



THE CITY OF SAN DIEGO



ANNUAL REPORT

for Fiscal Year 2020

TALMADGE PARK – SOUTH LIGHTING MAINTENANCE ASSESSMENT DISTRICT

under the provisions of the

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

Prepared For
City of San Diego, California



Prepared By
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June 2019

CITY OF SAN DIEGO

Mayor

Kevin Faulconer

City Council Members

Barbara Bry
District 1 (Council President Pro Tem)

Jennifer Campbell
District 2

Chris Ward
District 3

Monica Montgomery
District 4

Mark Kersey
District 5

Chris Cate
District 6

Scott Sherman
District 7

Vivian Moreno
District 8

Georgette Gómez
District 9 (Council President)

City Attorney

Mara W. Elliott

Chief Operating Officer

Kris Michell

City Clerk

Elizabeth Maland

Independent Budget Analyst

Andrea Tevlin

City Engineer

James Nagelvoort

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Maintenance Assessment District

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Annual Report for Fiscal Year 2020

Talmadge Park – South Lighting

Maintenance Assessment District

Preamble

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

DATE OF FINAL PASSAGE BY THE CITY OF SAN DIEGO,
COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ON THE
_____ DAY OF _____, 2019.

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 2019	FY 2020 ⁽¹⁾	Maximum ⁽²⁾ Authorized
Total Parcels Assessed:	243	243	--
Total Estimated Assessment:	\$18,054	\$18,720	--
Total Estimated EBUs:	231.400	231.400	--
Annual Assessment per EBU:	\$78.02	\$80.90	\$80.91 ⁽³⁾

⁽¹⁾ FY 2020 is the City's Fiscal Year 2020, which begins July 1, 2019 and ends June 30, 2020. Total Parcels Assessed, Total Estimated Assessment, and assessment apportionment factors may vary from prior fiscal year values due to parcel changes and/or land use re-classifications.

⁽²⁾ Maximum authorized assessment rate subject to cost-indexing as approved by property owners at the time of District formation.

⁽³⁾ Prior fiscal year's maximum authorized annual assessment rate increased by cost-indexing factor of 3.71%.

Annual Cost-Indexing: The maximum authorized assessment rates are cost-indexed and will increase (or decrease) annually based on the annual change in the *San Diego Consumer Price Index for Urban Consumers* (SDCPI-U).

Background

The Talmadge Park – South Lighting Maintenance Assessment District (District) was established by the City of San Diego (City) on July 14, 2014 by City Council Resolution R-309094. The purpose of the District was, and still is, to fund specifically identified improvements and activities within the boundary of the District.

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

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

District Boundary

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

Project Description

The authorized assessments will be used to fund specifically identified improvements and activities within the District. The District improvements and activities generally consist of procurement, installation, repair, replacement, operation and maintenance of identified ornamental (Delphi Acorn style) street lighting improvements in the District conceptually shown in **Figure 1**.

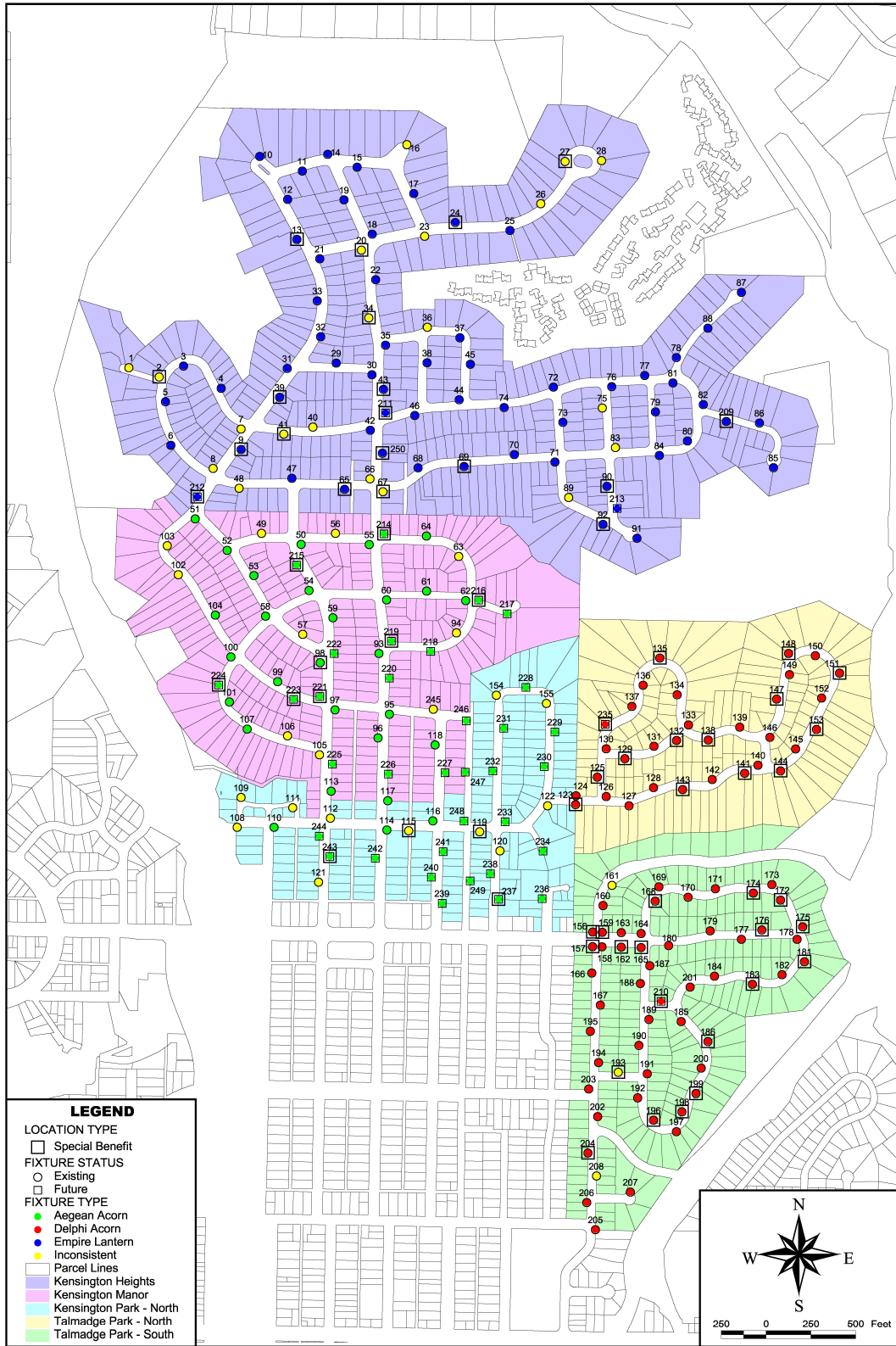


FIGURE 1: Kensington Lighting Improvements

For additional detail as to the location, type of improvements, and activities performed by the District, please refer to the maps, improvement plans, engineering drawings, maintenance specifications, the Engineer's Reports and other associated documents on file with the Maintenance Assessment Districts section of the Parks and Recreation Department of the City. These documents, collectively, are incorporated herein by reference and made part of this annual report.

Separation of General and Special Benefits

The identified improvements and activities provide benefits to the parcels located within the District. These benefits are "special benefits" to the extent that they are above and beyond the City's standard level of service, and exclusive of those "general benefits" provided to the public at large or properties located outside the District. By law, only "special benefits" are assessable.

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

Cost Estimate

The estimated annual budget (Revenue & Expense Statement) for Fiscal Year 2020 (July 1, 2019 to June 30, 2020 period) is included as **Exhibit B**. The "Other Contributions (Non Assessment Source)" revenue contained in the budget includes the value of improvements and activities determined to provide "general benefits." The District budget with full detail is available for public reference in the Maintenance Assessment Districts section of the Parks and Recreation Department of the City.

Annual Cost-Indexing

The maximum authorized assessment set forth in the Engineer's Reports is permitted to increase annually based on the published change in the "San Diego Consumer Price Index for Urban Consumers" (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 284.464 to 295.018

(a 3.71% increase). In accordance with the approved cost-indexing provisions, the maximum authorized assessment rates have been increased by 3.71%.

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, [the area] 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 and activities 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 enhanced improvements and activities.

The proposed improvements and activities 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 and activities in terms of enhanced aesthetics and improved public safety.

Apportionment Methodology

The total cost associated with District improvement and activities 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 and activities have been assigned zero (0) EBUs.

Land Use Factor

Since the proposed District improvements and activities 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 1**.

TABLE 1: 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 and activities and has been assigned a Land Use Factor of zero.

While those traveling the streets and roadways visually enjoy the enhanced improvements and activities 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 and activities 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 and activities 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 and activities 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 and activities 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 2**.

TABLE 2: 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 and activities 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 and activities 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 and activities, 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 and activities. 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.

Sample Calculations

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

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

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

- **1 Single-Family Residence**
EBUs = 1 unit x 1.00 x 1.00 = 1.00 EBUs
- **1 Condominium**
EBUs = 1 unit x 0.70 x 1.00 = 0.70 EBUs
- **10-unit Apartment Complex**
EBUs = 10 units x 0.70 x 1.00 = 7.00 EBUs

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

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

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

Summary Results

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

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

The assessment methodology utilized is as described in the text of this annual report. Based on this methodology, Fiscal Year 2020 District assessment for each parcel were calculated and are shown in the Preliminary Assessment Roll (**Exhibit C**).

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

This annual report has been prepared and respectfully submitted by:



EFS ENGINEERING, INC.

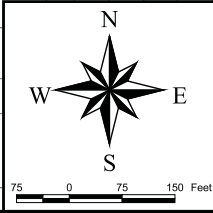
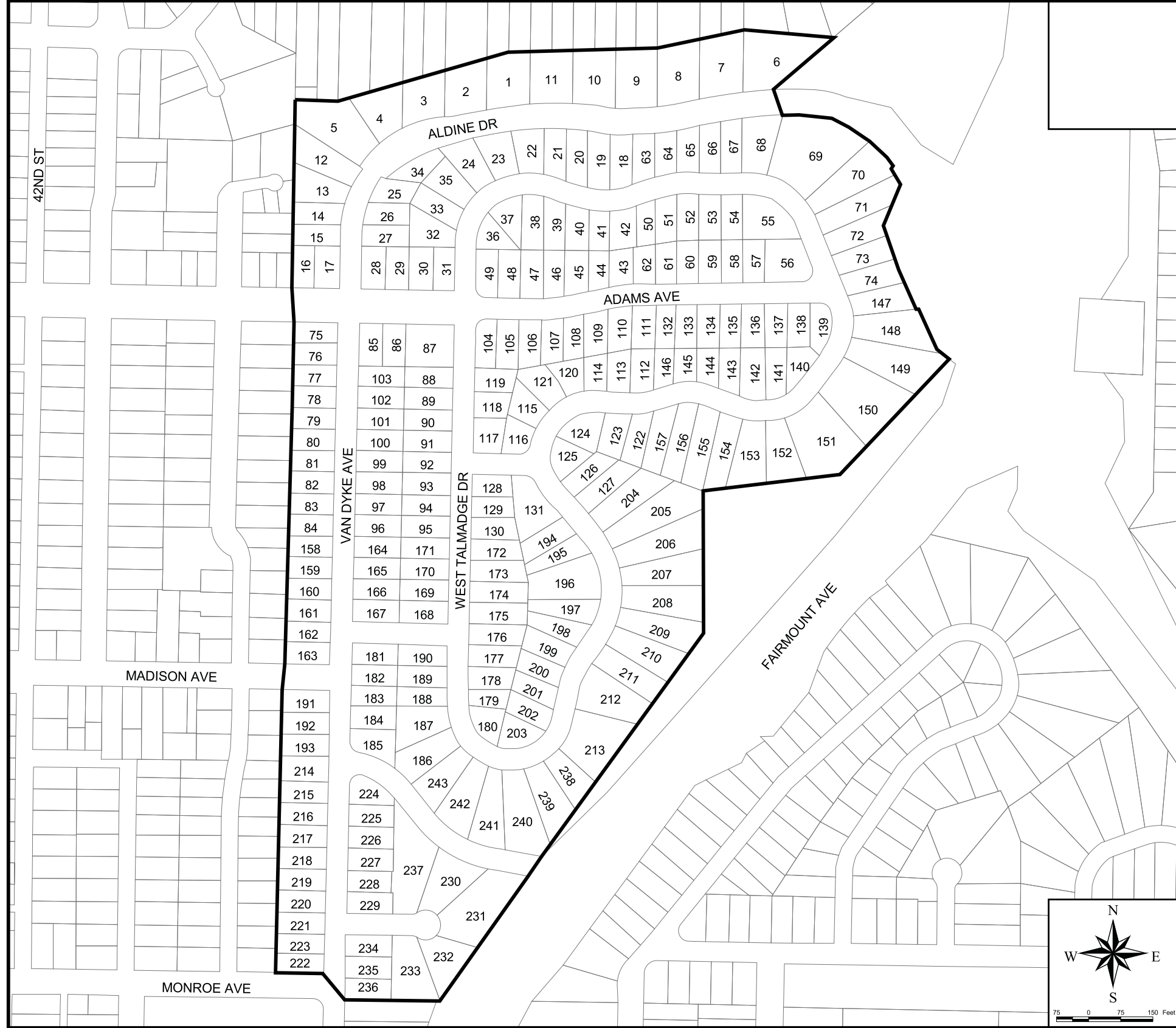
Eugene F. Shank, PE

C 52792

Sharon F. Risse

EXHIBIT A

District Boundary



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:
EFS 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.

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

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.

LEGEND:
 _____ District Boundary
 _____ Parcel Line
 # Diagram Number



CITY OF
SAN DIEGO

TALMADGE PARK - SOUTH
LIGHTING MAINTENANCE ASSESSMENT DISTRICT

W.O. _____ DATE: _____ REVS: _____

EXHIBIT A

EXHIBIT B1

**Estimated Budget – Revenue & Expense Statement
for Fiscal Year 2020**

EXHIBIT B1

REVENUE AND EXPENSE STATEMENT

Talmadge Park South Maintenance Assessment District Fund 200721

	<u>FY 2018 ACTUALS</u>	<u>FY 2019 ESTIMATE</u>	<u>FY 2020 PROPOSED</u>
BEGINNING FUND BALANCE			
Surplus (or Deficit) from Prior Year	\$ 32,771.17	\$ 45,277.52	\$ 45,873.35
TOTAL BEGINNING FUND BALANCE	\$ 32,771.17	\$ 45,277.52	\$ 45,873.35
REVENUE			
Assessment Revenue	\$ 17,559.09	\$ 18,053.83	\$ 18,720.26
Interest	\$ 510.26	\$ 500.00	\$ 130.00
Other Contributions (Non Assessment Source)	\$ 106.00	\$ 4,386.00	\$ 4,601.00
TOTAL REVENUE	\$ 18,175.35	\$ 22,939.83	\$ 23,451.26
TOTAL BEGINNING FUND BALANCE & REVENUE	\$ 50,946.52	\$ 68,217.35	\$ 69,324.61
OPERATING EXPENSE			
Supplies - Lighting Fixtures	\$ -	\$ 4,500.00	\$ 4,500.00
Special Lighting Contracts and Services ⁽¹⁾	\$ -	\$ 6,994.00	\$ 6,994.00
Special Districts Administration Cost	\$ 5,669.00	\$ 5,850.00	\$ 5,921.00
Unallocated Reserve	\$ -	\$ -	\$ 35,000.00
Utilities Special Lighting	\$ -	\$ 5,000.00	\$ 5,403.00
TOTAL OPERATING EXPENSE	\$ 5,669.00	\$ 22,344.00	\$ 57,818.00
TOTAL EXPENSE	\$ 5,669.00	\$ 22,344.00	\$ 57,818.00
TOTAL ENDING FUND BALANCE	\$ 45,277.52	\$ 45,873.35	\$ 11,506.61
NET ANNUAL REVENUE (OR EXPENSE)	\$ 12,506.35	\$ 595.83	\$ (34,366.74)

⁽¹⁾ Includes City Streets Division services for street light maintenance - inspection, bulb replacement, repair of fixtures, poles, paint, wiring and City Engineering Services for major light restoration costs.

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

EXHIBIT B2

Responsibilities Matrix

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 C

**Preliminary Assessment Roll
for Fiscal Year 2020**

EXHIBIT C - Assessment Roll (Fiscal Year 2020)
Talmadge Park - South Lighting Maintenance Assessment District

Parcel Number	Acres/ Units ⁽¹⁾	Land Use Code ⁽²⁾	Apportionment Factors		Total EBU's	Unit Cost (\$/EBU)	FY 2020 ⁽⁴⁾ Assessment	Owner Name
			Land Use ⁽²⁾	Benefit ⁽³⁾				
465 273 01 00	0.29	VAC	0.00	0.00	0.000	\$80.90	\$0.00	Stocker Hans M Tr
465 273 02 00	0.26	VAC	0.00	0.00	0.000	\$80.90	\$0.00	Stocker Hans M Tr
465 273 03 00	0.24	VAC	0.00	0.00	0.000	\$80.90	\$0.00	Stocker Hans M Tr
465 273 04 00	0.00	SFD	1.00	1.00	0.000	\$80.90	\$0.00	Wulbern Julian&Jeanne Revocable Trust 02-18-94
465 273 05 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Wulbern Julian&Jeanne Revocable Trust 12-29-93
465 282 01 00	0.44	VAC	0.00	0.00	0.000	\$80.90	\$0.00	Stocker Hans M Tr
465 282 02 00	0.33	VAC	0.00	0.00	0.000	\$80.90	\$0.00	Stocker Hans M Tr
465 282 03 00	0.32	VAC	0.00	0.00	0.000	\$80.90	\$0.00	Stocker Hans M Tr
465 282 04 00	0.31	VAC	0.00	0.00	0.000	\$80.90	\$0.00	Stocker Hans M Tr
465 282 05 00	0.30	VAC	0.00	0.00	0.000	\$80.90	\$0.00	Stocker Hans M Tr
465 282 06 00	0.28	VAC	0.00	0.00	0.000	\$80.90	\$0.00	Stocker Hans M Tr
465 321 01 00	0.00	SFD	1.00	1.00	0.000	\$80.90	\$0.00	Wulbern Julian&Jeanne Revocable Trust 12-29-93
465 321 02 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Burritt Linda M
465 321 03 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Crooks Gary V&Mueller Carolynn M
465 321 04 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	White Trust 06-24-14
465 321 05 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Gerardi Gregory J&Sweeney Sarah K
465 321 06 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Miller David J
465 322 01 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Olson Jill
465 322 02 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Bloom James A&Lynn L
465 322 03 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Dowling Marjorie Living Trust 09-27-97
465 322 04 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	McInnes James&Banister-McInnes Sandi Revocable Trust
465 322 05 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Wong-Lim Family Trust 04-16-07
465 322 06 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Smith/Scott Family Trust 03-27-15
465 322 07 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Davis Mary G
465 322 09 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Roberts Edward T Trust 07-21-09
465 322 10 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Phipps Kathryn A Trust 11-16-00
465 322 11 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Knapp Family Survivors Sub-Trust 02-10-93
465 322 12 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Marquez Guillermo&Louise A
465 322 13 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Kirk Barry&Constance
465 322 14 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Katz Judith W Family Trust 03-11-13
465 322 15 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Adrignola Sam F&Anna R Trs
465 322 16 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Johnson Family Trust 06-04-98
465 322 17 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Evenson Willis&Joan Family Trust 01-25-85
465 322 19 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Shinsky Neale R&Mary P 2001 Trust
465 322 20 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Schlecht Irene M
465 323 01 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Zawacki Hoyt Family Trust 08-31-00
465 323 02 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Goldfarb Family Trust
465 323 03 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Vincent Kimball R Living Trust 05-09-06
465 323 04 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Berhow Donald O&Magda E Trust A 06-12-79
465 323 05 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Wissler Jeffrey L Trust 09-03-13
465 323 06 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Mccomas Jeffery 2010 Family Trust 12-20-10
465 323 07 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Jones Sherry E Trust 11-12-14
465 323 08 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Isaacson Jeffry
465 323 09 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Hildebrand Ellen F Living Trust 12-07-16
465 323 10 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Sanchez-Aldana Adriana
465 323 11 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Darr Richard M Trust 06-22-04
465 323 12 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Maze Family Trust 02-10-06
465 323 13 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Hw&Bsw Trust 01-15-98
465 323 14 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Miller Kate S Trust 06-10-14
465 331 01 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Weinrick Janice L 1993 Trust 04-09-93
465 331 02 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Lubin/Engel Family Trust 08-10-98
465 331 03 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Orr Eric&Cynthia Family Trust 09-28-09
465 331 04 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Reed Family Revocable Trust 03-12-14
465 331 05 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Walsh Timothy&Natalia 2019 Family Trust 01-19-19
465 331 06 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Holmes Charlotte Trust 04-18-95
465 331 07 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Brunetto B&C Family Trust 03-13-03
465 331 08 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Badre Nicolas H&Kirsten R

EXHIBIT C - Assessment Roll (Fiscal Year 2020)
Talmadge Park - South Lighting Maintenance Assessment District

Parcel Number	Acres/ Units ⁽¹⁾	Land Use Code ⁽²⁾	Apportionment Factors		Total EBU's	Unit Cost (\$/EBU)	FY 2020 ⁽⁴⁾ Assessment	Owner Name
			Land Use ⁽²⁾	Benefit ⁽³⁾				
465 331 09 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Craig Jennifer S
465 331 10 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Masar John P
465 331 11 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Leonard Susan V Trust 12-08-10
465 331 12 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Hansen Edward L Trust 11-22-99
465 331 13 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Boyanov Boyan I&Veneta T Revocable 2014 Trust 11-13-1
465 332 01 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Laws Mark&Lori Living Trust 06-15-11
465 332 02 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	White Robert C&Sandra L Family Trust 11-01-95
465 332 03 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Fisher Clay
465 332 04 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Loehr John&Joanne Family Trust 01-31-97
465 332 05 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Mcclure Francine Trust 01-27-97
465 332 06 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Hileman John&Julie Trust 02-07-03
465 332 07 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Cooper Richard L <Le> Stark Pamela L <Aka Cooper-Star
465 332 08 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Hopper Jeff&Rebecca Trust 11-07-13
465 332 09 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Talbott Michael S Trust 01-20-17
465 332 10 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Morgan Friedman Trust
465 332 11 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Cooper Douglas R&Iverson Lorraine Living Trust 11-22-02
465 332 12 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Bell David A&Patel-Bell Binda D
465 351 01 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Lerner&Hansen Family Trust 08-01-07
465 351 02 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Flagel Jeremy&Nist Heather L
465 351 03 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Winn Steven W&Melanie A Joint Living Trust05-16-14
465 351 04 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Dunn Mary F Trust 07-17-18
465 351 05 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Nunns William T
465 351 06 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Lottemoser Mary E 1993 Trust 01-28-93
465 351 07 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Chandler James L&Magel B
465 351 08 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Burchell Diana B
465 351 09 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Tipton Kelly A
465 351 10 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Connolly-Piercy Revocable Trust 11-02-16
465 352 01 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Schott Michael T&Elizabeth C
465 352 02 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	O'Brien/Spence Trust 09-01-09
465 352 03 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Ferraro Charles G&Kathryn C
465 352 04 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Rivera Family Survivors Trust 07-06-88
465 352 05 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Veeramallu Family Trust 04-30-08
465 352 06 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Wilder Timothy J Trust 03-16-16
465 352 07 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Hernandez Vicki M
465 352 08 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Miller Keith&Amy Family 2011 Trust 01-28-11
465 352 09 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Mckisic James M&Sheila D
465 352 10 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Brown Michael L&Kathleen A Trust 02-23-05
465 352 11 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	S M Taxco Real Estate Partnership
465 352 12 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Ozgunduz Nuri O&Ann R Trs
465 352 13 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Hoeltgen Deborah C Trust 02-04-94
465 352 14 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Blake Family Trust 10-14-99
465 352 15 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Wiles Family Revocable Trust 09-13-13
465 352 16 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Degen Patricia A
465 352 17 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Kesner Andrew W&Kapteina Carianne E
465 352 18 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Griswold&Sanchez 2008 Family Trust 01-25-08
465 352 19 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Gullickson Gail M Revocable Trust 08-08-11
465 353 01 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Parsons Lucinda L
465 353 02 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Vanriper Karen J Separate Property Trust 01-10-13
465 353 03 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Krooskos Family Survivors Trust 03-13-91
465 353 04 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Ness Bryan
465 353 05 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Haynes Michael J&Grabski Patricia
465 353 06 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Herman Timothy
465 353 07 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Hicks Robert&Desjardins Michelle A
465 353 08 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Ruelas Kevin J&Catherine I
465 353 09 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Sommer Emily
465 353 10 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Racheeff Family Trust 07-11-17
465 353 11 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Maguire Merlin A Trust 10-05-05

EXHIBIT C - Assessment Roll (Fiscal Year 2020)
Talmadge Park - South Lighting Maintenance Assessment District

Parcel Number	Acres/ Units ⁽¹⁾	Land Use Code ⁽²⁾	Apportionment Factors		Total EBU's	Unit Cost (\$/EBU)	FY 2020 ⁽⁴⁾ Assessment	Owner Name
			Land Use ⁽²⁾	Benefit ⁽³⁾				
465 353 14 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Peterschmidt John C
465 353 15 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Lujan Family Trust 11-09-01
465 353 16 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Blake Family Trust 10-12-05
465 353 17 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Porter Karen L Living Trust
465 353 18 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Fogarty-Sidotti Family Trust 08-01-08
465 353 19 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Acosta Jose A&Grebenc Mary L
465 353 20 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Sampson Michael P&Hector Susan M Revocable Trust 03-
465 354 01 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Phillips Alfred A
465 354 02 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Orcutt Family Trust A 12-29-87
465 354 03 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Hurley Peterson Trust 10-27-08
465 354 04 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Halfman Joan E Tr
465 354 05 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Holmes Charlotte Trust 04-18-95
465 354 06 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Smith Timothy Matthew&Alison 1999 Trust 12-15-99
465 355 01 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Overand Patrick T Living Trust
465 355 02 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Colthurst Trust 11-05-15
465 355 03 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Shelton-Peterson Family Trust 08-04-04
465 355 06 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Collins Family 2005 Trust 07-01-05
465 361 01 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Harding Susan R Trust 12-27-00
465 361 02 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Hillman Cynthia L&Strong Emma C
465 361 03 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Saxod Olga R Trust 09-17-99
465 361 04 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Friedman Ronald A&Gaye E
465 361 05 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Macleod Karen E
465 361 06 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Isip Peter&Marilen
465 361 07 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Zouari Family Credit Shelter Trust
465 361 08 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Setz Robert&Tiernan Carol A
465 361 09 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Davis Sandra E
465 361 10 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Abedi Joseph&Storey Cassandra
465 361 11 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Roudebush Trust 08-15-16
465 361 12 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Cutsinger Revocable Living Trust 10-13-88
465 361 13 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Sanna Mark A
465 361 14 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Webb Julia A Trust 08-15-13
465 361 15 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Munson Eric Trust 04-16-04
465 362 01 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Robinson-Bonin Pamela S Living Trust 03-24-00
465 362 02 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Palino Raffael&Bauer Erin T
465 362 03 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Troub Allen W Trust 04-23-97
465 362 04 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Weerts Peggy L
465 362 05 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Parker Frank Z Trust I 01-29-96
465 362 06 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Salazar Juan
465 362 07 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Roper Family Trust 12-12-90
465 362 08 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Corrado Trust 05-06-91
465 362 09 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Fitterer Thomas T Trust 01-29-92
465 362 10 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Samba Properties Llp
465 362 11 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Matranga Jena C
465 391 01 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Jepsen Carl H Trust 04-10-06
465 391 02 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Barrier David&Michelle Living Trust 04-03-14
465 391 03 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Wade Community Property Trust 02-07-05
465 391 04 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Reid Michael T Jr&Theresa S
465 391 05 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Riebli Ralph E Revocable Living Trust 08-28-02
465 391 06 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Blake Kimberly A
465 392 01 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Ruch Elizabeth M Trust 02-18-16
465 392 02 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Trejo-Montagne Trust 09-19-12
465 392 03 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Abssy Trust 11-25-14
465 392 04 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Wiederholt Douglas W&Esmeralda
465 392 05 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Green Sidney W&Elizabeth Family Trust
465 392 06 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	New Ernest&Bonnie Trust 06-11-12
465 392 07 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Shaw Mary A
465 392 08 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Mancini Marianna Trust 11-18-11

EXHIBIT C - Assessment Roll (Fiscal Year 2020)
Talmadge Park - South Lighting Maintenance Assessment District

Parcel Number	Acres/ Units ⁽¹⁾	Land Use Code ⁽²⁾	Apportionment Factors		Total EBUs	Unit Cost (\$/Ebu)	FY 2020 ⁽⁴⁾ Assessment	Owner Name
			Land Use ⁽²⁾	Benefit ⁽³⁾				
465 393 01 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Nelsen-Benn Charlotte Revocable Trust 01-30-01
465 393 02 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Vasey Family Trust 05-13-91
465 393 03 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Raines Michael H&John G
465 393 04 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Teggin Family Trust 05-02-17
465 393 05 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Sanderson Family Trust 05-07-98
465 393 06 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Larabee Dale R&Diane S Survivors Revocable 1997 Trust
465 393 07 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Behrman Eric C&Meltzer Susan D
465 393 08 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Mcknight Mark S Iii&Willtrout-Mcknight Joan E Rev Living T
465 393 09 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Leonard Elizabeth M Tr
465 394 01 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Blucher Donald K Jr Trust 10-20-97
465 394 02 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Duesler Deborah A
465 394 03 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Gonzalez Family Trust 11-02-18
465 394 04 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Guncer Selim&Kurban Fikriye
465 394 05 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Peck&Orloff Peck Family Trust 12-30-15
465 394 06 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Love Darlene A Trust 09-14-95
465 394 07 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Keller Steven E Trust 08-31-07
465 394 08 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Wehrle Family Trust
465 394 09 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Bruno Eugene
465 394 10 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Dennehy Mary E Living Trust 11-24-94
465 395 01 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Cantu Alicia
465 395 02 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Tomia Trust 10-03-14
465 395 03 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Frank-Bazan Family Trust
465 401 01 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Biberstein Family Trust 04-14-99
465 401 02 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Vandyke Thomas K Trust 03-18-10
465 401 03 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Hargrave Family Trust 06-25-02
465 401 04 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Sheres Family Trust 11-17-99
465 401 05 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Bronson Michele D Living Trust 11-21-16
465 401 06 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Crosthwaite William&Barbara H
465 401 07 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Abady Family Trust 09-25-02
465 401 08 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Outzs David A Trust 11-14-05
465 401 09 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Welsh Georgia L Revocable Trust 05-23-17
465 401 10 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Siems Kyle J&Wendy J
465 402 01 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	White Darryl J Trust 06-15-11
465 402 02 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Dennehy Peter F Trust 03-21-07
465 402 03 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Deluca Francis A Revocable Trust 06-28-04
465 402 04 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	White Roth Living Trust 05-03-01
465 402 05 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Bernasconi Barry&Pamela Revocable 2007 Trust 05-30-07
465 402 06 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Carpenter Betty J Trust 11-13-18
465 402 07 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Hernandez Sergio H&Sanchez-Montes Suyapa L
465 402 08 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Kreysler Sheila Revocable Trust
465 402 13 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	James Michael L&Alaine L
465 402 14 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Webb Julia A Trust 08-15-13
465 421 01 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Hernandez Juan V&Alida
465 421 02 00	0.13	VAC	0.00	0.00	0.000	\$80.90	\$0.00	Covelluzzi Steven J
465 421 03 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Romstad Thomas C&Taylor-Romstad Janice L
465 421 04 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Furey Robert 2014 Trust 06-17-14
465 421 05 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Thiess Katherine E Living Trust 09-17-98
465 421 06 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Cowgill Family Trust 04-25-96
465 421 07 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Yauger Daniel J Trust
465 421 08 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Jones Anthony Michael&Tara
465 421 10 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Badillo Jose G&Natalie
465 421 11 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Strong Kathryn J
465 422 01 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Fox Bruce W
465 422 02 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Obeirne Anne M Revocable 2018 Trust
465 422 03 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Sanderson-Cottrell Family Trust 11-25-13
465 422 04 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Dietrick John A Jr Revocable 2013 Trust
465 422 05 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Duran Rudy L&Peterson David P Trust 06-17-02

EXHIBIT C - Assessment Roll (Fiscal Year 2020)
Talmadge Park - South Lighting Maintenance Assessment District

Parcel Number	Acres/Units ⁽¹⁾	Land Use Code ⁽²⁾	Apportionment Factors		Total EBUs	Unit Cost (\$/EUBU)	FY 2020 ⁽⁴⁾ Assessment	Owner Name
			Land Use ⁽²⁾	Benefit ⁽³⁾				
465 422 07 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Hennegan Patricia C Tr
465 422 09 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Frisman Dennis Revocable Trust 11-22-04
465 422 10 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Katakkar Sucheta
465 422 11 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Sambila Al&Ryan
465 422 12 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Franson Robert W&Jennifer M
465 422 13 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Peterson Mark H Revocable Trust 11-21-11
465 422 14 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Dangelo Family Trust 08-02-05
465 422 15 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Wong S M Family Trust 11-15-04
465 422 16 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Tromblee Thomas E&Onate Rita H Trs
465 423 01 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Johnson Lukiini Family Trust 07-11-18
465 423 02 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Sanders Lisa&Yaple Meaghan
465 423 03 00	2.00	DUP	0.70	1.00	1.400	\$80.90	\$113.26	Yarborough Katherine Trust 02-27-12
465 423 04 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Mcconnaughey Roy W
465 423 05 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Hartman Stuart J&Katlyn A
465 423 06 00	1.00	SFD	1.00	1.00	1.000	\$80.90	\$80.90	Torres Family Trust 05-21-08

TOTAL	-	-	-	-	231.400	-	\$18,720	
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⁽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⁾ FY 2020 is the City's Fiscal Year 2020, which begins July 1, 2019 and ends June 30, 2020.