of the proposed improvements and the associated costs and assessments within the District were reviewed, identified and allocated based on special benefit pursuant to the provisions of the Assessment Law. Based on recent court opinions, the City requested the reevaluation of the separation of general and special benefits in the annual update to the Engineer’s Report.

Proper maintenance and operation of landscaping, street trees, streetlights, sidewalks and gutters provides special benefit to properties within the District by providing community character, security, safety and vitality. In addition, the Improvements will enhance the ability of property owners to attract and maintain customers as well as increase the viability of commercial development. These special benefits are benefits that are above and beyond the City’s standard level of service, and exclusive of those “general benefits” provided to the public at large or properties located outside the District. Under Assessment Law, only “special benefits” are assessable. As such, separation and quantification of the “special benefits” associated with the improvements/services are illustrated in the following equations:

$$\text{Special Benefits} = \text{Total Benefits} - \text{General Benefits}$$

$$\text{General Benefits} = \text{City Standard} + \text{External Benefits}$$

$$\text{Special Benefits} = \text{Total Benefits} - [\text{City Standard} + \text{External Benefits}]$$

In these equations, “Total Benefits” refers to the cost of providing the total benefits of the improvements/services; “City Standard” represents the cost of providing the City’s standard level of service; and “External Benefits” refers to the cost of those additional benefits accruing to the public at large or properties located outside the District. In order to isolate the “Special Benefits,” it is necessary to quantify the amount of “General Benefits” associated with the improvements/services.

CITY STANDARD

The District will continue to receive the standard level of service provided to the public at large under City funded and administered programs. These cost and service allocations, reviewed and adjusted annually by the City, are representative of the City’s standard level of service for maintenance and servicing of public facilities and improvements (e.g., medians, open space, street lights, street trees, sidewalks, parks, etc.), including street sweeping and graffiti removal on public property. With or without the proposed assessment District, the area will continue to receive the City’s standard level of services, a “general benefit” that is not funded by assessments.

EXTERNAL BENEFITS

Assessment Law prohibits levying assessments to pay for “general benefits” conferred to the public at large or properties located outside the District. Public safety benefits of the improvements may accrue to persons traveling through the improvements (incidental beneficiaries). Based on a review of the spatial limits of the District and the proposed improvements/services, it has been determined that the maintenance and servicing of the improvements does not confer benefit to properties outside District.

To quantify the benefit to persons traveling through the District, a traffic study was completed to isolate the estimated “pass-through” traffic along each segment. Pass-through traffic is traffic that has neither an origin nor destination within the defined area, which provides a reasonable means of quantifying benefits not accrued to property within the District.

Additionally, improvements have been reviewed to determine the potential amount of benefit to Pass-through traffic. Since much of the District budget is for improvements that are a direct benefit to property within the District such as sidewalk spraying, gutter clean up and utility costs, the potential benefit to Pass-through traffic was considered low and was factored into the traffic counts.

It is estimated that as much as 5.94% of the total benefit may accrue to the public at large as incidental beneficiaries passing through the District. The estimated costs associated with these “general benefits” have been quantified and will not be funded by the assessments.

SPECIAL BENEFIT

Parcels within the District receive a special benefit resulting from the maintenance and services and improvement provided with the assessments. Specifically the special benefits are summarized as follows:

- Improved cleanliness and maintenance of sidewalks used to access property in the District.
- Enhanced cleanliness and desirability of the area, including removal of litter and debris from sidewalks and other public facilities for the direct advantage of property in the District.
- Enhanced safety of property in the District and reduced liability risk
- Improved access to property in the District due to cleaner and safer sidewalks.
- Improved safety and traffic circulation to and from parcels.
- Increased deterrence of crime and aid to police and emergency vehicles.

C. ASSESSMENT METHODOLOGY

To establish the special benefit to the individual lots and parcels within the District a formula that spreads the costs of the maintenance based on the special benefit must be established. At the time of formation, the Improvements were reviewed and a formula was established to apportion the maintenance costs based on benefit.

The method of assessment established at the time of the District’s formation is based on the Linear Front Footage (“LFF”) for each parcel located within the District. The improvements and services provided by the District are within the public right of way along the street, therefore utilizing the LFF to calculate the assessment is directly proportional to the special benefit received. The parcel’s LFF was determined based on Assessor Parcel maps or other sources.

SAMPLE CALCULATIONS

As described above, assessments have been calculated for each parcel based on the Linear Front Footage of the property along the improvement/service corridor.

| |
|----------------------------|
| LFF = Linear Front Footage |
|----------------------------|

Shown below are LFF calculations for various sample parcels.

- **Property with 50-foot frontage**
LFF = 50.00 LFF
- **Property with 125-foot frontage**
LFF = 125.00 LFF
- **7-unit Condominium Property with 49-foot frontage**
LFF (per condo unit) = 49.00 LFF / 7 units = 7.00 LFF

The total assessment for each parcel in the District is based on the calculated LFF for the parcel and the applicable unit assessment rate, as shown in the following equation:

| |
|---|
| Total Assessment = Total LFF x Unit Assessment Rate |
|---|

D. ASSESSMENT RANGE FORMULA

The purpose of establishing an Assessment Range Formula is to provide for reasonable increases and inflationary adjustment to annual assessments without requiring the District to go through the requirements of Proposition 218 in order to get a small increase. This District provides for an annual adjustment to the Maximum Assessment Rate per linear foot based on the San Diego Consumer Price Index for Urban Consumers (SDCPI-U).

The Assessment Range Formula is applied to the assessments within the District and began in fiscal year 1998 with the initial approved rate of \$11.00 per LFF. Generally, if the proposed annual assessment for the current fiscal year is less than or equal to the calculated Maximum Assessment, then the proposed annual assessment is not considered an increased assessment. The Maximum Assessment is equal to the initial Assessment (approved by property owners within the District) adjusted annually by the percentage change (increase or decrease) in the SDCPI-U.

The Maximum Assessment is adjusted annually and is calculated independent of the District's annual budget and proposed annual assessment. Any proposed annual assessment is not considered an increased assessment, even if the proposed assessment is greater than the assessment applied in the prior fiscal year.

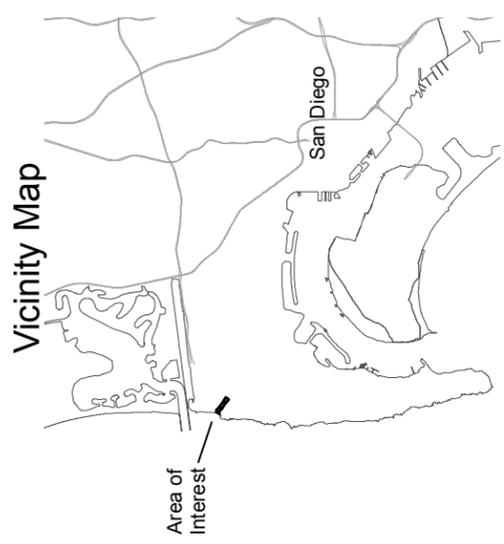
Although the Maximum Assessment will increase each year, the actual assessment may remain unchanged. The Maximum Assessment adjustment is designed to establish a reasonable limit on assessments. The Maximum Assessment calculated each year does not require or facilitate an increase to the annual assessment and neither does it restrict assessments to the adjustment maximum amount. If the budget and assessment for the fiscal year do not require an increase, or the increase is less than the adjusted Maximum Assessment, then the required budget and assessment may be applied without additional property owner balloting. If the budget and assessments calculated requires an increase greater than the adjusted Maximum Assessment, then the assessment is considered an increased assessment and would be subject to Proposition 218 balloting.

The maximum authorized assessment established in the Fiscal Year 1998 proceedings are authorized to be indexed (increased or decreased) annually by the factor published in the SDCPI-U. The annual change in second half SDCPI-U values, as compiled by the U.S. Bureau of Labor Statistics (see www.bls.gov), for the prior year period was from 261.679 to 265.039 (a 1.28% increase). In accordance with the approved cost-indexing provisions, the maximum authorized assessment rates contained within this Assessment Engineer's Report have been increased by 1.28%.

SECTION VI. ASSESSMENT DIAGRAM

The parcels within the Newport Avenue Maintenance Assessment District consist of all lots, parcels depicted within the boundaries of the District. The District diagram reflecting the exterior boundaries of the District is on file with the City Clerk.

Newport Avenue Maintenance Assessment District



- Levied Parcels
- District Boundary

SECTION VII. ASSESSMENT ROLL

The assessment roll is a listing of the Fiscal Year 2016 Assessment apportioned to each lot or parcel, as shown on the San Diego County last equalized roll of the assessor and reflective of the Assessor's Parcel Map(s) associated with the equalized roll. A listing of parcels proposed to be assessed within this District is shown in the following table.

**City of San Diego
Newport Avenue
Maintenance Assessment District
Assessment Roll FY 2016**

| Assessor's Parcel Number | Owner Name | Lot Front Footage | FY 2016 Assessment |
|-----------------------------|---|----------------------|-----------------------|
| 448-081-07-00 | BEN-MOSHE ELI & MICHAL FAMILY TRUST 12-07-11, KOSTA LORRAINE, BE | 25 | \$453.46 |
| 448-081-08-00 | HADFIELD TURNER L L C | 25 | \$453.46 |
| 448-081-09-00 | M D T INVESTMENTS L L C | 25 | \$453.46 |
| 448-081-10-00 | 5037 NEWPORT AVENUE L L C | 25 | \$453.46 |
| 448-081-11-00 | INCIYAN FAMILY TRUST 02-19-04 | 25 | \$453.46 |
| 448-081-12-00 | INCIYAN FAMILY TRUST 02-19-04 | 25 | \$453.46 |
| 448-081-13-00 | INCIYAN FAMILY TRUST 02-19-04 | 25 | \$453.46 |
| 448-081-14-00 | MARIEN FAMILY TRUST 09-30-94, MARIEN JOHN R | 50 | \$906.94 |
| 448-081-15-00 | ORAMS ENTERPRISES INC, MANSOUR BROTHERS INC, PIGEON FARMS L | 50 | \$906.94 |
| 448-081-16-00 | ORAMS ENTERPRISES INC | 50 | \$906.94 |
| 448-081-31-00 | NEWPORT ASSOCIATES, CAL-COAST ASSOCIATES L L C | 100 | \$1,813.88 |
| 448-081-33-00 | CITY OF SAN DIEGO | 155 | \$2,811.50 |
| 448-092-16-00 | FEDIGAN MARTIN J LIVING TRUST 09-27-02 | 75 | \$1,360.40 |
| 448-092-17-00 | FEDIGAN MARTIN J LIVING TRUST 09-27-02 | 50 | \$906.94 |
| 448-092-20-00 | SMALL PROPERTIES L L C | 25 | \$453.46 |
| 448-092-21-00 | SMALL PROPERTIES L L C | 50 | \$906.94 |
| 448-092-22-00 | GALLAGHER EUGENE T | 25 | \$453.46 |
| 448-092-23-00 | OWEN FRANK C & SHIRLEE M BYPASS TRUST 04-03-98 ET AL | 50 | \$906.94 |
| 448-092-24-00 | HOAG GARY R | 25 | \$453.46 |
| 448-092-25-00 | DILLIGAS L L C | 25 | \$453.46 |
| 448-092-26-00 | DILLIGAS L L C | 25 | \$453.46 |
| 448-092-27-00 | DILLIGAS L L C | 25 | \$453.46 |
| 448-092-32-00 | DILLIGAS L L C | 150 | \$2,720.82 |
| 448-092-37-00 | SMALL PROPERTIES L L C | 75 | \$1,360.40 |
| 448-182-13-00 | MALLORY STEVEN W & TERESA R | 100 | \$1,813.88 |
| 448-182-14-00 | BEN-MOSHE SONY, BEN-MOSHE ELI PROFIT SHARING PLAN | 25 | \$453.46 |
| 448-182-15-00 | MALLORY STEVEN W & TERESA A | 25 | \$453.46 |
| 448-182-16-01 | 4927 NEWPORT AVE LLC | 17 | \$308.36 |
| 448-182-16-02 | 4927 NEWPORT AVE LLC | 17 | \$308.36 |
| 448-182-16-03 | 4927 NEWPORT AVE LLC | 16 | \$290.22 |
| 448-182-17-00 | VOULGARIS MARKOS & MELPO FAMILY TRUST 05-31-01 | 50 | \$906.94 |
| 448-182-18-00 | CAPLANERIS DIONISIA 2005 TRUST 08-01-05 | 25 | \$453.46 |
| 448-182-20-00 | BEN-MOSHE ELI & MICHAL FAMILY TRUST 12-07-11, BEN-MOSHE SONY | 25 | \$453.46 |
| 448-182-21-00 | ASHER JOHN C TRUST 12-08-88 | 50 | \$906.94 |
| 448-182-23-00 | ODONNELL RIO | 25 | \$453.46 |
| 448-182-24-00 | L F T NON G S T TRUST 11-26-71 & L F T NON G S T TRUST 11-26-71 ET AL | 50 | \$906.94 |
| 448-182-25-00 | KLEIN ENTERPRISES L L C | 50 | \$906.94 |
| 448-182-28-00 | MCINTOSH TERRANCE E & PATRICIA J FAMILY TRUST 04-26-79 | 50 | \$906.94 |
| 448-182-29-00 | KORNBERG FAMILY TRUST 08-11-92 | 75 | \$1,360.40 |
| 448-191-01-00 | NEWPORT-BACON STREET N E L L C | 50 | \$906.94 |
| 448-191-03-00 | NEWPORT-BACON STREET N E L L C | 50 | \$906.94 |
| 448-191-05-00 | SMALL PROPERTIES L L C | 50 | \$906.94 |
| 448-191-06-00 | BEN-MOSHE ELI & MICHAL FAMILY TRUST 12-07-11, BEN-MOSHE SONY | 50 | \$906.94 |
| 448-191-07-00 | COCKING PARTNERS L P | 50 | \$906.94 |
| 448-191-08-00 | MCCOY FAMILY TRUST 01-11-03 | 50 | \$906.94 |
| 448-191-09-00 | BERCOVITZ TALLY | 25 | \$453.46 |
| 448-191-10-00 | QUILLEN PATRICIA A TRUST 05-15-09 | 25 | \$453.46 |
| 448-191-11-00 | MALLORY STEVEN & TERESA R | 50 | \$906.94 |
| 448-191-12-00 | BEN-MOSHE ELI & MICHAL FAMILY TRUST 12-07-11, BEN-MOSHE SONY | 100 | \$1,813.88 |
| 448-191-28-00 | HB NEWPORT L L C | 100 | \$1,813.88 |
| 448-292-15-00 | U S BANK N A <LF> SMITH DENNIS C | 50 | \$906.94 |
| 448-292-16-00 | BALZAC PROPERTIES II <LF> NIAGARA AVENUE SAN DIEGO L L C | 25 | \$453.46 |
| 448-292-17-00 | BALZAC PROPERTIES II <LF> NIAGARA AVENUE SAN DIEGO L L C | 25 | \$453.46 |

City of San Diego
Newport Avenue
Maintenance Assessment District
Assessment Roll FY 2016

| Assessor's Parcel Number | Owner Name | Lot Front Footage | FY 2016 Assessment |
|-----------------------------|--|----------------------|-----------------------|
| 448-292-18-00 | BALZAC PROPERTIES II <LF> NIAGARA AVENUE SAN DIEGO L L C | 50 | \$906.94 |
| 448-292-19-00 | PENINSULA BANK OF SAN DIEGO | 50 | \$906.94 |
| 448-292-20-00 | DAVLES L L C | 50 | \$906.94 |
| 448-292-21-00 | BEN-MOSHE ELI & MICHAL FAMILY TRUST 12-07-11, BEN-MOSHE SONY | 50 | \$906.94 |
| 448-292-22-00 | PANOS ANASTASIOS | 50 | \$906.94 |
| 448-292-23-00 | GILMORE FAMILY TRUST 08-16-88 | 25 | \$453.46 |
| 448-292-24-00 | BEN-MOSHE ELI & MICHAL FAMILY TRUST 12-07-11, BEN-MOSHE SONY | 25 | \$453.46 |
| 448-292-25-00 | BEN-MOSHE ELI & MICHAL FAMILY TRUST 12-07-11, BEN-MOSHE SONY | 50 | \$906.94 |
| 448-292-26-00 | SMALL PROPERTIES L L C | 25 | \$453.46 |
| 448-292-27-00 | SMALL PROPERTIES L L C | 25 | \$453.46 |
| 448-292-28-00 | BEN-MOSHE ELI & MICHAL FAMILY TRUST 12-07-11, BEN-MOSHE SONY | 25 | \$453.46 |
| 448-292-30-00 | I A C MANAGEMENT L L C | 75 | \$1,360.40 |
| 448-301-01-00 | WAHL FAMILY LIMITED PARTNERSHIP | 100 | \$1,813.88 |
| 448-301-04-00 | HAN JEONG MIN | 50 | \$906.94 |
| 448-301-05-00 | ALLGAIER SCOTT A REVOCABLE TRUST 07-18-11, GERWIG CRAIG | 100 | \$1,813.88 |
| 448-301-06-00 | ALLGAIER SCOTT A REVOCABLE TRUST 07-18-11, GERWIG CRAIG | 100 | \$1,813.88 |
| 448-301-07-00 | WILD ROSE LIVING TRUST 11-27-09 | 50 | \$906.94 |
| 448-301-08-00 | BEN-MOSHE ELI & MICHAL FAMILY TRUST 12-07-11, BEN-MOSHE SONY | 50 | \$906.94 |
| 448-301-09-00 | VATTUONE FAMILY TRUST 12-09-87 | 50 | \$906.94 |
| 448-301-22-00 | THRIFTY OIL CO | 100 | \$1,813.88 |
| Totals | | 3,580 | \$64,936.58 |

CITY OF SAN DIEGO

NEWPORT AVENUE MAINTENANCE ASSESSMENT DISTRICT

ENGINEER'S REPORT FISCAL YEAR 2016

This report has been prepared and submitted by:

C. Stephen Bucknam Jr. C 20903

Koppel & Gruber Public Finance

I, _____, as City Clerk of the City of San Diego, County of San Diego, California, do hereby certify that the Assessment as shown on the Assessment Roll, together with the Assessment Diagram, both of which are incorporated into this report, were filed in my office on the ____ day of _____, 2015.

Elizabeth Maland, City Clerk
City of San Diego
State of California

I, _____, as City Clerk of the City of San Diego, County of San Diego, California, do hereby certify that the foregoing Assessment as shown together with the Assessment Diagram incorporated into this report, was approved and confirmed by the City Council of said City on the ____ day of _____, 2015.

Elizabeth Maland, City Clerk
City of San Diego
State of California

FY 2016 Economic Development Department
Maintenance Assessment Districts

| Fund | Cost Center | District | Assessments | General Benefit | City Admin |
|-------------|--------------------|-------------------------------|--------------------|------------------------|-------------------|
| 200061 | 1316121211 | Adams Avenue MAD | \$50,201 | \$4,036 | \$3,500 |
| 200707 | 1316121220 | Barrio Logan MAD | \$350,127 | \$69,456 | \$14,005 |
| 200078 | 1316121212 | Central Commercial MAD | \$238,618 | \$11,160 | \$9,545 |
| 200087 | 1316121213 | City Heights MAD | \$301,818 | \$27,208 | \$12,073 |
| 200084 | 1316121214 | College Heights MAD | \$341,970 | \$7,617 | \$13,679 |
| 200105 | 1316121217 | Hillcrest Commercial Core MAD | \$90,183 | \$7,565 | \$3,607 |
| 200079 | 1316121218 | Little Italy MAD | \$860,114 | \$34,307 | \$34,405 |
| 200055 | 1316121219 | Newport Avenue MAD | \$64,937 | \$6,268 | \$3,500 |
| | | | \$2,297,968 | \$167,617 | \$94,314 |

**Economic Development Department
Property Assessment Districts (MADs)
Fiscal Year 2016**

Gas Tax

FY16 RATES: Landscape \$ 0.2834 Hardscape \$ 0.0579

| SAP Accounting | | | | | | | | |
|----------------|-------------|---------------------|---------------------------|-------------------------------|---------------------------|-------------------------------|---------------|------------------------|
| Fund Number | Cost Center | Fund/MAD Name | Landscaped Median Sq. Ft. | Landscaped Median Dollar Amt. | Hardscaped Median Sq. Ft. | Hardscaped Median Dollar Amt. | Total Sq. Ft. | FY 2016 Gas Tax Budget |
| 200084 | 1316121214 | College Heights MAD | 26,877 | \$7,616.94 | 0 | \$0.00 | 26,877 | \$7,617 |
| 200079 | 1316121218 | Little Italy MAD | 11,875 | \$3,365.38 | 0 | \$0.00 | 11,875 | \$3,365 |
| Total | | | 38,752 | \$10,982.32 | 0 | \$0.00 | 38,752 | \$10,982 |

City of San Diego
 FY 2016 Economic Development Department - Maintenance Assessment Districts
 City Owned Parcels- District Billing

| | MAD District | Fund No. | Parcel Number | Owner Name | FY 2016 Assessment |
|------------------------------------|---------------------|-----------------|----------------------|-------------------|---------------------------|
| 1 | BARRIO LOGAN | 200707 | 538-250-15-00 | CITY OF SAN DIEGO | \$250.00 |
| 2 | BARRIO LOGAN | 200707 | 538-250-16-00 | CITY OF SAN DIEGO | \$1,025.60 |
| 3 | BARRIO LOGAN | 200707 | 538-260-15-00 | CITY OF SAN DIEGO | \$824.78 |
| 4 | BARRIO LOGAN | 200707 | 538-260-16-00 | CITY OF SAN DIEGO | \$3,061.26 |
| 5 | BARRIO LOGAN | 200707 | 538-270-18-00 | CITY OF SAN DIEGO | \$450.40 |
| 6 | BARRIO LOGAN | 200707 | 538-270-35-00 | CITY OF SAN DIEGO | \$9,552.04 |
| 7 | BARRIO LOGAN | 200707 | 538-550-14-00 | CITY OF SAN DIEGO | \$499.98 |
| 8 | BARRIO LOGAN | 200707 | 538-550-15-00 | CITY OF SAN DIEGO | \$1,275.58 |
| 9 | BARRIO LOGAN | 200707 | 538-550-16-00 | CITY OF SAN DIEGO | \$1,775.58 |
| 10 | BARRIO LOGAN | 200707 | 538-560-41-00 | CITY OF SAN DIEGO | \$6,972.82 |
| 11 | BARRIO LOGAN | 200707 | 538-680-23-00 | CITY OF SAN DIEGO | \$1,996.08 |
| Total | | | | | \$27,684.12 |
| 1 | CENTRAL COMMERCIAL | 200078 | 535-670-41-00 | CITY OF SAN DIEGO | \$5,652.38 |
| Total | | | | | \$5,652.38 |
| 1 | CITY HEIGHTS | 200087 | 447-384-29-00 | CITY OF SAN DIEGO | \$1,459.22 |
| 2 | CITY HEIGHTS | 200087 | 447-491-31-00 | CITY OF SAN DIEGO | \$1,562.64 |
| 3 | CITY HEIGHTS | 200087 | 454-762-13-00 | CITY OF SAN DIEGO | \$4,354.70 |
| 4 | CITY HEIGHTS | 200087 | 471-461-23-00 | CITY OF SAN DIEGO | \$1,011.12 |
| 5 | CITY HEIGHTS | 200087 | 471-552-14-00 | CITY OF SAN DIEGO | \$0.00 |
| 6 | CITY HEIGHTS | 200087 | 471-552-15-00 | CITY OF SAN DIEGO | \$0.00 |
| 7 | CITY HEIGHTS | 200087 | 471-552-16-00 | CITY OF SAN DIEGO | \$0.00 |
| 8 | CITY HEIGHTS | 200087 | 471-552-32-00 | CITY OF SAN DIEGO | \$0.00 |
| 9 | CITY HEIGHTS | 200087 | 471-552-33-00 | CITY OF SAN DIEGO | \$0.00 |
| 10 | CITY HEIGHTS | 200087 | 471-652-01-00 | CITY OF SAN DIEGO | \$11,064.86 |
| 11 | CITY HEIGHTS | 200087 | 471-652-04-00 | CITY OF SAN DIEGO | \$1,585.62 |
| 12 | CITY HEIGHTS | 200087 | 471-652-05-00 | CITY OF SAN DIEGO | \$5,193.48 |
| 13 | CITY HEIGHTS | 200087 | 471-732-25-00 | CITY OF SAN DIEGO | \$379.16 |
| 14 | CITY HEIGHTS | 200087 | 471-732-28-00 | CITY OF SAN DIEGO | \$574.50 |
| 15 | CITY HEIGHTS | 200087 | 471-732-34-00 | CITY OF SAN DIEGO | \$574.50 |
| Total | | | | | \$27,759.80 |
| 1 | COLLEGE HEIGHTS | 200084 | 467-402-23-00 | CITY OF SAN DIEGO | \$452.40 |
| 2 | COLLEGE HEIGHTS | 200084 | 467-402-24-00 | CITY OF SAN DIEGO | \$741.44 |
| 3 | COLLEGE HEIGHTS | 200084 | 467-402-25-00 | CITY OF SAN DIEGO | \$387.54 |
| 4 | COLLEGE HEIGHTS | 200084 | 467-542-07-00 | CITY OF SAN DIEGO | \$2,242.46 |
| 5 | COLLEGE HEIGHTS | 200084 | 468-120-07-00 | CITY OF SAN DIEGO | \$2,578.56 |
| 6 | COLLEGE HEIGHTS | 200084 | 468-170-07-00 | CITY OF SAN DIEGO | \$130.80 |
| Total | | | | | \$6,533.20 |
| 1 | LITTLE ITALY | 200079 | 533-311-07-00 | CITY OF SAN DIEGO | \$926.06 |
| 2 | LITTLE ITALY | 200079 | 533-311-08-00 | CITY OF SAN DIEGO | \$279.76 |
| 3 | LITTLE ITALY | 200079 | 533-243-07-00 | CITY OF SAN DIEGO | \$3,253.84 |
| 4 | LITTLE ITALY | 200079 | 533-243-08-00 | CITY OF SAN DIEGO | \$489.78 |
| 5 | LITTLE ITALY | 200079 | 533-321-01-00 | CITY OF SAN DIEGO | \$498.10 |
| 6 | LITTLE ITALY | 200079 | 533-321-02-00 | CITY OF SAN DIEGO | \$323.42 |
| 7 | LITTLE ITALY | 200079 | 533-331-12-00 | CITY OF SAN DIEGO | \$932.64 |
| Total | | | | | \$6,703.60 |
| 1 | NEWPORT AVE | 200055 | 448-081-33-00 | CITY OF SAN DIEGO | \$2,811.50 |
| Total | | | | | \$2,811.50 |
| FY 2016 MAD Estimated Total | | | | | \$77,144.60 |

**FOURTH AMENDMENT TO
THE MAINTENANCE AGREEMENT
BETWEEN THE CITY OF SAN DIEGO AND
LITTLE ITALY ASSOCIATION**

This Fourth amendment (“Fourth Amendment”) is made to the Maintenance Agreement between the City of San Diego, a municipal corporation (“City”), and Little Italy Association (“Contractor”) for the operation and management of the Little Italy Maintenance Assessment District (“District”).

RECITALS

WHEREAS, the Maintenance Assessment District Ordinance, codified at San Diego Municipal Code section 65.0201, *et seq.*, authorizes a non-profit corporation to administer Contracts for Goods and Contracts for Services for a Maintenance Assessment District (MAD); and

WHEREAS, on August 4, 2011, by Resolution No. R-306954, the City Council authorized the Mayor to execute a maintenance agreement with Contractor for the provision of goods and services within the District for a one year period beginning July 1, 2011 through June 30, 2012 (“Agreement”), and authorized the Mayor to execute four one-year extensions of the Agreement with Contractor; and

WHEREAS, on August 10, 2012, by Resolution No. R-307663, the City Council approved the annual update to the assessment engineer reports and the district budgets for the self-managed MADs and authorized the levy and collection of assessments for the period of July 1, 2012 through June 30, 2013 (“Fiscal Year 2013”); and

WHEREAS, the City and Contractor renewed the Agreement and fully executed a first amendment to the Agreement on October 24, 2012 in order to provide the maintenance standards described in the District budget and assessment engineer report for Fiscal Year 2013; and

WHEREAS, on July 16, 2013, by Resolution No. R-308363, the City Council approved the annual update to the assessment engineer reports and the district budgets for the self-managed MADs and authorized the levy and collection of assessments for the period of July 1, 2013 through June 30, 2014 (“Fiscal Year 2014”); and

WHEREAS, the City and Contractor renewed the Agreement and fully executed a second amendment to the Agreement on or around September 20, 2013 in order to provide the maintenance standards described in the District budget and assessment engineer report for Fiscal Year 2014; and

WHEREAS, on July 29, 2014, by Resolution No. R-309180, the City Council approved the annual update to the assessment engineer reports and the district budgets for the self-managed MADs and authorized the levy and collection of assessments for the period of July 1, 2014 through June 30, 2015 (“Fiscal Year 2015”); and

WHEREAS, the City and Contractor renewed the Agreement and fully executed a third amendment to the Agreement on or around September 30, 2013 in order to provide the maintenance standards described in the District budget and assessment engineer report for Fiscal Year 2015; and

WHEREAS, on July __, 2015, by Resolution No. R-_____, the City Council approved the annual update to the assessment engineer reports and the district budgets for the self-managed MADs and authorized the levy and collection of assessments for the period of July 1, 2015 through June 30, 2016 (“Fiscal Year 2016”); and

WHEREAS, this Fourth Amendment is necessary to allow for Contractor to administer the Contracts for Goods and Contracts for Services in order to provide the maintenance standards described in the District budget and updated assessment engineer report for Fiscal Year 2016; and

NOW, THEREFORE, in consideration of the above recitals and the mutual covenants and conditions set forth in the original Agreement, the First Amendment, the Second Amendment, the Third Amendment, and this Fourth Amendment, and for good and valuable consideration, the sufficiency of which is hereby acknowledged, the City and Contractor agree to amend the Agreement as follows:

1. Delete paragraph under article IV of the Agreement (“Effective Date and Term”) in its entirety and replace with the following:

Upon the execution of this Agreement by the parties and approval of this Agreement by the City Attorney in accordance with Charter Section 40, this Agreement shall be effective as of July 1, 2011 and continue until June 30, 2016 [Term], unless terminated earlier in accordance with the terms of this Agreement. City shall have the option to renew this Agreement in one-year increments. In no event shall the term of this Agreement extend beyond June 30, 2016.

2. Delete Paragraph 6 of Article I (“Scope of Services”) Section B (“Specific Requirements”) in its entirety and replace with the following:

Contractor shall submit to the City no later than February 1 of each year a line item budget for the upcoming fiscal year. Contractor shall be required to budget a minimum of 10 percent as a contingency reserve; except for FY 2016, during which Contractor shall only be required to budget 2.4% for contingency reserve

for potential delinquent payments. The contingency reserve funds shall be maintained by the City in the City's Little Italy MAD Fund. This proposed budget for services in the District will be brought forward to City Council for consideration as the District Budget for the upcoming fiscal year.

3. Delete Paragraphs 1 and 2 of Article III ("Compensation And Reimbursement") Section A ("Invoices") in their entirety and replace with the following:
 1. For FY2016 no additional or new advances shall be made.
 2. The outstanding advance, if any, from fiscal years prior to FY2016 shall be returned on or before the termination of this Agreement as either reductions to amounts reimbursed relative to eligible expenditures applied over multiple reimbursement requests or as a transfer of funds from Contractor.
4. Delete the Third Amended Exhibit A of the Agreement ("Scope of Services") in its entirety and replace it with the Fourth Amended Exhibit A attached hereto. All references to Exhibit A in the Agreement shall be understood to refer to the attached Fourth Amended Exhibit A.
5. Delete the Third Amended Exhibit B of the Agreement ("District Budget") in its entirety and replace it with the Fourth Amended Exhibit B attached hereto. All references to Exhibit B in the Agreement shall be understood to refer to the attached Fourth Amended Exhibit B.
6. All other provisions of the Agreement shall remain in full force and effect, unless otherwise amended as set forth herein.

IN WITNESS WHEREOF, this Fourth Amendment is executed by the City of San Diego, acting by and through the Mayor, pursuant to Resolution No. R-_____ and by Contractor.

CITY OF SAN DIEGO

CONTRACTOR

By: _____

By: _____

Kevin Faulconer

Name: _____

Mayor

Title: _____

Date: _____

Date: _____

I HEREBY APPROVE the form and legality of the foregoing Third Amendment this _____ day of _____, 2015.

JAN I. GOLDSMITH, City Attorney

By _____

Adam R. Wander
Deputy City Attorney

DRAFT