



THE CITY OF SAN DIEGO

**CITY OF SAN DIEGO**

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

**JUNE 2014**

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

**KOPPEL & GRUBER**  
PUBLIC FINANCE

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# CITY OF SAN DIEGO

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## SECTION I. EXECUTIVE SUMMARY

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

**APPORTIONMENT METHOD:** Linear Front Foot (“LFF”)

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

|  | <b>FY 2014</b>  | <b>FY 2015 (1)</b> | <b>Maximum<br/>Authorized</b> |
|--|-----------------|--------------------|-------------------------------|
| <b>Parcels Assessed</b>                    |                 |                    |                               |
| Zone 1                                     | 36              | 36                 |                               |
| Zone 2                                     | 103             | 103                |                               |
| Zone 3                                     | 12              | 12                 |                               |
| Zone 4                                     | 17              | 17                 |                               |
| Zone 5, Subarea A                          | 47              | 47                 |                               |
| Zone 5, Subarea B                          | 31              | 31                 |                               |
| Zone 5, Subarea C                          | 23              | 23                 |                               |
| Zone 5, Subarea D                          | 33              | 33                 |                               |
| <b>Total Parcels Assessed:</b>             | <b>302</b>      | <b>302</b>         |                               |
| <b>Estimated Assessment Revenue</b>        |                 |                    |                               |
| Zone 1                                     | \$4,519         | \$4,519            | \$4,519                       |
| Zone 2                                     | \$16,090        | \$16,090           | \$16,090                      |
| Zone 3                                     | \$5,590         | \$5,590            | \$5,590                       |
| Zone 4                                     | \$5,600         | \$5,600            | \$5,600                       |
| Zone 5, Subarea A                          | \$12,034        | \$12,034           | \$15,325                      |
| Zone 5, Subarea B                          | \$1,131         | \$1,131            | \$1,442                       |
| Zone 5, Subarea C                          | \$936           | \$936              | \$1,205                       |
| Zone 5, Subarea D                          | \$4,301         | \$4,301            | \$5,4797                      |
| <b>Total Estimated Assessment Revenue:</b> | <b>\$50,201</b> | <b>\$50,201</b>    | <b>\$55,251</b>               |

**TABLE 1 – CONTINUED**

| <b>Linear Front Footage</b>        | <b>FY 2014</b> | <b>FY 2015 (1)</b> | <b>Maximum Authorized</b> |
|------------------------------------|----------------|--------------------|---------------------------|
| Zone 1                             | 2,054          | 2,054              |                           |
| Zone 2                             | 6,436          | 6,436              |                           |
| Zone 3                             | 559            | 559                |                           |
| Zone 4                             | 1,120          | 1,120              |                           |
| Zone 5, Subarea A                  | 3,039          | 3,039              |                           |
| Zone 5, Subarea B                  | 1,203          | 1,203              |                           |
| Zone 5, Subarea C                  | 1,200          | 1,200              |                           |
| Zone 5, Subarea D                  | 1,982          | 1,982              |                           |
| <b>Total Linear Front Footage:</b> | <b>17,593</b>  | <b>17,593</b>      |                           |
| <br><b>Assessment per LFF</b>      |                |                    |                           |
| Zone 1                             | \$2.20         | \$2.20             | \$2.20                    |
| Zone 2                             | \$2.50         | \$2.50             | \$2.50                    |
| Zone 3                             | \$10.00        | \$10.00            | \$10.00                   |
| Zone 4                             | \$5.00         | \$5.00             | \$5.00                    |
| Zone 5, Sub-District A             | \$3.96         | \$3.96             | \$5.04                    |
| Zone 5, Sub-District B             | \$0.94         | \$0.94             | \$1.20                    |
| Zone 5, Sub-District C             | \$0.78         | \$0.78             | \$1.00                    |
| Zone 5, Sub-District D             | \$2.17         | \$2.17             | \$2.76                    |

1. FY 2015 is the City's Fiscal Year 2015, which begins July 1, 2014 and ends June 30, 2015. Total Parcels Assessed, Total Estimated Assessment Revenue, and Total Linear Front Footage may vary from prior year due to parcel changes.

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

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

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

## SECTION II. BACKGROUND

---

### A. INTRODUCTION

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

This report constitutes the annual update to the Engineer's Report for the City of San Diego ("City") Adams Avenue Maintenance Assessment District for Fiscal Year ("FY") 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 of the District. 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, 2014 and ending June 30, 2015 to pay for the operation, maintenance and servicing of landscaping, lighting, drainage, safety programs and all appurtenant facilities. The assessment rates set for 2014/2015 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 2014/2015 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 2015.

## SECTION III. PLANS AND SPECIFICATION

---

### A. GENERAL DESCRIPTION OF THE DISTRICT

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

The District is generally located along Adams Avenue between 33<sup>rd</sup> Street and 39<sup>th</sup> 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 39<sup>th</sup> Street and Terrace Drive to Vista Street

**Zone 3** – 33<sup>rd</sup> 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 33<sup>rd</sup> Street and 30<sup>th</sup> 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 30<sup>th</sup> Street

Sub-District C – Madison Avenue to Monroe Avenue along 30<sup>th</sup> Street

Sub-District D – Interstate 805 to 33<sup>rd</sup> Street along Adams Avenue

## **B. DESCRIPTION OF IMPROVEMENTS TO BE MAINTAINED AND SERVICES**

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

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

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

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

**Zone 4** – Various trees uniformly placed throughout the zone.

**Zone 5** – Enhanced street lighting and trees.

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

## **C. DESCRIPTION OF MAINTENANCE AND SERVICES**

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

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



## SECTION IV. ESTIMATE OF COSTS

### A. ESTIMATE OF COSTS TABLE

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

**TABLE 2 – ESTIMATE OF COSTS**

| <b>ADAMS AVENUE</b>  | <b>FY 2012/13<br/>BUDGET</b> | <b>FY 2013/14<br/>BUDGET</b> | <b>FY 2014/15<br/>PROPOSED</b> |
|--|------------------------------|------------------------------|--------------------------------|
| <b>Beginning Balance</b>   | \$0                          | \$0                          | \$0                            |
| <b>Revenue</b>   |                              |                              |                                |
| Assessments  | \$50,200                     | \$50,200                     | <b>\$50,200</b>                |
| Business Improvement District Assessment<br>General Benefit Portion (Non Assessment<br>Sources) <sup>1</sup> | \$3,000                      | \$3,000                      | <b>\$3,000</b>                 |
|  |                              |                              | <b>\$3,607</b>                 |
| <b>TOTAL OPERATING REVENUE</b>   | <b>\$53,200</b>              | <b>\$53,200</b>              | <b>\$56,807</b>                |
| <b>TOTAL REVENUE AND BALANCE</b>   | <b>\$53,200</b>              | <b>\$53,200</b>              | <b>\$56,807</b>                |
| <b>Expense</b>   |                              |                              |                                |
| Personnel  | \$0                          | \$0                          | <b>\$0</b>                     |
| Contractual  | \$32,180                     | \$32,000                     | <b>\$35,607</b>                |
| Incidentals / Administration <sup>2</sup>  | \$14,000                     | \$14,180                     | <b>\$14,180</b>                |
| Utilities  | \$2,000                      | \$2,000                      | <b>\$2,000</b>                 |
| Contingency Reserve <sup>3</sup>   | \$5,020                      | \$5,020                      | <b>\$5,020</b>                 |
| <b>TOTAL EXPENSE</b>   | <b>\$53,200</b>              | <b>\$53,200</b>              | <b>\$56,807</b>                |
| <b>BALANCE</b>   | <b>\$0</b>                   | <b>\$0</b>                   | <b>\$0</b>                     |
| <b>Assessment Rate per Linear Frontage Foot:</b>   |                              |                              |                                |
| <b>Zone 1</b>  | \$2.20                       | \$2.20                       | <b>\$2.20</b>                  |
| <b>Zone 2</b>  | \$2.50                       | \$2.50                       | <b>\$2.50</b>                  |
| <b>Zone 3</b>  | \$10.00                      | \$10.00                      | <b>\$10.00</b>                 |
| <b>Zone 4</b>  | \$5.00                       | \$5.00                       | <b>\$5.00</b>                  |
| <b>Zone 5, Sub-District A</b>  | \$3.96                       | \$3.96                       | <b>\$3.96</b>                  |
| <b>Zone 5, Sub-District B</b>  | \$0.94                       | \$0.94                       | <b>\$0.94</b>                  |
| <b>Zone 5, Sub-District C</b>  | \$0.78                       | \$0.78                       | <b>\$0.78</b>                  |
| <b>Zone 5, Sub-District D</b>  | \$2.17                       | \$2.17                       | <b>\$2.17</b>                  |

Notes:

1. Please refer to Section V.B. for a discussion of the quantification of general and special benefit
2. Includes City Administration Fee of 4%.
3. 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

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### 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. Based on recent court opinions, the City requested the reevaluation of the separation of general and special benefits in the annual update to the Engineer’s Report.

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

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

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

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

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

### **CITY STANDARD**

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

### **EXTERNAL BENEFITS**

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

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

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

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

### **SPECIAL BENEFIT**

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

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

### **C. ASSESSMENT METHODOLOGY**

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

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

## SAMPLE CALCULATIONS

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

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

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
- **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:

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

**D. ASSESSMENT RANGE FORMULA (ZONE 5 ONLY)**

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

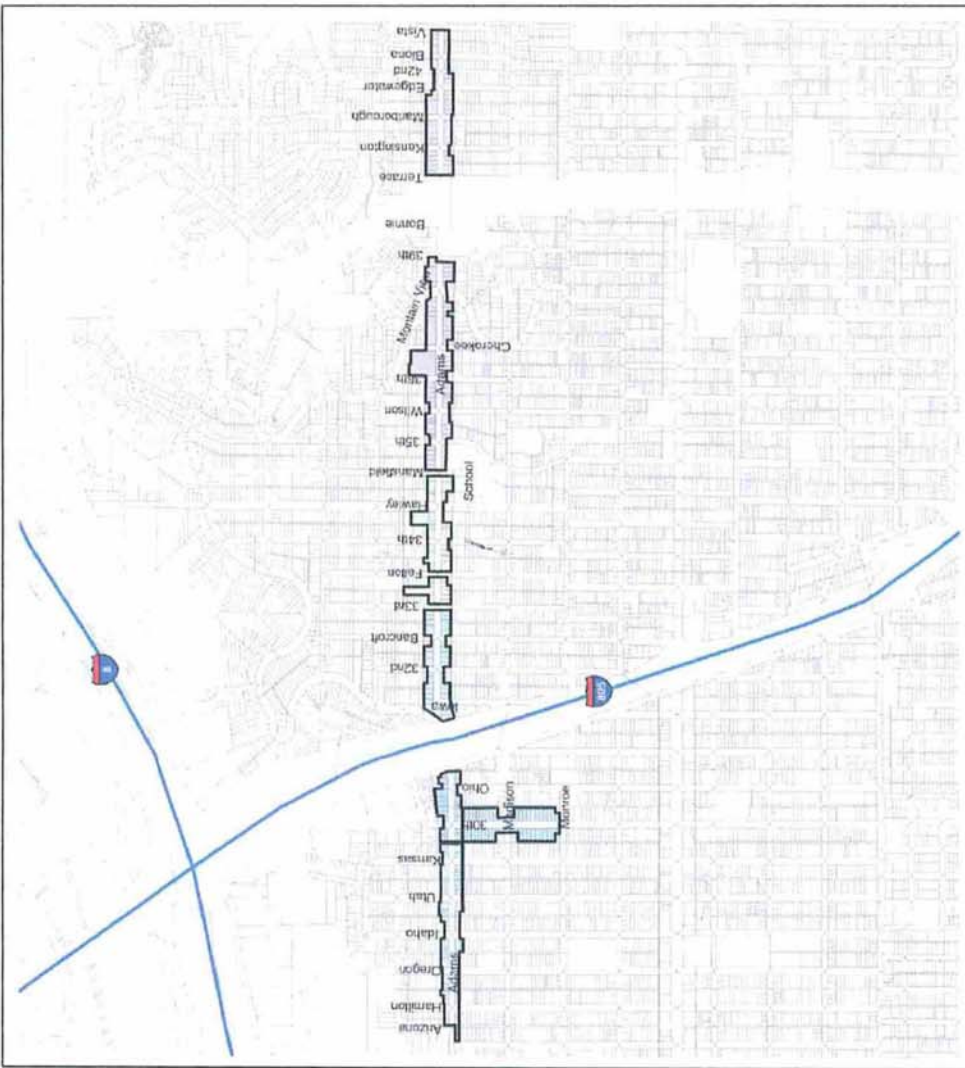
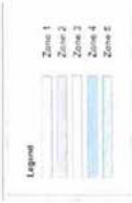
The maximum authorized assessments for Zone 5 established in the Fiscal Year 2003 proceedings are authorized to be indexed (increased or decreased) annually by the factor published in the SDCPI-U. The annual change in second half SDCPI-U values, as compiled by the U.S. Bureau of Labor Statistics (see [www.bls.gov](http://www.bls.gov)), for the prior year period was from 257.285 to 261.679 (a 1.71% 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 1.71%.

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**

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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.



FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF SAN DIEGO COUNTY  
 SAN DIEGO CALIFORNIA THIS 20 DAY OF

CITY CLERK  
 RECEIVED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF SAN DIEGO  
 COUNTY OF SAN DIEGO CALIFORNIA THIS 20 DAY OF

CITY CLERK  
 AN ASSESSMENT WAS COMPILED AND FILED BY THE CITY CLERK OF THE  
 COUNTY OF SAN DIEGO CALIFORNIA THIS 20 DAY OF  
 ASSESSMENT DIAGRAM THE 20 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 CALIFORNIA THIS 20 DAY OF  
 SAN DIEGO CALIFORNIA IS HEREBY MADE TO SAID RECORDED ASSESSMENT ROLL  
 FOR THE EXACT AMOUNT OF EACH ASSESSMENT LEVIED AGAINST EACH PARCEL  
 OF LAND

CITY CLERK  
 FILED THIS 20 DAY OF  
 THE HOUR OF 00:00:00 IN THE OFFICE OF THE  
 COUNTY AUDITOR OF SAN DIEGO COUNTY OF 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 CALIFORNIA FOR  
 DESCRIPTION OF THE LOTS AND  
 DIMENSIONS OF ANY PARCELS  
 SHOWN. HEREIN, THOSE MAPS  
 SHALL GOVERN FOR ALL DETAILS  
 PERTAINING TO THE LOTS AND  
 DIMENSIONS OF SUCH PARCELS.  
 EACH PARCEL IS IDENTIFIED IN  
 SAID MAPS BY ITS DISTINCTIVE  
 ASSESSOR'S PARCEL NUMBER



## **SECTION VII. ASSESSMENT ROLL**

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The assessment roll is a listing of the Fiscal Year 2015 Assessment apportioned to each lot or parcel, as shown on the San Diego County last equalized roll of the assessor and reflective of the Assessor's Parcel Map(s) associated with the equalized roll. A listing of parcels proposed to be assessed within this District is shown on the following table.

**City of San Diego  
Adams Avenue  
Maintenance Assessment District  
Assessment Roll FY 2015**

| <b>Assessor's Parcel<br/>Number</b> | <b>Zone</b> | <b>Owner</b>                                   | <b>Lot Front<br/>Footage</b> | <b>FY 2015<br/>Assessment</b> |
|-------------------------------------|-------------|--|------------------------------|-------------------------------|
| 439-401-14-00                       | 1           | GREENO FAMILY 2013 TRUST 03-13-13              | 85.00                        | \$187.00                      |
| 439-401-17-00                       | 1           | NORMAL HEIGHTS MASONIC TEMPLE ASSN             | 75.00                        | \$165.00                      |
| 439-401-32-00                       | 1           | NORMAL HEIGHTS MASONIC TEMPLE ASSN             | 135.00                       | \$297.00                      |
| 439-402-15-00                       | 1           | H S PARTNERS L L C                             | 40.00                        | \$88.00                       |
| 439-402-30-00                       | 1           | H S PARTNERS L L C                             | 161.00                       | \$354.20                      |
| 439-402-35-00                       | 1           | Q R P APARTMENTS L L C                         | 40.00                        | \$88.00                       |
| 439-402-38-00                       | 1           | SEPEHRI FAMILY TRUST 12-05-01                  | 132.00                       | \$290.40                      |
| 439-442-01-00                       | 1           | MULKINS ROBERT C&ANDREA M                      | 112.00                       | \$246.40                      |
| 439-442-02-00                       | 1           | BERRILL EILEEN R TRUST 02-23-93                | 50.00                        | \$110.00                      |
| 439-442-03-00                       | 1           | SHAMOUN SABRI&MARY FAMILY LIMITED PARTNERSHIP  | 50.00                        | \$110.00                      |
| 439-442-04-00                       | 1           | BRODY PROPERTY L L C                           | 56.00                        | \$123.20                      |
| 439-450-01-00                       | 1           | SHAMOUN SABRI&MARY FAMILY LIMITED PARTNERSHIP  | 143.00                       | \$314.60                      |
| 439-450-05-00                       | 1           | RICH FAMILY TRUST 03-02-07                     | 41.00                        | \$90.20                       |
| 439-450-06-00                       | 1           | KEPLER ANTONIA                                 | 28.00                        | \$61.60                       |
| 439-450-07-00                       | 1           | BIRCHALL ROBERT J TR&BIRCHALL BEVERLEY H TR    | 230.00                       | \$506.00                      |
| 439-450-36-00                       | 1           | JOHNSON RICHARD J&CLASINA KOELEMAN             | 30.00                        | \$66.00                       |
| 440-391-13-00                       | 1           | ANNABILLY L C                                  | 130.00                       | \$286.00                      |
| 440-391-14-00                       | 1           | DELUCA ORAZIO&ELENA                            | 28.00                        | \$61.60                       |
| 440-391-15-00                       | 1           | KOUZA AKRAM A TR                               | 115.00                       | \$253.00                      |
| 440-391-16-00                       | 1           | MATTE NAZAR H                                  | 50.00                        | \$110.00                      |
| 440-561-01-00                       | 1           | SMITH FAMILY TRUST 05-18-93                    | 140.00                       | \$308.00                      |
| 440-561-04-01                       | 1           | WINDER ERIC                                    | 8.00                         | \$17.60                       |
| 440-561-04-02                       | 1           | BLAIR DAVID                                    | 7.00                         | \$15.40                       |
| 440-561-04-03                       | 1           | GUIER JESSICA S                                | 7.00                         | \$15.40                       |
| 440-561-04-04                       | 1           | SHIRAH CYNTHIA                                 | 7.00                         | \$15.40                       |
| 440-561-04-05                       | 1           | ODOWD MEGAN                                    | 7.00                         | \$15.40                       |
| 440-561-04-06                       | 1           | SZYMCZAK STEVEN L                              | 7.00                         | \$15.40                       |
| 440-561-04-07                       | 1           | MONTES ALEX C                                  | 8.00                         | \$17.60                       |
| 440-561-04-08                       | 1           | CHODZKO PETER&MEGAN M                          | 7.00                         | \$15.40                       |
| 440-561-04-09                       | 1           | SCHROEDER MELINDA S                            | 7.00                         | \$15.40                       |
| 440-561-04-10                       | 1           | JILLYWILLY L L C                               | 7.00                         | \$15.40                       |
| 440-561-04-11                       | 1           | EAVES OLIN S                                   | 7.00                         | \$15.40                       |
| 440-561-04-12                       | 1           | GROVE BAMBI D                                  | 7.00                         | \$15.40                       |
| 440-561-04-13                       | 1           | SHAW ANNA                                      | 7.00                         | \$15.40                       |
| 440-561-04-14                       | 1           | ROZELLE ERIN M                                 | 7.00                         | \$15.40                       |
| 440-561-05-00                       | 1           | 3463-65 ADAMS AVE L L C                        | 83.00                        | \$182.60                      |
| 440-392-14-00                       | 2           | SCHNEIDER KENNETH D                            | 83.00                        | \$207.50                      |
| 440-392-15-00                       | 2           | EHRICKE INGEBORG M TR                          | 53.00                        | \$132.50                      |
| 440-392-16-00                       | 2           | DIANNA DOMINIC J TRUST 01-20-00                | 53.00                        | \$132.50                      |
| 440-392-17-00                       | 2           | DIANNA DOMINIC J TRUST 01-20-00                | 53.00                        | \$132.50                      |
| 440-392-18-00                       | 2           | DIANNA MICHAEL&ANDREA REVOCABLE TRUST 08-20-96 | 113.00                       | \$282.50                      |
| 440-401-16-00                       | 2           | LUCAS FAMILY TRUST 04-18-12                    | 87.00                        | \$217.50                      |

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| <b>Assessor's Parcel<br/>Number</b> | <b>Zone</b> | <b>Owner</b>                                   | <b>Lot Front<br/>Footage</b> | <b>FY 2015<br/>Assessment</b> |
|-------------------------------------|-------------|--|------------------------------|-------------------------------|
| 440-401-18-00                       | 2           | STOJADINOVIC FAMILY TRUST 12-11-95             | 53.00                        | \$132.50                      |
| 440-401-19-00                       | 2           | GASCA EDWARD H&SABINA M                        | 84.00                        | \$210.00                      |
| 440-401-20-00                       | 2           | DECADENT DEVELOPMENT INC                       | 25.00                        | \$62.50                       |
| 440-401-21-00                       | 2           | DECADENT DEVELOPMENT INC                       | 25.00                        | \$62.50                       |
| 440-401-22-00                       | 2           | SPILLANE FAMILY TRUST 07-30-12                 | 53.00                        | \$132.50                      |
| 440-401-33-00                       | 2           | STOJADINOVIC FAMILY TRUST 12-11-95             | 27.00                        | \$67.50                       |
| 440-402-14-00                       | 2           | DAMICO RITA P TRUST 07-15-99                   | 53.00                        | \$132.50                      |
| 440-402-15-00                       | 2           | DELUCCA CLAUDIO&SIMAN-DELUCCA MARIBEL          | 53.00                        | \$132.50                      |
| 440-402-16-00                       | 2           | MCKERNAN KENNETH&JULIE                         | 53.00                        | \$132.50                      |
| 440-402-17-00                       | 2           | NOTT GRAHAM&CONNIE                             | 53.00                        | \$132.50                      |
| 440-402-18-00                       | 2           | LYONS WALTER R III                             | 53.00                        | \$132.50                      |
| 440-421-25-00                       | 2           | VONS COMPANIES INC                             | 265.00                       | \$662.50                      |
| 440-422-15-00                       | 2           | DELPY JACK J SEPARATE PROPERTY TRUST 12-21-78  | 50.00                        | \$125.00                      |
| 440-422-16-00                       | 2           | DELPY JACK J SEPARATE PROPERTY TRUST 12-21-78  | 50.00                        | \$125.00                      |
| 440-422-17-00                       | 2           | GARCIA RICHARD A TRUST 01-17-02                | 50.00                        | \$125.00                      |
| 440-422-18-00                       | 2           | WILLIAMS FAMILY TRUST 03-10-92                 | 50.00                        | \$125.00                      |
| 440-422-19-00                       | 2           | MARKS EDWARD A&OBENDORER MARY L                | 50.00                        | \$125.00                      |
| 440-422-27-00                       | 2           | DELPY JACK J SEPARATE PROPERTY TRUST 12-21-78  | 250.00                       | \$625.00                      |
| 440-520-01-00                       | 2           | MEDINA LIVING TRUST 07-28-93                   | 60.00                        | \$150.00                      |
| 440-520-08-00                       | 2           | 3844 ADAMS AVE L L C                           | 100.00                       | \$250.00                      |
| 440-520-22-00                       | 2           | SOLOMONS MINE L L C                            | 50.00                        | \$125.00                      |
| 440-520-23-00                       | 2           | P G P HOLDINGS H W 1 L L C                     | 50.00                        | \$125.00                      |
| 440-520-24-00                       | 2           | JACOBS RANDALL L                               | 50.00                        | \$125.00                      |
| 440-542-09-00                       | 2           | MEZA FAMILY TRUST 06-18-92                     | 50.00                        | \$125.00                      |
| 440-542-10-00                       | 2           | C R I BIG ROCK L L C                           | 50.00                        | \$125.00                      |
| 440-542-11-00                       | 2           | DIXON ERIC&STEPHANIE                           | 50.00                        | \$125.00                      |
| 440-542-12-00                       | 2           | HAFER COMMERCIAL L L C                         | 50.00                        | \$125.00                      |
| 440-542-13-00                       | 2           | HAFER COMMERCIAL L L C                         | 110.00                       | \$275.00                      |
| 440-551-11-00                       | 2           | KENSINGTON PARTNERSHIP L P                     | 163.00                       | \$407.50                      |
| 440-551-20-00                       | 2           | SCOORTIS GEORGE&LIDIA REVOCABLE TRUST 06-23-04 | 98.00                        | \$245.00                      |
| 440-551-21-00                       | 2           | SCOORTIS GEORGE&LIDIA REVOCABLE TRUST 06-23-04 | 95.00                        | \$237.50                      |
| 440-552-11-00                       | 2           | TERRACE PARTNERS L P                           | 53.00                        | \$132.50                      |
| 440-552-12-00                       | 2           | TERRACE PARTNERS L P                           | 53.00                        | \$132.50                      |
| 440-552-25-00                       | 2           | TERRACE PARTNERS L P                           | 159.00                       | \$397.50                      |
| 440-553-11-00                       | 2           | LUSCOMB NEAL E TRUST 05-20-10 ET AL            | 150.00                       | \$375.00                      |
| 440-570-01-00                       | 2           | ROMANO REVOCABLE LIVING FAMILY TRUST 09-01-93  | 175.00                       | \$437.50                      |
| 440-570-05-00                       | 2           | JAMES MICHAEL INVESTMENTS INC                  | 53.00                        | \$132.50                      |
| 440-570-06-00                       | 2           | JAMES MICHAEL INVESTMENTS INC                  | 113.00                       | \$282.50                      |
| 440-570-47-00                       | 2           | SUBUD CALIFORNIA INC                           | 44.00                        | \$110.00                      |
| 440-581-01-00                       | 2           | J W C HOLDINGS L L C                           | 53.00                        | \$132.50                      |
| 440-581-02-00                       | 2           | TAYLOR LIVING TRUST 06-25-13                   | 53.00                        | \$132.50                      |
| 440-581-03-00                       | 2           | MILLER ROY J&LINDA M                           | 27.00                        | \$67.50                       |

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| Assessor's Parcel<br>Number | Zone | Owner   | Lot Front<br>Footage | FY 2015<br>Assessment |
|-----------------------------|------|---|----------------------|-----------------------|
| 440-581-06-00               | 2    | SAN DIEGO POST 6 AMERICAN LEGION                      | 53.00                | \$132.50              |
| 440-581-07-00               | 2    | TZATHAS SPEROS&BARBARA                                | 113.00               | \$282.50              |
| 440-581-41-00               | 2    | MILLER ROY J&LINDA M                                  | 27.00                | \$67.50               |
| 440-582-01-00               | 2    | STEINBERG ROBERT TRUST 05-13-08                       | 53.00                | \$132.50              |
| 440-582-04-00               | 2    | WELLNESS OPPORTUNITIES FOR WOMAN INC                  | 53.00                | \$132.50              |
| 440-582-05-00               | 2    | A&S ADAMS AVENUE L L C                                | 53.00                | \$132.50              |
| 440-582-06-00               | 2    | MCCANNA DONNA J TRUST 11-07-02                        | 53.00                | \$132.50              |
| 440-582-07-00               | 2    | HOBERG PROPERTIES LLC                                 | 53.00                | \$132.50              |
| 440-591-01-00               | 2    | GARDNER RICHARD                                       | 75.00                | \$187.50              |
| 440-591-02-00               | 2    | GARDNER RICHARD E                                     | 21.00                | \$52.50               |
| 440-591-03-00               | 2    | ENGLE FRANK A   | 30.00                | \$75.00               |
| 440-591-04-00               | 2    | PHARIS ROY L TR                                       | 50.00                | \$125.00              |
| 440-591-05-00               | 2    | LEDESMA FAMILY TRUST 06-28-94                         | 50.00                | \$125.00              |
| 440-591-07-00               | 2    | TAVLARIDIS KURIAKI V SEPARATE PROPERTY TRUST 06-21-01 | 25.00                | \$62.50               |
| 440-591-08-00               | 2    | TAVLARIDIS KURIAKI V SEPARATE PROPERTY TRUST 06-21-01 | 25.00                | \$62.50               |
| 440-591-09-00               | 2    | H S PARTNERS L L C                                    | 50.00                | \$125.00              |
| 440-591-10-00               | 2    | NGUYEN HUNG Q&ROSE FAMILY TRUST 07-29-94              | 50.00                | \$125.00              |
| 440-591-11-00               | 2    | GOLDMAN EVELYN W TRUST 08-07-07                       | 50.00                | \$125.00              |
| 440-591-12-00               | 2    | CLAY ASSOCIATES                                       | 50.00                | \$125.00              |
| 440-591-13-00               | 2    | KELLY LIVING TRUST 08-29-91                           | 50.00                | \$125.00              |
| 440-591-14-00               | 2    | WILSON FAMILY TRUST 03-29-05                          | 80.00                | \$200.00              |
| 440-592-01-00               | 2    | BONNER NICHOLAS&AUTUMN                                | 74.00                | \$185.00              |
| 440-592-02-00               | 2    | CHARLES TEDDY LIVING TRUST 10-13-10                   | 30.00                | \$75.00               |
| 440-592-04-00               | 2    | LOCKWOOD SHIRLEY                                      | 50.00                | \$125.00              |
| 440-592-05-00               | 2    | LINSSSEN PHILIP M&UNGAR-LINSSSEN PATRICIA J           | 50.00                | \$125.00              |
| 440-592-06-00               | 2    | PERKINS FAMILY TRUST 01-11-96                         | 50.00                | \$125.00              |
| 440-592-07-00               | 2    | ANDERSON K R LTD                                      | 50.00                | \$125.00              |
| 440-653-01-00               | 2    | BERKUN ROBERT I TR (DCSD)                             | 102.00               | \$255.00              |
| 440-653-02-00               | 2    | SISNEROS FAMILY TRUST 12-02-04                        | 51.00                | \$127.50              |
| 440-653-03-00               | 2    | SISNEROS FAMILY TRUST 12-02-04                        | 51.00                | \$127.50              |
| 440-653-04-00               | 2    | VALLEJO VICTOR&SYLVIA                                 | 81.00                | \$202.50              |
| 440-653-05-00               | 2    | VALLEJO VICTOR&SYLVIA                                 | 30.00                | \$75.00               |
| 440-663-01-00               | 2    | LOVE DARLENE A TRUST                                  | 81.00                | \$202.50              |
| 440-663-02-00               | 2    | CHAO JEFFREY  | 51.00                | \$127.50              |
| 440-663-03-00               | 2    | LEE SCOTT R   | 51.00                | \$127.50              |
| 440-663-04-00               | 2    | TEARE JOYCE J LIVING TRUST 04-07-06                   | 51.00                | \$127.50              |
| 440-663-05-01               | 2    | GREEN REBECCA   | 6.00                 | \$15.00               |
| 440-663-05-02               | 2    | SCHREUDERS KIRSTEN A                                  | 6.00                 | \$15.00               |
| 440-663-05-03               | 2    | CROCKETT FAMILY TRUST 08-25-09                        | 6.00                 | \$15.00               |
| 440-663-05-04               | 2    | STRACHAN JAMES A&MARGARET M                           | 6.00                 | \$15.00               |
| 440-663-05-05               | 2    | LIAS SAMUEL JR  | 6.00                 | \$15.00               |
| 440-663-05-06               | 2    | CASTRAPPEL BODHI&NEERU                                | 7.00                 | \$17.50               |

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|--------------------------|------|--|-------------------|--------------------|
| 440-663-05-07            | 2    | BOOM JOHANNES M H                                    | 7.00              | \$17.50            |
| 440-663-05-08            | 2    | MCDANIEL CATHERINE A                                 | 7.00              | \$17.50            |
| 440-664-01-00            | 2    | KENSINGTON OFFICE RENTALS                            | 50.00             | \$125.00           |
| 440-664-02-00            | 2    | 4193 ADAMS AVENUE L L C                              | 50.00             | \$125.00           |
| 465-341-03-00            | 2    | LOGAN BEVERLY J ADAMS AVENUE PROPERTY TRUST 09-12-01 | 90.00             | \$225.00           |
| 465-342-02-00            | 2    | SIDHU TRUST 09-09-04                                 | 180.00            | \$450.00           |
| 465-342-03-00            | 2    | HOMER LEE A&NANCY E FAMILY TRUST 01-29-91            | 40.00             | \$100.00           |
| 465-342-04-00            | 2    | DAMICO FAMILY REVOCABLE TRUST 01-10-13               | 40.00             | \$100.00           |
| 465-342-05-00            | 2    | HARRIS DAVID P&MANON K                               | 40.00             | \$100.00           |
| 465-345-01-00            | 2    | MYKING NAVARRO FAMILY TRUST 02-18-05                 | 150.00            | \$375.00           |
| 465-345-02-00            | 2    | HULL LYLE R&SUSAN M                                  | 30.00             | \$75.00            |
| 465-345-18-00            | 2    | MORRELL JOHN L&ELIZABETH A                           | 120.00            | \$300.00           |
| 465-346-01-00            | 2    | MUNAIM HUSSEIN                                       | 30.00             | \$75.00            |
| 439-392-16-00            | 3    | ADAMS ASSOCIATES                                     | 95.00             | \$950.00           |
| 439-392-17-00            | 3    | HOM EXEMPT 12-17-74                                  | 86.00             | \$860.00           |
| 439-392-18-00            | 3    | SHAMOUN ROBERT M&LISA M                              | 25.00             | \$250.00           |
| 439-392-19-00            | 3    | TAO HUNG THIEN                                       | 21.00             | \$210.00           |
| 439-392-20-00            | 3    | RUBIO TRUST 02-10-07                                 | 30.00             | \$300.00           |
| 439-392-21-00            | 3    | JOSEPH MUSSER FAMILY PARTNERSHIP L P                 | 25.00             | \$250.00           |
| 439-441-01-00            | 3    | GREENO FAMILY 2013 TRUST 03-13-13                    | 48.00             | \$480.00           |
| 439-441-03-00            | 3    | SOLOMONS MINE L L C                                  | 44.00             | \$440.00           |
| 439-441-04-00            | 3    | ESH FAMILY EXEMPTION TRUST B 08-01-98                | 35.00             | \$350.00           |
| 439-441-05-00            | 3    | 3325 ADAMS AVE L L C                                 | 50.00             | \$500.00           |
| 439-441-06-00            | 3    | MOSS BERNARD&ALICE                                   | 50.00             | \$500.00           |
| 439-441-38-00            | 3    | GOSLINE JEFFREY T                                    | 50.00             | \$500.00           |
| 438-301-10-00            | 4    | MOORE PATRICIA A                                     | 39.00             | \$195.00           |
| 438-301-11-00            | 4    | MOORE PATRICIA A                                     | 31.00             | \$155.00           |
| 438-301-12-00            | 4    | MOORE PATRICIA A                                     | 70.00             | \$350.00           |
| 438-302-20-00            | 4    | DELUCA-STOCK INVESTMENTS L L C                       | 72.00             | \$360.00           |
| 438-302-21-00            | 4    | DONALDSON FAMILY TRUST 05-21-08                      | 70.00             | \$350.00           |
| 438-302-22-00            | 4    | NJ ENTERPRISE LLC                                    | 50.00             | \$250.00           |
| 438-302-24-00            | 4    | MERRILL MARGARET B 1991 TRUST 02-05-91               | 80.00             | \$400.00           |
| 438-302-25-00            | 4    | GELASTOPOULOS TRUST 05-07-03                         | 50.00             | \$250.00           |
| 438-302-26-00            | 4    | COWHIG DAVID J TRUST 11-16-06                        | 50.00             | \$250.00           |
| 438-302-27-00            | 4    | MOTAMEDI JOICE                                       | 50.00             | \$250.00           |
| 438-302-28-00            | 4    | A K R FAMILY TRUST 12-30-91                          | 50.00             | \$250.00           |
| 438-302-30-00            | 4    | SCIOTTO DENNIS R FAMILY TRUST 12-19-94               | 50.00             | \$250.00           |
| 446-021-02-00            | 4    | MALVA PROPERTIES L L C                               | 90.00             | \$450.00           |
| 446-021-32-00            | 4    | ZULLO FAMILY TRUST 05-10-02                          | 33.00             | \$165.00           |
| 446-021-34-00            | 4    | GELASTOPOULOS TRUST 05-07-03                         | 105.00            | \$525.00           |
| 446-022-01-00            | 4    | 7-ELEVEN INC <LF> M C INVESMENTS L L C               | 140.00            | \$700.00           |
| 446-024-28-00            | 4    | URBAN ELEMENTS L L C                                 | 90.00             | \$450.00           |

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|-----------------------------|------|--|----------------------|-----------------------|
| 438-240-03-00               | 5.A  | ADAMS SERENA APARTMENTS L L C                    | 100.00               | \$396.00              |
| 438-251-23-00               | 5.A  | ONGLEY MARILYN M SEPARATE PROPERTY TRUST         | 70.00                | \$277.20              |
| 438-251-24-00               | 5.A  | ONGLEY MARILYN M SEPARATE PROPERTY TRUST         | 70.00                | \$277.20              |
| 438-252-14-00               | 5.A  | LEE ANDREW&THERESA                               | 90.00                | \$356.40              |
| 438-252-15-00               | 5.A  | ROBEC L L C                                      | 48.00                | \$190.08              |
| 438-252-16-00               | 5.A  | ROBEC L L C                                      | 50.00                | \$198.00              |
| 438-252-17-00               | 5.A  | ROBEC L L C                                      | 60.00                | \$237.60              |
| 438-252-18-00               | 5.A  | PINA ERNEST&SANDRA                               | 30.00                | \$118.80              |
| 438-260-13-00               | 5.A  | GIAMMONA JOHN M&HEATHER M                        | 40.00                | \$158.40              |
| 438-260-16-00               | 5.A  | EGI L L C  | 40.00                | \$158.40              |
| 438-260-17-00               | 5.A  | SALEMS&SADA L L C                                | 100.00               | \$396.00              |
| 438-260-31-00               | 5.A  | JODZIO FRANK M REVOCABLE TRUST 08-26-11          | 100.00               | \$396.00              |
| 438-271-15-00               | 5.A  | ANGELES M&M FAMILY TRUST 05-11-09                | 40.00                | \$158.40              |
| 438-271-17-00               | 5.A  | DANG SEAN&ATKINS MAUREEN                         | 33.00                | \$130.68              |
| 438-271-18-00               | 5.A  | HOOD FAMILY TRUST 08-26-08                       | 32.00                | \$126.72              |
| 438-271-32-00               | 5.A  | SCHWEIKHARD BUILDING                             | 75.00                | \$297.00              |
| 438-271-33-00               | 5.A  | HOM SHEK FOO&SUEY WAN LIVING TRUST 01-14-02      | 50.00                | \$198.00              |
| 438-271-34-00               | 5.A  | CAMPBELL SHIRLEY J                               | 50.00                | \$198.00              |
| 438-272-12-00               | 5.A  | HOOVER KIMBERLY 1998 TRUST 12-04-98              | 50.00                | \$198.00              |
| 438-272-13-00               | 5.A  | HILL JAMES H&TRELANIE M                          | 45.00                | \$178.20              |
| 438-272-14-00               | 5.A  | NIEMEYER TRUST 08-28-96                          | 45.00                | \$178.20              |
| 438-272-32-00               | 5.A  | DE LUCA ARTHUR F&MARY L TRS                      | 140.00               | \$554.40              |
| 438-301-06-00               | 5.A  | MCPHEETERS DAVID M&MARGARET K                    | 40.00                | \$158.40              |
| 438-301-07-00               | 5.A  | MUSTAFA TARAK M&JWAYYED-MUSTAFA ALKUDS           | 50.00                | \$198.00              |
| 438-301-09-00               | 5.A  | RICH CHRISTY W&VIVIAN C FAMILY TRUST 05-04-94    | 50.00                | \$198.00              |
| 445-081-01-00               | 5.A  | PONZI MICHAEL&KIMBERLY                           | 79.00                | \$312.84              |
| 445-081-02-00               | 5.A  | MURRAY COLIN                                     | 61.00                | \$241.56              |
| 445-081-30-00               | 5.A  | M A C H 58 INC                                   | 83.00                | \$328.68              |
| 445-081-31-00               | 5.A  | HARDIN OLIVER                                    | 57.00                | \$225.72              |
| 445-082-01-00               | 5.A  | CRAIG JAMES W&ELLEN L TRS                        | 140.00               | \$554.40              |
| 445-082-30-01               | 5.A  | PURSEL BRADLEY L                                 | 65.00                | \$257.40              |
| 445-082-31-00               | 5.A  | CARLSON KATHRYN J                                | 75.00                | \$297.00              |
| 445-091-01-00               | 5.A  | HOLT FAMILY MARITAL TRUST 10-12-84               | 98.00                | \$388.08              |
| 445-091-02-00               | 5.A  | GOHDE-BACH REVOCABLE TRUST 05-13-08              | 43.00                | \$170.28              |
| 445-091-25-00               | 5.A  | CITYMARK ADAMS L L C                             | 140.00               | \$554.40              |
| 445-092-01-00               | 5.A  | MEIS DANIEL J                                    | 140.00               | \$554.40              |
| 445-092-30-00               | 5.A  | BENGTSON BRIAN W&ANNE C REVOCABLE TRUST 02-12-13 | 40.00                | \$158.40              |
| 445-092-34-00               | 5.A  | CARRILLO ANTONIO R                               | 100.00               | \$396.00              |
| 446-023-01-00               | 5.A  | DELUCA ARTHUR F&MARY L TRS                       | 50.00                | \$198.00              |
| 446-023-02-00               | 5.A  | MAYER JOHN E&EDNA L                              | 50.00                | \$198.00              |
| 446-023-03-00               | 5.A  | HUERTA BONNIE J                                  | 40.00                | \$158.40              |
| 446-023-26-00               | 5.A  | TALESHPOUR FARHAD&ASHOURI YASAMAN                | 40.00                | \$158.40              |

**City of San Diego  
Adams Avenue  
Maintenance Assessment District  
Assessment Roll FY 2015**

| <b>Assessor's Parcel<br/>Number</b> | <b>Zone</b> | <b>Owner</b>                                  | <b>Lot Front<br/>Footage</b> | <b>FY 2015<br/>Assessment</b> |
|-------------------------------------|-------------|---|------------------------------|-------------------------------|
| 446-023-27-00                       | 5.A         | OHOLLEARN STEPHEN A                           | 33.00                        | \$130.68                      |
| 446-023-28-00                       | 5.A         | COLEMAN JOHN JR&OHOLLEARN-COLEMAN PEGGY       | 33.00                        | \$130.68                      |
| 446-023-29-00                       | 5.A         | KALSANG JAMPA                                 | 34.00                        | \$134.64                      |
| 446-024-01-00                       | 5.A         | SCHEIDNES FAMILY TRUST 06-04-87               | 50.00                        | \$198.00                      |
| 446-024-02-00                       | 5.A         | 2911 ADAMS AVE L L C                          | 90.00                        | \$356.40                      |
| 446-021-01-00                       | 5.B         | BROWN PAUL E TR&BROWN CAROLE A TR             | 100.00                       | \$94.00                       |
| 446-021-03-00                       | 5.B         | B&B PROPERTIES 2000 L P                       | 25.00                        | \$23.50                       |
| 446-021-04-00                       | 5.B         | WIDE EYES ENTERTAINMENT LLC                   | 49.00                        | \$46.06                       |
| 446-021-05-00                       | 5.B         | RYNO HELEN R TRUST 01-15-99                   | 50.00                        | \$47.00                       |
| 446-021-06-00                       | 5.B         | WHITE JAMES C&MARLA R                         | 38.00                        | \$35.72                       |
| 446-021-07-00                       | 5.B         | KESSEL DAVID LIVING TRUST 07-23-05            | 38.00                        | \$35.72                       |
| 446-021-08-00                       | 5.B         | MAVER-SHUE NICOLE                             | 38.00                        | \$35.72                       |
| 446-021-09-00                       | 5.B         | REGNIER/SIMPSON/TIFUI ENTERPRISES L L C       | 38.00                        | \$35.72                       |
| 446-021-10-00                       | 5.B         | REGNIER/SIMPSON/TIFUI ENTERPRISES L L C       | 50.00                        | \$47.00                       |
| 446-021-11-00                       | 5.B         | NEUMARSA PROPERTIES L L C                     | 50.00                        | \$47.00                       |
| 446-021-12-00                       | 5.B         | TARANTINO ARTHUR&ANTONETTE M                  | 50.00                        | \$47.00                       |
| 446-021-13-00                       | 5.B         | PASTOR FAMILY TRUST B 06-05-86                | 75.00                        | \$70.50                       |
| 446-024-16-00                       | 5.B         | GELASTOPOULOS TOM                             | 56.00                        | \$52.64                       |
| 446-024-17-00                       | 5.B         | MCBRAYER VIRGINIA A                           | 44.00                        | \$41.36                       |
| 446-024-18-01                       | 5.B         | ANNOS MONICA                                  | 6.00                         | \$5.64                        |
| 446-024-18-02                       | 5.B         | ZAMORA JESS P                                 | 6.00                         | \$5.64                        |
| 446-024-18-03                       | 5.B         | TAMOUSH MICHAEL R                             | 7.00                         | \$6.58                        |
| 446-024-18-04                       | 5.B         | LIU DING                                      | 6.00                         | \$5.64                        |
| 446-024-18-05                       | 5.B         | DELAROSA CHRISTIAN                            | 6.00                         | \$5.64                        |
| 446-024-18-06                       | 5.B         | IAMBURG MARIELA TRUST 10-12-09                | 7.00                         | \$6.58                        |
| 446-024-18-07                       | 5.B         | BACHAN SHAWN                                  | 6.00                         | \$5.64                        |
| 446-024-18-08                       | 5.B         | GROSSO PATRICK T                              | 6.00                         | \$5.64                        |
| 446-024-19-00                       | 5.B         | M&A I L P                                     | 38.00                        | \$35.72                       |
| 446-024-20-00                       | 5.B         | GRABSKI PATRICIA                              | 38.00                        | \$35.72                       |
| 446-024-21-00                       | 5.B         | B M M B ON 30TH L L C                         | 50.00                        | \$47.00                       |
| 446-024-22-00                       | 5.B         | CALLAHAN DEBORAH                              | 38.00                        | \$35.72                       |
| 446-024-23-00                       | 5.B         | CENTER FOR PERSONAL GROWTH LLC                | 38.00                        | \$35.72                       |
| 446-024-24-00                       | 5.B         | OAK PROPERTIES                                | 50.00                        | \$47.00                       |
| 446-024-25-00                       | 5.B         | URBAN ELEMENTS L L C                          | 50.00                        | \$47.00                       |
| 446-024-26-00                       | 5.B         | URBAN ELEMENTS L L C                          | 50.00                        | \$47.00                       |
| 446-024-27-00                       | 5.B         | URBAN ELEMENTS L L C                          | 100.00                       | \$94.00                       |
| 446-033-19-00                       | 5.C         | S&O MANAGEMENT CO L L C                       | 50.00                        | \$39.00                       |
| 446-033-20-00                       | 5.C         | OLEARY JOHN J                                 | 50.00                        | \$39.00                       |
| 446-033-21-00                       | 5.C         | KRESMAN JACQUELYNN TRUST 06-25-08             | 50.00                        | \$39.00                       |
| 446-033-22-00                       | 5.C         | HUNG TSAN TANG&SHOU WEN FAMILY TRUST 04-22-07 | 50.00                        | \$39.00                       |
| 446-033-23-00                       | 5.C         | GIACALONE NICOLA TR (SURVIVORS TRUST)         | 50.00                        | \$39.00                       |
| 446-033-24-00                       | 5.C         | CZERWINSKI ANDRZEJ&EVA                        | 50.00                        | \$39.00                       |

**City of San Diego  
Adams Avenue  
Maintenance Assessment District  
Assessment Roll FY 2015**

| <b>Assessor's Parcel<br/>Number</b> | <b>Zone</b> | <b>Owner</b>                                       | <b>Lot Front<br/>Footage</b> | <b>FY 2015<br/>Assessment</b> |
|-------------------------------------|-------------|--|------------------------------|-------------------------------|
| 446-033-25-00                       | 5.C         | GARDIOL RICHARD B                                  | 50.00                        | \$39.00                       |
| 446-033-26-00                       | 5.C         | BAKER JOHN S&ANN H TRS                             | 50.00                        | \$39.00                       |
| 446-033-27-00                       | 5.C         | BLUE SKY VENTURES L L C                            | 50.00                        | \$39.00                       |
| 446-033-28-00                       | 5.C         | GAYTAN ERNESTO                                     | 50.00                        | \$39.00                       |
| 446-033-31-00                       | 5.C         | KWON FAMILY TRUST 06-22-09                         | 100.00                       | \$78.00                       |
| 446-053-01-00                       | 5.C         | MADISON TRUST 11-13-05                             | 50.00                        | \$39.00                       |
| 446-053-05-00                       | 5.C         | CARLSON JOHN W&MARILYN J TRUST 11-17-69            | 50.00                        | \$39.00                       |
| 446-053-06-00                       | 5.C         | CARLSON JOHN W&MARILYN J TRUST 11-17-69            | 50.00                        | \$39.00                       |
| 446-053-07-00                       | 5.C         | CASS SCOTT W TRUST 09-09-02                        | 50.00                        | \$39.00                       |
| 446-053-08-00                       | 5.C         | CASS SCOTT W TRUST 09-09-02                        | 50.00                        | \$39.00                       |
| 446-053-09-00                       | 5.C         | FISHER FAMILY TRUST 05-21-97                       | 50.00                        | \$39.00                       |
| 446-053-10-00                       | 5.C         | FAMEA L L C  | 50.00                        | \$39.00                       |
| 446-053-11-00                       | 5.C         | FAMEA L L C  | 50.00                        | \$39.00                       |
| 446-053-12-00                       | 5.C         | FAMEA L L C  | 50.00                        | \$39.00                       |
| 446-053-13-00                       | 5.C         | PERIG PROPERTIES L L C                             | 50.00                        | \$39.00                       |
| 446-053-14-00                       | 5.C         | DILLARD DANIEL K SEPARATE PROPERTY TRUST 02-16-05  | 50.00                        | \$39.00                       |
| 446-053-15-00                       | 5.C         | HARRIS STELLA M REVOCABLE TRUST 04-30-07           | 50.00                        | \$39.00                       |
| 439-381-14-00                       | 5.D         | HURST FAMILY TRUST B 12-04-91                      | 130.00                       | \$282.10                      |
| 439-381-15-00                       | 5.D         | CZERWINSKI ANDRZEJ&EVA                             | 53.00                        | \$115.00                      |
| 439-381-16-00                       | 5.D         | MCMILLIN LUKE S IRREVOCABLE TRUST 02-19-07         | 53.00                        | \$115.00                      |
| 439-381-17-00                       | 5.D         | ANDERSON JONATHAN D&DIANA K                        | 53.00                        | \$115.00                      |
| 439-381-18-00                       | 5.D         | BARRY MARTEN&LOEHR DEBORAH A FAMILY TRUST 12-20-95 | 52.00                        | \$112.84                      |
| 439-381-19-00                       | 5.D         | MONROE TRUST 07-01-96                              | 72.00                        | \$156.24                      |
| 439-381-20-00                       | 5.D         | 3190 ADAMS AVENUE L L C                            | 35.00                        | \$75.94                       |
| 439-382-14-00                       | 5.D         | GLOBAL SYNDICATION L L C                           | 80.00                        | \$173.60                      |
| 439-382-15-00                       | 5.D         | KELLY TRUST 10-09-01                               | 26.00                        | \$56.42                       |
| 439-382-16-00                       | 5.D         | ZAVIEH FAMILY TRUST 11-06-13                       | 53.00                        | \$115.00                      |
| 439-382-17-00                       | 5.D         | HAUBERT LIVING TRUST 02-05-11                      | 53.00                        | \$115.00                      |
| 439-382-18-00                       | 5.D         | LEWALLEN DAVID&AMI                                 | 53.00                        | \$115.00                      |
| 439-391-15-00                       | 5.D         | CHAU FAMILY 2003 TRUST 03-01-03                    | 106.00                       | \$230.02                      |
| 439-391-16-00                       | 5.D         | TOMBERT L L C                                      | 53.00                        | \$115.00                      |
| 439-391-17-00                       | 5.D         | UNITED STATES POSTAL SERVICE                       | 53.00                        | \$115.00                      |
| 439-391-18-00                       | 5.D         | UNITED STATES POSTAL SERVICE                       | 53.00                        | \$115.00                      |
| 439-412-05-00                       | 5.D         | HUNT ERROL G                                       | 54.00                        | \$117.18                      |
| 439-412-06-00                       | 5.D         | MALOUF REVOCABLE TRUST A 06-26-84                  | 53.00                        | \$115.00                      |
| 439-412-48-00                       | 5.D         | HUNT ERROL G                                       | 55.00                        | \$119.34                      |
| 439-420-01-00                       | 5.D         | DFIRST L L C                                       | 53.00                        | \$115.00                      |
| 439-420-02-00                       | 5.D         | PURDIN JOHN B TRUST 03-02-09                       | 56.00                        | \$121.52                      |
| 439-420-03-00                       | 5.D         | TILLERY FAMILY TRUST 04-13-95                      | 50.00                        | \$108.50                      |
| 439-420-04-00                       | 5.D         | TILLERY FAMILY TRUST 04-13-95                      | 106.00                       | \$230.02                      |
| 439-431-01-00                       | 5.D         | GUERRA CESAR A                                     | 53.00                        | \$115.00                      |
| 439-431-02-00                       | 5.D         | PETERS SUSAN L                                     | 53.00                        | \$115.00                      |



City of San Diego  
 Adams Avenue  
 Maintenance Assessment District  
 Assessment Roll FY 2015

| Assessor's Parcel<br>Number | Zone | Owner                                   | Lot Front<br>Footage | FY 2015<br>Assessment |
|-----------------------------|------|---|----------------------|-----------------------|
| 439-431-03-00               | 5.D  | MAZIS GEORGE S TRUST 12-28-99           | 53.00                | \$115.00              |
| 439-431-04-00               | 5.D  | DAVIS FAMILY TRUST-SURVIVORS TRUST      | 53.00                | \$115.00              |
| 439-431-05-00               | 5.D  | TAYLOR GARY J&L CELESTE                 | 53.00                | \$115.00              |
| 439-432-01-00               | 5.D  | MANX MANAGEMENT L L C                   | 53.00                | \$115.00              |
| 439-432-03-00               | 5.D  | AYOUB GEORGE E&MADLEN G REVOCABLE TRUST | 53.00                | \$115.00              |
| 439-432-04-00               | 5.D  | MCKEEVER GEORGE V III                   | 53.00                | \$115.00              |
| 439-432-35-00               | 5.D  | EDELMAN KERRY                           | 50.00                | \$108.50              |
| 439-432-36-00               | 5.D  | BENEDICT JOSEPH F                       | 103.00               | \$223.50              |
| <b>Totals</b>               |      |   | <b>17,593</b>        | <b>\$50,200.78</b>    |

# **CITY OF SAN DIEGO**

## **ADAMS AVENUE MAINTENANCE ASSESSMENT DISTRICT**

### **ENGINEER'S REPORT FISCAL YEAR 2015**

This report has been prepared and submitted by:

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C. Stephen Bucknam Jr. C 20903

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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 \_\_\_\_\_, 2014.

\_\_\_\_\_  
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 \_\_\_\_\_, 2014.

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