



THE CITY OF SAN DIEGO



ANNUAL REPORT

for Fiscal Year 2025

WEBSTER – FEDERAL BOULEVARD MAINTENANCE ASSESSMENT DISTRICT

under the provisions of the

**San Diego Maintenance Assessment District Procedural Ordinance
of the San Diego Municipal Code**

Prepared For
City of San Diego, California



Prepared By
EFS Engineering, Inc.
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April 2024

CITY OF SAN DIEGO

Mayor

Todd Gloria

City Council Members

Joe LaCava
District 1

Marni von Wilpert
District 5

Jennifer Campbell
District 2

Kent Lee
District 6

Stephen Whitburn
District 3

Raul Campillo
District 7

Henry Foster III
District 4

Vivian Moreno
District 8

Sean Elo-Rivera
District 9 (Council President)

City Attorney

Mara W. Elliott

Chief Operating Officer

Eric K. Dargan

City Clerk

Diana J.S. Fuentes

Independent Budget Analyst

Charles Modica

City Engineer

Rania Amen

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for Fiscal Year 2025

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Annual Report for Fiscal Year 2025

Webster – Federal Boulevard

Maintenance Assessment District

Preamble

Pursuant to §65.0220 of the “San Diego Maintenance Assessment District Procedural Ordinance” (being Division 2, Article 5, Chapter 6 of the *San Diego Municipal Code*) and City of San Diego Council Resolution No. R-310618 passed on July 22, 2016, authorizing the continued levy of assessments for the life of the WEBSTER – FEDERAL BOULEVARD MAINTENANCE ASSESSMENT DISTRICT (hereinafter referred to as “District”), and in accordance with applicable provisions of “Proposition 218” (being Article XIID of the California Constitution), and provisions of the “Proposition 218 Omnibus Implementation Act” (being California Senate Bill 919) (the aforementioned provisions are hereinafter referred to collectively as “applicable law”), and in accordance with Resolution No. _____, adopted by the CITY COUNCIL OF THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, and in connection with the annual proceedings for the District, EFS Engineering, Inc., as Assessment Engineer to the City of San Diego, submits herewith this annual report for the District as required by §65.0220 of the “San Diego Maintenance Assessment District Procedural Ordinance.”

DATE OF FINAL PASSAGE BY THE CITY OF SAN DIEGO,
COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ON THE
_____ DAY OF _____, 2024.

Diana J.S. Fuentes, CITY CLERK
CITY OF SAN DIEGO
STATE OF CALIFORNIA

Executive Summary

Project: Webster – Federal Boulevard
Maintenance Assessment District

Apportionment Method: Equivalent Dwelling Unit (EDU)

	FY 2024	FY 2025 ⁽¹⁾	Maximum Authorized
Total Parcels Assessed:	583	583	--
Total Estimated Assessment:	\$18,885	\$18,885	--
Total Number of EDUs:	997.12	997.12	--
Assessment per EDU:	\$18.94	\$18.94	\$18.94

⁽¹⁾ FY 2025 is the City's Fiscal Year 2025, which begins July 1, 2024 and ends June 30, 2025. Total Parcels Assessed, Total Estimated Assessment, and assessment apportionment factors may vary from prior fiscal year values due to parcel changes and/or land use re-classifications.

Annual Cost-Indexing: Indexing of assessments is not permitted under the current apportionment methodology.

Background

The Webster – Federal Boulevard Maintenance Assessment District (District), originally known as the “Federal Boulevard Landscape Maintenance District,” was established by the City of San Diego (City) on December 5, 1995 by City Council Resolution R-286737. The purpose of the District was, and still is, to fund specifically identified improvements and activities within the boundary of the District.

In conformity with §65.0221 of the “San Diego Maintenance Assessment District Procedural Ordinance,” the City adopted Resolution No. R-310618 on July 22, 2016, approving the annual budget and assessments for Fiscal Year 2017, and authorizing the levy of the assessments for the life of the District, consistent with the benefit findings and assessment apportionment method contained in the approved formational and all subsequently updated Engineer’s Reports (Engineer’s Reports). The Engineer’s Reports are on file with the City Clerk, and incorporated herein by reference.

The District is authorized and administered under the provisions of the “San Diego Maintenance Assessment District Procedural Ordinance.” This annual report has been prepared pursuant to the requirements of §65.0220 of the “San Diego Maintenance Assessment District Procedural Ordinance.”

District Boundary

The District boundary is generally depicted in **Exhibit A**. The District Boundary Map and Assessment Diagram are on file in the Maintenance Assessment Districts section of the Parks and Recreation Department of the City, and, by reference, are made a part of this annual report.

Project Description

The authorized assessments will be used to fund specifically identified improvements and activities within the District. The District improvements and activities generally consist of maintenance and servicing of landscaped and hardscaped medians on Federal Boulevard from Euclid Avenue to 47th Street in the District. The approximate location of the improvements is generally shown on **Exhibit A**.

For additional detail as to the location, type of improvements, and activities performed by the District, please refer to the maps, improvement plans, engineering drawings, maintenance specifications, the Engineer’s Reports and other associated documents on file with the Maintenance Assessment Districts section of the Parks and Recreation

Department of the City. These documents, collectively, are incorporated herein by reference and made part of this annual report.

Separation of General and Special Benefits

The identified improvements and activities provide benefits to the parcels located within the District. These benefits are “special benefits” to the extent that they 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. By law, only “special benefits” are assessable.

The assessments presented in this annual report are based on the cost of improvements and activities determined to provide “special benefits” in accordance with the Engineer’s Reports. For additional detail relative to the separation and quantification of general and special benefits for the District, please refer to the Engineer’s Reports, on file with the Maintenance Assessment Districts section of the Parks and Recreation Department of the City.

Cost Estimate

The estimated annual budget (Revenue & Expense Statement) is included as **Exhibit B**. The “Other Contributions (Non Assessment Source)” revenue contained in the budget includes the value of improvements and activities determined to provide “general benefits.” The District budget with full detail is available for public reference in the Maintenance Assessment Districts section of the Parks and Recreation Department of the City.

Annual Cost-Indexing

The maximum authorized assessment set forth in the Engineer’s Reports is not authorized to be indexed without a vote of the affected property owners.

Method of Apportionment

Estimated Benefit of the Improvements

The Transportation Element of the City’s General Plan and the general policy recommendations found in the local Community Plan establish several goals for the community’s transportation system. The District improvements and activities are consistent with the plans’ goals for public safety and pleasing aesthetics. All parcels within the District benefit from the enhanced District improvements and activities.

Apportionment Methodology

The total cost associated with District improvement and activities will be assessed to the various parcels within the District in proportion to the estimated Equivalent Dwelling Units (EDUs) assigned to a parcel in relationship to the total EDUs of all the parcels within the District.

EDUs for each parcel have been determined based on a Density Factor applicable to the subject land use as shown in the following equation:

EDUs = (Acres or Units) x Density Factor
--

Table 1 summarizes the Density Factors for land uses within the District.

TABLE 1: Density Factors

Land Use/Zoning	Code	Density Factor
Single Family Residential (developed)	DSFD	1.0 per unit
Condominium (developed)	DCND	0.7 per unit
Multi-Family & Apartment (developed)	DAPT	0.7 per unit
Religious Use (developed)	DREL	1.0 per unit
Retail & Commercial (developed)	DRET	30.0 per acre
Exempt	EXE	0.0 per acre
R1-5000 Zoning	R1-5000	8.7 per acre

Sample Calculations

As described above, the number of Equivalent Dwelling Units (EDUs) assigned to each parcel in the District has been calculated based on each parcel's land use and the identified apportionment factors, as shown in the following equation:

$$\text{EDUs} = (\text{Acres or Units}) \times \text{Density Factor}$$

Shown below are sample EDU calculations for several common land uses found in the District.

- **1 Single-Family Residence**
EDUs = 1 unit x 1.00 = 1.00 EDUs
- **1 Condominium**
EDUs = 1 unit x 0.70 = 0.70 EDUs
- **10-unit Apartment Complex**
EDUs = 10 units x 0.70 = 7.00 EDUs
- **½-acre Commercial Property**
EDUs = 0.5 acres x 30.00 = 15.00 EDUs

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

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

The EDUs calculated for each property can be found in the Assessment Roll (**Exhibit C**).

Summary Results

The District Boundary is presented in **Exhibit A**.

An estimate of the annual costs of the improvements and activities provided by the District is included as **Exhibit B**.

The assessment methodology utilized is as described in the text of this annual report. Based on this methodology, the assessments for each parcel were calculated and are shown in the Preliminary Assessment Roll (**Exhibit C**).

Each lot or parcel of land within the District has been identified by unique County Assessor's Parcel Number in the Preliminary Assessment Roll and on the Boundary Map and Assessment Diagram referenced herein.

This annual report has been prepared and respectfully submitted by:

EFS ENGINEERING, INC.



Eugene F. Shank

Eugene F. Shank, PE

C 52792

Sharon F. Risse

Sharon F. Risse

EXHIBIT A

District Boundary

EXHIBIT B

**Estimated Budget – Revenue & Expense Statement
for Fiscal Year 2025**

EXHIBIT B

REVENUE AND EXPENSE STATEMENT

Webster Federal Blvd Maintenance Assessment District Fund 200066

	<u>FY 2023 ACTUALS</u>	<u>FY 2024 ESTIMATE</u>	<u>FY 2025 PROPOSED</u>
BEGINNING FUND BALANCE			
Surplus (or Deficit) from Prior Year	\$ 55,139.29	\$ 63,452.29	\$ 52,619.29
TOTAL BEGINNING FUND BALANCE	\$ 55,139.29	\$ 63,452.29	\$ 52,619.29
REVENUE			
Assessment Revenue	\$ 19,138.61	\$ 18,908.00	\$ 18,885.36
Interest	\$ 1,010.71	\$ 150.00	\$ 150.00
Other Contributions (Non Assessment Source)	\$ 9,748.00	\$ 9,333.00	\$ 10,375.00
TOTAL REVENUE	\$ 29,897.32	\$ 28,391.00	\$ 29,410.36
TOTAL BEGINNING FUND BALANCE & REVENUE	\$ 85,036.61	\$ 91,843.29	\$ 82,029.65
OPERATING EXPENSE			
Landscaping Improvements and Activities ⁽¹⁾	\$ 12,245.50	\$ 21,509.00	\$ 31,975.00
Tree Services	\$ -	\$ 8,000.00	\$ 10,000.00
Special Districts Administration Cost	\$ 9,338.00	\$ 9,715.00	\$ 10,158.00
TOTAL OPERATING EXPENSE	\$ 21,583.50	\$ 39,224.00	\$ 52,133.00
TOTAL EXPENSE	\$ 21,583.50	\$ 39,224.00	\$ 52,133.00
TOTAL ENDING FUND BALANCE	\$ 63,453.11	\$ 52,619.29	\$ 29,896.65
NET ANNUAL REVENUE (OR EXPENSE)	\$ 8,313.82	\$ (10,833.00)	\$ (22,722.64)

⁽¹⁾ Includes related supplies and utility costs.

The District budget with full detail is available for public reference in the Maintenance Assessment Districts section of the Parks and Recreation Department of the City of San Diego.

EXHIBIT C

**Preliminary Assessment Roll
for Fiscal Year 2025**

EXHIBIT C - Assessment Roll (Fiscal Year 2025)

Webster - Federal Boulevard Maintenance Assessment District

Parcel Number	Acres/ Units ⁽¹⁾	Zone	Land Use	EDU Factor	Total EDUs	Unit Cost (\$/EDU)	FY 2025 ⁽²⁾ Assessment	Owner Name
541 211 01 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Berry Rhonda K
541 211 02 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Godinez Noe&Roldan Denise
541 211 03 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Borbon Genaro C&Maria E
541 211 04 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Lewis Jacqueline M
541 211 05 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Browder Jay W
541 211 06 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Diaz Diego
541 211 07 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Richardson Trust 08-15-14
541 211 08 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Lusardi Clinton S
541 211 09 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Denny Shirley A
541 211 10 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Thompson Tracy E
541 211 11 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Aleman Joy C
541 211 12 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Lyles Presentacion S
541 211 13 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Mcneely Cynthia D Personal Trust 04-25-19
541 211 14 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Medina Jesus&Yessica
541 211 15 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Gowdy Michael L&Leon Aemmy
541 211 16 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Mcfarland Sharon L Trust 06-15-10
541 211 17 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Moore Henry A&Dalila A
541 212 01 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	North Floyd Iii&Tiffany G
541 212 02 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Cuevas Ian S&Pacho Florence J
541 212 03 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Maldonado Arturo&Adriana
541 212 04 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Todd Thomas E Iii&Adriana D
541 212 05 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Romero Gabriel A&Garza Laylah
541 212 06 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Whorter Jon E
541 212 07 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Atienza-Taylor Victoria R
541 212 08 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Leonard James P Ii
541 212 09 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Lee Derric&Ai Vo
541 212 10 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Huynh Tracy
541 212 11 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	White Cordelia S Separate Property Trust 06-12-03
541 212 12 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Ross Glenn T
541 212 13 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Carter Suzanne E
541 213 01 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Nguyen Steven
541 213 02 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Sandoval Melesio H
541 213 03 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Stafford Sean&Loan
541 213 04 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Stafford Sean M
541 213 05 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Kelly William N Iii&Camille G P
541 213 06 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Mccastle William E P
541 213 07 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Gardner Jacob M&Anne L
541 213 08 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Benecchi Michael A&Shannon
541 213 09 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Bonilla Cynthia M
541 213 10 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Pogue Conor M
541 213 11 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Mccarroll Jacqueline L
541 213 12 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Andrews-Mcmullen Corionna
541 213 13 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Woods Dennis L&Deborah A
541 213 14 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Lupiani Anthony F
541 213 15 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Tseng Tony
541 213 16 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Wright Kevin B
541 221 01 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Roberts John W Trust 08-29-01
541 221 02 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Nieratko Norman J Trust 09-12-01
541 221 03 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Files Gary M
541 221 04 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Bennett James D&Delia D Revocable Trust 05-12-99
541 221 05 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Lamprides Stephen C Trust 07-03-18
541 221 06 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Giacalone Salvatore
541 221 07 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Farias Ana L A Revocable Trust 07-18-05
541 221 08 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Myrick Nicholas A&Elenes Edna J L
541 221 09 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Karp Family Living Trust 08-11-03
541 221 10 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Torres Eduardo

EXHIBIT C - Assessment Roll (Fiscal Year 2025)

Webster - Federal Boulevard Maintenance Assessment District

Parcel Number	Acres/ Units ⁽¹⁾	Zone	Land Use	EDU Factor	Total EDUs	Unit Cost (\$/EDU)	FY 2025 ⁽²⁾ Assessment	Owner Name
541 221 11 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Harriman Robert A&Laura A Living Trust 04-27-19
541 221 12 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Stettler Thomas S
541 221 13 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Diaz Living Trust 12-19-22
541 221 14 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Mclaurin Marva K Trust 07-15-14
541 221 15 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Lamprides Stephen C Trust 07-03-18
541 221 16 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Stansberry Family Trust 06-28-23
541 221 17 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Marzano Living Trust
541 221 18 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Banks Maxine Est Of
541 222 01 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Pruett Sandra D
541 222 02 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Arias Arturo V
541 222 03 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Castillo Jose
541 222 04 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Deleon Miriam V Trust 07-25-22
541 222 05 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Mattuchio Jennifer
541 222 06 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Briceno Jose A
541 222 07 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Thompson Nianza D Revocable Trust 01-17-13
541 222 08 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Liggett Donald E&Shimazaki Azusa
541 222 09 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Menegus Raymond J&Harriet D Revocable Trust 10-06-
541 222 10 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Valdovinos Javier&Maganda Zitzihani
541 222 11 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Torales Eliazir G
541 222 12 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Lemley Michael D&Kathy Trs
541 222 13 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Turner Peaches
541 222 14 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Chaco Zachary
541 222 15 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Eastman Donald R&Jennifer J
541 223 01 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Wright Lee&Catherine Family Trust 03-29-22
541 223 02 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Espinoza Adan&Villasenor Maria S
541 223 03 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Cass Alan R 2016 Trust 03-22-16
541 223 04 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Ngo Tung&Nguyen Amy
541 223 05 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Secrest Chase A&Brittany L
541 223 06 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Kumar Ranjit&Mahto Rakhi
541 223 07 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Hakenisso Tilahun M&Gebere Tsehay K
541 223 08 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Kaschade Thomas M <Dd>
541 223 09 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Montesinos Israel&Claudia B
541 223 10 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Brown Phillip W
541 223 11 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Baez Guillermo T&Martha E
541 223 12 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Bende Saskia A
541 223 13 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Phillips Bobby&Darlene Trust 11-01-23
541 223 14 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Coronado Guadalupe
541 223 15 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Bernal Helen
541 223 16 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Guillen Sergio M&Elvira
541 223 17 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Khamphoumy Pete&Lakonsy
541 223 18 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Wright Lee&Catherine Family Trust 03-29-22
541 231 01 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Ellis Victor L Trust
541 231 02 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Hurst Kristen L
541 231 03 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Tran Thuan Duy&Duong Thu Thi Duong 2022 Revocable
541 231 04 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Arreguin Hugo&Jessica
541 231 05 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Armas Rosangel C
541 231 06 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Sanchez Inter Vivos Trust 10-15-01
541 231 07 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Cervantes Veronica
541 231 08 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Garcia Gonzalez Trust 03-05-19
541 231 09 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Guidry Sherry L
541 231 10 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Carter Deborah D <Dd>
541 231 11 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Cerda Marcos A&Maria R
541 231 12 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Gonzalez Jesus&Ana R
541 231 13 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Jackson Chris L Family Living Trust 11-29-00
541 231 14 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Jackson Chris L Family Living 2000 Trust 11-29-00
541 231 15 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Jackson Chris L Family Living Trust 11-29-00

EXHIBIT C - Assessment Roll (Fiscal Year 2025)

Webster - Federal Boulevard Maintenance Assessment District

Parcel Number	Acres/ Units ⁽¹⁾	Zone	Land Use	EDU Factor	Total EDUs	Unit Cost (\$/EDU)	FY 2025 ⁽²⁾ Assessment	Owner Name
541 231 16 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Frost Juddson&Christiana
541 231 17 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Cortez Pedro A
541 231 18 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Holman Family Trust 07-26-19
541 232 01 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Sepich Marc T Special Needs Trust 11-08-96
541 232 02 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Glidersleeve Dustin&Hang
541 232 03 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Delacruz Joseph S&Maria D J
541 232 04 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Chavez Menard G
541 232 05 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Chavez Menard G
541 232 06 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Magos Cecilia L Trust
541 232 07 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Morales Martin
541 232 08 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Richeson Robert J
541 232 09 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Stanford Kellen&Ceylan
541 232 10 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Wiltch Jonathan
541 232 11 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Valasquez Family Trust 07-06-21
541 232 12 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Lantigua Elvin E
541 232 13 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Ekengren Jarrod&Spellman Mary R
541 232 14 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Brodak Revocable Living Trust 04-10-02
541 232 15 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Manzo Pedro M
541 232 16 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Cyr Devon
541 232 17 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Moore Billy&Florence
541 232 18 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Jones Kelly R
541 233 01 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Laing Collin&Tonya
541 233 02 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Tran Hai Son
541 233 03 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Moreno Olga Family Trust
541 234 01 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Denny Robert L Trust 08-12-19
541 234 02 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Chapman Keshia M
541 234 03 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Wade Kenneth D li&Candise A L
541 234 04 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Nunez Salatiel
541 234 05 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Manzanero Carmen 2018 Revocable Trust 11-01-18
541 234 06 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Ramos Luis Jr
541 234 07 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Marcom Lloyd Jr Living Trust 02-12-19
541 235 01 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Stallman Benjamin S&Spafford Laura E
541 235 02 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Minor-Honore Lori A Trust 08-26-10
541 235 03 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Granville Pearl L Tr
541 235 04 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Nafis Christopher&Pitney Rachel
541 235 05 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Valderrama Tomas&Arciniega Lorena
541 235 06 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Cardenas Gilberto
541 235 07 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Gutierrez Juan&Silvia
541 235 08 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Valencia Jose
541 235 09 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Mendez Juan X&Martha P
541 235 10 00	9.57	1	EXE	0.00	0.00	\$18.94	\$0.00	San Diego Unified School District
541 310 02 00	0.37	1	DRET	30.00	11.10	\$18.94	\$210.22	Kidanemariam Daniel&Tigist
541 310 06 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Ibarra Maria L
541 310 07 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Lucas Juan S
541 310 08 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Halcond Frank Jr
541 310 09 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Ramirez Robert E&Kari
541 310 10 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Duprat Family Trust 04-11-15
541 310 12 00	1.19	1	DRET	30.00	35.70	\$18.94	\$676.16	Nenava Llc
541 310 13 00	0.24	1	DRET	30.00	7.20	\$18.94	\$136.36	Burma Family Trust 11-22-14
541 320 01 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Gist Kevin
541 320 02 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Gaspar Family Trust 08-17-92
541 320 03 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Fuller Jimmy L&Glen D Revocable Living Trust 08-11
541 320 04 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Tovar Esteban
541 320 05 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Korzeniowski Stanislaw W Separate Property Trust 1
541 320 06 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Stephen Weldon
541 320 07 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Ha Davis&Daisy

EXHIBIT C - Assessment Roll (Fiscal Year 2025)

Webster - Federal Boulevard Maintenance Assessment District

Parcel Number	Acres/ Units ⁽¹⁾	Zone	Land Use	EDU Factor	Total EDUs	Unit Cost (\$/EDU)	FY 2025 ⁽²⁾ Assessment	Owner Name
541 320 08 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Chavis Roy B&Theresa M
541 320 09 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Morgan Carolyn T
541 320 10 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Hill A-Lan Trust
541 320 11 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Concha Elizabeth
541 320 12 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Jackson Lillie R
541 320 13 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Farias Oscar
541 320 14 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Alexander Carrie L 2016 Revocable Living Trust 12-
541 320 15 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Fuller-Fabien Revocable Trust 08-25-19
541 320 16 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Do Huong Duc
541 320 17 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Christian Julia I
541 320 18 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Hameed Aasiya
541 320 19 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Cruz Fernando&Maricela
541 320 20 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Brunelle Aaron
541 320 21 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Williams Rashad G
541 320 22 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Licea Elizabeth C
541 330 01 00	0.12	1	DRET	30.00	3.60	\$18.94	\$68.18	Sam Investments Llc
541 330 02 00	0.30	1	DRET	30.00	9.00	\$18.94	\$170.46	Pike Barbara L 2004 Trust 07-07-04
541 330 03 00	0.25	1	DRET	30.00	7.50	\$18.94	\$142.04	Pake Barbara L 2004 Trust 07-07-04
541 330 04 00	0.73	1	DRET	30.00	21.90	\$18.94	\$414.78	Kgh Properties Llc
541 330 05 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Rojas Azucena
541 330 06 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Gomez Conrad&Irma
541 330 07 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Aguilera Eduardo A&Pake Sandra D
541 330 08 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Jackson Bettie Family Trust 04-28-11
541 330 09 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Nguyen Taylor
541 330 10 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Peralta Rosa M
541 330 11 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Soto Jose A Jr&Rochin-Soto Isabel
541 330 12 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Ross Gena E
541 330 13 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Medina Juvenal
541 330 14 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Teyechea Kelcey
541 330 15 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Chiappone Revocable 2007 Trust 10-04-07
541 330 16 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Chiappone Revocable 2007 Trust 10-04-07
541 330 17 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Wylie Family Trust 01-21-05
541 330 18 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Defruiter Family Trust 12-09-05
541 330 19 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Pake Barbara L 2004 Trust 07-07-04
541 330 20 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Pake Barbara L 2004 Trust 07-07-04
541 330 21 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Bogan Ian B&Lanabelle
541 330 22 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Bugg Almon&Virginia Family Trust 11-26-19
541 330 23 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Salazar Lucio C
541 330 24 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Berry Daniel <Dd>
541 330 25 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Sanchez Jesus D L L&Delaluz Maria E M
541 330 26 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Aguirre Juan Jr&Lorena
541 340 01 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Legrand Noconda M V
541 340 02 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Candler Family Trust 04-07-03
541 340 03 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Teixeira Phillip H G
541 340 04 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Conley Revocable Living Trust 12-14-15
541 340 05 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Suarez Family 2005 Trust 07-06-05
541 340 06 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Vargas Maira E
541 340 07 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Pake Barbara L 2004 Trust 07-07-04
541 340 08 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Quinn Norman W Separate Property Trust 12-18-06
541 340 09 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Savage Kurtis T&Jennifer
541 340 10 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Lara Mario L&Parra-Lozano Prisma
541 340 11 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Carroll Family Trust 08-27-09
541 340 12 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Deleon Manuel A Jr
541 340 13 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Johnson Marzell
541 340 14 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Juan&Delia Revocable Trust 06-19-15
541 340 15 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Aguirre Isabel 2015 Revocable Trust 03-27-15

EXHIBIT C - Assessment Roll (Fiscal Year 2025)

Webster - Federal Boulevard Maintenance Assessment District

Parcel Number	Acres/ Units ⁽¹⁾	Zone	Land Use	EDU Factor	Total EDUs	Unit Cost (\$/EDU)	FY 2025 ⁽²⁾ Assessment	Owner Name
541 340 16 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Diaz Birly&Alvarez Frances N
541 340 17 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Aguinaga Angelina G
541 340 18 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Sanchez Natalia
541 340 19 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Viriyavong Kevin
541 340 20 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Lam Kevin Duc&Thiendi Hoang
541 340 21 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Saucedo Manuel L
541 340 22 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Baird Mamie
541 351 01 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Garcia Edward C
541 351 02 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Hamilton Garnett A
541 351 03 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Donovan Kristina G
541 351 04 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Ramirez Family Revocable Trust 07-16-02
541 351 05 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Webb Jennifer M
541 351 06 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Edwards Linda
541 351 07 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Duran Allison
541 351 08 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Reynoso Daniel A
541 351 09 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Olmos Fernando
541 351 10 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Diaz Roger J
541 351 11 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Salgado Maria Family Trust 10-15-03
541 351 12 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Bevis Rosario
541 351 13 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Beech Street Farms 2019 Trust
541 351 14 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Peace Shirley A Living Trust 04-11-05
541 352 01 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Estrada Family Trust 07-10-13
541 352 02 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Moreau Steve
541 352 03 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Bridgwater Maria
541 352 04 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Jeffers Joseph
541 352 05 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Ventura Family Revocable Trust 07-09-02
541 352 06 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Hernandez Rogelio
541 352 07 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Vargas Andres V
541 352 08 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Parra Miguel A Jr&Nalleli
541 352 09 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Cisneros Renzo E
541 352 10 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Cisneros Olga J Separate Property Trust 02-23-06
541 352 11 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Peace Daphne M
541 352 12 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Esquer Jesus A Q&Ramos Arcelia
541 352 13 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Alejandro Aj S O&Katherine
541 352 14 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Herrera Yolanda I
541 352 15 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Walker Maria R
541 352 16 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Okino Takara
541 352 17 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Cibrian Virginia
541 352 18 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Orser Michael
541 352 19 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Kress Kerri E
541 352 20 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	S R P S Lp
541 352 21 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Hubert Gary M&Latrice M
541 352 22 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Gonzalez Marco&Flora L
541 352 23 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Gonzalez Jose
541 352 24 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Sayaseng Viravanh
541 352 25 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Carbajal Manuel
541 352 26 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Lopez Jesus D V&Solano-Arcos Norma
541 352 27 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Pastenes Heliodoro
541 352 28 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	S R P S Lp
541 352 29 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Kelly James E li&Lauifi-Kelly Naipua R
541 352 30 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Cooper Frederick S
541 352 31 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Angello Michael M Revocable Trust 06-28-18
541 352 32 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Phaysy Sammy S
541 352 33 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Gelling James J
541 352 34 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Garcia Lillianna
541 352 35 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Rivas Alfonso&Maria L C D

EXHIBIT C - Assessment Roll (Fiscal Year 2025)

Webster - Federal Boulevard Maintenance Assessment District

Parcel Number	Acres/ Units ⁽¹⁾	Zone	Land Use	EDU Factor	Total EDUs	Unit Cost (\$/EDU)	FY 2025 ⁽²⁾ Assessment	Owner Name
541 352 36 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Ford Living Trust
541 352 37 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Aguiar Anna Revocable Trust 08-06-18
541 352 38 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Hunter Norvel
541 352 39 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Spence Michael 2021 Trust
541 352 40 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	King Oscar
541 352 41 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Chuzza L L C
541 352 42 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Lilleberg Ann L
541 352 43 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Dominguez Moises M&Vargas Rita
541 352 44 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Rivas Manuel&Piedad
541 352 45 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Senteno Gregory V Tr
541 352 46 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Judge Casey
541 352 47 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Royal William R
541 352 48 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Salazar Alfredo&Joanna
541 352 49 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Rea Amadeo M Trust 10-27-20
541 352 50 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Flores Cesar L
541 352 51 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Nguyen Hung Manh Revocable Trust
541 352 52 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Upchurch Robert S Trust 02-15-17
541 352 53 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Candler Family Trust 04-07-03
541 352 54 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Arroyo Family Trust 04-20-23
541 352 55 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Lackey Terry Trust 04-02-19
541 352 56 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Cortes Fernando
541 352 57 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Buncom Family Trust 07-07-92
541 352 58 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Mack Anne E 2017 Trust 10-03-17
541 353 01 01	1.00	1	DCND	0.70	0.70	\$18.94	\$13.26	Stoltzfus Jared L&Carmen F
541 353 01 02	1.00	1	DCND	0.70	0.70	\$18.94	\$13.26	Martinez Irma Y G
541 353 01 03	1.00	1	DCND	0.70	0.70	\$18.94	\$13.26	Castillo Cesar G&Moreno-Gomez Alicia
541 353 01 04	1.00	1	DCND	0.70	0.70	\$18.94	\$13.26	Reyes Family Trust 11-19-18
541 353 01 05	1.00	1	DCND	0.70	0.70	\$18.94	\$13.26	Reyes Salvador&Maria
541 353 01 06	1.00	1	DCND	0.70	0.70	\$18.94	\$13.26	Reyes Salvador V
541 353 02 00	10.00	1	DAPT	0.70	7.00	\$18.94	\$132.58	542 Main Street Llc
541 353 03 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Valle Francisca A
541 353 04 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Chiara Living Trust 10-03-22
541 353 05 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Delfin Reyes&Adata Santos M D L A
541 353 06 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Ramos Isidro R
541 353 07 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Vanhouten Norma M
541 353 13 00	0.13	1	EXE	0.00	0.00	\$18.94	\$0.00	Mount Olive Church Of God In Christ Of San Diego
541 353 14 00	0.44	1	EXE	0.00	0.00	\$18.94	\$0.00	Mount Olive Church Of God In Christ Of San Diego
541 353 15 00	1.00	1	DREL	1.00	1.00	\$18.94	\$18.94	Mount Olive Church Of God In Christ Of San Diego
542 180 41 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Lewis William E
542 180 42 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Pham Trinh M Trust 05-20-20
542 180 43 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Watson Leonard Jr&Beverly A
542 180 44 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Kamatoy Living Trust 05-23-16 <Dva>
542 180 45 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Nichols Margaret G 2002 Trust 05-09-02
542 180 46 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Baraichi Rehza M
542 180 47 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Cerda David R
542 180 48 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Kushnir Yaroslav&Suzanne M
542 180 49 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Kushnir Yaroslav&Suzanne M
542 251 01 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Gardner Conrad&Dorothy R Family Trust 09-20-02
542 251 02 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Nguyen Kathleen P
542 251 03 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Duong Jason&Nguyen Loan Thi Hong
542 251 04 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Vo Phung
542 251 05 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Phan Thong
542 251 06 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Baby Jack Trust 12-10-15
542 251 07 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Pinal Mireya
542 251 08 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Lemar Trust 03-22-00
542 251 22 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Houghton-Tran Trust 06-28-19

EXHIBIT C - Assessment Roll (Fiscal Year 2025)

Webster - Federal Boulevard Maintenance Assessment District

Parcel Number	Acres/ Units ⁽¹⁾	Zone	Land Use	EDU Factor	Total EDUs	Unit Cost (\$/EDU)	FY 2025 ⁽²⁾ Assessment	Owner Name
542 261 01 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Camper Irrevocable Trust 01-17-13
542 262 01 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Calderon Jose L
542 262 02 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Simone Ryan M
542 262 03 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Hardy Anthony T
542 262 04 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Jones Family Revocable Living Trust
542 262 05 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Johnson Lindsay A
542 262 06 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Bowden Family Trust 03-18-19
542 262 07 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Smith Edward&Gracelia Family Trust 04-12-13
542 262 08 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Banks Kimberli
542 262 09 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Hickman Margaretta M Family Trust 01-14-99
542 262 10 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Mai Rocky&Dinh Thienmy Thi
542 262 11 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Huynh Vinny D&Holly
542 262 12 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Oscar Jaimes 2013 Trust
542 262 13 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Ramirez Alicia C
542 262 14 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Morales Salvador M E&Ortuno Maricruz O
542 262 15 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Bannister Louis Est Of
542 262 16 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Sierra Raul S&Maria G
542 262 17 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Lang Nathania D Trust 11-09-17
542 262 18 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Scott Monica R Trust 10-19-23
542 262 19 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Sanchez Jose&Teresa
542 262 20 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Lam Teven
542 262 21 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Nguyen Thinh Duc&Ngoc Bich T
542 262 22 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Guadalupe Saint Revocable Trust 09-08-15
542 262 23 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Anderson Bonnie J Trust 01-13-09
542 262 24 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Langston Jeffrey S 2001 Trust 10-25-01 <Le> Langst
542 262 25 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Dejesus Brandon&Epperson Amy
542 262 26 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Miller Jessie R
542 262 27 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Avitia Francisco B
542 262 28 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Graham Thomas J&Barbara R
542 262 29 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Asensio Valerie
542 262 30 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Estrada Gildardo
542 262 31 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Nguyen Phil H&Lan T
542 262 32 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Bui Minh Quang&Nguyen Jen
542 262 33 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Morris Doris T Trust 07-01-20
542 262 34 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Lee&Truong Family Revocable Living Trust 09-10-22
542 262 35 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Agbunag Roland M
542 263 01 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Kelley Stephen J&Christina M
542 263 02 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Fields Raymond R&Dhameera Q
542 263 03 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Jackson Jacqueline S Family Trust 06-01-17
542 263 04 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Grimes-Banks Gloria J Trust 11-08-21
542 263 05 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Rostro Enrique Est Of
542 263 06 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Brantley Eglantina
542 263 07 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Abarca Celso
542 263 08 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Jimenez Jesus Z&Herrera Juana C
542 263 10 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Flournoy Harthome Sr&Ester
542 263 11 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Jones Adam Trust 07-28-21
542 263 12 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Overton Usher Jr&Fernna J
542 263 13 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Ortega Carlos A
542 263 14 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Delarosa Jose M G&Ramirez Margarita
542 263 15 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Yambao Angelo S&Jorie O
542 263 18 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Macias Gloria C
542 281 01 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Francis Gloria T Trust 07-20-94
542 281 02 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Verdin Enrique&Yvette
542 281 03 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Smallwood Richard Revocable Trust 03-15-17
542 281 04 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Torres Gabriel A&Gonzalez Narda A M
542 281 05 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Sumontha Michael S&Kearn Marie

EXHIBIT C - Assessment Roll (Fiscal Year 2025)

Webster - Federal Boulevard Maintenance Assessment District

Parcel Number	Acres/ Units ⁽¹⁾	Zone	Land Use	EDU Factor	Total EDUs	Unit Cost (\$/EDU)	FY 2025 ⁽²⁾ Assessment	Owner Name
542 281 06 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Hawkins Misty
542 281 07 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Flores Maria G
542 281 10 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Ulloa Ventura A
542 281 11 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Novin David
542 281 12 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Chandler Robert M&Dolores M
542 281 13 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Zamudio John
542 281 14 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Rios Jose A&Simona
542 281 15 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Todd Christopher&Michelle
542 281 16 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Younger-Brockman Wanda M 2017 Trust 06-05-17
542 281 17 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Amick Michael F Separate Property Trust 07-03-07 E
542 281 18 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Huynh Duc Van
542 281 19 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Coleman Earnesto&Griffin-Coleman Janita
542 281 20 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Tran Diep
542 281 21 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Phung Khuetu Thi Living Trust 07-14-17
542 281 27 00	0.68	1	DRET	30.00	20.40	\$18.94	\$386.38	Bronstones Inc
542 281 28 00	1.71	1	DRET	30.00	51.30	\$18.94	\$971.62	Euclid Plaza Center Llc
542 281 29 00	0.38	1	DRET	30.00	11.40	\$18.94	\$215.92	Euclid Plaza Center Llc
542 282 01 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Martinez Trust 07-23-19
542 282 02 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Lieu Kien
542 282 03 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Green Family Trust 04-06-23
542 282 04 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Wilder Family Trust 04-15-11
542 282 05 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Xiengmay Luke&Sandra
542 282 06 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Serrano David M
542 283 01 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Berz Geoffrey&Andrews Corianne
542 283 02 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Soto 2021 Family Trust 07-10-21
542 283 03 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Mccabe Chad D
542 283 04 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Soliz Ramon&Anastacia
542 283 05 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Bermudez Fernando&Rosario P
542 283 06 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Campos Martin
542 283 07 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Ortiz Christian R
542 283 08 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Smith Ildeliza
542 283 09 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Goodwin William F Ii&Vanessa R
542 283 10 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Bailey Shaun L
542 283 11 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Ha Ma Ly&Nguyen Ly Van
542 283 12 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Morales Martha Revocable Living 2013 Trust 06-13-1
542 340 01 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Mcquigg Paul R
542 340 02 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Weise Spencer G&Sonya
542 340 03 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Mar Markhara&Phay Tavi
542 340 04 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Salgado Luis A
542 340 05 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Robinson Lynda
542 340 06 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Pham Hien&Dinh Amy Thien Anh
542 340 07 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Johnson Augeszell Y
542 340 08 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Pedro Luis A
542 340 09 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Wilkes Millie J
542 340 10 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Osuna Edward&Maria I
542 340 11 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Temple John L&Khan Nabeelah S
542 340 12 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Prescott Clinton D
542 340 13 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Hunter Norvel
542 340 14 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Mai Anh
542 340 15 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Anglemyer Michael Revocable Trust 01-03-22
542 340 16 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Cortes Diego
542 340 17 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Diaz Living Trust 12-19-22
542 340 18 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Nailon Fern
542 340 19 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Asero Erick R
542 340 20 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Nigrelli Anthony
542 340 21 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Pepin Amanda M

EXHIBIT C - Assessment Roll (Fiscal Year 2025)

Webster - Federal Boulevard Maintenance Assessment District

Parcel Number	Acres/ Units ⁽¹⁾	Zone	Land Use	EDU Factor	Total EDUs	Unit Cost (\$/EDU)	FY 2025 ⁽²⁾ Assessment	Owner Name
542 340 22 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Williams Deryll&Cheryl L
542 340 23 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Pierce Family Trust 09-13-04
542 340 24 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Ross Henry R li Living Trust 02-11-20
542 340 25 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Meracled Investments Llc
542 340 26 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Tran Tien V&Lu Dao
542 340 27 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Dang&Nguyen Living Trust 09-23-23
542 350 05 00	2.05	1	DRET	30.00	61.50	\$18.94	\$1,164.80	Federal Boulevard L L C
542 350 06 00	0.92	1	DRET	30.00	27.60	\$18.94	\$522.74	Federal Boulevard L L C
542 350 12 00	0.58	1	DRET	30.00	17.40	\$18.94	\$329.56	Ragsdale Hartwell W lii&Valerie M Trust 03-09-16
542 350 14 00	0.45	1	DRET	30.00	13.50	\$18.94	\$255.68	Demers Investments L P
542 350 15 00	0.69	1	DRET	30.00	20.70	\$18.94	\$392.06	Demers Investments L P
542 350 17 01	1.00	1	DCND	0.70	0.70	\$18.94	\$13.26	Smith Independance G
542 350 17 02	1.00	1	DCND	0.70	0.70	\$18.94	\$13.26	Arredondo Roberto C
542 350 17 03	1.00	1	DCND	0.70	0.70	\$18.94	\$13.26	Pesner Family Trust 09-09-89
542 350 17 04	1.00	1	DCND	0.70	0.70	\$18.94	\$13.26	Arredondo Roberto C
542 350 17 05	1.00	1	DCND	0.70	0.70	\$18.94	\$13.26	Arredondo Roberto C
542 350 17 06	1.00	1	DCND	0.70	0.70	\$18.94	\$13.26	Lichty Frances S Trust
542 350 17 07	1.00	1	DCND	0.70	0.70	\$18.94	\$13.26	James Donavon
542 350 17 08	1.00	1	DCND	0.70	0.70	\$18.94	\$13.26	M S Harley Llc
542 350 17 09	1.00	1	DCND	0.70	0.70	\$18.94	\$13.26	Monroy Alonso P&Preciado Socorro E
542 350 17 10	1.00	1	DCND	0.70	0.70	\$18.94	\$13.26	Burrows Danielle
542 350 17 11	1.00	1	DCND	0.70	0.70	\$18.94	\$13.26	Thai Brian Hoa
542 350 17 12	1.00	1	DCND	0.70	0.70	\$18.94	\$13.26	Salgado Jose R S Living Trust 08-03-16
542 350 17 13	1.00	1	DCND	0.70	0.70	\$18.94	\$13.26	M S Harley Llc
542 350 17 14	1.00	1	DCND	0.70	0.70	\$18.94	\$13.26	Walker Jerry L
542 350 17 15	1.00	1	DCND	0.70	0.70	\$18.94	\$13.26	M S Harley Llc
542 350 18 00	0.22	1	DRET	30.00	6.60	\$18.94	\$125.00	Colson Family Trust 03-01-07
542 350 19 00	1.00	1	DREL	1.00	1.00	\$18.94	\$18.94	Our Redeemer Lutheran Church
542 350 20 01	1.00	1	DCND	0.70	0.70	\$18.94	\$13.26	Winston Marcus J
542 350 20 02	1.00	1	DCND	0.70	0.70	\$18.94	\$13.26	Fixter S&L Living Trust 02-01-19
542 350 20 03	1.00	1	DCND	0.70	0.70	\$18.94	\$13.26	Boecher Marilyn M Separate Property Trust 12-18-08
542 350 20 04	1.00	1	DCND	0.70	0.70	\$18.94	\$13.26	Marcos Agatha
542 350 20 05	1.00	1	DCND	0.70	0.70	\$18.94	\$13.26	Morrissey Kathleen J
542 350 20 06	1.00	1	DCND	0.70	0.70	\$18.94	\$13.26	Williams Stephen A
542 350 20 07	1.00	1	DCND	0.70	0.70	\$18.94	\$13.26	Ramirez Raul O S&Padilla Gardenia
542 350 20 08	1.00	1	DCND	0.70	0.70	\$18.94	\$13.26	Garcia Michael
542 350 20 09	1.00	1	DCND	0.70	0.70	\$18.94	\$13.26	Quinones Eduardo F
542 350 20 10	1.00	1	DCND	0.70	0.70	\$18.94	\$13.26	Jaramillo Clara
542 350 20 11	1.00	1	DCND	0.70	0.70	\$18.94	\$13.26	Earnest Daniel
542 350 20 12	1.00	1	DCND	0.70	0.70	\$18.94	\$13.26	Blackburn Nadia
542 350 20 13	1.00	1	DCND	0.70	0.70	\$18.94	\$13.26	M&J Revocable Trust 07-02-98
542 350 20 14	1.00	1	DCND	0.70	0.70	\$18.94	\$13.26	Soufi Trust 09-18-14
542 350 20 15	1.00	1	DCND	0.70	0.70	\$18.94	\$13.26	Cook Fe N G
542 350 20 16	1.00	1	DCND	0.70	0.70	\$18.94	\$13.26	Mullen Devante S
542 350 20 17	1.00	1	DCND	0.70	0.70	\$18.94	\$13.26	King Court Condominium Assn
542 350 20 18	1.00	1	DCND	0.70	0.70	\$18.94	\$13.26	Kawi Jonathan O&Nguyen Lan T
542 350 20 19	1.00	1	DCND	0.70	0.70	\$18.94	\$13.26	Ramos Consuelo
542 350 20 20	1.00	1	DCND	0.70	0.70	\$18.94	\$13.26	Lara Dante
542 350 20 21	1.00	1	DCND	0.70	0.70	\$18.94	\$13.26	Maldonado Robert Revocable Trust 07-28-23
542 350 20 22	1.00	1	DCND	0.70	0.70	\$18.94	\$13.26	Desto Solomon B Living Trust 11-21-23
542 350 21 00	2.76	1	R1-5000	8.70	24.01	\$18.94	\$454.78	Eretz B S D Properties L L C
542 350 22 00	58.00	1	DAPT	0.70	40.60	\$18.94	\$768.96	Reverend Glenn Allison Lp
542 370 01 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Pittman Chad A&Mitchell Amber R
542 370 02 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Chavez Rodolfo B&Camacho Maria P R
542 370 03 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Tom Nguey G
542 370 04 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Dominquez Candido

EXHIBIT C - Assessment Roll (Fiscal Year 2025)

Webster - Federal Boulevard Maintenance Assessment District

Parcel Number	Acres/ Units ⁽¹⁾	Zone	Land Use	EDU Factor	Total EDUs	Unit Cost (\$/EDU)	FY 2025 ⁽²⁾ Assessment	Owner Name
542 370 05 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Bush Mary D <Dd>
542 370 06 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Reyna Carolina
542 370 07 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Truong Ivy Revocable Living Trust 04-27-23
542 370 08 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Joyce Joseph J Revocable Separate Property Trust 0
542 370 09 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Eisele Lori A
542 370 10 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Rasavong Anolack J
542 370 11 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Addison Shirley P
542 370 12 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Stutts Jared&Tracy
542 370 13 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Head Bloneva Family Trust 03-11-98
542 370 14 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Spurlock Marie L
542 370 15 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Clyde Eric&Michelle Revocable Living Trust 10-28-1
542 370 16 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Hawkins Misty
542 370 17 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Russell Michael L&Lori I
542 370 18 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Sanchez Edward Trust 10-23-14
542 370 19 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	San Diego House Buyers Llc
542 370 20 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Couto Tyler
542 370 21 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Louangrath Ting&Laura
542 370 22 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Jackson Beverly J
542 370 23 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Kim Young Ho
542 370 24 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Leyva Claudia&Leyva Jorge L R
542 370 25 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Blevins Tammy
542 390 01 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Brown Dorothy
542 390 02 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Guerrero B Ricardo&Minerva
542 390 03 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Galan Rosemary M
542 390 04 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Hernandez Family Trust 05-18-16
542 390 05 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Gustave Annaluisa M
542 390 06 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Sourinphomy Prunier&Nang
542 390 09 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Stern Craig D
542 390 10 00	2.92	1	R1-5000	8.70	25.40	\$18.94	\$481.14	Yasuda Nursery Llc
542 390 12 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Rodriguez Fidel&Isabel V
542 390 13 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Wallace Reggie R
542 390 14 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Banks Ramona
542 390 17 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Pepler Trust 08-17-22
542 390 18 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Siyum Wolde M&Dinku Eyerusalem
542 390 19 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Martinez-Higgs Alicia&Henry Steven M Trust 02-07-1
542 390 20 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Conwright Henry E&Loretta D
542 390 21 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Macias Julian&Kimberley
542 390 22 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Bolden Family Trust 12-12-03
542 390 23 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Bolden Family Trust 12-12-03
542 390 24 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Tamayo Rafael D
542 390 25 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Harris Eddie L&Gloria J
542 390 26 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Pineda Juan J&Teresa N
542 390 27 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Nunez Alyssa D&Nunez Dulio E
542 401 01 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Chapman Leana Inter Vivos Revocable Trust
542 401 02 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Ta Tho&Pham Thao
542 401 03 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Cedillo Juan&Maria
542 401 04 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Nguyen Family Trust 01-07-05
542 401 05 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Som 2022 Family Trust 10-21-22
542 401 06 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Lam Long
542 401 07 00	4.00	1	DAPT	0.70	2.80	\$18.94	\$53.02	Nguyen Bryan Bao&Vo Vi Phuong Minh
542 401 08 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Valencia Reynaldo C
542 401 09 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Moore Richard&Henderson Lashawn
542 401 10 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Alcantara Katherine
542 401 11 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Phirom Adam&Sonpheng
542 401 12 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Montoya Oscar Revocable Trust 01-12-23
542 401 13 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Deleon Elsita

EXHIBIT C - Assessment Roll (Fiscal Year 2025)

Webster - Federal Boulevard Maintenance Assessment District

Parcel Number	Acres/ Units ⁽¹⁾	Zone	Land Use	EDU Factor	Total EDUs	Unit Cost (\$/EDU)	FY 2025 ⁽²⁾ Assessment	Owner Name
542 401 14 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Rowden Family Trust 03-17-22
542 401 15 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Zazueta Manuel&Alba
542 401 16 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Johnson Benjamin N
542 401 17 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Bolden Family Trust 12-12-03
542 402 01 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Lopez Miguel A
542 402 02 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Baker Tararachelle
542 402 03 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Gonder Phillip A
542 402 04 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Tran Toan
542 402 05 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Doan Minh&Tran Dao
542 402 06 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Escobedo Victor&Margarita
542 402 07 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Kim Jina
542 402 08 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Scott Ciara L Living Trust 12-28-13
542 402 09 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Neto Lazaro&Leticia
542 402 10 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Moore Elizabeth A
542 402 11 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Ayala Rosa
542 402 12 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	L B Three L L C
542 402 13 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Lai Ngoc Thu Thi
542 402 14 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Diaz Jesus A&Zobeida
542 402 15 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Calderon-Mendenhall Jennifer
542 402 16 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Wylie Family Trust 01-21-05
542 403 01 00	0.86	1	DRET	30.00	25.80	\$18.94	\$488.64	Federal Boulevard L L C
542 420 07 00	1.00	1	DREL	1.00	1.00	\$18.94	\$18.94	Pilgrim Progressive Baptist Church
542 420 08 00	1.00	1	DREL	1.00	1.00	\$18.94	\$18.94	People'S Church San Diego

TOTAL	-	-	-	-	997.12	-	\$18,885	
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⁽¹⁾ Applicable units (acres or dwelling units) dependent upon Land Use Code.

⁽²⁾ FY 2025 is the City's Fiscal Year 2025, which begins July 1, 2024 and ends June 30, 2025.