



Greater Hillcrest Maintenance Assessment District

Annual Report for Fiscal Year 2026

June 2025

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

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District 2

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District 3

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EXHIBITS

- Exhibit A – District Boundary
- Exhibit B – Estimate of Costs
- Exhibit C – Assessment Roll

PREAMBLE

Pursuant to §65.0220 of the “San Diego Maintenance Assessment District Procedural Ordinance” (being Division 2, Article 5, Chapter 6 of the San Diego Municipal Code), and in accordance with Resolution No. _____, adopted by the CITY COUNCIL OF THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, in connection with the annual proceedings for THE GREATER HILLCREST MAINTENANCE ASSESSMENT DISTRICT, Koppel & Gruber Public Finance, as District Administrator to the City of San Diego, submits herewith this annual report for the District.

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

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

SECTION I. EXECUTIVE SUMMARY

Project: Greater Hillcrest Maintenance Assessment District (“District”)

Apportionment Method: Linear Front Foot (Frontage) (“LFF”)
 Building Square Footage (“BSF”)
 Lot Square Footage (“LSF”)
 Residential Condo (“Condo”)

TABLE 1
Summary Information – Benefit Zone 1

	FY 2025	FY 2026 ⁽¹⁾	Maximum Authorized
Total Parcels Assessed:	375	375	375
Total Estimated Assessment:	\$643,079.05	\$643,079.05	\$675,233.01
Total Number of Units:			
LFF	29,068	29,068	29,068
BSF	1,425,292	1,425,292	1,425,292
LSF	2,709,414	2,709,414	2,709,414
Condo BSF	148,869	148,869	148,869
Unit Assessment Rate			
\$/LFF	\$4.75000	\$4.75000	\$4.98750
\$/BSF	\$0.19000	\$0.19000	\$0.19950
\$/LSF	\$0.07600	\$0.07600	\$0.07980
\$/Condo	\$0.19000	\$0.19000	\$0.19950
Estimated Assessment Revenue			
\$/LFF	\$138,073.00	\$138,073.00	\$144,976.65
\$/BSF	\$270,805.48	\$270,805.48	\$284,345.75
\$/LSF	\$205,915.46	\$205,915.46	\$216,211.24
\$/Condo	\$28,285.11	\$28,285.11	\$29,699.37

1. FY 2026 is the City’s Fiscal Year 2026, which begins July 1, 2025 and ends June 30, 2026. Total Parcels Assessed, Total Estimated Assessment, and Total Estimated Factors may vary from prior year due to parcel changes.

TABLE 2
Summary Information Benefit Zone 2

	FY 2025	FY 2026 ⁽¹⁾	Maximum Authorized
Total Parcels Assessed:	117	117	117
Total Estimated Assessment:	\$58,053.58	\$58,053.58	\$60,955.85
Total Number of Units:			
LFF	1,615	1,615	1,615
BSF	140,375	140,375	140,375
LSF	164,497	164,497	164,497
Condo BSF	121,671	121,671	121,671
Unit Assessment Rate			
\$/LFF	\$4.75000	\$4.75000	\$4.98750
\$/BSF	\$0.13300	\$0.13300	\$0.13965
\$/LSF	\$0.05225	\$0.05225	\$0.05486
\$/Condo	\$0.19000	\$0.19000	\$0.19950
Estimated Assessment Revenue			
\$/LFF	\$7,671.25	\$7,671.25	\$8,054.81
\$/BSF	\$18,669.88	\$18,669.88	\$19,603.37
\$/LSF	\$8,594.97	\$8,594.97	\$9,024.31
\$/Condo	\$23,117.49	\$23,117.49	\$24,273.36

1. FY 2026 is the City's Fiscal Year 2026, which begins July 1, 2025 and ends June 30, 2026. Total Parcels Assessed, Total Estimated Assessment, and Total Estimated Factors may vary from prior year due to parcel changes.

TABLE 3
Summary Information Benefit Zone 3

	FY 2025	FY 2026 ⁽¹⁾	Maximum Authorized
Total Parcels Assessed:	3	3	3
Total Estimated Assessment:	\$35,041.51	\$35,041.51	\$36,793.59
Total Number of Units:			
LFF	1,412	1,412	1,412
BSF	149,129	149,129	149,129
LSF	0	0	0
Condo BSF	0	0	0
Unit Assessment Rate			
\$/LFF	\$4.75000	\$4.75000	\$4.98750
\$/BSF	\$0.19000	\$0.19000	\$0.19950
\$/LSF	N/A	N/A	N/A
\$/Condo	N/A	N/A	N/A
Estimated Assessment Revenue			
\$/LFF	\$6,707.00	\$6,707.00	\$7,042.35
\$/BSF	\$28,334.51	\$28,334.51	\$29,751.24
\$/LSF	N/A	N/A	N/A
\$/Condo	N/A	N/A	N/A

1. FY 2026 is the City's Fiscal Year 2026, which begins July 1, 2025 and ends June 30, 2026. Total Parcels Assessed, Total Estimated Assessment, and Total Estimated Factors may vary from prior year due to parcel changes.

TABLE 4
Summary Information Benefit Zone 4

	FY 2025	FY 2026 ⁽¹⁾	Maximum Authorized
Total Parcels Assessed:	4	4	4
Total Estimated Assessment:	\$7,050.10	\$7,050.10	\$7,402.61
Total Number of Units:			
LFF	641	641	641
BSF	0	0	0
LSF	52,702	52,702	52,702
Condo BSF	0	0	0
Unit Assessment Rate			
\$/LFF	\$4.75000	\$4.75000	\$4.98750
\$/BSF	N/A	N/A	N/A
\$/LSF	\$0.07600	\$0.07600	\$0.07980
\$/Condo	N/A	N/A	N/A
Estimated Assessment Revenue			
\$/LFF	\$3,044.75	\$3,044.75	\$3,196.99
\$/BSF	N/A	N/A	N/A
\$/LSF	\$4,005.35	\$4,005.35	\$4,205.62
\$/Condo	N/A	N/A	N/A

1. FY 2026 is the City's Fiscal Year 2026, which begins July 1, 2025 and ends June 30, 2026. Total Parcels Assessed, Total Estimated Assessment, and Total Estimated Factors may vary from prior year due to parcel changes.

Annual Cost Indexing: The assessments are authorized to increase for each individual parcel each year by an amount not to exceed 5%.

SECTION II. BACKGROUND

A. Introduction

The Greater Hillcrest Maintenance Assessment District was established during Fiscal Year 2025. 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 assessments and services and improvements the assessments fund.

On June 25, 2024, the City of San Diego passed R-315646 authorizing the annual budget and assessments for Fiscal Year 2025, and the continued levy of the assessments for the life of the District.

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

SECTION III. PLANS AND SPECIFICATION

A. General Description of the District

The territory within the District consists of all lots, parcels and subdivisions of land as shown on the Boundary Diagram titled “Assessment Diagram of the City of San Diego The Greater Hillcrest Maintenance Assessment District” contained within this Annual Report in Exhibit A.

The District boundaries are served based and generally include parcels within the following corners:

- Northeast Corner: Intersection of Normal St. and Campus Dr. (southeast corner only)
- Southeast Corner: Intersection of Robinson Ave and Park Blvd. (northeast and northwest corners only)
- Northwest Corner: Intersection of First Ave. and Washington Blvd. (east side only, also including parcels owned by Scripps/Mercy Hospital, north of Washington Blvd. at Fifth Ave.)
- Southwest Corner: Intersection of Fifth Ave and Brookes Ave (northeast and northwest corners only)

The District is divided into four benefit zones based on the services provided. The Zones are described as follows:

Zone 1 extends primarily along commercial heavy corridors including University Ave, Fifth Ave, Park Blvd and Normal St as well as portions of 3rd Ave, 4th Ave, 6th Ave, 7th Ave and Cleveland Ave. Zone 1 has the highest demand and need for levels of service and will specially benefit and be assessed for building area, land area and street frontage, except as noted herein for residential condominiums.

Zone 2 includes all parcels along Park Blvd from University Ave to Robinson Ave. Zone 2, with its mixed-use fabric has a lower demand and need for levels of service than Zone 1 and, thus, is assessed at lower rates than Zone 1 for building area and parcel land area and the same as Zone 1 for street frontage and residential condominiums.

Zone 3 includes the Hub shopping center and adjacent mixed-use Hub complex. Zone 3 has similar but different demands and needs than Zones 1 and 2 and is assessed based on building area and street frontage and not land area. Zone 3 has no residential condominiums.

Zone 4 includes non-contiguous parcels owned and fully occupied by religious-based non-profit entities. Due to these ownership/occupancy types, it is the opinion of this Assessment Engineer that Zone 4 parcels specially benefit differently than for-profit owned/occupied parcels and will be assessed for land area and street frontage and not building area. Zone 4 has no residential condominiums.

B. Description of Improvements to be Maintained and Services

The District, through the levy of special assessments, provides funding for authorized programs, services and improvements, including Sidewalk Operations, Administration & Program Management and Contingency. The programs, services and improvements provided by the District are further described as follows:

SIDEWALK OPERATIONS

Security

- Security personnel to generally provide services described as follows:
 - Foot patrol of the described benefit zones on the schedule described conducted by security personnel.
 - On-call program with responsive security personnel for owners within the described benefit zones.

Maintenance

- Services are generally described as follows:
 - Daily sidewalk and gutter sweeping.
 - Monthly sidewalk steam cleaning.
 - Daily trash can emptying (over and above city services).
 - Timely graffiti removal, within 48 hours as necessary, supplemental to baseline City
 - services.
 - Tree and vegetation maintenance (over and above city services) as needed.
 - Providing the services above within existing and new public spaces.
 - Personnel to manage the in-house or contracted maintenance and security teams.

TABLE 5
Service Frequency by Benefit Zone

Type of Special Benefit Service Sidewalk Operations	Benefit Zone	Frequency of service
Sidewalk and gutter sweeping	1, 2	Daily
Sidewalk and gutter sweeping	3, 4	5 days per week
Sidewalk pressure washing	1, 2, 3, 4	Monthly
Graffiti removal	1, 2, 3, 4	Within 48 hours after notice
Notification to City of hazards	1, 2, 3, 4	As identified
Landscaping and watering in the public right of way	1, 2	Weekly
Trash Receptacle emptying	1, 2, 3, 4	Daily

ADMINISTRATION & PROGRAM MANAGEMENT

Services may include, but are not limited to:

- Staff and administrative costs.
- General Liability Insurance.
- Office related expenses.
- Rent.
- Financial reporting and accounting.
- Legal costs related to the operation of the District.

CONTINGENCY

Examples of this category may include, but are not limited to:

- Delinquencies.
- City/County fees.
- Reserves.

Specifications for the programs, services and improvements to be funded by the District are on file with the City Engineer’s office and by reference are made part of this Annual Report. The specifications for the maintenance to be performed are contained in a City contract with the Owner’s Association (Hillcrest Business Improvement Association) which is incorporated herein by reference. These documents are on file with the City Clerk and the City Economic Development Department and are available for public inspection during normal business hours.

SECTION IV. ESTIMATE OF COSTS

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

SECTION V. METHOD OF APPORTIONMENT

A. Special Benefit Analysis

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

All District funded programs, services and improvements confer special benefit to parcels within the District by deterring crime, reducing litter/debris, and installing physical improvements. In addition, the programs, services, and improvements provided with the assessments, which are intended to (1) attract more customers, users, visitors, employees, tenants and investors, (2) increase business volumes, sales transactions, occupancies, and rental incomes, (3) and improve commerce, livability, security and aesthetic appeal for owners, tenants, residents, patrons, visitors. These special benefits are benefits that are above and beyond the City’s standard level of service, and exclusive of those “general benefits” provided to the public at large or properties located outside the District. Under applicable law, only “special benefits” are assessable. As such, separation and quantification of the “special benefits” associated with the improvements/services are illustrated in the following equations:

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

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

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

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

City Standard

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

External Benefits

Applicable law prohibits levying assessments to pay for “general benefits” conferred to the public at large or properties located outside the District. To quantify the general benefits, a composite district overlay determinant method was used. This is method of computing the value of general benefit involves a composite of three distinct types of general benefit: (1) general benefit to assessed parcels within the District, (2) general benefit to parcels immediately outside/adjacent to the District, and (3) general benefit to the public at large. The general benefit composites are further described below:

GENERAL BENEFIT- ASSESSED PARCELS WITHIN THE DISTRICT

District funded programs are narrowly designed and will be carefully implemented to specially benefit the assessed parcels; thus, nearly 100% of the benefits conferred to the assessed parcels are distinct and special. It is estimated there is 0.25% general benefit conferred on the assessed parcels.

GENERAL BENEFIT- OUTSIDE PARCELS

While District programs and services will not be provided directly to parcels outside the District boundaries, it is reasonable to conclude that District services (clean and safe) may confer an indirect spillover general benefit on parcels adjacent to the District boundaries. A benefit factor equal to 5% is attributed to general benefits conferred on commercial parcels and uses located adjacent to or across the street from assessed parcels, and a benefit factor equal to 1% is attributed to general benefits conferred on residential parcels and public/non-profit owned and fully occupied parcels located adjacent to or across the street from District assessed parcels.

GENERAL BENEFIT- PUBLIC AT LARGE

While District funded programs are narrowly designed and carefully implemented to specially benefit the assessed District parcels, these programs also provide general benefits to the public at large.

Tangible services and improvements such as security, benches and shade trees confer higher levels of general benefits than steam cleaned sidewalks, planters, decorative pavement and other general district management and operation activities. Based on the nature of the District funded services, programs and improvements, a general benefit equal to 5% is assigned to Sidewalk Operations, 1% is assigned to Administration & Program Management, and 1% is assigned to Contingency.

Based on the general benefit values delineated in the three sections above, the total districtwide general benefits have been quantified at 5% (rounded from 4.9966%) and will not be funded by the assessments.

Special Benefit

Parcels within the District re conferred proportionate special benefit resulting from the programs, services and improvements provided with the assessments, which are intended to (1) attract more customers, users, visitors, employees, tenants and investors, (2) increase business volumes, sales transactions, occupancies, and rental incomes, (3) and improve commerce, livability, security and aesthetic appeal for owners, tenants, residents, patrons, visitors, and

employees by deterring crime, reducing litter/debris, and installing physical improvements

B. Assessment Methodology

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

Due to the nature of the programs, services and improvements, four benefit zones were established. The assessments are weighted by benefit zone based on the benefit each zone receives. In addition to the benefit zones, a combination of four factors, as further described below, are used to calculate each parcel's assessment, including: Linear Front Footage ("LFF"), Building Square Footage ("BSF"), Lot Square Footage ("LSF"), and Residential Condominium ("Condo").

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

Linear Frontage (LFF)

Individual parcels will be assessed for all sides of each parcel fronting on a public street. Alley frontage is not assessed. Each side of the parcel (excluding alley areas) will receive special benefit services. The linear front footage data is calculated from the County Assessor's parcel maps.

Building Square Footage (BSF)

Building square footage is defined as gross building square footage throughout the District.

Lot Square Footage (LSF)

Lot square footage is defined as the total amount of area within the borders of the parcel.

Commercial and Mixed-Use Condominiums

Because such uses are typically developed as part of a multi-floor complex, special methodologies are needed to address the levy of assessments on such land uses as follows:

A. Multi-Floor Commercial Only Condominiums (no residential units):

- Building area (interior) assessed at respective benefit zone BSF rate
- LSF assessed at benefit zone LSF rate but pro-rated for each unit relative to the unit interior building area compared to the total (cumulative) interior BSF of the complex.
- LFF assessed at land street frontage rate but pro-rated for each unit relative to the unit interior building area compared to the total (cumulative) interior building area of the complex.

B. Multi-Floor Mixed-Use Condominiums

- Commercial condo interior BSF assessed at respective benefit zone BSF rate
- Residential condo interior BSF assessed at residential condominium BSF rate.

- Commercial LSF assessed at respective benefit zone LSF rate, pro-rated for each unit relative to the unit interior BSF compared to the total (cumulative) interior commercial BSF of the complex.
- Commercial LFF assessed at commercial LFF rate, pro-rated for the unit interior BSF compared to the total (cumulative) interior commercial BSF of the complex.

Residential Condominium Unit Parcels

Residential condominium units building square footage is defined as the livable building square footage within the walls of the condominium residential unit parcel. They are included in a special category to designate their unique special benefits relative to the other commercial parcels within the District. Unlike the other commercial parcels in the district, including commercially operated apartment buildings, residential condominium parcels are assessed for building square footage only, and are not assessed for linear frontage and lot square footage.

Internal Structured Parking Building Area

The building area (BSF) for private structured parking (only for tenants, employees and/or customers for businesses within a building or property) shall not be assessed. The rationale for this provision is that if this were private surface parking instead of private structured multi-floor parking there would be no “building area” to assess but such surface lots would be assessed for frontage and lot area since linear “clean and safe” services would still be provided adjacent to the surface parking lots and add to the total district costs. In the case of private structured parking, the adjacent street frontage and lot area beneath are assessed along with other internal income generating commercial space but the private non-income generating structured parking area is not since it does not add to the district’s overall costs nor add to special benefits conferred on the subject parcel. Public parking, whether internal or external, will be assessed for the building area of such parking, if any, as well as the underlying parcel land area (LSF) and street frontage (LFF) per each zone’s assessment methodology

SAMPLE CALCULATIONS

As described above, assessments have been calculated for each parcel based on the LFF, BSF, LSF, and Condo attributes of the property depending on the benefit zone.

LFF = Linear Front Footage (Frontage)
BSF = Building Square Footage
LSF = Lot Square Footage
Condo = Residential Condominium

Shown below are calculations for various sample parcels.

- **Improved Commercial Property in Benefit Zone 1 & 2 with 50 linear front footage, 5,000 building square footage, and 10,000 lot square footage**
LFF = 50.00 LFF
BSF = 5,000 BSF
LSF = 10,000 LSF
- **Improved Commercial Property in Benefit Zone 3 with 50 linear front footage and 5,000 building square footage**
LFF = 50.00 LFF
BSF = 5,000 BSF
- **Improved Commercial Property in Benefit Zone 4 with 50 linear front footage and 10,000 lot square footage**
LFF = 50.00 LFF
LSF = 10,000 LSF
- **Residential Condominium with 1,000 Condo Building Square Footage**
BSF = 1,000 BSF

The total assessment for each parcel in the District is based on the calculated LFF, BSF, LSF, Condo and the Benefit Zone for the parcel and the applicable unit assessment rate, as shown in the following equations:

<p>Benefit Zone 1 & 2: Total Assessment = Total LFF x LFF Assessment Rate + Total BSF x BSF Assessment Rate</p> <p>Benefit Zone 3: Total Parcel Assessment = Total BSF x Zone Rate + Total LFF x Zone Rate</p> <p>Benefit Zone 4: Total Parcel Assessment = Total LFF x Zone Rate + Total LSF x Zone Rate</p> <p>Residential Condominiums: Total Parcel Assessment = Total Single Unit BSF x Condo Rate</p>

C. 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 2025 proceedings are authorized to be indexed annually by an amount not to exceed 5% of the previous year’s rate. In accordance with the approved cost-indexing provisions, the maximum authorized assessment rates contained within this Annual Report have been increased by 5%.

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

EXHIBIT A DISTRICT BOUNDARY

The parcels within The Greater Hillcrest 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.

GREATER HILLCREST MAD – ASSESSMENT ENGINEER’S REPORT



EXHIBIT B ESTIMATE OF COSTS

REVENUE AND EXPENSE STATEMENT

Greater Hillcrest Maintenance Assessment District Fund 200822

	FY 2025 BUDGET	FY 2026 PROPOSED
BEGINNING FUND BALANCE*		
Surplus (or Deficit) from Prior Year	\$ -	\$ 75,493
TOTAL BEGINNING FUND BALANCE	\$ -	\$ 75,493
REVENUE		
Assessment Revenue	\$ 743,220	\$ 743,221
Other Contributions (Non Assessment Source)	\$ 39,116	\$ 41,471
Additional City Contribution	\$ -	\$ -
Gas Tax Transfer	\$ -	\$ 5,614
TOTAL REVENUE	\$ 782,336	\$ 790,306
TOTAL BEGINNING FUND BALANCE & REVENUE	\$ 782,336	\$ 865,799
OPERATING EXPENSE		
Landscaping Improvements and Activities	\$ 625,518	\$ 710,000
General Operating	\$ 30,000	\$ 37,500
Owner's Association/Non-Profit Administration	\$ 47,825	\$ 36,952
City Administration	\$ 3,500	\$ 3,500
Contingency Reserve	\$ 75,493	\$ -
TOTAL OPERATING EXPENSE	\$ 782,336	\$ 787,952
TOTAL ENDING BALANCE	\$ -	\$ 77,847

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

EXHIBIT C ASSESSMENT ROLL

The assessment roll is a listing of the Fiscal Year 2026 Assessment apportioned to each lot or parcel, as shown on the San Diego County last equalized roll of the assessor and reflective of the Assessor's Parcel Map(s) associated with the equalized roll. A listing of parcels proposed to be assessed within this District is shown on the following table.



**GREATER HILLCREST MAINTENANCE ASSESSMENT DISTRICT
PRELIMINARY FISCAL YEAR 2026 ASSESSMENT ROLL**

Assessor's Parcel Number	Zone	Property Owner	Lot Square Footage	Building Square Footage	Frontage	FY 2026 Assessment*
ZONE: 1						
444-521-18-00	1	OAKMONT MANAGEMENT LLC, GASLAMP INVESTMENTS GP LLC	4,399	4,399	55	\$ 1,431.38
444-521-19-00	1	OAKMONT MANAGEMENT LLC, GASLAMP INVESTMENTS GP LLC	6,399	7,861	160	\$ 2,739.90
444-521-36-00	1	JI SIREBRENK MANAGEMENT LLC, SCHWARZBLATT FAMILY LLC	16,284	6,293	255	\$ 3,644.50
444-522-13-00	1	STALMER DOLLARS L L C	16,201	7,150	255	\$ 3,801.02
444-522-31-00	1	YOUNAN HOLDINGS L L C	15,903	1,874	255	\$ 2,775.92
444-531-12-00	1	SCRIPPS HEALTH	4,979	0	40	\$ 568.40
444-531-13-00	1	SCRIPPS HEALTH	4,228	0	40	\$ 511.32
444-531-19-00	1	LEGACY ONE LLC, K J K PROPERTIES LLC	10,814	3,659	313	\$ 3,003.82
444-531-31-00	1	SCRIPPS HEALTH	4,053	0	40	\$ 498.02
444-531-33-00	1	SCRIPPS HEALTH	8,845	0	160	\$ 1,432.22
444-531-34-00	1	SCRIPPS HEALTH	15,252	1,949	369	\$ 3,282.20
444-533-25-00	1	SCRIPPS HEALTH	30,927	70,694	380	\$ 17,587.30
444-533-26-00	1	SCRIPPS HEALTH	39,639	0	150	\$ 3,725.06
444-661-01-00	1	DAVEY SUSAN L	5,409	4,409	150	\$ 1,961.28
444-661-02-00	1	GARDNER FAMILY 2012 TRUST 02-17-12	2,791	2,550	45	\$ 910.36



**GREATER HILLCREST MAINTENANCE ASSESSMENT DISTRICT
PRELIMINARY FISCAL YEAR 2026 ASSESSMENT ROLL**

Assessor's Parcel Number	Zone	Property Owner	Lot Square Footage	Building Square Footage	Frontage	FY 2026 Assessment*
444-661-14-00	1	BAEZA DESKO INVESTMENTS LLC	4,339	3,122	45	\$ 1,136.68
444-661-16-00	1	STRAUSS CALIFORNIA LP	6,721	3,082	50	\$ 1,333.86
444-661-21-00	1	MCMEDICAL LLC	6,722	7,975	50	\$ 2,263.62
444-661-24-00	1	ASSISTANCE LEAGUE OF GREATER SAN DIEGO	13,594	6,217	40	\$ 2,404.36
444-661-25-00	1	LEGACY THREE LLC, GOFF FAMILY PROPERTIES LLC	15,754	5,561	245	\$ 3,417.64
444-661-26-00	1	3969 FIRST AVENUE LLC	10,423	9,354	80	\$ 2,949.40
444-661-27-00	1	CITYWEST LLC	7,883	7,023	195	\$ 2,859.72
444-662-04-00	1	AMERICAN STORES PROPERTIES INC (STORE NO 9148) <LF>	6,787	0	50	\$ 753.30
444-662-09-00	1	HILLCREST PARTNERS L L C	6,797	532	50	\$ 855.14
444-662-10-00	1	THIRD & UNIVERSITY L L C	7,716	4,914	195	\$ 2,446.32
444-662-11-00	1	C V K INC	20,634	6,724	295	\$ 4,246.98
444-662-14-00	1	40 PLAZA L L C, 30 PLAZA L L C	6,696	18,449	50	\$ 4,251.70
444-662-15-00	1	50 PLAZA L L C	6,550	3,720	50	\$ 1,442.10
444-662-16-00	1	PICKFORD FAMILY TRUST 08-31-23	6,543	9,293	50	\$ 2,500.42
444-662-20-00	1	AMERICAN STORES PROPERTIES INC (STORE NO 9148) <LF>	8,327	0	245	\$ 1,796.60
444-662-21-00	1	MCGUIRE SURVIVORS TRUST 04-17-85, MCGUIRE EXEMPT	13,817	18,446	100	\$ 5,029.82

*Rounded to the even penny to comply with County submittal requirements.



**GREATER HILLCREST MAINTENANCE ASSESSMENT DISTRICT
PRELIMINARY FISCAL YEAR 2026 ASSESSMENT ROLL**

Assessor's Parcel Number	Zone	Property Owner	Lot Square Footage	Building Square Footage	Frontage	FY 2026 Assessment*
444-662-22-00	1	AMERICAN STORES PROPERTIES INC (STORE NO 9148) <LF>	20,506	16,372	245	\$ 5,832.88
444-671-01-00	1	BSTWISH II L L C	8,683	2,023	195	\$ 1,970.52
444-671-04-00	1	ARKO LOUIS & CAROL ANN TRUST	6,932	9,832	50	\$ 2,632.40
444-671-05-00	1	MARTINEZ ROBERT (DCSD) TR	7,009	3,694	50	\$ 1,472.04
444-671-06-00	1	TOTAH NICHOLAS M LIVING TRUST 07-22-15	6,945	5,328	50	\$ 1,777.64
444-671-07-00	1	DANUBE PROPERTIES TWO L P	6,727	6,808	50	\$ 2,042.26
444-671-08-00	1	JADALLAH CHARLES	7,395	13,808	50	\$ 3,423.04
444-671-09-00	1	AMERICAN COMMERCIAL EQUITIES L L C	5,240	6,210	155	\$ 2,314.38
444-671-10-00	1	SHOLEH LLC	4,979	7,687	45	\$ 2,052.68
444-671-11-00	1	416 UNIVERSITY AVENUE LLC	5,067	5,992	45	\$ 1,737.32
444-671-12-00	1	FIFTH & UNIVERSITY PARTNERS L P	14,421	41,646	245	\$ 10,172.48
444-671-13-00	1	FIFTH & UNIVERSITY PARTNERS L P	6,681	0	50	\$ 745.24
444-671-14-00	1	P R E F HILLCREST LLC	6,603	4,515	50	\$ 1,597.16
444-671-15-00	1	P R E F HILLCREST LLC	6,534	4,515	50	\$ 1,591.92
444-671-16-00	1	P R E F HILLCREST LLC	6,727	6,498	50	\$ 1,983.36
444-671-17-00	1	P R E F HILLCREST LLC	12,975	13,000	100	\$ 3,931.10

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**GREATER HILLCREST MAINTENANCE ASSESSMENT DISTRICT
PRELIMINARY FISCAL YEAR 2026 ASSESSMENT ROLL**

Assessor's Parcel Number	Zone	Property Owner	Lot Square Footage	Building Square Footage	Frontage	FY 2026 Assessment*
444-671-18-00	1	FUNKE THOMAS M TRUST 11-29-17	6,443	5,420	50	\$ 1,756.96
444-671-19-00	1	QUARTERHORSE EQUITIES L L C	8,193	4,241	195	\$ 2,354.70
444-671-20-00	1	WHITE BOARD POWAY ASSOCIATES LLC	13,808	28,330	100	\$ 6,907.10
444-672-06-00	1	500 UNIVERSITY AVENUE LLC	3,570	10,362	116	\$ 2,791.10
444-672-07-00	1	500 UNIVERSITY AVENUE LLC	3,650	0	50	\$ 514.90
444-672-08-00	1	KELLY BEVERLY A FAMILY TRUST 06-17-04	5,715	8,007	50	\$ 2,193.16
444-672-09-00	1	KELLY BEVERLY A FAMILY TRUST 06-17-04	3,704	5,422	156	\$ 2,052.68
444-672-11-00	1	500 UNIVERSITY AVENUE LLC	3,556	0	34	\$ 431.74
444-690-12-00	1	WONG GARY SEPARATE PROPERTY TRUST 06-05-13 ET AL	7,158	2,223	185	\$ 1,845.12
444-690-13-00	1	WONG GARY SEPARATE PROPERTY TRUST 06-05-13 ET AL	6,508	0	50	\$ 732.10
444-690-14-00	1	VIGDERSON ELI TRUST 11-13-12	6,508	2,640	50	\$ 1,233.70
444-690-15-00	1	CITY OF SAN DIEGO	6,508	0	50	\$ 732.10
444-690-16-00	1	CITY OF SAN DIEGO	7,150	10,725	185	\$ 3,459.90
444-690-34-00	1	AHADIAN FAMILY TRUST 04-05-04	11,174	1,920	229	\$ 2,301.76
444-710-25-00	1	SCRIPPS HEALTH	669,517	0	2,180	\$ 61,238.28
445-470-08-00	1	CATTLEDOGS L L C	2,512	816	125	\$ 939.70

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**GREATER HILLCREST MAINTENANCE ASSESSMENT DISTRICT
PRELIMINARY FISCAL YEAR 2026 ASSESSMENT ROLL**

Assessor's Parcel Number	Zone	Property Owner	Lot Square Footage	Building Square Footage	Frontage	FY 2026 Assessment*
445-470-09-00	1	MARKS MILLER M	1,569	1,370	108	\$ 892.54
445-470-10-00	1	4002 NORMAL STREET L L C	2,762	2,594	100	\$ 1,177.76
445-470-11-00	1	4002 NORMAL STREET L L C	4,882	7,280	140	\$ 2,419.22
445-470-12-00	1	T D R TRUST 09-01-23	3,922	1,151	50	\$ 754.26
445-470-13-00	1	LECLAIR JAMES D, LECLAIRE DENISE G	3,970	808	50	\$ 692.74
445-470-14-00	1	T D R TRUST 09-01-23	1,855	780	32	\$ 441.18
445-470-15-00	1	T D R TRUST 09-01-23	5,725	1,497	50	\$ 957.02
445-470-16-00	1	JOHNSON FAMILY TRUST 01-29-08, OHLINGER MICHELLE A LIVING	7,379	2,462	50	\$ 1,266.08
445-470-17-00	1	IRWIN FAMILY TRUST 04-11-07, 4038-42 NORMAL STREET B LLC ET	5,306	1,176	37	\$ 802.44
445-470-18-00	1	4038 42 NORMAL STREET B LLC, 4038 42 NORMAL STREET LLC,	5,995	988	37	\$ 819.08
445-470-19-00	1	G D B INVESTMENTS LLC	6,327	3,290	50	\$ 1,343.44
445-470-26-00	1	IMPACT PROPERTY LLC	5,777	4,180	260	\$ 2,468.24
445-491-05-00	1	NORMAL NMC LLC	7,016	3,839	50	\$ 1,500.12
445-491-06-00	1	NORMAL NMC LLC	6,996	3,839	50	\$ 1,498.60
445-491-07-00	1	SAINT JOHN THE EVANGELIST CATHOLIC PARISH SAN DIEGO IN	2,572	0	33	\$ 352.22
445-491-09-00	1	CARTER JOSEFINA C	5,246	1,344	37	\$ 829.80

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**GREATER HILLCREST MAINTENANCE ASSESSMENT DISTRICT
PRELIMINARY FISCAL YEAR 2026 ASSESSMENT ROLL**

Assessor's Parcel Number	Zone	Property Owner	Lot Square Footage	Building Square Footage	Frontage	FY 2026 Assessment*
445-491-10-00	1	KATZ SHARON REVOCABLE TRUST 11-15-19	6,994	5,991	50	\$ 1,907.32
445-491-30-01	1	RADOVICH DANIEL J TRUST 02-21-21, RADOVICH JOHN S TRUST	0	1,471	0	\$ 279.48
445-491-30-02	1	MCMULLEN PHILLIP K	0	1,471	0	\$ 279.48
445-491-30-03	1	FRITZ KURT S	0	1,471	0	\$ 279.48
445-491-30-04	1	LIANGPU-CHUNBO TRUST 06-06-17	0	1,471	0	\$ 279.48
445-491-30-05	1	MENA PETER A & ORTEGA JOSEPH D	0	1,471	0	\$ 279.48
445-491-30-06	1	VARELA ARNOLD	0	1,471	0	\$ 279.48
445-491-30-07	1	DESMOND DENIS A 2019 TRUST 03-21-19	0	1,471	0	\$ 279.48
445-491-30-08	1	WILLIAMS BROOKES A	0	1,471	0	\$ 279.48
445-491-30-09	1	RIVERA XANTHE M	0	1,471	0	\$ 279.48
445-491-30-10	1	GAVITT LIVING TRUST 08-20-20	0	1,471	0	\$ 279.48
445-491-30-11	1	POYSER KYLE L & HARRIS ANDREW S	0	1,471	0	\$ 279.48
445-491-30-12	1	CATANIA GLEN A & MATSUMOTO MAUREEN S	0	1,467	0	\$ 278.72
445-610-01-00	1	HILLCREST PLAZA INVESTMENTS LLC	8,483	7,391	277	\$ 3,364.74
445-610-02-00	1	HILLCREST PLAZA INVESTMENTS LLC	11,702	11,900	205	\$ 4,124.10
445-610-03-00	1	HILLCREST PLAZA INVESTMENTS LLC	7,026	5,240	102	\$ 2,014.06

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**GREATER HILLCREST MAINTENANCE ASSESSMENT DISTRICT
PRELIMINARY FISCAL YEAR 2026 ASSESSMENT ROLL**

Assessor's Parcel Number	Zone	Property Owner	Lot Square Footage	Building Square Footage	Frontage	FY 2026 Assessment*
445-610-10-00	1	HILLCREST COLONNADE L P	8,448	3,200	181	\$ 2,109.78
445-610-14-00	1	HILLCREST COLONNADE L P	63,162	24,775	777	\$ 13,198.30
445-620-08-00	1	MCDONALDS CORPORATION	1,595	0	40	\$ 311.22
445-620-12-00	1	MCDONALDS CORP <DBA DELAWARE MCDONALDS CORP>	7,153	0	50	\$ 781.12
445-620-13-00	1	RAY LYNN & HIROKO FAMILY TRUST 07-17-01	7,336	3,650	50	\$ 1,488.52
445-620-14-00	1	HILLCREST VILLAGE SQUARE PARTNERSHIP	14,622	12,080	207	\$ 4,389.72
445-620-15-00	1	HILLCREST VILLAGE SQUARE PARTNERSHIP	7,117	12,500	50	\$ 3,153.38
445-620-16-00	1	SINGLETON FAMILY TRUST 12-27-12, UENO FAMILY TRUST 05-16-	13,176	9,872	250	\$ 4,064.54
445-620-18-00	1	FRANCHISE REALTY INTERSTATE CORP	19,059	3,627	250	\$ 3,325.10
445-632-11-00	1	WOLFE MARCIA 2017 REVOCABLE TRUST 06-08-17	2,747	896	35	\$ 545.26
445-632-12-00	1	KANG HANSOO	2,922	1,023	35	\$ 582.68
445-632-13-00	1	PARTAIN STEPHEN & GONZALEZ ENRIQUE	2,435	736	35	\$ 491.14
445-632-14-00	1	UNIVERSITY CHRISTIAN CHURCH (DISCIPLES OF CHRIST) OF SAN	1,504	703	36	\$ 418.86
445-632-15-00	1	REECE WILLIAM E & NORMA J FAMILY TRUST 04-01-91	2,032	951	101	\$ 814.86
445-632-18-00	1	STATE OF CALIFORNIA	108,464	13,045	663	\$ 13,871.06
445-641-06-00	1	MCKENZIE FAMILY TRUST 06-01-11, STONE FAMILY TRUST 10-09-	6,992	5,373	50	\$ 1,789.76



**GREATER HILLCREST MAINTENANCE ASSESSMENT DISTRICT
PRELIMINARY FISCAL YEAR 2026 ASSESSMENT ROLL**

Assessor's Parcel Number	Zone	Property Owner	Lot Square Footage	Building Square Footage	Frontage	FY 2026 Assessment*
445-641-07-00	1	HAFEN LANCE D	6,991	3,514	50	\$ 1,436.46
445-641-08-00	1	3959 NORMAL STREET LLC	6,991	5,952	50	\$ 1,899.68
445-641-09-00	1	MILES RALEIGH J TR	6,990	4,628	50	\$ 1,648.06
445-641-10-00	1	HILLCREST PLACE LLC	6,990	7,290	50	\$ 2,153.84
445-641-13-00	1	FENTON EVOC LLC	6,988	0	50	\$ 768.58
445-641-14-00	1	FENTON EVOC LLC	3,421	0	118	\$ 820.48
445-641-15-00	1	WERNER BRADLEY T	1,991	852	40	\$ 503.18
445-641-16-00	1	RICHARDSON TRUST 02-12-20	1,574	776	32	\$ 419.06
445-641-32-00	1	FENTON EVOC LLC	13,978	0	100	\$ 1,537.32
445-641-34-00	1	LASETER FAMILY TRUST 04-12-21	6,992	1,800	50	\$ 1,110.88
445-641-39-01	1	PADDEN SHAUN	0	1,025	0	\$ 194.74
445-641-39-02	1	EMMONS RUSS L LIVING TRUST 03-26-22	0	1,025	0	\$ 194.74
445-641-39-03	1	HOLZAPFEL MICHAEL R, FLOROS KRISTIE A	0	1,025	0	\$ 194.74
445-641-39-04	1	HALAMUDA NICOLE TRUST 12-26-15	0	1,025	0	\$ 194.74
445-641-39-05	1	URANGA JESUS A JR & TIFFANY A	0	1,025	0	\$ 194.74
445-641-39-06	1	THONGCHUA PINPHORN P	0	1,025	0	\$ 194.74

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**GREATER HILLCREST MAINTENANCE ASSESSMENT DISTRICT
PRELIMINARY FISCAL YEAR 2026 ASSESSMENT ROLL**

Assessor's Parcel Number	Zone	Property Owner	Lot Square Footage	Building Square Footage	Frontage	FY 2026 Assessment*
445-641-39-07	1	CORNWALL MORGAN L	0	896	0	\$ 170.24
445-641-39-08	1	VOOGD BRIAN	0	896	0	\$ 170.24
445-641-39-09	1	MORSE GAIL	0	896	0	\$ 170.24
445-641-39-10	1	CAVITT JOHN W	0	896	0	\$ 170.24
445-641-39-11	1	DILLANE MICHAEL	0	896	0	\$ 170.24
445-641-39-12	1	NARUCKI RUTHERFORD TRUST 10-01-21	0	896	0	\$ 170.24
445-641-39-13	1	KIRSHNER MIRIAM B	0	896	0	\$ 170.24
445-641-39-14	1	RIDEOUT MARC TRUST 07-13-21	0	896	0	\$ 170.24
445-650-01-01	1	HANNA ANTOINE A & LINDA L REVOCABLE TRUST 07-16-07	900	900	11	\$ 291.64
445-650-01-02	1	ABRAHAM ERICA A REVOCABLE 1997 TRUST 02-12-97	0	870	0	\$ 165.30
445-650-01-03	1	LEISURE PAUL JR	0	870	0	\$ 165.30
445-650-01-04	1	EVANS-SHINKLE CATHLEEN M	0	923	0	\$ 175.36
445-650-01-05	1	GALLO FRANCESCA M	0	660	0	\$ 125.40
445-650-01-06	1	TAKAHASHI JUNE	0	675	0	\$ 128.24
445-650-01-07	1	WESTHART ANNA	0	923	0	\$ 175.36
445-650-01-08	1	CUE FELIPE M & MESTO CARMEN, MESTO FERNANDO	0	923	0	\$ 175.36

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**GREATER HILLCREST MAINTENANCE ASSESSMENT DISTRICT
PRELIMINARY FISCAL YEAR 2026 ASSESSMENT ROLL**

Assessor's Parcel Number	Zone	Property Owner	Lot Square Footage	Building Square Footage	Frontage	FY 2026 Assessment*
445-650-01-09	1	BECK DAVID JR TRUST 06-12-07	0	923	0	\$ 175.36
445-650-01-10	1	ABELDANO ROLANDO JR & JOHNSON RICHARD D JR	0	870	0	\$ 165.30
445-650-01-11	1	LOSCH KIMBERLEY	0	870	0	\$ 165.30
445-650-01-12	1	PIERCE ROBERT J	0	923	0	\$ 175.36
445-650-01-13	1	EVANS TIMOTHY P & DORSEY-EVANS MARY	0	660	0	\$ 125.40
445-650-01-14	1	HEKIER ELAN & EMILY B REVOCABLE TRUST 09-30-09	0	923	0	\$ 175.36
445-650-01-15	1	OKEEFE MARGARET C	0	923	0	\$ 175.36
445-650-01-16	1	WATERBURY STEVEN D	0	923	0	\$ 175.36
445-650-01-17	1	HLAVACEK ALEX	0	923	0	\$ 175.36
445-650-01-18	1	NUGENT NORA, FULTON J LAVIDA	0	870	0	\$ 165.30
445-650-01-19	1	SUGDEN CHRISTOPHER W	0	870	0	\$ 165.30
445-650-01-20	1	KAWASAKI KIYOSHI & ITSUKO A	0	923	0	\$ 175.36
445-650-01-21	1	GUNNELL TODD C	0	660	0	\$ 125.40
445-650-01-22	1	ELLEFSON LAUREN F	0	923	0	\$ 175.36
445-650-02-00	1	BELSALUTE L L C	6,830	2,357	50	\$ 1,204.40
445-650-03-00	1	7-ELEVEN INC <LF> S E J ASSET MANAGEMENT & INVESTMENT CO	12,390	2,400	267	\$ 2,665.88



**GREATER HILLCREST MAINTENANCE ASSESSMENT DISTRICT
PRELIMINARY FISCAL YEAR 2026 ASSESSMENT ROLL**

Assessor's Parcel Number	Zone	Property Owner	Lot Square Footage	Building Square Footage	Frontage	FY 2026 Assessment*
445-650-04-00	1	NORMAL HILLCREST LLC	3,554	28,154	40	\$ 5,809.36
445-650-05-00	1	NORMAL HILLCREST LLC	6,160	9,472	152	\$ 2,989.84
445-650-06-00	1	NORMAL HILLCREST LLC	3,105	0	25	\$ 354.72
445-650-07-00	1	NORMAL HILLCREST LLC	3,379	0	25	\$ 375.54
445-650-08-00	1	HARVEY MILKME LLC	7,174	1,029	190	\$ 1,643.22
445-650-09-00	1	THE SAN DIEGO LESBIAN GAY BISEXUAL & TRANSGENDER	16,368	0	242	\$ 2,393.46
452-055-01-00	1	GUMUSTEKIN FAMILY TRUST 10-22-10	2,773	2,554	68	\$ 1,019.00
452-055-02-00	1	UNIVERSITY H M LLC	2,773	4,256	109	\$ 1,537.12
452-055-31-00	1	UPTOWN 141, UPTOWN 141, UPTOWN 141	10,969	8,076	216	\$ 3,394.08
452-055-32-00	1	WG SD LLC <LF> WALGREEN CO	15,647	9,985	251	\$ 4,278.56
452-055-33-00	1	WG SD LLC <LF> WALGREENS CO	6,745	0	50	\$ 750.12
452-055-49-00	1	UCLICK PROPERTIES LLC	13,490	10,252	100	\$ 3,448.12
452-055-50-00	1	GOLDEN SPRING INVESTMENT L L C	12,274	5,639	225	\$ 3,072.98
452-056-01-00	1	UPTOWN UNIVERSITY L L C	9,579	16,944	201	\$ 4,902.10
452-056-02-00	1	WONG GARY SEPARATE PROPERTY TRUST 06-05-13 ET AL	6,602	5,900	50	\$ 1,860.24
452-056-03-00	1	FOURTH AVENUE SD LLC	6,939	1,990	50	\$ 1,142.96



**GREATER HILLCREST MAINTENANCE ASSESSMENT DISTRICT
PRELIMINARY FISCAL YEAR 2026 ASSESSMENT ROLL**

Assessor's Parcel Number	Zone	Property Owner	Lot Square Footage	Building Square Footage	Frontage	FY 2026 Assessment*
452-056-04-00	1	FOURTH AVENUE SD LLC	7,000	0	50	\$ 769.50
452-056-05-00	1	BALISTRERI FAMILY TRUST 02-10-89	6,994	3,300	50	\$ 1,396.04
452-056-06-00	1	BELINSKY BY-PASS TRUST 03-06-90	6,717	4,737	50	\$ 1,648.02
452-056-07-00	1	ROBINSON PLAZA L P	13,444	6,402	235	\$ 3,354.36
452-056-08-00	1	CAMERINO JOHN A 2019 TRUST, CAMERINO FAMILY TRUST	4,786	2,337	79	\$ 1,183.00
452-056-09-00	1	LEOPOLD FAMILY TRUST 02-26-86	2,089	1,014	93	\$ 793.16
452-056-13-00	1	JASAITIS MICHAEL J SEPARATE PROPERTY REVOCABLE TRUST	6,576	2,628	53	\$ 1,250.84
452-056-14-00	1	JASAITIS MICHAEL J SEPARATE PROPERTY REVOCABLE TRUST	6,639	5,814	50	\$ 1,846.72
452-056-15-00	1	ARKO LOUIS TR (DCSD)	7,238	6,016	185	\$ 2,571.86
452-056-16-00	1	MARSHALL LEONG INVESTMENT GROUP INC	19,825	6,700	285	\$ 4,133.44
452-056-17-00	1	KOPPEL INTER VIVOS TRUST 06-16-93	6,774	8,210	50	\$ 2,312.22
452-056-18-00	1	CASCADE S & D LLC	6,625	6,750	50	\$ 2,023.50
452-056-19-00	1	JADALLAH CHARLES	6,674	9,150	50	\$ 2,483.22
452-056-20-00	1	JADALLAH CHARLES	15,516	28,190	251	\$ 7,727.56
452-056-21-00	1	KG VENTURES	4,455	3,900	131	\$ 1,701.82
452-056-22-00	1	KG VENTURES	4,969	4,120	50	\$ 1,397.94

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**GREATER HILLCREST MAINTENANCE ASSESSMENT DISTRICT
PRELIMINARY FISCAL YEAR 2026 ASSESSMENT ROLL**

Assessor's Parcel Number	Zone	Property Owner	Lot Square Footage	Building Square Footage	Frontage	FY 2026 Assessment*
452-056-23-00	1	UPTOWN S D VENTURES LLC	5,058	3,371	50	\$ 1,262.38
452-056-24-00	1	C P VII SIXTH AVE LLC	5,030	9,848	50	\$ 2,490.90
452-056-25-00	1	COHEN FAMILY TRUST 02-03-83	4,826	5,027	50	\$ 1,559.40
452-056-26-00	1	EHRENBERG ROBERTA S TR & EHRENBERG ELLEN L TR &	4,921	14,328	50	\$ 3,333.80
452-056-27-00	1	HILLCREST-BRS ASSOCIATES L P <LF> HILLCREST-BRS	9,464	8,500	200	\$ 3,284.26
452-056-28-00	1	THRIFTY PAYLESS <LF>	9,505	0	200	\$ 1,672.38
452-056-29-00	1	BALZAC PROPERTIES II <LF> ROBINSON AVENUE SAN DIEGO L L C	12,051	0	105	\$ 1,414.62
452-056-30-00	1	BALZAC PROPERTIES II <LF> ROBINSON AVENUE SAN DIEGO L L C	9,667	0	198	\$ 1,675.18
452-056-31-00	1	HILLCREST-BRS ASSOCIATES L P <LF> HILLCREST-BRS	9,372	0	198	\$ 1,652.76
452-056-32-00	1	C P VII SIXTH AVE LLC	4,907	0	50	\$ 610.42
452-056-33-00	1	C P VII SIXTH AVE LLC	4,719	0	50	\$ 596.14
452-056-34-00	1	C P VII SIXTH AVE LLC	9,826	0	100	\$ 1,221.76
452-056-35-00	1	KG VENTURES	14,037	11,532	251	\$ 4,450.14
452-063-43-00	1	KERR CAROL K	2,288	1,992	50	\$ 789.86
452-063-44-00	1	KANEKAI DONALD J M TRUST 09-12-14, C B FAMILY TRUST 10-07-05	4,215	3,328	135	\$ 1,593.90
452-063-45-00	1	COX CALIFORNIA PCS INC <LF> SNYDER DAVID R SR TRUST 01-	13,543	7,710	100	\$ 2,969.16



**GREATER HILLCREST MAINTENANCE ASSESSMENT DISTRICT
PRELIMINARY FISCAL YEAR 2026 ASSESSMENT ROLL**

Assessor's Parcel Number	Zone	Property Owner	Lot Square Footage	Building Square Footage	Frontage	FY 2026 Assessment*
452-063-46-00	1	COX CALIFORNIA PCS INC <LF> JACOBS FAMILY EXEMPT TRUST D	6,885	3,792	50	\$ 1,481.24
452-063-47-00	1	UPTOWN LOFTS LLC, FERREIRA DANIEL J	6,547	0	50	\$ 735.06
452-063-48-00	1	ZELLMANN TRUST 08-10-21	6,737	4,800	50	\$ 1,661.50
452-063-49-00	1	ZELLMANN TRUST 08-10-21	6,857	0	50	\$ 758.62
452-063-50-00	1	SAN DIEGO HOUSING COMMISSION	6,718	12,448	50	\$ 3,113.18
452-063-51-00	1	R C COMMERCIAL HOLDINGS L L C	6,714	2,281	47	\$ 1,166.90
452-063-52-00	1	BALZAC PROPERTIES II <LF> ROBINSON AVENUE SAN DIEGO L L C	23,958	21,785	437	\$ 8,035.70
452-063-53-00	1	SUTER JOYCE S TRUST 01-07-11	2,631	3,500	108	\$ 1,377.94
452-063-54-00	1	SUTER JOYCE S TRUST 01-07-11	2,204	0	42	\$ 367.00
452-063-55-00	1	Z B NATIONAL ASSN	9,504	10,414	100	\$ 3,175.96
452-063-56-00	1	WATSON THOMA A & JANE M REVOCABLE LIVING TRUST 07-17-18	4,926	0	50	\$ 611.86
452-063-57-00	1	OSUNA JAIME & ROSA FAMILY TRUST 09-21-09	2,139	2,400	35	\$ 784.80
452-063-58-00	1	OSUNA JAIME & ROSA FAMILY TRUST 09-21-09	2,490	2,400	104	\$ 1,139.24
452-063-59-00	1	SAN DIEGO LESBIAN GAY BISEXUAL TRANSGENDER COMMUNITY	2,564	2,000	36	\$ 745.86
452-063-60-00	1	COLLURA PROPERTIES L L C	7,046	4,065	250	\$ 2,495.34
452-063-61-00	1	Z B NATIONAL ASSN	5,075	0	50	\$ 623.20

*Rounded to the even penny to comply with County submittal requirements.



**GREATER HILLCREST MAINTENANCE ASSESSMENT DISTRICT
PRELIMINARY FISCAL YEAR 2026 ASSESSMENT ROLL**

Assessor's Parcel Number	Zone	Property Owner	Lot Square Footage	Building Square Footage	Frontage	FY 2026 Assessment*
452-063-62-00	1	Z B NATIONAL ASSN	4,469	0	50	\$ 577.14
452-063-63-00	1	M Z K J PROPERTIES LLC	4,972	1,600	50	\$ 919.36
452-063-64-00	1	MIKHAIL FAMILY TRUST 09-30-02	4,794	6,599	146	\$ 2,311.64
452-093-16-00	1	819 UNIVERSITY ACQUISITION CO L P	5,598	7,584	150	\$ 2,578.90
452-093-17-00	1	819 UNIVERSITY ACQUISITION CO L P	5,265	3,345	50	\$ 1,273.18
452-093-43-00	1	LOPEZ FAMILY TRUST 09-06-01	6,304	6,304	53	\$ 1,928.60
452-093-44-00	1	VANTAGGIO SUITES HILLCREST LLC	22,082	43,900	112	\$ 10,551.22
452-103-01-00	1	CP VII ROBINSON LLC	3,150	834	42	\$ 597.36
452-103-02-00	1	CP VII ROBINSON LLC	5,915	6,364	155	\$ 2,394.94
452-103-03-00	1	CP VII ROBINSON LLC	7,433	6,552	67	\$ 2,128.02
452-103-04-00	1	CP VII ROBINSON LLC	5,059	602	42	\$ 698.36
452-103-05-00	1	CP VII ROBINSON LLC	5,370	4,877	45	\$ 1,548.50
452-103-06-00	1	CP VII ROBINSON LLC	9,001	9,006	75	\$ 2,751.46
452-103-07-00	1	CP VII ROBINSON LLC	9,104	17,000	75	\$ 4,278.14
452-103-08-00	1	C P VII ROBINSON LLC	6,133	5,303	50	\$ 1,711.16
452-103-09-00	1	CP VII ROBINSON LLC	5,956	7,650	50	\$ 2,143.64



**GREATER HILLCREST MAINTENANCE ASSESSMENT DISTRICT
PRELIMINARY FISCAL YEAR 2026 ASSESSMENT ROLL**

Assessor's Parcel Number	Zone	Property Owner	Lot Square Footage	Building Square Footage	Frontage	FY 2026 Assessment*
452-103-10-00	1	CP VII ROBINSON LLC	15,065	1,653	240	\$ 2,599.00
452-103-66-00	1	C I-G S HILLCREST LLC	21,000	0	290	\$ 2,973.50
452-151-03-00	1	SUTTER UPTOWN L P	7,004	3,060	50	\$ 1,351.20
452-151-04-00	1	GONZALEZ FIGUEROA FAMILY TRUST 05-30-22	7,004	2,631	50	\$ 1,269.68
452-151-05-00	1	GONZALEZ FIGUEROA FAMILY TRUST 05-30-22	7,004	675	50	\$ 898.04
452-151-06-00	1	HESS SANDRA C LIVING TRUST 10-24-16 ET AL	7,004	3,750	50	\$ 1,482.30
452-151-07-00	1	HESS GREGORY D SEPARATE PROPERTY TRUST 06-12-14 ET AL	3,502	2,500	25	\$ 859.90
452-151-08-00	1	W4 PROPERTIES UNIVERSITY LLC	7,004	10,000	50	\$ 2,669.80
452-151-11-00	1	NO VACANCY PROPERTIES LLC, BARTA JAMES C REVOCABLE	10,506	7,742	75	\$ 2,625.68
452-151-29-00	1	SUTTER UPTOWN L P	14,008	10,734	240	\$ 4,244.06
452-151-30-00	1	THEODORE FAMILY TRUST 06-06-85	10,506	5,321	75	\$ 2,165.68
452-151-31-00	1	1295 UNIVERSITY FAMILY LTD PTNSHP	10,506	12,925	215	\$ 4,275.44
452-152-01-00	1	PETRONE JOSEPH SEPARATE PROPERTY TRUST 05-16-18	3,570	2,208	130	\$ 1,308.34
452-152-02-00	1	BURNI 3 LLC	3,512	1,834	36	\$ 786.36
452-156-13-00	1	LJ VACATION LLC, EXETER 22567 WY LLC	10,494	5,821	215	\$ 2,924.78
452-156-14-00	1	DISCO PIZZA L L C	6,996	0	50	\$ 769.18

*Rounded to the even penny to comply with County submittal requirements.



**GREATER HILLCREST MAINTENANCE ASSESSMENT DISTRICT
PRELIMINARY FISCAL YEAR 2026 ASSESSMENT ROLL**

Assessor's Parcel Number	Zone	Property Owner	Lot Square Footage	Building Square Footage	Frontage	FY 2026 Assessment*
452-156-15-00	1	WONG GARY SEPARATE PROPERTY TRUST 06-05-13, WONG S M	6,996	7,000	50	\$ 2,099.18
452-156-16-00	1	JOSHLIN GROUP L L C	6,996	8,100	50	\$ 2,308.18
452-156-17-00	1	EMERALD ALLIANCE CORP	3,498	4,050	25	\$ 1,154.08
452-156-18-00	1	DEGENHART GEORGE J & TOSHIKO T TRS	6,996	8,750	50	\$ 2,431.68
452-156-19-00	1	KALAMARAS FAMILY TRUST 08-09-00	6,996	4,108	50	\$ 1,549.70
452-156-20-00	1	BERKENSTADT FAMILY TRUST 03-05-10	6,996	3,000	50	\$ 1,339.18
452-156-21-00	1	LOR HOLDINGS III LLC, SFB HOLDINGS III LLC ET AL	11,259	21,984	221	\$ 6,082.38
452-191-01-00	1	I A C MANAGEMENT LLC	7,094	5,692	54	\$ 1,877.12
452-191-02-00	1	I A C MANAGEMENT LLC	6,078	9,076	50	\$ 2,423.86
452-191-03-00	1	I A C MANAGEMENT LLC	6,203	9,900	50	\$ 2,589.92
452-191-04-00	1	CASSIDY DAN & CHRISTIAN LINDA REVOCABLE FAMILY TRUST 03-	6,272	5,900	50	\$ 1,835.16
452-191-05-00	1	BRUZZESE FAMILY TRUST 03-18-95	3,359	1,510	25	\$ 660.92
452-191-06-00	1	MAFA SAN DIEGO LLC	3,165	1,707	25	\$ 683.62
452-191-09-00	1	MARIN ALEXANDER	6,321	5,190	50	\$ 1,703.98
452-191-10-00	1	LIN FAMILY TRUST 06-04-13, GINGER GLEN PJS TRUST 12-21-12 ET	5,746	3,740	175	\$ 1,978.54
452-191-23-00	1	3725 UNIVERSITY LLC	12,894	10,799	100	\$ 3,506.74

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**GREATER HILLCREST MAINTENANCE ASSESSMENT DISTRICT
PRELIMINARY FISCAL YEAR 2026 ASSESSMENT ROLL**

Assessor's Parcel Number	Zone	Property Owner	Lot Square Footage	Building Square Footage	Frontage	FY 2026 Assessment*
452-193-01-00	1	1601 UNIVERSITY AVE LLC	8,675	2,512	218	\$ 2,172.08
452-193-02-00	1	1601 UNIVERSITY AVE LLC	3,544	2,811	50	\$ 1,040.92
452-200-01-00	1	SAN DIEGO AERIE NO 244 FRATERNAL ORDER OF EAGLES	15,750	13,226	255	\$ 4,921.18
452-200-30-00	1	SAN DIEGO AERIE NO 244 FRATERNAL ORDER OF EAGLES	6,528	4,270	180	\$ 2,162.42
452-200-32-00	1	1727-1735 UNIVERSITY LP	5,294	4,024	41	\$ 1,361.64
452-200-33-00	1	1727-1735 UNIVERSITY LP	9,905	3,250	75	\$ 1,726.52
452-200-34-00	1	LITTLE TOWN REALTY LLC	13,206	32,194	100	\$ 7,595.50
452-281-13-00	1	77 OXFORD STREET L L C	6,748	6,350	185	\$ 2,598.08
452-281-14-00	1	ARFAA JINOUS TRUST 07-15-14, ARFAA FEREDYDOUN &	6,744	3,681	50	\$ 1,449.42
452-281-15-00	1	L F T NON G S T TRUST 11-26-71 & L F T NON G S T TRUST 11-26-71	6,746	3,411	50	\$ 1,398.28
452-281-16-00	1	L F T NON G S T TRUST 11-26-71 & L F T NON G S T TRUST 11-26-71	6,747	3,208	50	\$ 1,359.78
452-281-17-00	1	GOLDEN GRAY PROPERTIES LLC	6,749	9,840	50	\$ 2,620.02
452-281-22-00	1	TIEHES MARK L REVOCABLE LIVING TRUST 01-12-23	2,698	2,340	54	\$ 906.14
452-281-23-00	1	T J F 5TH AVE L L C	2,877	2,808	110	\$ 1,274.66
452-281-24-00	1	SCOFIDIO FAMILY TRUST 02-16-07	1,156	1,080	21	\$ 392.80
452-281-29-01	1	HAMON PROPERTIES L L C	1,250	1,250	0	\$ 332.50



**GREATER HILLCREST MAINTENANCE ASSESSMENT DISTRICT
PRELIMINARY FISCAL YEAR 2026 ASSESSMENT ROLL**

Assessor's Parcel Number	Zone	Property Owner	Lot Square Footage	Building Square Footage	Frontage	FY 2026 Assessment*
452-281-29-02	1	HAMON PROPERTIES L L C	1,371	1,371	0	\$ 364.68
452-281-29-03	1	HAMON PROPERTIES L L C	1,487	1,487	0	\$ 395.54
452-281-29-04	1	HAMON PROPERTIES L L C	1,138	1,138	0	\$ 302.70
452-281-29-05	1	CARSON JOHN A & SUSAN K	0	1,771	0	\$ 336.48
452-281-29-06	1	ENGSTROM KARL & DIANA TRUST 08-16-91	0	1,586	0	\$ 301.34
452-281-29-07	1	HUSKEY DAVID F HUSKEY 2017 TRUST 05-05-17	0	1,771	0	\$ 336.48
452-281-29-08	1	PANOV STEFAN S & TCHERVENAKOV IVAN L	0	864	0	\$ 164.16
452-281-29-09	1	ROSS DANIELLE	0	1,055	0	\$ 200.44
452-281-29-10	1	HAGNEY GARY & SZAFIROWSKI JOHN REVOCABLE TRUST 10-29-	0	1,055	0	\$ 200.44
452-281-29-11	1	GLENN WILLIAM D & ESTHER	0	1,053	0	\$ 200.06
452-281-29-12	1	ZIMMERMAN JASON A	0	1,053	0	\$ 200.06
452-281-29-13	1	TEDFORD PAUL & PATRICIA 2014 MARITAL TRUST 08-01-14	0	1,235	0	\$ 234.64
452-281-29-14	1	RIVES MARIE-LAURE	0	1,235	0	\$ 234.64
452-281-29-15	1	MOFFAT MARK W & ALEXANDRIA M	0	728	0	\$ 138.32
452-281-29-16	1	WEINBERG JONAH & JOU PAUL	0	1,055	0	\$ 200.44
452-281-29-17	1	REYNOSO CINDYROSE P	0	864	0	\$ 164.16

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**GREATER HILLCREST MAINTENANCE ASSESSMENT DISTRICT
PRELIMINARY FISCAL YEAR 2026 ASSESSMENT ROLL**

Assessor's Parcel Number	Zone	Property Owner	Lot Square Footage	Building Square Footage	Frontage	FY 2026 Assessment*
452-281-29-18	1	OBRADOVIC UROS & SVETLANA S	0	1,771	0	\$ 336.48
452-281-29-19	1	DUWE-LOZANO TRUST 10-20-22	0	1,771	0	\$ 336.48
452-281-29-20	1	WILKINS PAUL R LIVING TRUST 09-25-96	0	1,771	0	\$ 336.48
452-281-29-21	1	SCHAUMANN TRUST 12-02-20	0	1,586	0	\$ 301.34
452-281-29-22	1	MINTZ-DALSIN LIVING TRUST 05-06-11	0	1,771	0	\$ 336.48
452-281-29-23	1	BRAKE HERBERT V	0	864	0	\$ 164.16
452-281-29-24	1	GUZMAN JASON M	0	1,055	0	\$ 200.44
452-281-29-25	1	SHALOM IDO B	0	1,055	0	\$ 200.44
452-281-29-26	1	MOUNTAIN PARK MANAGEMENT LLC	0	1,053	0	\$ 200.06
452-281-29-27	1	HALL ERIKA G	0	1,053	0	\$ 200.06
452-281-29-28	1	GEEN JONATHAN P (DP), MADIGAN DAVID M (DP)	0	1,235	0	\$ 234.64
452-281-29-29	1	LEHMANN PATRICK J	0	1,235	0	\$ 234.64
452-281-29-30	1	YEE CAROLYN Y	0	728	0	\$ 138.32
452-281-29-31	1	CATALANO ANGELO G	0	1,055	0	\$ 200.44
452-281-29-32	1	BUGARINI ROBERTO	0	864	0	\$ 164.16
452-281-29-33	1	STENTIFORD SEAN D	0	1,771	0	\$ 336.48

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**GREATER HILLCREST MAINTENANCE ASSESSMENT DISTRICT
PRELIMINARY FISCAL YEAR 2026 ASSESSMENT ROLL**

Assessor's Parcel Number	Zone	Property Owner	Lot Square Footage	Building Square Footage	Frontage	FY 2026 Assessment*
452-281-29-34	1	RANNEY ALEXANDRA M	0	1,586	0	\$ 301.34
452-281-29-35	1	FIDDELKE KYLE	0	1,771	0	\$ 336.48
452-281-29-36	1	HERTZBACH-HERSH LIVING TRUST 03-24-16	0	1,771	0	\$ 336.48
452-281-29-37	1	VANGELDER LINDSY E TRUST 05-04-16	0	1,586	0	\$ 301.34
452-281-29-38	1	SCHAEFER GEORGE F SEPARATE PROPERTY TRUST 06-23-04	0	1,771	0	\$ 336.48
452-281-29-39	1	FREGEAU CHRISTOPHER M	0	864	0	\$ 164.16
452-281-29-40	1	LY NANG, LY UYEN	0	1,055	0	\$ 200.44
452-281-29-41	1	ANGIN OGUZ	0	1,055	0	\$ 200.44
452-281-29-42	1	FLETCHER CHRISTOPHER M & MINIKA L	0	1,053	0	\$ 200.06
452-281-29-43	1	JONES STUART L	0	1,053	0	\$ 200.06
452-281-29-44	1	CAPOBIANCO MARC LIVING TRUST 07-24-07	0	1,235	0	\$ 234.64
452-281-29-45	1	MONTGOMERY ASHLEY	0	1,235	0	\$ 234.64
452-281-29-46	1	WYATT KELLY	0	728	0	\$ 138.32
452-281-29-47	1	ANDERSON BLAKE M	0	1,055	0	\$ 200.44
452-281-29-48	1	BERLIN FAMILY TRUST 01-11-95	0	864	0	\$ 164.16
452-281-29-49	1	KERASOTES GALEN & THOMAS JERRY	0	1,771	0	\$ 336.48



**GREATER HILLCREST MAINTENANCE ASSESSMENT DISTRICT
PRELIMINARY FISCAL YEAR 2026 ASSESSMENT ROLL**

Assessor's Parcel Number	Zone	Property Owner	Lot Square Footage	Building Square Footage	Frontage	FY 2026 Assessment*
452-281-29-50	1	NEFF DIANAH L TRUST 05-13-16	0	1,586	0	\$ 301.34
452-281-29-51	1	MARMOR TRUST 05-27-16	0	1,771	0	\$ 336.48
452-281-29-52	1	KEECH LIVING TRUST 09-18-12	0	1,771	0	\$ 336.48
452-281-29-53	1	BARRIE LAKE TRUST 07-01-22	0	1,586	0	\$ 301.34
452-281-29-54	1	KELLER BRAD E REVOCABLE TRUST 03-11-04	0	1,771	0	\$ 336.48
452-281-29-55	1	ARENCIBIA RAUL	0	864	0	\$ 164.16
452-281-29-56	1	MCCLELLAND RYAN & LOYA MARISSA E	0	1,055	0	\$ 200.44
452-281-29-57	1	KRAKAUER DAVID J & ELIZABETH E	0	1,055	0	\$ 200.44
452-281-29-58	1	CHOU VINCENT	0	1,053	0	\$ 200.06
452-281-29-59	1	LARIAT LANE LLC	0	1,053	0	\$ 200.06
452-281-29-60	1	ANDERSON BARRETT & KALKHOFF STEPHEN	0	1,235	0	\$ 234.64
452-281-29-61	1	PACIFICA ESTATES LLC	0	1,235	0	\$ 234.64
452-281-29-62	1	RUHL ADAM	0	728	0	\$ 138.32
452-281-29-63	1	FITZGERALD CHRIS	0	1,055	0	\$ 200.44
452-281-29-64	1	DELNUOVO FRANK A TRUST 09-10-93	0	864	0	\$ 164.16
452-281-29-65	1	FADELY FAMILY TRUST 07-18-05	0	1,771	0	\$ 336.48



**GREATER HILLCREST MAINTENANCE ASSESSMENT DISTRICT
PRELIMINARY FISCAL YEAR 2026 ASSESSMENT ROLL**

Assessor's Parcel Number	Zone	Property Owner	Lot Square Footage	Building Square Footage	Frontage	FY 2026 Assessment*
452-281-29-66	1	MENCHIK MARK D & EVANS BARBARA M	0	1,586	0	\$ 301.34
452-281-29-67	1	ARNOFF 2015 ARNOFF REVOCABLE TRUST 04-01-15	0	1,771	0	\$ 336.48
452-281-29-68	1	CHEN HUA & LAN REVOCABLE LIVING TRUST 06-29-18	0	1,771	0	\$ 336.48
452-281-29-69	1	NAILI-RIDEOUT ILHAM TRUST 04-26-16	0	1,586	0	\$ 301.34
452-281-29-70	1	FARIAS-LEWIS MARITAL TRUST 08-03-18	0	1,771	0	\$ 336.48
452-281-29-71	1	WELEBIR RICHARD J	0	864	0	\$ 164.16
452-281-29-72	1	MELUZZI DARIO	0	1,055	0	\$ 200.44
452-281-29-73	1	DRENTH JOHANNES T	0	1,055	0	\$ 200.44
452-281-29-74	1	WALLOCH JOSEPH & MARY A	0	1,886	0	\$ 358.34
452-281-29-75	1	TARTARO 2018 FAMILY TRUST	0	1,886	0	\$ 358.34
452-281-29-76	1	ZONIS JULIO & PERLA	0	728	0	\$ 138.32
452-281-29-77	1	LIAO CHARLES	0	1,055	0	\$ 200.44
452-281-29-78	1	PEYTON KYRA A	0	864	0	\$ 164.16
452-281-29-79	1	SCHRIVER ERIC J LIVING TRUST 07-01-19, BISCARRA FERNANDO A	0	1,771	0	\$ 336.48
452-281-29-80	1	MIYAO FAMILY TRUST 12-18-20	0	1,586	0	\$ 301.34
452-281-29-81	1	SHACKELFORD GERALD W & RODRIGUEZ ALEJANDRO	0	1,771	0	\$ 336.48

*Rounded to the even penny to comply with County submittal requirements.



**GREATER HILLCREST MAINTENANCE ASSESSMENT DISTRICT
PRELIMINARY FISCAL YEAR 2026 ASSESSMENT ROLL**

Assessor's Parcel Number	Zone	Property Owner	Lot Square Footage	Building Square Footage	Frontage	FY 2026 Assessment*
452-282-01-00	1	S K 4 HILLCREST L P	4,864	6,125	150	\$ 2,245.90
452-282-02-00	1	RSJE SD HOLDING LLC	4,886	2,581	50	\$ 1,099.22
452-282-03-00	1	BEYLOUNE ELIAS G TRUST, BEYLOUNI FAMILY TRUST 03-30-22	5,084	2,637	50	\$ 1,124.90
452-282-04-00	1	UPTOWN REAL ESTATE LLC	4,909	4,074	50	\$ 1,384.64
452-282-05-00	1	HILLCREST DEVELOPMENT ASSOCIATES LLC	7,100	9,972	175	\$ 3,265.52
452-282-09-00	1	PACKARD TAMMY A	8,122	3,084	223	\$ 2,262.48
452-283-01-00	1	HILLCREST DEVELOPMENT ASSOCIATES LLC	7,731	0	178	\$ 1,433.04
452-283-02-00	1	BLUE SAPPHIRE HOLDINGS LLC	17,852	15,344	285	\$ 5,625.86
Zone Subtotals:			2,709,414	1,574,161	29,068	\$ 643,076.10
ZONE: 2						
445-642-11-00	2	MGM PROPERTIES	33,105	2,717	337	\$ 3,691.84
452-200-51-00	2	HUEY FAMILY TRUST 11-22-10	3,642	946	25	\$ 434.86
452-200-52-00	2	FLAME APARTMENTS LLC	6,000	7,800	60	\$ 1,635.90
452-200-55-00	2	EGYPTIAN COURT L L C	15,426	9,384	90	\$ 2,481.58
452-200-56-00	2	RO MR ROBINSON LOFTS LLC	10,000	42,626	200	\$ 7,141.74
452-200-64-01	2	CITYMARK PROPERTIES L L C	1,188	1,188	0	\$ 220.06
452-200-64-02	2	CITYMARK PROPERTIES L L C	1,646	1,646	0	\$ 304.92

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**GREATER HILLCREST MAINTENANCE ASSESSMENT DISTRICT
PRELIMINARY FISCAL YEAR 2026 ASSESSMENT ROLL**

Assessor's Parcel Number	Zone	Property Owner	Lot Square Footage	Building Square Footage	Frontage	FY 2026 Assessment*
452-200-64-03	2	CITYMARK PROPERTIES L L C	1,168	1,168	0	\$ 216.36
452-200-64-04	2	CITYMARK PROPERTIES L L C	1,427	1,427	0	\$ 264.34
452-200-64-05	2	CITYMARK PROPERTIES L L C	1,485	1,485	0	\$ 275.08
452-200-64-06	2	CITYMARK PROPERTIES L L C	933	933	0	\$ 172.82
452-200-64-07	2	LOGAN ALFONSO	0	808	0	\$ 153.52
452-200-64-08	2	LUETTERS ERIC	0	817	0	\$ 155.22
452-200-64-09	2	DEEN L STANLEY LIVING TRUST 08-29-23	0	1,260	0	\$ 239.40
452-200-64-10	2	KIM JEEYOON	0	1,445	0	\$ 274.54
452-200-64-11	2	LAY MICKEY L, FULLER NATHAN J	0	870	0	\$ 165.30
452-200-64-12	2	SCHROEDER JESUS C TRUST 03-28-19	0	636	0	\$ 120.84
452-200-64-13	2	CASTRO HUGO J	0	842	0	\$ 159.98
452-200-64-14	2	SINGER GARY & KLOCHKO DEBORAH	0	1,436	0	\$ 272.84
452-200-64-15	2	SKOWN BARRY M & MARCHESCHI MICHAEL L	0	1,444	0	\$ 274.36
452-200-64-16	2	STOLL ABRAHAM & ALLAIS LUCY L	0	808	0	\$ 153.52
452-200-64-17	2	EGYPTIAN PROPERTIES LLC	0	1,246	0	\$ 236.74
452-200-64-18	2	EGYPTIAN PROPERTIES LLC	0	817	0	\$ 155.22

*Rounded to the even penny to comply with County submittal requirements.



**GREATER HILLCREST MAINTENANCE ASSESSMENT DISTRICT
PRELIMINARY FISCAL YEAR 2026 ASSESSMENT ROLL**

Assessor's Parcel Number	Zone	Property Owner	Lot Square Footage	Building Square Footage	Frontage	FY 2026 Assessment*
452-200-64-19	2	LEAVITT IAN R, WALLACE MADELINE	0	1,130	0	\$ 214.70
452-200-64-20	2	COOKSLEY DAVID & BARBARA TRUST 03-28-07	0	1,260	0	\$ 239.40
452-200-64-21	2	TIMMS JERRY A JR	0	1,572	0	\$ 298.68
452-200-64-22	2	WEHBE WAHIB J	0	1,317	0	\$ 250.22
452-200-64-23	2	EGYPTIAN PROPERTIES LLC	0	1,445	0	\$ 274.54
452-200-64-24	2	CHESTNUT GROVE INVESTORS LLC	0	1,431	0	\$ 271.88
452-200-64-25	2	BAIAD CHERSKY FAMILY LIVING TRUST 05-26-21	0	1,556	0	\$ 295.64
452-200-64-26	2	SUN JIA JU	0	870	0	\$ 165.30
452-200-64-27	2	EGYPTIAN PROPERTIES LLC	0	798	0	\$ 151.62
452-200-64-28	2	MORGAN DAVID R	0	843	0	\$ 160.16
452-200-64-29	2	EGYPTIAN PROPERTIES LLC	0	1,436	0	\$ 272.84
452-200-64-30	2	MARTIS MARY C	0	1,444	0	\$ 274.36
452-200-64-31	2	JIANG ZHENGRAN & ALICE	0	808	0	\$ 153.52
452-200-64-32	2	EGYPTIAN PROPERTIES LLC	0	1,246	0	\$ 236.74
452-200-64-33	2	BARRETT NORMAN	0	817	0	\$ 155.22
452-200-64-34	2	CHEN YU	0	1,130	0	\$ 214.70



**GREATER HILLCREST MAINTENANCE ASSESSMENT DISTRICT
PRELIMINARY FISCAL YEAR 2026 ASSESSMENT ROLL**

Assessor's Parcel Number	Zone	Property Owner	Lot Square Footage	Building Square Footage	Frontage	FY 2026 Assessment*
452-200-64-35	2	GIGUERE/ELLIOTT/KUEFLER TRUST 05-26-04	0	1,260	0	\$ 239.40
452-200-64-36	2	RIVERA-GRAVES ARLINDA TRUST 01-02-13	0	1,572	0	\$ 298.68
452-200-64-37	2	JACKSON JUSTIN R REVOCABLE LIVING TRUST	0	1,317	0	\$ 250.22
452-200-64-38	2	NG CHI WING VINCENT	0	1,445	0	\$ 274.54
452-200-64-39	2	ASSELIN PIERRE & CHENG GRACE	0	1,431	0	\$ 271.88
452-200-64-40	2	WEAVER JESSICA L	0	1,556	0	\$ 295.64
452-200-64-41	2	MERRIMAN CHRIS	0	870	0	\$ 165.30
452-200-64-42	2	EGYPTIAN PROPERTIES LLC	0	798	0	\$ 151.62
452-200-64-43	2	MATYJA DENNIS J	0	843	0	\$ 160.16
452-200-64-44	2	TORRENCE GREGORY E & CLARK NATHAN G	0	1,436	0	\$ 272.84
452-200-64-45	2	MCINTYRE LANN G REVOCABLE TRUST 02-21-11	0	1,444	0	\$ 274.36
452-200-64-46	2	PRIETO SAMUEL G <DD>	0	808	0	\$ 153.52
452-200-64-47	2	KAHN JONATHAN & MARINA TRUST 07-01-17	0	1,246	0	\$ 236.74
452-200-64-48	2	SCHREIBER TED E LIVING TRUST 06-02-10	0	817	0	\$ 155.22
452-200-64-49	2	DAVIS JEFFREY J	0	1,130	0	\$ 214.70
452-200-64-50	2	COX MICHAEL N 2013 REVOCABLE TRUST	0	1,260	0	\$ 239.40

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**GREATER HILLCREST MAINTENANCE ASSESSMENT DISTRICT
PRELIMINARY FISCAL YEAR 2026 ASSESSMENT ROLL**

Assessor's Parcel Number	Zone	Property Owner	Lot Square Footage	Building Square Footage	Frontage	FY 2026 Assessment*
452-200-64-51	2	C A N E LLC	0	1,572	0	\$ 298.68
452-200-64-52	2	TAKIGAWA CHIKAKO	0	1,317	0	\$ 250.22
452-200-64-53	2	FELDMAN PAUL B	0	1,445	0	\$ 274.54
452-200-64-54	2	NEAL ANITA, NEAL ISABELLA M	0	1,431	0	\$ 271.88
452-200-64-55	2	WAYMAN FAMILY TRUST 11-01-22	0	1,556	0	\$ 295.64
452-200-64-56	2	MARKARIAN ARNOLD & WEST ANN	0	870	0	\$ 165.30
452-200-64-57	2	LUNDBOHM ROGER A TR	0	798	0	\$ 151.62
452-200-64-58	2	CONTI GARY R TRUST 03-23-17	0	843	0	\$ 160.16
452-200-64-59	2	MARWOOD FRANK G LIVING TRUST 06-07-21	0	1,436	0	\$ 272.84
452-200-64-60	2	RYNKOFS JOHN T REVOCABLE TRUST 07-27-11	0	1,444	0	\$ 274.36
452-200-64-61	2	RIVERA NICANOR P	0	816	0	\$ 155.04
452-200-64-62	2	POTTER JON E	0	1,246	0	\$ 236.74
452-200-64-63	2	VELASCO DIEGO	0	817	0	\$ 155.22
452-200-64-64	2	LUE ZEKE A	0	1,130	0	\$ 214.70
452-200-64-65	2	BENEDICT-TERREY TRUST 01-05-06	0	1,260	0	\$ 239.40
452-200-64-66	2	ALTOMARE BRENT	0	1,572	0	\$ 298.68



**GREATER HILLCREST MAINTENANCE ASSESSMENT DISTRICT
PRELIMINARY FISCAL YEAR 2026 ASSESSMENT ROLL**

Assessor's Parcel Number	Zone	Property Owner	Lot Square Footage	Building Square Footage	Frontage	FY 2026 Assessment*
452-200-64-67	2	GREGOIRE GLENN M JR & ALLAN STEPHEN K	0	1,317	0	\$ 250.22
452-200-64-68	2	KOMSOUKANIANTS ARKADY	0	1,445	0	\$ 274.54
452-200-64-69	2	HOLLEMAN KEVIN T	0	1,431	0	\$ 271.88
452-200-64-70	2	JOHN NELSON LIVING TRUST 08-06-22	0	1,556	0	\$ 295.64
452-200-64-71	2	INVESTMENT CARE HOMES L L C	0	870	0	\$ 165.30
452-200-64-72	2	FRANKE MATTHEW D & DOLORES A	0	798	0	\$ 151.62
452-200-64-73	2	PFLEPSEN WALDEMAR J III 2023 REVOCABLE TRUST 09-22-23	0	841	0	\$ 159.78
452-200-64-74	2	COSTA PAUL A & TARANTINO JOSEPH A REVOCABLE LIVING	0	1,436	0	\$ 272.84
452-200-64-75	2	MARESCA PRATT FAMILY TRUST	0	1,444	0	\$ 274.36
452-200-64-76	2	CRILLY KEVIN T REVOCABLE TRUST 01-24-12	0	1,135	0	\$ 215.64
452-200-64-77	2	MAKI ROBERT G & MAYS TERESA L	0	1,493	0	\$ 283.66
452-200-64-78	2	VASAVADA SIKAND FAMILY TRUST 12-12-05	0	1,440	0	\$ 273.60
452-200-64-79	2	BECKER MARK D, SWEET JAMES M	0	1,717	0	\$ 326.22
452-200-64-80	2	ALTOMARE DAVID TRUST 11-04-83	0	1,563	0	\$ 296.96
452-200-64-81	2	VERMAZEN BRUCE J & GODOY-MARQUET JUAN M TRUST 05-12-14	0	2,134	0	\$ 405.46
452-200-64-82	2	BROUILLETTE TIMOTHY F REVOCABLE TRUST 02-27-15	0	1,456	0	\$ 276.64

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**GREATER HILLCREST MAINTENANCE ASSESSMENT DISTRICT
PRELIMINARY FISCAL YEAR 2026 ASSESSMENT ROLL**

Assessor's Parcel Number	Zone	Property Owner	Lot Square Footage	Building Square Footage	Frontage	FY 2026 Assessment*
452-200-64-83	2	SMITH DAVID CAMPBELL & SALMON ERIC REVOCABLE TRUST 10-	0	1,602	0	\$ 304.38
452-200-64-84	2	CHRISTENSEN/WESSEL TRUST 09-27-19	0	1,459	0	\$ 277.20
452-200-64-85	2	JOHNSTON ROBERTSON TRUST 08-03-23	0	2,064	0	\$ 392.16
452-200-64-86	2	MARSDEN MARK & LONE MICHAEL	0	2,072	0	\$ 393.68
452-200-69-01	2	SATALLANTE JOHN V	0	1,565	0	\$ 297.34
452-200-69-02	2	ARMOLEA ADAM, BATANI CHRISTIAN A	0	1,340	0	\$ 254.60
452-200-69-03	2	NORMAN TIMOTHY	0	1,550	0	\$ 294.50
452-200-69-04	2	SCHWARZ ARTHUR A & DUNN MELANIE C	0	1,550	0	\$ 294.50
452-200-69-05	2	KLEIN GARY A	0	1,872	0	\$ 355.68
452-200-69-06	2	YONSTON-PRICE FAMILY TRUST 03-14-22	0	1,739	0	\$ 330.40
452-200-69-07	2	YOO YOUNG H & CARA JOOYE	0	1,550	0	\$ 294.50
452-200-69-08	2	HWANG HYUNJU LIVING TRUST 09-20-22	0	958	0	\$ 182.02
452-200-69-09	2	DHULESHIA AMIT	0	958	0	\$ 182.02
452-200-69-10	2	FLORIO MATTHEW REVOCABLE TRUST 05-11-23	0	1,277	0	\$ 242.62
452-200-69-11	2	SNEAD JOHN R	0	1,176	0	\$ 223.44
452-200-69-12	2	HARRIS LAURA A	0	1,176	0	\$ 223.44



**GREATER HILLCREST MAINTENANCE ASSESSMENT DISTRICT
PRELIMINARY FISCAL YEAR 2026 ASSESSMENT ROLL**

Assessor's Parcel Number	Zone	Property Owner	Lot Square Footage	Building Square Footage	Frontage	FY 2026 Assessment*
452-200-69-13	2	TOTH DAVID & YAMIN LEYLA	0	1,176	0	\$ 223.44
452-200-69-14	2	NEGREIROS JOSEMAR M	0	1,514	0	\$ 287.66
452-200-69-15	2	HUNT DANA L LIVING TRUST 10-30-20	0	1,514	0	\$ 287.66
452-200-69-16	2	CABALLERO CHRISTIAN G & PUN JENNIFER Y	0	1,165	0	\$ 221.34
452-201-01-00	2	PARK BOULEVARD ASSOCIATES	16,800	17,526	260	\$ 4,443.74
452-201-02-00	2	PARK BOULEVARD ASSOCIATES	7,000	2,719	50	\$ 964.86
452-201-03-00	2	DEVON COURT LTD PARTNERSHIP, DEVON COURT LTD	7,000	4,000	50	\$ 1,135.24
452-201-04-00	2	DEVON COURT LTD PARTNERSHIP, DEVON COURT LTD	7,000	2,126	50	\$ 886.00
452-201-05-00	2	LEE SUE TRUST 07-07-14	7,000	3,444	50	\$ 1,061.30
452-201-06-00	2	WELSH FAMILY TRUST 07-29-91	7,000	14,000	50	\$ 2,465.24
452-201-07-00	2	PHARAOH COURT LLC	7,000	7,310	50	\$ 1,575.48
452-201-08-00	2	SALIBA GABRIEL J 2006 TRUST 08-11-06, SCHEIDEL 1997 FAMILY	7,000	6,022	50	\$ 1,404.16
452-201-09-00	2	SALIBA GABRIEL J 2006 TRUST 08-11-06, SCHEIDEL 1997 FAMILY	7,000	4,108	50	\$ 1,149.60
452-201-10-00	2	ADRIAN CARL W	15,677	7,800	243	\$ 3,010.76
Zone Subtotals:			164,497	262,046	1,615	\$ 58,053.06
ZONE: 3						
445-600-02-00	3	UPTOWN DISTRICT REGENCY L L C	0	2,558	165	\$ 1,269.76



**GREATER HILLCREST MAINTENANCE ASSESSMENT DISTRICT
PRELIMINARY FISCAL YEAR 2026 ASSESSMENT ROLL**

Assessor's Parcel Number	Zone	Property Owner	Lot Square Footage	Building Square Footage	Frontage	FY 2026 Assessment*
445-600-06-00	3	UPTOWN DISTRICT REGENCY L L C	0	134,329	905	\$ 29,821.26
445-600-09-67	3	UPTOWN DISTRICT REGENCY L L C	0	12,242	342	\$ 3,950.48
Zone Subtotals:			0	149,129	1,412	\$ 35,041.50
ZONE: 4						
445-491-08-00	4	SAINT JOHN THE EVANGELIST CATHOLIC PARISH SAN DIEGO IN	13,168	0	76	\$ 1,361.76
445-491-11-00	4	SAINT JOHN THE EVANGELIST CATHOLIC PARISH SAN DIEGO IN	25,201	0	303	\$ 3,354.52
445-491-12-00	4	SAINT JOHN THE EVANGELIST CATHOLIC PARISH SAN DIEGO IN	2,772	0	37	\$ 386.42
445-632-17-00	4	M R D HILLCREST LLC	11,561	0	225	\$ 1,947.38
Zone Subtotals:			52,702	0	641	\$ 7,050.08
TOTALS:			2,926,613	1,985,336	32,736	\$ 743,220.74