



THE CITY OF SAN DIEGO

CITY OF SAN DIEGO

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

JUNE 2016

UNDER THE PROVISIONS OF THE
SAN DIEGO MAINTENANCE ASSESSMENT DISTRICT PROCEDURAL ORDINANCE

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SECTION I. EXECUTIVE SUMMARY

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

APPORTIONMENT METHOD: Linear Front Foot (“LFF”)

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

	FY 2016	FY 2017 (1)	Maximum Authorized
Parcels Assessed			
Zone 1	36	36	
Zone 2	103	101	
Zone 3	12	12	
Zone 4	17	17	
Zone 5, Subarea A	47	59	
Zone 5, Subarea B	31	31	
Zone 5, Subarea C	23	23	
Zone 5, Subarea D	33	33	
Total Parcels Assessed:	302	312	
Estimated Assessment Revenue			
Zone 1	\$4,519	\$4,519	\$4,519
Zone 2 [2]	\$16,090	\$16,053	\$16,053
Zone 3	\$5,590	\$5,590	\$5,590
Zone 4	\$5,600	\$5,600	\$5,600
Zone 5, Subarea A	\$12,034	\$12,046	\$15,918
Zone 5, Subarea B	\$1,131	\$1,131	\$1,496
Zone 5, Subarea C	\$936	\$936	\$1,250
Zone 5, Subarea D	\$4,301	\$4,301	\$5,685
Total Estimated Assessment Revenue:	\$50,201	\$50,175	\$56,111

TABLE 1 – CONTINUED

Linear Front Footage	FY 2016	FY 2017 (1)	Maximum Authorized
Zone 1	2,054	2,054	2,054
Zone 2 [2]	6,436	6,421	6,421
Zone 3	559	559	559
Zone 4	1,120	1,120	1,120
Zone 5, Subarea A	3,039	3,042	3,042
Zone 5, Subarea B	1,203	1,203	1,203
Zone 5, Subarea C	1,200	1,200	1,200
Zone 5, Subarea D	1,982	1,982	1,982
Total Linear Front Footage:	17,593	17,581	17,581
 Assessment per LFF			
Zone 1	\$2.20	\$2.20	\$2.20
Zone 2	\$2.50	\$2.50	\$2.50
Zone 3	\$10.00	\$10.00	\$10.00
Zone 4	\$5.00	\$5.00	\$5.00
Zone 5, Sub-District A	\$3.96	\$3.96	\$5.23
Zone 5, Sub-District B	\$0.94	\$0.94	\$1.24
Zone 5, Sub-District C	\$0.78	\$0.78	\$1.04
Zone 5, Sub-District D	\$2.17	\$2.17	\$2.87

1. FY 2017 is the City’s Fiscal Year 2017, which begins July 1, 2016 and ends June 30, 2017. Total Parcels Assessed, Total Estimated Assessment Revenue, and Total Linear Front Footage may vary from prior year due to parcel changes.
2. Reduction in estimated assessment revenues from FY 2016 to FY 2017 due parcel reconfiguration and loss of linear frontage.

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

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

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

SECTION II. BACKGROUND

A. INTRODUCTION

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

This report constitutes the annual update to the Engineer's Report for the City of San Diego ("City") Adams Avenue Maintenance Assessment District for Fiscal Year ("FY") 2017 which provides updated information regarding the budget and factors that affect the assessment. This report relies on the assessment methodology and benefit analysis from the Engineer's Report prepared at the time of formation of the District. The City Council pursuant to the provisions of the San Diego Maintenance Assessment District Procedural Ordinance (being Division 2, Article 5, Chapter IV of the San Diego Municipal Code) (the "Ordinance"), applicable provisions of Article XIID of the Constitution of the State of California ("Article XIID") and provisions of the Proposition 218 Omnibus Implementation Act (Government Code Section 53750 and following) (the "Implementation Act") (the aforementioned provisions are hereinafter referred collectively as the "Assessment Law") desires to levy for the life of the District and collect annual assessments for FY 2017 against lots and parcels within the District to pay for the operation, maintenance and servicing of landscaping, lighting, drainage, safety programs and all appurtenant facilities. The assessment rates as set forth in this Engineer's Report do not exceed the maximum rates established at the time the District was formed; therefore, the City and the District are not required to go through a property owner ballot protest procedure as set forth under Section 4 of Article XIID.

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

A Public Hearing will be scheduled where public testimony will be heard by the City Council. Following the conclusion of the Public Hearing, the City Council may confirm the Engineer's Report as submitted or amended and may order the levy of assessments for the life of the District and collection of the FY 2017 proposed assessments.

SECTION III. PLANS AND SPECIFICATION

A. GENERAL DESCRIPTION OF THE DISTRICT

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

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

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

Zone 1 – Felton Street to Mansfield Street

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

Zone 3 – 33rd Street to Felton Street

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

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

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

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

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

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

B. DESCRIPTION OF IMPROVEMENTS TO BE MAINTAINED AND SERVICES

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

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

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

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

Zone 4 – Various trees uniformly placed throughout the zone.

Zone 5 – Enhanced street lighting and trees.

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

C. DESCRIPTION OF MAINTENANCE AND SERVICES

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

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

SECTION IV. ESTIMATE OF COSTS

A. ESTIMATE OF COSTS TABLE

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

TABLE 2 – ESTIMATE OF COSTS

	FY 2014/15 BUDGET	FY 2015/16 BUDGET	FY 2016/17 PROPOSED
ADAMS AVENUE MAD			
BEGINNING BALANCE	\$0	\$10,000	\$5,983
Revenue			
Assessments	\$50,201	\$50,201	\$50,175
Business Improvement District Assessment	\$3,000	\$3,000	\$3,000
General Benefit Portion (Non Assessment Sources)	\$3,607	\$4,036	\$3,800
TOTAL OPERATING REVENUE	\$56,808	\$57,237	\$56,975
TOTAL REVENUE AND BALANCE	\$56,808	\$67,237	\$62,958
Expense			
Contractual	\$35,607	\$58,288	\$54,676
Incidentals / Administration ¹	\$14,180	\$3,500	\$3,500
Utilities	\$2,000	\$0	\$0
Contingency Reserve ²	\$5,021	\$5,449	\$4,782
TOTAL EXPENSE	\$56,808	\$67,237	\$62,958
BALANCE	\$0	\$0	\$0
Assessment Rate per Linear Frontage Foot:			
Zone 1	\$2.20	\$2.20	\$2.20
Zone 2	\$2.50	\$2.50	\$2.50
Zone 3	\$10.00	\$10.00	\$10.00
Zone 4	\$5.00	\$5.00	\$5.00
Zone 5, Sub-District A	\$3.96	\$3.96	\$3.96
Zone 5, Sub-District B	\$0.94	\$0.94	\$0.94
Zone 5, Sub-District C	\$0.78	\$0.78	\$0.78
Zone 5, Sub-District D	\$2.17	\$2.17	\$2.17

Notes:

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

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

SECTION V. METHOD OF APPORTIONMENT

A. GENERAL

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

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

B. SPECIAL BENEFIT ANALYSIS

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

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

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

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

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

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

CITY STANDARD

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

EXTERNAL BENEFITS

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

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

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

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

SPECIAL BENEFIT

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

- Improved cleanliness and maintenance of sidewalks used to access property in the District.
- Enhanced cleanliness and desirability of the area, including removal of litter and debris from sidewalks and other public facilities for the direct advantage of property in the District.

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

C. ASSESSMENT METHODOLOGY

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

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

SAMPLE CALCULATIONS

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

LFF = Linear Front Footage

Shown below are LFF calculations for various sample parcels.

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

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

Total Assessment = Total LFF x Unit Assessment Rate

D. ASSESSMENT RANGE FORMULA (ZONE 5 ONLY)

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

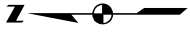
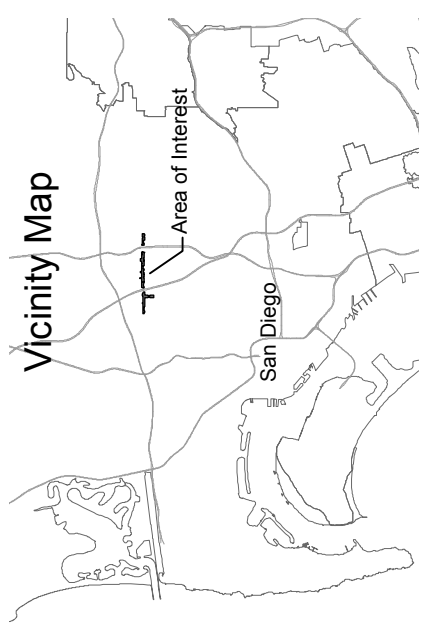
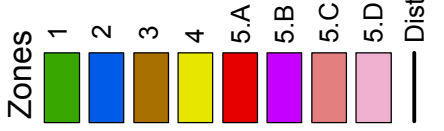
The maximum authorized assessments for Zone 5 established in the Fiscal Year 2003 proceedings are authorized to be indexed (increased or decreased) annually by the factor published in the SDCPI-U. The annual change in second half SDCPI-U values, as compiled by the U.S. Bureau of Labor Statistics (see www.bls.gov), for the prior year period was from 265.039 to 271.526 (a 2.45% increase). In accordance with the approved cost-indexing provisions, the maximum authorized assessment rates contained within this Assessment Engineer's Report have been increased by 2.45%.

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

SECTION VI. ASSESSMENT DIAGRAM

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

Adams Avenue Maintenance Assessment District



SECTION VII. ASSESSMENT ROLL

The assessment roll is a listing of the Fiscal Year 2017 Assessment apportioned to each lot or parcel, as shown on the San Diego County last equalized roll of the assessor and reflective of the Assessor's Parcel Map(s) associated with the equalized roll. A listing of parcels proposed to be assessed within this District is shown on the following table.

City of San Diego
Adams Avenue
Maintenance Assessment District
Assessment Roll FY 2017

Assessor's Parcel Number	Zone	Owner	Lot Front Footage	FY 2017 Assessment
439-401-14-00	1	CORNER PROPERTIES	85	\$187.00
439-401-17-00	1	NORMAL HEIGHTS MASONIC TEMPLE ASSN	75	\$165.00
439-401-32-00	1	NORMAL HEIGHTS MASONIC TEMPLE ASSN	135	\$297.00
439-402-15-00	1	H S PARTNERS L L C	40	\$88.00
439-402-30-00	1	H S PARTNERS L L C	161	\$354.20
439-402-35-00	1	Q R P APARTMENTS L L C	40	\$88.00
439-402-38-00	1	SEPEHRI SAMAR	132	\$290.40
439-442-01-00	1	MULKINS ROBERT C&ANDREA M	112	\$246.40
439-442-02-00	1	BERRILL EILEEN R TRUST 02-23-93	50	\$110.00
439-442-03-00	1	SHAMOUN ROBERT M&LISA M	50	\$110.00
439-442-04-00	1	BRODY PROPERTY L L C	56	\$123.20
439-450-01-00	1	SHAMOUN SABRI&MARY FAMILY LIMITED PARTNERSHIP	143	\$314.60
439-450-05-00	1	RICH FAMILY TRUST 03-02-07	41	\$90.20
439-450-06-00	1	KEPLER ANTONIA	28	\$61.60
439-450-07-00	1	BIRCHALL ROBERT J TR&BIRCHALL BEVERLEY H TR	230	\$506.00
439-450-36-00	1	JOHNSON RICHARD J&CLASINA KOELEMAN	30	\$66.00
440-391-13-00	1	ANNABILLY L C	130	\$286.00
440-391-14-00	1	DELUCA ORAZIO&ELENA	28	\$61.60
440-391-15-00	1	KOUZA AKRAM A TR	115	\$253.00
440-391-16-00	1	MATTE NAZAR H	50	\$110.00
440-561-01-00	1	MAGERS MERLEEN J TR&MAGERS KENNETH E TR	140	\$308.00
440-561-04-01	1	MCKEEHAN RYAN	8	\$17.60
440-561-04-02	1	BLAIR DAVID	7	\$15.40
440-561-04-03	1	GUIER JESSICA S	7	\$15.40
440-561-04-04	1	REYNOLDS JASON S	7	\$15.40
440-561-04-05	1	ODOWD MEGAN	7	\$15.40
440-561-04-06	1	FORSTON DARRYL J&ELIZABETH A	7	\$15.40
440-561-04-07	1	MONTES ALEX C	8	\$17.60
440-561-04-08	1	CHODZKO PETER&MEGAN M	7	\$15.40
440-561-04-09	1	SCHROEDER MELINDA S	7	\$15.40
440-561-04-10	1	JILLYWILLY L L C	7	\$15.40
440-561-04-11	1	EAVES OLIN S	7	\$15.40
440-561-04-12	1	GROVE BAMBI D	7	\$15.40
440-561-04-13	1	STEWART JUSTIN K&ANNA L	7	\$15.40
440-561-04-14	1	ROZELLE ERIN M	7	\$15.40
440-561-05-00	1	3463-65 ADAMS AVE L L C	83	\$182.60
440-392-14-00	2	TRUMAN SCHNEIDER TRUST 08-05-14	83	\$207.50
440-392-15-00	2	EHRICKE INGEBORG M TR	53	\$132.50
440-392-16-00	2	JAMES MICHAEL INVESTMENTS INC	53	\$132.50
440-392-17-00	2	JAMES MICHAEL INVESTMENTS INC	53	\$132.50
440-392-18-00	2	JAMES MICHAEL INVESTMENTS INC	113	\$282.50
440-401-16-00	2	LUCAS FAMILY TRUST 04-18-12	87	\$217.50

City of San Diego
Adams Avenue
Maintenance Assessment District
Assessment Roll FY 2017

Assessor's Parcel Number	Zone	Owner	Lot Front Footage	FY 2017 Assessment
440-401-18-00	2	STOJADINOVIC FAMILY TRUST 12-11-95	53	\$132.50
440-401-19-00	2	GASCA EDWARD H&SABINA M	84	\$210.00
440-401-20-00	2	DECADENT DEVELOPMENT INC	25	\$62.50
440-401-21-00	2	DECADENT DEVELOPMENT INC	25	\$62.50
440-401-22-00	2	SPILLANE FAMILY TRUST 07-30-12	53	\$132.50
440-401-33-00	2	STOJADINOVIC FAMILY TRUST 12-11-95	27	\$67.50
440-402-14-00	2	DAMICO RITA P TRUST 07-15-99	53	\$132.50
440-402-15-00	2	DELUCCA CLAUDIO&SIMAN-DELUCCA MARIBEL	53	\$132.50
440-402-16-00	2	MCKERNAN KENNETH&JULIE	53	\$132.50
440-402-17-00	2	NOTT CONNIE	53	\$132.50
440-402-18-00	2	LYONS WALTER R III	53	\$132.50
440-421-25-00	2	VONS COMPANIES INC	265	\$662.50
440-422-15-00	2	CRIMSON DAWN M 2015 TRUST	50	\$125.00
440-422-16-00	2	CRIMSON DAWN M 2015 TRUST	50	\$125.00
440-422-17-00	2	GARCIA RICHARD A TRUST 01-17-02	50	\$125.00
440-422-18-00	2	WILLIAMS FAMILY TRUST 03-10-92	50	\$125.00
440-422-19-00	2	MARKS EDWARD A&OBENDORDER MARY L	50	\$125.00
440-422-27-00	2	CRIMSON DAWN M 2015 TRUST	250	\$625.00
440-520-01-00	2	MEDINA LIVING TRUST 07-28-93	60	\$150.00
440-520-08-00	2	3844 ADAMS AVE L L C	100	\$250.00
440-520-22-00	2	SOLOMONS MINE L L C	50	\$125.00
440-520-23-00	2	P G P HOLDINGS H W 1 LLC	50	\$125.00
440-520-24-00	2	JACOBS RANDALL L	50	\$125.00
440-542-09-00	2	MEZA FAMILY TRUST 06-18-92	50	\$125.00
440-542-10-00	2	C R I BIG ROCK L L C	50	\$125.00
440-542-11-00	2	DIXON ERIC&STEPHANIE	50	\$125.00
440-542-12-00	2	HAFER COMMERCIAL L L C	50	\$125.00
440-542-13-00	2	HAFER COMMERCIAL L L C	110	\$275.00
440-551-11-00	2	KENSINGTON PARTNERSHIP L P	163	\$407.50
440-551-20-00	2	SCOORTIS GEORGE&LIDIA REVOCABLE TRUST 06-23-04	98	\$245.00
440-551-21-00	2	SCOORTIS GEORGE&LIDIA REVOCABLE TRUST 06-23-04	95	\$237.50
440-552-27-00	2	TERRACE PARTNERS L P	250	\$625.00
440-553-11-00	2	LUSCOMB NEAL E TRUST 05-20-10 ET AL	150	\$375.00
440-570-01-00	2	ROMANO REVOCABLE LIVING FAMILY TRUST 09-01-93	175	\$437.50
440-570-05-00	2	JAMES MICHAEL INVESTMENTS INC	53	\$132.50
440-570-06-00	2	JAMES MICHAEL INVESTMENTS INC	113	\$282.50
440-570-47-00	2	SUBUD CALIFORNIA INC	44	\$110.00
440-581-01-00	2	J W C HOLDINGS L L C	53	\$132.50
440-581-02-00	2	TAYLOR LIVING TRUST 06-25-13	53	\$132.50
440-581-03-00	2	MILLER ROY J&LINDA M	27	\$67.50
440-581-06-00	2	SAN DIEGO POST 6 AMERICAN LEGION	53	\$132.50
440-581-07-00	2	TZATHAS SPEROS&BARBARA	113	\$282.50

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Assessor's Parcel Number	Zone	Owner	Lot Front Footage	FY 2017 Assessment
440-581-41-00	2	MILLER ROY J&LINDA M	27	\$67.50
440-582-01-00	2	BIXEL FAMILY REVOCABLE LIVING TRUST	53	\$132.50
440-582-04-00	2	HOME START INC	53	\$132.50
440-582-05-00	2	3621 ADAMS AVENUE LLC	53	\$132.50
440-582-06-00	2	MCCANNA DONNA J TRUST 11-07-02	53	\$132.50
440-582-07-00	2	HOBERG PROPERTIES LLC	53	\$132.50
440-591-01-00	2	GARDNER RICHARD E 2015 TRUST 05-28-15	75	\$187.50
440-591-02-00	2	GARDNER RICHARD E 2015 TRUST	21	\$52.50
440-591-03-00	2	ENGLE FRANK A	30	\$75.00
440-591-04-00	2	PHARIS ROY L TR (TRUST A)	50	\$125.00
440-591-05-00	2	LEDESMA FAMILY TRUST 06-28-94	50	\$125.00
440-591-07-00	2	TAVLARIDIS KURIAKI V SEPARATE PROPERTY TRUST 06-21-01	25	\$62.50
440-591-08-00	2	TAVLARIDIS KURIAKI V SEPARATE PROPERTY TRUST 06-21-01	25	\$62.50
440-591-09-00	2	H S PARTNERS L L C	50	\$125.00
440-591-10-00	2	NGUYEN HUNG Q&ROSE FAMILY TRUST 07-29-94	50	\$125.00
440-591-11-00	2	CLAY ASSOCIATES	50	\$125.00
440-591-12-00	2	CLAY ASSOCIATES	50	\$125.00
440-591-13-00	2	KELLY LIVING TRUST 08-29-91	50	\$125.00
440-591-14-00	2	WILSON FAMILY TRUST 03-29-05	80	\$200.00
440-592-01-00	2	BONNER FAMILY TRUST 04-05-13	74	\$185.00
440-592-02-00	2	CHARLES TEDDY LIVING TRUST 10-13-10	30	\$75.00
440-592-04-00	2	SELL TAMSON	50	\$125.00
440-592-05-00	2	LINSSEN PHILIP M&UNGAR-LINSSEN PATRICIA J	50	\$125.00
440-592-06-00	2	PERKINS FAMILY TRUST 01-11-96	50	\$125.00
440-592-07-00	2	ANDERSON K R LTD	50	\$125.00
440-653-01-00	2	BERKUN ROBERT I TR (DCSD)	102	\$255.00
440-653-02-00	2	SISNEROS FAMILY TRUST 12-02-04	51	\$127.50
440-653-03-00	2	SISNEROS FAMILY TRUST 12-02-04	51	\$127.50
440-653-04-00	2	VALLEJO VICTOR&SYLVIA	81	\$202.50
440-653-05-00	2	VALLEJO VICTOR&SYLVIA	30	\$75.00
440-663-01-00	2	LOVE DARLENE A TRUST	81	\$202.50
440-663-02-00	2	KENSINGTON PROFESSIONALS LLC	51	\$127.50
440-663-03-00	2	WHITE REGINALD&RHIANNA	51	\$127.50
440-663-04-00	2	TEARE JOYCE J LIVING TRUST 04-07-06	51	\$127.50
440-663-05-01	2	GREEN REBECCA	6	\$15.00
440-663-05-02	2	SCHREUDERS KIRSTEN A	6	\$15.00
440-663-05-03	2	CROCKETT FAMILY TRUST 08-25-09	6	\$15.00
440-663-05-04	2	SIMPSON GARY&NICOLE	6	\$15.00
440-663-05-05	2	LIAS SAMUEL JR	6	\$15.00
440-663-05-06	2	CASTRAPEL BODHI&NEERU	7	\$17.50
440-663-05-07	2	BOOM JOHANNES M H	7	\$17.50
440-663-05-08	2	PUGH RORY C&MCDANIEL CATHERINE A	7	\$17.50

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Assessor's Parcel Number	Zone	Owner	Lot Front Footage	FY 2017 Assessment
440-664-01-00	2	KENSINGTON OFFICE RENTALS	50	\$125.00
440-664-02-00	2	4193 ADAMS AVENUE L L C	50	\$125.00
465-341-03-00	2	DAVIS/LOGAN LEGACY TRUST 04-18-14	90	\$225.00
465-342-02-00	2	SIDHU TRUST 09-09-04	180	\$450.00
465-342-03-00	2	HOMER LEE A&NANCY E FAMILY TRUST 01-29-91	40	\$100.00
465-342-04-00	2	DAMICO FAMILY REVOCABLE TRUST 01-10-13	40	\$100.00
465-342-05-00	2	WHITE REGINALD&RHIANNA	40	\$100.00
465-345-01-00	2	MARKET LOGIC CONSULTING LLC	150	\$375.00
465-345-02-00	2	HULL LYLE R&SUSAN M	30	\$75.00
465-345-18-00	2	MORRELL FAMILY TRUST 11-26-96	120	\$300.00
465-346-01-00	2	MUNAIM HUSSEIN	30	\$75.00
439-392-16-00	3	ADAMS ASSOCIATES	95	\$950.00
439-392-17-00	3	HOM EXEMPT 12-17-74	86	\$860.00
439-392-18-00	3	SHAMOUN ROBERT M&LISA M	25	\$250.00
439-392-19-00	3	TAO HUNG THIEN	21	\$210.00
439-392-20-00	3	RUBIO TRUST 02-10-07	30	\$300.00
439-392-21-00	3	JOSEPH MUSSER FAMILY PARTNERSHIP L P	25	\$250.00
439-441-01-00	3	ADAM&FELTON	48	\$480.00
439-441-03-00	3	SOLOMONS MINE L L C	44	\$440.00
439-441-04-00	3	ESH FAMILY EXEMPTION TRUST B 08-01-98	35	\$350.00
439-441-05-00	3	3325 ADAMS AVE L L C	50	\$500.00
439-441-06-00	3	MOSS FAMILY TRUST 08-10-82	50	\$500.00
439-441-38-00	3	GOSLINE JEFFREY REVOCABLE TRUST 07-29-14	50	\$500.00
438-301-10-00	4	MOORE PATRICIA A	39	\$195.00
438-301-11-00	4	MOORE PATRICIA A	31	\$155.00
438-301-12-00	4	MOORE PATRICIA A	70	\$350.00
438-302-20-00	4	DELUCA-STOCK INVESTMENTS L L C	72	\$360.00
438-302-21-00	4	DONALDSON FAMILY TRUST 05-21-08	70	\$350.00
438-302-22-00	4	NJ ENTERPRISE LLC	50	\$250.00
438-302-24-00	4	FOUR CS M M LLC	80	\$400.00
438-302-25-00	4	GELASTOPOULOS TRUST 05-07-03	50	\$250.00
438-302-26-00	4	COWHIG DAVID J TRUST 11-16-06	50	\$250.00
438-302-27-00	4	MOTAMEDI JOICE M FAMILY TRUST 02-06-14	50	\$250.00
438-302-28-00	4	A K R FAMILY TRUST 12-30-91	50	\$250.00
438-302-30-00	4	SCIOTTO DENNIS R FAMILY TRUST 12-19-94	50	\$250.00
446-021-02-00	4	DIEGO DAVIS ASSOCIATES LLC	90	\$450.00
446-021-32-00	4	STEWART RUTH A REVOCABLE TRUST 01-10-13	33	\$165.00
446-021-34-00	4	GELASTOPOULOS TRUST 05-07-03	105	\$525.00
446-022-01-00	4	7-ELEVEN INC <LF> M C INVESMENTS L L C	140	\$700.00
446-024-28-00	4	URBAN ELEMENTS L L C	90	\$450.00
438-240-03-00	5.A	ADAMS SERENA APARTMENTS L L C	100	\$396.00
438-251-23-00	5.A	ONGLEY MARILYN M SEPARATE PROPERTY TRUST	70	\$277.20

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438-251-24-00	5.A	ONGLEY MARILYN M SEPARATE PROPERTY TRUST	70	\$277.20
438-252-14-00	5.A	LEE ANDREW&THERESA	90	\$356.40
438-252-15-00	5.A	ROBEC L L C	48	\$190.08
438-252-16-00	5.A	ROBEC L L C	50	\$198.00
438-252-17-00	5.A	ROBEC L L C	60	\$237.60
438-252-18-00	5.A	PINA ERNEST&SANDRA	30	\$118.80
438-260-13-00	5.A	GIAMMONA JOHN M&HEATHER M	40	\$158.40
438-260-16-00	5.A	S D P B HOLDINGS LLC	40	\$158.40
438-260-17-00	5.A	SALEMS&SADA L L C	100	\$396.00
438-260-31-00	5.A	JODZIO FRANK M REVOCABLE TRUST 08-26-11	100	\$396.00
438-271-15-00	5.A	ANGELES M&M FAMILY TRUST 05-11-09	40	\$158.40
438-271-17-00	5.A	DANG SEAN&ATKINS MAUREEN	33	\$130.68
438-271-18-00	5.A	DANG SEAN M&ATKINS MAUREEN	32	\$126.72
438-271-32-00	5.A	SCHWEIKHARD BUILDING	75	\$297.00
438-271-33-00	5.A	HOM SHEK FOO&SUEY WAN LIVING TRUST 01-14-02	50	\$198.00
438-271-34-00	5.A	FOUMIA JOSEPH	50	\$198.00
438-272-12-00	5.A	HOOVER KIMBERLY 1998 TRUST 12-04-98	50	\$198.00
438-272-13-00	5.A	HILL JAMES H&TRELANIE M	45	\$178.20
438-272-14-00	5.A	NIEMEYER TRUST 08-28-96	45	\$178.20
438-272-32-00	5.A	DELUCA FAMILY SURVIVORS TRUST 06-02-82	140	\$554.40
438-301-06-00	5.A	MCPHEETERS DAVID M&MARGARET K	40	\$158.40
438-301-07-00	5.A	MUSTAFA TARAK M&JWAYYED-MUSTAFA ALKUDS	50	\$198.00
438-301-09-00	5.A	RICH SURVIVING SPOUSE TRUST 05-04-94	50	\$198.00
445-081-01-00	5.A	PONZI MICHAEL&KIMBERLY	79	\$312.84
445-081-02-00	5.A	MURRAY COLIN	61	\$241.56
445-081-30-00	5.A	M A C H 58 INC	83	\$328.68
445-081-31-00	5.A	HARDIN OLIVER	57	\$225.72
445-082-01-00	5.A	CRAIG FAMILY TRUST 09-24-03	140	\$554.40
445-082-30-01	5.A	PURSEL BRADLEY L	65	\$257.40
445-082-31-00	5.A	CARLSON KATHRYN J TRUST 01-27-15	75	\$297.00
445-091-01-00	5.A	HOLT FAMILY MARITAL TRUST 10-12-84	98	\$388.08
445-091-02-00	5.A	GOHDE-BACH REVOCABLE TRUST 05-13-08	43	\$170.28
445-091-25-01	5.A	ODETTE CHARLOTTE L	11	\$43.56
445-091-25-02	5.A	STOUT JOSHUA C&KRISTINE A	11	\$43.56
445-091-25-03	5.A	DODDS RANDALL&GAIL N	11	\$43.56
445-091-25-04	5.A	LEE JAMES L	11	\$43.56
445-091-25-05	5.A	PEARSON RYAN J	11	\$43.56
445-091-25-06	5.A	JACK ANDREW W	11	\$43.56
445-091-25-07	5.A	SOMERS ALICIA TSHUE-ING	11	\$43.56
445-091-25-08	5.A	HIBSHMAN JEFFREY S&AMANDA M	11	\$43.56
445-091-25-09	5.A	SANCHARAK REVOCABLE 2014 TRUST 09-26-14	11	\$43.56
445-091-25-10	5.A	MCMILLEN KURTIS&KATHY REVOCABLE TRUST 11-22-06	11	\$43.56

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445-091-25-11	5.A	BUSH JASON T&KRISTEN M	11	\$43.56
445-091-25-12	5.A	CHANG TIFFANY	11	\$43.56
445-091-25-13	5.A	NINE ADAMS LLC	11	\$43.56
445-092-01-00	5.A	MEIS DANIEL J	140	\$554.40
445-092-30-00	5.A	BENGTSON BRIAN W&ANNE C REVOCABLE TRUST 02-12-13	40	\$158.40
445-092-34-00	5.A	CARRILLO ANTONIO R	100	\$396.00
446-023-01-00	5.A	2855 ADAMS AVENUE LLC	50	\$198.00
446-023-02-00	5.A	S D P B HOLDINGS LLC	50	\$198.00
446-023-03-00	5.A	HUERTA BONNIE J	40	\$158.40
446-023-26-00	5.A	TALESHPOUR FARHAD&ASHOURI YASAMAN	40	\$158.40
446-023-27-00	5.A	OHOLLEARN STEPHEN A	33	\$130.68
446-023-28-00	5.A	COLEMAN JOHN JR&OHOLLEARN-COLEMAN PEGGY	33	\$130.68
446-023-29-00	5.A	KALSANG JAMPA	34	\$134.64
446-024-01-00	5.A	SCHEIDNES FAMILY TRUST 06-04-87	50	\$198.00
446-024-02-00	5.A	2911 ADAMS AVE L L C	90	\$356.40
446-021-01-00	5.B	BROWN PAUL E TR&BROWN CAROLE A TR	100	\$94.00
446-021-03-00	5.B	B&B PROPERTIES 2000 L P	25	\$23.50
446-021-04-00	5.B	RAW STEEL REAL ESTATE LLC	49	\$46.06
446-021-05-00	5.B	O F VENTURES LLC	50	\$47.00
446-021-06-00	5.B	WHITE JAMES C&MARLA R	38	\$35.72
446-021-07-00	5.B	KESSEL DAVID LIVING TRUST 07-23-05	38	\$35.72
446-021-08-00	5.B	MAVER-SHUE NICOLE	38	\$35.72
446-021-09-00	5.B	REGNIER/SIMPSON/TIFUI ENTERPRISES LLC	38	\$35.72
446-021-10-00	5.B	REGNIER/SIMPSON/TIFUI ENTERPRISES LLC	50	\$47.00
446-021-11-00	5.B	NEUMARSA PROPERTIES L L C	50	\$47.00
446-021-12-00	5.B	TARANTINO ARTHUR&ANTONETTE M	50	\$47.00
446-021-13-00	5.B	PASTOR FAMILY TRUST B 06-05-86	75	\$70.50
446-024-16-00	5.B	GELASTOPOULOS TOM	56	\$52.64
446-024-17-00	5.B	MCBRAYER VIRGINIA A	44	\$41.36
446-024-18-01	5.B	DEVINE ANDREW	6	\$5.64
446-024-18-02	5.B	ZAMORA JESS P	6	\$5.64
446-024-18-03	5.B	TAMOUSH MICHAEL R	7	\$6.58
446-024-18-04	5.B	LIU DING	6	\$5.64
446-024-18-05	5.B	PINTO CHRISTIAN F D L R&OBRIEN SCOTT M	6	\$5.64
446-024-18-06	5.B	IAMBURG MARIELA TRUST 10-12-09	7	\$6.58
446-024-18-07	5.B	BACHAN SHAWN	6	\$5.64
446-024-18-08	5.B	ABREU FRANKLIN A	6	\$5.64
446-024-19-00	5.B	M&A I L P	38	\$35.72
446-024-20-00	5.B	GRABSKI PATRICIA	38	\$35.72
446-024-21-00	5.B	B M M B ON 30TH L L C	50	\$47.00
446-024-22-00	5.B	CALLAHAN DEBORAH	38	\$35.72
446-024-23-00	5.B	CENTER FOR PERSONAL GROWTH LLC	38	\$35.72

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446-024-24-00	5.B	OAK PROPERTIES	50	\$47.00
446-024-25-00	5.B	URBAN ELEMENTS L L C	50	\$47.00
446-024-26-00	5.B	URBAN ELEMENTS L L C	50	\$47.00
446-024-27-00	5.B	URBAN ELEMENTS L L C	100	\$94.00
446-033-19-00	5.C	S&O MANAGEMENT CO L L C	50	\$39.00
446-033-20-00	5.C	OLEARY JOHN J	50	\$39.00
446-033-21-00	5.C	KRESMAN JACQUELYNN TRUST 06-25-08	50	\$39.00
446-033-22-00	5.C	HUNG TSAN TANG&SHOU WEN FAMILY TRUST 04-22-07	50	\$39.00
446-033-23-00	5.C	GIACALONE NICOLA TR (SURVIVORS TRUST)	50	\$39.00
446-033-24-00	5.C	A E C PROPERTIES L L C	50	\$39.00
446-033-25-00	5.C	GARDIOL RICHARD B	50	\$39.00
446-033-26-00	5.C	BAKER JOHN S&ANN H TRS	50	\$39.00
446-033-27-00	5.C	GELASTOPOULOS TRUST 05-07-03	50	\$39.00
446-033-28-00	5.C	GAYTAN ERNESTO	50	\$39.00
446-033-31-00	5.C	KWON FAMILY TRUST 06-22-09	100	\$78.00
446-053-01-00	5.C	MADISON TRUST 11-13-05	50	\$39.00
446-053-05-00	5.C	CARLSON JOHN W&MARILYN J TRUST 11-17-69	50	\$39.00
446-053-06-00	5.C	CARLSON JOHN W&MARILYN J TRUST 11-17-69	50	\$39.00
446-053-07-00	5.C	CASS SCOTT W TRUST 09-09-02	50	\$39.00
446-053-08-00	5.C	CASS SCOTT W TRUST 09-09-02	50	\$39.00
446-053-09-00	5.C	FISHER FAMILY TRUST 05-21-97	50	\$39.00
446-053-10-00	5.C	FAMEA L L C	50	\$39.00
446-053-11-00	5.C	FAMEA L L C	50	\$39.00
446-053-12-00	5.C	FAMEA L L C	50	\$39.00
446-053-13-00	5.C	PERIG PROPERTIES L L C	50	\$39.00
446-053-14-00	5.C	DILLARD DANIEL K SEPARATE PROPERTY TRUST 02-16-05	50	\$39.00
446-053-15-00	5.C	HARRIS STELLA M REVOCABLE TRUST 04-30-07	50	\$39.00
439-381-14-00	5.D	HURST FAMILY TRUST B 12-04-91	130	\$282.10
439-381-15-00	5.D	CZERWINSKI ANDRZEJ&EVA	53	\$115.00
439-381-16-00	5.D	MCMILLIN LUKE S IRREVOCABLE TRUST 02-19-07	53	\$115.00
439-381-17-00	5.D	ANDERSON JONATHAN D&DIANA K	53	\$115.00
439-381-18-00	5.D	BARRY MARTEN&LOEHR DEBORAH A FAMILY TRUST 12-20-95	52	\$112.84
439-381-19-00	5.D	MONROE TRUST 07-01-96	72	\$156.24
439-381-20-00	5.D	3190 ADAMS AVENUE LLC	35	\$75.94
439-382-14-00	5.D	GLOBAL SYNDICATION L L C	80	\$173.60
439-382-15-00	5.D	KELLY TRUST 10-09-01	26	\$56.42
439-382-16-00	5.D	ZAVIEH FAMILY TRUST 11-06-13	53	\$115.00
439-382-17-00	5.D	HAUBERT LIVING TRUST 02-05-11	53	\$115.00
439-382-18-00	5.D	LEWALLEN DAVID&AMI	53	\$115.00
439-391-15-00	5.D	CHAU DAVID CHINH	106	\$230.02
439-391-16-00	5.D	TOMBERT L L C	53	\$115.00
439-391-17-00	5.D	UNITED STATES POSTAL SERVICE	53	\$115.00

City of San Diego
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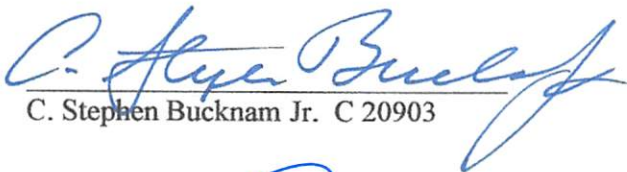
Assessor's Parcel Number	Zone	Owner	Lot Front Footage	FY 2017 Assessment
439-391-18-00	5.D	UNITED STATES POSTAL SERVICE	53	\$115.00
439-412-05-00	5.D	HUNT ERROL G	54	\$117.18
439-412-06-00	5.D	MALOUF GEORGE M	53	\$115.00
439-412-48-00	5.D	HUNT ERROL G	55	\$119.34
439-420-01-00	5.D	DFIRST L L C	53	\$115.00
439-420-02-00	5.D	PURDIN JOHN B TRUST 03-02-09	56	\$121.52
439-420-03-00	5.D	TILLERY FAMILY TRUST 04-13-95	50	\$108.50
439-420-04-00	5.D	TILLERY FAMILY TRUST 04-13-95	106	\$230.02
439-431-01-00	5.D	GUERRA CESAR A	53	\$115.00
439-431-02-00	5.D	PETERS SUSAN L	53	\$115.00
439-431-03-00	5.D	MAZIS GEORGE S TRUST 12-28-99	53	\$115.00
439-431-04-00	5.D	DAVIS FAMILY TRUST-SURVIVORS TRUST	53	\$115.00
439-431-05-00	5.D	TAYLOR GARY J&L CELESTE	53	\$115.00
439-432-01-00	5.D	MANX MANAGEMENT L L C	53	\$115.00
439-432-03-00	5.D	AYOUB GEORGE E&MADLEN G REVOCABLE TRUST	53	\$115.00
439-432-04-00	5.D	MCKEEVER GEORGE V III	53	\$115.00
439-432-35-00	5.D	EDELMAN KERRY	50	\$108.50
439-432-36-00	5.D	BENEDICT JOSEPH F	103	\$223.50
Totals			17,581	\$50,175.16

CITY OF SAN DIEGO


ADAMS AVENUE MAINTENANCE ASSESSMENT DISTRICT

**ENGINEER'S REPORT
FISCAL YEAR 2017**

This report has been prepared and submitted by:


C. Stephen Bucknam Jr. C 20903




Koppel & Gruber Public Finance

I, _____, as City Clerk of the City of San Diego, County of San Diego, California, do hereby certify that the Assessment as shown on the Assessment Roll, together with the Assessment Diagram, both of which are incorporated into this report, were filed in my office on the _____ day of _____, 2016.

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

I, _____, as City Clerk of the City of San Diego, County of San Diego, California, do hereby certify that the foregoing Assessment as shown together with the Assessment Diagram incorporated into this report, was approved and confirmed by the City Council of said City on the _____ day of _____, 2016.

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