



THE CITY OF SAN DIEGO

CITY OF SAN DIEGO

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

JUNE 2015

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

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SECTION I. EXECUTIVE SUMMARY

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

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

TABLE 1 – SUMMARY INFORMATION

Central Commercial	FY 2015	FY 2016 (1)	Maximum Authorized
Total Parcels Assessed:	430	430	
Total Estimated Assessment:	\$222,132	\$238,620	
Total Number of Units:			
LSF	2,990,985.00	2,990,985.00	
LFF	35,466.00	35,466.00	
Trips	20,861.32	20,861.32	
Unit Assessment Rate			
\$/LSF	\$0.0417	\$0.0438	\$0.0804
\$/LFF	\$1.7576	\$1.8455	\$3.4574
\$/Trips	\$1.9269	\$2.0232	\$3.8193
Estimated Assessment Revenue			
\$/LSF	\$124,724.07	\$130,960.28	
\$/LFF	\$62,335.04	\$65,451.79	
\$/Trips	\$40,197.68	\$42,207.56	

1. FY 2016 is the City’s Fiscal Year 2016, which begins July 1, 2015 and ends June 30, 2016. Total Parcels Assessed, Total Estimated Assessment, and Total Estimated Factors may vary from prior year due to parcel changes.

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

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

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

SECTION II. BACKGROUND

A. INTRODUCTION

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

This report constitutes the annual update of the Engineer's Report for the City of San Diego ("City") Central Commercial Maintenance Assessment District for Fiscal Year ("FY") 2016 which provides updated information regarding the budget and factors that affect the assessment. This report relies on the assessment methodology and benefit analysis from the Engineer's Report prepared at the time of formation and approved by the property owners. The City Council pursuant to the provisions of the San Diego Maintenance Assessment District Procedural Ordinance of 1986 (the "Ordinance"), Landscaping and Lighting Act of 1972, Being Division 15, Part 2 of the Streets and Highways Code of the State of California, beginning with Section 22500 (the "1972 Act"), Article XIID of the Constitution of the State of California ("Article XIID"), the Proposition 218 Omnibus Implementation Act (Government Code Section 53750 and following) (the "Implementation Act"), and (the Ordinance, 1972 Act, Article XIID and the Implementation Act are referred to collectively as the "Assessment Law") desires to levy and collect annual assessments against lots and parcels within the District in the fiscal year commencing July 1, 2015 and ending June 30, 2016 to pay for the operation, maintenance and servicing of landscaping, lighting, public safety, vagrancy issues and all appurtenant facilities. The assessment rates set for 2015/2016 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 2015/2016 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 2016.

SECTION III. PLANS AND SPECIFICATION

A. GENERAL DESCRIPTION OF THE DISTRICT

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

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

B. DESCRIPTION OF IMPROVEMENTS TO BE MAINTAINED AND SERVICES

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

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

Plans and specifications for these improvements to be maintained by the District are on file with the City Engineer’s office and by reference are made part of this Report. These documents are on file with the City Clerk and the City Planning and Community

Investment Department and are available for public inspection during normal business hours.

C. DESCRIPTION OF MAINTENANCE AND SERVICES

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

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

SECTION IV. ESTIMATE OF COSTS

A. ESTIMATE OF COSTS TABLE

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

TABLE 2– ESTIMATE OF COSTS

CENTRAL COMMERCIAL MAD	FY 2013/14 BUDGET	FY 2014/15 BUDGET	FY 2015/16 PROPOSED
BEGINNING BALANCE¹	\$65,000	\$75,000	\$86,416
Revenue			
Assessments	\$222,065	\$222,132	\$238,618
General Benefit Portion (Non Assessment Sources)		\$10,326	\$11,160
TOTAL OPERATING REVENUE	<u>\$222,065</u>	<u>\$232,458</u>	<u>\$249,778</u>
 TOTAL REVENUE AND BALANCE	 <u>\$287,065</u>	 <u>\$307,458</u>	 <u>\$336,194</u>
 Expense			
Contractual	\$202,558	\$222,245	\$301,953
Incidentals / Administration ²	\$55,000	\$55,000	\$9,545
Utilities	\$7,300	\$8,000	\$0
Contingency Reserve ³	\$22,207	\$22,213	\$24,696
TOTAL EXPENSE	<u>\$287,065</u>	<u>\$307,458</u>	<u>\$336,194</u>
 BALANCE	 <u>\$0</u>	 <u>\$0</u>	 <u>\$0</u>

Notes:

1. Includes City Working Capital Advance
2. Includes City Administration Fee for all fiscal years shown; FY 2013/14 and FY 2014/15 figures include certain overhead contractual amounts which have been re-categorized and shifted to the contractual expense line item for FY 2015/16.
3. The contingency may build a reserve for the District for funding emergency needs or other projects.

SECTION V. METHOD OF APPORTIONMENT

A. GENERAL

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

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

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

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

B. SPECIAL BENEFIT ANALYSIS

As determined in the formation Engineer’s Report, each of the proposed improvements and the associated costs and assessments within the District were reviewed, identified and allocated based on special benefit pursuant to the provisions of the Assessment Law. 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 3.58% 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. At the time of formation, the improvements were reviewed and a formula was established to apportion the maintenance costs based on special benefit.

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

TABLE 3 – FACTORS

FACTOR	WEIGHT¹	RATIONALE
Lot Square Footage (Size) (LSF)	50%	Measure of a parcel’s proportionate LSF ownership or stakeholder interest in the community.
Linear Front Footage (LFF)	25%	Measure of a parcel’s LFF share of the linear footage of right-of-way enhancement/services.
Trips by Land Use (Trips)	25%	Measure of a parcel’s proportionate contribution to the intensity of public right-of-way use. A Single Family Residential parcel is assigned 10 and other land uses are compared to this land use shown in Table 2 below.

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

LOT SQUARE FOOTAGE FACTOR

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

LINEAR FRONT FOOTAGE FACTOR

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

TRIPS BY LAND USE FACTOR

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

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

TABLE 4 – TRIPS BY LAND USE FACTOR

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

SAMPLE CALCULATIONS

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

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

Shown below are calculations for various sample parcels.

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

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

$\text{Total Assessment} = \text{LSF} \times \text{LSF Unit Assessment Rate} + \text{Total LFF} \times \text{LFF Unit Assessment Rate} + \text{Total Trips} \times \text{Trip Unit Assessment Rate}$
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D. ASSESSMENT RANGE FORMULA

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

The maximum authorized assessment established in the Fiscal Year 2000 proceedings are authorized to be indexed (increased or decreased) annually by the factor published in the SDCPI-U or 5% whichever is greater. The annual change in second half SDCPI-U values, as compiled by the U.S. Bureau of Labor Statistics (see www.bls.gov), for the prior year period was from 261.679 to 265.039 (a 1.28 % increase). In accordance with the approved

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

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

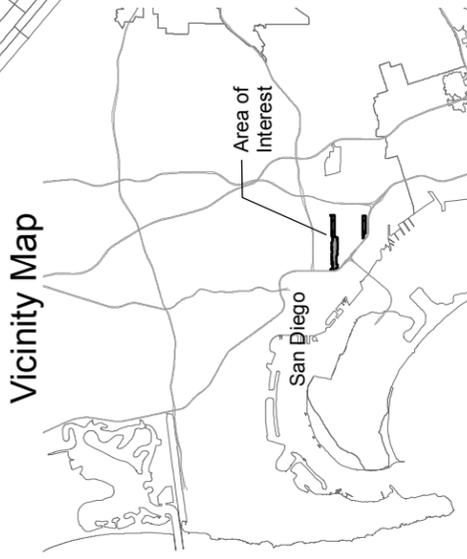
SECTION VI. ASSESSMENT DIAGRAM

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

Central Commercial Maintenance Assessment District



- Levied Parcels
- District Boundary



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

SECTION VII. ASSESSMENT ROLL

The assessment roll is a listing of the Fiscal Year 2016 Assessment apportioned to each lot or parcel, as shown on the San Diego County last equalized roll of the assessor and reflective of the Assessor's Parcel Map(s) associated with the equalized roll. A listing of parcels proposed to be assessed within this District is shown on the following table.

**City of San Diego
Central Commercial Maintenance
Assessment District
Assessment Roll FY 2016**

Assessor's Parcel Number	Owner Name	Land Use	Bldg SF/Units	Lot Sq. Ft.	Lot FF	Trips	FY 2016 Assessment
535-414-06-00	NARES VINCENT TRS	COM	7,000	10,559	200	224	\$1,284.62
535-414-07-00	NARES VINCENT TRS	SFR	1	5,001	150	10	\$516.00
535-416-03-00	HUNDLEY S W INC	IND	15,460	28,750	215	186	\$2,030.94
535-423-04-00	ELKINS ZIRPOLO PARTNERS, ELKINS ZIRPOLC	COM	5,932	10,000	102	190	\$1,010.14
535-423-05-00	ELIZONDO MANUEL, ELIZONDO RAMON	COM	2,501	5,001	150	80	\$657.68
535-424-06-00	AUDREY STEPHEN LIVING TRUST 06-10-09	IND	600	5,001	150	7	\$510.36
535-424-07-00	HILL DAVID W	IND	4,000	10,001	200	48	\$904.08
535-462-21-00	TELLO LIVING TRUST	COM	1,218	9,496	195	39	\$854.50
535-462-22-00	GONZALEZ ROGELIO A & MARIA C	COM	6,000	7,000	50	192	\$787.22
535-462-23-00	LENETT HOWARD & STERRITT LAURIE	MFR	3	7,000	50	21	\$441.24
535-462-24-00	BARTOLINI ALBERT & LAURA L	IND	4,404	7,000	50	53	\$505.70
535-462-25-00	HUERTA LORENZO	IND	1,276	4,199	30	15	\$270.18
535-462-26-00	SAUCEDO ROBERTO & M VICTORIA	MFR	4	6,299	45	28	\$415.48
535-462-27-00	SAUCEDO ROBERTO & MARIA V	SFR	1	7,000	50	10	\$418.98
535-462-28-00	NICHOLS RICHARD E	PRK	0	7,000	50	0	\$398.76
535-462-29-00	VALDERRAMA FAMILY 2007 TRUST	MFR	3	7,000	50	21	\$441.24
535-462-30-00	VU DAN CONG, NGUYEN PETER & KIM LAN, N	MFR	4	10,498	75	28	\$654.70
535-462-33-00	ESPARZA ROSA, ESPARZA JESUS M	SFR	1	4,012	129	10	\$433.96
535-492-19-00	IMPERIAL CORRIDOR L L C	COM	1,728	3,010	22	55	\$284.26
535-492-20-00	IMPERIAL CORRIDOR L L C	MFR	3	3,990	29	21	\$270.70
535-492-21-00	IMPERIAL CORRIDOR L L C	IND	3,413	7,000	50	41	\$481.62
535-492-22-00	IMPERIAL CORRIDOR L L C	COM	900	3,498	25	29	\$257.56
535-492-23-00	IMPERIAL CORRIDOR L L C	SFR	1	3,498	25	10	\$219.52
535-492-24-00	IMPERIAL CORRIDOR L L C	COM	2,081	7,000	50	67	\$534.32
535-492-25-00	IMPERIAL CORRIDOR LLC	HOW	5,534	7,000	50	50	\$499.92
535-492-26-00	IMPERIAL CORRIDOR L L C	VAC	0	7,000	50	0	\$398.76
535-492-27-00	EDWARDS LEONARD & MONICA D	COM	2,212	3,720	40	71	\$379.88
535-492-30-00	RILEY ELBERT	COM	1,310	3,598	120	42	\$463.80
535-492-31-00	ORKIN INC	COM	1,440	8,111	212	46	\$839.60
535-502-19-00	CARROLL VEOLIS & SHIRLEY A	COM	2,880	3,498	120	92	\$561.06
535-502-22-00	FIGUEROA ELIZABETH	COM	3,000	7,000	50	96	\$592.98
535-502-23-00	IMPERIAL LAND TRUST	COM	4,731	7,000	50	151	\$705.04
535-502-28-00	ARROW & L STREET PROPERTY L L C	VAC	0	7,000	50	0	\$398.76
535-502-29-00	ARROW & L STREET PROPERTY L L C	COM	17,500	17,498	125	560	\$2,129.84
535-502-32-00	MIRELES JOHN	COM	5,000	3,698	124	160	\$714.46
535-502-35-00	IMPERIAL LAND TRUST	IND	1,378	3,498	25	17	\$233.68

**City of San Diego
Central Commercial Maintenance
Assessment District
Assessment Roll FY 2016**

Assessor's Parcel Number	Owner Name	Land Use	Bldg SF/Units	Lot Sq. Ft.	Lot FF	Trips	FY 2016 Assessment
535-502-36-00	ARROW & L STREET PROPERTY L L C	COM	1,125	3,498	25	36	\$272.12
535-502-37-00	ARROW & L STREET PROPERTY L L C	COM	900	3,498	25	29	\$257.56
535-502-39-00	IMPERIAL LAND TRUST	MFR	4	14,000	100	28	\$854.16
535-502-40-00	PARVINI MEHRAN & TERESA I	COM	640	6,996	50	20	\$440.02
535-542-05-00	GREATER APOSTOLC FAITH TEMPLE CHURCH	HOW	4,272	5,998	160	38	\$634.76
535-542-06-00	ARTHUR ONIE M TRUST 12-18-89	COM	1,728	3,999	40	55	\$360.80
535-542-07-00	ANZAR ASSOCIATES L P	COM	2,332	4,569	146	75	\$621.22
535-543-07-00	NOTO VINCENT H LIVING TRUST 11-01-99	COM	3,000	4,975	150	96	\$688.88
535-543-08-00	NOTO VINCENT H LIVING TRUST 11-01-99	COM	9,500	5,310	153	304	\$1,129.92
535-544-06-00	GURROLA ANTONIO & LYDIA	SFR	1	1,664	33	10	\$153.98
535-544-07-00	VAZQUEZ RAFAEL M	SFR	1	1,664	33	10	\$153.98
535-544-08-00	ALVAREZ ELVIRA	COM	750	1,664	83	24	\$274.58
535-630-09-00	MORALES JOSE G V & VIDRIO FLORENCIA R C	MFR	4	5,001	50	28	\$367.86
535-630-10-00	IBARRA TERESA	SFR	1	2,500	25	10	\$175.82
535-630-11-00	CORTEZ IRREVOCABLE TRUST 07-18-13	SFR	1	2,500	25	10	\$175.82
535-630-12-00	KAPOOR DEVENDRA S & VISHWA M	MFR	4	5,001	50	28	\$367.86
535-630-13-00	DEBOLT DERRICK MCFARLAND PROPERTIES,	VAC	0	5,001	150	0	\$495.78
535-630-14-00	DEBOLT DERRICK MCFARLAND PROPERTIES,	IND	15,000	15,002	250	180	\$1,482.40
535-630-15-00	GOODWIN FAMILY TRUST 06-11-90	IND	9,500	11,252	125	114	\$954.00
535-630-16-00	GOODWIN FAMILY TRUST 06-11-90	IND	1,350	3,751	125	16	\$427.68
535-630-23-00	GOODWIN FAMILY TRUST 06-11-90	VAC	0	5,001	50	0	\$311.24
535-630-24-00	BRER VENTURES L L C	IND	4,896	9,596	180	59	\$871.20
535-630-26-00	LARA LUIS M TRUST 04-02-02	VAC	0	5,998	155	0	\$548.66
535-630-27-00	TURNER GREENBERG LLC	IND	6,520	10,668	210	78	\$1,012.44
535-630-28-00	GOODWIN FAMILY TRUST 06-11-90	MFR	4	5,001	150	28	\$552.42
535-640-01-00	RANGEL BEATRIZ	IND	1,651	2,500	100	20	\$334.08
535-640-02-00	SERRALDE ALEJANDRA, RANGEL BEATRIZ	VAC	0	2,500	50	0	\$201.72
535-640-03-00	WAL-MART STORES INC <LF> IMPERIAL MARK	VAC	0	5,179	52	0	\$322.72
535-640-04-00	WAL-MART STORES INC <LF> IMPERIAL MARK	VAC	0	4,818	48	0	\$299.54
535-640-05-00	ARELLANO RUBEN & ALTAGRACIA	MFR	2	5,001	50	14	\$339.56
535-640-06-00	RAMIREZ VICTOR H	VAC	0	3,297	33	0	\$205.24
535-640-07-00	RIGGO L L C	VAC	0	3,297	33	0	\$205.24
535-640-08-00	GUERRERO SARA	SFR	1	3,241	100	10	\$346.68
535-640-09-00	RIGGO L L C	IND	10,000	10,001	200	120	\$1,049.76
535-640-10-00	WAL-MART STORES INC <LF> IMPERIAL MARK	VAC	0	19,998	300	0	\$1,429.26
535-640-11-00	WAL-MART STORES INC <LF> IMPERIAL MARK	COM	43,504	60,113	400	1,392	\$6,186.84

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535-640-17-00	SWANK TOD TRUST 11-19-03	IND	23,550	24,394	435	283	\$2,442.62
535-640-18-00	SAN DIEGO UNIFIED SCHOOL DISTRICT	COM	0	17,834	228	0	\$1,201.62
535-640-19-00	SAN DIEGO UNIFIED SCHOOL DISTRICT	RES	40	26,136	132	280	\$1,954.46
535-640-20-00	SAN DIEGO UNIFIED SCHOOL DISTRICT	RES	30	10,164	29	210	\$923.42
535-640-21-00	SAN DIEGO UNIFIED SCHOOL DISTRICT	COM	0	12,154	0	0	\$532.16
535-640-22-00	SAN DIEGO UNIFIED SCHOOL DISTRICT	COM	0	2,395	0	0	\$104.84
535-640-23-00	SAN DIEGO UNIFIED SCHOOL DISTRICT	RES	130	107,157	673	910	\$7,775.00
535-640-24-00	SAN DIEGO UNIFIED SCHOOL DISTRICT	COM	0	23,958	278	0	\$1,562.04
535-651-14-00	STECHER DEBBERA EST OF	SFR	1	4,008	130	10	\$435.62
535-651-15-00	ALI SOFIA L	SFR	1	4,077	32	10	\$257.78
535-651-16-00	HAYNES FAMILY TRUST 03-02-06	SFR	1	3,358	24	10	\$211.54
535-651-17-00	CORONADO JAVIER	COM	980	2,500	25	31	\$218.30
535-651-18-00	CHEN FAMILY TRUST 05-03-13	SFR	1	7,248	38	10	\$407.70
535-651-19-00	PELAYO OFELIA	MFR	3	5,249	38	21	\$342.44
535-651-20-00	BOWERS CHRISTOPHER J	SFR	1	7,000	50	10	\$418.98
535-651-21-00	VIELLA JAVIER & JUANA C	SFR	1	7,000	50	10	\$418.98
535-651-22-00	JUSTUS JAMES W	VAC	0	14,000	240	0	\$1,055.90
535-652-01-00	WAL-MART STORES INC <LF> IMPERIAL MARK	COM	5,742	14,000	240	184	\$1,427.64
535-652-02-00	WAL-MART STORES INC <LF> IMPERIAL MARK	PRK	0	10,498	75	0	\$598.04
535-652-05-00	TRUJILLO JAIME	IND	600	7,000	50	7	\$413.32
535-652-06-00	KRASNE FAMILY PROPERTIES L L C	MFR	2	7,000	50	14	\$427.08
535-652-07-00	KRASNE FAMILY PROPERTIES L L C	SFR	1	3,498	25	10	\$219.52
535-652-08-00	SAWAYA ALFRED & EILEEN D FAMILY TRUST 0	COM	2,000	7,810	56	64	\$574.78
535-652-09-00	ROMO JAVIER & OLGA	SFR	1	1,965	35	10	\$170.84
535-652-10-00	TELLO JOSE	SFR	1	1,664	28	10	\$144.74
535-652-11-00	SORIANO JOE R & CLEMENTINA N FAMILY TRU	SFR	1	2,030	36	10	\$175.52
535-652-12-00	ESPINOZA FRANCISCO & REFUGIO M TRUST (SFR	1	2,300	41	10	\$196.60
535-652-13-00	KRASNE FAMILY PROPERTIES L L C	VAC	0	3,498	25	0	\$199.28
535-652-14-00	KRASNE FAMILY PROPERTIES L L C	MFR	2	7,697	50	14	\$457.60
535-652-15-00	K S PARTNERSHIP, K S PARTNERSHIP	VAC	0	9,797	70	0	\$558.12
535-652-16-00	K S PARTNERSHIP, K S PARTNERSHIP	VAC	0	3,498	25	0	\$199.28
535-652-17-00	K S PARTNERSHIP, K S PARTNERSHIP	IND	34,862	21,000	200	418	\$2,134.98
535-652-18-00	K S PARTNERSHIP, K S PARTNERSHIP	VAC	0	2,997	115	0	\$343.44
535-652-19-00	KRASNE FAMILY PROPERTIES L L C	COM	1,760	7,000	50	56	\$512.70
535-660-01-00	HALBO HERMIZ & BUSHRA	COM	14,000	14,000	240	448	\$1,962.32
535-660-02-00	KIRMA MIRIAM S FAMILY TRUST 11-18-05, SH	COM	4,080	7,000	50	131	\$662.92

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535-660-03-00	SALAS ANTONIO P & PADILLA VIRGINIA C	MFR	2	7,000	50	14	\$427.08
535-660-04-00	CUEVA JUANA, CUEVA AGUSTINA	MFR	2	3,498	25	14	\$227.60
535-660-05-00	O E G INC	COM	1,366	5,249	37	44	\$386.54
535-660-06-00	GABRIEL ORENCIO	SFR	1	5,249	37	10	\$318.32
535-660-07-00	BRIONES JESUS A & BRENDA	COM	4,186	7,000	50	134	\$669.76
535-660-08-00	MASON PETER R REVOCABLE TRUST 03-11-05	MFR	6	7,000	50	42	\$483.72
535-660-09-00	LYNCH MARCOS A & ANNA	MFR	3	7,000	50	21	\$441.24
535-660-10-00	RESENDIZ FRANCISCO	SFR	1	7,000	50	10	\$418.98
535-660-11-00	FLORES DIANA M REVOCABLE 2006 TRUST 10	SFR	1	7,000	50	10	\$418.98
535-660-12-00	MONTOYA MARY	IND	0	7,000	190	0	\$657.12
535-660-14-00	ROMO JAVIER & OLGA S, ROMO JAVIER J JR	SFR	1	2,553	35	10	\$196.60
535-660-15-00	ROMO JAVIER, ROMO JOSEFINA	SFR	1	2,553	35	10	\$196.60
535-660-16-00	MELLO CELCA, MELLO IRENE	SFR	1	2,553	35	10	\$196.60
535-660-18-00	PETERSON GARY & MARIA I, BARRIGA MAURIL	SFR	1	1,891	27	10	\$152.84
535-660-19-00	ROMO JAVIER & OLGA S	SFR	1	1,400	0	10	\$81.52
535-660-20-00	LIAS BETTY TRUST 08-15-02, UMMEL SHARON	MFR	2	7,000	50	14	\$427.08
535-660-21-00	LIAS BETTY TRUST 08-15-02	MFR	2	7,000	50	14	\$427.08
535-660-22-00	CUARENTA GUADALUPE Q	MFR	2	3,498	25	14	\$227.60
535-660-23-00	STONE LANCE R	SFR	1	5,249	37	10	\$318.32
535-660-24-00	ESCOBEDO LIVING TRUST 07-29-04	MFR	4	5,249	38	28	\$356.60
535-660-25-00	BEDFORD ANTHONY L REVOCABLE TRUST 12	MFR	3	7,000	50	21	\$441.24
535-660-26-00	BEDFORD ANTHONY L REVOCABLE TRUST 12	SFR	1	3,498	25	10	\$219.52
535-660-27-00	LOPEZ RICARDO G F	SFR	1	3,498	25	10	\$219.52
535-660-28-00	ZUNIGA CONSUELO, ZUNIGA MARIA E	MFR	2	4,199	30	14	\$267.54
535-660-29-00	BEDFORD ANTHONY L REVOCABLE TRUST 12	SFR	1	4,199	30	10	\$259.44
535-660-30-00	BEDFORD ANTHONY L TRUST 12-12-96	MFR	3	5,597	40	21	\$361.36
535-660-31-00	VAZQUEZ RODOLFO L & SOCORRO B	IND	1,800	5,001	150	22	\$539.48
535-660-32-00	BEDFORD ANTHONY L REVOCABLE TRUST 12	COM	1,800	5,001	50	58	\$427.76
535-660-33-00	BEDFORD ANTHONY L REVOCABLE TRUST 12	VAC	0	3,999	40	0	\$248.90
535-660-35-00	BAUER KEITH R	IND	12,424	16,496	680	149	\$2,278.82
535-660-36-00	HIRMIZ MAISOON	IND	810	10,446	508	10	\$1,414.52
535-660-37-00	ROMO JAVIER & OLGA S	SFR	1	2,833	37	10	\$212.56
535-670-01-00	GONZALEZ HERMELINDA M	COM	5,000	7,000	190	160	\$980.84
535-670-02-00	TAQWA MASJIDUL	INST	3,800	7,000	50	53	\$506.38
535-670-05-00	CAMARGO NATIVIDAD, CAMARGO DOMINGO J	MFR	4	7,000	50	28	\$455.40
535-670-06-00	DENERIS JOYCE M TR	COM	800	7,000	50	26	\$451.36

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535-670-19-00	RAFIEEK-HAMENEH HASSAN & JABBARI-KHAM	VAC	0	5,249	37	0	\$298.08
535-670-20-00	RAFIEEK-HAMENEH HASSAN & JABBARI-KHAM	VAC	0	5,249	37	0	\$298.08
535-670-21-00	RAFIEE-KHAMENEH EBRAHIM & NASSERI-KHAM	IND	3,892	7,000	50	47	\$493.24
535-670-22-00	RAFIEE-KHAMENEH EBRAHIM & NASSERI-KHAM	VAC	0	1,002	25	0	\$90.00
535-670-23-00	RAFIEE-KHAMENEH EBRAHIM & NASSERI-KHAM	VAC	0	1,002	40	0	\$117.68
535-670-24-00	KASARGOD KABIR	SFR	1	2,997	65	10	\$271.40
535-670-25-00	RAFIEE-KHAMENEH EBRAHIM & NASSERI-KHAM	VAC	0	1,999	60	0	\$198.24
535-670-26-00	RUBIO JOSE A & ANA I	SFR	1	4,757	179	10	\$558.84
535-670-27-00	WHITE RICHARD	SFR	1	3,999	40	10	\$269.12
535-670-30-00	GONZALEZ CARLOS	VAC	0	5,001	50	0	\$311.24
535-670-31-00	MOKULUA L L C	IND	544	4,748	100	7	\$405.62
535-670-35-00	RAFIEE-KHAMENEH HASSAN & JABBARI-KHAM	IND	7,880	14,000	100	95	\$988.84
535-670-36-00	COBB BAYLESS E IV & DANA K	COM	672	1,821	53	22	\$221.04
535-670-37-00	MOKULUA L L C	COM	700	1,978	205	22	\$510.22
535-670-41-00	CITY OF SAN DIEGO	INST	22,000	84,942	863	308	\$5,934.98
535-670-43-00	ELISHA REVOCABLE LIVING TRUST 04-09-99	VAC	0	2,501	25	0	\$155.62
535-670-44-00	ELISHA REVOCABLE LIVING TRUST 04-09-99	IND	0	2,500	25	0	\$155.58
535-670-45-00	ELISHA REVOCABLE LIVING TRUST 04-09-99	IND	0	2,501	25	0	\$155.62
535-670-46-00	ELISHA REVOCABLE LIVING TRUST 04-09-99	IND	0	2,500	25	0	\$155.58
535-670-47-00	MASJIDUL TAQWA	IND	0	6,996	50	0	\$398.58
535-681-01-00	BAYNARD ARNOLD P <LE> BAYNARD ARNOLD	COM	3,121	3,498	165	100	\$659.98
535-681-02-00	LOPEZ MARIO	MFR	2	7,000	50	14	\$427.08
535-681-03-00	JACQUESS JOHN W & SHERRI A	HOW	2,556	7,000	50	23	\$445.30
535-681-04-00	FERGUSON PETER A	MFR	2	7,000	50	14	\$427.08
535-681-05-00	PARK HYE L	SFR	1	3,498	25	10	\$219.52
535-681-06-00	FERGUSON PETER A	MFR	3	3,498	25	21	\$241.76
535-681-09-00	LOCKWOOD CRYSTAL J	MFR	2	5,597	40	14	\$347.20
535-681-10-00	JACKSON FAMILY LIVING TRUST 11-26-97	SFR	1	5,597	40	10	\$339.10
535-681-11-00	G F I HOLDING PROPERTIES L L C	VAC	0	5,597	40	0	\$318.88
535-681-12-00	HALBO GEORGE J & ALENIA FAMILY TRUST 03	SFR	1	5,597	40	10	\$339.10
535-681-13-00	WILLIAMS JOHNNIE L & IVY M REVOCABLE TR	COM	5,000	7,000	50	160	\$722.48
535-681-14-00	DURHAM FAMILY TRUST 2/5/90	COM	513	3,498	25	16	\$232.50
535-681-15-00	PERCHES GROUP L L C	INST	4,168	3,498	25	58	\$316.62
535-681-17-00	BATTLE DARIAN	SFR	1	1,002	20	10	\$101.00
535-681-22-00	LOPEZ JESUS, PETRULERO CIRILO	SFR	1	3,498	50	10	\$265.66
535-681-23-00	BEDFORD ANTHONY L REVOCABLE TRUST 12	IND	895	3,498	50	11	\$267.16

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535-681-24-00	BEDFORD ANTHONY L REVOCABLE TRUST	12 VAC	0	14,000	100	0	\$797.52
535-681-25-00	BEDFORD ANTHONY L REVOCABLE TRUST	12 VAC	0	17,498	125	0	\$996.82
535-681-26-00	REESE FAMILY TRUST 05-15-12	IND	1,400	10,498	75	17	\$632.04
535-681-27-00	REESE FAMILY TRUST 05-15-12	IND	6,816	14,000	240	82	\$1,221.38
535-681-29-00	BEDFORD ANTHONY L REVOCABLE TRUST	12 IND	5,860	16,100	115	70	\$1,059.42
535-681-30-00	BEDFORD ANTHONY L REVOCABLE TRUST	12 IND	2,116	20,000	270	25	\$1,425.34
535-682-01-00	FRANKLIN & 27TH LAND TRUST	MFR	2	4,726	245	14	\$687.38
535-682-02-00	FRANKLIN & 27TH LAND TRUST	MFR	2	2,496	25	14	\$183.74
535-682-03-00	FRANKLIN & 27TH LAND TRUST	SFR	1	2,749	25	10	\$186.72
535-682-04-00	WESTPHALL FAMILY TRUST 10-25-01	PRK	0	5,502	50	0	\$333.16
535-682-05-00	WESTPHALL FAMILY TRUST 10-25-01	IND	2,409	6,983	62	29	\$478.64
535-682-06-00	REESE FAMILY TRUST 05-15-12	SFR	1	4,234	38	10	\$275.74
535-682-07-00	REESE FAMILY TRUST 05-15-12	IND	4,664	5,502	50	56	\$446.40
535-682-08-00	REESE FAMILY TRUST 05-15-12	IND	1,542	8,255	75	19	\$537.28
535-682-09-00	CARDULLA RICHARD J	VAC	0	8,499	80	0	\$519.76
535-691-01-00	TEILLER MADELEINE FAMILY TRUST	COM	7,110	5,001	200	228	\$1,048.38
535-691-02-00	GONZALEZ LEONARDO	SFR	1	1,324	25	10	\$124.34
535-691-03-00	REESE FAMILY TRUST 05-15-12	VAC	0	1,172	25	0	\$97.44
535-691-04-00	JONES STEPHEN C	SFR	1	1,246	25	10	\$120.90
535-691-05-00	ROJO ISABEL	SFR	1	1,246	25	10	\$120.90
535-691-06-00	VASQUEZ ROSA	SFR	1	5,001	100	10	\$423.72
535-691-07-00	VALLEJO CAROLINA & RICARDO JR TRUST	SFR	1	5,001	100	10	\$423.72
535-691-08-00	REESE FAMILY TRUST 05-15-12	IND	1,560	5,001	100	19	\$441.36
535-691-09-00	REESE FAMILY TRUST 05-15-12	IND	1,560	5,001	200	19	\$625.92
535-692-01-00	MOSTACERO VICTOR H	IND	252	7,000	170	3	\$626.32
535-692-02-00	TUCKER DOROTHY A	SFR	1	3,001	30	10	\$206.98
535-692-05-00	LYONS WILLIAM J	SFR	1	5,001	50	10	\$331.46
535-692-06-00	ROMO ROGELIO & GUADALUPE	SFR	1	5,001	50	10	\$331.46
535-692-07-00	LEIF REVOCABLE TRUST 01-08-97	MFR	2	5,001	150	14	\$524.10
535-692-08-00	CLEMENTINE MCDUFF LODGE NO 598	INST	4,500	5,502	160	63	\$663.64
535-692-09-00	HENSLEY TRUST 05-12-10	MFR	2	10,999	100	14	\$694.44
535-692-10-00	G G A L I L L C	SFR	1	5,502	50	10	\$353.40
535-692-11-00	MOSTACERO ROGELIO & ELIZABETH	SFR	1	5,001	50	10	\$331.46
535-692-12-00	REYES ERNEST J & CRUZ P	MFR	2	5,998	160	14	\$586.20
535-692-13-00	ALLEN GRAHAM INC	IND	2,483	4,972	50	30	\$370.66
535-693-01-00	SITTO REVOCABLE LIVING TRUST B 12-28-90	COM	5,800	5,502	160	186	\$912.48

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535-693-02-00	MACPHERSON DOUGLAS & LAUREL	2002 TRU	IND	2,482	5,502	50	30	\$393.86
535-693-03-00	MACPHERSON	2002 TRUST 12-31-02	SFR	1	5,502	50	10	\$353.40
535-693-04-00	B F G PROPERTIES INC		SFR	1	5,502	50	10	\$353.40
535-693-05-00	GRAYSON BESSIE R	EST OF	SFR	1	5,502	50	10	\$353.40
535-693-06-00	GAFFORD WAYNE		MFR	2	3,097	112	14	\$370.60
535-693-07-00	MURRELL FAMILY TRUST B		IND	0	2,396	48	0	\$193.48
535-693-08-00	MURRELL FAMILY TRUST B	09-18-86	SFR	1	2,500	100	10	\$314.24
535-693-09-00	SAN DIEGO HOMES	2009 L P	SFR	1	2,500	50	10	\$221.96
535-693-10-00	EVARO DANNY & ELSA L		MFR	2	2,500	50	14	\$230.04
535-693-11-00	PAIZ FAMILY TRUST	01-29-99	IND	1,000	2,500	50	12	\$226.00
535-693-12-00	SITTO REVOCABLE LIVING TRUST B	12-28-90	IND	836	2,500	50	10	\$222.02
535-693-13-00	SITTO REVOCABLE LIVING TRUST B	12-28-90	IND	396	2,500	100	5	\$303.60
535-694-01-00	BEDFORD ANTHONY L		IND	2,000	5,998	160	24	\$606.44
535-694-04-00	MALLORY DAVID E		SFR	1	2,561	103	10	\$322.44
535-695-01-00	ORTIZ XOCHIQUETZAL C L, ORTIZ JUAN C F C		MFR	5	3,999	140	35	\$504.26
535-695-04-00	PULACHE WILFREDO C & CHIROQUE MARGAF		VAC	0	7,501	60	0	\$439.14
535-695-05-00	T M 7 L L C		MFR	14	6,247	175	98	\$794.76
535-696-01-00	CARDULLA RICHARD J		IND	800	12,497	225	10	\$981.82
538-080-33-00	DEBOLT DERRICK MCFARLAND PROPERTIES,		COM	20,000	21,780	425	640	\$3,032.84
538-160-32-00	JUAREZ ADRIAN & VICTORIA		COM	1,020	1,750	35	32	\$205.94
538-160-33-00	R 7 CORP		SFR	1	3,250	115	10	\$374.76
538-652-12-00	BROWN VERDELLE REVOCABLE TRUST		SFR	1	10,000	200	10	\$827.16
538-652-13-00	CLARK FAMILY TRUST	02-15-00	MFR	3	7,000	50	21	\$441.24
545-273-07-00	CASTANEDA VERONICA C		SFR	1	3,742	37	10	\$252.34
545-273-08-00	LEE MYUNG SOO, PARK H R		SFR	1	3,798	38	10	\$256.64
545-273-09-00	RUSSELL PHILLIP & COURTNEY S		SFR	1	3,698	137	10	\$434.96
545-274-15-00	DIAZ JOSE A C TRUST	09-17-08	MFR	3	5,001	150	21	\$538.26
545-274-16-00	STONE LANCE R, MANI MAJID		MFR	2	5,998	50	14	\$383.20
545-274-17-00	VALDIVIA ELSA		SFR	1	5,245	37	10	\$318.16
545-274-18-00	YAMADA GARRETT & STEPHANIE W	REVOCAE	SFR	1	5,245	37	10	\$318.16
545-274-19-00	FLORES FERNANDO, FLORES JULIA		MFR	2	7,000	50	14	\$427.08
545-274-20-00	SALAS PABLA		SFR	1	7,000	50	10	\$418.98
545-274-21-00	OLOZAGASTE JOSE M LIVING TRUST	05-20-05	VAC	0	7,000	50	0	\$398.76
545-274-22-00	OLOZAGASTE JOSE M LIVING TRUST	05-20-05	COM	1,200	4,757	34	38	\$348.72
545-274-23-00	LEWIS CASEY		MFR	3	4,622	33	21	\$305.76
545-274-24-00	JACKSON FAMILY LIVING TRUST	11-26-97	MFR	2	4,622	33	14	\$291.58

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545-274-26-00	POWDRILL BERRYNEICE	IND	2,500	3,319	116	30	\$420.08
545-292-18-00	BALDWIN BIRDIE, ALEXANDER ADELINE	SFR	1	5,001	150	10	\$516.00
545-292-19-00	SULLIVAN TERENCE E & MCNAMARA ERIN L	SFR	1	5,001	50	10	\$331.46
545-292-20-00	ALVA LUIS S C	SFR	1	7,000	50	10	\$418.98
545-292-21-00	SANCHEZ ELIZABETH	MFR	3	7,000	50	21	\$441.24
545-292-22-00	HERNANDEZ JULIETA TRUST 06-23-06	VAC	0	3,498	25	0	\$199.28
545-292-23-00	HUESO ANGEL	IND	2,800	7,000	50	34	\$467.54
545-292-24-00	MAYE RENTALS INC	MFR	2	5,245	37	14	\$326.24
545-292-25-00	MORING FAMILY TRUST 12-18-01	VAC	0	5,245	37	0	\$297.92
545-292-26-00	MORING FAMILY TRUST 12-18-01	INST	32,000	7,000	50	448	\$1,305.16
545-292-27-00	MOYAL DANIEL I & VICTORIA A	INST	2,400	7,000	50	34	\$467.54
545-292-28-00	ALVAREZ MARIO R, ALVAREZ ADRIAN	COM	2,000	7,000	50	64	\$528.24
545-292-29-00	WSWA/CHA TRUST 09-23-86	COM	3,744	7,000	50	52	\$503.96
545-292-30-00	VAZQUEZ JUAN G	COM	6,000	7,000	190	192	\$1,045.58
545-302-19-00	BETHEL A M E CHURCH	MFR	2	7,000	50	14	\$427.08
545-302-20-00	VU HUYNH MANH & LIEN HOA	MFR	4	7,000	50	28	\$455.40
545-302-21-00	HERNANDEZ CLARO V & VILLALOBOS FRANCI	MFR	3	7,000	50	21	\$441.24
545-302-22-00	HERNANDEZ SANTIAGO	MFR	8	10,498	75	56	\$711.34
545-302-23-00	JORDAN EARLINE L SEPARATE PROPERTY TR	MFR	3	7,000	50	21	\$441.24
545-302-24-00	RAMIREZ JEANNETTE L & BROWN MICHAEL D	SFR	1	7,000	50	10	\$418.98
545-302-25-00	PETTURNS L L C	MFR	2	3,498	25	14	\$227.60
545-302-26-00	PETTURNS L L C	SFR	1	3,498	25	10	\$219.52
545-302-27-00	SALAZAR PABLO & MARTHA E LIVING TRUST C	MFR	5	5,245	37	35	\$368.72
545-302-28-00	SALAZAR PABLO & MARTHA E LIVING TRUST C	MFR	4	5,245	38	28	\$356.42
545-302-29-00	ST GABRIEL ETHIOPIAN ORTHODOX TEWAHEI	MFR	3	3,498	25	21	\$241.76
545-302-30-00	ST GABRIEL ETHIOPIAN ORTHODOX TEWAHEI	INST	3,500	5,001	150	49	\$594.92
545-302-33-00	GREATER SAINT LUKE CHURCH OF GOD IN CI	PRK	0	10,500	75	0	\$598.14
545-351-01-00	ROBINSON DORIS L	MFR	2	2,500	125	14	\$368.46
545-351-02-00	ROBINSON DORIS L	MFR	2	3,297	33	14	\$233.58
545-351-03-00	MORALES FRANCISCO, MORALES MARIA	SFR	1	4,199	42	10	\$281.58
545-351-04-00	ROBINSON DORIS L	VAC	0	3,999	40	0	\$248.90
545-351-05-00	FOSTER BETTY L, LLOYD DAVID, FRANKLIN C/	COM	594	7,000	50	19	\$437.18
545-351-06-00	RAMIREZ EMILIA	COM	3,990	7,000	50	128	\$657.74
545-351-07-00	CONSTANZA LIVING TRUST 12-21-05	COM	1,750	7,000	50	56	\$512.06
545-351-08-00	PRATER REBECCA L TRUST 12-02-93, GILLIAM	VAC	0	5,249	37	0	\$298.08
545-351-09-00	NGUYEN PHUC & BUI LAM THU, TRAN MICHEA	SFR	1	5,249	38	10	\$320.18

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545-351-10-00	ARYA SANTOSH K & SAROJ	SFR	1	7,000	50	10	\$418.98
545-351-11-00	VELAZQUEZ JULIAN	MFR	2	5,249	37	14	\$326.42
545-351-12-00	BAKALOVA LYUBA REVOCABLE LIVING TRUST	SFR	1	5,249	38	10	\$320.18
545-351-13-00	SITTO KHALID P & ESTHER	SFR	1	5,771	180	10	\$605.08
545-352-01-00	ANZA PROPERTY MANAGEMENT L L C	MFR	3	7,000	50	21	\$441.24
545-352-02-00	ESCOBEDO LIVING TRUST 07-29-04	COM	300	5,179	37	10	\$315.26
545-352-03-00	LUONG THAO, NGUYEN PHAT	MFR	3	5,737	39	21	\$365.64
545-361-01-00	LUCKEY GRACE E TR (DCSD)	IND	3,000	8,398	65	36	\$560.48
545-361-02-00	NEIGHBORHOOD HOUSE ASSOCIATION OF SA	COM	225	10,498	50	7	\$566.48
545-361-03-00	RODRIGUEZ FAMILY TRUST 08-01-13	MFR	2	7,000	50	14	\$427.08
545-361-04-00	CANCRYN CLAIRE, CANCRYN WAYNE & DAWN	MFR	3	7,000	50	21	\$441.24
545-361-08-00	HERNANDEZ MARTHA E	IND	1,583	7,000	50	19	\$437.18
545-361-09-00	ABUSHABAN SAHAR	VAC	0	3,498	25	0	\$199.28
545-361-11-00	IMPERIAL AVENUE L L C	PRK	0	7,000	50	0	\$398.76
545-361-12-00	IMPERIAL AVENUE L L C	COM	6,600	7,000	190	211	\$1,084.44
545-361-13-00	KING FAMILY TRUST 03-16-01, COLEMAN LOUI	COM	3,184	7,000	50	102	\$604.90
545-361-14-00	CANCRYN CLAIRE, CANCRYN WAYNE & DAWN	MFR	2	7,000	50	14	\$427.08
545-361-15-00	CANCRYN WAYNE S & DAWN, CANCRYN CLAIF	MFR	2	7,000	50	14	\$427.08
545-361-16-00	DAVIS WILLIAM TRUST 05-25-12, COLLINS WI	COM	3,664	7,000	50	117	\$635.98
545-362-01-00	CHIROQUE JOSE S	COM	3,500	7,000	190	112	\$883.74
545-362-02-00	CHIROQUE JOSE S	VAC	0	4,896	35	0	\$278.96
545-362-03-00	COOPER-JONES LANA, COOPER MARLA, COC	COM	1,500	4,901	35	48	\$376.28
545-362-04-00	WOOLFOLK FAMILY TRUST 05-19-11	SFR	1	5,597	40	10	\$339.10
545-362-05-00	GARCIA ADOLFO P & BLANCA S, GARCIA ADOL	COM	2,321	7,000	50	74	\$549.02
545-362-06-00	JOHNSON LORRAINE R	MFR	2	9,095	65	14	\$546.50
545-362-07-00	GOUTHIER BARBARA, COOPER THELMA TRUS	COM	2,000	5,597	40	64	\$448.36
545-362-08-00	BATIE ROBERT B JR, BYNUM JANIE EST OF, B	MFR	2	8,398	60	14	\$506.74
545-362-09-00	BRASHEAR LILLIE TRUST 06-01-05	SFR	1	7,000	50	10	\$418.98
545-362-10-00	CAMACHO JAVIER	MFR	2	7,000	50	14	\$427.08
545-362-11-00	CHIROQUE LUZ D C	MFR	2	7,000	50	14	\$427.08
545-362-12-00	BARRAGAN ALFONSO G & GARCIA MARIA D R	SFR	1	5,249	38	10	\$320.18
545-362-13-00	ZANCA CIRO, STANZIONE NICOLA	SFR	1	5,249	37	10	\$318.32
545-371-01-00	MULLEN FAMILY TRUST 04-18-01	VAC	0	7,000	190	0	\$657.12
545-371-02-00	MULLEN FAMILY TRUST 04-18-01	COM	4,450	7,000	50	142	\$686.06
545-371-03-00	THOMAS WILLIAM JR 2003 TRUST 07-09-03	SFR	1	7,000	50	10	\$418.98
545-371-04-00	CARRINGTON EARLEAN M TR (DCSD)	VAC	0	17,498	125	0	\$996.82

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545-371-05-00	MULLEN TRUST	VAC	0	7,000	50	0	\$398.76
545-371-06-00	MAYE RENTALS INC	IND	2,891	7,000	50	35	\$469.58
545-371-07-00	WALLACE EZEKEIL	MFR	6	8,747	62	42	\$582.36
545-371-08-00	CRAWFORD L J & EVA FAMILY L L C	COM	5,277	8,747	63	169	\$841.16
545-371-09-00	ST GABRIEL ETHIOPIAN ORTHODOX TEWAHEI	VAC	0	7,000	50	0	\$398.76
545-371-10-00	NIETO CONCEPCION P, NIETO ADA	SFR	1	7,000	190	10	\$677.34
545-381-01-00	GARCIA LUZ M & HUGO	COM	1,401	7,000	190	45	\$748.16
545-381-04-00	MARRON NANCY M	SFR	1	7,000	50	10	\$418.98
545-381-05-00	MENDOZA CONCEPCION C, CARRILLO CARLO	MFR	2	3,498	25	14	\$227.60
545-381-06-00	TRAN THUY THU & BUI TRUNG HUU	MFR	2	7,000	50	14	\$427.08
545-381-07-00	JOHNSON NARETHA V 2007 TRUST 09-26-07, F	MFR	8	11,896	90	56	\$800.24
545-381-08-00	CABALLERO RODRIGO & LETICIA	SFR	1	4,896	35	10	\$299.18
545-381-09-00	WESTMORELAND HARVENA, SINGLETON DAR	MFR	2	7,000	50	14	\$427.08
545-381-10-00	WESTMORELAND HARVENA & SINGLETON DA	SFR	1	7,000	50	10	\$418.98
545-381-11-00	MANI STONE L L C	SFR	1	5,249	37	10	\$318.32
545-381-12-00	RESENDIZ FRANCISCO	MFR	2	5,249	37	14	\$326.42
545-381-13-00	QUINN FAMILY TRUST 04-06-93	COM	395	2,997	110	13	\$359.78
545-381-14-00	QUINN WALTER F TRUST 04-06-93	VAC	0	3,999	80	0	\$322.72
545-381-24-00	S D REALTY GROUP L L C	COM	1,370	4,761	34	44	\$360.22
545-381-25-00	S D REALTY GROUP L L C	COM	2,590	5,741	41	83	\$494.94
550-012-31-00	NATIONAL II L L C	COM	0	27,878	340	0	\$1,848.10
550-012-32-00	NATIONAL L L C	COM	2,949	17,300	265	94	\$1,436.70
550-012-33-00	NATIONAL L L C	COM	14,407	38,333	273	461	\$3,114.92
550-022-16-00	JABORO HABIB & Wafa FAMILY TRUST 02-24-0	COM	2,600	3,498	165	83	\$625.98
550-022-17-00	ASAMBLEA DE IGLESIAS CRISTIANAS	COM	1,796	3,498	25	57	\$315.56
550-022-18-00	SUNLAND REAL ESTATE L L C	COM	4,880	7,000	50	68	\$536.34
550-022-19-00	MERK L L C	MFR	2	7,000	50	14	\$427.08
550-022-20-00	DIAZ JOSE A C TRUST 09-17-08	MFR	2	3,498	25	14	\$227.60
550-022-21-00	CORRADO JOHN R & JOSEPHINE FAMILY TRU	MFR	2	5,597	38	14	\$343.50
550-022-22-00	MAGADAN JOSE C & ANA B, MAGADAN JOSE C	IND	2,100	4,896	35	25	\$329.52
550-022-23-00	DUKES-WICHELECKI FAMILY TRUST 07-24-08	COM	10,360	10,498	75	332	\$1,269.78
550-022-24-00	DUKES-WICHELECKI FAMILY TRUST 07-24-08	IND	4,284	7,000	50	51	\$501.94
550-022-25-00	HARO FAMILY TRUST 09-17-02	PRK	0	3,498	25	0	\$199.28
550-022-26-00	HARO FAMILY TRUST 09-17-02	COM	4,000	7,000	50	128	\$657.74
550-022-27-00	HARO FAMILY TRUST 09-17-02	MFR	4	7,000	50	28	\$455.40
550-022-28-00	HARO FAMILY TRUST 09-17-02	MFR	2	7,000	50	14	\$427.08

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550-022-29-00	GUZMAN MARIA A, GUZMAN FRANCISCO J	IND	800	7,000	190	10	\$676.54
550-032-19-00	DANTO STEVE & BROSTEDT-DANTO EVA	IND	4,241	17,468	265	51	\$1,356.84
550-032-20-00	DANTO STEVE & BROSTEDT-DANTO EVA	VAC	0	7,000	50	0	\$398.76
550-032-21-00	DANTO STEVE & BROSTEDT-DANTO EVA	IND	4,000	7,000	50	48	\$495.86
550-032-22-00	ORTIZ XOCHIQUETZAL C L, ORTIZ JUAN C F C	SFR	1	7,000	50	10	\$418.98
550-032-23-00	ORTIZ XOCHIQUETZAL C L, ORTIZ JUAN C F C	MFR	4	7,000	50	28	\$455.40
550-032-24-00	ORTIZ XOCHIQUETZAL C L, ORTIZ JUAN C F C	SFR	1	3,498	25	10	\$219.52
550-032-25-00	ORTIZ JUAN, ORTIZ IRMA	SFR	1	3,498	25	10	\$219.52
550-032-26-00	BEDFORD ANTHONY L REVOCABLE TRUST 12	VAC	0	7,000	50	0	\$398.76
550-032-27-00	ARTEAGA APOLINARIO & LUCIA, ARTEAGA LUI	MFR	2	3,498	25	14	\$227.60
550-032-28-00	MCNITT PAUL & WINONA QTIP TRUST C 11-30-	VAC	0	3,498	25	0	\$199.28
550-032-29-00	MCNITT PAUL & WINONA QTIP TRUST C 11-30-	VAC	0	3,498	25	0	\$199.28
550-032-30-00	MCNITT PAUL & WINONA QTIP TRUST C 11-30-	VAC	0	3,498	25	0	\$199.28
550-032-31-00	MCNITT PAUL & WINONA QTIP TRUST C 11-30-	IND	200	3,498	25	2	\$204.14
550-032-32-00	MCNITT PAUL & WINONA QTIP TRUST C 11-30-	VAC	0	7,000	190	0	\$657.12
550-042-17-00	69TH STREET CHURCH OF CHRIST	HOW	3,644	7,000	190	33	\$723.88
550-042-18-00	PULSINGAY JOHN S & LUZ M	MFR	2	3,498	25	14	\$227.60
550-042-19-00	PULSINGAY JOHN S & LUZ M	MFR	2	3,498	25	14	\$227.60
550-042-20-00	ABC CONSTRUCTION CO INC	IND	2,400	6,299	45	29	\$417.12
550-042-21-00	AGUILAR ALEJANDRO A, HERNANDEZ EMMA	MFR	2	4,199	30	14	\$267.54
550-042-22-00	AGUILAR ALEJANDRO A, HERNANDEZ EMMA	SFR	1	3,498	25	10	\$219.52
550-042-23-00	CERVANTES BENILDE C, CERVANTES ADELA	SFR	1	7,000	50	10	\$418.98
550-042-24-00	WALKER LEN & JANET F FAMILY LIVING TRUST	MFR	5	7,000	50	35	\$469.58
550-042-25-00	HERNANDEZ DAVID & ALMA A	MFR	3	7,000	50	21	\$441.24
550-042-26-00	NAVARRO IGNACIO	MFR	2	7,000	50	14	\$427.08
550-042-27-00	NAVARRO IGNACIO R & CONSUELO	MFR	2	7,000	50	14	\$427.08
550-042-28-00	MUNK TRUST 06-14-99	SFR	1	7,000	50	10	\$418.98
550-042-29-00	MUNK TRUST 06-14-99	COM	800	7,000	190	26	\$708.90
550-120-01-00	SKOP SOPHIE FAMILY LTD PARTNERSHIP	COM	5,400	14,000	100	173	\$1,147.14
550-120-02-00	SKOP SOPHIE FAMILY LTD PARTNERSHIP	VAC	0	7,000	50	0	\$398.76
550-120-03-00	ANZAR ASSOCIATES L P	MFR	4	7,501	175	28	\$708.02
550-130-01-00	SUNLAND REAL ESTATE L L C	COM	4,015	7,000	190	128	\$917.06
550-130-02-00	AVILA JOSE L & JOSEFINA B	COM	2,450	3,498	25	78	\$357.92
550-130-03-00	AVILA JOSE L & JOSEFINA B	VAC	0	3,498	25	0	\$199.28
550-130-04-00	DELAPAZ MANUEL H 1999 TRUST 05-19-99, DE	COM	2,725	7,000	50	87	\$575.18
550-130-07-00	STAR FAMILY TRUST 10-05-95	MFR	2	3,498	25	14	\$227.60

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550-130-08-00	STAR FAMILY TRUST 10-05-95	SFR	1	3,498	25	10	\$219.52
550-130-09-00	MORALES DANIEL	SFR	1	3,498	25	10	\$219.52
550-130-10-00	HORTON DAROLD D	SFR	1	3,498	25	10	\$219.52
550-130-11-00	SEA HORSE INVESTMENTS L L C	COM	900	7,000	50	29	\$457.44
550-130-14-00	HARO FAMILY TRUST 09-17-02	VAC	0	3,498	25	0	\$199.28
550-130-15-00	HARO JANE I R A	MFR	2	7,000	50	14	\$427.08
550-130-16-00	VANCE THOMAS A & JOANN W FAMILY TRUST	MFR	2	3,916	28	14	\$251.44
550-130-17-00	CHANNEL HIRAM J	MFR	2	6,578	47	14	\$403.06
550-130-18-00	SOOHOO FAMILY TRUST 6-30-90	SFR	1	3,498	25	10	\$219.52
550-130-19-00	SOOHOO FAMILY TRUST 6-30-90	COM	2,400	3,498	160	77	\$603.80
550-130-40-00	HARO FAMILY TRUST 09-17-02	HOW	4,688	7,000	50	42	\$483.72
550-130-43-00	STAR GREGORY P & TASIA G	IND	648	6,970	50	0	\$397.44
550-140-01-00	DAOUD CHRISTOPHER G & PUTROS FATIN M	COM	4,909	10,498	215	157	\$1,174.06
550-140-02-00	GOUGOULAS CONSTANTINE	MFR	4	5,245	38	28	\$356.42
550-140-03-00	AGUILAR MARIA G	SFR	1	5,245	38	10	\$319.98
550-140-04-00	ARVAI ANDREW	SFR	1	5,245	38	10	\$319.98
550-140-05-00	DUTTA NEIL	MFR	3	5,245	38	21	\$342.24
550-140-06-00	RIOS TONY R & GUADALUPE R FAMILY TRUST	SFR	1	7,000	50	10	\$418.98
550-140-07-00	HARO FAMILY TRUST 09-17-02	INST	2,500	5,245	38	35	\$370.58
550-140-08-00	TERRY VERAH L, JOHNSON TOYA M, SMITH VI	SFR	1	5,245	38	10	\$319.98
550-140-09-00	VARGAS ROBERTO, MALDONADO GUADALUPI	SFR	1	5,245	38	10	\$319.98
550-140-10-00	CARRILLO SALLY R, CARRILLO OFELIA R	SFR	1	5,245	38	10	\$319.98
550-140-11-00	MORENO CIRIA, VAZQUEZ CIRIA N	MFR	2	5,245	38	14	\$328.10
550-140-12-00	CERVANTES SANTIAGO & ESPERANZA C B	MFR	3	5,245	38	21	\$342.24
550-140-13-00	CERVANTES REFUGIO R & ESPERANZA	COM	1,600	5,001	50	65	\$442.74
550-140-15-00	SILVA GUILLERMO V & VERDUZCO MARIA L	COM	1,694	2,500	100	54	\$403.68
550-150-01-00	ARVAI ANDREW S	COM	17,934	20,996	290	574	\$2,615.84
550-150-02-00	GUZMAN FRANCISCO J, HERNANDEZ ANA C	MFR	2	7,000	50	14	\$427.08
550-150-03-00	CAMARGO ROSA G, CAMARGO MARISSA C	COM	1,284	3,498	25	41	\$282.42
550-150-04-00	ARROYO ENRIQUE & MARIA D	MFR	10	7,000	50	70	\$540.38
550-150-05-00	LEWIS FAMILY TRUST OF 1981, PRICE MICHAEL	VAC	0	7,000	50	0	\$398.76
550-150-06-00	LEWIS FAMILY TRUST OF 1981, PRICE MICHAEL	COM	10,500	5,245	38	336	\$979.58
550-150-07-00	LEWIS FAMILY TRUST OF 1981, PRICE MICHAEL	VAC	0	5,266	38	0	\$300.68
550-150-08-00	DALLO MIKE N & MONA	COM	18,420	20,996	290	589	\$2,647.06
Totals			NA	2,990,985	35,466	20,861	\$238,612.96

CITY OF SAN DIEGO

CENTRAL COMMERCIAL MAINTENANCE ASSESSMENT DISTRICT

ENGINEER'S REPORT FISCAL YEAR 2016

This report has been prepared and submitted by:

C. Stephen Bucknam Jr. C 20903

Koppel & Gruber Public Finance

I, _____, as City Clerk of the City of San Diego, County of San Diego, California, do hereby certify that the Assessment as shown on the Assessment Roll, together with the Assessment Diagram, both of which are incorporated into this report, were filed in my office on the ____ day of _____, 2015.

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 _____, 2015.

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