



THE CITY OF SAN DIEGO

CITY OF SAN DIEGO

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

JUNE 2013

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

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SECTION I. EXECUTIVE SUMMARY

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

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

Table 1 – Summary Information

Central Commercial	FY 2013	FY 2014 (1)	Maximum Authorized
Total Parcels Assessed:	430	430	
Total Estimated Assessment:	\$222,067	\$222,067	
Total Number of Units:			
LSF	2,877,805.00	2,877,805.00	
LFF	35,646.00	35,646.00	
Trips	20,453.14	20,453.14	
Unit Assessment Rate			
\$/LSF	\$0.0417	\$0.0417	\$0.0729
\$/LFF	\$1.7576	\$1.7576	\$3.1360
\$/Trips	\$1.9269	\$1.9269	\$3.4642
Estimated Assessment Revenue			
\$/LSF	\$120,004.47	\$120,004.47	
\$/LFF	\$62,651.41	\$62,651.41	
\$/Trips	\$39,411.16	\$39,411.16	

1. FY 2014 is the City’s Fiscal Year 2014, which begins July 1, 2013 and ends June 30, 2014. Total Parcels Assessed, Total Estimated Assessment, and Total Estimated Factors may vary from prior year due to parcel changes.

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

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

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

SECTION II. BACKGROUND

A. Introduction

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

This report constitutes the annual update of the Engineer's Report for the City of San Diego ("City") Central Commercial Maintenance Assessment District for Fiscal Year ("FY") 2014 which provides updated information regarding the budget and factors that affect the assessment. This report relies on the assessment methodology and benefit analysis from the Engineer's Report prepared at the time of formation and approved by the property owners. The City Council pursuant to the provisions of the San Diego Maintenance Assessment District Procedural Ordinance of 1986 (the "Ordinance"), Landscaping and Lighting Act of 1972, Being Division 15, Part 2 of the Streets and Highways Code of the State of California, beginning with Section 22500 (the "1972 Act"), Article XIID of the Constitution of the State of California ("Article XIID"), the Proposition 218 Omnibus Implementation Act (Government Code Section 53750 and following) (the "Implementation Act"), and (the Ordinance, 1972 Act, Article XIID and the Implementation Act are referred to collectively as the "Assessment Law") desires to levy and collect annual assessments against lots and parcels within the District in the fiscal year commencing July 1, 2013 and ending June 30, 2014 to pay for the operation, maintenance and servicing of landscaping, lighting, public safety, vagrancy issues and all appurtenant facilities. The assessment rates set for 2013/2014 as set forth in this Engineer's Report do not exceed the maximum rates established at the time the District was formed, therefore, the City and the District are not required to go through a property owner ballot protest procedure in order to establish the 2013/2014 assessment rates.

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

A Public Hearing will be scheduled where public testimony will be heard by the City Council. Following the conclusion of the Public Hearing, the City Council will confirm the Engineer's Report as submitted or amended and may order the collection of assessments for FY 2014.

SECTION III. PLANS AND SPECIFICATION

A. General Description of the District

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

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

B. Description of Improvements to be Maintained and Services

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

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

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

C. Description of Maintenance and Services

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

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

SECTION IV. ESTIMATE OF COSTS

A. Estimate of Costs Table

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

Table 2– Estimate of Costs

	FY 2011/12	FY 2012/13	FY 2013/14
CENTRAL COMMERCIAL MAD	BUDGET	BUDGET	PROPOSED
BALANCE	\$100,000	\$50,000	\$65,000
Revenue			
Assessments	\$222,020	\$222,167	\$222,065
TOTAL OPERATING REVENUE	\$222,020	\$222,167	\$222,065
TOTAL REVENUE AND BALANCE	\$322,020	\$272,167	\$287,065
Expense			
Personnel	\$0	\$0	\$0
Contractual	\$235,818	\$185,000	\$202,558
Incidentals / Administration ¹	\$56,000	\$55,000	\$55,000
Utilities	\$8,000	\$9,950	\$7,300
Capital Improvement Projects	\$0	\$0	\$0
Contingency Reserve ²	\$22,202	\$22,217	\$22,207
TOTAL EXPENSE	\$322,020	\$272,167	\$287,065
BALANCE	\$0	\$0	\$0

1. Includes City Administration Fee of 4%.

2. The contingency builds a reserve for the District for funding emergency needs and provides a source of funds to operate from July through December while waiting for County property tax distributions that typically occur in January and May.

SECTION V. METHOD OF APPORTIONMENT

A. General

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

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

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

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

B. Special Benefit Analysis

As determined in the formation Engineer’s Report, each of the proposed improvements and the associated costs and assessments within the District were reviewed, identified and allocated based on special benefit pursuant to the provisions of the Assessment Law.

Proper maintenance and operation of landscaping, street trees and streetlights provides special benefit to adjacent properties by providing community character, security, safety and vitality. In addition, the improvements will enhance the ability of property owners to attract and maintain customers as well as increase the viability of commercial development.

Special Benefit

Parcels within the District receive a special benefit resulting from the 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.

General Benefit

The proceeds from the assessment will be used to fund enhanced improvements, services and activities within the District that, in absence of the assessment, otherwise would not be provided at an enhanced level or frequency of service. The District will continue to receive the same level of general services provided to the public at large under City-funded and administered programs, as determined annually, for maintenance of public facilities and improvements (e.g., street trees, sidewalks, street lights, etc.), including street sweeping and graffiti removal on public property.

The City provides the District with services, resources and contributions including, but not limited to street sweeping, landscape/tree maintenance (from the Gas Tax Fund), roadway and storm drain improvement and maintenance, regular trash removal, graffiti removal, park maintenance and improvement, basic street lighting, traffic controls and public signage, street median, public safety (through the Police Department) and other public services and improvements. These City services are considered to be basic in nature, and subject to the City's budget and can be provided at a reduced level. The services provided by the District are enhanced over and above this basic service level. The general benefit from the services are determined to be minimal and are more than offset by the contributions the City provide to property in the District.

C. Assessment Methodology

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

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

Table 3 – Factors

FACTOR	WEIGHT ¹	RATIONALE
Lot Square Footage (Size) (LSF)	50%	Measure of a parcel’s proportionate LSF ownership or stakeholder interest in the community.
Linear Front Footage (LFF)	25%	Measure of a parcel’s LFF share of the linear footage of right-of-way enhancement/services.
Trips by Land Use (Trips)	25%	Measure of a parcel’s proportionate contribution to the intensity of public right-of-way use. A Single Family Residential parcel is assigned 10 and other land uses are compared to this land use shown in Table 2 below.

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

Lot Square Footage Factor

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

Linear Front Footage Factor

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

Trips by Land Use Factor

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

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

Table 4 – Trips by Land Use Factor

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

SAMPLE CALCULATIONS

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

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

Shown below are calculations for various sample parcels.

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

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

$\text{Total Assessment} = \text{LSF} \times \text{LSF Unit Assessment Rate} + \text{Total LFF} \times \text{LFF Unit Assessment Rate} + \text{Total Trips} \times \text{Trip Unit Assessment Rate}$
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D. Assessment Range Formula

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

The maximum authorized assessment established in the Fiscal Year 2000 proceedings are authorized to be indexed (increased or decreased) annually by the factor published in the SDCPI-U or 5% whichever is greater. The annual change in second half SDCPI-U values, as compiled by the U.S. Bureau of Labor Statistics (see www.bls.gov), for the prior year period was from 253.368 to 257.285 (a 1.55 % increase). In accordance with the approved

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

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

SECTION VI. ASSESSMENT DIAGRAM

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

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

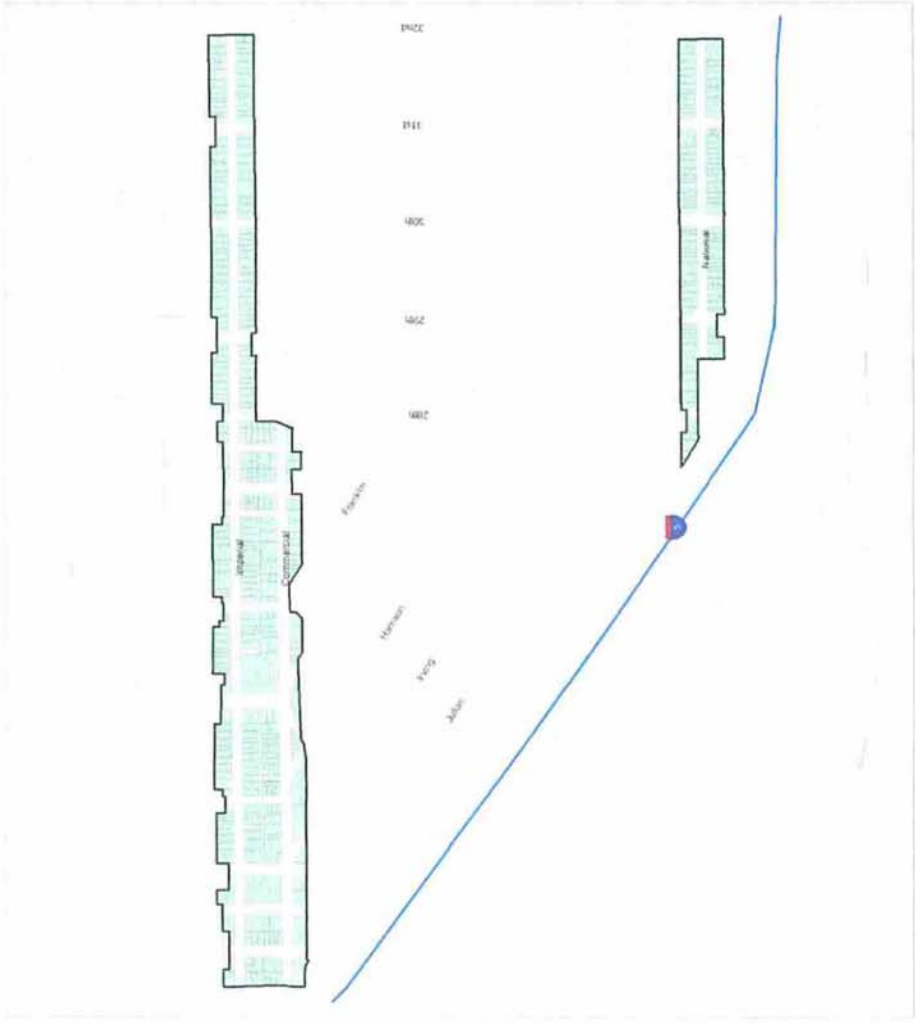
CITY CLERK _____
 RECORDED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF SAN DIEGO COUNTY OF SAN DIEGO, CALIFORNIA, THIS _____ DAY OF _____, 20__.

CITY CLERK _____
 AN ASSESSMENT WAS CONFIRMED AND LEVIED BY THE CITY COUNCIL OF THE CITY OF SAN DIEGO ON THE LOTS, PIECES AND PARCELS OF LAND ON THIS ASSESSMENT DIAGRAM ON THE _____ FOR FISCAL YEAR 20__ AND SAID ASSESSMENT DIAGRAM AND THE ASSESSMENT ROLL FOR SAID FISCAL YEAR WERE FILED IN THE OFFICE OF THE COUNTY AUDITOR OF THE COUNTY OF SAN DIEGO ON THE _____ DAY OF _____ FOR THE PURPOSES OF THE ASSESSMENT ROLL FOR THE EXACT AMOUNT OF EACH ASSESSMENT LEVIED AGAINST EACH PARCEL OF LAND.

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

COUNTY AUDITOR, COUNTY OF SAN DIEGO

NOTE: REFERENCE IS HEREBY MADE TO THE MAPS AND DEEDS ON RECORD IN THE OFFICE OF THE ASSESSOR OF THE COUNTY OF SAN DIEGO WHICH SHOW THE DESCRIPTION OF THE LINES AND DIMENSIONS OF ANY PARCELS SHOWN HEREIN. THOSE MAPS SHALL GOVERN FOR ALL DETAILS HEREON. THE LINES AND DIMENSIONS OF SUCH PARCELS EACH PARCEL IS IDENTIFIED IN SAID MAPS BY ITS DISTINCTIVE ASSESSOR'S PARCEL NUMBER.



Note: FOR A DESCRIPTION OF THE LOTS OR PARCELS REFER TO THE COUNTY ASSESSOR'S MAPS AND ROLLS.

CITY OF SAN DIEGO
 CENTRAL COMMERCIAL MAINTENANCE ASSESSMENT DISTRICT
 ASSESSMENT DIAGRAM

SECTION VII. ASSESSMENT ROLL

The assessment roll is a listing of the Fiscal Year 2014 Assessment apportioned to each lot or parcel, as shown on the San Diego County last equalized roll of the assessor and reflective of the Assessor's Parcel Map(s) associated with the equalized roll. A listing of parcels proposed to be assessed within this District is shown on the following table.

**City of San Diego
Central Commercial Maintenance
Assessment District
Assessment Roll FY 2014**

Assessor's Parcel Number	Owner Name	Land Use	Bldg SF/Units	Lot Sq. Ft.	Lot FF	Trips	FY 2014 Assessment
535-414-06-00	NARES VINCENT TRS	COM	7,000	10,559	200	224	\$1,223.46
535-414-07-00	NARES VINCENT TRS	SFR	1	5,001	150	10	\$491.45
535-416-03-00	HUNDLEY S W INC	IND	15,460	28,750	215	186	\$1,934.24
535-423-04-00	ELKINS ZIRPOLO PARTNERS	COM	5,932	10,000	102	190	\$962.04
535-423-05-00	ELIZONDO MANUEL	COM	2,501	5,001	150	80	\$626.39
535-424-06-00	AUDREY STEPHEN LIVING TRUST 06-10	IND	600	5,001	150	7	\$486.06
535-424-07-00	HILL DAVID W	IND	4,000	10,001	200	48	\$861.05
535-462-21-00	TELLO LIVING TRUST	COM	1,218	9,496	195	39	\$813.83
535-462-22-00	GONZALEZ ROGELIO A&MARIA C	COM	6,000	7,000	50	192	\$749.74
535-462-23-00	LENETT HOWARD&STERRITT LAURIE	MFR	3	7,000	50	21	\$420.24
535-462-24-00	BARTOLINI ALBERT&LAURA L	IND	4,404	7,000	50	53	\$481.62
535-462-25-00	HUERTA LORENZO	IND	1,276	4,199	30	15	\$257.33
535-462-26-00	SAUCEDO ROBERTO&M VICTORIA	MFR	4	6,299	45	28	\$395.71
535-462-27-00	SAUCEDO ROBERTO&MARIA V	SFR	1	7,000	50	10	\$399.05
535-462-28-00	NICHOLS RICHARD E	PRK	0	7,000	50	0	\$379.78
535-462-29-00	VALDERRAMA FAMILY 2007 TRUST	MFR	3	7,000	50	21	\$420.24
535-462-30-00	VU DAN CONG	MFR	4	10,498	75	28	\$623.54
535-462-33-00	ESPARZA ROSA	SFR	1	4,012	129	10	\$413.30
535-492-19-00	IMPERIAL CORRIDOR L L C	COM	1,728	3,010	22	55	\$270.74
535-492-20-00	IMPERIAL CORRIDOR L L C	MFR	3	3,990	29	21	\$257.82
535-492-21-00	IMPERIAL CORRIDOR L L C	IND	3,413	7,000	50	41	\$458.71
535-492-22-00	IMPERIAL CORRIDOR L L C	COM	900	3,498	25	29	\$245.30
535-492-23-00	IMPERIAL CORRIDOR L L C	SFR	1	3,498	25	10	\$209.08
535-492-24-00	IMPERIAL CORRIDOR L L C	COM	2,081	7,000	50	67	\$508.88
535-492-25-00	IMPERIAL CORRIDOR LLC	HOW	5,534	7,000	50	50	\$476.13
535-492-26-00	IMPERIAL CORRIDOR L L C	VAC	0	7,000	50	0	\$379.78
535-492-27-00	EDWARDS LEONARD&MONICA D	COM	2,212	3,720	40	71	\$361.81
535-492-30-00	RILEY ELBERT	COM	1,310	3,598	120	42	\$441.72
535-492-31-00	ORKIN INC	COM	1,440	8,111	212	46	\$799.63
535-502-19-00	CARROLL VEOLIS&SHIRLEY A	COM	2,880	3,498	120	92	\$534.36
535-502-22-00	FIGUEROA ELIZABETH	COM	3,000	7,000	50	96	\$564.76
535-502-23-00	IMPERIAL LAND TRUST	COM	4,731	7,000	50	151	\$671.49
535-502-28-00	ARROW&L STREET PROPERTY L L C	VAC	0	7,000	50	0	\$379.78
535-502-29-00	ARROW&L STREET PROPERTY L L C	COM	17,500	17,498	125	560	\$2,028.43
535-502-32-00	MIRELES JOHN&DERY JENNIFER	COM	5,000	3,698	124	160	\$680.45
535-502-35-00	IMPERIAL LAND TRUST	IND	1,378	3,498	25	17	\$222.56
535-502-36-00	ARROW&L STREET PROPERTY L L C	COM	1,125	3,498	25	36	\$259.18
535-502-37-00	ARROW&L STREET PROPERTY L L C	COM	900	3,498	25	29	\$245.30
535-502-39-00	IMPERIAL LAND TRUST	MFR	4	14,000	100	28	\$813.51
535-502-40-00	PARVINI MEHRAN&TERESA I	COM	640	6,996	50	20	\$419.08
535-542-05-00	GREATER APOSTOLC FAITH TEMPLE CI	HOW	4,272	5,998	160	38	\$604.55
535-542-06-00	ARTHUR ONIE M TRUST 12-18-89	COM	1,728	3,999	40	55	\$343.62

**City of San Diego
Central Commercial Maintenance
Assessment District
Assessment Roll FY 2014**

Assessor's Parcel Number	Owner Name	Land Use	Bldg SF/Units	Lot Sq. Ft.	Lot FF	Trips	FY 2014 Assessment
535-542-07-00	ANZAR ASSOCIATES L P	COM	2,332	4,569	146	75	\$591.65
535-543-07-00	NOTO VINCENT H LIVING TRUST 11-01-9	COM	3,000	4,975	150	96	\$656.08
535-543-08-00	NOTO VINCENT H LIVING TRUST 11-01-9	COM	9,500	5,310	153	304	\$1,076.12
535-544-06-00	GURROLA ANTONIO&LYDIA	SFR	1	1,664	33	10	\$146.66
535-544-07-00	VAZQUEZ RAFAEL M	SFR	1	1,664	33	10	\$146.66
535-544-08-00	ALVAREZ ELVIRA	COM	750	1,664	83	24	\$261.52
535-630-09-00	MORALES JOSE G V&VIDRIO FLORENCI	MFR	4	5,001	50	28	\$350.37
535-630-10-00	IBARRA TERESA	SFR	1	2,500	25	10	\$167.46
535-630-11-00	CORTEZ JOSE D&ESTELLA <PF>	SFR	1	2,500	25	10	\$167.46
535-630-12-00	KAPOOR DEVENDRA S&VISHWA M	MFR	4	5,001	50	28	\$350.37
535-630-13-00	DEBOLT DERRICK MCFARLAND PROPE	VAC	0	5,001	150	0	\$472.18
535-630-14-00	DEBOLT DERRICK MCFARLAND PROPE	IND	15,000	15,002	250	180	\$1,411.83
535-630-15-00	GOODWIN FAMILY TRUST 06-11-90	IND	9,500	11,252	125	114	\$908.58
535-630-16-00	GOODWIN FAMILY TRUST 06-11-90	IND	1,350	3,751	125	16	\$407.33
535-630-23-00	GOODWIN FAMILY TRUST 06-11-90	VAC	0	5,001	50	0	\$296.42
535-630-24-00	BRER VENTURES L L C	IND	4,896	9,596	180	59	\$829.73
535-630-26-00	LARA LUIS M TRUST 04-02-02	VAC	0	5,998	155	0	\$522.54
535-630-27-00	TURNER GREENBERG LLC	IND	6,520	10,668	210	78	\$964.25
535-630-28-00	GOODWIN FAMILY TRUST 06-11-90	MFR	4	5,001	150	28	\$526.13
535-640-01-00	RANGEL BEATRIZ	IND	1,651	2,500	100	20	\$318.18
535-640-02-00	SERRALDE ALEJANDRA	VAC	0	2,500	50	0	\$192.13
535-640-03-00	WAL-MART STORES INC <LF> IMPERIAL	VAC	0	5,179	52	0	\$307.36
535-640-04-00	WAL-MART STORES INC <LF> IMPERIAL	VAC	0	4,818	48	0	\$285.28
535-640-05-00	ARELLANO RUBEN&ALTAGRACIA	MFR	2	5,001	50	14	\$323.40
535-640-06-00	RAMIREZ VICTOR H	VAC	0	3,297	33	0	\$195.49
535-640-07-00	RIGGO L L C	VAC	0	3,297	33	0	\$195.49
535-640-08-00	GUERRERO SARA	SFR	1	3,241	100	10	\$330.18
535-640-09-00	RIGGO L L C	IND	10,000	10,001	200	120	\$999.79
535-640-10-00	WAL-MART STORES INC <LF> IMPERIAL	VAC	0	19,998	300	0	\$1,361.20
535-640-11-00	WAL-MART STORES INC <LF> IMPERIAL	COM	43,504	60,113	400	1,392	\$5,892.25
535-640-13-00	SAN DIEGO UNIFIED SCHOOL DISTRICT	INST	40,000	12,441	220	560	\$1,984.53
535-640-14-00	SAN DIEGO UNIFIED SCHOOL DISTRICT	INST	17,330	12,397	220	243	\$1,371.13
535-640-15-00	SAN DIEGO UNIFIED SCHOOL DISTRICT	VAC	0	7,157	260	0	\$755.42
535-640-16-00	SAN DIEGO UNIFIED SCHOOL DISTRICT	VAC	0	26,232	470	0	\$1,919.95
535-640-17-00	SWANK TOD TRUST 11-19-03	IND	23,550	24,394	435	283	\$2,326.33
535-651-14-00	STECHE DEBBERA EST OF	SFR	1	4,008	130	10	\$414.89
535-651-15-00	ALI SOFIA L	SFR	1	4,077	32	10	\$245.52
535-651-16-00	HAYNES FAMILY TRUST 03-02-06	SFR	1	3,358	24	10	\$201.48
535-651-17-00	CORONADO JAVIER	COM	980	2,500	25	31	\$207.92
535-651-18-00	CHEN HONG-YANN&LIN PEI-LEE	SFR	1	7,248	38	10	\$388.30
535-651-19-00	PELAYO OFELIA	MFR	3	5,249	38	21	\$326.14
535-651-20-00	BOWERS CHRISTOPHER J	SFR	1	7,000	50	10	\$399.05

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535-651-21-00	VIELLA JAVIER&JUANA C	SFR	1	7,000	50	10	\$399.05
535-651-22-00	JUSTUS JAMES W	VAC	0	14,000	240	0	\$1,005.62
535-652-01-00	WAL-MART STORES INC <LF> IMPERIAL	COM	5,742	14,000	240	184	\$1,359.67
535-652-02-00	WAL-MART STORES INC <LF> IMPERIAL	PRK	0	10,498	75	0	\$569.59
535-652-05-00	TRUJILLO JAIME	IND	600	7,000	50	7	\$393.65
535-652-06-00	KRASNE FAMILY PROPERTIES L L C	MFR	2	7,000	50	14	\$406.76
535-652-07-00	KRASNE FAMILY PROPERTIES L L C	SFR	1	3,498	25	10	\$209.08
535-652-08-00	SAWAYA ALFRED&EILEEN D FAMILY TR	COM	2,000	7,810	56	64	\$547.42
535-652-09-00	ROMO JAVIER&OLGA	SFR	1	1,965	35	10	\$162.73
535-652-10-00	TELLO JOSE	SFR	1	1,664	28	10	\$137.87
535-652-11-00	SORIANO JOE R&CLEMENTINA N FAMIL	SFR	1	2,030	36	10	\$167.19
535-652-12-00	ESPINOZA FRANCISCO&REFUGIO M TR	SFR	1	2,300	41	10	\$187.24
535-652-13-00	KRASNE FAMILY PROPERTIES L L C	VAC	0	3,498	25	0	\$189.81
535-652-14-00	KRASNE FAMILY PROPERTIES L L C	MFR	2	7,697	50	14	\$435.82
535-652-15-00	K S PARTNERSHIP	VAC	0	9,797	70	0	\$531.57
535-652-16-00	K S PARTNERSHIP	VAC	0	3,498	25	0	\$189.81
535-652-17-00	K S PARTNERSHIP	IND	34,862	21,000	200	418	\$2,033.32
535-652-18-00	K S PARTNERSHIP	VAC	0	2,997	115	0	\$327.10
535-652-19-00	KRASNE FAMILY PROPERTIES L L C	COM	1,760	7,000	50	56	\$488.30
535-660-01-00	CHOLAGH FAMILY TRUST 09-23-99	COM	14,000	14,000	240	448	\$1,868.88
535-660-02-00	KIRMA MIRIAM S FAMILY TRUST 11-18-0	COM	4,080	7,000	50	131	\$631.36
535-660-03-00	SALAS ANTONIO P&PADILLA VIRGINIA C	MFR	2	7,000	50	14	\$406.76
535-660-04-00	CUEVA JUANA	MFR	2	3,498	25	14	\$216.78
535-660-05-00	O E G INC	COM	1,366	5,249	37	44	\$368.14
535-660-06-00	GABRIEL ORENCIO	SFR	1	5,249	37	10	\$303.18
535-660-07-00	BRIONES JESUS A&BRENDA	COM	4,186	7,000	50	134	\$637.89
535-660-08-00	MASON PETER R REVOCABLE TRUST 0	MFR	6	7,000	50	42	\$460.71
535-660-09-00	LYNCH MARCOS A&ANNA	MFR	3	7,000	50	21	\$420.24
535-660-10-00	RESENDIZ FRANCISCO	SFR	1	7,000	50	10	\$399.05
535-660-11-00	FLORES DIANA M REVOCABLE 2006 TRI	SFR	1	7,000	50	10	\$399.05
535-660-12-00	MONTOYA MARY	IND	0	7,000	190	0	\$625.84
535-660-14-00	CASTILLO BERNARD M EST OF	SFR	1	2,553	35	10	\$187.25
535-660-15-00	ROMO JAVIER	SFR	1	2,553	35	10	\$187.25
535-660-16-00	MELLO CELCA	SFR	1	2,553	35	10	\$187.25
535-660-18-00	PETERSON GARY&MARIA I	SFR	1	1,891	27	10	\$145.58
535-660-19-00	ROMO JAVIER&OLGA S	SFR	1	1,400	0	10	\$77.65
535-660-20-00	LIAS BETTY TRUST 08-15-02	MFR	2	7,000	50	14	\$406.76
535-660-21-00	LIAS BETTY TRUST 08-15-02	MFR	2	7,000	50	14	\$406.76
535-660-22-00	CUARENTA GUADALUPE Q	MFR	2	3,498	25	14	\$216.78
535-660-23-00	STONE LANCE R	SFR	1	5,249	37	10	\$303.18
535-660-24-00	ESCOBEDO LIVING TRUST 07-29-04	MFR	4	5,249	38	28	\$339.63
535-660-25-00	BEDFORD ANTHONY L REVOCABLE TRI	MFR	3	7,000	50	21	\$420.24

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535-660-26-00	BEDFORD ANTHONY L REVOCABLE TRI	SFR	1	3,498	25	10	\$209.08
535-660-27-00	LOPEZ RICARDO G F	SFR	1	3,498	25	10	\$209.08
535-660-28-00	ZUNIGA CONSUELO	MFR	2	4,199	30	14	\$254.80
535-660-29-00	BEDFORD ANTHONY L REVOCABLE TRI	SFR	1	4,199	30	10	\$247.10
535-660-30-00	BEDFORD ANTHONY L TRUST 12-12-96	MFR	3	5,597	40	21	\$344.16
535-660-31-00	VAZQUEZ RODOLFO L&SOCORRO B	IND	1,800	5,001	150	22	\$513.80
535-660-32-00	BEDFORD ANTHONY L REVOCABLE TRI	COM	1,800	5,001	50	58	\$407.41
535-660-33-00	BEDFORD ANTHONY L REVOCABLE TRI	VAC	0	3,999	40	0	\$237.06
535-660-34-00	SAN DIEGO UNIFIED SCHOOL DISTRICT	INST	12,800	30,414	350	179	\$2,228.72
535-660-35-00	BAUER KEITH R	IND	12,424	16,496	680	149	\$2,170.33
535-660-36-00	HIRMIZ MAISOON	IND	810	10,446	508	10	\$1,347.19
535-660-37-00	ROMO JAVIER&OLGA S	SFR	1	2,833	37	10	\$202.44
535-670-01-00	GONZALEZ HERMELINDA M	COM	5,000	7,000	190	160	\$934.15
535-670-02-00	TAQWA MASJIDUL	INST	3,800	7,000	50	53	\$482.29
535-670-05-00	CAMARGO NATIVIDAD	MFR	4	7,000	50	28	\$433.73
535-670-06-00	DENERIS JOYCE M TR	COM	800	7,000	50	26	\$429.88
535-670-19-00	RAFIEEK-HAMENEH HASSAN&JABBARI-	VAC	0	5,249	37	0	\$283.91
535-670-20-00	RAFIEEK-HAMENEH HASSAN&JABBARI-	VAC	0	5,249	37	0	\$283.91
535-670-21-00	RAFIEE-KHAMENEH EBRAHIM&NASSER	IND	3,892	7,000	50	47	\$469.77
535-670-22-00	RAFIEE-KHAMENEH EBRAHIM&NASSER	VAC	0	1,002	25	0	\$85.72
535-670-23-00	RAFIEE-KHAMENEH EBRAHIM&NASSER	VAC	0	1,002	40	0	\$112.09
535-670-24-00	KASARGOD KABIR	SFR	1	2,997	65	10	\$258.49
535-670-25-00	RAFIEE-KHAMENEH EBRAHIM&NASSER	VAC	0	1,999	60	0	\$188.81
535-670-26-00	RUBIO JOSE A&ANA I	SFR	1	4,757	179	10	\$532.25
535-670-27-00	WHITE RICHARD	SFR	1	3,999	40	10	\$256.33
535-670-30-00	GONZALEZ CARLOS	VAC	0	5,001	50	0	\$296.42
535-670-31-00	MOKULUA L L C	IND	544	4,748	100	7	\$386.33
535-670-35-00	RAFIEE-KHAMENEH HASSAN&JABBARI-	IND	7,880	14,000	100	95	\$941.77
535-670-36-00	COBB BAYLESS E IV&DANA K	COM	672	1,821	53	22	\$210.52
535-670-37-00	MOKULUA L L C	COM	700	1,978	205	22	\$485.95
535-670-41-00	CITY OF SAN DIEGO	INST	22,000	84,942	863	308	\$5,652.38
535-670-43-00	ELISHA REVOCABLE LIVING TRUST 04-(	VAC	0	2,501	25	0	\$148.23
535-670-44-00	ELISHA REVOCABLE LIVING TRUST 04-(	IND	0	2,500	25	0	\$148.19
535-670-45-00	ELISHA REVOCABLE LIVING TRUST 04-(	IND	0	2,501	25	0	\$148.23
535-670-46-00	ELISHA REVOCABLE LIVING TRUST 04-(	IND	0	2,500	25	0	\$148.19
535-670-47-00	MASJIDUL TAQWA	IND	0	6,996	50	0	\$379.61
535-681-01-00	BAYNARD ARNOLD P <LE> BAYNARD AI	COM	3,121	3,498	165	100	\$628.56
535-681-02-00	LOPEZ MARIO	MFR	2	7,000	50	14	\$406.76
535-681-03-00	JACQUESS JOHN W&SHERRI A	HOW	2,556	7,000	50	23	\$424.10
535-681-04-00	FERGUSON PETER A	MFR	2	7,000	50	14	\$406.76
535-681-05-00	PARK HYE L	SFR	1	3,498	25	10	\$209.08
535-681-06-00	FERGUSON PETER A	MFR	3	3,498	25	21	\$230.27

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535-681-09-00	LOCKWOOD CRYSTAL J	MFR	2	5,597	40	14	\$330.68
535-681-10-00	JACKSON FAMILY LIVING TRUST 11-26-4	SFR	1	5,597	40	10	\$322.97
535-681-11-00	G F I HOLDING PROPERTIES L L C	VAC	0	5,597	40	0	\$303.70
535-681-12-00	HALBO GEORGE J&ALENIA FAMILY TRU	SFR	1	5,597	40	10	\$322.97
535-681-13-00	WILLIAMS JOHNNIE L&IVY M REVOCABL	COM	5,000	7,000	50	160	\$688.08
535-681-14-00	DURHAM FAMILY TRUST 2/5/90	COM	513	3,498	25	16	\$221.45
535-681-15-00	PERCHES GROUP L L C	INST	4,168	3,498	25	58	\$301.57
535-681-16-00	BEDFORD ANTHONY L REVOCABLE TRI	SFR	1	2,500	50	10	\$211.40
535-681-17-00	BATTLE DARIAN	SFR	1	1,002	20	10	\$96.20
535-681-18-00	BEDFORD ANTHONY L REVOCABLE TRI	VAC	0	3,498	120	0	\$356.78
535-681-22-00	LOPEZ JESUS	SFR	1	3,498	50	10	\$253.02
535-681-23-00	BEDFORD ANTHONY L REVOCABLE TRI	IND	895	3,498	50	11	\$254.44
535-681-24-00	BEDFORD ANTHONY L REVOCABLE TRI	VAC	0	14,000	100	0	\$759.56
535-681-25-00	BEDFORD ANTHONY L REVOCABLE TRI	VAC	0	17,498	125	0	\$949.37
535-681-26-00	REESE FAMILY TRUST 05-15-12	IND	1,400	10,498	75	17	\$601.96
535-681-27-00	REESE FAMILY TRUST 05-15-12	IND	6,816	14,000	240	82	\$1,163.23
535-681-28-00	BEDFORD ANTHONY L REVOCABLE TRI	IND	2,116	11,979	100	25	\$724.21
535-681-29-00	BEDFORD ANTHONY L REVOCABLE TRI	IND	5,860	16,100	115	70	\$1,008.99
535-682-01-00	FRANKLIN&27TH LAND TRUST	MFR	2	4,726	245	14	\$654.66
535-682-02-00	FRANKLIN&27TH LAND TRUST	MFR	2	2,496	25	14	\$175.00
535-682-03-00	FRANKLIN&27TH LAND TRUST	SFR	1	2,749	25	10	\$177.84
535-682-04-00	WESTPHALL FAMILY TRUST 10-25-01	PRK	0	5,502	50	0	\$317.31
535-682-05-00	WESTPHALL FAMILY TRUST 10-25-01	IND	2,409	6,983	62	29	\$455.87
535-682-06-00	REESE FAMILY TRUST 05-15-12	SFR	1	4,234	38	10	\$262.62
535-682-07-00	REESE FAMILY TRUST 05-15-12	IND	4,664	5,502	50	56	\$425.16
535-682-08-00	REESE FAMILY TRUST 05-15-12	IND	1,542	8,255	75	19	\$511.70
535-682-09-00	CARDULLA RICHARD J	VAC	0	8,499	80	0	\$495.02
535-691-01-00	TEILLER MADELEINE FAMILY TRUST	COM	7,110	5,001	200	228	\$998.47
535-691-02-00	GONZALEZ LEONARDO	SFR	1	1,324	25	10	\$118.42
535-691-03-00	REESE FAMILY TRUST 05-15-12	VAC	0	1,172	25	0	\$92.81
535-691-04-00	JONES STEPHEN C	SFR	1	1,246	25	10	\$115.17
535-691-05-00	ROJO ISABEL	SFR	1	1,246	25	10	\$115.17
535-691-06-00	VASQUEZ ROSA	SFR	1	5,001	100	10	\$403.57
535-691-07-00	VALLEJO CAROLINA&RICARDO JR TRU	SFR	1	5,001	100	10	\$403.57
535-691-08-00	REESE FAMILY TRUST 05-15-12	IND	1,560	5,001	100	19	\$420.37
535-691-09-00	REESE FAMILY TRUST 05-15-12	IND	1,560	5,001	200	19	\$596.13
535-692-01-00	MOSTACERO VICTOR H	IND	252	7,000	170	3	\$596.51
535-692-02-00	TUCKER WALFORD&DOROTHY A	SFR	1	3,001	30	10	\$197.14
535-692-05-00	LYONS WILLIAM J	SFR	1	5,001	50	10	\$315.69
535-692-06-00	ROMO ROGELIO&GUADALUPE	SFR	1	5,001	50	10	\$315.69
535-692-07-00	LEIF REVOCABLE TRUST 01-08-97	MFR	2	5,001	150	14	\$499.16
535-692-08-00	CLEMENTINE MCDUFF LODGE NO 598	INST	4,500	5,502	160	63	\$632.04

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535-692-09-00	HENSLEY TRUST 05-12-10	MFR	2	10,999	100	14	\$661.39
535-692-10-00	G G A L I L L C	SFR	1	5,502	50	10	\$336.58
535-692-11-00	MOSTACERO ROGELIO&ELIZABETH	SFR	1	5,001	50	10	\$315.69
535-692-12-00	REYES ERNEST J&CRUZ P	MFR	2	5,998	160	14	\$558.31
535-692-13-00	ALLEN GRAHAM INC	IND	2,483	4,972	50	30	\$353.02
535-693-01-00	SITTO REVOCABLE LIVING TRUST B 12-	COM	5,800	5,502	160	186	\$869.05
535-693-02-00	MACPHERSON DOUGLAS&LAUREL 2002	IND	2,482	5,502	50	30	\$375.12
535-693-03-00	MACPHERSON 2002 TRUST 12-31-02	SFR	1	5,502	50	10	\$336.58
535-693-04-00	B F G PROPERTIES INC	SFR	1	5,502	50	10	\$336.58
535-693-05-00	GRAYSON BESSIE R EST OF	SFR	1	5,502	50	10	\$336.58
535-693-06-00	GAFFORD WAYNE	MFR	2	3,097	112	14	\$352.97
535-693-07-00	MURRELL FAMILY TRUST B	IND	0	2,396	48	0	\$184.28
535-693-08-00	MURRELL FAMILY TRUST B 09-18-86	SFR	1	2,500	100	10	\$299.28
535-693-09-00	SAN DIEGO HOMES 2009 L P	SFR	1	2,500	50	10	\$211.40
535-693-10-00	EVARO DANNY	MFR	2	2,500	50	14	\$219.11
535-693-11-00	PAIZ FAMILY TRUST 01-29-99	IND	1,000	2,500	50	12	\$215.25
535-693-12-00	SITTO REVOCABLE LIVING TRUST B 12-	IND	836	2,500	50	10	\$211.46
535-693-13-00	SITTO REVOCABLE LIVING TRUST B 12-	IND	396	2,500	100	5	\$289.16
535-694-01-00	BEDFORD ANTHONY L	IND	2,000	5,998	160	24	\$577.58
535-694-04-00	MALLORY DAVID E	SFR	1	2,561	103	10	\$307.10
535-695-01-00	ORTIZ XOCHIQUETZAL C L	MFR	5	3,999	140	35	\$480.26
535-695-04-00	PULACHE WILFREDO C&CHIROQUE MA	VAC	0	7,501	60	0	\$418.25
535-695-05-00	T M 7 L L C	MFR	14	6,247	175	98	\$756.92
535-696-01-00	CARDULLA RICHARD J	IND	800	12,497	225	10	\$935.08
538-080-33-00	DEBOLT DERRICK MCFARLAND PROPE	COM	20,000	21,780	425	640	\$2,888.42
538-160-32-00	JUAREZ ADRIAN&VICTORIA	COM	1,020	1,750	35	32	\$196.15
538-160-33-00	R 7 CORP	SFR	1	3,250	115	10	\$356.92
538-652-12-00	BROWN VERDELLE REVOCABLE TRUST	SFR	1	10,000	200	10	\$787.79
538-652-13-00	CLARK DELFINA	MFR	3	7,000	50	21	\$420.24
545-273-07-00	CASTANEDA VERONICA C	SFR	1	3,742	37	10	\$240.34
545-273-08-00	LEE MYUNG SOO	SFR	1	3,798	38	10	\$244.43
545-273-09-00	JURGENS COURTNEY S	SFR	1	3,698	137	10	\$414.27
545-274-15-00	DIAZ JOSE A C TRUST 09-17-08	MFR	3	5,001	150	21	\$512.65
545-274-16-00	STONE LANCE R	MFR	2	5,998	50	14	\$364.97
545-274-17-00	VALDIVIA ELSA	SFR	1	5,245	37	10	\$303.02
545-274-18-00	YAMADA GARRETT&STEPHANIE W REV	SFR	1	5,245	37	10	\$303.02
545-274-19-00	FLORES FERNANDO	MFR	2	7,000	50	14	\$406.76
545-274-20-00	SALAS PABLA	SFR	1	7,000	50	10	\$399.05
545-274-21-00	OLOZAGASTE JOSE M LIVING TRUST 05	VAC	0	7,000	50	0	\$379.78
545-274-22-00	OLOZAGASTE JOSE M LIVING TRUST 05	COM	1,200	4,757	34	38	\$332.12
545-274-23-00	LEWIS CASEY	MFR	3	4,622	33	21	\$291.20
545-274-24-00	JACKSON FAMILY LIVING TRUST 11-26-9	MFR	2	4,622	33	14	\$277.71

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Assessor's Parcel Number	Owner Name	Land Use	Bldg SF/Units	Lot Sq. Ft.	Lot FF	Trips	FY 2014 Assessment
545-274-26-00	POWDRILL BERRYNEICE	IND	2,500	3,319	116	30	\$400.09
545-292-18-00	BALDWIN BIRDIE	SFR	1	5,001	150	10	\$491.45
545-292-19-00	SULLIVAN JOSEPH D	SFR	1	5,001	50	10	\$315.69
545-292-20-00	BAHENA SID	SFR	1	7,000	50	10	\$399.05
545-292-21-00	SANCHEZ ELIZABETH	MFR	3	7,000	50	21	\$420.24
545-292-22-00	HERNANDEZ JULIETA TRUST 06-23-06	VAC	0	3,498	25	0	\$189.81
545-292-23-00	HUESO ANGEL	IND	2,800	7,000	50	34	\$445.29
545-292-24-00	MAYE RENTALS INC	MFR	2	5,245	37	14	\$310.72
545-292-25-00	MORING FAMILY TRUST 12-18-01	VAC	0	5,245	37	0	\$283.75
545-292-26-00	MORING FAMILY TRUST 12-18-01	INST	32,000	7,000	50	448	\$1,243.03
545-292-27-00	MOYAL DANIEL I&VICTORIA A	INST	2,400	7,000	50	34	\$445.29
545-292-28-00	ALVAREZ MARIO R	COM	2,000	7,000	50	64	\$503.10
545-292-29-00	WSWA/CHA TRUST 09-23-86	COM	3,744	7,000	50	52	\$479.98
545-292-30-00	VAZQUEZ JUAN G	COM	6,000	7,000	190	192	\$995.81
545-302-19-00	BETHEL A M E CHURCH	MFR	2	7,000	50	14	\$406.76
545-302-20-00	VU HUYNH MANH&LIEN HOA	MFR	4	7,000	50	28	\$433.73
545-302-21-00	HERNANDEZ CLARO V&VILLALOBOS FR	MFR	3	7,000	50	21	\$420.24
545-302-22-00	HERNANDEZ SANTIAGO	MFR	8	10,498	75	56	\$677.49
545-302-23-00	JORDAN EARLINE L SEPARATE PROPEI	MFR	3	7,000	50	21	\$420.24
545-302-24-00	RAMIREZ JEANNETTE L&BROWN MICH/	SFR	1	7,000	50	10	\$399.05
545-302-25-00	PETTURN L L C	MFR	2	3,498	25	14	\$216.78
545-302-26-00	PETTURN L L C	SFR	1	3,498	25	10	\$209.08
545-302-27-00	SALAZAR PABLO&MARTHA E LIVING TR	MFR	5	5,245	37	35	\$351.19
545-302-28-00	SALAZAR PABLO&MARTHA E LIVING TR	MFR	4	5,245	38	28	\$339.46
545-302-29-00	ST GABRIEL ETHIOPIAN ORTHODOX TE	MFR	3	3,498	25	21	\$230.27
545-302-30-00	ST GABRIEL ETHIOPIAN ORTHODOX TE	INST	3,500	5,001	150	49	\$566.60
545-302-33-00	GREATER SAINT LUKE CHURCH OF GO	PRK	0	10,500	75	0	\$569.67
545-351-01-00	ROBINSON DORIS L	MFR	2	2,500	125	14	\$350.93
545-351-02-00	ROBINSON DORIS L	MFR	2	3,297	33	14	\$222.46
545-351-03-00	MORALES FRANCISCO	SFR	1	4,199	42	10	\$268.19
545-351-04-00	ROBINSON DORIS L	VAC	0	3,999	40	0	\$237.06
545-351-05-00	FOSTER BETTY L	COM	594	7,000	50	19	\$416.39
545-351-06-00	RAMIREZ EMILIA	COM	3,990	7,000	50	128	\$626.42
545-351-07-00	CONSTANZA LIVING TRUST 12-21-05	COM	1,750	7,000	50	56	\$487.69
545-351-08-00	PRATER REBECCA L TRUST 12-02-93	VAC	0	5,249	37	0	\$283.91
545-351-09-00	NGUYEN PHUC&BUI LAM THU	SFR	1	5,249	38	10	\$304.94
545-351-10-00	ARYA SANTOSH K&SAROJ	SFR	1	7,000	50	10	\$399.05
545-351-11-00	VELAZQUEZ JULIAN	MFR	2	5,249	37	14	\$310.89
545-351-12-00	BAKALOVA LYUBA REVOCABLE LIVING	SFR	1	5,249	38	10	\$304.94
545-351-13-00	SITTO KHALID P&ESTHER	SFR	1	5,771	180	10	\$576.29
545-352-01-00	ANZA PROPERTY MANAGEMENT L L C	MFR	3	7,000	50	21	\$420.24
545-352-02-00	ESCOBEDO LIVING TRUST 07-29-04	COM	300	5,179	37	10	\$300.26

**City of San Diego
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Assessor's Parcel Number	Owner Name	Land Use	Bldg SF/Units	Lot Sq. Ft.	Lot FF	Trips	FY 2014 Assessment
545-352-03-00	LUONG THAO	MFR	3	5,737	39	21	\$348.24
545-361-01-00	LUCKEY GRACE E TR	IND	3,000	8,398	65	36	\$533.81
545-361-02-00	NEIGHBORHOOD HOUSE ASSOCIATION	COM	225	10,498	50	7	\$539.52
545-361-03-00	RODRIGUEZ MANUEL	MFR	2	7,000	50	14	\$406.76
545-361-04-00	CANCRYN CLAIRE	MFR	3	7,000	50	21	\$420.24
545-361-08-00	HERNANDEZ MARTHA E	IND	1,583	7,000	50	19	\$416.39
545-361-09-00	ABUSHABAN SAHAR	VAC	0	3,498	25	0	\$189.81
545-361-11-00	IMPERIAL AVENUE L L C	PRK	0	7,000	50	0	\$379.78
545-361-12-00	IMPERIAL AVENUE L L C	COM	6,600	7,000	190	211	\$1,032.81
545-361-13-00	KING FAMILY TRUST 03-16-01	COM	3,184	7,000	50	102	\$576.11
545-361-14-00	CANCRYN CLAIRE	MFR	2	7,000	50	14	\$406.76
545-361-15-00	CANCRYN WAYNE S&DAWN	MFR	2	7,000	50	14	\$406.76
545-361-16-00	DAVIS WILLIAM TRUST 05-25-12	COM	3,664	7,000	50	117	\$605.71
545-362-01-00	CHIROQUE JOSE S	COM	3,500	7,000	190	112	\$841.66
545-362-02-00	CHIROQUE JOSE S	VAC	0	4,896	35	0	\$265.68
545-362-03-00	COOPER-JONES LANA	COM	1,500	4,901	35	48	\$358.38
545-362-04-00	WOOLFOLK FAMILY TRUST 05-19-11	SFR	1	5,597	40	10	\$322.97
545-362-05-00	GARCIA ADOLFO P&BLANCA S	COM	2,321	7,000	50	74	\$522.89
545-362-06-00	JOHNSON LORRAINE R	MFR	2	9,095	65	14	\$520.48
545-362-07-00	GENTRY ELIJAH&DORIS REVOCABLE TI	COM	2,000	5,597	40	64	\$427.02
545-362-08-00	BATIE ROBERT B JR	MFR	2	8,398	60	14	\$482.63
545-362-09-00	BRASHEAR LILLIE TRUST 06-01-05	SFR	1	7,000	50	10	\$399.05
545-362-10-00	CAMACHO JAVIER	MFR	2	7,000	50	14	\$406.76
545-362-11-00	CHIROQUE LUZ D C	MFR	2	7,000	50	14	\$406.76
545-362-12-00	BARRAGAN ALFONSO G&GARCIA MARI	SFR	1	5,249	38	10	\$304.94
545-362-13-00	ZANCA CIRO	SFR	1	5,249	37	10	\$303.18
545-371-01-00	MULLEN FAMILY TRUST 04-18-01	VAC	0	7,000	190	0	\$625.84
545-371-02-00	MULLEN FAMILY TRUST 04-18-01	COM	4,450	7,000	50	142	\$653.40
545-371-03-00	THOMAS WILLIAM JR 2003 TRUST 07-09	SFR	1	7,000	50	10	\$399.05
545-371-04-00	CARRINGTON EARLEAN M TR (DCSD)	VAC	0	17,498	125	0	\$949.37
545-371-05-00	MULLEN TRUST	VAC	0	7,000	50	0	\$379.78
545-371-06-00	MAYE RENTALS INC	IND	2,891	7,000	50	35	\$447.22
545-371-07-00	WALLACE EZEKEIL	MFR	6	8,747	62	42	\$554.65
545-371-08-00	CRAWFORD L J&EVA FAMILY L L C	COM	5,277	8,747	63	169	\$801.12
545-371-09-00	ST GABRIEL ETHIOPIAN ORTHODOX TE	VAC	0	7,000	50	0	\$379.78
545-371-10-00	NIETO CONCEPCION P	SFR	1	7,000	190	10	\$645.11
545-381-01-00	GARCIA LUZ M&HUGO	COM	1,401	7,000	190	45	\$712.55
545-381-04-00	MARRON NANCY M	SFR	1	7,000	50	10	\$399.05
545-381-05-00	MENDOZA CONCEPCION C	MFR	2	3,498	25	14	\$216.78
545-381-06-00	HARDER MATTHEW&MARTINEZ CHRIST	MFR	2	7,000	50	14	\$406.76
545-381-07-00	JOHNSON NARETHA V 2007 TRUST 09-2	MFR	8	11,896	90	56	\$762.15
545-381-08-00	CABALLERO RODRIGO&LETICIA	SFR	1	4,896	35	10	\$284.95

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Assessor's Parcel Number	Owner Name	Land Use	Bldg SF/Units	Lot Sq. Ft.	Lot FF	Trips	FY 2014 Assessment
545-381-09-00	WESTMORELAND HARVENA	MFR	2	7,000	50	14	\$406.76
545-381-10-00	WESTMORELAND HARVENA&SINGLETC	SFR	1	7,000	50	10	\$399.05
545-381-11-00	MANI STONE L L C	SFR	1	5,249	37	10	\$303.18
545-381-12-00	RESENDIZ FRANCISCO	MFR	2	5,249	37	14	\$310.89
545-381-13-00	QUINN FAMILY TRUST 04-06-93	COM	395	2,997	110	13	\$342.67
545-381-14-00	QUINN WALTER F TRUST 04-06-93	VAC	0	3,999	80	0	\$307.37
545-381-24-00	S D REALTY GROUP L L C	COM	1,370	4,761	34	44	\$343.08
545-381-25-00	S D REALTY GROUP L L C	COM	2,590	5,741	41	83	\$471.39
550-012-31-00	NATIONAL II L L C	COM	0	27,878	340	0	\$1,760.10
550-012-32-00	NATIONAL L L C	COM	2,949	17,300	265	94	\$1,368.30
550-012-33-00	NATIONAL L L C	COM	14,407	38,333	273	461	\$2,966.61
550-022-16-00	JABORO HABIB&WAFI FAMILY TRUST C	COM	2,600	3,498	165	83	\$596.19
550-022-17-00	ASAMBLEA DE IGLESIAS CRISTIANAS	COM	1,796	3,498	25	57	\$300.55
550-022-18-00	SUNLAND REAL ESTATE L L C	COM	4,880	7,000	50	68	\$510.81
550-022-19-00	MERK L L C	MFR	2	7,000	50	14	\$406.76
550-022-20-00	BASTIDA FAMILY TRUST 06-06-03	MFR	2	3,498	25	14	\$216.78
550-022-21-00	CORRADO JOHN R&JOSEPHINE FAMILY	MFR	2	5,597	38	14	\$327.16
550-022-22-00	MAGADAN JOSE C&ANA B	IND	2,100	4,896	35	25	\$313.85
550-022-23-00	DUKES-WICHELECKI FAMILY TRUST 07-	COM	10,360	10,498	75	332	\$1,209.32
550-022-24-00	DUKES-WICHELECKI FAMILY TRUST 07-	IND	4,284	7,000	50	51	\$478.05
550-022-25-00	HARO FAMILY TRUST 09-17-02	PRK	0	3,498	25	0	\$189.81
550-022-26-00	HARO FAMILY TRUST 09-17-02	COM	4,000	7,000	50	128	\$626.42
550-022-27-00	HARO FAMILY TRUST 09-17-02	MFR	4	7,000	50	28	\$433.73
550-022-28-00	HARO FAMILY TRUST 09-17-02	MFR	2	7,000	50	14	\$406.76
550-022-29-00	GUZMAN MARIA A	IND	800	7,000	190	10	\$644.34
550-032-19-00	DANTO STEVE&BROSTEDT-DANTO EVA	IND	4,241	17,468	265	51	\$1,292.24
550-032-20-00	DANTO STEVE&BROSTEDT-DANTO EVA	VAC	0	7,000	50	0	\$379.78
550-032-21-00	DANTO STEVE&BROSTEDT-DANTO EVA	IND	4,000	7,000	50	48	\$472.27
550-032-22-00	ORTIZ XOCHIQUETZAL C L	SFR	1	7,000	50	10	\$399.05
550-032-23-00	ORTIZ XOCHIQUETZAL C L	MFR	4	7,000	50	28	\$433.73
550-032-24-00	ORTIZ XOCHIQUETZAL C L	SFR	1	3,498	25	10	\$209.08
550-032-25-00	ORTIZ JUAN	SFR	1	3,498	25	10	\$209.08
550-032-26-00	BEDFORD ANTHONY L REVOCABLE TRI	VAC	0	7,000	50	0	\$379.78
550-032-27-00	ARTEAGA APOLINARIO&LUCIA	MFR	2	3,498	25	14	\$216.78
550-032-28-00	MCNITT PAUL&WINONA QTIP TRUST C ·	VAC	0	3,498	25	0	\$189.81
550-032-29-00	MCNITT PAUL&WINONA QTIP TRUST C ·	VAC	0	3,498	25	0	\$189.81
550-032-30-00	MCNITT PAUL&WINONA QTIP TRUST C ·	VAC	0	3,498	25	0	\$189.81
550-032-31-00	MCNITT PAUL&WINONA QTIP TRUST C ·	IND	200	3,498	25	2	\$194.43
550-032-32-00	MCNITT PAUL&WINONA QTIP TRUST C ·	VAC	0	7,000	190	0	\$625.84
550-042-17-00	69TH STREET CHURCH OF CHRIST	HOW	3,644	7,000	190	33	\$689.43
550-042-18-00	PULSINGAY JOHN S&LUZ M	MFR	2	3,498	25	14	\$216.78
550-042-19-00	PULSINGAY JOHN S&LUZ M	MFR	2	3,498	25	14	\$216.78

**City of San Diego
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Assessor's Parcel Number	Owner Name	Land Use	Bldg SF/Units	Lot Sq. Ft.	Lot FF	Trips	FY 2014 Assessment
550-042-20-00	ABC CONSTRUCTION CO INC	IND	2,400	6,299	45	29	\$397.26
550-042-21-00	AGUILAR ALEJANDRO	MFR	2	4,199	30	14	\$254.80
550-042-22-00	AGUILAR ALEJANDRO	SFR	1	3,498	25	10	\$209.08
550-042-23-00	CERVANTES LUZ C	SFR	1	7,000	50	10	\$399.05
550-042-24-00	WALKER LEN&JANET F FAMILY LIVING T	MFR	5	7,000	50	35	\$447.22
550-042-25-00	HERNANDEZ DAVID&ALMA A	MFR	3	7,000	50	21	\$420.24
550-042-26-00	NAVARRO IGNACIO	MFR	2	7,000	50	14	\$406.76
550-042-27-00	NAVARRO IGNACIO R&CONSUELO	MFR	2	7,000	50	14	\$406.76
550-042-28-00	MUNK TRUST 06-14-99	SFR	1	7,000	50	10	\$399.05
550-042-29-00	MUNK TRUST 06-14-99	COM	800	7,000	190	26	\$675.17
550-120-01-00	SKOP SOPHIE FAMILY LTD PARTNERSH	COM	5,400	14,000	100	173	\$1,092.53
550-120-02-00	SKOP SOPHIE FAMILY LTD PARTNERSH	VAC	0	7,000	50	0	\$379.78
550-120-03-00	ANZAR ASSOCIATES L P	MFR	4	7,501	175	28	\$674.32
550-130-01-00	ATIYA FAMILY TRUST 03-22-00	COM	4,015	7,000	190	128	\$873.41
550-130-02-00	AVILA JOSE L&JOSEFINA B	COM	2,450	3,498	25	78	\$340.88
550-130-03-00	AVILA JOSE L&JOSEFINA B	VAC	0	3,498	25	0	\$189.81
550-130-04-00	DELAPAZ MANUEL H 1999 TRUST 05-19-	COM	2,725	7,000	50	87	\$547.81
550-130-07-00	STAR FAMILY TRUST 10-05-95	MFR	2	3,498	25	14	\$216.78
550-130-08-00	STAR FAMILY TRUST 10-05-95	SFR	1	3,498	25	10	\$209.08
550-130-09-00	MORALES DANIEL	SFR	1	3,498	25	10	\$209.08
550-130-10-00	SEA HORSE INVESTMENTS L L C	SFR	1	3,498	25	10	\$209.08
550-130-11-00	FLORES JESSE A	COM	900	7,000	50	29	\$435.66
550-130-14-00	HARO FAMILY TRUST 09-17-02	VAC	0	3,498	25	0	\$189.81
550-130-15-00	HARO JANE I R A	MFR	2	7,000	50	14	\$406.76
550-130-16-00	VANCE THOMAS A&JOANN W FAMILY TI	MFR	2	3,916	28	14	\$239.49
550-130-17-00	CHANNEL HIRAM J	MFR	2	6,578	47	14	\$383.89
550-130-18-00	SOOHOO FAMILY TRUST 6-30-90	SFR	1	3,498	25	10	\$209.08
550-130-19-00	SOOHOO FAMILY TRUST 6-30-90	COM	2,400	3,498	160	77	\$575.07
550-130-40-00	HARO FAMILY TRUST 09-17-02	HOW	4,688	7,000	50	42	\$460.71
550-130-43-00	STAR GREGORY P&TASIA G	IND	648	6,970	50	0	\$378.53
550-140-01-00	HANAEE PETROS Y	COM	4,909	10,498	215	157	\$1,118.17
550-140-02-00	GOUGOULAS CONSTANTINE	MFR	4	5,245	38	28	\$339.46
550-140-03-00	AGUILAR MARIA G	SFR	1	5,245	38	10	\$304.77
550-140-04-00	ARVAI ANDREW	SFR	1	5,245	38	10	\$304.77
550-140-05-00	SINOHUI MARIA	MFR	3	5,245	38	21	\$325.97
550-140-06-00	RIOS TONY R&GUADALUPE R FAMILY T	SFR	1	7,000	50	10	\$399.05
550-140-07-00	HARO FAMILY TRUST 09-17-02	INST	2,500	5,245	38	35	\$352.95
550-140-08-00	TERRY VERAH L	SFR	1	5,245	38	10	\$304.77
550-140-09-00	VARGAS ROBERTO	SFR	1	5,245	38	10	\$304.77
550-140-10-00	CARRILLO SALLY R	SFR	1	5,245	38	10	\$304.77
550-140-11-00	MORENO CIRIA	MFR	2	5,245	38	14	\$312.48
550-140-12-00	CERVANTES SANTIAGO&ESPERANZA C	MFR	3	5,245	38	21	\$325.97

**City of San Diego
Central Commercial Maintenance
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Assessment Roll FY 2014**

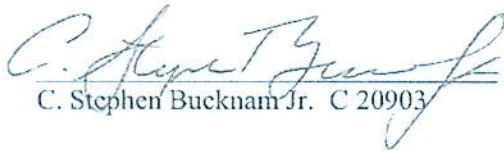
Assessor's Parcel Number	Owner Name	Land Use	Bldg SF/Units	Lot Sq. Ft.	Lot FF	Trips	FY 2014 Assessment
550-140-13-00	CERVANTES REFUGIO R&ESPERANZA	COM	1,600	5,001	50	65	\$421.67
550-140-15-00	SILVA GUILLERMO V&VERDUZCO MARI	COM	1,694	2,500	100	54	\$384.47
550-150-01-00	ARVAI ANDREW S	COM	17,934	20,996	290	574	\$2,491.28
550-150-02-00	GUZMAN FRANCISCO J	MFR	2	7,000	50	14	\$406.76
550-150-03-00	CAMARGO ROSA G	COM	1,284	3,498	25	41	\$268.98
550-150-04-00	ARROYO ENRIQUE&MARIA D	MFR	10	7,000	50	70	\$514.66
550-150-05-00	LEWIS FAMILY TRUST OF 1981	VAC	0	7,000	50	0	\$379.78
550-150-06-00	LEWIS FAMILY TRUST OF 1981	COM	10,500	5,245	38	336	\$932.94
550-150-07-00	LEWIS FAMILY TRUST OF 1981	VAC	0	5,266	38	0	\$286.38
550-150-08-00	DALLO MIKE N&MONA	COM	18,420	20,996	290	589	\$2,521.03
Totals			NA	2,877,805	35,646	20,453	\$222,067.05

CITY OF SAN DIEGO


Central Commercial Maintenance Assessment District

Engineer's Report
Fiscal Year 2014

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 _____, 2013.

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 _____, 2013.

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