



America's Finest City

THE CITY OF SAN DIEGO



Assessment Engineer's Report

HILLCREST MAINTENANCE ASSESSMENT DISTRICT

Annual Update for Fiscal Year 2017

under the provisions of the

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

Prepared For

City of San Diego, California

Prepared By

EFS Engineering, Inc.

P.O. Box 22370

San Diego, CA 92192-2370

(858) 752-3490

June 2016

CITY OF SAN DIEGO

Mayor

Kevin Faulconer

City Council Members

Sherri Lightner
District 1 (Council President)

Lorie Zapf
District 2

Todd Gloria
District 3

Myrtle Cole
District 4

Mark Kersey
District 5

Chris Cate
District 6

Scott Sherman
District 7

David Alvarez
District 8

Marti Emerald
District 9 (Council President Pro Tem)

City Attorney

Jan Goldsmith

Chief Operating Officer

Scott Chadwick

City Clerk

Elizabeth Maland

Independent Budget Analyst

Andrea Tevlin

City Engineer

James Nagelvoort

Assessment Engineer

EFS Engineering, Inc.

Table of Contents

Assessment Engineer’s Report

Hillcrest Maintenance Assessment District

Preamble	1
Executive Summary	2
Background.....	3
District Proceedings for Fiscal Year 2017	4
Bond Declaration	5
District Boundary.....	5
Project Description	5
Separation of General and Special Benefits	5
City Standard	6
External Benefits.....	6
Cost Estimate	7
Estimated Costs.....	7
Annual Cost-Indexing.....	7
Method of Apportionment	8
Estimated Benefit of the Improvements	8
Apportionment Methodology	8
Sample Calculations	9
Summary Results	10

EXHIBITS

Exhibit A: District Boundary

Exhibit B: Estimated Annual Expenses, Revenues & Reserves

Exhibit C: Assessment Roll

Assessment Engineer's Report

Hillcrest Maintenance Assessment District

Preamble

Pursuant to the provisions of the "San Diego Maintenance Assessment District Procedural Ordinance" (being Division 2, Article 5, Chapter VI of the San Diego Municipal Code), 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 "Assessment Law"), and in accordance with the Resolution of Intention, being Resolution No. _____, adopted by the CITY COUNCIL OF THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, in connection with the proceedings for the HILLCREST MAINTENANCE ASSESSMENT DISTRICT (hereinafter referred to as "District"), EFS ENGINEERING, INC., as Assessment Engineer to the City of San Diego for these proceedings, submits herewith this report for the District as required by Assessment Law.

PRELIMINARY APPROVAL BY THE CITY COUNCIL OF THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, CALIFORNIA, ON THE _____ DAY OF _____, 2016.

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

FINAL APPROVAL BY THE CITY COUNCIL OF THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, CALIFORNIA, ON THE _____ DAY OF _____, 2016.

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

Executive Summary

Project: Hillcrest Maintenance Assessment District

Apportionment Method: Linear Frontage Foot (LFF)

	FY 2016	FY 2017 ⁽¹⁾	Maximum ⁽²⁾ Authorized
Total Parcels Assessed:	41	41	--
Total Estimated Assessment:	\$16,885	\$17,539.18	--
Total Number of LFF:	3,272.24	3,272.24	--
Assessment per LFF:	\$5.16	\$5.36	\$5.36 ⁽³⁾

⁽¹⁾ FY 2017 is the City's Fiscal Year 2017, which begins July 1, 2016 and ends June 30, 2017. Total Parcels Assessed, Total Estimated Assessment, and Total Number of LFF may vary from fiscal prior year values due to parcel changes.

⁽²⁾ Maximum authorized annual amounts subject to cost-indexing provisions as set forth in this Engineers Report.

⁽³⁾ Prior fiscal year's maximum authorized annual assessment increased by cost-indexing factor of 2.45%.

District History: In Fiscal Year 2001, by a ballot proceeding, majority property owners approved the formation of the District, Fiscal Year 2001 and maximum authorized assessments for subsequent years, and provisions for annual cost-indexing.

Annual Cost-Indexing: The maximum authorized assessment rate has been increased based on the approved annual cost-indexing provisions.

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

Background

The Mid-City Maintenance Assessment District (Mid-City District) was established in July 1987. The original Assessment Engineer's Report is on file in the City of San Diego (City) Clerk's office. The Mid-City District has primarily funded defined improvements and activities located within business district areas. This annual Assessment Engineer's Report is for the Hillcrest Maintenance Assessment District (District), formerly known as Sub-District #12 of the Mid-City District.

In June 1997, the Mid-City District boundary and apportionment methodology were reviewed and re-formulated, primarily for purposes of increasing assessments, annexing additional areas, adding provisions for cost-indexing of all assessments, and complying with Proposition 218. By a mail ballot proceeding, property owners approved the re-engineering. The Assessment Engineer's Report, preliminarily accepted by Resolution Number R-289040 on August 5, 1998, proposed Fiscal Year 1999 assessments, maximum authorized assessments for subsequent years, and provisions for annual cost-indexing of the maximum authorized assessments.

Recently, the Mid-City District consisted of three (3) separate sub-districts located along Adams Avenue, El Cajon Boulevard, Park Boulevard, and University Avenue. The sub-districts were located as follows:

- ◆ **Sub-District #4:** Adams Avenue (from Mission Cliff Drive to Florida Street) and Park Boulevard (from Adams Avenue to Mission Avenue).
- ◆ **Sub-District #12:** University Avenue (from 10th Avenue to Herbert Street).
- ◆ **Sub-District #13:** El Cajon Boulevard (from I-805 to 54th Street); divided into two zones: I-805 to 44th Street (Zone 1), and 44th Street to 54th Street (Zone 2).

Over the years, sub-districts were annexed into and de-annexed out of the Mid-City District. Many de-annexed sub-districts were annexed into other districts. **Table 1** chronicles the annexations and de-annexations since 1987.

TABLE 1: Sub-District History

Sub-District Number	Description	Formed	Modified	Current District
1	University Ave (Fairmount Ave to Marlborough Ave)	1989	2005 (De-annexed)	City Heights
2	University Ave (37th St to Wilson Ave)	1988	2005 (De-annexed)	City Heights
3	Adams Ave	1988	1996 (De-annexed)	Adams Ave
4	Adams Ave (Mission Cliff Dr to Florida St) & Park Blvd (Adams Ave to Mission Ave)	1993	1994 (parcels added)	Mid-City
5	North Park	1988	1996 (De-annexed)	North Park
6	Adams Ave	1988	1996 (De-annexed)	Adams Ave
7	Adams Ave	1989	1996 (De-annexed)	Adams Ave
8*	El Cajon Blvd (Van Dyke Ave to 44th St)	1992	2000 (De-annexed)	--
9	North Park	1992	1996 (De-annexed)	North Park
10*	El Cajon Blvd (37th St to 39th St)	1993	2000 (De-annexed)	--
11*	El Cajon Blvd (I-805 to 37th St)	1997	2000 (De-annexed)	--
12	University Ave (10th Ave to Herbert St)	1999	--	Mid-City
13	El Cajon Blvd (I-805 to 54th St)	2000	--	Mid-City

* De-annexed and incorporated into Sub-District #13 as part of the Fiscal Year 2001 proceedings.

District Proceedings for Fiscal Year 2017

This District is authorized and administered under the provisions of the “San Diego Maintenance Assessment District Procedural Ordinance” (being Division 2, Article 5, Chapter VI of the San Diego Municipal Code), applicable provisions of “Proposition 218” (being Article XIID of the California Constitution), and provisions of the “Proposition 218 Omnibus Implementation Act” (being California Senate Bill 919) (the aforementioned provisions are hereinafter referred to collectively as “Assessment Law”). This report has been prepared in compliance with Assessment Law.

The purpose of the proposed proceedings and this Assessment Engineer’s Report is to update the District budget and assessments for Fiscal Year 2017, and authorize the continued levy of assessments for the life of the District. The Fiscal Year 2017 assessments proposed

within this Assessment Engineer's Report are equal to or less than the maximum authorized assessment. Therefore, the vote requirements of Section 4 of Article XIID do not apply to these proceedings.

A public hearing will be scheduled where public testimony will be heard by the Council, and the Council may, at its discretion, adopt a resolution ordering the levy of assessments for the life of the District, and collection of the Fiscal Year 2017 proposed assessments.

Bond Declaration

No bonds will be issued in connection with this District.

District Boundary

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

Project Description

The proposed assessments will be used to fund defined improvements and activities within the District. The activities include maintenance and servicing associated with landscaped and hardscaped medians, and median gutter sweeping. All improvements to be maintained by the District fall within the dedicated City public rights-of-way.

The engineering drawings for the improvements maintained by the District (City drawing number D-28376) are on file at Map Records in the City Engineer's office and are incorporated herein. Additional details related to specific District improvements are contained in documents incorporated by reference into prior Assessment Engineer's Reports prepared for purposes of District formation.

The improvements and activities provided by the District will be maintained in accordance with specifications and contracts on file with the Park and Recreation Department. These documents are available for public inspection during normal business hours.

Separation of General and Special Benefits

The identified improvements and activities provide benefits to the parcels located within the District. Some of these benefits are "special

benefits,” benefits that are above and beyond the City’s standard level of service, and exclusive of those “general benefits” provided to the public at large or properties located outside the District. Under Assessment Law, only “special benefits” are assessable. As such, isolation and quantification of the “special benefits” associated with the improvements and activities are paramount, and illustrated in the following equations:

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

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

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

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

City Standard

As a “general benefit” (not funded by assessments), the District will continue to receive the standard level of service provided to the public at large under City-funded and administered programs for maintenance and servicing of public facilities and improvements (e.g., medians, open space, street lights, street trees, sidewalks, parks, etc.), including street sweeping and graffiti removal on public property. Consistent with City policy for the public at large, the City will provide the District with standard service levels and annual contributions from the Gas Tax Fund for median maintenance (28.67¢ per square foot of landscaped median). These levels of service and cost allocations, reviewed and adjusted annually by the City, are “general benefits” administered by the District.

External Benefits

Assessment Law prohibits levying assessments to pay for “general benefits” conferred to the public at large or properties located outside the District. Based on a review of the spatial limits of the District and the improvements and activities, it has been determined that the

improvements and activities have the potential to confer benefits to others outside the District.

It is estimated as much as 11.1% of the total benefit (in excess of the City standard) may accrue to the public at large or properties located outside the District (with an estimated 0.0% accruing directly to properties located outside the District, and the remaining 11.1% accruing to the general public as indirect/incidental beneficiaries passing through the District or utilizing District-provided amenities). The estimated costs associated with these “general benefits” have been quantified and will not be funded by assessments.

Cost Estimate

Estimated Costs

Estimated Fiscal Year 2017 annual expenses, revenues, reserves, and assessments (provided by the City) are included as **Exhibit B** hereto.

Annual Cost-Indexing

With the passage of Proposition 218, any proposed increase in assessments must be placed for approval before the property owners by a mail ballot and a public hearing process, similar to these proceedings. A majority of ballots received must be affirmative for the City Council to confirm and levy the increased assessments. For small assessment districts or districts with relatively low dollar assessments, the cost of an engineer’s report, balloting, and the public hearing process can potentially exceed the total cost of the increase. These incidental costs of the proceedings can be added to the assessments, resulting in even higher assessments.

Indexing assessments annually to the San Diego Consumer Price Index for Urban Consumers (SDCPI-U), as approved by the District property owners, allows for minor increases for normal maintenance and operating cost escalation without incurring the costs of the Proposition 218 ballot proceedings. Any significant change in the assessment initiated by an increase in service provided or other significant changes to the District would still require the Proposition 218 proceedings and property owner approval.

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. The annual change in second half SDCPI-U values, as compiled by the *U.S. Bureau of Labor Statistics* (see www.bls.gov), for the prior year

period was from 265.039 to 271.526 (a 2.45% increase). In accordance with the approved cost-indexing provisions, the maximum authorized assessment rates contained within this Assessment Engineer's Report have been increased by 2.45%.

Method of Apportionment

Estimated Benefit of the Improvements

The Transportation Element of the City's General Plan and the general policy recommendations found in the local Community Plan establish several goals for the community's transportation system. The District improvements and activities are consistent with the plans' goals for safety and pleasing aesthetics. All benefits assessed to the District are special to this District and are distinct from other parcels in the City.

The improvements and activities, enhanced landscape, streetscape, medians, benches, and additional street lighting) benefit parcels by enhancing the visual aesthetics of the business districts, establishing a continuity of business district appearance, increasing land and business values, promoting public safety and a sense of security for the clientele and employees through increased night lighting, reducing graffiti problems, and creating a sense of community identity and pride.

Apportionment Methodology

It is estimated that the benefit received by each parcel is directly proportional to the linear front footage of each parcel fronting the improvements. The total cost associated with District improvement and activities has been divided by the total linear front footage of all parcels within the District to determine the unit assessment rate, or cost per linear frontage foot (LFF).

Sample Calculations

As described above, assessments have been calculated for each parcel based the linear front footage (LFF) of the property along the improvement/service corridor.

$\text{LFF} = \text{Linear Front Footage}$
--

Shown below are LFF calculations for various sample parcels.

- **Property with 50-foot frontage**
LFF = 50.00 LFF
- **Property with 140-foot frontage**
LFF = 140.00 LFF
- **10-unit Condominium Property with 100-foot frontage**
LFF (per condo unit) = $100.00 \text{ LFF} / 10 \text{ units} = 10.00 \text{ LFF}$

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

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

Summary Results

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

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

The assessment methodology utilized is as described in the text of this report. Based on this methodology, the LFF and Fiscal Year 2017 District assessment for each parcel were calculated and are shown in the Assessment Roll (**Exhibit C**).

Each lot or parcel of land within the District has been identified by unique County Assessor's Parcel Number on the Assessment Roll and the Boundary Map and Assessment Diagram referenced herein. The net assessment for each parcel for Fiscal Year 2017 can be found on the Assessment Roll.

This report has been prepared and respectfully submitted by:

EFS ENGINEERING, INC.




Eugene F. Shank, PE C 52792


Sharon F. Risse

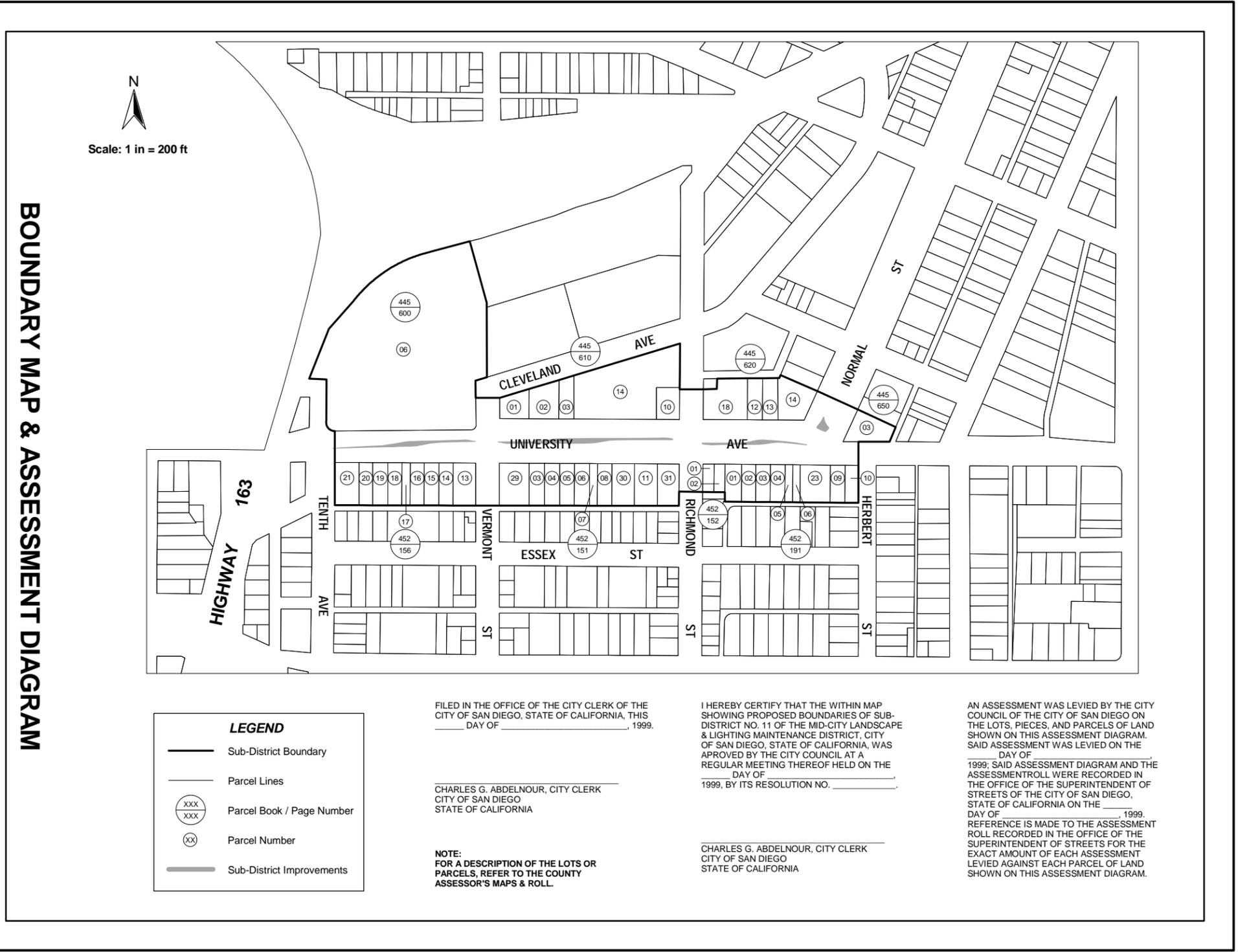
I, _____, as CITY CLERK of the CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, CALIFORNIA, do hereby certify that the Assessment as shown on the Assessment Roll, together with the Assessment Diagram, both of which are incorporated into this report, were filed in my office on the ____ day of _____, 2016.

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

I, _____, as CITY CLERK of the CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, CALIFORNIA, do hereby certify that the foregoing Assessment, together with the Assessment Diagram incorporated into this report, was approved and confirmed by the CITY COUNCIL of said City on the ____ day of _____, 2016.

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

EXHIBIT A



W.O. _____ DATE: _____

CITY OF SAN DIEGO

MID-CITY MAINTENANCE ASSESSMENT DISTRICT

SUB-DISTRICT #12

SHEET

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF SAN DIEGO, STATE OF CALIFORNIA, THIS _____ DAY OF _____, 1999.

CHARLES G. ABDELNOUR, CITY CLERK
CITY OF SAN DIEGO
STATE OF CALIFORNIA

NOTE:
FOR A DESCRIPTION OF THE LOTS OR PARCELS, REFER TO THE COUNTY ASSESSOR'S MAPS & ROLL.

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING PROPOSED BOUNDARIES OF SUB-DISTRICT NO. 11 OF THE MID-CITY LANDSCAPE & LIGHTING MAINTENANCE DISTRICT, CITY OF SAN DIEGO, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF HELD ON THE _____ DAY OF _____, 1999, BY ITS RESOLUTION NO. _____.

CHARLES G. ABDELNOUR, CITY CLERK
CITY OF SAN DIEGO
STATE OF CALIFORNIA

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 _____, 1999; 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 _____, 1999. 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.

EXHIBIT B

EXHIBIT B

**Park and Recreation Department - Open Space Division
Maintenance Assessment Districts Program
Summary of Fiscal Year 2017 (07-01-16 to 06-30-17) Budget**

**Hillcrest Maintenance Assessment District
Fund 200094**

	FY 2015	FY 2016	FY 2017
	Unaudited Actuals	Estimate	Proposed
<u>District Costs</u>			
Contract Services			
Landscaping Services - Contract Expires: 10/31/17 (512134A, 516001)	\$ 7,002.24	\$ 8,507.00	\$ 8,932.00
Landscaping Services - Landscape & Irrigation Upgrades (512134B)	\$ -	\$ 1,000.00	\$ 1,000.00
Landscaping Services - Planting in Normal St. Median (512134C)	\$ -	\$ 500.00	\$ 500.00
Tree Trimming (512197)	\$ -	\$ 800.00	\$ 1,500.00
Special Districts Administration (516024A)	\$ 1,890.00	\$ 1,890.00	\$ 1,928.00
Full-Time Equivalent/Grounds Maintenance Manager (Full-Time Equivalent = .07) (516024C)	\$ 8,104.00	\$ 7,956.00	\$ 8,115.00
Vehicle Usage & Assignment (516024B)	\$ 544.00	\$ 571.00	\$ 600.00
Utilities	\$ 4,572.54	\$ 6,199.00	\$ 6,661.00
Total Expenditures	\$ 22,112.78	\$ 27,423.00	\$ 29,236.00
<u>District Revenues</u>			
Special Assessments (411005 - 412XXX)	\$ 17,249.68	\$ 16,885.00	\$ 17,539.18
Interest Earnings (418001)	\$ 99.16	\$ 65.00	\$ 66.00
City Contributions			
Gas Tax Fund (424088A) ⁽¹⁾	\$ 3,865.00	\$ 3,908.00	\$ 3,953.00
General Benefit Offset - 11.1% (424072)	\$ 2,992.78	\$ 2,451.00	\$ 2,020.00
Uptown Community Parking District Contribution (for maintenance of Normal St. median) (424071)	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00
TOTAL REVENUE	\$ 25,206.62	\$ 24,309.00	\$ 24,578.18
<u>District Reserves</u>			
Beginning Fund Balance	\$ 16,439.68	\$ 19,533.52	\$ 16,419.52
Change in Fund Balance	\$ 3,093.84	\$ (3,114.00)	\$ (4,657.82)
Year End Operating Reserves	\$ 19,533.52	\$ 16,419.52	\$ 11,761.70

⁽¹⁾ City Contributions are subject to change each year pending City Council's approval of new rate per square foot/acreage.

EXHIBIT C

EXHIBIT C - Assessment Roll (Fiscal Year 2017)
Hillcrest Maintenance Assessment District

Parcel Number	Mid-City Sub-District	Total LFF ⁽¹⁾ (Lineal Feet)	Unit Cost (\$/LFF)	FY 2017 ⁽²⁾ Assessment	Owner Name
445 600 06 00	12	500.51	\$5.36	\$2,682.72	Uptown District Regency L L C
445 610 01 00	12	100.00	\$5.36	\$536.00	Gaslamp Portfolio Management L L C
445 610 02 00	12	100.00	\$5.36	\$536.00	Gaslamp Portfolio Management 2 L L C
445 610 03 00	12	50.00	\$5.36	\$268.00	1236 University Avenue Llc
445 610 10 00	12	75.00	\$5.36	\$402.00	Hillcrest Colonnade L P
445 610 14 00	12	275.00	\$5.36	\$1,474.00	Hillcrest Colonnade L P
445 620 12 00	12	50.00	\$5.36	\$268.00	Mcdonalds Corp <Dba Delaware Mcdonalds Corp>
445 620 13 00	12	50.00	\$5.36	\$268.00	Ray Lynn&Hiroko Family Trust 07-17-01
445 620 14 00	12	200.00	\$5.36	\$1,072.00	Hillcrest Village Square Partnership
445 620 18 00	12	150.00	\$5.36	\$804.00	Franchise Realty Interstate Corp
445 650 03 00	12	115.00	\$5.36	\$616.40	7-Eleven Inc <Lf> S E J Asset Management&Investme
452 151 03 00	12	50.00	\$5.36	\$268.00	Sutter Uptown L P
452 151 04 00	12	50.00	\$5.36	\$268.00	Gonzalez-Figuroa Rafael&Gonzalez Maria D L A
452 151 05 00	12	50.00	\$5.36	\$268.00	Gonzalez-Figuroa Rafael&Gonzalez Maria D L A
452 151 06 00	12	50.00	\$5.36	\$268.00	Hess Sandra
452 151 07 00	12	25.00	\$5.36	\$134.00	Hess Sandra
452 151 08 00	12	50.00	\$5.36	\$268.00	4061 38Th Street Llc
452 151 11 00	12	75.00	\$5.36	\$402.00	Barta James C Revocable Trust 12-01-99
452 151 29 00	12	100.00	\$5.36	\$536.00	Sutter Uptown L P
452 151 30 00	12	75.00	\$5.36	\$402.00	Theodore Family Trust 06-26-85
452 151 31 00	12	75.00	\$5.36	\$402.00	1295 University Family Ltd Ptnshp
452 152 01 00	12	36.00	\$5.36	\$192.96	Petrone Joseph G Jr
452 152 02 00	12	36.00	\$5.36	\$192.96	Burni Ralph Trust 04-10-89
452 156 13 00	12	75.00	\$5.36	\$402.00	The 1065 Group L L C
452 156 14 00	12	50.00	\$5.36	\$268.00	Disco Pizza L L C
452 156 15 00	12	50.00	\$5.36	\$268.00	Wong Gary Separate Property Trust 06-05-13
452 156 16 00	12	50.00	\$5.36	\$268.00	Joshlin Group L L C
452 156 17 00	12	25.00	\$5.36	\$134.00	B&E Trust 05-20-08
452 156 18 00	12	50.00	\$5.36	\$268.00	Degenhart George J&Toshiko T Trs
452 156 19 00	12	50.00	\$5.36	\$268.00	Kalamaras Family Trust 08-09-00
452 156 20 00	12	50.00	\$5.36	\$268.00	Solomons Mine L L C
452 156 21 00	12	80.50	\$5.36	\$431.48	Feldman 10Th Street Llc
452 191 01 00	12	54.23	\$5.36	\$290.66	Katz Peter R&Teresa M Family Trust 06-09-98
452 191 02 00	12	50.00	\$5.36	\$268.00	Katz Peter R Separate Property Trust 06-09-98
452 191 03 00	12	50.00	\$5.36	\$268.00	Katz Peter R Separate Property Trust 06-09-98
452 191 04 00	12	50.00	\$5.36	\$268.00	Chen Andrew D
452 191 05 00	12	25.00	\$5.36	\$134.00	Jannone Revocable Trust B 07-31-89
452 191 06 00	12	25.00	\$5.36	\$134.00	Churchman Margaret Trust 01-05-00
452 191 09 00	12	50.00	\$5.36	\$268.00	Marin Alexander
452 191 10 00	12	50.00	\$5.36	\$268.00	Lin Family Trust 06-04-13
452 191 23 00	12	100.00	\$5.36	\$536.00	Payne Clifton L Sr Revocable Trust 07-29-10

TOTAL		3,272.24	-	\$17,539	
--------------	--	-----------------	----------	-----------------	--

⁽¹⁾ Linear Front Footage.

⁽²⁾ FY 2017 is the City's Fiscal Year 2017, which begins July 1, 2016 and ends June 30, 2017.