



Adams Avenue Maintenance Assessment District

Annual Report for Fiscal Year 2026

June 2025

KOPPEL & GRUBER
PUBLIC FINANCE

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Under the Provisions of the
San Diego Maintenance
Assessment District
Procedural Ordinance
of the San Diego Municipal Code

City of San Diego

Mayor
Todd Gloria

City Council Members

Joe LaCava
District 1 (Council President)

Marni von Wilpert
District 5

Jennifer Campbell
District 2

Kent Lee
District 6 (Council President Pro Tem)

Stephen Whitburn
District 3

Raul Campillo
District 7

Henry Foster III
District 4

Vivian Moreno
District 8

Sean Elo-Rivera
District 9

City Attorney
Heather Ferbert

City Clerk
Diana Fuentes

Independent Budget Analyst
Charles Modica

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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 in accordance with Resolution No. _____, adopted by the CITY COUNCIL OF THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, in connection with the annual proceedings for ADAMS AVENUE MAINTENANCE ASSESSMENT DISTRICT, Koppel & Gruber Public Finance, as District Administrator to the City of San Diego, submits herewith this annual report for the District.

DATE OF FINAL PASSAGE OF THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ON THE _____ DAY OF _____, 2025.

Diana Fuentes, City Clerk
City of San Diego
State of California

SECTION I. EXECUTIVE SUMMARY

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

Apportionment Method: Linear Front Foot (“LFF”)

TABLE 1
Summary Information By Benefit Zone

| | FY 2025 | FY 2026 ⁽¹⁾ | Maximum Authorized(2) |
|--|-----------------|-------------------------------|----------------------------------|
| Parcels Assessed | | | |
| Zone 1 | 36 | 36 | 36 |
| Zone 2 | 101 | 101 | 101 |
| Zone 3 | 12 | 12 | 12 |
| Zone 4 | 17 | 17 | 17 |
| Zone 5, Subarea A | 60 | 60 | 60 |
| Zone 5, Subarea B | 31 | 31 | 31 |
| Zone 5, Subarea C | 23 | 23 | 23 |
| Zone 5, Subarea D | 32 | 32 | 32 |
| Total Parcels Assessed: | 312 | 312 | 312 |
| Estimated Assessment Revenue | | | |
| Zone 1 | \$4,519 | \$4,519 | \$4,519 |
| Zone 2 | \$16,053 | \$16,053 | \$16,053 |
| Zone 3 | \$5,590 | \$5,590 | \$5,590 |
| Zone 4 | \$5,600 | \$5,600 | \$5,600 |
| Zone 5, Subarea A | \$16,358 | \$16,358 | \$22,015 |
| Zone 5, Subarea B | \$1,536 | \$1,536 | \$2,070 |
| Zone 5, Subarea C | \$1,271 | \$1,271 | \$1,730 |
| Zone 5, Subarea D | \$5,695 | \$5,695 | \$7,667 |
| Total Estimated Assessment Revenue: | \$56,621 | \$56,621 | \$65,224 |

TABLE 1 – Continued

| Linear Front Footage | FY 2024 | FY 2025 ⁽¹⁾ | Maximum Authorized ⁽²⁾ |
|------------------------------------|----------------|-------------------------------|--|
| Zone 1 | 2,054 | 2,054 | 2,054 |
| Zone 2 | 6,421 | 6,421 | 6,421 |
| Zone 3 | 559 | 559 | 559 |
| Zone 4 | 1,120 | 1,120 | 1,120 |
| Zone 5, Subarea A | 3,041 | 3,041 | 3,041 |
| Zone 5, Subarea B | 1,203 | 1,203 | 1,203 |
| Zone 5, Subarea C | 1,200 | 1,200 | 1,200 |
| Zone 5, Subarea D | 1,932 | 1,932 | 1,932 |
| Total Linear Front Footage: | 17,530 | 17,530 | 17,530 |

Assessment per LFF

| | | | |
|------------------------|----------|----------|----------|
| Zone 1 | \$2.20 | \$2.20 | \$2.20 |
| Zone 2 | \$2.50 | \$2.50 | \$2.50 |
| Zone 3 | \$10.00 | \$10.00 | \$10.00 |
| Zone 4 | \$5.00 | \$5.00 | \$5.00 |
| Zone 5, Sub-District A | \$4.9806 | \$5.3790 | \$7.2395 |
| Zone 5, Sub-District B | \$1.1823 | \$1.2769 | \$1.7207 |
| Zone 5, Sub-District C | \$0.9810 | \$1.0595 | \$1.4417 |
| Zone 5, Sub-District D | \$2.7293 | \$2.9476 | \$3.9685 |

1. FY 2026 is the City's Fiscal Year 2026, which begins July 1, 2025 and ends June 30, 2026. Total Parcels Assessed, Total Estimated Assessment Revenue, and Total Linear Front Footage may vary due to parcel changes.
2. Maximum authorized assessment rate subject to cost-indexing as approved by property owners at the time of District formation.

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

SECTION II. BACKGROUND

A. Introduction

The Adams Avenue Maintenance Assessment District was established in 1994 as a self-managed District. An assessment ballot proceeding was conducted for Zone 5 and a weighted majority of property owners, based on assessment amount, were in support of the continuation of the assessments, annual indexing provisions and services and improvements the assessments fund. The District was formed to pay for the operation, maintenance and servicing of landscaping, lighting, drainage, safety programs and all appurtenant facilities.

On July 22, 2016, the City of San Diego passed R-310617 authorizing the annual budget and assessments for Fiscal Year 2017, and the continued levy of the assessments for the life of the District.

The District is authorized and administered under the provisions of the “San Diego Maintenance Assessment District Procedural Ordinance” (being Division 2, Article 5, Chapter 6 of the San Diego Municipal Code). This annual report has been prepared pursuant to the requirements of §65.0220 of the *“San Diego Maintenance Assessment District Procedural Ordinance”*.

SECTION III. PLANS AND SPECIFICATION

A. General Description of the District

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

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

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

Zone 1 – Felton Street to Mansfield Street

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

Zone 3 – 33rd Street to Felton Street

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

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

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

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

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

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

B. Description of Improvements to be Maintained and Services

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

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

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

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

Zone 4 – Various trees uniformly placed throughout the zone.

Zone 5 – Enhanced street lighting and trees.

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

SECTION IV. ESTIMATE OF COSTS

Estimated Fiscal Year 2026 annual expenses, revenues, reserves and assessments are included in Exhibit B.

SECTION V. METHOD OF APPORTIONMENT

A. Special Benefit Analysis

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

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

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

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

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

City Standard

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

External Benefits

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

To quantify the benefit to persons traveling through the District, a traffic study was completed

to isolate the estimated “pass-through” traffic along each segment. Pass-through traffic is traffic that has neither an origin nor destination within the defined area, which provides a reasonable means of quantifying benefits not accrued to property within the District.

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

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

Special Benefit

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

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

B. Assessment Methodology

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

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

SAMPLE CALCULATIONS

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

| |
|----------------------------|
| LFF = Linear Front Footage |
|----------------------------|

Shown below are LFF calculations for various sample parcels.

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

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

| |
|---|
| Total Assessment = Total LFF x Unit Assessment Rate |
|---|

C. Assessment Range Formula (Zone 5 Only)

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

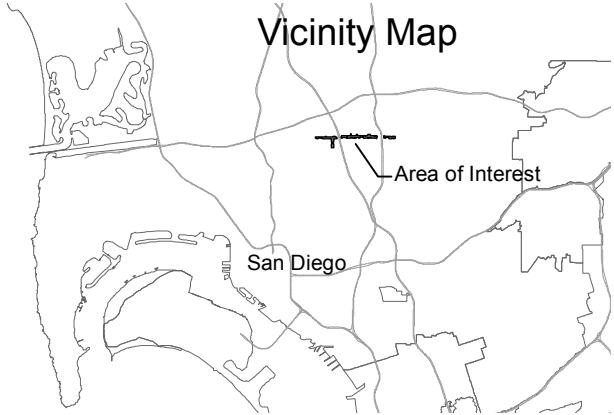
The maximum authorized assessments for Zone 5 established in the Fiscal Year 2003 proceedings are authorized to be indexed (increased or decreased) annually by the factor published in the SDCPI-U. The annual change in second half SDCPI-U values, as compiled by the U.S. Bureau of Labor Statistics (see www.bls.gov), for the prior year period was from 365.529 to 375.656 (a 2.77% increase). In accordance with the approved cost-indexing provisions, the maximum authorized assessment rates contained within this Annual Report have been increased by 2.77%.

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.

EXHIBIT A DISTRICT BOUNDARY

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

Adams Avenue Maintenance Assessment District



- Zones**
- 1
 - 2
 - 3
 - 4
 - 5.A
 - 5.B
 - 5.C
 - 5.D
- District Boundary



Parcel Data From San Diego County
SanGis, Publication Date 2014-06-02

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334 Via Vera Cruz, Suite 256
San Marcos, CA 92078

EXHIBIT B ESTIMATE OF COSTS

REVENUE AND EXPENSE STATEMENT

Adams Avenue Maintenance Assessment District Fund 200061

| | FY 2024 BUDGET | FY 2025 BUDGET | FY 2026 PROPOSED |
|---|-------------------|-------------------|---------------------|
| BEGINNING FUND BALANCE* | | | |
| Surplus (or Deficit) from Prior Year | \$ 4,510 | \$ 4,711 | \$ 9,968 |
| TOTAL BEGINNING FUND BALANCE | \$ 4,510 | \$ 4,711 | \$ 9,968 |
| REVENUE | | | |
| Assessment Revenue | \$ 54,779 | \$ 56,621 | \$ 56,621 |
| Other Contributions (Non Assessment Source) | \$ 3,788 | \$ 3,956 | \$ 4,209 |
| Additional City Contribution | \$ - | \$ - | \$ - |
| TOTAL REVENUE | \$ 58,567 | \$ 60,577 | \$ 60,830 |
| TOTAL BEGINNING FUND BALANCE & REVENUE | \$ 63,077 | \$ 65,288 | \$ 70,798 |
| OPERATING EXPENSE | | | |
| Landscaping Improvements and Activities | \$ 46,014 | \$ 47,800 | \$ 51,170 |
| General Operating | \$ 6,000 | \$ 6,000 | \$ 6,000 |
| Owner's Association/Non-Profit Administration | \$ 3,783 | \$ 3,760 | \$ 5,000 |
| City Administration | \$ 2,191 | \$ 2,265 | \$ 2,265 |
| Contingency Reserve | \$ 5,089 | \$ 752 | \$ - |
| TOTAL OPERATING EXPENSE | \$ 63,077 | \$ 60,577 | \$ 64,435 |
| TOTAL ENDING BALANCE | \$ - | \$ 4,711 | \$ 6,363 |

*Beginning Fund Balances are estimates or projections; actual amounts may vary.

EXHIBIT C ASSESSMENT ROLL

The assessment roll is a listing of the Fiscal Year 2026 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.

**ADAMS AVENUE MAINTENANCE ASSESSMENT DISTRICT
PRELIMINARY FISCAL YEAR 2026 ASSESSMENT ROLL**

| Assessor's Parcel Number | Zone | Property Owner | Lot Front Footage | FY 2026 Assessment* |
|-----------------------------|------|---|----------------------|------------------------|
| ZONE: 1 | | | | |
| 439-401-14-00 | 1 | CORNER PROPERTIES | 85 | \$ 187.00 |
| 439-401-17-00 | 1 | NORMAL HEIGHTS MASONIC TEMPLE ASSN | 75 | \$ 165.00 |
| 439-401-32-00 | 1 | NORMAL HEIGHTS MASONIC TEMPLE ASSN | 135 | \$ 297.00 |
| 439-402-15-00 | 1 | H S PARTNERS L L C | 40 | \$ 88.00 |
| 439-402-30-00 | 1 | H S PARTNERS L L C | 161 | \$ 354.20 |
| 439-402-35-00 | 1 | EMPRESA LLC, S K IRREVOCABLE TRUST 11-17- | 40 | \$ 88.00 |
| 439-402-38-00 | 1 | SEPEHRI SAMAR TRUST 12-10-18 | 132 | \$ 290.40 |
| 439-442-01-00 | 1 | MULKINS ROBERT C & ANDREA M | 112 | \$ 246.40 |
| 439-442-02-00 | 1 | BERRILL EILEEN R TRUST 02-23-93 | 50 | \$ 110.00 |
| 439-442-03-00 | 1 | SHAMOUN ROBERT & LISA M | 50 | \$ 110.00 |
| 439-442-04-00 | 1 | DUNN LINDA C TRUST 08-22-05, PRESS GERALD | 56 | \$ 123.20 |
| 439-450-01-00 | 1 | SHAMOUN FAMILY TRUST 10-23-96 | 143 | \$ 314.60 |
| 439-450-05-00 | 1 | RICH FAMILY TRUST 03-02-07 | 41 | \$ 90.20 |
| 439-450-06-00 | 1 | A K REVOCABLE LIVING TRUST | 28 | \$ 61.60 |
| 439-450-07-00 | 1 | POPULACE LLC | 230 | \$ 506.00 |
| 439-450-36-00 | 1 | JOHNSON RICHARD J & CLASINA KOELEMEN | 30 | \$ 66.00 |
| 440-391-13-00 | 1 | ANNABILLY L C | 130 | \$ 286.00 |
| 440-391-14-00 | 1 | DELUCA ORAZIO & ELENA | 28 | \$ 61.60 |
| 440-391-15-00 | 1 | KOUZA AKRAM A TR | 115 | \$ 253.00 |
| 440-391-16-00 | 1 | MATTE LIVING TRUST 07-23-20 | 50 | \$ 110.00 |
| 440-561-01-00 | 1 | MAGERS MERLEEN J TR & MAGERS KENNETH E | 140 | \$ 308.00 |
| 440-561-04-01 | 1 | TURNER BRET & ERIC | 8 | \$ 17.60 |
| 440-561-04-02 | 1 | BLAIR DAVID | 7 | \$ 15.40 |
| 440-561-04-03 | 1 | ACHESON TREVOR & ATEN-ACHESON | 7 | \$ 15.40 |
| 440-561-04-04 | 1 | SISUL DAVID M & DANIELLE K LIVING TRUST 10- | 7 | \$ 15.40 |
| 440-561-04-05 | 1 | WOO MICHAEL P | 7 | \$ 15.40 |
| 440-561-04-06 | 1 | WARD DOUGLAS LIVING TRUST 09-21-23 | 7 | \$ 15.40 |
| 440-561-04-07 | 1 | GUTERMAN DAN | 8 | \$ 17.60 |

**ADAMS AVENUE MAINTENANCE ASSESSMENT DISTRICT
PRELIMINARY FISCAL YEAR 2026 ASSESSMENT ROLL**

| Assessor's Parcel Number | Zone | Property Owner | Lot Front Footage | FY 2026 Assessment* |
|--------------------------|------|---|-------------------|---------------------|
| 440-561-04-08 | 1 | COCHENNETTE JOHN W TRUST 10-24-19 | 7 | \$ 15.40 |
| 440-561-04-09 | 1 | SCHROEDER MELINDA S TRUST 08-01-16 | 7 | \$ 15.40 |
| 440-561-04-10 | 1 | KURBANYAN LEV | 7 | \$ 15.40 |
| 440-561-04-11 | 1 | COTE PATRICK J | 7 | \$ 15.40 |
| 440-561-04-12 | 1 | GROVE BAMBI D | 7 | \$ 15.40 |
| 440-561-04-13 | 1 | SASSO NINA | 7 | \$ 15.40 |
| 440-561-04-14 | 1 | ROZELLE ERIN M, ROZELLE LYNN M | 7 | \$ 15.40 |
| 440-561-05-00 | 1 | HDCM LLC | 83 | \$ 182.60 |
| Zone Subtotals: | | | 2,054 | \$ 4,518.80 |
| ZONE: 2 | | | | |
| 440-392-14-00 | 2 | TRUMAN SCHNEIDER TRUST 08-05-14 | 83 | \$ 207.50 |
| 440-392-15-00 | 2 | MARS PROJECT INVESTORS LLC | 53 | \$ 132.50 |
| 440-392-16-00 | 2 | MARS PROJECT INVESTORS LLC | 53 | \$ 132.50 |
| 440-392-17-00 | 2 | MARS PROJECT INVESTORS LLC | 53 | \$ 132.50 |
| 440-392-18-00 | 2 | MARS PROJECT INVESTORS LLC | 113 | \$ 282.50 |
| 440-401-16-00 | 2 | COLSKI PROPERTIES LLC | 87 | \$ 217.50 |
| 440-401-18-00 | 2 | STOJADINOVIC FAMILY TRUST | 53 | \$ 132.50 |
| 440-401-19-00 | 2 | GASCA EDWARD H & SABINA M | 84 | \$ 210.00 |
| 440-401-20-00 | 2 | DECADENT DEVELOPMENT INC | 25 | \$ 62.50 |
| 440-401-21-00 | 2 | DECADENT DEVELOPMENT INC | 25 | \$ 62.50 |
| 440-401-22-00 | 2 | SPILLANE JAMES SPECIAL NEEDS TRUST 02-20- | 53 | \$ 132.50 |
| 440-401-33-00 | 2 | STOJADINOVIC FAMILY TRUST | 27 | \$ 67.50 |
| 440-402-14-00 | 2 | BH ADAMS AND WILSON LLC | 53 | \$ 132.50 |
| 440-402-15-00 | 2 | DELUCCA CLAUDIO & SIMAN-DELUCCA MARIBEL | 53 | \$ 132.50 |
| 440-402-16-00 | 2 | MCKERNAN KENNETH, BRENNAN JULIE | 53 | \$ 132.50 |
| 440-402-17-00 | 2 | ORCHID LP | 53 | \$ 132.50 |
| 440-402-18-00 | 2 | G H G ADAMS AVE LLC | 53 | \$ 132.50 |
| 440-421-25-00 | 2 | A C I REAL ESTATE COMPANY LLC (SUBLESSOR | 265 | \$ 662.50 |
| 440-422-15-00 | 2 | DELPY-ADAMS AVENUE LLC | 50 | \$ 125.00 |

**ADAMS AVENUE MAINTENANCE ASSESSMENT DISTRICT
PRELIMINARY FISCAL YEAR 2026 ASSESSMENT ROLL**

| Assessor's Parcel Number | Zone | Property Owner | Lot Front Footage | FY 2026 Assessment* |
|--------------------------|------|--|-------------------|---------------------|
| 440-422-16-00 | 2 | DELPY-ADAMS AVENUE LLC | 50 | \$ 125.00 |
| 440-422-17-00 | 2 | GARCIA FAMILY TRUST 07-11-18 | 50 | \$ 125.00 |
| 440-422-18-00 | 2 | WILLIAMS FAMILY TRUST 03-10-92 | 50 | \$ 125.00 |
| 440-422-19-00 | 2 | THOMPSON TROY | 50 | \$ 125.00 |
| 440-422-27-00 | 2 | DELPY-ADAMS AVENUE LLC | 250 | \$ 625.00 |
| 440-520-01-00 | 2 | MEDINA LIVING TRUST 07-28-93 | 60 | \$ 150.00 |
| 440-520-08-00 | 2 | 3844 ADAMS AVE L L C | 100 | \$ 250.00 |
| 440-520-22-00 | 2 | WONG STANLEY & WINNIE REVOCABLE TRUST | 50 | \$ 125.00 |
| 440-520-23-00 | 2 | CHEN YI TSANG | 50 | \$ 125.00 |
| 440-520-24-00 | 2 | JACOBS RANDALL L TRUST 08-07-18 | 50 | \$ 125.00 |
| 440-542-09-00 | 2 | MEZA FAMILY TRUST 06-18-92 | 50 | \$ 125.00 |
| 440-542-10-00 | 2 | MEZA FAMILY TRUST 06-18-92 | 50 | \$ 125.00 |
| 440-542-11-00 | 2 | DIXON FAMILY TRUST 10-05-17 | 50 | \$ 125.00 |
| 440-542-12-00 | 2 | HAFER COMMERCIAL L L C | 50 | \$ 125.00 |
| 440-542-13-00 | 2 | HAFER COMMERCIAL L L C | 110 | \$ 275.00 |
| 440-551-11-00 | 2 | KENSINGTON PARTNERSHIP L P | 163 | \$ 407.50 |
| 440-551-20-00 | 2 | ADAMS-KENSINGTON PARTNERS LP | 98 | \$ 245.00 |
| 440-551-21-00 | 2 | ADAMS-KENSINGTON PARTNERS LP | 95 | \$ 237.50 |
| 440-552-27-00 | 2 | KENSINGTON COMMONS INVESTMENTS LLC | 250 | \$ 625.00 |
| 440-553-11-00 | 2 | LUSCOMB NEAL E TRUST 05-20-10 ET AL | 150 | \$ 375.00 |
| 440-570-01-00 | 2 | ROMANO REVOCABLE LIVING FAMILY TRUST 09- | 175 | \$ 437.50 |
| 440-570-05-00 | 2 | JAMES MICHAEL INVESTMENTS INC | 53 | \$ 132.50 |
| 440-570-06-00 | 2 | JAMES MICHAEL INVESTMENTS INC | 113 | \$ 282.50 |
| 440-570-47-00 | 2 | SUBUD CALIFORNIA INC | 44 | \$ 110.00 |
| 440-581-01-00 | 2 | J W C HOLDINGS L L C | 53 | \$ 132.50 |
| 440-581-02-00 | 2 | DIEGO DAVIS ASSOCIATES LLC | 53 | \$ 132.50 |
| 440-581-03-00 | 2 | SALAH ADNAN & JACQUELINE M | 27 | \$ 67.50 |
| 440-581-06-00 | 2 | SAN DIEGO POST 6 AMERICAN LEGION | 53 | \$ 132.50 |
| 440-581-07-00 | 2 | TZATHAS SPERO & BARBARA FAMILY TRUST 11- | 113 | \$ 282.50 |

**ADAMS AVENUE MAINTENANCE ASSESSMENT DISTRICT
PRELIMINARY FISCAL YEAR 2026 ASSESSMENT ROLL**

| Assessor's Parcel Number | Zone | Property Owner | Lot Front Footage | FY 2026 Assessment* |
|--------------------------|------|---|-------------------|---------------------|
| 440-581-41-00 | 2 | SALAH ADNAN & JACQUELINE M | 27 | \$ 67.50 |
| 440-582-01-00 | 2 | BIXEL FAMILY REVOCABLE LIVING TRUST | 53 | \$ 132.50 |
| 440-582-04-00 | 2 | HOME START INCORPORATED | 53 | \$ 132.50 |
| 440-582-05-00 | 2 | 3621 ADAMS AVENUE LLC | 53 | \$ 132.50 |
| 440-582-06-00 | 2 | MCCANNA DALE TRUST 07-09-18 | 53 | \$ 132.50 |
| 440-582-07-00 | 2 | HOBERG PROPERTIES LLC | 53 | \$ 132.50 |
| 440-591-01-00 | 2 | 3737 ADAMS AVE LLC | 75 | \$ 187.50 |
| 440-591-02-00 | 2 | 3737 ADAMS AVE LLC | 21 | \$ 52.50 |
| 440-591-03-00 | 2 | ENGLE FRANK A | 30 | \$ 75.00 |
| 440-591-04-00 | 2 | PHARIS SCOTT H | 50 | \$ 125.00 |
| 440-591-05-00 | 2 | LEDESMA FAMILY TRUST 09-29-06, LEDESMA | 50 | \$ 125.00 |
| 440-591-07-00 | 2 | TAVLARIDIS KURIAKI V SEPARATE PROPERTY | 25 | \$ 62.50 |
| 440-591-08-00 | 2 | TAVLARIDIS KURIAKI V SEPARATE PROPERTY | 25 | \$ 62.50 |
| 440-591-09-00 | 2 | H S PARTNERS L L C | 50 | \$ 125.00 |
| 440-591-10-00 | 2 | NGUYEN FAMILY TRUST 07-29-94 | 50 | \$ 125.00 |
| 440-591-11-00 | 2 | CLAY ASSOCIATES | 50 | \$ 125.00 |
| 440-591-12-00 | 2 | CLAY ASSOCIATES | 50 | \$ 125.00 |
| 440-591-13-00 | 2 | KELLY LIVING TRUST 01-21-11 | 50 | \$ 125.00 |
| 440-591-14-00 | 2 | WILSON FAMILY TRUST 03-29-05 | 80 | \$ 200.00 |
| 440-592-01-00 | 2 | BONNER FAMILY TRUST 04-05-13 | 74 | \$ 185.00 |
| 440-592-02-00 | 2 | CHARLES TEDDY LIVING TRUST 10-13-10 | 30 | \$ 75.00 |
| 440-592-04-00 | 2 | SELL CHRISTOPHER & TAMSON 2003 TRUST 02- | 50 | \$ 125.00 |
| 440-592-05-00 | 2 | LINSSEN PHILIP M & UNGAR-LINSSEN PATRICIA | 50 | \$ 125.00 |
| 440-592-06-00 | 2 | KIRCHHOFF DAMIEN H & SUSAN, SNAPP | 50 | \$ 125.00 |
| 440-592-07-00 | 2 | GOSSELIN ERIK A REVOCABLE TRUST 07-26-16 | 50 | \$ 125.00 |
| 440-653-01-00 | 2 | KENSINGTON BT LLC | 102 | \$ 255.00 |
| 440-653-02-00 | 2 | SISNEROS FAMILY TRUST 12-02-04, HANFORD | 51 | \$ 127.50 |
| 440-653-03-00 | 2 | SISNEROS FAMILY TRUST 12-02-04, HANFORD | 51 | \$ 127.50 |
| 440-653-04-00 | 2 | VALLEJO VICTOR A & SYLVIA A 2005 TRUST | 81 | \$ 202.50 |

ADAMS AVENUE MAINTENANCE ASSESSMENT DISTRICT

PRELIMINARY FISCAL YEAR 2026 ASSESSMENT ROLL

| Assessor's Parcel Number | Zone | Property Owner | Lot Front Footage | FY 2026 Assessment* |
|--------------------------|------|--|-------------------|---------------------|
| 440-653-05-00 | 2 | VALLEJO VICTOR A & SYLVIA A 2005 TRUST | 30 | \$ 75.00 |
| 440-663-01-00 | 2 | LOVE DARLENE A TRUST | 81 | \$ 202.50 |
| 440-663-02-00 | 2 | KENSINGTON PROFESSIONALS LLC | 51 | \$ 127.50 |
| 440-663-03-00 | 2 | RWHITE LLC | 51 | \$ 127.50 |
| 440-663-04-00 | 2 | TEARE JOYCE J LIVING TRUST 04-07-06 | 51 | \$ 127.50 |
| 440-663-05-01 | 2 | MACDOUGAL MATTHEW & ELIZABETH | 6 | \$ 15.00 |
| 440-663-05-02 | 2 | MURRAY LIVING TRUST 08-31-23 | 6 | \$ 15.00 |
| 440-663-05-03 | 2 | CROCKETT FAMILY TRUST 08-25-09 | 6 | \$ 15.00 |
| 440-663-05-04 | 2 | SIMPSON NICOLE | 6 | \$ 15.00 |
| 440-663-05-05 | 2 | LIAS SAMUEL JR | 6 | \$ 15.00 |
| 440-663-05-06 | 2 | CASTRAPEL BODHI & NEERU | 7 | \$ 17.50 |
| 440-663-05-07 | 2 | BOOM JOHANNES M H | 7 | \$ 17.50 |
| 440-663-05-08 | 2 | PUGH RORY C & MCDANIEL CATHERINE A | 7 | \$ 17.50 |
| 440-664-01-00 | 2 | KENSINGTON OFFICE RENTALS | 50 | \$ 125.00 |
| 440-664-02-00 | 2 | 4193 ADAMS AVENUE L L C | 50 | \$ 125.00 |
| 465-341-03-00 | 2 | DAVIS/LOGAN LEGACY TRUST 04-18-14 | 90 | \$ 225.00 |
| 465-342-02-00 | 2 | SIDHU TRUST 09-09-04 | 180 | \$ 450.00 |
| 465-342-03-00 | 2 | STARBOARD I VA 3 LLC | 40 | \$ 100.00 |
| 465-342-04-00 | 2 | DEVELOPMENTAL SPACES LLC | 40 | \$ 100.00 |
| 465-342-05-00 | 2 | RWHITE LLC | 40 | \$ 100.00 |
| 465-345-01-00 | 2 | MARKET LOGIC CONSULTING LLC | 150 | \$ 375.00 |
| 465-345-02-00 | 2 | HULL LYLE R & SUSAN M | 30 | \$ 75.00 |
| 465-345-18-00 | 2 | MORRELL FAMILY TRUST 11-26-96 | 120 | \$ 300.00 |
| 465-346-01-00 | 2 | MUNAIM HUSSEIN & LEQAH | 30 | \$ 75.00 |
| Zone Subtotals: | | | 6,421 | \$ 16,052.50 |
| ZONE: 3 | | | | |
| 439-392-16-00 | 3 | ADAMS ASSOCIATES | 95 | \$ 950.00 |
| 439-392-17-00 | 3 | HOM EXEMPT 12-17-74 | 86 | \$ 860.00 |
| 439-392-18-00 | 3 | SHAMOUN ROBERT & LISA M | 25 | \$ 250.00 |

**ADAMS AVENUE MAINTENANCE ASSESSMENT DISTRICT
PRELIMINARY FISCAL YEAR 2026 ASSESSMENT ROLL**

| Assessor's Parcel Number | Zone | Property Owner | Lot Front Footage | FY 2026 Assessment* |
|--------------------------|------|---|-------------------|---------------------|
| 439-392-19-00 | 3 | TAO HUNG THIEN | 21 | \$ 210.00 |
| 439-392-20-00 | 3 | RUBIO TRUST 02-10-07 | 30 | \$ 300.00 |
| 439-392-21-00 | 3 | 3342 ADAMS AVE LLC | 25 | \$ 250.00 |
| 439-441-01-00 | 3 | UNIESCO LLC | 48 | \$ 480.00 |
| 439-441-03-00 | 3 | 1295 UNIVERSITY FAMILY LIMITED | 44 | \$ 440.00 |
| 439-441-04-00 | 3 | MAHERONNAGHSH MAHMOUD & JOHARIAN | 35 | \$ 350.00 |
| 439-441-05-00 | 3 | 3325 ADAMS AVENUE LLC | 50 | \$ 500.00 |
| 439-441-06-00 | 3 | MOSS FAMILY TRUST 08-10-82 | 50 | \$ 500.00 |
| 439-441-38-00 | 3 | MCKEEVER GEORGE V III REVOCABLE LIVING | 50 | \$ 500.00 |
| Zone Subtotals: | | | 559 | \$ 5,590.00 |
| ZONE: 4 | | | | |
| 438-301-10-00 | 4 | MOORE PATRICIA A | 39 | \$ 195.00 |
| 438-301-11-00 | 4 | MOORE PATRICIA A SEPARATE PROPERTY | 31 | \$ 155.00 |
| 438-301-12-00 | 4 | MOORE PATRICIA A SEPARATE PROPERTY | 70 | \$ 350.00 |
| 438-302-20-00 | 4 | DELUCA-STOCK INVESTMENTS LLC | 72 | \$ 360.00 |
| 438-302-21-00 | 4 | DONALDSON FAMILY TRUST 05-21-08 | 70 | \$ 350.00 |
| 438-302-22-00 | 4 | N J ENTERPRISES LLC | 50 | \$ 250.00 |
| 438-302-24-00 | 4 | FOUR CS M M LLC | 80 | \$ 400.00 |
| 438-302-25-00 | 4 | GELASTOPOULOS TRUST 05-07-03 | 50 | \$ 250.00 |
| 438-302-26-00 | 4 | W S C INVESTMENT PARTNERS LLC | 50 | \$ 250.00 |
| 438-302-27-00 | 4 | MOTAMEDI JOICE M FAMILY TRUST 02-06-14 | 50 | \$ 250.00 |
| 438-302-28-00 | 4 | A K R FAMILY TRUST 12-30-91 | 50 | \$ 250.00 |
| 438-302-30-00 | 4 | SCIOTTO DENNIS R FAMILY TRUST 12-19-94, | 50 | \$ 250.00 |
| 446-021-02-00 | 4 | DIEGO DAVIS ASSOCIATES LLC, LIN FAMILY | 90 | \$ 450.00 |
| 446-021-32-00 | 4 | VDC ARELLANO 3 LLC | 33 | \$ 165.00 |
| 446-021-34-00 | 4 | GELASTOPOULOS TRUST 05-07-03 | 105 | \$ 525.00 |
| 446-022-01-00 | 4 | 7-ELEVEN INC <LF> M C INVESMENTS L L C | 140 | \$ 700.00 |
| 446-024-28-00 | 4 | URBAN ELEMENTS L L C | 90 | \$ 450.00 |
| Zone Subtotals: | | | 1,120 | \$ 5,600.00 |

**ADAMS AVENUE MAINTENANCE ASSESSMENT DISTRICT
PRELIMINARY FISCAL YEAR 2026 ASSESSMENT ROLL**

| Assessor's Parcel Number | Zone | Property Owner | Lot Front Footage | FY 2026 Assessment* |
|--------------------------|------|---|-------------------|---------------------|
| ZONE: 5.A | | | | |
| 438-240-03-00 | 5.A | ADAMS SERENA APARTMENTS L L C | 100 | \$ 537.90 |
| 438-251-23-00 | 5.A | ONGLEY MARILYN M SEPARATE PROPERTY | 70 | \$ 376.52 |
| 438-251-24-00 | 5.A | ONGLEY MARILYN M SEPARATE PROPERTY | 70 | \$ 376.52 |
| 438-252-14-00 | 5.A | LEE ANDREW K | 90 | \$ 484.10 |
| 438-252-15-00 | 5.A | ROBEC L L C | 48 | \$ 258.18 |
| 438-252-16-00 | 5.A | ROBEC L L C | 50 | \$ 268.94 |
| 438-252-17-00 | 5.A | ROBEC L L C | 60 | \$ 322.74 |
| 438-252-18-00 | 5.A | PINA FAMILY TRUST 12-01-97 | 30 | \$ 161.36 |
| 438-260-13-00 | 5.A | GIAMMONA JOHN M & HEATHER M | 40 | \$ 215.16 |
| 438-260-16-00 | 5.A | 2728 ADAMS LLC | 40 | \$ 215.16 |
| 438-260-17-00 | 5.A | SALEMS & SADA L L C | 100 | \$ 537.90 |
| 438-260-31-00 | 5.A | JODZIO VICTORIA N TRUST 03-21-18, JODZIO | 100 | \$ 537.90 |
| 438-271-15-00 | 5.A | J & L CHASE LLC | 40 | \$ 215.16 |
| 438-271-17-00 | 5.A | DANG SEAN & ATKINS MAUREEN | 33 | \$ 177.50 |
| 438-271-18-00 | 5.A | DANG SEAN M & ATKINS MAUREEN | 32 | \$ 172.12 |
| 438-271-32-00 | 5.A | SCHWEIKHARD BUILDING | 75 | \$ 403.42 |
| 438-271-33-00 | 5.A | VDC ARELLANO 3 LLC | 50 | \$ 268.94 |
| 438-271-34-00 | 5.A | BUFFALO BROS LLC | 50 | \$ 268.94 |
| 438-272-12-00 | 5.A | HOOVER KIMBERLY 1998 TRUST 12-04-98 | 50 | \$ 268.94 |
| 438-272-13-00 | 5.A | SMITH CHRISTOPHER T & NICOLE H | 45 | \$ 242.04 |
| 438-272-14-00 | 5.A | NIEMEYER RONALD L TRUST 01-22-21, ELLIOTT | 45 | \$ 242.04 |
| 438-272-32-00 | 5.A | DELUCA MARY L 2017 02-13-17 | 140 | \$ 753.06 |
| 438-301-06-00 | 5.A | MCPHEETERS DAVID M & MARGARET K | 40 | \$ 215.16 |
| 438-301-07-00 | 5.A | MUSTAFA TARAK M & JWAYYED-MUSTAFA | 50 | \$ 268.94 |
| 438-301-09-00 | 5.A | RICH SURVIVING SPOUSE TRUST 05-04-94 | 50 | \$ 268.94 |
| 445-081-01-00 | 5.A | PONZI MICHAEL & KIMBERLY | 79 | \$ 424.94 |
| 445-081-02-00 | 5.A | PHILLIPS ALEC J S | 61 | \$ 328.12 |
| 445-081-30-00 | 5.A | M A C H 58 INC | 83 | \$ 446.46 |

**ADAMS AVENUE MAINTENANCE ASSESSMENT DISTRICT
PRELIMINARY FISCAL YEAR 2026 ASSESSMENT ROLL**

| Assessor's Parcel Number | Zone | Property Owner | Lot Front Footage | FY 2026 Assessment* |
|--------------------------|------|---|-------------------|---------------------|
| 445-081-31-00 | 5.A | HARDIN OLIVER | 57 | \$ 306.60 |
| 445-082-01-00 | 5.A | VANGA PROPERTIES LLC | 140 | \$ 753.06 |
| 445-082-30-01 | 5.A | SHAMALTA JOSEPH S, IACULLO D MITCHELL | 32 | \$ 172.12 |
| 445-082-30-02 | 5.A | SMITHAM DAVID G | 32 | \$ 172.12 |
| 445-082-31-00 | 5.A | CARLSON KATHRYN J TRUST 01-27-15 | 75 | \$ 403.42 |
| 445-091-01-00 | 5.A | HOLT FAMILY MARITAL TRUST 10-12-84 | 98 | \$ 527.14 |
| 445-091-02-00 | 5.A | LIEBHABER FAMILY TRUST 05-24-19 | 43 | \$ 231.30 |
| 445-091-25-01 | 5.A | ODETTE CHARLOTTE REVOCABLE LIVING | 11 | \$ 59.16 |
| 445-091-25-02 | 5.A | STOUT JOSHUA C & KRISTINE A | 11 | \$ 59.16 |
| 445-091-25-03 | 5.A | BARRETT ERIC P & LAUREN J | 11 | \$ 59.16 |
| 445-091-25-04 | 5.A | LEE JAMES L & DAILEY ANDREA | 11 | \$ 59.16 |
| 445-091-25-05 | 5.A | PEARSON RYAN J | 11 | \$ 59.16 |
| 445-091-25-06 | 5.A | JACK ANDREW W | 11 | \$ 59.16 |
| 445-091-25-07 | 5.A | KEMPER REVOCABLE TRUST 03-16-23 | 11 | \$ 59.16 |
| 445-091-25-08 | 5.A | PRAIRIE JENNIFER C | 11 | \$ 59.16 |
| 445-091-25-09 | 5.A | SANCHARAK REVOCABLE 2014 TRUST 09-26-14 | 11 | \$ 59.16 |
| 445-091-25-10 | 5.A | MCMILLEN KURTIS & KATHY REVOCABLE TRUST | 11 | \$ 59.16 |
| 445-091-25-11 | 5.A | BOUNSALL DOMINIC & DIA | 11 | \$ 59.16 |
| 445-091-25-12 | 5.A | CHANG TIFFANY | 11 | \$ 59.16 |
| 445-091-25-13 | 5.A | NINE ADAMS LLC | 11 | \$ 59.16 |
| 445-092-01-00 | 5.A | MEIS DANIEL J 1993 FAMILY TRUST | 140 | \$ 753.06 |
| 445-092-30-00 | 5.A | BENGTSON BRIAN W & ANNE C REVOCABLE | 40 | \$ 215.16 |
| 445-092-34-00 | 5.A | CARRILLO ANTONIO R | 100 | \$ 537.90 |
| 446-023-01-00 | 5.A | 2855 ADAMS AVENUE LLC | 50 | \$ 268.94 |
| 446-023-02-00 | 5.A | DELUCA MARK A & KAREN D COMMUNITY | 50 | \$ 268.94 |
| 446-023-03-00 | 5.A | HUERTA BONNIE J | 40 | \$ 215.16 |
| 446-023-26-00 | 5.A | TALESHPOUR FAMILY TRUST 01-31-22 | 40 | \$ 215.16 |
| 446-023-27-00 | 5.A | OHOLLEARN STEVE | 33 | \$ 177.50 |
| 446-023-28-00 | 5.A | COLEMAN JOHN JR & OHOLLEARN-COLEMAN | 33 | \$ 177.50 |

**ADAMS AVENUE MAINTENANCE ASSESSMENT DISTRICT
PRELIMINARY FISCAL YEAR 2026 ASSESSMENT ROLL**

| Assessor's Parcel Number | Zone | Property Owner | Lot Front Footage | FY 2026 Assessment* |
|--------------------------|------|--|-------------------|---------------------|
| 446-023-29-00 | 5.A | 2889 ADAMS AVE LLC | 34 | \$ 182.88 |
| 446-024-01-00 | 5.A | SCHEIDNES FAMILY TRUST 06-04-87 | 50 | \$ 268.94 |
| 446-024-02-00 | 5.A | 2911 ADAMS OWNER LLC | 90 | \$ 484.10 |
| Zone Subtotals: | | | 3,041 | \$ 16,357.18 |
| ZONE: 5.B | | | | |
| 446-021-01-00 | 5.B | BROWN PAUL E TR & BROWN CAROLE A TR | 100 | \$ 127.68 |
| 446-021-03-00 | 5.B | B & B PROPERTIES 2000 L P | 25 | \$ 31.92 |
| 446-021-04-00 | 5.B | RAW STEEL REAL ESTATE LLC | 49 | \$ 62.56 |
| 446-021-05-00 | 5.B | W S C INVESTMENT PARTNERS LLC | 50 | \$ 63.84 |
| 446-021-06-00 | 5.B | WHITE JAMES C & MARLA R | 38 | \$ 48.52 |
| 446-021-07-00 | 5.B | KESSEL DAVID LIVING TRUST 07-23-05 | 38 | \$ 48.52 |
| 446-021-08-00 | 5.B | MAVER-SHUE NICOLE | 38 | \$ 48.52 |
| 446-021-09-00 | 5.B | 2218-20 LANGMUIR STREET LLC, DEVELOP LLC | 38 | \$ 48.52 |
| 446-021-10-00 | 5.B | 2218-20 LANGMUIR STREET LLC, DEVELOP LLC | 50 | \$ 63.84 |
| 446-021-11-00 | 5.B | F R E I 1 LLC | 50 | \$ 63.84 |
| 446-021-12-00 | 5.B | TARANTINO FAMILY TRUST | 50 | \$ 63.84 |
| 446-021-13-00 | 5.B | 30TH & MADISON LLC | 75 | \$ 95.76 |
| 446-024-16-00 | 5.B | GELASTOPOULOS TOM | 56 | \$ 71.50 |
| 446-024-17-00 | 5.B | LIN JOYU | 44 | \$ 56.18 |
| 446-024-18-01 | 5.B | DEVINE ANDREW | 6 | \$ 7.66 |
| 446-024-18-02 | 5.B | ZAMORA JESS P | 6 | \$ 7.66 |
| 446-024-18-03 | 5.B | TAMOUSH MICHAEL R | 7 | \$ 8.94 |
| 446-024-18-04 | 5.B | CARMONA JUAN C | 6 | \$ 7.66 |
| 446-024-18-05 | 5.B | BABAYAN MARIAM | 6 | \$ 7.66 |
| 446-024-18-06 | 5.B | IAMBURG MARIELA TRUST 10-12-09 | 7 | \$ 8.94 |
| 446-024-18-07 | 5.B | BACHAN SHAWN | 6 | \$ 7.66 |
| 446-024-18-08 | 5.B | CORTE GAMZE T | 6 | \$ 7.66 |
| 446-024-19-00 | 5.B | S R PROPERTIES I LP | 38 | \$ 48.52 |
| 446-024-20-00 | 5.B | FISHBURN EMME C K L & MARK A 2005 | 38 | \$ 48.52 |

ADAMS AVENUE MAINTENANCE ASSESSMENT DISTRICT

PRELIMINARY FISCAL YEAR 2026 ASSESSMENT ROLL

| Assessor's Parcel Number | Zone | Property Owner | Lot Front Footage | FY 2026 Assessment* |
|--------------------------|------|---|-------------------|---------------------|
| 446-024-21-00 | 5.B | I D N P HOLDINGS LLC, MALICK JOHN, MALICK | 50 | \$ 63.84 |
| 446-024-22-00 | 5.B | D C A L PROPERTIES LLC | 38 | \$ 48.52 |
| 446-024-23-00 | 5.B | ELLSWORTH ENTERPRISES LLC | 38 | \$ 48.52 |
| 446-024-24-00 | 5.B | URBAN ELEMENTS LLC | 50 | \$ 63.84 |
| 446-024-25-00 | 5.B | URBAN ELEMENTS L L C | 50 | \$ 63.84 |
| 446-024-26-00 | 5.B | URBAN ELEMENTS L L C | 50 | \$ 63.84 |
| 446-024-27-00 | 5.B | URBAN ELEMENTS L L C | 100 | \$ 127.68 |
| Zone Subtotals: | | | 1,203 | \$ 1,536.00 |

ZONE: 5.C

| | | | | |
|---------------|-----|--|-----|-----------|
| 446-033-19-00 | 5.C | S & O MANAGEMENT CO L L C | 50 | \$ 52.98 |
| 446-033-20-00 | 5.C | VANDAMME KENNETH R & MICHELLE Y FAMILY | 50 | \$ 52.98 |
| 446-033-21-00 | 5.C | 4518 30TH ST LLC | 50 | \$ 52.98 |
| 446-033-22-00 | 5.C | TURPIN ANDREW J SEPARATE PROPERTY | 50 | \$ 52.98 |
| 446-033-23-00 | 5.C | BERRY FAMILY TRUST 09-15-92 | 50 | \$ 52.98 |
| 446-033-24-00 | 5.C | A E C PROPERTIES L L C | 50 | \$ 52.98 |
| 446-033-25-00 | 5.C | GARDIOL RICHARD B | 50 | \$ 52.98 |
| 446-033-26-00 | 5.C | BC THIRTY TWO LLC | 50 | \$ 52.98 |
| 446-033-27-00 | 5.C | GELASTOPOULOS TRUST 05-07-03 | 50 | \$ 52.98 |
| 446-033-28-00 | 5.C | GAYTAN ERNESTO | 50 | \$ 52.98 |
| 446-033-31-00 | 5.C | KWON FAMILY TRUST 06-22-09 | 100 | \$ 105.94 |
| 446-053-01-00 | 5.C | MADISON TRUST 11-13-05 | 50 | \$ 52.98 |
| 446-053-05-00 | 5.C | N P 3 0 LLC | 50 | \$ 52.98 |
| 446-053-06-00 | 5.C | N P 3 0 LLC | 50 | \$ 52.98 |
| 446-053-07-00 | 5.C | N P 3 0 LLC | 50 | \$ 52.98 |
| 446-053-08-00 | 5.C | N P 3 0 LLC | 50 | \$ 52.98 |
| 446-053-09-00 | 5.C | N P 30 LLC | 50 | \$ 52.98 |
| 446-053-10-00 | 5.C | N P 30 LLC | 50 | \$ 52.98 |
| 446-053-11-00 | 5.C | N P 30 LLC | 50 | \$ 52.98 |
| 446-053-12-00 | 5.C | N P 30 LLC | 50 | \$ 52.98 |

**ADAMS AVENUE MAINTENANCE ASSESSMENT DISTRICT
PRELIMINARY FISCAL YEAR 2026 ASSESSMENT ROLL**

| Assessor's Parcel Number | Zone | Property Owner | Lot Front Footage | FY 2026 Assessment* |
|--------------------------|------|---|-------------------|---------------------|
| 446-053-13-00 | 5.C | DYSON PHILIP H LIVING TRUST 10-23-15 | 50 | \$ 52.98 |
| 446-053-14-00 | 5.C | DILARD DANIEL K SEPARATE PROPERTY TRUST | 50 | \$ 52.98 |
| 446-053-15-00 | 5.C | DEVANTI LLC | 50 | \$ 52.98 |
| Zone Subtotals: | | | 1,200 | \$ 1,271.50 |
| ZONE: 5.D | | | | |
| 439-381-14-00 | 5.D | KRAMER BOY LLC | 130 | \$ 383.18 |
| 439-381-15-00 | 5.D | CZERWINSKI FAMILY TRUST 05-24-16 | 53 | \$ 156.22 |
| 439-381-16-00 | 5.D | ADAMS AVE APARTMENTS LLC | 53 | \$ 156.22 |
| 439-381-17-00 | 5.D | ANDERSON JONATHAN D & DIANA K | 53 | \$ 156.22 |
| 439-381-18-00 | 5.D | BARRY MARTEN & LOEHR DEBORAH A FAMILY | 52 | \$ 153.28 |
| 439-381-19-00 | 5.D | MONROE TRUST 07-01-96 | 72 | \$ 212.22 |
| 439-381-20-00 | 5.D | URBAN ON ADAMS HQ LLC | 35 | \$ 103.16 |
| 439-382-14-00 | 5.D | ADAMS AVENUE LLC | 80 | \$ 235.80 |
| 439-382-15-00 | 5.D | MCKELLY LLC | 26 | \$ 76.64 |
| 439-382-16-00 | 5.D | ZAVIEH FAMILY TRUST 11-06-13 | 53 | \$ 156.22 |
| 439-382-17-00 | 5.D | HAUBERT LIVING TRUST 02-05-11 | 53 | \$ 156.22 |
| 439-382-18-00 | 5.D | BRADY FAMILY TRUST 06-07-13, M F L | 53 | \$ 156.22 |
| 439-391-15-00 | 5.D | CHAU DAVID CHINH, CHAU NGO MY | 106 | \$ 312.44 |
| 439-391-16-00 | 5.D | TOMBERT L L C | 53 | \$ 156.22 |
| 439-391-17-00 | 5.D | UNITED STATES POSTAL SERVICE | 53 | \$ 156.22 |
| 439-391-18-00 | 5.D | UNITED STATES POSTAL SERVICE | 53 | \$ 156.22 |
| 439-412-05-00 | 5.D | HUNT ERROL G EST OF | 54 | \$ 159.16 |
| 439-412-06-00 | 5.D | K G A PARTNERS LLC | 53 | \$ 156.22 |
| 439-412-48-00 | 5.D | HUNT ERROL G EST OF | 55 | \$ 162.12 |
| 439-420-01-00 | 5.D | DFIRST L L C | 53 | \$ 156.22 |
| 439-420-02-00 | 5.D | PURDIN JOHN B TRUST 03-02-09 | 56 | \$ 165.06 |
| 439-420-03-00 | 5.D | H Y E LLC | 50 | \$ 147.38 |
| 439-420-04-00 | 5.D | H Y E LLC | 106 | \$ 312.44 |
| 439-431-01-00 | 5.D | PINE TREE MOUNTAIN LLC, BEN-MOSHE ELI IRA | 53 | \$ 156.22 |

**ADAMS AVENUE MAINTENANCE ASSESSMENT DISTRICT
PRELIMINARY FISCAL YEAR 2026 ASSESSMENT ROLL**

| Assessor's Parcel Number | Zone | Property Owner | Lot Front Footage | FY 2026 Assessment* |
|--------------------------|------|--|-------------------|---------------------|
| 439-431-02-00 | 5.D | N J ENTERPRISES LLC | 53 | \$ 156.22 |
| 439-431-03-00 | 5.D | SCUDERIA MAZIS-SAM G P | 53 | \$ 156.22 |
| 439-431-04-00 | 5.D | DAVIS FAMILY SURVIVORS TRUST 10-30-80 | 53 | \$ 156.22 |
| 439-431-05-00 | 5.D | TAYLOR GARY J & CELESTE FAMILY TRUST 12- | 53 | \$ 156.22 |
| 439-432-01-00 | 5.D | MANX MANAGEMENT L L C | 53 | \$ 156.22 |
| 439-432-03-00 | 5.D | AYOUB GEORGE E & MADLEN G REVOCABLE | 53 | \$ 156.22 |
| 439-432-04-00 | 5.D | MCKEEVER GEORGE V III REVOCABLE LIVING | 53 | \$ 156.22 |
| 439-432-36-00 | 5.D | FENWAY PROPERTIES I LLC | 103 | \$ 303.60 |
| Zone Subtotals: | | | 1,932 | \$ 5,694.66 |
| TOTALS: | | | 17,530 | \$ 56,620.64 |