



America's Finest City

THE CITY OF SAN DIEGO



Assessment Engineer's Report

TALMADGE PARK – SOUTH LIGHTING MAINTENANCE ASSESSMENT DISTRICT

**Fiscal Year 2015 Assessments
and Maximum Authorized Assessments**

under the provisions of the

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

and

**Landscaping & Lighting Act of 1972
of the California Streets & Highways Code**

Prepared for

City of San Diego, California

Prepared by

EFS Engineering, Inc

P.O. Box 22370

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April 2014

CITY OF SAN DIEGO

Mayor

Kevin Faulconer

City Council Members

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District 1 (Council President Pro Tem)

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District 2

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Myrtle Cole
District 4

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City Clerk

Elizabeth Maland

Independent Budget Analyst

Andrea Tevlin

City Engineer

James Nagelvoort

Assessment Engineer

EFS Engineering, Inc.

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Assessment Engineer's Report Talmadge Park – South Lighting Maintenance Assessment District

Preamble

Pursuant to the provisions of the “Maintenance Assessment Districts Ordinance” (San Diego Municipal Code, Division 2, Article 5, Chapter VI, §65.0201 et seq.), provisions of the “Landscaping & Lighting Act of 1972” (California Streets & Highways Code §22500 et seq.), applicable provisions of “Proposition 218” (Article XIID of the California Constitution), and provisions of the “Proposition 218 Omnibus Implementation Act” (California Senate Bill 919) (the aforementioned provisions are hereinafter referred to collectively as “Assessment Law”), and in accordance with the Resolution of Intention, being Resolution No. _____, adopted by the CITY COUNCIL OF THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, in connection with the proceedings for the TALMADGE PARK – SOUTH LIGHTING MAINTENANCE ASSESSMENT DISTRICT (hereinafter referred to as “District”), EFS ENGINEERING, INC., as Assessment Engineer to the City of San Diego for these proceedings, submits herewith this report for the District as required by California Streets and Highways §22565.

PRELIMINARY APPROVAL BY THE CITY COUNCIL OF THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, CALIFORNIA, ON THE _____ DAY OF _____, 2014.

Elizabeth Maland, CITY CLERK
CITY OF SAN DIEGO
STATE OF CALIFORNIA

FINAL APPROVAL BY THE CITY COUNCIL OF THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, CALIFORNIA, ON THE _____ DAY OF _____, 2014.

Elizabeth Maland, CITY CLERK
CITY OF SAN DIEGO
STATE OF CALIFORNIA



Executive Summary

Project: Talmadge Park – South
 Lighting Maintenance Assessment District

Apportionment Method: Equivalent Benefit Unit (EBU)

	FY 2015 ⁽¹⁾	Maximum Authorized ⁽²⁾
Total Parcels Assessed:	243	--
Total Estimated Assessment:	\$16,605	\$16,605
Total Estimated EBUs:	231.400	--
Annual Assessment per EBU:	\$71.76	\$71.76

NOTE: Total Parcels Assessed, Total Estimated Assessment, and Total Estimated EBUs may vary from fiscal year to fiscal year due to parcel changes and/or land use re-classifications.

⁽¹⁾ FY 2015 is the City's Fiscal Year 2015, which begins July 1, 2014 and ends June 30, 2015.

⁽²⁾ Subject to annual increase based on cost-indexing provisions set forth in this Assessment Engineer's Report.

Annual Cost-Indexing: The maximum authorized assessment will be indexed annually by a factor equal to the published *San Diego Consumer Price Index for Urban Consumers*.

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



Background

Property owners located in the Kensington neighborhood of the Kensington-Talmadge community of the *Mid-City Communities Plan* area have petitioned the City of San Diego (City) to form maintenance assessment districts for five (5) neighborhood areas (shown in **Figure 1**), namely: Kensington Heights, Kensington Manor, Kensington Park – North, Talmadge Park – South, and Talmadge Park – North.

The City has retained EFS Engineering, Inc. to prepare an Assessment Engineer's Report for the formation of the Talmadge Park – South Lighting Maintenance Assessment District (District). The purpose of the District is to fund the procurement, installation, repair, replacement, operation and maintenance of identified ornamental street lighting improvements located within the District.

District Proceedings for Fiscal Year 2015

This District will be authorized and administered under the provisions of the "Maintenance Assessment Districts Ordinance" (San Diego Municipal Code, Division 2, Article 5, Chapter VI, §65.0201 et seq.), provisions of the "Landscaping & Lighting Act of 1972" (California Streets & Highways Code §22500 et seq.), applicable provisions of "Proposition 218" (Article XIID of the California Constitution), and provisions of the "Proposition 218 Omnibus Implementation Act" (California Senate Bill 919) (the aforementioned provisions are hereinafter referred to collectively as "Assessment Law"). This report has been prepared in compliance with Assessment Law.

The purpose of these proceedings and this Assessment Engineer's Report is to:

- Provide for the formation of the Talmadge Park – South Maintenance Assessment District.
- Annex and abandon portions of Sub-Districts #26 (Kensington), #73 (Talmadge Park) and/or #81 (Adams Avenue #2) of Street Light District No. 1 Maintenance Assessment District, after formation of the Talmadge Park – South Maintenance Assessment District.



Upon preliminary approval of this report by the City Council and the attachment of a resolution of intention, this report will be filed with the Clerk of the City, and a time and place for a public hearing will be set. The Clerk will give notice of the public hearing and proposed assessments by mailing an official notice to all persons owning real property proposed to be assessed as part of the District. In accordance with Assessment Law, a ballot will be mailed with the official notice. The ballot will make provision for casting an affirmative or protest vote.

A public hearing will be scheduled where public testimony will be heard by the City Council. The public hearing will include presentation and consideration of this report, hearing of public testimony, and recordation of affirmative and protest votes. After conclusion of the public hearing, a tabulation of affirmative and protest votes will be declared.

If a weighted simple majority of ballots cast by parcel owners (weighted according to each parcel's proportionate assessment) are affirmative, the City Council may, at its discretion, proceed to confirm the new assessments and order the assessments to be levied as proposed in this Assessment Engineer's Report. If a weighted majority of the ballots cast protest the proposed assessments, the proposed assessments must be abandoned.

Bond Declaration

No bonds will be issued in connection with this District.



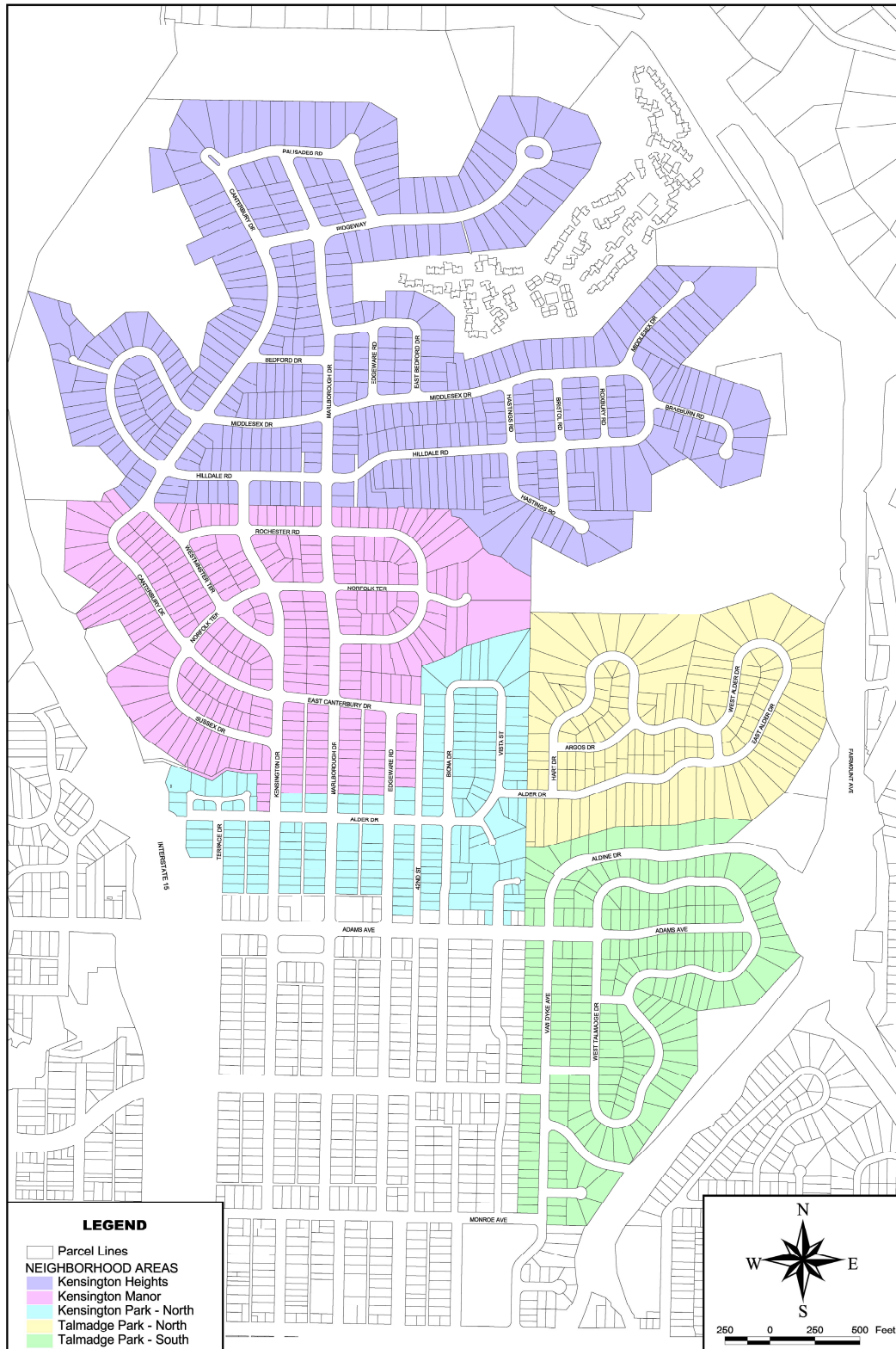


FIGURE 1: Kensington Neighborhood Areas



District Boundary

The District is located in Kensington neighborhood of the Kensington-Talmadge community of the *Mid-City Communities Plan* area. The District generally includes the properties located east of or fronting Van Dyke Avenue, north of Monroe Avenue.

The Boundary Map and Assessment Diagram for the District are on file in the Maintenance Assessment Districts section of the Park and Recreation Department of the City of San Diego, and by reference are made a part of this report. The Boundary Map and Assessment Diagram for the District are available for public inspection during normal business hours. A reduced copy of the Boundary Map is included as **Exhibit A**.

Project Description

The project to be funded by the proposed assessments is the procurement, installation, repair, replacement, operation and maintenance of identified ornamental (Delphi Acorn style) street lighting improvements located within the District and generally conceptually in **Figure 2**.

The lighting locations shown in **Figure 2** are conceptual. More detailed planning and design efforts will be prepared and reviewed by the City and the Kensington-Talmadge Planning Group prior to project permitting and construction.

A summary of existing and ultimate lighting counts within the District is provided in **Table 1**. All improvements/services to be provided by the District fall within dedicated City public rights-of-way, are on City property, City easements, or other public utility easements. For additional detail as to location and type of improvements/services, please refer to the engineering plans, maps, sketches, specifications, maintenance agreements and other materials on file with the City Park and Recreation Department.



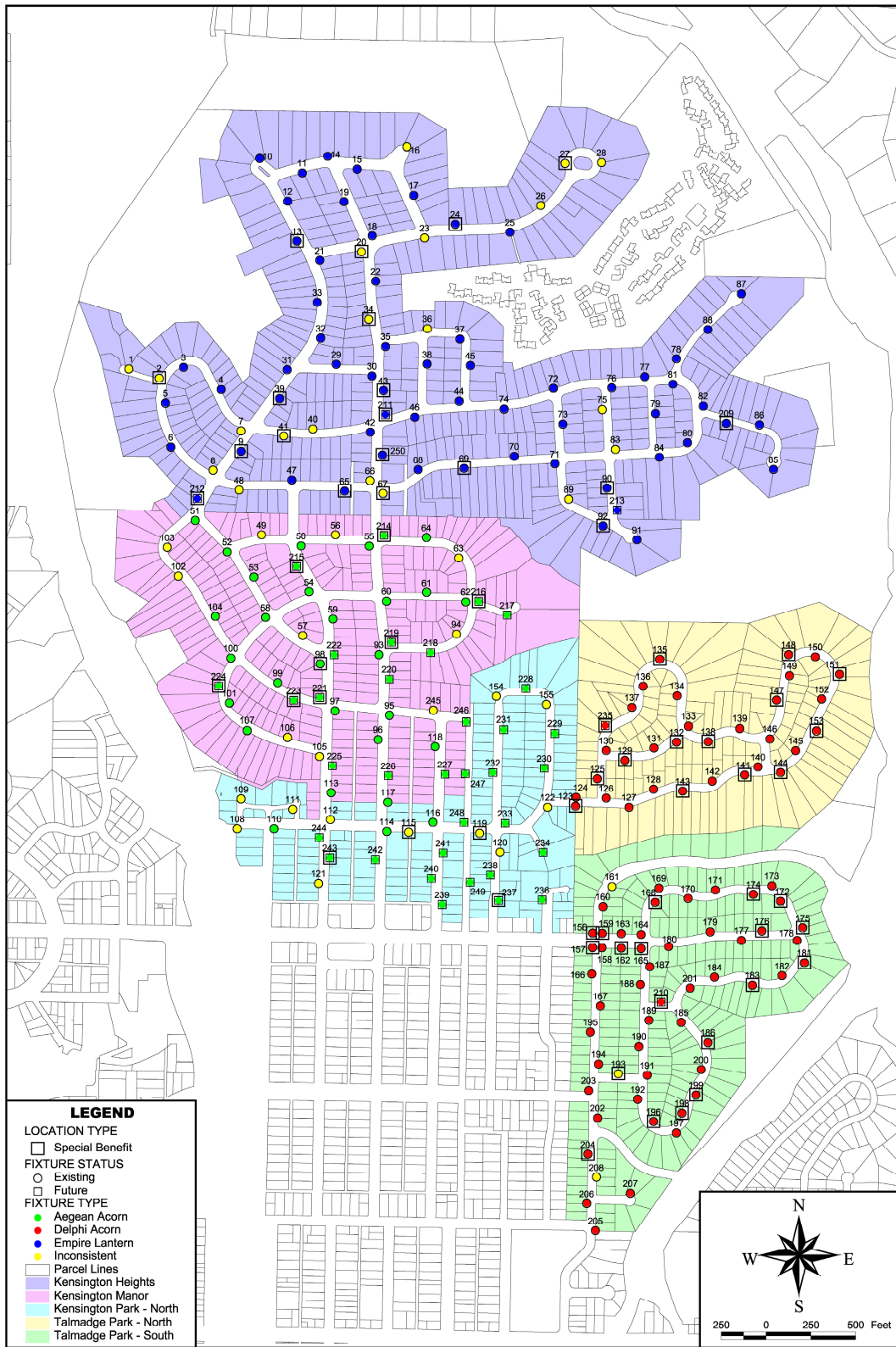


FIGURE 2: Kensington Lighting Improvements



TABLE 1: District Lighting Counts

	Existing	Ultimate
Location Type		
General Benefit Location ⁽¹⁾	35	35
Special Benefit Location ⁽²⁾	18	19
Fixture Type		
Consistent ⁽³⁾	50	54
Inconsistent ⁽⁴⁾	3	0
New Installation	1	--

⁽¹⁾ Consistent with City street light spacing standards.

⁽²⁾ In excess of City street light spacing standards (i.e., greater densification).

⁽³⁾ Consistent with District fixture type standard (Delphi Acorn style).

⁽⁴⁾ Non-standard (inconsistent) street light to be replaced.

Within the confines of applicable Assessment Law, the proposed assessments may be used to construct and/or maintain additional improvements/services of like character and nature to the extent that such activities are consistent with the method of cost apportionment.

Benefit of District Improvements

The ornamental street lighting improvements are estimated to benefit parcels in the District in the following ways:

- **Aesthetics** – the ornamental street lights provide a unique neighborhood identity/enhanced community image (50%).
- **Public Safety** – the spatial uniformity and densification of street lights enhances public safety through illumination of roadways/sidewalks (25%), and property frontages (25%).

Parcels within the District benefit from the improvements/services in terms of enhanced aesthetics and greater public safety.

Separation of General & Special Benefits

The identified ornamental street lighting improvements provide benefits to the parcels located within the District. Some of these benefits are “special benefits,” 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, isolation and quantification of the “special benefits” associated with the improvements/services are paramount, and 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 ornamental street lighting improvements.

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. Consistent with City policy for the public at large, the City will contribute toward street lighting energy costs and provide in-kind service at a level equivalent to that provided for City minimum required street lights. These cost and service allocations, reviewed and adjusted annually by the City, are representative of the City’s standard level of service. 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.

For additional detail as to the City’s street lighting standards, refer to *City Council Policy 200-18 – Mid-Block Street Light Policy for Developed Areas*, and *Street Design Manual – Street Lights*, Section 5, page 94 (approved by Council Resolution R-297376 on November 25, 2002).



External Benefits

Assessment Law prohibits levying assessments to pay for “general benefits” conferred to the public at large or properties located outside the District. While the aesthetic benefits of the improvements (i.e., unique neighborhood identity/enhanced community image) provide direct and special benefits solely to the properties in the District, the public safety benefits of the improvements (i.e., illumination of roadways/sidewalks, and property frontages) may accrue to incidental beneficiaries (i.e., drivers, pedestrians, etc.) simply passing through the District. Based on a review of the spatial limits of the District and the proposed improvements/services corridors, it has been determined that the maintenance and servicing of ornamental street lighting improvements has the potential to confer benefit to others outside the District.

A traffic assessment (see **Appendix 1**) was completed for the Kensington neighborhood areas to isolate and quantify the estimated “pass-through” traffic in each neighborhood area. Pass-through traffic, defined as traffic that has neither an origin nor destination within the defined neighborhood area, provides a reasonable means of quantifying incidental beneficiaries located outside the District.

It is estimated that 9% of the traffic on the Aldine Drive improvement corridor is internally generated by the properties within the District. In other words, the District has an estimated pass-through rate of 91% on Aldine Drive. With the pedestrian/road-related public safety benefits estimated at 25% and an estimated pass-through rate of 91%, the amount of “External Benefits” (conferred to the public at large or properties located outside the District) is estimated at 22.75%, as shown in the following equation:

$\text{External Benefits} = 25\% \times 91\% = 22.75\%$

In other words, 22.75% of the cost of maintaining and servicing the ornamental street lighting improvements along Aldine Drive (in excess of City standards) must be funded by sources other than the assessments and/or City standard contributions.



Cost Estimate

Estimated Costs

Estimated Fiscal Year 2015 and maximum authorized annual costs (provided by the City) are included as **Exhibit B1**. Amounts for each expenditure category may vary depending on the specific needs for the District. In future years, budgets for each expenditure category for the District will be presented in the Mayor's Proposed Budget and approved annually through the City Council budget deliberation process.

The estimated costs, as presented in **Exhibit B1**, are based on defined responsibilities (see **Exhibit B2**) and certain cost assumptions (see **Exhibit B3**). As currently proposed, the project has an estimated capital payback (construction) period of 15 years, with the work being completed in phases over that period.

The budget and corresponding assessments do not take into account possible future utility undergrounding efforts in the area. Should such undergrounding efforts occur, there is the potential for decreased assessments and/or accelerated construction of District improvements due to economies of scale and shared construction costs.

Assessments authorized and collected as part of these proceedings may be used for future balloting and re-engineering efforts, as may be required from time to time. In future years, the maximum authorized budget may increase or decrease based on the amount of assessments levied in a given fiscal year.

General Benefit Fiscal Implications

The degree of "general benefit" has been identified and quantified for the District. Assessment Law prohibits levying assessments to pay for "general benefits" conferred to the public at large or properties located outside the District. Accordingly, the estimated cost associated with the "general benefits" must come from sources other than the assessments.

For Fiscal Year 2015, the cost attributable to "general benefits" is estimated at \$4,827 (City's standard level of service estimated at



\$4,386, and External Benefits estimated at \$441). These amounts may vary from fiscal year to fiscal year based on estimated and actual costs of maintaining and servicing of District improvements.

Annual Cost-Indexing

With the passage of Proposition 218, any proposed increase in District assessments must be approved by affected property owners via a mail ballot and public hearing process, similar to these proceedings. A weighted simple majority of ballots received (weighted according to each parcel's proportionate assessment) must be affirmative for the City Council to confirm and levy the increased assessments. For small assessment districts or districts with relatively low dollar assessments, the cost of an assessment engineer's report, balloting, and the public hearing process can potentially exceed the total amount of the increase. These incidental costs of the proceedings can be added to the assessments, resulting in even higher assessments.

Indexing assessments annually to a factor not-to-exceed the *San Diego Consumer Price Index for Urban Consumers* (SDCPI-U) allows for minor increases in normal maintenance and operating costs, without incurring the costs of ballot proceedings required by Proposition 218. Any significant change in the assessment initiated by an increase in service provided or other significant changes to the District would still require Proposition 218 proceedings and property owner approval.

The maximum authorized assessment rates established in these proceedings will be indexed (increased or decreased) annually by a factor equal to the published SDCPI-U. Fiscal Year 2016 will be the first year authorized for such indexing. For example, if a parcel's maximum authorized assessment for a given fiscal year was \$100.00 and the published SDCPI-U increase for that year was 2.0%, the parcel's maximum authorized assessment for the subsequent fiscal year will be increased to \$102.00 without a vote of property owners in the District. The parcel's actual annual assessment may be less than or equal to the maximum authorized assessment depending upon the estimated budget for the fiscal year.



Method of Apportionment

Estimated Benefit of Improvements

The *Mid-City Communities Plan* (Community Plan) and the general policy recommendations found in the City's *Progress Guide & General Plan* (General Plan) establish several goals, objectives, and guidelines for the planned development of the community. The Community Plan makes the following noteworthy comments, objectives and recommendations:

- “With its stone gateways, ornamental lighting, and curving streets, [Kensington] is a strong candidate for designation as a historic district.” (p. 23)
- “Provide adequate lighting for vehicles and pedestrians. Pedestrian-oriented acorn lights should be provided in very active pedestrian areas. Mid-block lighting programs should be expanded.” (p. 57)
- “These streets are traditional neighborhood pathways, many well maintained with mature street trees, historic pedestrian lighting, and ceremonial gates that reinforce neighborhood identity.” (p. 69)
- “Design infrastructure and lighting in keeping with district themes where possible.” (p. 94)
- “Encourage pedestrian activity and the use of public transit through public and private investment in quality streetscape improvements including landscaping, crosswalk paving, lighting and other pedestrian-oriented enhancements.” (p. 94)
- “Enhance the character and security of alleys through public and private investment in lighting, landscaping, and litter control.” (p. 94)
- “Continue conversion of ‘yellow’ (low-pressure sodium) streetlights to ‘white’ (white low-energy consumption street lighting).” (p. 114)
- “All sidewalks with high pedestrian usage should be lighted with pedestrian-oriented streetlights.” (p. 135)
- “Provide adequate security for pedestrians with lighting and design of landscaped walkways to ensure visibility.” (p. 135)



- “Assure that public improvements, including street trees and pedestrian-oriented lighting, are provided in conjunction with street encroachment permits.” (p. 143)

The District’s ornamental street lighting improvements are consistent with these objectives and recommendations. The City’s General Plan and Community Plan support the establishment of community-based improvement and maintenance districts, such as this District, to fund installation and maintenance of enhanced improvements/services.

The proposed improvements/services are generally located in the public rights-of-way along the various transportation corridors within the District. These transportation corridors serve as the primary access routes for inter-community and intra-community trips. Parcels within the District benefit from the improvements/services in terms of enhanced aesthetics and improved public safety.

Apportionment Methodology

The total cost for maintenance of the identified improvements/services will be assessed proportionally to the parcels in the District based on Equivalent Benefit Units (EBUs). The total assessment for a given parcel is equal to the parcel’s total EBUs multiplied by the Unit Assessment Rate as shown in the following equation:

$\text{Total Assessment} = \text{Total EBUs} \times \text{Unit Assessment Rate}$
--

Equivalent Benefit Units (EBUs)

EBUs for each parcel have been determined as a function of parcel area (or number of residential units) and two factors – a Land Use Factor and a Benefit Factor – related as shown in the following equation:

$\text{EBUs} = (\text{Acres or Units}) \times \text{Land Use Factor} \times \text{Benefit Factor}$
--

Parcels determined to receive no benefit from the maintenance of District improvements/services have been assigned zero (0) EBUs.



Land Use Factor

Since the proposed District improvements/services are primarily associated with the Transportation Element of City’s General Plan and Community Plan, trip generation rates for various land use categories (as previously established by the City’s Transportation Planning section) have been used as the primary basis for the development of Land Use Factors. While these trip generation rates address vehicular trips, they are also considered to approximately reflect relative trip generation for other modes of transportation (e.g., pedestrian trips, bicycle trips, etc.), and are considered the best available information for these other transportation modes.

Trip generation rates provide the required nexus and basis for assigning relative proportionality of potential benefit to the various land use/zoning classifications (as defined by the City’s Municipal Code) within the District. Land use/zoning classifications have been grouped with averaged trip generation rates assigned to establish the Land Use Factors as shown in **Table 2**.

TABLE 2: Land Use Factors

Land Use/Zoning	Code	Land Use Factor ⁽¹⁾
Residential – Single Family (detached)	SFD	1.0 per dwelling unit
Residential – Condominium	CND	0.7 per dwelling unit
Residential – Duplex	DUP	0.7 per dwelling unit
Residential – Multi-Family & Apartment	MFR	0.7 per dwelling unit
Commercial – Office & Retail	COM	45.0 per acre
House of Worship	CRH	2.8 per acre
Open Space (designated)	OSP	0.0 per acre
Street/Roadway	STR	0.0 per acre
Utility Facility	UTL	3.0 per acre
Vacant/Undevelopable	VAC	0.0 per acre

⁽¹⁾ Proportional to trip generation rates contained in the City of San Diego *Trip Generation Manual* (May 2003).

The purpose of designated open space and vacant/undevelopable areas is primarily to preserve natural landforms and habitat. While access for study and passive recreation is often permitted, these activities are allowed only to the extent they are consistent with the



primary purpose of natural preservation. Since these lands are essentially “unused” in the customary terms of land use (which relate to human use and development), the trip generation rate is zero. Therefore, the designated open space and vacant/undevelopable lands receive no benefit from District improvements/services and has been assigned a Land Use Factor of zero.

While those traveling the streets and roadways visually enjoy the enhanced improvements/services being maintained by the District, the actual benefit accrues to the lands within the District not to the lands of the streets and roadways, themselves. Accordingly, the streets/roadways category receives no benefit and has been assigned a Land Use Factor of zero.

Benefit Factor

The Land Use Factor described above establishes a proportionality of relative intensity of use (or potential use) for the various parcels of land within the District. It does not address the relationship of this use to the specific improvements/services to be maintained by the District. This relationship is reflected in the Benefit Factor utilized in the assessment methodology.

In determining the Benefit Factor for each land use category, the subcomponents of the benefits of the improvements/services in a district may include some or all of the following: public safety, aesthetics, and recreational potential. The subcomponents used for this District are: aesthetics and public safety.

As Benefit Factors and their subcomponents are intended to reflect the particular relationships between specific land uses within a district and the specific improvements/services maintained by the district, Benefit Factors will generally vary from one district to another, based on the specific character and nature of the applicable land uses and improvements/services being maintained. For a given land use, the overall Benefit Factor is equal to the sum of the subcomponent values. If a land use category receives no benefit from a subcomponent, then a value of zero is assigned to that subcomponent. A composite Benefit Factor of 1.0 indicates that full benefit is received. A value less than 1.0 indicates that less than full benefit is received.



The applicable benefit subcomponents and resultant composite Benefit Factors determined for the various Land Use/Zoning categories within this District are as shown in **Table 3**.

TABLE 3: Benefit Factors by Land Use

Land Use/Zoning	Aesthetics (Max. 0.50)	Public Safety (Max. 0.50)	Composite Benefit Factor (Max. 1.00)
Residential – All	0.50	0.50	1.00
Commercial – Office & Retail	0.25	0.25	0.50
House of Worship	0.25	0.25	0.50
Open Space (designated)	0.00	0.00	0.00
Street/Roadway	0.00	0.00	0.00
Utility Facility	0.25	0.25	0.50
Vacant/Undevelopable	0.00	0.00	0.00

Aesthetics. The improvements/services provide aesthetic benefit to the properties in the District. Ornamental street lighting provides a unique neighborhood identity and enhanced community image. The degree of benefit received from this aspect of the District improvements varies among the land use categories. Generally, by nature of their use, residential lands receive the greatest benefit from aesthetic enhancement of the transportation corridors. Lands in the commercial and institutional categories are considered to receive a lesser degree of benefit from these enhancements based on the non-continuous or temporal nature of these uses. Lands in the open space, street/roadway, and vacant/undevelopable categories are considered to receive no significant benefit from the aesthetic elements of the District improvements/services, as enhanced aesthetics does not affect their function, use, or value.

Public Safety. Public safety is essential to all land uses, and even to lands, such as designated open space, held in stewardship with only incidental human use. The residential lands are considered to receive the maximum available benefit from the public safety aspect of the District improvements/services. Lands in the commercial, institutional, open space, street/roadway, and vacant/undevelopable categories are considered to receive a lesser degree of benefit based on the temporal nature of these uses



compared to the street light illumination times.

Unit Assessment Rates

The Unit Assessment Rate (annual assessment per EBU) is based on the Total Annual Program Costs and Total Estimated EBUs, as shown in the following equation:

$$\text{Unit Assessment Rate} = \text{Total Annual Program Costs} / \text{Total Estimated EBUs}$$

As described above, the total assessment assigned to each parcel in the District has been calculated, based on the preceding factors, as follows:

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

Based on the above formula, the EBUs, unit assessment rate, and total assessment calculated for each property, can be found in the Assessment Roll (**Exhibit C**).



Summary Results

The District Boundary Map is shown in **Exhibit A**.

An estimate of Fiscal Year 2015 and maximum authorized annual maintenance costs associated with District improvements/services is shown in **Exhibit B1**.

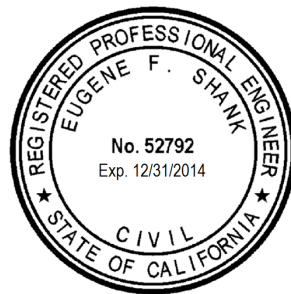
The assessment methodology utilized is as described in the text of this report. Based on this methodology, the EBUs, Fiscal Year 2015, and maximum authorized annual maintenance assessments for each parcel were calculated, and are as shown in the Assessment Roll (**Exhibit C**).

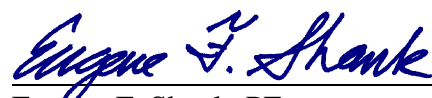
Each lot or parcel of land within the District has been identified by unique County Assessor's Parcel Number on the Assessment Roll, and the Boundary Map and Assessment Diagram referenced herein.

A Noticing List containing parcel ownership and mailing address information has been prepared and is shown in **Exhibit D**.

This report has been prepared and respectfully submitted by:

EFS ENGINEERING, INC.




Eugene F. Shank, PE

C 52792



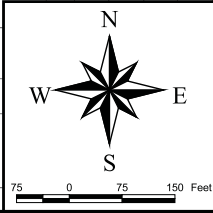
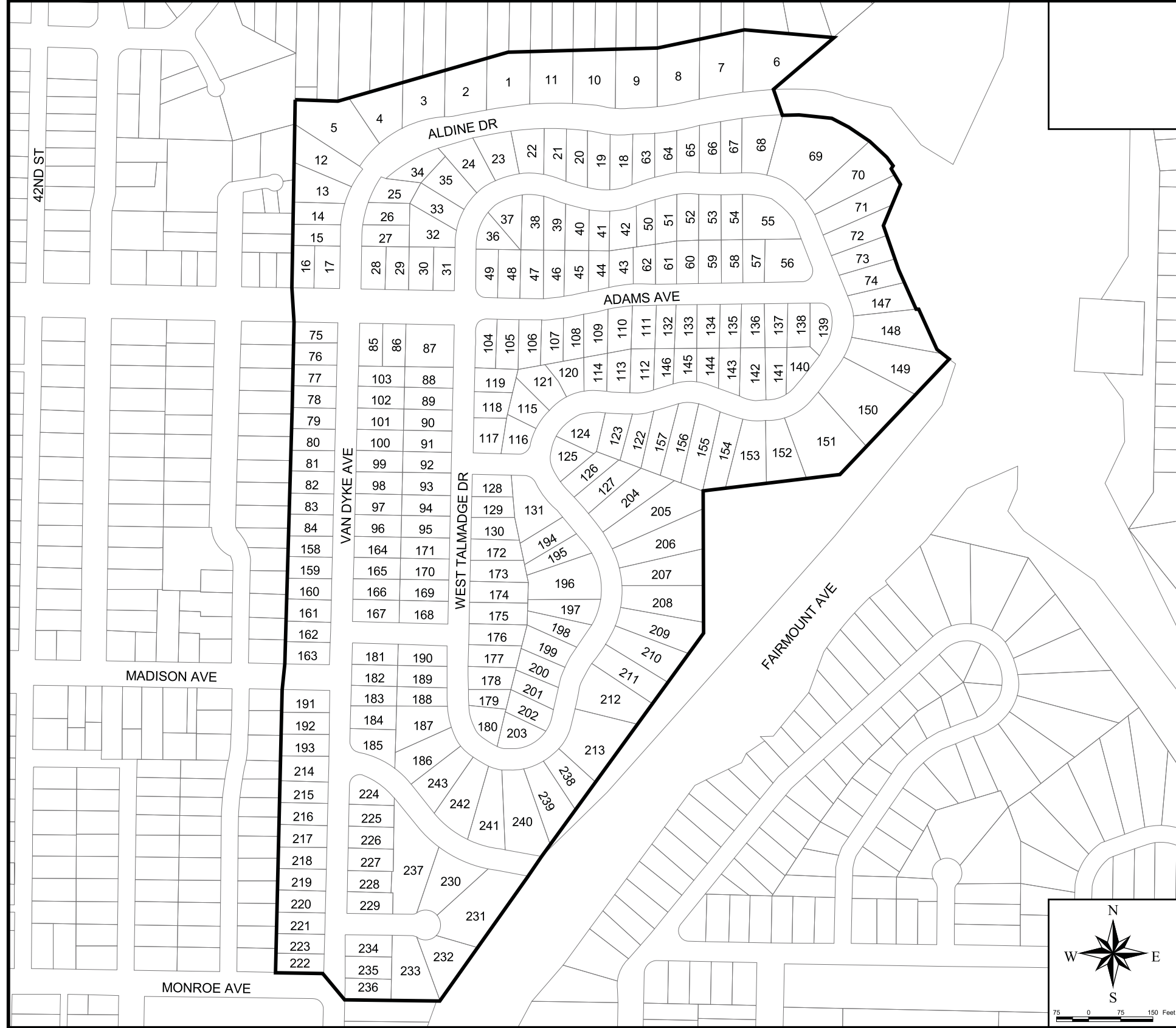
I, _____, as CITY CLERK of the CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, CALIFORNIA, do hereby certify that the Assessment as shown on the Assessment Roll, together with the Assessment Diagram, both of which are incorporated into this report, were filed in my office on the ____ day of _____, 2014.

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, together with the Assessment Diagram incorporated into this report, was approved and confirmed by the CITY COUNCIL of said City on the ____ day of _____, 2014.

Elizabeth Maland, CITY CLERK
CITY OF SAN DIEGO
STATE OF CALIFORNIA

EXHIBIT A



SOURCE: SanGIS, City of San Diego, and EFS Engineering, Inc.

BOUNDARY MAP & ASSESSMENT DIAGRAM

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING PROPOSED BOUNDARIES OF THE TALMADGE PARK - SOUTH LIGHTING MAINTENANCE ASSESSMENT DISTRICT, CITY OF SAN DIEGO, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF, HELD ON THE _____ DAY OF _____, 2014, BY ITS RESOLUTION NO. _____.

ELIZABETH MALAND, CITY CLERK
CITY OF SAN DIEGO
STATE OF CALIFORNIA

PREPARED BY:
EF5 ENGINEERING, INC.
P.O. Box 22370, San Diego, CA 92192 (858) 752-3490

AN ASSESSMENT WAS LEVIED BY THE CITY COUNCIL OF THE CITY OF SAN DIEGO ON THE LOTS, PIECES, AND PARCELS OF LAND SHOWN ON THIS ASSESSMENT DIAGRAM. SAID ASSESSMENT WAS LEVIED ON THE _____ DAY OF _____, 2014; SAID ASSESSMENT DIAGRAM AND THE ASSESSMENT ROLL WERE RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS OF THE CITY OF SAN DIEGO, STATE OF CALIFORNIA ON THE _____ DAY OF _____, 2014. REFERENCE IS MADE TO THE ASSESSMENT ROLL RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS FOR THE EXACT AMOUNT OF EACH ASSESSMENT LEVIED AGAINST EACH PARCEL OF LAND SHOWN ON THIS ASSESSMENT DIAGRAM.

LEGEND:
 District Boundary
 Parcel Line
 # Diagram Number

NOTE:
FOR A DETAILED DESCRIPTION OF THE LINES AND DIMENSIONS OF LOTS OR PARCELS SHOWN ON THIS MAP, REFER TO THE COUNTY ASSESSOR'S MAPS WHICH SHALL GOVERN WITH RESPECT TO ALL DETAILS CONCERNING THE LINES AND DIMENSIONS OF SUCH LOTS OR PARCELS. REFER TO THE ENGINEER'S REPORT AND REFERENCED DOCUMENTS FOR DESCRIPTION OF IMPROVEMENTS AND SERVICES.



**CITY OF
SAN DIEGO**

**TALMADGE PARK - SOUTH
LIGHTING MAINTENANCE ASSESSMENT DISTRICT**

W.O. _____ DATE: _____ REVS: _____

EXHIBIT A

EXHIBIT B

EXHIBIT B1
Talmadge Park - South Lighting Maintenance Assessment District
ESTIMATED ANNUAL BUDGET

	Fiscal Year 2015 ⁽¹⁾	Maximum Authorized ⁽²⁾
Expenditures		
Inspection Costs (all light locations)*	\$4,505	\$4,590
Maintenance of Fixtures		
Bulb Replacement (special benefit light locations)	\$360	\$380
Repair of Fixtures, Poles, Paint, etc. (all light locations)*	\$2,650	\$2,700
Misc. Wiring Repairs (special benefit light locations)	\$450	\$475
Major Restoration (all light locations)	\$3,534	\$3,600
Energy Costs (all light locations)*	\$1,606	\$2,346
City Administrative Costs	\$3,500	\$3,500
Repayment of Formation Fund	\$10,302	\$0
Amount Available for CIP or Reserve	(\$5,475)	\$4,303
Total Expenditures	\$21,432	\$21,894
Revenues		
Estimated Assessment Revenue	\$16,605	\$16,605
General Fund Services/Contributions ⁽³⁾		
Inspection (general benefit light locations)	\$2,975	\$2,975
Energy (general benefit light locations)	\$1,061	\$1,521
Maintenance (general benefit baseline)	\$350	\$350
External Benefits	\$441	\$443
Total Revenues	\$21,432	\$21,894

* A portion of this cost item will be offset by General Fund contribution or in-kind service (see "Revenues" section of the budget).

⁽¹⁾ Fiscal Year 2015 begins July 1, 2014 and ends June 30, 2015.

⁽²⁾ Maximum authorized assessment subject to cost-indexing provisions contained in Assessment Engineer's Report.

⁽³⁾ Refer to Assessment Engineer's Report for quantification and estimation of "General Benefit" costs.

NOTE: Amounts for each expenditure category may vary depending on specific needs for the District. In future years, budgets for each expenditure category for the District will be presented in the Mayor's Proposed Budget and approved annually through the City Council budget deliberation process.

EXHIBIT B2

Talmadge Park - South Lighting Maintenance Assessment District RESPONSIBILITIES MATRIX

IMPROVEMENTS	New Light Installation	Existing Improvement		
		Replacement ⁽²⁾	Restoration	Repair
Ornamental Street Light Fixtures ⁽¹⁾				
General Benefit Location	M ⁽³⁾⁽⁴⁾⁽⁵⁾	M ⁽⁵⁾	M ⁽³⁾	M ⁽³⁾
Special Benefit Location	M ⁽⁵⁾	M ⁽⁵⁾	M	M
Foundations & Concrete Pads				
General Benefit Location	C ⁽⁵⁾⁽⁶⁾	C ⁽⁵⁾⁽⁶⁾	C	C
Special Benefit Location	M ⁽⁵⁾	M ⁽⁵⁾	M	M
Wiring & Conduits (Feeder - from Main Line to Pad)				
General Benefit Location	C ⁽⁵⁾⁽⁶⁾	C ⁽⁵⁾⁽⁶⁾	C	C
Special Benefit Location	M ⁽⁵⁾	M ⁽⁵⁾	M	M
Wiring & Conduits (Main Line) ⁽⁷⁾				
Circuit Failing			C ⁽⁵⁾	
Circuit Adequate - insufficient excess capacity			C/M ⁽⁵⁾	
Circuit Adequate - sufficient excess capacity			C ⁽⁵⁾	

KEY: M = MAD responsibility; C = City responsibility

⁽¹⁾ Includes globe, bulb, pole, controller and all internal wiring/circuitry.

⁽²⁾ Replacement of existing inconsistent lighting through discretionary action of community.

⁽³⁾ A portion of the cost may be offset by General Fund contribution or in-kind service associated with standard (cobra) installation and/or maintenance.

⁽⁴⁾ Accelerated installation (via MAD) can provide some special benefit.

⁽⁵⁾ Potential reduced cost (or offset) if performed in conjunction with utility undergrounding effort.

⁽⁶⁾ Minor cost potentially attributable to MAD.

⁽⁷⁾ City remains responsible for existing series circuit wiring handling current service load.

EXHIBIT B3

Talmadge Park - South Lighting Maintenance Assessment District UNIT COST ASSUMPTIONS

COST ITEM	ANNUAL UNIT COST (\$/light)	ASSUMPTIONS			
Inspection of Lighting	\$85.00	Visual inspection yearly, reactive response, \$85 per location			
Maintenance of Lighting Fixtures					
Bulb Replacement - Special Benefit Lights Only	\$20.00	20% of bulbs replaced annually (5-year life span); \$100 per bulb			
Repair of Fixtures, Poles, Paint, etc. - All Decorative Lights	\$50.00	5% of fixtures, globes, poles, etc. need fixing; \$1K per occurrence			
Misc. Wiring Repairs - Special Benefit Lights Only	\$25.00	5% of lights need conduit repair or replacement; \$500 per location			
Major Restoration - All Acorn Style Lights	\$66.67	Restoration needed every 75 years; \$5,000 per light			
Major Restoration - All Empire Lantern Lights	\$107.69	Restoration needed every 65 years; \$7,000 per light			
Utilities - Energy					
85W Induction (6,000 lumens)	\$43.45	Historical figure provided by City			
165W Induction (12,000 lumens)	\$83.72	Historical figure provided by City			
35W LPS (4,800 lumens)	\$30.30	Historical figure provided by City			
55W LPS	\$41.90	Historical figure provided by City			
70W HPS (5,800 lumens)	\$72.93	Historical figure provided by City			
100W HPS (9,500 lumens)	\$84.22	Historical figure provided by City			
150W HPS	\$113.14	Historical figure provided by City			
	UNIT COST	COST TO INSTALL DECORATIVE STREET LIGHT			
Capital Improvement Program	(\$/light)	Description	Minimum	Maximum	Average
Replacement of Current Inconsistent Lights ⁽¹⁾	\$13,650.00	Trenching (labor + materials)	\$3,500	\$5,250	\$4,375
General Benefit Location (MAD Cost)	\$13,650.00	Trench cut fee & street overlay for trench influence area	\$2,500	\$3,750	\$3,125
Special Benefit Location (MAD Cost)	\$13,650.00	Pole, globe, base (materials)	\$2,000	\$7,000	\$4,500
Installation of New Lights ⁽²⁾	\$21,150.00	Induction Fixture (material)	\$1,000	\$1,000	\$1,000
General Benefit Location (MAD Cost)	\$7,000.00	Pull Box (labor + materials)	\$1,000	\$1,000	\$1,000
Special Benefit Location (MAD Cost)	\$21,150.00	Foundation (labor + materials)	\$1,000	\$1,000	\$1,000
Installation of New Lights with Undergrounding Program ⁽³⁾	\$7,000.00	Streetlight installation (labor)	\$2,000	\$2,000	\$2,000
		SDG&E Service Point	\$0	\$2,000	\$1,000
		Traffic Control, SWPP, Street Cleaning	\$350	\$550	\$450
		Field Inspection & Construction Engineering	\$1,050	\$1,650	\$1,350
		Design and administration	<u>\$1,050</u>	<u>\$1,650</u>	<u>\$1,350</u>
		Total Cost	\$15,450	\$26,850	\$21,150

⁽¹⁾ Cost assumes installation prior to circuit conversion.

⁽²⁾ Cost assumes installation after circuit conversion.

⁽³⁾ Cost only includes material cost (fixture, etc.); all other aspects paid by undergrounding program.

EXHIBIT C

**ASSESSMENT ENGINEER'S REPORT
ASSESSMENT ROLL**

The undersigned, pursuant to the "Maintenance Assessment Districts Ordinance" (San Diego Municipal Code, Division 2, Article 5, Chapter VI, §65.0201 et seq.), the "Landscaping & Lighting Act of 1972" (California Streets & Highways Code §22500 et seq.), applicable provisions of "Proposition 218" (Article XIII D of the California Constitution), and provisions of the "Proposition 218 Omnibus Implementation Act" (California Senate Bill 919) (the aforementioned provisions are hereinafter referred to collectively as "Assessment Law"), does hereby submit the following:

1. Pursuant to the provisions of Assessment Law and the Resolution of Intention, we have assessed the costs and expenses of the works of improvement (maintenance) to be performed in the Assessment District upon the parcels of land in the Assessment District benefited thereby in direct proportion and relation to the estimated benefits to be received by each of said parcels. For particulars as to the identification of said parcels, reference is made to the Boundary Map and Assessment Diagram on file in the Maintenance Assessment Districts section of the Park and Recreation Department of the City of San Diego. A reduced copy of the Boundary Map is included in the Assessment Engineer's Report as Exhibit A.
2. The Assessment Diagram included in this report shows the Assessment District, as well as the boundaries and dimensions of the respective parcels and subdivisions of land within the Assessment District, the same as existed at the time of the passage of the Resolution of Intention, each of which subdivisions of land or parcels or lots respectively have been given a separate number upon the Assessment Diagram and in the Assessment Roll (Exhibit C).
3. By virtue of the authority contained in said Assessment Law, and by further direction and order of the legislative body, we hereby make the following assessment to cover the costs and expenses of the works of improvement (including maintenance) for the Assessment District based on the costs and expenses as set forth in the Assessment Engineer's Report.

For particulars as to the individual assessments and their descriptions, reference is made to the Assessment Roll (Exhibit C) attached hereto.

DATED: April 7, 2014

EFS ENGINEERING, INC.



By: Eugene F. Shank
Eugene F. Shank, PE

C 52792

EXHIBIT C

Talmadge Park - South Lighting Maintenance Assessment District ASSESSMENT ROLL

Parcel Number	Diagram Number	Acres/ Units ⁽¹⁾	Land Use Code ⁽²⁾	Apportionment Factors		Total EBUs	Fiscal Year 2015 ⁽⁴⁾ & Maximum Authorized ⁽⁵⁾		Owner Name
				Land Use ⁽²⁾	Benefit ⁽³⁾		Unit Cost	Assessment	
465 273 01 00	1	0.29	VAC	0.00	0.00	0.000	\$71.76	\$0.00	STOCKER HANS M TR
465 273 02 00	2	0.26	VAC	0.00	0.00	0.000	\$71.76	\$0.00	STOCKER HANS M TR
465 273 03 00	3	0.24	VAC	0.00	0.00	0.000	\$71.76	\$0.00	STOCKER HANS M TR
465 273 04 00	4	0.00	SFD	1.00	1.00	0.000	\$71.76	\$0.00	WULBERN JULIAN&JEANNE REVOCABLE TR
465 273 05 00	5	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	WULBERN JULIAN&JEANNE REVOCABLE TR
465 282 01 00	6	0.44	VAC	0.00	0.00	0.000	\$71.76	\$0.00	STOCKER HANS M TR
465 282 02 00	7	0.33	VAC	0.00	0.00	0.000	\$71.76	\$0.00	STOCKER HANS M TR
465 282 03 00	8	0.32	VAC	0.00	0.00	0.000	\$71.76	\$0.00	STOCKER HANS M TR
465 282 04 00	9	0.31	VAC	0.00	0.00	0.000	\$71.76	\$0.00	STOCKER HANS M TR
465 282 05 00	10	0.30	VAC	0.00	0.00	0.000	\$71.76	\$0.00	STOCKER HANS M TR
465 282 06 00	11	0.28	VAC	0.00	0.00	0.000	\$71.76	\$0.00	STOCKER HANS M TR
465 321 01 00	12	0.00	SFD	1.00	1.00	0.000	\$71.76	\$0.00	WULBERN JULIAN&JEANNE REVOCABLE TR
465 321 02 00	13	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	BURRITT LINDA M
465 321 03 00	14	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	CROOKS GARY V&MUELLER CAROLYNN M
465 321 04 00	15	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	WHITE NATHAN S&KATHLEEN M
465 321 05 00	16	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	GERARDI GREGORY J&SWEENEY SARAH K
465 321 06 00	17	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	MILLER DAVID J
465 322 01 00	18	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	COLE EMILY
465 322 02 00	19	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	BLOOM JAMES A&LYNN L
465 322 03 00	20	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	DOWLING MARJORIE LIVING TR
465 322 04 00	21	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	MCINNES JAMES&BANISTER-MCINNES SANDI REV TR
465 322 05 00	22	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	WONG-LIM FAMILY TR
465 322 06 00	23	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	SMITH CONOR G&SCOTT FIONA L
465 322 07 00	24	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	DAVIS MARK J&MARY G
465 322 09 00	25	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	ROBERTS EDWARD T TR
465 322 10 00	26	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	PHIPPS KATHRYN A TR
465 322 11 00	27	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	KNAPP FAMILY SURVIVORS SUB-TR
465 322 12 00	28	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	SHIRAZI BETSY S&AMIR M
465 322 13 00	29	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	KIRK BARRY&CONSTANCE
465 322 14 00	30	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	KATZ JUDITH W FAMILY TR
465 322 15 00	31	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	ADRIGNOLA SAM F&ANNA R TRS
465 322 16 00	32	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	JOHNSON FAMILY TR
465 322 17 00	33	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	EVENSON WILLIS&JOAN FAMILY TR
465 322 19 00	34	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	SHINSKY NEALE R&MARY P 2001 TR

EXHIBIT C

Talmadge Park - South Lighting Maintenance Assessment District ASSESSMENT ROLL

Parcel Number	Diagram Number	Acres/ Units ⁽¹⁾	Land Use Code ⁽²⁾	Apportionment Factors		Total EBUs	Fiscal Year 2015 ⁽⁴⁾ & Maximum Authorized ⁽⁵⁾		Owner Name
				Land Use ⁽²⁾	Benefit ⁽³⁾		Unit Cost	Assessment	
465 322 20 00	35	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	SCHLECHT IRENE M
465 323 01 00	36	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	ZAWACKI HOYT FAMILY TR
465 323 02 00	37	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	GOLDFARB KAHL&NICOLE R
465 323 03 00	38	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	VINCENT KIMBALL R LIVING TR
465 323 04 00	39	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	BERHOW DONALD O&MAGDA E TR
465 323 05 00	40	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	WISSLER JEFFREY L TR
465 323 06 00	41	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	PERCIVAL JEAN O TR
465 323 07 00	42	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	JONES SHERRY
465 323 08 00	43	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	DAMPIER FAMILY TR
465 323 09 00	44	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	HERROON LIVING TR
465 323 10 00	45	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	SANCHEZ-ALDANA ADRIANA
465 323 11 00	46	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	DARR RICHARD M TR
465 323 12 00	47	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	MAZE FAMILY TR
465 323 13 00	48	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	HW&BSW TR
465 323 14 00	49	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	MILLER KATE
465 331 01 00	50	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	WEINRICK JANICE L 1993 TR
465 331 02 00	51	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	LUBIN/ENGEL FAMILY TR
465 331 03 00	52	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	SHAW ROBERT B&DENISE A
465 331 04 00	53	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	GUILBAULT KEITH
465 331 05 00	54	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	WALSH TIMOTHY S&NATALIA E
465 331 06 00	55	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	HOLMES CHARLOTTE TR
465 331 07 00	56	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	BRUNETTO BENEDETTO&CELINA
465 331 08 00	57	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	HIGH JAMES B;KRAMER GARY A
465 331 09 00	58	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	JONES RODERICK R&BARBARA M TR
465 331 10 00	59	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	CIERI CHRIS V
465 331 11 00	60	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	LEONARD SUSAN V TR
465 331 12 00	61	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	HANSEN EDWARD L TR
465 331 13 00	62	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	BOYANOV BOYAN&BOYANOVA VENETA
465 332 01 00	63	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	PERLMAN ALAN&JILL
465 332 02 00	64	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	WHITE ROBERT C&SANDRA L FAMILY TR
465 332 03 00	65	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	FISHER CLAY
465 332 04 00	66	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	FERRARO CHARLES G&KATHRYN C
465 332 05 00	67	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	MCCLURE FRANCINE;LYERLY SUSAN J
465 332 06 00	68	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	HILEMAN JOHN&JULIE TR

EXHIBIT C

Talmadge Park - South Lighting Maintenance Assessment District ASSESSMENT ROLL

Parcel Number	Diagram Number	Acres/ Units ⁽¹⁾	Land Use Code ⁽²⁾	Apportionment Factors		Total EBUs	Fiscal Year 2015 ⁽⁴⁾ & Maximum Authorized ⁽⁵⁾		Owner Name
				Land Use ⁽²⁾	Benefit ⁽³⁾		Unit Cost	Assessment	
465 332 07 00	69	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	COOPER RICHARD L ET AL
465 332 08 00	70	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	HOPPER JEFF&REBECCA TR
465 332 09 00	71	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	TALBOTT MICHAEL S&ALINA R
465 332 10 00	72	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	MORGAN FRIEDMAN TR
465 332 11 00	73	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	COOPER DOUGLAS R&IVERSON LORRAINE A LIVING
465 332 12 00	74	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	BELL DAVID A&PATEL-BELL BINDA D
465 351 01 00	75	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	LERNER BARRY S&PATRICIA J-LERNER MICHAEL J&KELLEY G ET AL
465 351 02 00	76	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	FLAGEL JEREMY&NIST HEATHER L
465 351 03 00	77	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	WINN STEVEN W&MELANIE A
465 351 04 00	78	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	DUNN MARY F
465 351 05 00	79	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	NUNNS WILLIAM T
465 351 06 00	80	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	LOTTERMOSE MARY E 1993 TR
465 351 07 00	81	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	CHANDLER JAMES L&MAGEL B
465 351 08 00	82	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	BURCHELL DIANA B
465 351 09 00	83	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	TIPTON KELLY A
465 351 10 00	84	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	CONNOLLY BARBARA A REVOCABLE TR ET AL
465 352 01 00	85	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	BIGGERT THOMAS E REV TR C/O MARK BOUSQUET
465 352 02 00	86	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	OBRIEN/SPENCE TR
465 352 03 00	87	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	MARTIN FAMILY TR
465 352 04 00	88	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	RIVERA FAMILY SURVIVORS TR
465 352 05 00	89	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	VEERAMALLU FAMILY TR
465 352 06 00	90	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	WILDER TIMOTHY
465 352 07 00	91	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	HERNANDEZ VICKI M
465 352 08 00	92	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	MILLER KEITH C&AMY K
465 352 09 00	93	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	MCKISIC JAMES M&SHEILA D
465 352 10 00	94	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	BROWN MICHAEL L&KATHLEEN A
465 352 11 00	95	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	DESOUZA TESSA:MARTIN SUNITA
465 352 12 00	96	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	OZGUNDUZ NURI O&ANN R TRS
465 352 13 00	97	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	HOELTGEN DEBORAH C TR
465 352 14 00	98	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	BLAKE FAMILY TR
465 352 15 00	99	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	WILES FAMILY REVOCABLE TR
465 352 16 00	100	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	DEGEN PATRICIA A
465 352 17 00	101	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	KESNER ANDREW W&KAPTEINA CARIANNE E
465 352 18 00	102	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	GRISWOLD&SANCHEZ 2008 FAMILY TR

EXHIBIT C

Talmadge Park - South Lighting Maintenance Assessment District ASSESSMENT ROLL

Parcel Number	Diagram Number	Acres/ Units ⁽¹⁾	Land Use Code ⁽²⁾	Apportionment Factors		Total EBUs	Fiscal Year 2015 ⁽⁴⁾ & Maximum Authorized ⁽⁵⁾		Owner Name
				Land Use ⁽²⁾	Benefit ⁽³⁾		Unit Cost	Assessment	
465 352 19 00	103	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	BADRE NICOLAS H&KIRSTEN R
465 353 01 00	104	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	PARSONS LUCINDA L
465 353 02 00	105	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	VANRIPER KAREN J SEPARATE PROPERTY TR
465 353 03 00	106	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	KROOSKOS HELEN
465 353 04 00	107	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	NESS BRYAN
465 353 05 00	108	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	HAYNES MICHAEL J&GRABSKI PATRICIA
465 353 06 00	109	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	CONKLIN SPENCER&LORI L
465 353 07 00	110	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	HICKS ROBERT&DESJARDINS MICHELLE A
465 353 08 00	111	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	ROSE TAMI;BODNAR LIVING TR
465 353 09 00	112	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	ARNOLD FLORENCE G TR C/O EMILY SOMMER
465 353 10 00	113	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	RACHEEFF VENEDICT&EUGENIE G
465 353 11 00	114	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	MAGUIRE MERLIN A TR
465 353 14 00	115	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	PETERSCHMIDT JOHN C;MASIEE ELISE C
465 353 15 00	116	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	LUJAN FAMILY TR
465 353 16 00	117	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	BLAKE FAMILY TR
465 353 17 00	118	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	PORTER KAREN L LIVING TR;SCHORR DOROTHY F LIVING TR
465 353 18 00	119	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	FOGARTY-SIDOTTI FAMILY TR
465 353 19 00	120	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	MONGER FAMILY TR A
465 353 20 00	121	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	SAMPSON MICHAEL P&HECTOR SUSAN M REV TR
465 354 01 00	122	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	BRYSON PAMELA C&YVONNE J;SHULKIND MICHELLE L
465 354 02 00	123	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	ORCUTT FAMILY TR A
465 354 03 00	124	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	HURLEY PETERSON TR
465 354 04 00	125	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	HALFMAN JOAN E TR
465 354 05 00	126	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	HOLMES CHARLOTTE TR
465 354 06 00	127	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	SMITH TIMOTHY MATTHEW&ALISON 1999 TR
465 355 01 00	128	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	OVERAND PATRICK T LIVING TR
465 355 02 00	129	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	COLTHURST HARRY T JR&ALICE C
465 355 03 00	130	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	SHELTON-PETERSON FAMILY TR
465 355 06 00	131	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	COLLINS FAMILY 2005 TR
465 361 01 00	132	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	HARDING SUSAN R
465 361 02 00	133	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	HILLMAN CYNTHIA L&STRONG EMMA C;HILLMAN/STRONG
465 361 03 00	134	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	SAXOD OLGA R TR
465 361 04 00	135	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	FRIEDMAN RONALD A&GAYE E
465 361 05 00	136	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	MACLEOD KAREN E

EXHIBIT C

Talmadge Park - South Lighting Maintenance Assessment District ASSESSMENT ROLL

Parcel Number	Diagram Number	Acres/ Units ⁽¹⁾	Land Use Code ⁽²⁾	Apportionment Factors		Total EBUs	Fiscal Year 2015 ⁽⁴⁾ & Maximum Authorized ⁽⁵⁾		Owner Name
				Land Use ⁽²⁾	Benefit ⁽³⁾		Unit Cost	Assessment	
465 361 06 00	137	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	ISIP PETER&MARILEN
465 361 07 00	138	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	SMITH MICHAEL A TR
465 361 08 00	139	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	SETZ ROBERT&TIERNAN CAROL A
465 361 09 00	140	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	DAVIS SANDRA E
465 361 10 00	141	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	ABEDI JOSEPH&STOREY CASSANDRA
465 361 11 00	142	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	ROUDEBUSH L KEITH TR;ROUDEBUSH JANICE O
465 361 12 00	143	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	CUTSINGER REVOCABLE LIVING TR
465 361 13 00	144	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	DEVERMANN FAMILY REVOCABLE TR
465 361 14 00	145	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	WEBB JULIA A TR
465 361 15 00	146	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	MUNSON ERIC TR
465 362 01 00	147	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	ROBINSON-BONIN PAMELA S LIVING TR
465 362 02 00	148	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	GONZALES ARTHUR A
465 362 03 00	149	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	TROUB ALLEN W TR;WELCH PETER J TR
465 362 04 00	150	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	WEERTS PEGGY L
465 362 05 00	151	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	PARKER FRANK Z TR I
465 362 06 00	152	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	PATTENGILL GRETCHEN M REVOCABLE TR
465 362 07 00	153	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	ROPER FAMILY TR
465 362 08 00	154	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	CORRADO TR
465 362 09 00	155	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	FITTERER THOMAS T TR
465 362 10 00	156	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	MCCOWN REVOCABLE TR
465 362 11 00	157	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	BUCHER MELVIN&DOROTHY 2002 TR
465 391 01 00	158	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	JEPSEN CARL H TR
465 391 02 00	159	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	BARNIER DAVID J
465 391 03 00	160	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	WADE JEFFREY P TR
465 391 04 00	161	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	REID MICHAEL T JR&THERESA S
465 391 05 00	162	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	RIEBLI RALPH E REVOCABLE LIVING TR
465 391 06 00	163	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	BLAKE KIMBERLY A;FRIEND NINA M
465 392 01 00	164	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	RUCH ELIZABETH M
465 392 02 00	165	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	TREJO-MONTAGNE TR
465 392 03 00	166	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	ABSSY ELI A&ALMA R
465 392 04 00	167	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	WIEDERHOLT DOUGLAS W&ESMERALDA
465 392 05 00	168	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	GREEN SIDNEY W&ELIZABETH FAMILY TR
465 392 06 00	169	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	NEW ERNEST&BONNIE TR
465 392 07 00	170	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	SHAW MARY A&ELIZABETH

EXHIBIT C

Talmadge Park - South Lighting Maintenance Assessment District ASSESSMENT ROLL

Parcel Number	Diagram Number	Acres/ Units ⁽¹⁾	Land Use Code ⁽²⁾	Apportionment Factors		Total EBUs	Fiscal Year 2015 ⁽⁴⁾ & Maximum Authorized ⁽⁵⁾		Owner Name
				Land Use ⁽²⁾	Benefit ⁽³⁾		Unit Cost	Assessment	
465 392 08 00	171	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	MANCINI MARIANNA TR
465 393 01 00	172	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	NELSEN-BENN CHARLOTTE REVOCABLE TR
465 393 02 00	173	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	VASEY FAMILY TR
465 393 03 00	174	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	RAINES MICHAEL H&OCHOA JOHN G
465 393 04 00	175	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	WYATT JAMES L&PAMELA M
465 393 05 00	176	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	BROOKS-GONYER GEORGE&MARYANN
465 393 06 00	177	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	LARABEE DALE R&DIANE S 1997 REVOCABLE TR
465 393 07 00	178	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	BEHRMAN ERIC C&MELTZER SUSAN D
465 393 08 00	179	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	MOORE STEPHEN M
465 393 09 00	180	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	LEONARD ELIZABETH M TR
465 394 01 00	181	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	BLUCHER DONALD K JR TR
465 394 02 00	182	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	DUESLER DEBORAH A
465 394 03 00	183	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	GONZALEZ ALEJANDRO&SUSANA
465 394 04 00	184	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	KAIN GARY S;HOLMES NICHOLAS M
465 394 05 00	185	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	PECK DAVID&EDIE O
465 394 06 00	186	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	LOVE DARLENE A TR
465 394 07 00	187	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	KELLER STEVEN E TR
465 394 08 00	188	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	WEHRLE FAMILY TR
465 394 09 00	189	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	RIPELLINO DAYNE C&MCGINNESS EDWARD J
465 394 10 00	190	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	DENNEHY MARY E LIVING TR
465 395 01 00	191	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	PATRICK GENTRY&CANTU ALICIA
465 395 02 00	192	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	LOTHARIUS TONY
465 395 03 00	193	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	RIDER LANE
465 401 01 00	194	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	BIBERSTEIN FAMILY TR
465 401 02 00	195	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	VANDYKE THOMAS K TR
465 401 03 00	196	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	HARGRAVE FAMILY TR
465 401 04 00	197	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	SHERES FAMILY TR
465 401 05 00	198	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	CRAIN PATRICK&BRONSON MICHELE FAMILY TR
465 401 06 00	199	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	CROSTHWAITE WILLIAM&BARBARA H
465 401 07 00	200	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	SHACKELTON WILBRIGHT TR C/O WAYNE WILBRIGHT
465 401 08 00	201	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	OUTZS DAVID A TR;TARAS HOWARD L TR
465 401 09 00	202	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	KRESSEL-WELSH 2000 TR
465 401 10 00	203	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	KAISER CHRISTOPHER J&MOLLYE M
465 402 01 00	204	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	WHITE DARRYL J TR;STEPHENS DAVID K TR

EXHIBIT C

Talmadge Park - South Lighting Maintenance Assessment District ASSESSMENT ROLL

Parcel Number	Diagram Number	Acres/ Units ⁽¹⁾	Land Use Code ⁽²⁾	Apportionment Factors		Total EBUs	Fiscal Year 2015 ⁽⁴⁾ & Maximum Authorized ⁽⁵⁾		Owner Name
				Land Use ⁽²⁾	Benefit ⁽³⁾		Unit Cost	Assessment	
465 402 02 00	205	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	DENNEHY PETER F;JACKSON TIMOTHY W
465 402 03 00	206	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	DELUCA FRANCIS A REVOCABLE TR
465 402 04 00	207	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	WHITE ROTH LIVING TR
465 402 05 00	208	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	BERNASCONI BARRY M&PAMELA E
465 402 06 00	209	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	CLAPPER BETTY J
465 402 07 00	210	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	HERNANDEZ SERGIO H&SANCHEZ-MONTES SUYAPA L
465 402 08 00	211	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	KREYSLER SHEILA REVOCABLE TR
465 402 13 00	212	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	JAMES MICHAEL L&ALAIN E
465 402 14 00	213	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	WEBB JULIA A TR
465 421 01 00	214	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	HERNANDEZ JUAN V&ALIDA
465 421 02 00	215	0.13	VAC	0.00	0.00	0.000	\$71.76	\$0.00	COVELLUZZI STEVEN J&JAMES G
465 421 03 00	216	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	ROMSTAD THOMAS C&TAYLOR-ROMSTAD JANICE L
465 421 04 00	217	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	FUREY ROBERT G
465 421 05 00	218	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	THIESS KATHERINE E LIVING TR
465 421 06 00	219	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	COWGILL FAMILY TR
465 421 07 00	220	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	YAUGER DANIEL J TR
465 421 08 00	221	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	JONES ANTHONY MICHAEL&TARA
465 421 10 00	222	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	BADILLO JOSE G&NATALIE
465 421 11 00	223	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	STRONG KATHRYN J
465 422 01 00	224	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	FOX BRUCE W REVOCABLE 2002 TR
465 422 02 00	225	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	OBEIRNE ANNE M
465 422 03 00	226	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	SANDERSON-COTTRELL FAMILY TR
465 422 04 00	227	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	DIETRICK JOHN A JR REVOCABLE 2013 TR
465 422 05 00	228	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	DURAN RUDY L&PETERSON DAVID P TR
465 422 07 00	229	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	HENNEGAN PATRICIA C TR
465 422 09 00	230	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	FRISMAN DENNIS REVOCABLE TR
465 422 10 00	231	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	KATAKKAR SUCHETA
465 422 11 00	232	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	STEPHANIS ARON TR;MCDONALD BRIAN D TR
465 422 12 00	233	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	FRANSON ROBERT W&JENNIFER M
465 422 13 00	234	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	PETERSON MARK H REV TR;MURPHY WENDELL W REV TR
465 422 14 00	235	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	HOARE SAMUEL R&BARRETT MELISSA M
465 422 15 00	236	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	WONG S M FAMILY TR
465 422 16 00	237	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	TROMBLEE THOMAS E&ONATE RITA H TRS
465 423 01 00	238	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	JOHNSON HOWARD A JR&LUKIINI-JOHNSON ANNINA S I

EXHIBIT C

Talmadge Park - South Lighting Maintenance Assessment District ASSESSMENT ROLL

Parcel Number	Diagram Number	Acres/ Units ⁽¹⁾	Land Use Code ⁽²⁾	Apportionment Factors		Total EBUs	Fiscal Year 2015 ⁽⁴⁾ & Maximum Authorized ⁽⁵⁾		Owner Name
				Land Use ⁽²⁾	Benefit ⁽³⁾		Unit Cost	Assessment	
465 423 02 00	239	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	PALMER REVOCABLE TR
465 423 03 00	240	2.00	DUP	0.70	1.00	1.400	\$71.76	\$100.46	YARBOROUGH KATHERINE TR
465 423 04 00	241	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	MCCONNAUGHEY FAMILY TR
465 423 05 00	242	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	SUP CLARE
465 423 06 00	243	1.00	SFD	1.00	1.00	1.000	\$71.76	\$71.76	TORRES FAMILY TR
TOTAL	-	-	-	-	-	231.400	-	\$16,605	

⁽¹⁾ Applicable units (acres or dwelling units) dependent upon Land Use Code

⁽²⁾ Refer to Assessment Engineer's Report for description of Land Use Codes and applicable Land Use Factor

⁽³⁾ Refer to Assessment Engineer's Report for applicable Benefit Factors.

⁽⁴⁾ Fiscal Year 2015 begins July 1, 2014 and ends June 30, 2015.

⁽⁵⁾ Maximum authorized assessment subject to cost-indexing provisions contained in Assessment Engineer's Report

EXHIBIT D

EXHIBIT D

Talmadge Park - South Lighting Maintenance Assessment District NOTICING LIST

Parcel Number	Diagram Number	Owner Name	Mailing Address				
			Street Address	City	State	Zip	Country
465 273 01 00	1	STOCKER HANS M TR	7450 OLIVETAS AVE #232	LA JOLLA	CA	92037	
465 273 02 00	2	STOCKER HANS M TR	7450 OLIVETAS AVE #232	LA JOLLA	CA	92037	
465 273 03 00	3	STOCKER HANS M TR	7450 OLIVETAS AVE #232	LA JOLLA	CA	92037	
465 273 04 00	4	WULBERN JULIAN&JEANNE REVOCABLE TR	4304 ALDINE DR	SAN DIEGO	CA	92116	
465 273 05 00	5	WULBERN JULIAN&JEANNE REVOCABLE TR	4304 ALDINE DR	SAN DIEGO	CA	92116	
465 282 01 00	6	STOCKER HANS M TR	7450 OLIVETAS AVE #232	LA JOLLA	CA	92037	
465 282 02 00	7	STOCKER HANS M TR	7450 OLIVETAS AVE #232	LA JOLLA	CA	92037	
465 282 03 00	8	STOCKER HANS M TR	7450 OLIVETAS AVE #232	LA JOLLA	CA	92037	
465 282 04 00	9	STOCKER HANS M TR	7450 OLIVETAS AVE #232	LA JOLLA	CA	92037	
465 282 05 00	10	STOCKER HANS M TR	7450 OLIVETAS AVE #232	LA JOLLA	CA	92037	
465 282 06 00	11	STOCKER HANS M TR	7450 OLIVETAS AVE #232	LA JOLLA	CA	92037	
465 321 01 00	12	WULBERN JULIAN&JEANNE REVOCABLE TR	4304 ALDINE DR	SAN DIEGO	CA	92116	
465 321 02 00	13	BURRITT LINDA M	4720 VAN DYKE AVE	SAN DIEGO	CA	92116	
465 321 03 00	14	CROOKS GARY V&MUELLER CAROLYNN M	4714 VAN DYKE AVE	SAN DIEGO	CA	92116	
465 321 04 00	15	WHITE NATHAN S&KATHLEEN M	4708 VAN DYKE AVE	SAN DIEGO	CA	92116	
465 321 05 00	16	GERARDI GREGORY J&SWEENEY SARAH K	4254 ADAMS AVE	SAN DIEGO	CA	92116	
465 321 06 00	17	MILLER DAVID J	4260 ADAMS AVE	SAN DIEGO	CA	92116	
465 322 01 00	18	COLE EMILY	4352 N TALMADGE DR	SAN DIEGO	CA	92116	
465 322 02 00	19	BLOOM JAMES A&LYNN L	4350 N TALMADGE DR	SAN DIEGO	CA	92116	
465 322 03 00	20	DOWLING MARJORIE LIVING TR	4348 N TALMADGE DR	SAN DIEGO	CA	92116	
465 322 04 00	21	MCINNES JAMES&BANISTER-MCINNES SANDI REV TR	4344 N TALMADGE DR	SAN DIEGO	CA	92116	
465 322 05 00	22	WONG-LIM FAMILY TR	4338 N TALMADGE DR	SAN DIEGO	CA	92116	
465 322 06 00	23	SMITH CONOR G&SCOTT FIONA L	4332 N TALMADGE DR	SAN DIEGO	CA	92116	
465 322 07 00	24	DAVIS MARK J&MARY G	4330 N TALMADGE DR	SAN DIEGO	CA	92116	
465 322 09 00	25	ROBERTS EDWARD T TR	4719 VAN DYKE AVE	SAN DIEGO	CA	92116	
465 322 10 00	26	PHIPPS KATHRYN A TR	4713 VAN DYKE AVE	SAN DIEGO	CA	92116	
465 322 11 00	27	KNAPP FAMILY SURVIVORS SUB-TR	4707 VAN DYKE AVE	SAN DIEGO	CA	92116	
465 322 12 00	28	SHIRAZI BETSY S&AMIR M	4268 ADAMS AVE	SAN DIEGO	CA	92116	
465 322 13 00	29	KIRK BARRY&CONSTANCE	4276 ADAMS AVE	SAN DIEGO	CA	92116	
465 322 14 00	30	KATZ JUDITH W FAMILY TR	4284 ADAMS AVE	SAN DIEGO	CA	92116	
465 322 15 00	31	ADRIGNOLA SAM F&ANNA R TRS	4304 N TALMADGE DR	SAN DIEGO	CA	92116	
465 322 16 00	32	JOHNSON FAMILY TR	4308 N TALMADGE DR	SAN DIEGO	CA	92116	
465 322 17 00	33	EVENSON WILLIS&JOAN FAMILY TR	4314 N TALMADGE DR	SAN DIEGO	CA	92116	
465 322 19 00	34	SHINSKY NEALE R&MARY P 2001 TR	4305 ALDINE DR	SAN DIEGO	CA	92116	
465 322 20 00	35	SCHLECHT IRENE M	4320 N TALMADGE DR	SAN DIEGO	CA	92116	

EXHIBIT D

Talmadge Park - South Lighting Maintenance Assessment District NOTICING LIST

Parcel Number	Diagram Number	Owner Name	Mailing Address				
			Street Address	City	State	Zip	Country
465 323 01 00	36	ZAWACKI HOYT FAMILY TR	4317 N TALMADGE DR	SAN DIEGO	CA	92116	
465 323 02 00	37	GOLDFARB KAHL&NICOLE R	4327 N TALMADGE DR	SAN DIEGO	CA	92116	
465 323 03 00	38	VINCENT KIMBALL R LIVING TR	4337 N TALMADGE DR	SAN DIEGO	CA	92116	
465 323 04 00	39	BERHOW DONALD O&MAGDA E TR	4343 N TALMADGE DR	SAN DIEGO	CA	92116	
465 323 05 00	40	WISSLER JEFFREY L TR	4349 N TALMADGE DR	SAN DIEGO	CA	92116	
465 323 06 00	41	PERCIVAL JEAN O TR	4353 N TALMADGE DR	SAN DIEGO	CA	92116	
465 323 07 00	42	JONES SHERRY	4355 N TALMADGE DR	SAN DIEGO	CA	92116	
465 323 08 00	43	DAMPIER FAMILY TR	4338 ADAMS AVE	SAN DIEGO	CA	92116	
465 323 09 00	44	HERROON LIVING TR	4332 ADAMS AVE	SAN DIEGO	CA	92116	
465 323 10 00	45	SANCHEZ-ALDANA ADRIANA	4326 ADAMS AVE	SAN DIEGO	CA	92116	
465 323 11 00	46	DARR RICHARD M TR	4322 ADAMS AVE	SAN DIEGO	CA	92116	
465 323 12 00	47	MAZE FAMILY TR	4316 ADAMS AVE	SAN DIEGO	CA	92116	
465 323 13 00	48	HW&BSW TR	4308 ADAMS AVE	SAN DIEGO	CA	92116	
465 323 14 00	49	MILLER KATE	4302 ADAMS AVE	SAN DIEGO	CA	92116	
465 331 01 00	50	WEINRICK JANICE L 1993 TR	4359 N TALMADGE DR	SAN DIEGO	CA	92116	
465 331 02 00	51	LUBIN/ENGEL FAMILY TR	4363 N TALMADGE DR	SAN DIEGO	CA	92116	
465 331 03 00	52	SHAW ROBERT B&DENISE A	4367 N TALMADGE DR	SAN DIEGO	CA	92116	
465 331 04 00	53	GUILBAULT KEITH	4371 N TALMADGE DR	SAN DIEGO	CA	92116	
465 331 05 00	54	WALSH TIMOTHY S&NATALIA E	4375 N TALMADGE DR	SAN DIEGO	CA	92116	
465 331 06 00	55	HOLMES CHARLOTTE TR	4379 N TALMADGE DR	SAN DIEGO	CA	92116	
465 331 07 00	56	BRUNETTO BENEDETTO&CELINA	4386 ADAMS AVE	SAN DIEGO	CA	92116	
465 331 08 00	57	HIGH JAMES B;KRAMER GARY A	4374 ADAMS AVE	SAN DIEGO	CA	92116	
465 331 09 00	58	JONES RODERICK R&BARBARA M TR	3012 BEAR VALLEY PKY S #H	ESCONDIDO	CA	92025	
465 331 10 00	59	CIERI CHRIS V	4362 ADAMS AVE	SAN DIEGO	CA	92116	
465 331 11 00	60	LEONARD SUSAN V TR	4356 ADAMS AVE	SAN DIEGO	CA	92116	
465 331 12 00	61	HANSEN EDWARD L TR	4350 ADAMS AVE	SAN DIEGO	CA	92116	
465 331 13 00	62	BOYANOV BOYAN&BOYANOVA VENETA	4344 ADAMS AVE	SAN DIEGO	CA	92116	
465 332 01 00	63	PERLMAN ALAN&JILL	4354 N TALMADGE DR	SAN DIEGO	CA	92116	
465 332 02 00	64	WHITE ROBERT C&SANDRA L FAMILY TR	4358 N TALMADGE DR	SAN DIEGO	CA	92116	
465 332 03 00	65	FISHER CLAY	4362 N TALMADGE DR	SAN DIEGO	CA	92116	
465 332 04 00	66	FERRARO CHARLES G&KATHRYN C	4366 N TALMADGE DR	SAN DIEGO	CA	92116	
465 332 05 00	67	MCCLURE FRANCINE;LYERLY SUSAN J	4370 N TALMADGE DR	SAN DIEGO	CA	92116	
465 332 06 00	68	HILEMAN JOHN&JULIE TR	4372 N TALMADGE DR	SAN DIEGO	CA	92116	
465 332 07 00	69	COOPER RICHARD L ET AL	4380 N TALMADGE DR	SAN DIEGO	CA	92116	
465 332 08 00	70	HOPPER JEFF&REBECCA TR	10289 HIGHLANDS WEST DR	ESCONDIDO	CA	92029	

EXHIBIT D

Talmadge Park - South Lighting Maintenance Assessment District NOTICING LIST

Parcel Number	Diagram Number	Owner Name	Mailing Address				
			Street Address	City	State	Zip	Country
465 332 09 00	71	TALBOTT MICHAEL S&ALINA R	4386 N TALMADGE DR	SAN DIEGO	CA	92116	
465 332 10 00	72	MORGAN FRIEDMAN TR	4390 N TALMADGE DR	SAN DIEGO	CA	92116	
465 332 11 00	73	COOPER DOUGLAS R&IVERSON LORRAINE A LIVING	4394 N TALMADGE DR	SAN DIEGO	CA	92116	
465 332 12 00	74	BELL DAVID A&PATEL-BELL BINDA D	4697 E TALMADGE DR	SAN DIEGO	CA	92116	
465 351 01 00	75	LERNER BARRY S&PATRICIA J;LERNER MICHAEL J&KELLEY G ET	4249 ADAMS AVE	SAN DIEGO	CA	92116	
465 351 02 00	76	FLAGEL JEREMY&NIST HEATHER L	4686 VAN DYKE AVE	SAN DIEGO	CA	92116	
465 351 03 00	77	WINN STEVEN W&MELANIE A	4680 VAN DYKE AVE	SAN DIEGO	CA	92116	
465 351 04 00	78	DUNN MARY F	1420 ROSEWOOD HILL DR	VIENNA	VA	22182	
465 351 05 00	79	NUNNS WILLIAM T	4668 VAN DYKE AVE	SAN DIEGO	CA	92116	
465 351 06 00	80	LOTTERMOSER MARY E 1993 TR	4662 VAN DYKE AVE	SAN DIEGO	CA	92116	
465 351 07 00	81	CHANDLER JAMES L&MAGEL B	4656 VAN DYKE AVE	SAN DIEGO	CA	92116	
465 351 08 00	82	BURCHELL DIANA B	4442 50TH ST	SAN DIEGO	CA	92115	
465 351 09 00	83	TIPTON KELLY A	4646 VAN DYKE AVE	SAN DIEGO	CA	92116	
465 351 10 00	84	CONNOLLY BARBARA A REVOCABLE TR ET AL	4642 VAN DYKE AVE	SAN DIEGO	CA	92116	
465 352 01 00	85	BIGGERT THOMAS E REV TR C/O MARK BOUSQUET	P O BOX 309	WESTON	OR	97886	
465 352 02 00	86	OBRIEN/SPENCE TR	4277 ADAMS AVE	SAN DIEGO	CA	92116	
465 352 03 00	87	MARTIN FAMILY TR	4680 W TALMADGE DR	SAN DIEGO	CA	92116	
465 352 04 00	88	RIVERA FAMILY SURVIVORS TR	4668 W TALMADGE DR	SAN DIEGO	CA	92116	
465 352 05 00	89	VEERAMALLU FAMILY TR	4662 W TALMADGE DR	SAN DIEGO	CA	92116	
465 352 06 00	90	WILDER TIMOTHY	4656 W TALMADGE DR	SAN DIEGO	CA	92116	
465 352 07 00	91	HERNANDEZ VICKI M	4646 W TALMADGE DR	SAN DIEGO	CA	92116	
465 352 08 00	92	MILLER KEITH C&AMY K	4640 W TALMADGE DR	SAN DIEGO	CA	92116	
465 352 09 00	93	MCKISIC JAMES M&SHEILA D	P O BOX 161157	SAN DIEGO	CA	92176	
465 352 10 00	94	BROWN MICHAEL L&KATHLEEN A	4632 W TALMADGE DR	SAN DIEGO	CA	92116	
465 352 11 00	95	DESOUZA TESSA;MARTIN SUNITA	4626 W TALMADGE DR	SAN DIEGO	CA	92116	
465 352 12 00	96	OZGUNDUZ NURI O&ANN R TRS	4625 VAN DYKE AVE	SAN DIEGO	CA	92116	
465 352 13 00	97	HOELTGEN DEBORAH C TR	4631 VAN DYKE AVE	SAN DIEGO	CA	92116	
465 352 14 00	98	BLAKE FAMILY TR	4637 VAN DYKE AVE	SAN DIEGO	CA	92116	
465 352 15 00	99	WILES FAMILY REVOCABLE TR	9811 E DESERT JEWEL DR	SCOTTSDALE	AZ	85255	
465 352 16 00	100	DEGEN PATRICIA A	4657 VAN DYKE AVE	SAN DIEGO	CA	92116	
465 352 17 00	101	KESNER ANDREW W&KAPTEINA CARIANNE E	4665 VAN DYKE AVE	SAN DIEGO	CA	92116	
465 352 18 00	102	GRISWOLD&SANCHEZ 2008 FAMILY TR	4671 VAN DYKE AVE	SAN DIEGO	CA	92116	
465 352 19 00	103	BADRE NICOLAS H&KIRSTEN R	4679 VAN DYKE AVE	SAN DIEGO	CA	92116	
465 353 01 00	104	PARSONS LUCINDA L	4301 ADAMS AVE	SAN DIEGO	CA	92116	
465 353 02 00	105	VANRIPER KAREN J SEPARATE PROPERTY TR	4309 ADAMS AVE	SAN DIEGO	CA	92116	

EXHIBIT D
Talmadge Park - South Lighting Maintenance Assessment District
NOTICING LIST

Parcel Number	Diagram Number	Owner Name	Mailing Address				
			Street Address	City	State	Zip	Country
465 353 03 00	106	KROOSKOS HELEN	4313 ADAMS AVE	SAN DIEGO	CA	92116	
465 353 04 00	107	NESS BRYAN	4323 ADAMS AVE	SAN DIEGO	CA	92116	
465 353 05 00	108	HAYNES MICHAEL J&GRABSKI PATRICIA	4327 ADAMS AVE	SAN DIEGO	CA	92116	
465 353 06 00	109	CONKLIN SPENCER&LORI L	4331 ADAMS AVE	SAN DIEGO	CA	92116	
465 353 07 00	110	HICKS ROBERT&DESJARDINS MICHELLE A	4341 ADAMS AVE	SAN DIEGO	CA	92116	
465 353 08 00	111	ROSE TAMI;BODNAR LIVING TR	4343 ADAMS AVE	SAN DIEGO	CA	92116	
465 353 09 00	112	ARNOLD FLORENCE G TR C/O EMILY SOMMER	2268 CAMINITO PESCADO #34	SAN DIEGO	CA	92107	
465 353 10 00	113	RACHEEFF VENEDICT&EUGENIE G	4650 E TALMADGE DR	SAN DIEGO	CA	92116	
465 353 11 00	114	MAGUIRE MERLIN A TR	3894 ARMSTRONG ST	SAN DIEGO	CA	92111	
465 353 14 00	115	PETERSCHMIDT JOHN C;MASIEE ELISE C	4636 E TALMADGE DR	SAN DIEGO	CA	92116	
465 353 15 00	116	LUJAN FAMILY TR	4630 E TALMADGE DR	SAN DIEGO	CA	92116	
465 353 16 00	117	BLAKE FAMILY TR	4645 W TALMADGE DR	SAN DIEGO	CA	92116	
465 353 17 00	118	PORTER KAREN L LIVING TR;SCHORR DOROTHY F LIVING TR	4661 W TALMADGE DR	SAN DIEGO	CA	92116	
465 353 18 00	119	FOGARTY-SIDOTTI FAMILY TR	4667 W TALMADGE DR	SAN DIEGO	CA	92116	
465 353 19 00	120	MONGER FAMILY TR A	4642 E TALMADGE DR	SAN DIEGO	CA	92116	
465 353 20 00	121	SAMPSON MICHAEL P&HECTOR SUSAN M REV TR	4640 E TALMADGE DR	SAN DIEGO	CA	92116	
465 354 01 00	122	BRYSON PAMELA C&YVONNE J;SHULKIND MICHELLE L	3808 RUDNICK DR	JAMUL	CA	91935	
465 354 02 00	123	ORCUTT FAMILY TR A	4641 E TALMADGE DR	SAN DIEGO	CA	92116	
465 354 03 00	124	HURLEY PETERSON TR	4637 E TALMADGE DR	SAN DIEGO	CA	92116	
465 354 04 00	125	HALFMAN JOAN E TR	4615 LUCILLE DR	SAN DIEGO	CA	92115	
465 354 05 00	126	HOLMES CHARLOTTE TR	4379 N TALMADGE DR	SAN DIEGO	CA	92116	
465 354 06 00	127	SMITH TIMOTHY MATTHEW&ALISON 1999 TR	1227 PINEHURST RD	CHULA VISTA	CA	91915	
465 355 01 00	128	OVERAND PATRICK T LIVING TR	P O BOX 550	YAKIMA	WA	98907	
465 355 02 00	129	COLTHURST HARRY T JR&ALICE C	4635 W TALMADGE DR	SAN DIEGO	CA	92116	
465 355 03 00	130	SHELTON-PETERSON FAMILY TR	4625 W TALMADGE DR	SAN DIEGO	CA	92116	
465 355 06 00	131	COLLINS FAMILY 2005 TR	4628 E TALMADGE DR	SAN DIEGO	CA	92116	
465 361 01 00	132	HARDING SUSAN R	4349 ADAMS AVE	SAN DIEGO	CA	92116	
465 361 02 00	133	HILLMAN CYNTHIA L&STRONG EMMA C;HILLMAN/STRONG	4355 ADAMS AVE	SAN DIEGO	CA	92116	
465 361 03 00	134	SAXOD OLGA R TR	4361 ADAMS AVE	SAN DIEGO	CA	92116	
465 361 04 00	135	FRIEDMAN RONALD A&GAYE E	4367 ADAMS AVE	SAN DIEGO	CA	92116	
465 361 05 00	136	MACLEOD KAREN E	4375 ADAMS AVE	SAN DIEGO	CA	92116	
465 361 06 00	137	ISIP PETER&MARILEN	4381 ADAMS AVE	SAN DIEGO	CA	92116	
465 361 07 00	138	SMITH MICHAEL A TR	4387 ADAMS AVE	SAN DIEGO	CA	92116	
465 361 08 00	139	SETZ ROBERT&TIERNAN CAROL A	4696 E TALMADGE DR	SAN DIEGO	CA	92116	
465 361 09 00	140	DAVIS SANDRA E	4684 E TALMADGE DR	SAN DIEGO	CA	92116	

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Parcel Number	Diagram Number	Owner Name	Mailing Address				
			Street Address	City	State	Zip	Country
465 361 10 00	141	ABEDI JOSEPH&STOREY CASSANDRA	4680 E TALMADGE DR	SAN DIEGO	CA	92116	
465 361 11 00	142	ROUDEBUSH L KEITH TR;ROUDEBUSH JANICE O	4676 E TALMADGE DR	SAN DIEGO	CA	92116	
465 361 12 00	143	CUTSINGER REVOCABLE LIVING TR	4672 E TALMADGE DR	SAN DIEGO	CA	92116	
465 361 13 00	144	DEVERMANN FAMILY REVOCABLE TR	7816 BELLAKAREN PL	LA JOLLA	CA	92037	
465 361 14 00	145	WEBB JULIA A TR	4549 E TALMADGE DR	SAN DIEGO	CA	92116	
465 361 15 00	146	MUNSON ERIC TR	4660 E TALMADGE DR	SAN DIEGO	CA	92116	
465 362 01 00	147	ROBINSON-BONIN PAMELA S LIVING TR	4695 E TALMADGE DR	SAN DIEGO	CA	92116	
465 362 02 00	148	GONZALES ARTHUR A	4691 E TALMADGE DR	SAN DIEGO	CA	92116	
465 362 03 00	149	TROUB ALLEN W TR;WELCH PETER J TR	4689 E TALMADGE DR	SAN DIEGO	CA	92116	
465 362 04 00	150	WEERTS PEGGY L	4683 E TALMADGE DR	SAN DIEGO	CA	92116	
465 362 05 00	151	PARKER FRANK Z TR I	P O BOX 16913	SAN DIEGO	CA	92176	
465 362 06 00	152	PATTENGILL GRETCHEN M REVOCABLE TR	4671 E TALMADGE DR	SAN DIEGO	CA	92116	
465 362 07 00	153	ROPER FAMILY TR	4669 E TALMADGE DR	SAN DIEGO	CA	92116	
465 362 08 00	154	CORRADO TR	4661 E TALMADGE DR	SAN DIEGO	CA	92116	
465 362 09 00	155	FITTERER THOMAS T TR	4657 E TALMADGE DR	SAN DIEGO	CA	92116	
465 362 10 00	156	MCCOWN REVOCABLE TR	4653 E TALMADGE DR	SAN DIEGO	CA	92116	
465 362 11 00	157	BUCHER MELVIN&DOROTHY 2002 TR	4651 E TALMADGE DR	SAN DIEGO	CA	92116	
465 391 01 00	158	JEPSEN CARL H TR	4632 VAN DYKE AVE	SAN DIEGO	CA	92116	
465 391 02 00	159	BARNIER DAVID J	4626 VAN DYKE AVE	SAN DIEGO	CA	92116	
465 391 03 00	160	WADE JEFFREY P TR	4519 BERMUDA AVE	SAN DIEGO	CA	92107	
465 391 04 00	161	REID MICHAEL T JR&THERESA S	4616 VAN DYKE AVE	SAN DIEGO	CA	92116	
465 391 05 00	162	RIEBLI RALPH E REVOCABLE LIVING TR	4610 VAN DYKE AVE	SAN DIEGO	CA	92116	
465 391 06 00	163	BLAKE KIMBERLY A;FRIEND NINA M	4602 VAN DYKE AVE	SAN DIEGO	CA	92116	
465 392 01 00	164	RUCH ELIZABETH M	4619 VAN DYKE AVE	SAN DIEGO	CA	92116	
465 392 02 00	165	TREJO-MONTAGNE TR	4611 VAN DYKE AVE	SAN DIEGO	CA	92116	
465 392 03 00	166	ABSSY ELI A&ALMA R	4607 VAN DYKE AVE	SAN DIEGO	CA	92116	
465 392 04 00	167	WIEDERHOLT DOUGLAS W&ESMERALDA	4603 VAN DYKE AVE	SAN DIEGO	CA	92116	
465 392 05 00	168	GREEN SIDNEY W&ELIZABETH FAMILY TR	6836 BELLE GLADE AVE	SAN DIEGO	CA	92119	
465 392 06 00	169	NEW ERNEST&BONNIE TR	4604 W TALMADGE DR	SAN DIEGO	CA	92116	
465 392 07 00	170	SHAW MARY A&ELIZABETH	4608 W TALMADGE DR	SAN DIEGO	CA	92116	
465 392 08 00	171	MANCINI MARIANNA TR	4618 W TALMADGE DR	SAN DIEGO	CA	92116	
465 393 01 00	172	NELSEN-BENN CHARLOTTE REVOCABLE TR	4619 W TALMADGE DR	SAN DIEGO	CA	92116	
465 393 02 00	173	VASEY FAMILY TR	4615 W TALMADGE DR	SAN DIEGO	CA	92116	
465 393 03 00	174	RAINES MICHAEL H&OCHOA JOHN G	4611 W TALMADGE DR	SAN DIEGO	CA	92116	
465 393 04 00	175	WYATT JAMES L&PAMELA M	4601 W TALMADGE DR	SAN DIEGO	CA	92116	

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Talmadge Park - South Lighting Maintenance Assessment District NOTICING LIST

Parcel Number	Diagram Number	Owner Name	Mailing Address				
			Street Address	City	State	Zip	Country
465 393 05 00	176	BROOKS-GONYER GEORGE&MARYANN	4563 W TALMADGE DR	SAN DIEGO	CA	92116	
465 393 06 00	177	LARABEE DALE R&DIANE S 1997 REVOCABLE TR	4557 W TALMADGE DR	SAN DIEGO	CA	92116	
465 393 07 00	178	BEHRMAN ERIC C&MELTZER SUSAN D	4555 W TALMADGE DR	SAN DIEGO	CA	92116	
465 393 08 00	179	MOORE STEPHEN M	4551 W TALMADGE DR	SAN DIEGO	CA	92116	
465 393 09 00	180	LEONARD ELIZABETH M TR	4515 W TALMADGE DR	SAN DIEGO	CA	92116	
465 394 01 00	181	BLUCHER DONALD K JR TR	4597 VAN DYKE AVE	SAN DIEGO	CA	92116	
465 394 02 00	182	DUESLER DEBORAH A	239 AVENUE DE MONACO	CARDIFF	CA	92007	
465 394 03 00	183	GONZALEZ ALEJANDRO&SUSANA	4585 VAN DYKE AVE	SAN DIEGO	CA	92116	
465 394 04 00	184	KAIN GARY S;HOLMES NICHOLAS M	7077 SITIO COLINA	CARLSBAD	CA	92009	
465 394 05 00	185	PECK DAVID&EDIE O	4567 VAN DYKE AVE	SAN DIEGO	CA	92116	
465 394 06 00	186	LOVE DARLENE A TR	4526 W TALMADGE DR	SAN DIEGO	CA	92116	
465 394 07 00	187	KELLER STEVEN E TR	4534 W TALMADGE DR	SAN DIEGO	CA	92116	
465 394 08 00	188	WEHRLE FAMILY TR	6060 LA JOLLA MESA DR	LA JOLLA	CA	92037	
465 394 09 00	189	RIPELLINO DAYNE C&MCGINNESS EDWARD J	4556 W TALMADGE DR	SAN DIEGO	CA	92116	
465 394 10 00	190	DENNEHY MARY E LIVING TR	4562 W TALMADGE DR	SAN DIEGO	CA	92116	
465 395 01 00	191	PATRICK GENTRY&CANTU ALICIA	4596 VAN DYKE AVE	SAN DIEGO	CA	92116	
465 395 02 00	192	LOTHARIUS TONY	4590 VAN DYKE AVE	SAN DIEGO	CA	92116	
465 395 03 00	193	RIDER LANE	8545 CHEVY CHASE DR	LA MESA	CA	91941	
465 401 01 00	194	BIBERSTEIN FAMILY TR	4620 E TALMADGE DR	SAN DIEGO	CA	92116	
465 401 02 00	195	VANDYKE THOMAS K TR	4616 E TALMADGE DR	SAN DIEGO	CA	92116	
465 401 03 00	196	HARGRAVE FAMILY TR	4610 E TALMADGE DR	SAN DIEGO	CA	92116	
465 401 04 00	197	SHERES FAMILY TR	4604 E TALMADGE DR	SAN DIEGO	CA	92116	
465 401 05 00	198	CRAIN PATRICK&BRONSON MICHELE FAMILY TR	4564 E TALMADGE DR	SAN DIEGO	CA	92116	
465 401 06 00	199	CROSTHWAITE WILLIAM&BARBARA H	4560 E TALMADGE DR	SAN DIEGO	CA	92116	
465 401 07 00	200	SHACKELTON WILBRIGHT TR C/O WAYNE WILBRIGHT	4556 E TALMADGE DR	SAN DIEGO	CA	92116	
465 401 08 00	201	OUTZS DAVID A TR;TARAS HOWARD L TR	4552 E TALMADGE DR	SAN DIEGO	CA	92116	
465 401 09 00	202	KRESSEL-WELSH 2000 TR	4550 E TALMADGE DR	SAN DIEGO	CA	92116	
465 401 10 00	203	KAISER CHRISTOPHER J&MOLLYE M	2774 LANGLEY AVE	HONOLULU	HI	96818	
465 402 01 00	204	WHITE DARRYL J TR;STEPHENS DAVID K TR	4625 E TALMADGE DR	SAN DIEGO	CA	92116	
465 402 02 00	205	DENNEHY PETER F;JACKSON TIMOTHY W	4617 E TALMADGE DR	SAN DIEGO	CA	92116	
465 402 03 00	206	DELUCA FRANCIS A REVOCABLE TR	4615 E TALMADGE DR	SAN DIEGO	CA	92116	
465 402 04 00	207	WHITE ROTH LIVING TR	4611 E TALMADGE DR	SAN DIEGO	CA	92116	
465 402 05 00	208	BERNASCONI BARRY M&PAMELA E	4607 E TALMADGE DR	SAN DIEGO	CA	92116	
465 402 06 00	209	CLAPPER BETTY J	4601 E TALMADGE DR	SAN DIEGO	CA	92116	
465 402 07 00	210	HERNANDEZ SERGIO H&SANCHEZ-MONTES SUYAPA L	4571 E TALMADGE DR	SAN DIEGO	CA	92116	

EXHIBIT D

Talmadge Park - South Lighting Maintenance Assessment District NOTICING LIST

Parcel Number	Diagram Number	Owner Name	Mailing Address				
			Street Address	City	State	Zip	Country
465 402 08 00	211	KREYSLER SHEILA REVOCABLE TR	4567 E TALMADGE DR	SAN DIEGO	CA	92116	
465 402 13 00	212	JAMES MICHAEL L&ALAIN L	4561 E TALMADGE DR	SAN DIEGO	CA	92116	
465 402 14 00	213	WEBB JULIA A TR	4549 E TALMADGE DR	SAN DIEGO	CA	92116	
465 421 01 00	214	HERNANDEZ JUAN V&ALIDA	P O BOX 439039	SAN DIEGO	CA	92143	
465 421 02 00	215	COVELLUZZI STEVEN J&JAMES G	4566 VAN DYKE AVE	SAN DIEGO	CA	92116	
465 421 03 00	216	ROMSTAD THOMAS C&TAYLOR-ROMSTAD JANICE L	4558 VAN DYKE AVE	SAN DIEGO	CA	92116	
465 421 04 00	217	FUREY ROBERT G	4550 VAN DYKE AVE	SAN DIEGO	CA	92116	
465 421 05 00	218	THIESS KATHERINE E LIVING TR	4524 VAN DYKE AVE	SAN DIEGO	CA	92116	
465 421 06 00	219	COWGILL FAMILY TR	4520 VAN DYKE AVE	SAN DIEGO	CA	92116	
465 421 07 00	220	YAUGER DANIEL J TR	4516 VAN DYKE AVE	SAN DIEGO	CA	92116	
465 421 08 00	221	JONES ANTHONY MICHAEL&TARA	2200 PACIFIC HWY	SAN DIEGO	CA	92101	
465 421 10 00	222	BADILLO JOSE G&NATALIE	3421 HAWK ST	SAN DIEGO	CA	92103	
465 421 11 00	223	STRONG KATHRYN J	4508 VAN DYKE AVE	SAN DIEGO	CA	92116	
465 422 01 00	224	FOX BRUCE W REVOCABLE 2002 TR	4563 VAN DYKE AVE	SAN DIEGO	CA	92116	
465 422 02 00	225	OBEIRNE ANNE M	4557 VAN DYKE AVE	SAN DIEGO	CA	92116	
465 422 03 00	226	SANDERSON-COTTRELL FAMILY TR	4551 VAN DYKE AVE	SAN DIEGO	CA	92116	
465 422 04 00	227	DIETRICK JOHN A JR REVOCABLE 2013 TR	4535 VAN DYKE AVE	SAN DIEGO	CA	92116	
465 422 05 00	228	DURAN RUDY L&PETERSON DAVID P TR	4527 VAN DYKE AVE	SAN DIEGO	CA	92116	
465 422 07 00	229	HENNEGAN PATRICIA C TR	4272 VAN DYKE PL	SAN DIEGO	CA	92116	
465 422 09 00	230	FRISMAN DENNIS REVOCABLE TR	4290 VAN DYKE PL	SAN DIEGO	CA	92116	
465 422 10 00	231	KATAKKAR SUCHETA	4296 VAN DYKE PL	SAN DIEGO	CA	92116	
465 422 11 00	232	STEPHANIS ARON TR;MCDONALD BRIAN D TR	4299 VAN DYKE PL	SAN DIEGO	CA	92116	
465 422 12 00	233	FRANSON ROBERT W&JENNIFER M	4291 VAN DYKE PL	SAN DIEGO	CA	92116	
465 422 13 00	234	PETERSON MARK H REV TR;MURPHY WENDELL W REV TR	4509 VAN DYKE AVE	SAN DIEGO	CA	92116	
465 422 14 00	235	HOARE SAMUEL R&BARRETT MELISSA M	4505 VAN DYKE AVE	SAN DIEGO	CA	92116	
465 422 15 00	236	WONG S M FAMILY TR	4501 VAN DYKE AVE	SAN DIEGO	CA	92116	
465 422 16 00	237	TROMBLEE THOMAS E&ONATE RITA H TRS	4264 VAN DYKE PL	SAN DIEGO	CA	92116	
465 423 01 00	238	JOHNSON HOWARD A JR&LUKIINI-JOHNSON ANNINA S I	4545 E TALMADGE DR	SAN DIEGO	CA	92116	
465 423 02 00	239	PALMER REVOCABLE TR	1531 LORING ST	SAN DIEGO	CA	92109	
465 423 03 00	240	YARBOROUGH KATHERINE TR	4541 E TALMADGE DR	SAN DIEGO	CA	92116	
465 423 04 00	241	MCCONNAUGHEY FAMILY TR	4566 CONRAD DR	LA MESA	CA	91941	
465 423 05 00	242	SUP CLARE	4510 W TALMADGE DR	SAN DIEGO	CA	92116	
465 423 06 00	243	TORRES FAMILY TR	4520 W TALMADGE DR	SAN DIEGO	CA	92116	

APPENDIX 1

MEMORANDUM

TO: Eugene F. Shank PE, EFS Engineering
 FROM: Stephen Cook PE, Chen Ryan Associates
 DATE: October 7, 2013
 RE: Kensington Neighborhood Nighttime Traffic Assessment

The purpose of this memorandum is to determine estimated “pass-through traffic” during nighttime hours (7:00 PM to 6:00 AM) within each of the five Kensington neighborhood areas shown in **Figure 1**. Pass-through traffic is defined as traffic that has neither an origin nor destination within the defined study areas (i.e., neighborhood areas).

Background

The Kensington community, located in San Diego, California, is a rather isolated community in terms of vehicular travel. Regional access to/from the community is generally provided by Adams Avenue and Aldine Dive which run through or are adjacent to two of the five neighborhood areas (Kensington Park - North and Talmadge Park - South). Traffic associated with the remaining three neighborhood areas (Kensington Manor, Kensington Heights and Talmadge Park - North) must travel through one or more neighborhood areas to enter/exit the community.

Trip Generation by Neighborhood

The total average daily traffic (ADT) attributable to each neighborhood area was determined by using existing land use data (provided by EFS Engineering, Inc.), and the trip generation rates contained in the *City of San Diego Land Development Code – Trip Generation Manual, May 2003*. **Table 1** provides a summary of the estimated vehicle trips associated with each neighborhood area on a daily basis.

TABLE 1
Kensington Average Daily Traffic (ADT) – By Neighborhood Area

Land Use	Trip Generation Rate ⁽¹⁾⁽²⁾	Kensington Heights		Kensington Manor		Kensington Park - North		Talmadge Park - North		Talmadge Park - South	
		Units	ADT	Units	ADT	Units	ADT	Units	ADT	Units	ADT
Single Family Residential	10 / du	450 du	4,500	294 du	2,940	145 du	1,450	142 du	1,420	230 du	2,300
Condominium	8 / du	12 du	96	0 du	0	0 du	0	0 du	0	0 du	0
Duplex	8 / du	0 du	0	0 du	0	42 du	336	2 du	16	2 du	16
Multi-Family Residential	6 / du	28 du	168	0 du	0	30 du	180	0 du	0	0 du	0
Commercial	400 / ac	0.11 ac	44	0.00 ac	0	0.08 ac	32	0.00 ac	0	0.00 ac	0
Church	30 / ac	0.00 ac	0	0.00 ac	0	0.84 ac	25	0.00 ac	0	0.00 ac	0
Total	--	--	4,808	--	2,940	--	2,023	--	1,436	--	2,316

⁽¹⁾ Based on data contained in *City of San Diego Land Development Code – Trip Generation Manual, May 2003*.

⁽²⁾ KEY: du = dwelling unit; ac = acre.

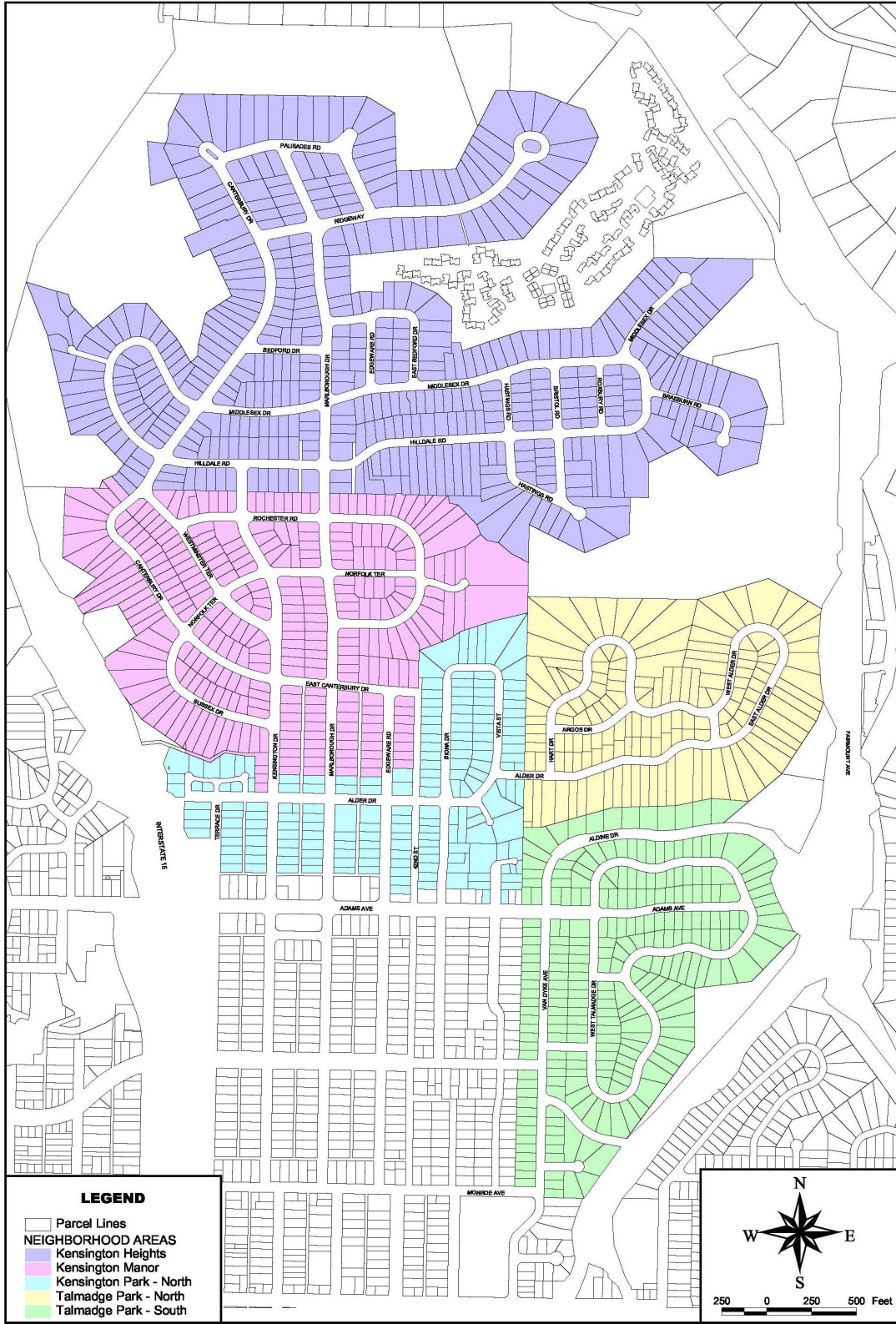


FIGURE 1
Kensington Neighborhood Areas

To determine the number of trips generated within each neighborhood area during nighttime hours, 24-hour traffic counts along internal neighborhood roadways (i.e., Kensington Avenue, Marlborough Drive and Edgeware Road) were analyzed to determine the percent of the total average daily traffic that occurs between the hours of 7:00 PM to 6:00 AM. Based on this analysis, it was estimated that 16.5% of the total daily traffic within the neighborhood areas occurs during nighttime hours. This factor was applied to the average daily traffic values (summarized in **Table 1**) to determine estimated nighttime traffic **Table 2** provides a summary of the estimated nighttime vehicle trips associated with each neighborhood. It should be noted that no nighttime traffic was assumed to be generated by the commercial properties (located in the Kensington Heights and Kensington Park – North neighborhoods) since the typical hours of operation for these establishments is between 9:00 AM and 6:00 PM.

TABLE 2
Kensington Average Nighttime Traffic – By Neighborhood Area

Land Use	Nighttime Reduction Factor	Kensington Heights		Kensington Manor		Kensington Park - North		Talmadge Park - North		Talmadge Park - South	
		ADT	Nighttime	ADT	Nighttime	ADT	Nighttime	ADT	Nighttime	ADT	Nighttime
Single Family Residential	16.5%	4,500	743	2,940	485	1,450	239	1,420	234	2,300	380
Condominium	16.5%	96	16	0	0	0	0	0	0	0	0
Duplex	16.5%	0	0	0	0	336	55	16	3	16	3
Multi-Family Residential	16.5%	168	28	0	0	180	30	0	0	0	0
Commercial	0%*	44	0	0	0	32	0	0	0	0	0
Church	16.5%	0	0	0	0	25	4	0	0	0	0
Total	--	4,808	786	2,940	485	2,023	329	1,436	237	2,316	382

Source: Chen Ryan Associates, October 2013

* No nighttime traffic was assumed to be generated by the commercial properties in the area.

Local Neighborhood Traffic vs. Pass-through Traffic

Some traffic within a specific neighborhood area of the Kensington community must travel through adjacent neighborhood(s) to enter/exit the community (i.e., pass through traffic). For example, trips from the Kensington Heights, Kensington Manor and Talmadge Park - North neighborhood areas must travel through the Kensington Park - North neighborhood area to enter/exit the community. In addition, trips from the Kensington Heights neighborhood area must also travel through the Kensington Manor neighborhood area to enter/exit the community. The neighborhood areas where this pass-through traffic occurs, as well as the estimated nighttime traffic volumes are summarized in **Figure 2**.

Table 3 summarizes the local nighttime traffic generated within each neighborhood area (local traffic), the total nighttime traffic within the neighborhood area (local nighttime traffic plus pass-through nighttime traffic), and the portion of total nighttime traffic (percentage) attributable to local nighttime traffic.

TABLE 3
Comparison of Local vs. Pass-through Nighttime Traffic – By Neighborhood Area

Neighborhood Area	Local Traffic (Nighttime)	Pass-through Traffic (Nighttime)	Total Traffic (Nighttime)	% Local Traffic (Nighttime)
Kensington Heights	786	0	786	100%
Kensington Manor	485	786	1,271	38%
Kensington Park - North	329	1,508	1,837	18%
Talmadge Park North	237	0	237	100%
Talmadge Park South	382	0	382	100%*

Source: Chen Ryan Associates, October 2013

* Pass-through traffic on Aldine Drive has been quantified separately and is discussed below.

As shown in **Table 3**, the Kensington Heights, Talmadge Park - North and Talmadge Park - South neighborhood areas experience little to no nighttime pass-through traffic. Conversely, the majority of nighttime traffic in the Kensington Manor and Kensington Park - North neighborhood areas is related to pass-through traffic.

Aldine Drive

Aldine Drive is located in the Talmadge Park – South neighborhood and provides a regional connection to the Kensington community as well as adjacent communities. Due to its regional nature Aldine Drive carries a significant amount of regional pass-through traffic that is not associated with the Kensington community. To determine portion of local traffic on Aldine Drive a select link analysis was conducted utilizing the SANDAG Series 12 Base Year Transportation Forecast. Based on the select link analysis results, an assumed distribution between Aldine Drive and the Talmadge Park - South neighborhood was developed. As shown in the Figure 2, it is estimated that 9% of the vehicular trips utilizing Aldine Drive are projected to have an origin or destination within the Talmadge Park - South neighborhood. The full select zone forecast is provided in **Attachment 1**.

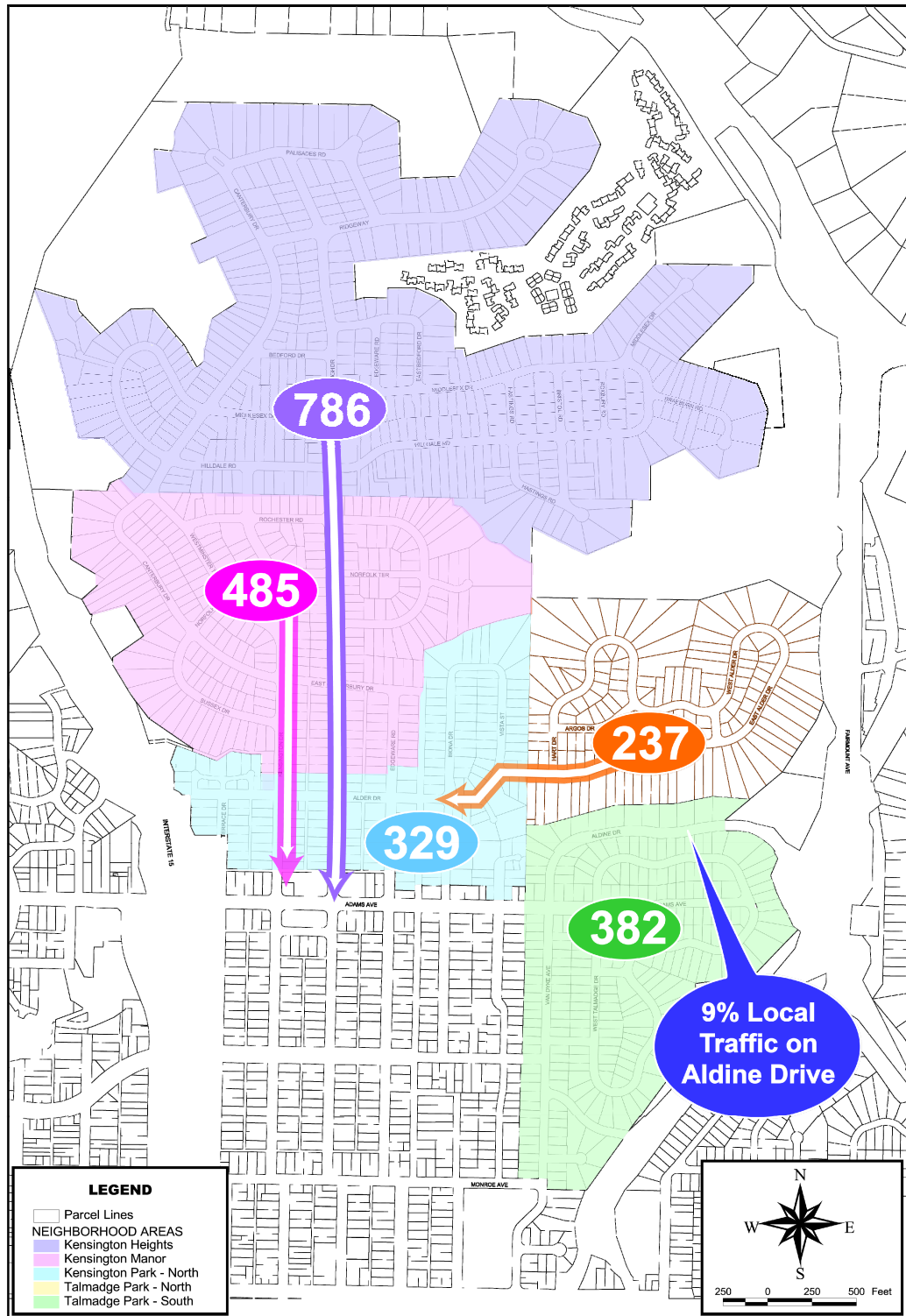
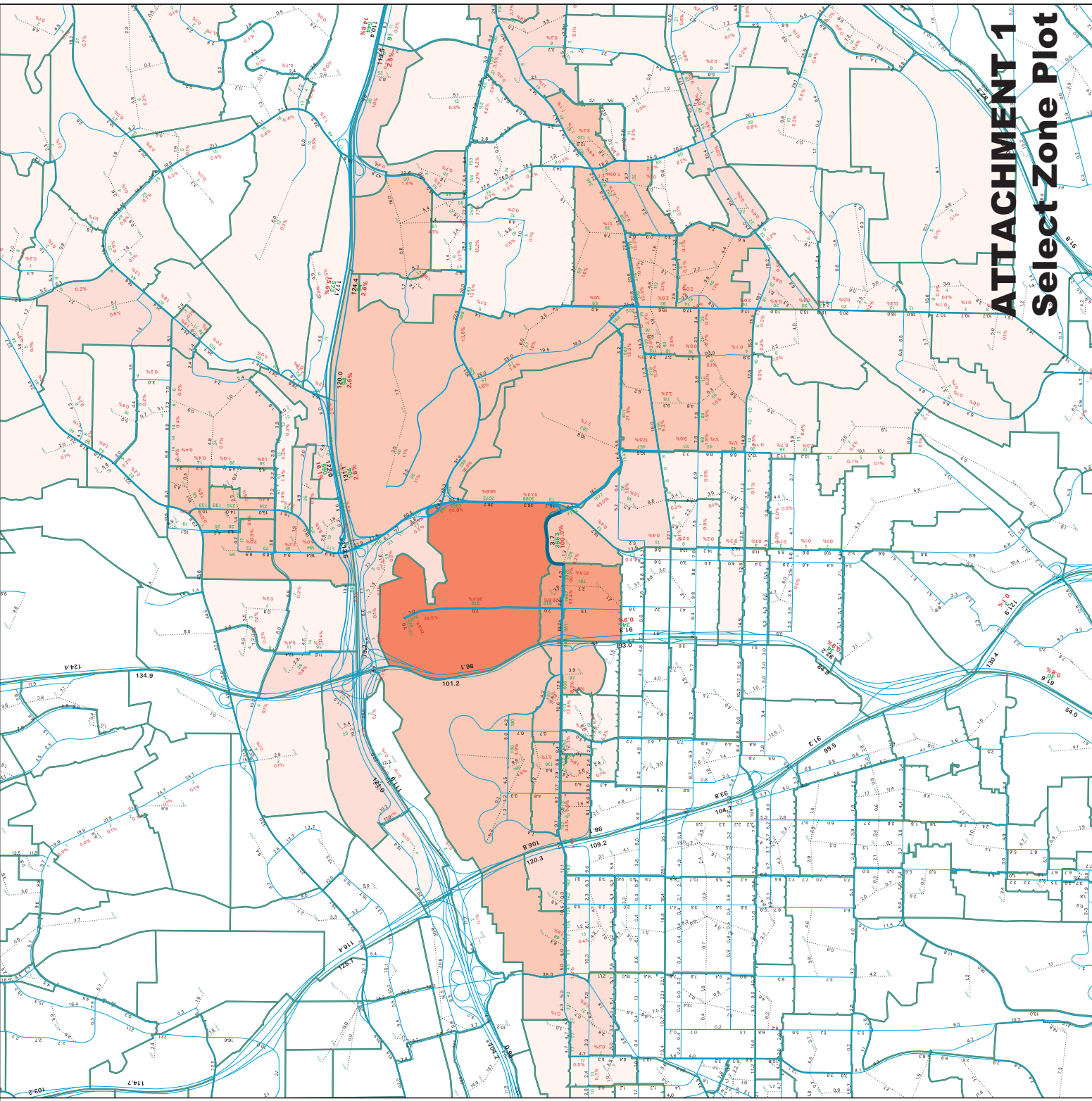


FIGURE 2
Neighborhood Nighttime Pass-through Traffic

ATTACHMENT 1 Select Zone Plot



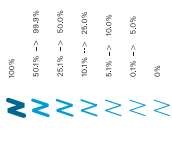
SANDAG Series 12
2008 Highway Network
Select Zone Assignment
KENSINGTON Area

Revision: 02/20/2012

Forecasted Volume: Undersaturated Forecast Volume in Thousands

- Whole Select Link Volume
- Select Link Percentage
- Traffic Analysis Zone

Link Distribution:



Zone Distribution:

