Sunnyvale

Downtown Parking Maintenance District Fiscal Year 2024-25 Final Engineer's Report

June 25, 2024

Prepared by

FRANCISCO AND ASSOCIATES

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COUNCIL MEMBERS

Larry Klein
Mayor

Murali Srinivasan
Vice Mayor

Alysa Cisneros
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Councilmember

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Interim City Attorney

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Director of Public Works

Tim Kirby
Director of Finance

Jennifer Ng
Assistant Director of Public Works

Sherine Nafie
City Property Administrator

ENGINEER

Francisco & Associates
Assessment Engineer

The undersigned, acting on behalf of Francisco & Associates, respectfully submits the enclosed Engineer's Report as directed by the City Council of the City of Sunnyvale pursuant to the provisions of the City of Sunnyvale Municipal Code (Chapter 14.26). The undersigned certifies that he is a Professional Engineer, registered in the State of California.

May 24, 2024
Date

By: Eduardo R. Espinoza, P.E.
R.C.E. No. 83709

I HEREBY CERTIFY that the enclosed Engineer's Report, including the Assessment Roll and Maintenance District Diagram, thereto attached, was filed with me on the_____ day of _____, 2024.

City Clerk
City of Sunnyvale
Sunnyvale, California

By:_____

I HEREBY CERTIFY that the enclosed Engineer's Report, together with the Assessment Roll and the Maintenance District Diagram, thereto attached, was approved, and confirmed by the City Council of the City of Sunnyvale, on the_____ day of_____, 2024.

City Clerk
City of Sunnyvale
Sunnyvale, California

By: _____

I HEREBY CERTIFY that the enclosed Engineer's Report, including the Assessment Roll and the Maintenance District Diagram, thereto attached, was filed with the County Auditor of the County of Santa Clara on the_____ day of_____, 2024.

Eduardo R. Espinoza, P.E.
Francisco & Associates

By: _____

SECTION I

INTRODUCTION

ENGINEER'S REPORT

SUNNYVALE DOWNTOWN PARKING MAINTENANCE DISTRICT

FISCAL YEAR 2024-25

HISTORY

On September 1, 1964, the City Council adopted Resolution No. 6643, which authorized the City of Sunnyvale to levy an ad-valorem assessment on all taxable properties within the boundaries of the Sunnyvale Downtown Parking Maintenance District. This ad-valorem assessment was used to pay for the operation and maintenance of existing public parking facilities and the debt service payments associated with the acquisition and construction of various public-parking facilities within the boundaries of the Sunnyvale Downtown Parking Maintenance District ("District").

IMPACTS OF PROPOSITION 218

Proposition 218 requires that all affected property owners be given the opportunity to vote either in favor or against their proposed assessment. Therefore, in order to comply with the requirements of Proposition 218 and the levy of assessments commencing in Fiscal Year 1997-98 and each fiscal year thereafter, the City implemented the following procedures:

1) Every property owner subject to the proposed assessment was mailed a ballot allowing the property owner to vote either in favor or against the proposed formation of the Sunnyvale Downtown Parking Maintenance District and the levying of assessments within the proposed District. The ballots were accompanied by a public notice describing the total assessment, the individual property owner's assessment, the duration of the assessment, the reason for the assessment and the basis upon which the assessment was calculated.

2) The ballots returned to the City Clerk before the close of the public input portion of the public hearing were tabulated to determine whether a majority protest against the assessment levy existed. A majority protest existed if over 50% of the ballots received, weighted by assessment amount, oppose the levy of assessment.

3) The levy of assessments each year thereafter is modified by adjusting the annual assessment based upon the prior year's change in the Consumer Price Index (All Urban Consumers, for the San Francisco-Oakland-San Jose area as determined by the U.S. Department of Labor).

SECTION II

ENGINEER'S REPORT PREPARED PURSUANT TO THE PROVISIONS OF THE CITY OF SUNNYVALE MUNICIPAL CODE (CHAPTER 14.26)

FISCAL YEAR 2024-25

Pursuant to City of Sunnyvale Municipal Code (Chapter 14.26), I, Eduardo R. Espinoza, the duly appointed Engineer of Work and acting for Francisco & Associates, Assessment and Administration Engineer for the District, submit the following Report, consisting of Section I (Introduction) above, which is largely based on information provided by the City of Sunnyvale and this Section II, which consists of five (5) parts, as follows:

PART I

DESCRIPTION OF IMPROVEMENTS

Parking Facilities:

The parking facility improvements that can be operated, maintained, and serviced by the Maintenance District for Fiscal Year 2024-25 consist of the public parking facilities shown in Appendix "A" of this report.

PART II

ESTIMATE OF COST

The City of Sunnyvale Municipal Code (Chapter 14.26) provides that the total cost of operation, maintenance and servicing of public parking facilities can be recovered by the levying of assessments.

Operation, maintenance, and servicing costs include, but are not limited to; the repair and replacement of existing parking facilities, personnel, electrical energy, utilities such as water, materials, contractual services, and other items necessary or appropriate for the parking facilities. Incidental expenses include the administration of the Maintenance District, engineering fees, legal fees, printing, posting, and mailing of notices. Insurance and all other costs associated with the annual collection process are also included.

The operation, maintenance and servicing costs provided by the City of Sunnyvale for Fiscal Year 2024-25 are summarized below in Table 1.

TABLE 1 City of Sunnyvale Downtown Parking Maintenance District Fiscal Year 2024-25 - Cost Estimate	
	Fiscal Year 2024-25 Amounts
Revenues:	
Assessment Revenue	$250,450.83
Car Charging Station Revenue	$43,200.00
Total Revenues	**$293,650.83**
Expenses:	
Parking Lot Maintenance	$249,940.00
County Administration	$2,504.51
Transfer into Reserve Fund [1]	$41,206.32
Total Expenses[2]	**$293,650.83**

[1] The projected reserve fund balance for June 30, 2024 is $947,599.

[2] In addition to the expenses listed in this table, the City plans to use $138,397 of existing reserve fund balance for capital projects in Fiscal Year 2024-25.

The City of Sunnyvale Municipal Code (Chapter 14.26) requires that a special fund be set up for the revenues and expenditures of the District. Funds raised by assessments shall be used only for the purpose as stated herein. The City of Sunnyvale or, subject to the discretionary approval of the City of Sunnyvale City Council, any other person may contribute to the District to reduce assessments. Any balance remaining on July 1 must be carried over to the next fiscal year unless the funds are being accumulated for future capital improvements or operating reserves.

PART III

MAINTENANCE DISTRICT DIAGRAM

The boundaries of the Maintenance District are within the boundaries of the City of Sunnyvale. A diagram (the "Downtown Parking Maintenance District Diagram") of the District showing the exterior boundaries of the District has been prepared by the Engineer of Work and is on file in the Office of the Clerk of the City of Sunnyvale and a copy of the Assessment Diagram is shown in Appendix "A" of this Report. For a detailed description of the lines and dimensions of each lot or parcel within the Downtown Parking Maintenance District, are those lines and dimensions shown on the maps of the Assessor of the County of Santa Clara for Fiscal Year 2024-25. The Assessor's parcel maps for the lots and parcels within the Downtown Parking Maintenance District are incorporated by reference herein and made part of this Report.

PART IV

METHOD OF APPORTIONMENT OF ASSESSMENT

GENERAL

The City of Sunnyvale Municipal Code (Chapter 14.26) permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements, which include the operation, maintenance, and servicing of public parking facilities.

The City of Sunnyvale Municipal Code (Chapter 14.26) requires that the assessments must be levied according to benefit rather than according to assessed value. In addition, Article XIIID, Section 4(a) of the California Constitution, limits the amount of any assessment to the proportional special benefit conferred on the property.

Because assessments are levied on the basis of benefit, they are not considered to be a tax governed by Article XIIIA of the California Constitution.

The City of Sunnyvale Municipal Code (Chapter 14.26) permits the designation of zones of benefit within any individual assessment district if "by reasons or variations in the nature, location and extent of the improvements, the various areas will receive different degrees of benefit from the improvement".

Article XIIID provides that publicly owned properties must be assessed unless there is clear and convincing evidence that those properties receive no special benefit from the assessment. Exempted from the assessment would be the areas of public streets, public avenues, public lanes, public roads, public drives, public courts, public alleys, public easements and rights-of-ways, public greenbelts, and public parkways and that portion of public property that is not developed and used for business purposes similar to private commercial, industrial, and institutional activities.

PUBLIC PARKING BENEFIT ANALYSIS

Property owners within the Downtown Parking Maintenance District receive a special and direct benefit from the District parking facilities because this allows property owners to develop or redevelop their properties without providing needed on-site parking to support their development. This Parking District allows property owners to maximize their parcel's development capabilities (i.e., by only requiring property owners who construct additional building square footage on their parcel to provide additional on-site parking for that additional building square footage constructed). The ability to maximize a parcel's development capabilities increases the value of these properties within the boundaries of the District.

BENEFIT ASSESSMENT METHODOLOGY

The total cost to operate, maintain and service the parking facilities are apportioned to each parcel within the boundaries of the Maintenance District in accordance with a methodology that is consistent with standard assessment engineering practices. The method for spreading the costs to each parcel is based on each parcel's pro-rata share of deficit parking spaces. The number of deficit parking spaces for each parcel is equal to the number of parking spaces needed per the City's Parking Demand Guidelines (see Table 2 below) less the number of existing parking spaces located on their parcel.

TABLE 2
City of Sunnyvale
Downtown Parking Maintenance District
Parking Demand Guidelines

Current Type of Use	One Parking Space Per
Apartments (1 Bedroom)	0.66667 Units
Apartments (2-3 Bedrooms)	0.57143 Units
Churches	3 Seats
Condos	0.50 Units
Financial Institutions	180 sq. ft.
General Offices (Free Standing)	250 sq. ft.
General Offices (In Center)	250 sq. ft.
Hotels	Rooms + Employees
Industrial Warehouses	2,500 sq. ft.
Medical/Dental	180 sq. ft.
Nightclubs and Bars	50 sq. ft.
Other Uses [1]	180 sq. ft.
Repair Garages	180 sq. ft.
Research & Development	500 sq. ft.
Rest Homes	2.25 Units
Restaurants w/ Bars	75 sq. ft.
Restaurants w/o Bars	110 sq. ft.
Retail	250 sq. ft.
Senior Citizen Apartments	2.0 Units + Employees
Shopping Centers	225 sq. ft.

[1] Each year in May all parcels within the boundaries of the Maintenance District are analyzed to determine their current use. If a parcel is vacant and the proposed use is not available it will be classified as "Other Uses". Other Uses has been used for Vacant parcels because it is the average of all land uses within the Maintenance District.

Because of the varying size and location of parking facilities located within the Maintenance District, special benefit zones have been established to accurately track the operation and maintenance costs and assess only those properties that benefit from the improvements located within their respective benefit zone. All parcels within the boundaries of the District are located within either Benefit Zone No. 1, 2, 3 or 4. Properties located within each benefit zone will only be required to pay for the operation and maintenance of the parking facilities located within their respective benefit zone. The total cost to operate and maintain the parking facilities within each

benefit zone will be spread to each parcel within that benefit zone based upon their proportionate number of deficit parking spaces.

Parcels will be assessed based upon their pro-rata share of the number of parking spaces they are in deficit of based upon the City of Sunnyvale Parking Demand Guidelines. If the parcel has fewer parking spaces than that which is required under the City of Sunnyvale Parking Demand Guidelines, then they are considered in deficit.

For example, if an office building has 25,000 square feet of office space, the City of Sunnyvale would require one (1) parking space for every 250 square feet of office space. Therefore, in this case, the office building would require 100 parking spaces (25,000 sq. ft./ 1 parking space per 250 sq. ft.). If the property owner of the office building had 100 or more parking spaces, then the property owner would not be placing a demand for additional parking and therefore would not be assessed. However, if the property owner only had 70 on-site parking spaces, then there would be a parking deficit of 30 parking spaces for that parcel.

Based upon the annual estimate of the amount needed to operate and maintain the existing public parking facilities for Fiscal Year 2024-25 and accumulate capital reserves, the assessment rates per deficit parking space of each benefit zone are to be levied at 100% of the maximum assessment rate per deficit parking space. The assessment rates to be levied for each benefit zone are summarized below in Table No. 3.

TABLE 3
City of Sunnyvale
Downtown Parking Maintenance District
Fiscal Year 2024-25 - Assessment Rate per Benefit Zone

Benefit Zone No.	Total No. of Deficit Parking Spaces	Fiscal Year 2024-25 Maintenance Cost Estimate	Fiscal Year 2024-25 County Administration	Fiscal Year 2024-25 Transfer to Reserve Fund [1]	Fiscal Year 2024-25 Total Assessment Revenue [2]	Fiscal Year 2024-25 Assessment Rate Per Deficit Parking Space
1	56.80	$0.00	$0.00	$0.00	$0.00	$0.00
2	172.38	$36,566.36	$366.41	($291.68)	$36,641.09	$212.56
3	2,165.86	$199,479.52	$1,998.87	($1,591.17)	$199,887.22	$92.29
4	500.81	$13,894.12	$139.23	($110.83)	$13,922.52	$27.80
Total	**2,895.85**	**$249,940.00**	**$2,504.51**	**($1,993.68)**	**$250,450.83**	

[1] In addition to the Fiscal Year 2024-25 Total Assessment Revenue the District is anticipated to receive $43,200 in Charging Station Revenue, resulting in a $41,206.32 net transfer into the Reserve Fund for Fiscal Year 2024-25.

[2] The County Tax Collector requires all individual assessments to be levied in even pennies so that the property tax bills can be split evenly into two payments. Therefore, in some Benefit Zones the Total Deficit Parking Demand multiplied by the Fiscal Year 2024-25 Assessment per Deficit Space does not equal the Fiscal Year 2024-25 Assessment Revenue and are off by pennies.

Maximum Annual Assessment Rate Increases

The maximum Fiscal Year 2024-25 assessment rates per Benefit Zone are shown below.

TABLE 4 City of Sunnyvale Downtown Parking Maintenance District Fiscal Year 2024-25 - Maximum Assessment Rate per Benefit Zone			
Benefit Zone No.	**Fiscal Year 2024-25 Maximum Assessment Rate Per Deficit Space**	**Total No. of Deficit Parking Spaces**	**Fiscal Year 2024-25 Maximum Assessment Revenue**
1	$0.00	56.80	$0.00
2	$212.56	172.38	$36,641.09
3	$92.29	2,165.86	$199,887.22
4	$27.80	500.81	$13,922.52
Total		**2,895.85**	**$250,450.83**

Each subsequent fiscal year the maximum annual assessment rates shown above will be increased based upon the change in the Consumer Price Index (All Urban Consumers) for the San Francisco-Oakland-San Jose Area as determined by the U. S. Department of Labor. The base CPI index used to calculate last year's maximum assessment rates was 337.173 (February 2023). For Fiscal Year 2024-25 City staff used the February 2024 CPI Index which was 345.151. Therefore, the CPI increase over the Fiscal Year 2023-24 rates is +2.3661% for Fiscal Year 2024-25 (345.151/337.173).

Exempt Parcels:

Exempted from the assessment would be the areas of public streets, public avenues, public lanes, public roads, public drives, public courts, public alleys, public easements and rights-of-ways, public greenbelts and public parkways and that portion of public property that is not developed and used for business purposes similar to private commercial, industrial, and institutional activities. A variance may be granted by the District for any parcel which is determined not to benefit from the assessment.

PART V

PROPERTY OWNER LIST & ASSESSMENT ROLL

A list of names and addresses of the owners of all lots and parcels of land within the District was compiled from the last equalized secured property tax roll of the Assessor of the County of Santa Clara. Such list was further defined by excluding from it all parcels that are not being assessed by the District, and as so defined, is a part of the Assessment Roll. The Assessment Roll is keyed to Assessor's parcel numbers referenced in Appendix "B" to this Report.

The total proposed annual assessment for Fiscal Year 2024-25 is $250,450.58.

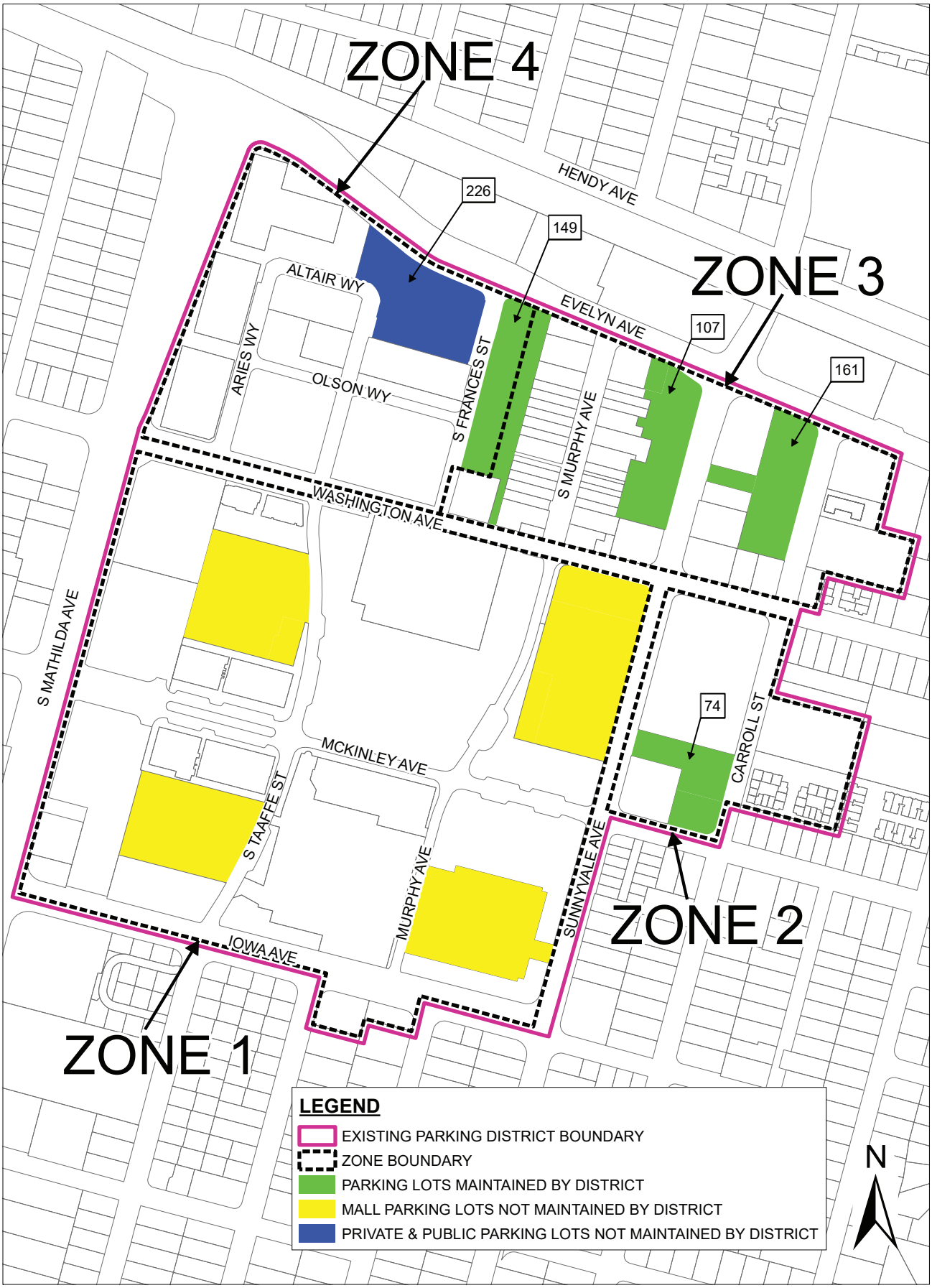
APPENDIX A

Fiscal Year 2024-25

MAINTENANCE DISTRICT DIAGRAM

CITY OF SUNNYVALE

DOWNTOWN PARKING MAINTENANCE DISTRICT DIAGRAM



APPENDIX B

Fiscal Year 2024-25

ASSESSMENT ROLL CALCULATIONS

City of Sunnyvale
Downtown Parking Maintenance District
Final Fiscal Year 2024-25 Assessment Roll

Assessor Parcel Number	Property Owner Name	Property Address	Benefit Zone	Total Parking Demand	Existing On-Site Parking	Deficit Parking Space(s)	Fiscal Year 2024-25 Assessment
209-05-011	SMITH GREGORY B	297 E WASHINGTON AVE	3	32.12	8.00	24.12	$2,226.02
209-05-012	HILL MARIANNE TRUSTEE & ET AL	217 E WASHINGTON AVE	3	27.35	4.00	23.35	$2,154.96
209-05-014	INFINITE LOOP SUNNYVALE HOTEL LLC	170 S SUNNYVALE AVE	3	110.00	0.00	110.00	$10,151.90
209-05-033	ASSEMBLIES OF GOD NTHRN CA & NV DIST COUNC	305 E WASHINGTON AVE	3	60.00	0.00	60.00	$5,537.40
209-05-034	CARROLL STREET ASSOCIATES	174 CARROLL ST	3	64.00	34.00	30.00	$2,768.70
209-05-036	MSASA PROPERTIES LLC	116 CARROLL ST	3	54.80	0.00	54.80	$5,057.48
209-05-039	ACCOLA RALPH A TRUSTEE & ET AL	104 S SUNNYVALE AVE	3	70.25	7.00	63.25	$5,837.34
209-05-040	GOLD GARY M TRUSTEE	130 S SUNNYVALE AVE	3	16.00	0.00	16.00	$1,476.64
209-05-048	HUANG ROBERT	134 CARROLL ST, 101	3	2.00	1.00	1.00	$92.28
209-05-049	KEAT LIM CHENG AND LEE SIT CHIN ET AL	134 CARROLL ST, 201	3	2.00	1.00	1.00	$92.28
209-05-050	KADAM NAMRATA P AND CONNER PATRICK RENARD	134 CARROLL ST, 301	3	2.00	1.00	1.00	$92.28
209-05-051	MCCAFFREY SHANNON T	134 CARROLL ST, 102	3	2.00	1.00	1.00	$92.28
209-05-052	GEORGIEV STANISLAV	134 CARROLL ST, 202	3	2.00	1.00	1.00	$92.28
209-05-053	GOLDSTEIN DEBORAH	134 CARROLL ST, 302	3	2.00	1.00	1.00	$92.28
209-05-054	ZHANG XUEDONG AND CAI YUNYUN	134 CARROLL ST, 203	3	2.00	1.00	1.00	$92.28
209-05-055	STRUCK DAVID P	134 CARROLL ST, 303	3	2.00	1.00	1.00	$92.28
209-06-003	HUBBARD JOHN W	121 S MURPHY AVE	3	26.14	0.00	26.14	$2,412.46
209-06-004	HUBBARD JOHN W	133 S MURPHY AVE	3	48.33	0.00	48.33	$4,460.38
209-06-005	KHAN ZAREEN	135 S MURPHY AVE	3	35.00	0.00	35.00	$3,230.14
209-06-006	PODGURSKI JOHN AND ANGELIKA TRUSTEE	139 S MURPHY AVE	3	32.47	0.00	32.47	$2,996.66
209-06-007	141 SOUTH MURPHY LLC	141 S MURPHY AVE	3	76.27	0.00	76.27	$7,038.96
209-06-008	GERA NICHOLAS AND SUEANNE TRUSTEE	151 S MURPHY AVE	3	39.99	0.00	39.99	$3,690.68
209-06-009	GERA NICHOLAS AND SUEANNE TRUSTEE & ET AL	155 S MURPHY AVE	3	45.45	0.00	45.45	$4,194.58
209-06-010	LI GEORGE J AND LINDA	159 S MURPHY AVE	3	54.02	0.00	54.02	$4,985.50
209-06-011	BOURSALIAN HRAIR AND ARAKNAZ TRUSTEE	165 S MURPHY AVE	3	8.33	0.00	8.33	$768.78
209-06-012	ACEVEDO JOSE C TRUSTEE	171 S MURPHY AVE	3	13.64	0.00	13.64	$1,258.84
209-06-013	MERGEN CAPITAL LLC	175 S MURPHY AVE	3	35.43	0.00	35.43	$3,269.82
209-06-014	MERGEN CAPITAL LLC	181 S MURPHY AVE	3	40.67	0.00	40.67	$3,753.42
209-06-016	SUNNY 195 LLC	195 S MURPHY AVE	3	206.47	0.00	206.47	$19,055.12
209-06-017	ESCALANTE NANCY G TRUSTEE & ET AL	199 S MURPHY AVE	3	12.00	0.00	12.00	$1,107.48
209-06-018	HASS EVON K TRUSTEE & ET AL	151 W WASHINGTON AVE	3	132.88	0.00	132.88	$12,263.50
209-06-022	PERRY-NETTLES MIA TRUSTEE	101 S MURPHY AVE	3	64.78	0.00	64.78	$5,978.54
209-06-025	CALI CAROL M ET AL	141 E WASHINGTON AVE	3	8.28	0.00	8.28	$764.16
209-06-026	DUBROVNIK PROPERTIES LLC	192 S MURPHY AVE	3	50.67	0.00	50.67	$4,676.32

City of Sunnyvale
Downtown Parking Maintenance District
Final Fiscal Year 2024-25 Assessment Roll

Assessor Parcel Number	Property Owner Name	Property Address	Benefit Zone	Total Parking Demand	Existing On-Site Parking	Deficit Parking Space(s)	Fiscal Year 2024-25 Assessment
209-06-027	CALI CAROL M TRUSTEE & ET AL	188 S MURPHY AVE	3	50.67	0.00	50.67	$4,676.32
209-06-028	CHESWYCKE LLC	182 S MURPHY AVE	3	9.64	0.00	9.64	$889.68
209-06-029	WHITFIELD WENDELL L AND MARY A TRUSTEE & ET	176 S MURPHY AVE	3	25.45	0.00	25.45	$2,348.78
209-06-030	WONG CHICK CHUEN TRUSTEE & ET AL	172 S MURPHY AVE	3	17.37	0.00	17.37	$1,603.08
209-06-031	JAYAN ELLE LLC	168 S MURPHY AVE	3	25.48	0.00	25.48	$2,351.54
209-06-034	JLSTANFORD HOLDING TRUST ETAL	146 S MURPHY AVE	3	137.50	0.00	137.50	$12,689.88
209-06-037	BILIC ANTE TRUSTEE	130 S MURPHY AVE	3	36.00	0.00	36.00	$3,322.44
209-06-038	UNLU ISMAIL JAN AND MERAL TRUSTEE	124 S MURPHY AVE	3	30.00	0.00	30.00	$2,768.70
209-06-059	SUNNYVALE HOUSE OF KABOBS INC	160 S MURPHY AVE	3	16.56	0.00	16.56	$1,528.32
209-06-070	YOUNG PATRICK TRUSTEE & ET AL	118 S MURPHY AVE	3	7.24	0.00	7.24	$668.18
209-06-072	GOODWILL INDUSTRIES OF SANTA CLARA COUNTY	151 E WASHINGTON AVE	3	36.72	0.00	36.72	$3,388.88
209-06-075	DUBROVNIK PROPERTIES LLC	100 S MURPHY AVE	3	101.84	0.00	101.84	$9,398.80
209-06-077	GERA NICHOLAS AND SUEANNE TRUSTEE & ET AL	111 S MURPHY AVE	3	160.00	0.00	160.00	$14,766.40
209-06-079	BALFE LIAM TRUSTEE & ET AL	152 S MURPHY AVE	3	71.71	0.00	71.71	$6,618.12
209-06-080	WHITFIELD WENDELL L AND MARY A TRUSTEE & ET	187 S MURPHY AVE	3	16.67	0.00	16.67	$1,538.46
209-06-081	BILIC ANTE TRUSTEE	140 S MURPHY AVE	3	102.67	0.00	102.67	$9,475.40
209-07-022	SPF MATHILDA LLC	190 MATHILDA PL	4	413.00	357.00	56.00	$1,556.80
209-07-023	SPF MATHILDA LLC	150 MATHILDA PL, STE	4	443.00	384.00	59.00	$1,640.20
209-07-024	SPF MATHILDA LLC	100 MATHILDA PL, STE	4	704.00	609.00	95.00	$2,641.00
209-07-026	BRE PROPERTIES INC	145 S FRANCES ST	4	103.97	30.00	73.97	$2,056.36
209-07-027	BRE PROPERTIES INC	331 W WASHINGTON AVE	4	69.83	23.00	46.83	$1,301.86
209-07-028	SC LOFT HOUSE ONE LLC ET AL	235 OLSON WAY	4	31.01	1.00	30.01	$834.28
209-07-032	100 ALTAIR LLC	100 ALTAIR WAY	4	438.00	298.00	140.00	$3,892.00
209-10-050	PACIFIC BELL	234 CARROLL ST	2	56.49	54.00	2.49	$529.26
209-10-061	SSA 65 OWNER LLC	288 S SUNNYVALE AVE	2	108.00	0.00	108.00	$22,956.48
209-10-063	CCHNC PLAZA DE LAS FLORES LLC	200 E WASHINGTON AVE	2	95.89	34.00	61.89	$13,155.34
				4,690.05	1,851.00	2,839.05	$250,450.58