

2025-2034



OCEANSIDE TOURISM MARKETING DISTRICT MANAGEMENT DISTRICT PLAN

Prepared pursuant to the Property and Business Improvement District Law of 1994, Streets and Highways Code section 36600 et seq.

November 14, 2023

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I. OVERVIEW

Developed by Oceanside lodging and vacation rental businesses and Visit Oceanside (VO), the Oceanside Tourism Marketing District (OTMD) is an assessment district proposed to continue to provide specific benefits to payors, by funding marketing and sales promotion efforts for assessed businesses. This approach has been used successfully in other destination areas throughout the country to provide the benefit of additional room night sales directly to payors. The OTMD was initially created in 2010 for a five (5) year term and renewed in 2015 for a ten (10) year term. VO and Oceanside lodging and vacation rental businesses now wish to renew the OTMD for an additional nine (9) year and three (3) month term.

Location: The renewed OTMD includes all lodging businesses and vacation rental businesses, existing and in the future, available for public occupancy located within the boundaries of the City of Oceanside, as shown on the map in Section IV.

Services: The OTMD is designed to provide specific benefits directly to payors by increasing awareness and demand for room night sales. Marketing and sales promotions will increase demand for overnight tourism and market payors as tourist, meeting and event destinations, thereby increasing demand for room night sales.

Budget: The total OTMD annual assessment budget for each full fiscal year (July 1 – June 30) of operation is anticipated to be approximately \$3,600,000. The initial “year” of operations will be a partial year consisting of (3) months, with an anticipated assessment budget of \$950,000. A similar assessment budget is expected to apply to subsequent years, but this budget is expected to fluctuate as room sales do, and as lodging businesses and vacation rental businesses open and close.

Cost: The annual assessment rate for lodging businesses is two and one half of one percent (2.5%) of gross short-term sleeping room rental revenue. The annual assessment rate for vacation rental businesses is one and one half of one percent (1.5%) of gross short-term sleeping room rental revenue. Based on the benefit received, assessments will not be collected on domestic or international government employees on government business. For stays longer than thirty (30) days there shall be no assessment for the thirty-first (31st) day or any day thereafter. Stays by owners of vacation rental businesses in their own vacation rental business shall not be subject to the assessment.

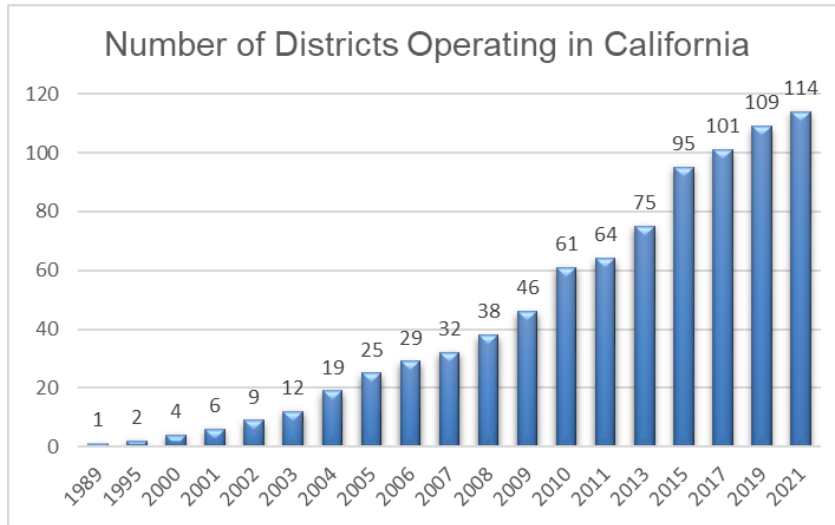
Collection: The City of Oceanside (City) will be responsible for collecting the assessment on a monthly or quarterly basis (including any delinquencies, interest, and overdue charges) from each lodging business and vacation rental business located in the boundaries of the OTMD. The City shall take all reasonable efforts to collect the assessments from each lodging business and vacation rental business.

Duration: The renewed OTMD will have a nine (9) year and three (3) month life, beginning April 1, 2025, or as soon as possible thereafter, and ending nine (9) years and three (3) months from its start date. After nine (9) years and three (3) months, the OMTD may be renewed pursuant to the Property and Business Improvement District Law of 1994, Streets and Highways Code section 36600 et seq. (94 Law) if assessed business owners support continuing the OMTD programs.

Management: VO shall continue to serve as the OTMD's Owners' Association. The Owners' Association is charged with managing funds and implementing programs in accordance with this Plan, and must provide annual reports to the City Council.

II. BACKGROUND

TMDs are an evolution of the traditional Business Improvement District. The first TMD was formed in West Hollywood, California in 1989. Since then, over 100 California destinations have followed suit. In recent years, other states have begun adopting the California model –Illinois, Minnesota, Massachusetts, Montana, South Dakota, Washington, Colorado, Texas and Louisiana have adopted TMD laws. Several other states are in the process of adopting their own legislation. The cities of Wichita, Kansas and Newark, New Jersey used an existing business improvement district law to form a TMD. Additionally, some cities, like Portland, Oregon and Memphis, Tennessee have utilized their home rule powers to create TMDs without a state law.



California's TMDs collectively raise over \$300 million annually for local destination marketing. With competitors raising their budgets, and increasing rivalry for visitor dollars, it is important that TMD lodging businesses and vacation rental businesses continue to invest in stable, commerce-specific marketing programs.

TMDs utilize the efficiencies of private sector operation in the market-based promotion of tourism districts. TMDs allow tourism business owners to organize their efforts to increase commerce. Business owners within the TMD pay an assessment and those funds are used to provide services that increase commerce.

In California, most TMDs are formed pursuant to the Property and Business Improvement District Law of 1994. This law allows for the creation of a benefit assessment district to raise funds within a specific geographic area. *The key difference between TMDs and other benefit assessment districts is that funds raised are returned to the private non-profit corporation governing the district.*

There are many benefits to TMDs:

- Funds must be spent on services and improvements that provide a specific benefit only to those who pay;
- Funds cannot be diverted to general government programs;
- They are customized to fit the needs of payors in each destination;
- They allow for a wide range of services;
- They are ***designed, created and governed by those who will pay*** the assessment; and
- They provide a stable, long-term funding source for tourism promotion.

III. SUCCESSES

Visit Oceanside (VO) is the sales and marketing engine for Oceanside's tourism industry. Our program of work is designed to provide incremental business by stimulating demand for travel to Oceanside. Our goal is to manage and implement the Oceanside brand as a preferred visitor destination for group and leisure business. Key personality pillars include family, arts/culture, culinary, and outdoor enthusiast. VO's work is based on data-driven research, past performance indicators, future trends, and strategic planning with the VO board of directors and industry experts. The board's priorities comprise the four strategic pillars of the organization and include marketing, group sales, advocacy, and education.

Over the past decade, the Oceanside tourism industry has experienced many successes while navigating through some unprecedented times in our industry and world. Due to an established, well-connected organization that is built on strong relationships with our industry partners, city staff and city leadership, Oceanside fared better than many California destinations during the pandemic. Today, the organization is strategically positioned for future success whether it's further developing the destination experience, leveraging new opportunities, or adapting to new challenges.

A few highlights from the past decade include:

1. Over ten years, visitor spending has increased by 95 percent, with record breaking numbers in 2022 at \$568 million (Dean Runyan). This represents an 11 percent annual average growth since 2014. Visitor volume continues to grow with overnight volume growing by 16.4 percent in 2022 over previous year.
2. Annual average occupancy has grown steadily from 64.9 percent in 2014 to a pre-pandemic peak of 75 percent in 2018. Since the lifting of Covid restrictions, occupancy has steadily recovered and was 65 percent in 2022 with ADR at \$175. (Smith Travel Research, STR)
3. Local tax revenue from direct visitor spending for the city's general fund increased 200 percent since 2014 and 33 percent over 2021, generating \$24 million in 2022. These funds help support essential services including parks, recreation, public safety, roads and more. (Dean Runyan)
4. Tourism jobs have increased by 15 percent since 2014 while tourism-related earnings increased 108 percent. (Dean Runyan). Workforce development continues to be a priority for our industry, including partnering with local colleges.
5. VO partnered with the city to develop Oceanside's first Sustainable Tourism Master Plan, a ten-year road map to guide destination development, destination health, and future proofing our industry. The goal is to move the needle for our industry as we are an important economic engine for the city.
6. VO advocated and actively supported major destination development projects and funding for SoCal Sports Complex, new beach bathrooms, quiet zones, Coast Highway Vision Plan, shoreline preservation/RE:BEACH pilot project, pier plaza improvements for phase one and phase two, harbor improvements and the William A. Wagner Aquatics Center and other developments.
7. VO advocated and took an active role in supporting new product development and experiences that included spearheading the Agritourism Strategic Plan for South Morro Hills, gO'side electric vehicle shuttle, and the Oceanside Cultural District and Arts Master Plan.
8. VO established Oceanside's first Sports Commission to actively target new sporting events and support existing sporting events such as ISA World Youth Championships, US Artistic Swim Championships, Ironman Oceanside 70.3, Bike the Coast, Beach Soccer Championships, US Adaptive Surf Championships, SoCal Sports Complex activations, etc.

VO also helped create a sports and event committee in collaboration with city parks and recreation staff and economic development staff.

9. VO debuted a new Oceanside destination/economic development brand in 2016, winning three San Diego ADDY Awards.

These highlights and datapoints provide a guiding light for what's possible as our lodging industry renews the OTMD for an additional ten-year term. As we start to implement Oceanside's first Sustainable Tourism Master Plan, it's an important reminder of our industry's significant economic role in the community, supporting our industry stakeholders and city services.

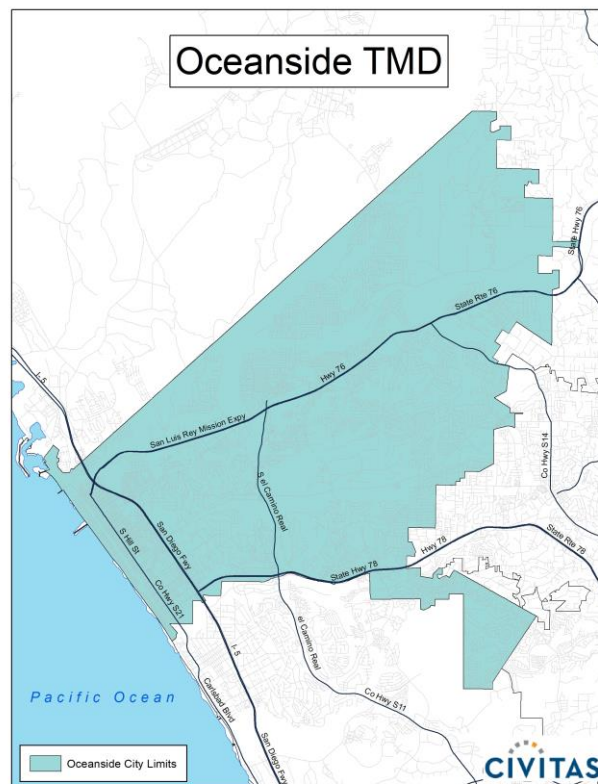
IV. BOUNDARY

The OTMD will continue to include all lodging businesses and vacation rental businesses, existing and in the future, available for public occupancy within the boundaries of the City of Oceanside, as shown in the map below.

Lodging business means: any structure or any portion of any structure which is occupied or intended or designed for occupancy by transients for dwelling, lodging or sleeping purposes and includes any hotel, inn, motel, studio hotel, bachelor hotel, lodging house, rooming house, dormitory, public or private club, or other similar structure or portion thereof.

Vacation rental business means: any structure or any portion of any structure which is occupied or intended or designed for occupancy by transients for dwelling, lodging or sleeping purposes and includes any tourism home or house, apartment home, mobile home, house trailer at a fixed location, or other similar structure or portion thereof.

A complete listing of assessed lodging businesses and vacation rental businesses within the renewed OTMD can be found in Appendix 2. The list was developed with the most reliable information provided, however, the list may contain discrepancies for various reasons, including but not limited to: 1) The vacation rental businesses included in the list are businesses that have obtained a permit or license to operate as a vacation rental business at the time of renewal, and does not include vacation rental businesses that are not permitted or licensed to operate as a vacation rental businesses; 2) Vacation rental businesses may cease operation with little or no notice, and may no longer be operating as a vacation rental business; and 3) the vacation rental business list was compiled based on the dates shown in Appendix 2, and may not include vacation rental businesses that began operation after the dates listed.

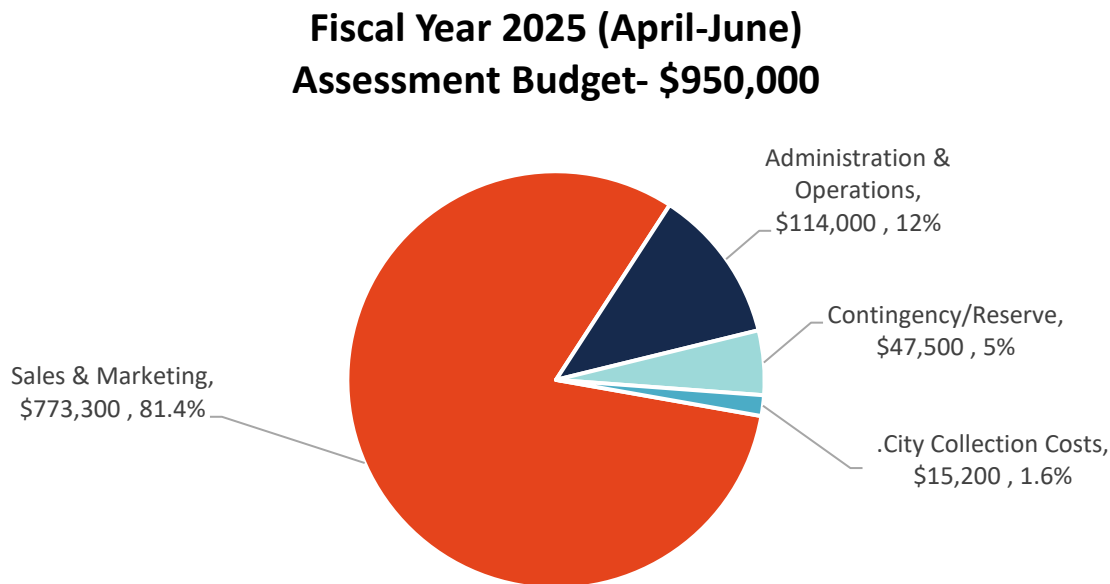


V. ASSESSMENT BUDGET AND SERVICES

A. Annual Service Plan

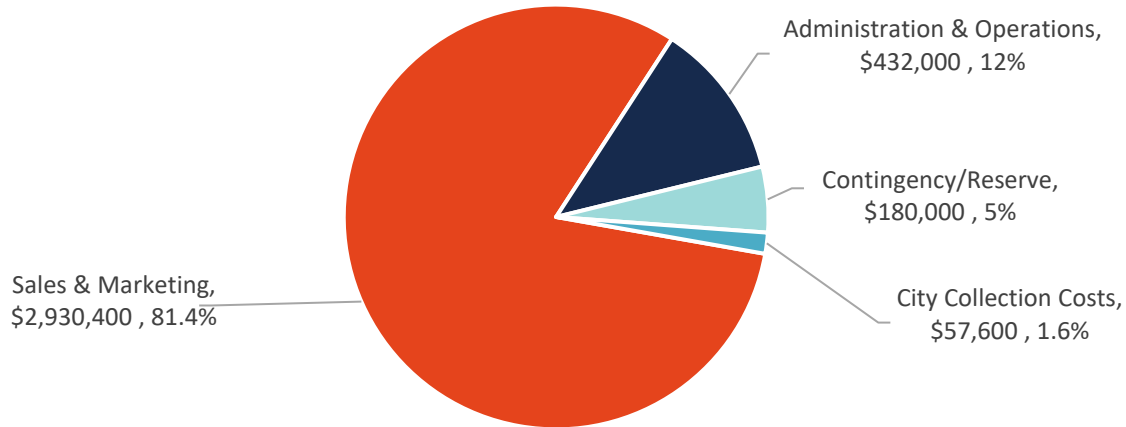
Assessment funds will be spent to provide specific benefits conferred or privileges granted directly to the payors that are not provided to those not charged, and which do not exceed the reasonable cost to the City of Oceanside conferring the benefits or granting the privileges. The privileges and services provided with the OTMD funds are sales and marketing programs available only to assessed lodging businesses and vacation rental businesses.

A service plan assessment budget has been developed to deliver services that benefit the assessed businesses. A detailed annual assessment budget will be developed and approved by VO. The chart below illustrates the initial annual assessment budget for the fiscal year April 1, 2025 – June 30, 2025, which covers the initial three (3) month period of the OTMD. These activities and allocations will also apply in subsequent years.



Although actual revenues will fluctuate due to market conditions, the proportional allocations of the budget shall remain the same. The chart below illustrates the annual assessment budget for fiscal year two (July 1, 2025 - June 30, 2026). However, the City and the VO board shall have the authority to adjust budget allocations between the categories by no more than fifteen percent (15%) of the total budget per year. A description of the proposed improvements and activities for the initial year of operation is below. The same activities are proposed for subsequent years. In the event of a legal challenge against the OTMD, any and all assessment funds may be used for the costs of defending the OTMD.

Fiscal Year 2025/2026 (June-July) Assessment Budget- \$3,600,000



Each budget category includes all costs related to providing that service. For example, the sales and marketing budget includes the cost of staff time dedicated to overseeing and implementing the sales and marketing program. Staff time dedicated purely to administrative tasks is allocated to the administrative portion of the budget. The costs of an individual staff member may be allocated to multiple budget categories. The staffing levels necessary to provide the services below will be determined by VO on an as-needed basis.

Sales and Marketing

A sales and marketing program will promote assessed businesses as tourist, meeting, and event destinations. The sales and marketing program will have a central theme of promoting Oceanside as a desirable place to visit overnight. The program will have the goal of increasing overnight visitation and room night sales at assessed businesses, and may include the following activities:

- Internet marketing efforts to increase awareness and optimize internet presence to drive overnight visitation and room sales to assessed businesses;
- Print ads in magazines and newspapers targeted at potential visitors;
- Television ads targeted at potential visitors;
- Radio ads targeted at potential visitors;
- Operation of a visitors center;
- Public relations;
- Attendance of trade shows;
- Sales blitzes;
- Familiarization tours;
- Preparation and production of collateral promotional materials such as brochures, flyers and maps;
- Digital and social media marketing;
- Asset and content creation;

- Event and program sponsorships;
- Maintenance of a website;
- Group business incentives;
- Media sites and media activations;
- Attendance of professional industry conferences and affiliation events;
- Lead generation activities designed to attract tourists and group events to Oceanside;
- Director of Sales and General Manager meetings to plan and coordinate tourism promotion efforts;
- Education of hospitality staff on service and safety (related to alcohol and food) designed to create a visitor experience that will bring repeat visits;
- Education of lodging business management and the owners' association on marketing strategies best suited to meet Oceanside's needs; and
- Activities designed to support the above efforts through Consumer Research, Market Intelligence, studies, data collections and other opportunities to increase awareness and demand for overnight stays at assessed lodging businesses

Administration and Operations

The administration and operations portion of the budget shall be utilized for administrative staffing costs, office costs, advocacy, and other general administrative costs such as insurance, legal, and accounting fees.

Contingency/Reserve

The budget includes a contingency line item to account for uncollected assessments or higher than anticipated program costs, if any. If there are contingency funds collected, they may be held in a reserve fund or utilized for other program, administration or renewal costs at the discretion of the Owners' Association. Policies relating to contributions to the reserve fund, the target amount of the reserve fund, and expenditure of monies from the reserve fund shall be set by the Board of Directors of the Owners' Association. Contingency/reserve funds may be spent on OTMD programs or administrative and renewal costs in such proportions as determined by the Owners' Association. The reserve fund may be used for the costs of renewing the District.

Collection Fee

The City shall continue to retain a fee equal to one and six-tenths percent (1.6%) of the amount of assessments collected, to cover collection and administration costs.

B. Annual Budget

The total OTMD annual assessment budget for each full fiscal year (July 1 – June 30) of operations is anticipated to be approximately \$3,600,000. The initial "year" of operations will be a partial year consisting of three (3) months, with an anticipated assessment budget of \$950,000. A similar budget is expected to apply to subsequent years, but this budget is expected to fluctuate as room sales do, and as lodging businesses and vacation rental businesses open and close. The total assessment budget for the entire nine (9) year and three (3) month term of the OTMD is anticipated to be approximately \$33,350,000.

C. California Constitutional Compliance

The OTMD assessment is not a property-based assessment subject to the requirements of Proposition 218. Courts have found Proposition 218 limited the term ‘assessments’ to levies on real property.¹ Rather, the OTMD assessment is a business-based assessment, and is subject to Proposition 26. Pursuant to Proposition 26 all levies are a tax unless they fit one of seven exceptions. Two of these exceptions apply to the OTMD a “specific benefit” and a “specific government service.” Both require that the costs of benefits or services do not exceed the reasonable costs to the City of Oceanside conferring the benefits or providing the services.

1. Specific Benefit

Proposition 26 requires that assessment funds be expended on, “a specific benefit conferred or privilege granted directly to the payor that is not provided to those not charged, and which does not exceed the reasonable costs to the local government of conferring the benefit or granting the privilege.”² The services in this Plan are designed to provide targeted benefits directly to assessed businesses, and are intended only to provide benefits and services directly to those businesses paying the assessment. These services are tailored not to serve the general public, businesses in general, or parcels of land, but rather to serve the specific businesses within the OTMD. The activities described in this Plan are specifically targeted to increase demand for room night sales for assessed businesses within the boundaries of the OTMD, and are narrowly tailored. OTMD funds will be used exclusively to provide the specific benefit of increased demand for room night sales directly to the assessees. Assessment funds shall not be used to feature non-assessed lodging businesses and vacation rental businesses in OTMD programs, or to directly generate sales for non-assessed businesses. The activities paid for from assessment revenues are business services constituting and providing specific benefits to the assessed businesses. Nothing in this Plan limits the ability of the Owners’ Association to enter into private contracts with non-assessed lodging businesses and vacation rental businesses for the provision of services to those businesses.

The assessment imposed by this OTMD is for a specific benefit conferred directly to the payors that is not provided to those not charged. The specific benefit conferred directly to the payors is an increase in demand for room night sales. The specific benefit of an increase in demand for room night sales for assessed businesses will be provided only to lodging businesses and vacation rental businesses paying the OTMD assessment, with marketing and sales programs promoting lodging businesses and vacation rental businesses paying the OTMD assessment. The marketing and sales programs will be designed to increase room night sales at each assessed business. Because they are necessary to provide the marketing and sales programs that specifically benefit the assessed lodging businesses and vacation rental businesses, the administration and contingency services also provide the specific benefit of increased demand for room night sales to the lodging businesses and vacation rental businesses.

Although the OTMD, in providing specific benefits to payors, may produce incidental benefits to non-paying businesses, the incidental benefit does not preclude the services from being considered a specific benefit. The legislature has found that, “A specific benefit is not excluded from classification as a ‘specific benefit’ merely because an indirect benefit to a nonpayor occurs incidentally and without cost to the payor as a consequence of providing the specific benefit to the payor.”³

¹ *Jarvis v. the City of San Diego* 72 Cal App. 4th 230

² Cal. Const. art XIII C § 1(e)(1)

³ Government Code § 53758(a)

2. Specific Government Service

The assessment may also be utilized to provide, “a specific government service or product provided directly to the payor that is not provided to those not charged, and which does not exceed the reasonable costs to the local government of providing the service or product.”⁴ The legislature has recognized that marketing and promotions services like those to be provided by the OTMD are government services within the meaning of Proposition 26⁵. Further, the legislature has determined that “a specific government service is not excluded from classification as a ‘specific government service’ merely because an indirect benefit to a nonpayor occurs incidentally and without cost to the payor as a consequence of providing the specific government service to the payor.”⁶

3. Reasonable Cost

OTMD services will be implemented carefully to ensure they do not exceed the reasonable cost of such services. The full amount assessed will be used to provide the services described herein. Funds will be managed by VO, and reports submitted on an annual basis to the City. Only assessed lodging businesses and vacation rental businesses will be featured in marketing materials, receive sales leads generated from OTMD-funded activities, be featured in advertising campaigns, and benefit from other OTMD-funded services. Non-assessed businesses will not receive these, nor any other, OTMD-funded services and benefits.

The OTMD-funded programs are all targeted directly at and feature only assessed businesses. It is, however, possible that there will be a spill over benefit to non-assessed businesses. If non-assessed lodging businesses or vacation rental businesses receive incremental room nights, that portion of the promotion or program generating those room nights shall be paid with non-OTMD funds. OTMD funds shall only be spent to benefit the assessed businesses, and shall not be spent on that portion of any program which directly generates incidental room nights for non-assessed businesses.

D. Assessment

The annual assessment rate for lodging businesses is two and one half of one percent (2.5%) of gross short-term sleeping room rental revenue. The annual assessment rate for vacation rental businesses is one and one half of one percent (1.5%) of gross short-term sleeping room rental revenue. Based on the benefit received, assessments will not be collected on domestic or international government employees on government business. For stays longer than thirty (30) days there shall be no assessment for the thirty-first (31st) day or any day thereafter. Stays by owners of vacation rental businesses in their own vacation rental business shall not be subject to the assessment.

The assessment was calculated based on the total cost of the activities to be provided for the benefit of the businesses within the OTMD, with costs allocated based on the proportional benefit conferred to each business. Activities funded by the OTMD, are specifically targeted to increase room nights at assessed businesses. All room night sales do not represent the same benefit to the payors. For example, a higher priced room night is of greater benefit than a lower priced room night because the assessee derives greater revenue. To account for this benefit differential and to make sure the benefits are proportional, an assessment formula based on a percentage of revenue has been selected. The proposed formula accurately reflects greater benefit to assessed businesses with higher priced room nights.

⁴ Cal. Const. art XIII C § 1(e)(2)

⁵ Government Code § 53758(b)

⁶ Government Code § 53758(b)

The term “gross short-term sleeping room rental revenue” as used herein includes the following: (1) Any charge for a room, whether the guest uses the room or not; (2) Any charge for additional guests in a room; and (3) Any fee for guaranteeing the availability of a room, whether or not that room is occupied. Gross revenue shall not include any federal, state or local taxes collected, including but not limited to transient occupancy taxes. Any other charges shall be considered gross revenue only in accordance with the local transient occupancy tax. Gross sleeping room rental revenue shall not include, and therefore the assessment shall not be charged upon, any federal, state or local taxes collected, including but not limited to transient occupancy taxes.

The assessment is levied upon and a direct obligation of the assessed lodging business and vacation rental business. However, the assessed lodging business and vacation rental business may, at its discretion, pass the assessment on to transients. The amount of assessment, if passed on to each transient, shall be disclosed in advance and separately stated from the amount of rent charged and any other applicable taxes, and each transient shall receive a receipt for payment from the assessed business. If the OTMD assessment is identified separately it shall be disclosed as the “OTMD Assessment.” As an alternative, the disclosure may include the amount of the OTMD assessment and the amount of the assessment imposed pursuant to the California Tourism Marketing Act, Government Code §13995 et seq. and shall be disclosed as the “Tourism Assessment.” The assessment is imposed solely upon, and is the sole obligation of the assessed business even if it is passed on to transients. The assessment shall not be considered revenue for calculation of transient occupancy taxes.

Bonds shall not be issued.

E. Interest and Overdue Charges

1. *Original Delinquency.* Any assessed business which fails to remit any assessment within the time required shall pay an overdue charge of ten (10) percent of the amount of the assessment in addition to the amount of the assessment.
2. *Continued Delinquency.* Any assessed business which fails to remit any delinquent remittance on or before a period of thirty (30) days following the date on which the remittance first became delinquent shall pay a second delinquency overdue charge of ten (10) percent of the amount of the assessment in addition to the amount of the assessment and the ten (10) percent overdue charge first imposed.
3. *Fraud.* If the City determines that the nonpayment of any remittance is due to fraud, an overdue charge of twenty-five percent (25%) of the amount of the assessment shall be added thereto in addition to the overdue charges stated in subparagraphs (1) and (2) of this section.
4. *Interest.* In addition to the overdue charges imposed, any business which fails to remit any assessment shall pay interest at the rate of one-half percent (0.5%) per month or fraction thereof on the amount of the assessment, exclusive of overdue charges, from the date on which the remittance first became delinquent until paid.
5. *Overdue charges merged with assessment.* Every overdue charge imposed and such interest as accrues under the provisions of this section shall become a part of the assessment required to be paid.

F. Time and Manner for Collecting Assessments

The OTMD assessment will be implemented beginning April 1, 2025 or as soon as possible thereafter, and ending nine (9) years and three (3) months from its start date. The City will be responsible for collecting the assessment on monthly or quarterly basis (including any delinquencies, interest and overdue charges) from each lodging business and vacation rental located in the City of Oceanside.

The City shall take all reasonable efforts to collect the assessments from each lodging business. The City shall forward the assessments collected to the Owners' Association.

VI. GOVERNANCE

A. Owners' Association

The City Council, through adoption of this Management District Plan, has the right, pursuant to Streets and Highways Code §36651, to identify the body that shall implement the proposed program, which shall be the Owners' Association of the OTMD as defined in Streets and Highways Code §36612. The City Council has determined that VO will continue to serve as the Owners' Association for the OTMD. VO's day-to-day operations will be managed by the President/CEO. The President/CEO will report to VO's Board of Directors, which will have ultimate responsibility for VO's operations. The Board will operate according to established Bylaws and this Plan to set policy, manage funds, and execute the VO mission.

The Board of Directors will have between thirteen and seventeen members. The Board will be structured to ensure hotel representatives always have a majority presence; remaining seats will be filled by representatives of Oceanside businesses with an interest in tourism promotion. VO Board members shall be selected and vacancies shall be filled in accordance with the provisions of the VO Bylaws.

B. Brown Act and California Public Records Act Compliance

An Owners' Association is a private entity and may not be considered a public entity for any purpose, nor may its board members or staff be considered to be public officials for any purpose. The Owners' Association is, however, subject to government regulations relating to transparency, namely the Ralph M. Brown Act and the California Public Records Act. These regulations are designed to promote public accountability. The Owners' Association acts as a legislative body under the Ralph M. Brown Act (Government Code §54950 et seq.). Thus, meetings of the Board and certain committees must be held in compliance with the public notice and other requirements of the Brown Act. Accordingly, the Owners' Association shall publicly report any action taken and the vote or abstention on that action of each member present for the action. The Owners' Association is also subject to the record keeping and disclosure requirements of the California Public Records Act.

C. Annual Report

VO shall present an annual report at the end of each year of operation to the City Council pursuant to Streets and Highways Code §36650 (see Appendix 1). The annual report shall include:

- Any proposed changes in the boundaries of the improvement district or in any benefit zones or classification of businesses within the district.
- The improvements and activities to be provided for that fiscal year.
- An estimate of the cost of providing the improvements and the activities for that fiscal year.
- The method and basis of levying the assessment in sufficient detail to allow each business owner to estimate the amount of the assessment to be levied against his or her business for that fiscal year.
- The estimated amount of any surplus or deficit revenues to be carried over from a previous fiscal year.
- The estimated amount of any contributions to be made from sources other than assessments levied pursuant to this part.

APPENDIX 1 – LAW

STREETS AND HIGHWAYS CODE DIVISION 18. PARKING PART 7. PROPERTY AND BUSINESS IMPROVEMENT DISTRICT LAW OF 1994

CHAPTER 1. General Provisions

ARTICLE 1. Declarations

36600. Citation of part

This part shall be known and may be cited as the “Property and Business Improvement District Law of 1994.”

36601. Legislative findings and declarations; Legislative guidance

The Legislature finds and declares all of the following:

- (a) Businesses located and operating within business districts in some of this state’s communities are economically disadvantaged, are underutilized, and are unable to attract customers due to inadequate facilities, services, and activities in the business districts.
- (b) It is in the public interest to promote the economic revitalization and physical maintenance of business districts in order to create jobs, attract new businesses, and prevent the erosion of the business districts.
- (c) It is of particular local benefit to allow business districts to fund business related improvements, maintenance, and activities through the levy of assessments upon the businesses or real property that receive benefits from those improvements.
- (d) Assessments levied for the purpose of conferring special benefit upon the real property or a specific benefit upon the businesses in a business district are not taxes for the general benefit of a city, even if property, businesses, or persons not assessed receive incidental or collateral effects that benefit them.
- (e) Property and business improvement districts formed throughout this state have conferred special benefits upon properties and businesses within their districts and have made those properties and businesses more useful by providing the following benefits:
 - (1) Crime reduction. A study by the Rand Corporation has confirmed a 12-percent reduction in the incidence of robbery and an 8-percent reduction in the total incidence of violent crimes within the 30 districts studied.
 - (2) Job creation.
 - (3) Business attraction.
 - (4) Business retention.
 - (5) Economic growth.
 - (6) New investments.
- (f) With the dissolution of redevelopment agencies throughout the state, property and business improvement districts have become even more important tools with which communities can combat blight, promote economic opportunities, and create a clean and safe environment.
- (g) Since the enactment of this act, the people of California have adopted Proposition 218, which added Article XIII D to the Constitution in order to place certain requirements and restrictions on the formation of, and activities, expenditures, and assessments by property-based districts. Article XIII D of the Constitution provides that property-based districts may only levy assessments for special benefits.
- (h) The act amending this section is intended to provide the Legislature’s guidance with regard to this act, its interaction with the provisions of Article XIII D of the Constitution, and the determination of special benefits in property-based districts.
 - (1) The lack of legislative guidance has resulted in uncertainty and inconsistent application of this act, which discourages the use of assessments to fund needed improvements, maintenance, and activities in property-based districts, contributing to blight and other underutilization of property.
 - (2) Activities undertaken for the purpose of conferring special benefits upon property to be assessed inherently produce incidental or collateral effects that benefit property or persons not assessed. Therefore, for special benefits to exist as a separate and distinct category from general benefits, the incidental or collateral effects of those special benefits are inherently part of those special benefits. The mere fact that special benefits produce incidental or collateral effects that benefit property or

persons not assessed does not convert any portion of those special benefits or their incidental or collateral effects into general benefits.

(3) It is of the utmost importance that property-based districts created under this act have clarity regarding restrictions on assessments they may levy and the proper determination of special benefits. Legislative clarity with regard to this act will provide districts with clear instructions and courts with legislative intent regarding restrictions on property-based assessments, and the manner in which special benefits should be determined.

36602. Purpose of part

The purpose of this part is to supplement previously enacted provisions of law that authorize cities to levy assessments within property and business improvement districts, to ensure that those assessments conform to all constitutional requirements and are determined and assessed in accordance with the guidance set forth in this act. This part does not affect or limit any other provisions of law authorizing or providing for the furnishing of improvements or activities or the raising of revenue for these purposes.

36603. Preemption of authority or charter city to adopt ordinances levying assessments

Nothing in this part is intended to preempt the authority of a charter city to adopt ordinances providing for a different method of levying assessments for similar or additional purposes from those set forth in this part. A property and business improvement district created pursuant to this part is expressly exempt from the provisions of the Special Assessment Investigation, Limitation and Majority Protest Act of 1931 (Division 4 (commencing with Section 2800)).

36603.5. Part prevails over conflicting provisions

Any provision of this part that conflicts with any other provision of law shall prevail over the other provision of law, as to districts created under this part.

36604. Severability

This part is intended to be construed liberally and, if any provision is held invalid, the remaining provisions shall remain in full force and effect. Assessments levied under this part are not special taxes.

ARTICLE 2. Definitions

36606. “Activities”

“Activities” means, but is not limited to, all of the following that benefit businesses or real property in the district:

- (a) Promotion of public events.
- (b) Furnishing of music in any public place.
- (c) Promotion of tourism within the district.
- (d) Marketing and economic development, including retail retention and recruitment.
- (e) Providing security, sanitation, graffiti removal, street and sidewalk cleaning, and other municipal services supplemental to those normally provided by the municipality.
- (f) Other services provided for the purpose of conferring special benefit upon assessed real property or specific benefits upon assessed businesses located in the district.

36606.5. “Assessment”

“Assessment” means a levy for the purpose of acquiring, constructing, installing, or maintaining improvements and providing activities that will provide certain benefits to properties or businesses located within a property and business improvement district.

36607. “Business”

“Business” means all types of businesses and includes financial institutions and professions.

36608. “City”

“City” means a city, county, city and county, or an agency or entity created pursuant to Article 1 (commencing with Section 6500) of Chapter 5 of Division 7 of Title 1 of the Government Code, the public member agencies of which includes only cities, counties, or a city and county, or the State of California.

36609. “City council”

“City council” means the city council of a city or the board of supervisors of a county, or the agency, commission, or board created pursuant to a joint powers agreement and which is a city within the meaning of this part.

36609.4. “Clerk”

“Clerk” means the clerk of the legislative body.

36609.5. “General benefit”

“General benefit” means, for purposes of a property-based district, any benefit that is not a “special benefit” as defined in Section 36615.5.

36610. “Improvement”

“Improvement” means the acquisition, construction, installation, or maintenance of any tangible property with an estimated useful life of five years or more including, but not limited to, the following:

- (a) Parking facilities.
- (b) Benches, booths, kiosks, display cases, pedestrian shelters and signs.
- (c) Trash receptacles and public restrooms.
- (d) Lighting and heating facilities.
- (e) Decorations.
- (f) Parks.
- (g) Fountains.
- (h) Planting areas.
- (i) Closing, opening, widening, or narrowing of existing streets.
- (j) Facilities or equipment, or both, to enhance security of persons and property within the district.
- (k) Ramps, sidewalks, plazas, and pedestrian malls.
- (l) Rehabilitation or removal of existing structures.

36611. “Management district plan”; “Plan”

“Management district plan” or “plan” means a proposal as defined in Section 36622.

36612. “Owners’ association”

“Owners’ association” means a private nonprofit entity that is under contract with a city to administer or implement improvements, maintenance, and activities specified in the management district plan. An owners’ association may be an existing nonprofit entity or a newly formed nonprofit entity. An owners’ association is a private entity and may not be considered a public entity for any purpose, nor may its board members or staff be considered to be public officials for any purpose. Notwithstanding this section, an owners’ association shall comply with the Ralph M. Brown Act (Chapter 9 (commencing with Section 54950) of Part 1 of Division 2 of Title 5 of the Government Code), at all times when matters within the subject matter of the district are heard, discussed, or deliberated, and with the California Public Records Act (Division 10 (commencing with Section 7920.000) of Title 1 of the Government Code), for all records relating to activities of the district.

36614. “Property”

“Property” means real property situated within a district.

36614.5. “Property and business improvement district”; “District”

“Property and business improvement district,” or “district,” means a property and business improvement district established pursuant to this part.

36614.6. “Property-based assessment”

“Property-based assessment” means any assessment made pursuant to this part upon real property.

36614.7. “Property-based district”

“Property-based district” means any district in which a city levies a property-based assessment.

36615. “Property owner”; “Business owner”; “Owner”

“Property owner” means any person shown as the owner of land on the last equalized assessment roll or otherwise known to be the owner of land by the city council. “Business owner” means any person recognized by the city as the owner of the business. “Owner” means either a business owner or a property owner. The city council has no obligation to obtain other information as to the ownership of land or businesses, and its determination of ownership shall be final and conclusive for the purposes of this part. Wherever this part requires the signature of the property owner, the signature of the authorized agent of the property owner shall be sufficient. Wherever this part requires the signature of the business owner, the signature of the authorized agent of the business owner shall be sufficient.

36615.5. “Special benefit”

(a) “Special benefit” means, for purposes of a property-based district, a particular and distinct benefit over and above general benefits conferred on real property located in a district or to the public at large. Special benefit includes incidental or collateral effects that arise from the improvements, maintenance, or activities of property-based districts even if those incidental or collateral effects benefit property or persons not assessed. Special benefit excludes general enhancement of property value.

(b) “Special benefit” also includes, for purposes of a property-based district, a particular and distinct benefit provided directly to each assessed parcel within the district. Merely because parcels throughout an assessment district share the same special benefits does not make the benefits general.

36616. “Tenant”

“Tenant” means an occupant pursuant to a lease of commercial space or a dwelling unit, other than an owner.

ARTICLE 3. Prior Law

36617. Alternate method of financing certain improvements and activities; Effect on other provisions

This part provides an alternative method of financing certain improvements and activities. The provisions of this part shall not affect or limit any other provisions of law authorizing or providing for the furnishing of improvements or activities or the raising of revenue for these purposes. Every improvement area established pursuant to the Parking and Business Improvement Area Law of 1989 (Part 6 (commencing with Section 36500) of this division) is valid and effective and is unaffected by this part.

CHAPTER 2. Establishment

36620. Establishment of property and business improvement district

A property and business improvement district may be established as provided in this chapter.

36620.5. Requirement of consent of city council

A county may not form a district within the territorial jurisdiction of a city without the consent of the city council of that city. A city may not form a district within the unincorporated territory of a county without the consent of the board

of supervisors of that county. A city may not form a district within the territorial jurisdiction of another city without the consent of the city council of the other city.

36621. Initiation of proceedings; Petition of property or business owners in proposed district

- (a) Upon the submission of a written petition, signed by the property or business owners in the proposed district who will pay more than 50 percent of the assessments proposed to be levied, the city council may initiate proceedings to form a district by the adoption of a resolution expressing its intention to form a district. The amount of assessment attributable to property or a business owned by the same property or business owner that is in excess of 40 percent of the amount of all assessments proposed to be levied, shall not be included in determining whether the petition is signed by property or business owners who will pay more than 50 percent of the total amount of assessments proposed to be levied.
- (b) The petition of property or business owners required under subdivision (a) shall include a summary of the management district plan. That summary shall include all of the following:
 - (1) A map showing the boundaries of the district.
 - (2) Information specifying where the complete management district plan can be obtained.
 - (3) Information specifying that the complete management district plan shall be furnished upon request.
- (c) The resolution of intention described in subdivision (a) shall contain all of the following:
 - (1) A brief description of the proposed improvements, maintenance, and activities, the amount of the proposed assessment, a statement as to whether the assessment will be levied on property or businesses within the district, a statement as to whether bonds will be issued, and a description of the exterior boundaries of the proposed district, which may be made by reference to any plan or map that is on file with the clerk. The descriptions and statements do not need to be detailed and shall be sufficient if they enable an owner to generally identify the nature and extent of the improvements, maintenance, and activities, and the location and extent of the proposed district.
 - (2) A time and place for a public hearing on the establishment of the property and business improvement district and the levy of assessments, which shall be consistent with the requirements of Section 36623.

36622. Contents of management district plan

The management district plan shall include, but is not limited to, all of the following:

- (a) If the assessment will be levied on property, a map of the district in sufficient detail to locate each parcel of property and, if businesses are to be assessed, each business within the district. If the assessment will be levied on businesses, a map that identifies the district boundaries in sufficient detail to allow a business owner to reasonably determine whether a business is located within the district boundaries. If the assessment will be levied on property and businesses, a map of the district in sufficient detail to locate each parcel of property and to allow a business owner to reasonably determine whether a business is located within the district boundaries.
- (b) The name of the proposed district.
- (c) A description of the boundaries of the district, including the boundaries of benefit zones, proposed for establishment or extension in a manner sufficient to identify the affected property and businesses included, which may be made by reference to any plan or map that is on file with the clerk. The boundaries of a proposed property assessment district shall not overlap with the boundaries of another existing property assessment district created pursuant to this part. This part does not prohibit the boundaries of a district created pursuant to this part to overlap with other assessment districts established pursuant to other provisions of law, including, but not limited to, the Parking and Business Improvement Area Law of 1989 (Part 6 (commencing with Section 36500)). This part does not prohibit the boundaries of a business assessment district created pursuant to this part to overlap with another business assessment district created pursuant to this part. This part does not prohibit the boundaries of a business assessment district created pursuant to this part to overlap with a property assessment district created pursuant to this part.
- (d) The improvements, maintenance, and activities proposed for each year of operation of the district and the estimated cost thereof. If the improvements, maintenance, and activities proposed for each year of operation are the same, a description of the first year's proposed improvements, maintenance, and activities and a statement that the same improvements, maintenance, and activities are proposed for subsequent years shall satisfy the requirements of this subdivision.

- (e) The total annual amount proposed to be expended for improvements, maintenance, or activities, and debt service in each year of operation of the district. If the assessment is levied on businesses, this amount may be estimated based upon the assessment rate. If the total annual amount proposed to be expended in each year of operation of the district is not significantly different, the amount proposed to be expended in the initial year and a statement that a similar amount applies to subsequent years shall satisfy the requirements of this subdivision.
- (f) The proposed source or sources of financing, including the proposed method and basis of levying the assessment in sufficient detail to allow each property or business owner to calculate the amount of the assessment to be levied against their property or business. The plan also shall state whether bonds will be issued to finance improvements.
- (g) The time and manner of collecting the assessments.
- (h) The specific number of years in which assessments will be levied. In a new district, the maximum number of years shall be five. Upon renewal, a district shall have a term not to exceed 10 years. Notwithstanding these limitations, a district created pursuant to this part to finance capital improvements with bonds may levy assessments until the maximum maturity of the bonds. The management district plan may set forth specific increases in assessments for each year of operation of the district.
- (i) The proposed time for implementation and completion of the management district plan.
- (j) Any proposed rules and regulations to be applicable to the district.
- (k)
 - (1) A list of the properties or businesses to be assessed, including the assessor's parcel numbers for properties to be assessed, and a statement of the method or methods by which the expenses of a district will be imposed upon benefited real property or businesses, in proportion to the benefit received by the property or business, to defray the cost thereof.
 - (2) In a property-based district, the proportionate special benefit derived by each identified parcel shall be determined exclusively in relationship to the entirety of the capital cost of a public improvement, the maintenance and operation expenses of a public improvement, or the cost of the activities. An assessment shall not be imposed on any parcel that exceeds the reasonable cost of the proportional special benefit conferred on that parcel. Only special benefits are assessable, and a property-based district shall separate the general benefits, if any, from the special benefits conferred on a parcel. Parcels within a property-based district that are owned or used by any city, public agency, the State of California, or the United States shall not be exempt from assessment unless the governmental entity can demonstrate by clear and convincing evidence that those publicly owned parcels in fact receive no special benefit. The value of any incidental, secondary, or collateral effects that arise from the improvements, maintenance, or activities of a property-based district and that benefit property or persons not assessed shall not be deducted from the entirety of the cost of any special benefit or affect the proportionate special benefit derived by each identified parcel.
 - (3) In a property-based district, properties throughout the district may share the same special benefits. In a district with boundaries that define which parcels are to receive improvements, maintenance, or activities over and above those services provided by the city, the improvements, maintenance, or activities themselves may constitute a special benefit. The city may impose assessments that are less than the proportional special benefit conferred, but shall not impose assessments that exceed the reasonable costs of the proportional special benefit conferred. Because one or more parcels pay less than the special benefit conferred does not necessarily mean that other parcels are assessed more than the reasonable cost of their special benefit.
- (l) In a property-based district, a detailed engineer's report prepared by a registered professional engineer certified by the State of California supporting all assessments contemplated by the management district plan.
- (m) Any other item or matter required to be incorporated therein by the city council.

36623. Procedure to levy assessment

- (a) If a city council proposes to levy a new or increased property assessment, the notice and protest and hearing procedure shall comply with Section 53753 of the Government Code.
- (b) If a city council proposes to levy a new or increased business assessment, the notice and protest and hearing procedure shall comply with Section 54954.6 of the Government Code, except that notice shall be mailed to the owners of the businesses proposed to be assessed. A protest may be made orally or in writing by any interested person. Every written protest shall be filed with the clerk at or before the time fixed for the public hearing. The city council may waive any irregularity in the form or content of any written protest. A written protest may be withdrawn in writing at any time before the conclusion of the public hearing. Each

written protest shall contain a description of the business in which the person subscribing the protest is interested sufficient to identify the business and, if a person subscribing is not shown on the official records of the city as the owner of the business, the protest shall contain or be accompanied by written evidence that the person subscribing is the owner of the business or the authorized representative. A written protest that does not comply with this section shall not be counted in determining a majority protest. If written protests are received from the owners or authorized representatives of businesses in the proposed district that will pay 50 percent or more of the assessments proposed to be levied and protests are not withdrawn so as to reduce the protests to less than 50 percent, no further proceedings to levy the proposed assessment against such businesses, as contained in the resolution of intention, shall be taken for a period of one year from the date of the finding of a majority protest by the city council.

(c) If a city council proposes to conduct a single proceeding to levy both a new or increased property assessment and a new or increased business assessment, the notice and protest and hearing procedure for the property assessment shall comply with subdivision (a), and the notice and protest and hearing procedure for the business assessment shall comply with subdivision (b). If a majority protest is received from either the property or business owners, that respective portion of the assessment shall not be levied. The remaining portion of the assessment may be levied unless the improvement or other special benefit was proposed to be funded by assessing both property and business owners.

36624. Changes to proposed assessments

At the conclusion of the public hearing to establish the district, the city council may adopt, revise, change, reduce, or modify the proposed assessment or the type or types of improvements, maintenance, and activities to be funded with the revenues from the assessments. Proposed assessments may only be revised by reducing any or all of them. At the public hearing, the city council may only make changes in, to, or from the boundaries of the proposed property and business improvement district that will exclude territory that will not benefit from the proposed improvements, maintenance, and activities. Any modifications, revisions, reductions, or changes to the proposed assessment district shall be reflected in the notice and map recorded pursuant to Section 36627.

36625. Resolution of formation

(a) If the city council, following the public hearing, decides to establish a proposed property and business improvement district, the city council shall adopt a resolution of formation that shall include, but is not limited to, all of the following:

- (1) A brief description of the proposed improvements, maintenance, and activities, the amount of the proposed assessment, a statement as to whether the assessment will be levied on property, businesses, or both within the district, a statement on whether bonds will be issued, and a description of the exterior boundaries of the proposed district, which may be made by reference to any plan or map that is on file with the clerk. The descriptions and statements need not be detailed and shall be sufficient if they enable an owner to generally identify the nature and extent of the improvements, maintenance, and activities and the location and extent of the proposed district.
- (2) The number, date of adoption, and title of the resolution of intention.
- (3) The time and place where the public hearing was held concerning the establishment of the district.
- (4) A determination regarding any protests received. The city shall not establish the district or levy assessments if a majority protest was received.
- (5) A statement that the properties, businesses, or properties and businesses in the district established by the resolution shall be subject to any amendments to this part.
- (6) A statement that the improvements, maintenance, and activities to be conferred on businesses and properties in the district will be funded by the levy of the assessments. The revenue from the levy of assessments within a district shall not be used to provide improvements, maintenance, or activities outside the district or for any purpose other than the purposes specified in the resolution of intention, as modified by the city council at the hearing concerning establishment of the district. Notwithstanding the foregoing, improvements and activities that must be provided outside the district boundaries to create a special or specific benefit to the assessed parcels or businesses may be provided, but shall be limited to marketing or signage pointing to the district.
- (7) A finding that the property or businesses within the area of the property and business improvement district will be benefited by the improvements, maintenance, and activities funded by

the proposed assessments, and, for a property-based district, that property within the district will receive a special benefit.

(8) In a property-based district, the total amount of all special benefits to be conferred on the properties within the property-based district.

(b) The adoption of the resolution of formation and, if required, recordation of the notice and map pursuant to Section 36627 shall constitute the levy of an assessment in each of the fiscal years referred to in the management district plan.

36627. Notice and assessment diagram

Following adoption of the resolution establishing district assessments on properties pursuant to Section 36625, the clerk shall record a notice and an assessment diagram pursuant to Section 3114. No other provision of Division 4.5 (commencing with Section 3100) applies to an assessment district created pursuant to this part.

36628. Establishment of separate benefit zones within district; Categories of businesses

The city council may establish one or more separate benefit zones within the district based upon the degree of benefit derived from the improvements or activities to be provided within the benefit zone and may impose a different assessment within each benefit zone. If the assessment is to be levied on businesses, the city council may also define categories of businesses based upon the degree of benefit that each will derive from the improvements or activities to be provided within the district and may impose a different assessment or rate of assessment on each category of business, or on each category of business within each zone.

36628.5. Assessments on businesses or property owners

The city council may levy assessments on businesses or on property owners, or a combination of the two, pursuant to this part. The city council shall structure the assessments in whatever manner it determines corresponds with the distribution of benefits from the proposed improvements, maintenance, and activities, provided that any property-based assessment conforms with the requirements set forth in paragraph (2) of subdivision (k) of Section 36622.

36629. Provisions and procedures applicable to benefit zones and business categories

All provisions of this part applicable to the establishment, modification, or disestablishment of a property and business improvement district apply to the establishment, modification, or disestablishment of benefit zones or categories of business. The city council shall, to establish, modify, or disestablish a benefit zone or category of business, follow the procedure to establish, modify, or disestablish a property and business improvement district.

36630. Expiration of district; Creation of new district

If a property and business improvement district expires due to the time limit set pursuant to subdivision (h) of Section 36622, a new management district plan may be created and the district may be renewed pursuant to this part.

CHAPTER 3. Assessments

36631. Time and manner of collection of assessments; Delinquent payments

The collection of the assessments levied pursuant to this part shall be made at the time and in the manner set forth by the city council in the resolution levying the assessment. Assessments levied on real property may be collected at the same time and in the same manner as for the ad valorem property tax, and may provide for the same lien priority and penalties for delinquent payment. All delinquent payments for assessments levied pursuant to this part may be charged interest and penalties.

36632. Assessments to be based on estimated benefit; Classification of real property and businesses; Exclusion of residential and agricultural property

(a) The assessments levied on real property pursuant to this part shall be levied on the basis of the estimated benefit to the real property within the property and business improvement district. The city council may

classify properties for purposes of determining the benefit to property of the improvements and activities provided pursuant to this part.

(b) Assessments levied on businesses pursuant to this part shall be levied on the basis of the estimated benefit to the businesses within the property and business improvement district. The city council may classify businesses for purposes of determining the benefit to the businesses of the improvements and activities provided pursuant to this part.

(c) Properties zoned solely for residential use, or that are zoned for agricultural use, are conclusively presumed not to benefit from the improvements and service funded through these assessments, and shall not be subject to any assessment pursuant to this part.

36633. Time for contesting validity of assessment

The validity of an assessment levied under this part shall not be contested in an action or proceeding unless the action or proceeding is commenced within 30 days after the resolution levying the assessment is adopted pursuant to Section 36625. An appeal from a final judgment in an action or proceeding shall be perfected within 30 days after the entry of judgment.

36634. Service contracts authorized to establish levels of city services

The city council may execute baseline service contracts that would establish levels of city services that would continue after a property and business improvement district has been formed.

36635. Request to modify management district plan

The owners' association may, at any time, request that the city council modify the management district plan. Any modification of the management district plan shall be made pursuant to this chapter.

36636. Modification of plan by resolution after public hearing; Adoption of resolution of intention

(a) Upon the written request of the owners' association, the city council may modify the management district plan after conducting one public hearing on the proposed modifications. The city council may modify the improvements and activities to be funded with the revenue derived from the levy of the assessments by adopting a resolution determining to make the modifications after holding a public hearing on the proposed modifications. If the modification includes the levy of a new or increased assessment, the city council shall comply with Section 36623. Notice of all other public hearings pursuant to this section shall comply with both of the following:

(1) The resolution of intention shall be published in a newspaper of general circulation in the city once at least seven days before the public hearing.

(2) A complete copy of the resolution of intention shall be mailed by first class mail, at least 10 days before the public hearing, to each business owner or property owner affected by the proposed modification.

(b) The city council shall adopt a resolution of intention which states the proposed modification prior to the public hearing required by this section. The public hearing shall be held not more than 90 days after the adoption of the resolution of intention.

36637. Reflection of modification in notices recorded and maps

Any subsequent modification of the resolution shall be reflected in subsequent notices and maps recorded pursuant to Division 4.5 (commencing with Section 3100), in a manner consistent with the provisions of Section 36627.

CHAPTER 3.5. Financing

36640. Bonds authorized; Procedure; Restriction on reduction or termination of assessments

(a) The city council may, by resolution, determine and declare that bonds shall be issued to finance the estimated cost of some or all of the proposed improvements described in the resolution of formation adopted pursuant to Section 36625, if the resolution of formation adopted pursuant to that section provides for the

issuance of bonds, under the Improvement Bond Act of 1915 (Division 10 (commencing with Section 8500)) or in conjunction with Marks-Roos Local Bond Pooling Act of 1985 (Article 4 (commencing with Section 6584) of Chapter 5 of Division 7 of Title 1 of the Government Code). Either act, as the case may be, shall govern the proceedings relating to the issuance of bonds, although proceedings under the Bond Act of 1915 may be modified by the city council as necessary to accommodate assessments levied upon business pursuant to this part.

(b) The resolution adopted pursuant to subdivision (a) shall generally describe the proposed improvements specified in the resolution of formation adopted pursuant to Section 36625, set forth the estimated cost of those improvements, specify the number of annual installments and the fiscal years during which they are to be collected. The amount of debt service to retire the bonds shall not exceed the amount of revenue estimated to be raised from assessments over 30 years.

(c) Notwithstanding any other provision of this part, assessments levied to pay the principal and interest on any bond issued pursuant to this section shall not be reduced or terminated if doing so would interfere with the timely retirement of the debt.

CHAPTER 4. Governance

36650. Report by owners' association; Approval or modification by city council

(a) The owners' association shall cause to be prepared a report for each fiscal year, except the first year, for which assessments are to be levied and collected to pay the costs of the improvements, maintenance, and activities described in the report. The owners' association's first report shall be due after the first year of operation of the district. The report may propose changes, including, but not limited to, the boundaries of the property and business improvement district or any benefit zones within the district, the basis and method of levying the assessments, and any changes in the classification of property, including any categories of business, if a classification is used.

(b) The report shall be filed with the clerk and shall refer to the property and business improvement district by name, specify the fiscal year to which the report applies, and, with respect to that fiscal year, shall contain all of the following information:

(1) Any proposed changes in the boundaries of the property and business improvement district or in any benefit zones or classification of property or businesses within the district.

(2) The improvements, maintenance, and activities to be provided for that fiscal year.

(3) An estimate of the cost of providing the improvements, maintenance, and activities for that fiscal year.

(4) The method and basis of levying the assessment in sufficient detail to allow each real property or business owner, as appropriate, to estimate the amount of the assessment to be levied against his or her property or business for that fiscal year.

(5) The estimated amount of any surplus or deficit revenues to be carried over from a previous fiscal year.

(6) The estimated amount of any contributions to be made from sources other than assessments levied pursuant to this part.

(c) The city council may approve the report as filed by the owners' association or may modify any particular contained in the report and approve it as modified. Any modification shall be made pursuant to Sections 36635 and 36636.

The city council shall not approve a change in the basis and method of levying assessments that would impair an authorized or executed contract to be paid from the revenues derived from the levy of assessments, including any commitment to pay principal and interest on any bonds issued on behalf of the district.

36651. Designation of owners' association to provide improvements, maintenance, and activities

The management district plan may, but is not required to, state that an owners' association will provide the improvements, maintenance, and activities described in the management district plan. If the management district plan designates an owners' association, the city shall contract with the designated nonprofit corporation to provide services.

CHAPTER 5. Renewal

36660. Renewal of district; Transfer or refund of remaining revenues; District term limit

- (a) Any district previously established whose term has expired, or will expire, may be renewed by following the procedures for establishment as provided in this chapter.
- (b) Upon renewal, any remaining revenues derived from the levy of assessments, or any revenues derived from the sale of assets acquired with the revenues, shall be transferred to the renewed district. If the renewed district includes additional parcels or businesses not included in the prior district, the remaining revenues shall be spent to benefit only the parcels or businesses in the prior district. If the renewed district does not include parcels or businesses included in the prior district, the remaining revenues attributable to these parcels shall be refunded to the owners of these parcels or businesses.
- (c) Upon renewal, a district shall have a term not to exceed 10 years, or, if the district is authorized to issue bonds, until the maximum maturity of those bonds. There is no requirement that the boundaries, assessments, improvements, or activities of a renewed district be the same as the original or prior district.

CHAPTER 6. Disestablishment

36670. Circumstances permitting disestablishment of district; Procedure

- (a) Any district established or extended pursuant to the provisions of this part, where there is no indebtedness, outstanding and unpaid, incurred to accomplish any of the purposes of the district, may be disestablished by resolution by the city council in either of the following circumstances:
 - (1) If the city council finds there has been misappropriation of funds, malfeasance, or a violation of law in connection with the management of the district, it shall notice a hearing on disestablishment.
 - (2) During the operation of the district, there shall be a 30-day period each year in which assesseses may request disestablishment of the district. The first such period shall begin one year after the date of establishment of the district and shall continue for 30 days. The next such 30-day period shall begin two years after the date of the establishment of the district. Each successive year of operation of the district shall have such a 30-day period. Upon the written petition of the owners or authorized representatives of real property or the owners or authorized representatives of businesses in the district who pay 50 percent or more of the assessments levied, the city council shall pass a resolution of intention to disestablish the district. The city council shall notice a hearing on disestablishment.
- (b) The city council shall adopt a resolution of intention to disestablish the district prior to the public hearing required by this section. The resolution shall state the reason for the disestablishment, shall state the time and place of the public hearing, and shall contain a proposal to dispose of any assets acquired with the revenues of the assessments levied within the property and business improvement district. The notice of the hearing on disestablishment required by this section shall be given by mail to the property owner of each parcel or to the owner of each business subject to assessment in the district, as appropriate. The city shall conduct the public hearing not less than 30 days after mailing the notice to the property or business owners. The public hearing shall be held not more than 60 days after the adoption of the resolution of intention.

36671. Refund of remaining revenues upon disestablishment or expiration without renewal of district; Calculation of refund; Use of outstanding revenue collected after disestablishment of district

- (a) Upon the disestablishment or expiration without renewal of a district, any remaining revenues, after all outstanding debts are paid, derived from the levy of assessments, or derived from the sale of assets acquired with the revenues, or from bond reserve or construction funds, shall be refunded to the owners of the property or businesses then located and operating within the district in which assessments were levied by applying the same method and basis that was used to calculate the assessments levied in the fiscal year in which the district is disestablished or expires. All outstanding assessment revenue collected after disestablishment shall be spent on improvements and activities specified in the management district plan.
- (b) If the disestablishment occurs before an assessment is levied for the fiscal year, the method and basis that was used to calculate the assessments levied in the immediate prior fiscal year shall be used to calculate the amount of any refund.

APPENDIX 2 – ASSESSED BUSINESSES

Business Name	Address1	Address2
1413-15 HIGGINS ST LLC	1415 HIGGINS ST	
1051 Properties LLC	3573 RIDGE RD	
107 Crouch	107 CROUCH ST	
1116 S Clemetine St	1116 S CLEMENTINE ST	
1202 S PACIFIC ST APARTMENTS		
123Rental LLC	1118 S MYERS ST	UNIT K
1323 SOUTH PACIFIC LLC	1323 S PACIFIC ST	
1419 Sleeping Indian road	1419 Sleeping Indian Road	
1511 Lucky St	1511 LUCKY ST	
1733 PACIFIC, LLC [037948]	1733 S PACIFIC ST	
1874 Blackhawk	1874 BLACKHAWK AVE	
1900 SOUTH PACIFIC LLC [036636]	1111 S PACIFIC ST	UNIT 1
1900 SOUTH PACIFIC LLC [039480]	1919 S PACIFIC ST	
1900 SOUTH PACIFIC LLC [124632]	913 S PACIFIC ST	UNIT 2
1900 South Pacific, LLC	917 S PACIFIC ST	
1900 South Pacific, LLC	923 S PACIFIC ST	
1900 South Pacific, LLC	919 S PACIFIC ST	
1900 South Pacific, LLC	921 S PACIFIC ST	
1900 SOUTH PACIFIC, LLC [033932]	913 S PACIFIC ST	UNIT 1
1900 SOUTH PACIFIC, LLC [036824]	1315 S PACIFIC ST	UNIT 1
1900 SOUTH PACIFIC, LLC [037928]	1643 S PACIFIC ST	
1900 SOUTH PACIFIC, LLC [124654]	1315 S PACIFIC ST	UNIT 2
1900 SOUTH PACIFIC, LLC [124656]	1315 S PACIFIC ST	UNIT 3
1900 SOUTH PACIFIC, LLC [124658]	1111 S PACIFIC ST	UNIT 2
207 Windward Way		
2113 Hilldale st Oceanside Ca 92054	2113 HILLDALE ST	
215 S PACIFIC E3 LLC	215 S PACIFIC ST	
215 S Pacific E3 LLC	215 1/2 S Pacific St	
215 S Pacific E3 LLC	214 S THE STRAND	UNIT A
215 S Pacific E3 LLC	214 S THE STRAND	UNIT B
215 S Pacific E3 LLC	214 S THE STRAND	UNIT C
215 S Pacific E3 LLC	214 S THE STRAND	UNIT D
215 S Pacific E3 LLC	214 S The Strand	
23 TWENTY LP	704 N The Strand	UNIT 20
23 TWENTY LP	704 N THE STRAND	UNIT 23
2308 Back Nine Street Short Term Rental	2308 BACK NINE ST	
2323 Maxson St LLC	2323 MAXSON ST	
2849 Turnbull	2849 TURNBULL ST	
308 The Strand LLC	308 S THE STRAND	UNIT 107
308 The Strand LLC	308 S THE STRAND	UNIT 105
308 The Strand LLC	308 S THE STRAND	UNIT 104
308 The Strand LLC	308 S THE STRAND	UNIT 103

308 The Strand LLC	308 S THE STRAND	UNIT 102
308 The Strand LLC	308 S THE STRAND	UNIT 101
308 The Strand LLC	380 S THE STRAND	UNIT 207
308 The Strand LLC	380 S THE STRAND	UNIT 301
308 The Strand LLC	380 S THE STRAND	UNIT 302
308 The Strand LLC	308 S THE STRAND	UNIT 303
308 The Strand LLC	308 S THE STRAND	UNIT 304
308 The Strand LLC	308 S THE STRAND	UNIT 202
308 The Strand LLC	308 S THE STRAND	UNIT 203
308 The Strand LLC	308 S THE STRAND	UNIT 204
308 The Strand LLC	308 S THE STRAND	UNIT 205
308 The Strand LLC	308 S THE STRAND	UNIT 206
308 The Strand LLC	308 S The Strand	Unit 305
308 The Strand LLC	308 S THE STRAND	UNIT 306
308 The Strand LLC	308 S THE STRAND	UNIT 201
308 The Strand LLC	308 S THE STRAND	UNIT 307
308 The Strand LLC	308 S THE STRAND	UNIT 106
327 S. Tremont St	327 S TREMONT ST	
329 Edgehill, LLC	329 EDGEHILL LN	
3961 Estancia Rental	3961 ESTANCIA DR	
405 N tremont LLC	405 N TREMONT ST	
415 N Tremont (upstairs)	415 N TREMONT ST	UPPER
4579 Sunburst LLC	4579 SUNBURST DR	
502 S CLEVELAND 1A LLC	502 S CLEVELAND ST	UNIT 1
502 S Cleveland 2 LLC	502 S CLEVELAND ST	Unit 2
502 S Cleveland 3 LLC	502 S CLEVELAND ST	UNIT 3
508 N Tremont LLC	508 N TREMONT ST	UNIT A
5085 Corte Alacante LLC	5085 CORTE ALACANTE	
614 North Clementine Street	614 N CLEMENTINE ST	
631 S. Clementine St. Realty Trust	631 S CLEMENTINE ST	UNIT 1
631 S. Clementine St. Realty Trust	631 S CLEMENTINE ST	UNIT 2
634 N. Tremont	634 N TREMONT ST	
702 NORTH THE STRAND LLC [012310]	702 N THE STRAND	UNIT 1
702 NORTH THE STRAND, LLC [124638]	702 N THE STRAND	UNIT 2
702 NORTH THE STRAND, LLC [124642]	702 N THE STRAND	UNIT 3
702 NORTH THE STRAND, LLC [124644]	702 N THE STRAND	UNIT 4
714 West Street Oceanside	714 WEST ST	
766 RIVERTREE DR 1BED AIRBNB	766 RIVERTREE DR	
823 SOUTH PACIFIC, LLC [033994]	823 S PACIFIC ST	UNIT 1
823 SOUTH PACIFIC, LLC [124602]	823 S PACIFIC ST	UNIT 2
825 SOUTH PACIFIC LLC [124608]	825 S PACIFIC ST	UNIT 2
825 SOUTH PACIFIC, LLC [033992]	825 S PACIFIC ST	UNIT 1
834 S Pacific LLC	834 S PACIFIC ST	UNIT 3
904 Alberta Ave	904 ALBERTA AVE	
911 Vine Street		

999 N Pacific Street Unit G20	999 N PACIFIC ST	UNIT G20
A & J Bradley LLC	1716 S PACIFIC ST	
A 1 ACQUISITIONS LLC	512 N TREMONT ST	
A Ham Holdings	999 N PACIFIC ST	UNIT G35
A. MARK TALBOYS	528 S FREEMAN ST	
Aaron James		
Abel Investments, LLC	1421 Santa Rosa St	
Abraham T Mathew	999 N PACIFIC ST	UNIT C08
ADAM KERBS	999 N PACIFIC ST	UNIT B306
ADAM KERBS	999 N PACIFIC ST	UNIT B301
ADAM KERBS	999 N PACIFIC ST	UNIT D29
Adam Zeller	503 N TREMONT ST	UNIT J
AE Coastal Rentals	999 N PACIFIC ST	UNIT B326
Afenir STR	405 N CLEMENTINE ST	
Agile Property Group	1319 BUSH ST	
Agile Property Group, LLC	418 N NEVADA ST	
Agri Empire	999 N PACIFIC ST	UNIT A15
Agri Empire	999 N PACIFIC ST	Unit B322
AIDA Ventures, LLC	905 S TREMONT ST	
Ala Masina	4913 ALAMEDA DR	
Albert B & Carolyn LeCocq Trust	1718 S CLEMENTINE ST	
Alcorn Management Group LLC	999 N PACIFIC ST	UNIT D06
Alden Steimle INC	1713 Avocado Rd	
ALEJANDRO HERNANDEZ	999 N PACIFIC ST	UNIT A113
ALEX WEIDNER	827 S TREMONT ST	
Alexander Paradise Rental	4011 VIA ALDEA	
Alexander Vallin	428 S DITMAR ST	
ALEXANDRA R MCINTOSH	805 WISCONSIN AVE	
Alex's Rental	4874 PALMETTO DR	
ALICE MONTELLA	1549 RANCHERO DR	
Alicia A Graham	3436 MEADOW VIEW DR	
ALINA PETYN & RANDY PARCHEN	999 N PACIFIC ST	UNIT B305
Allen Willmore	2528 Cheyne Way	
ALM	950 TEMPERA CT	
Alsberghe Companies	2810 MESA DR	
Alta Homes California, LLC	1818 ANDY LN	
AMELIA HERNANDEZ	999 N PACIFIC ST	UNIT D207
Ana & Vincent Alessi	401 N TREMONT ST	
andrew wilson	2142 Winchester St	
ANDREW WILSON	999 N PACIFIC ST	UNIT B311
Andrey Kozlov		
Angel Cruz	4871 SEASCAPE DR	
ANGEL MILLICAN & LAURA SLIWINSKI	2113 CALLE BUENA VENTURA	
Annette Baker	1128 TAIT ST	UNIT E

ANTHONY & DIANE RODRIGUEZ	999 N PACIFIC ST	UNIT A305
Anton or Mindy Greenville	2040 JANET CIR	
ANTONY & JUDY BRADLEY	1728 S PACIFIC ST	
AQUAMARINE VILLAS TIMESHARE OWNERS	711 S MYERS ST	
ARDYTH KENNEDY	999 N PACIFIC ST	UNIT D27
Arellano-Musser 2013 Family Trust	999 N PACIFIC ST	UNIT D15
ARNOLD VELDKAMP	999 N PACIFIC ST	UNIT G315
Arnold Veldkamp	999 N PACIFIC ST	UNIT G315
ARTHUR AND LYNN BEUTLER	999 N PACIFIC ST	UNIT F106
Asha Hacienda	3404 HACIENDA DR	
Ashley Ecker	1020 S DITMAR ST	
Ashley Piekarczyk	112 CREGAR ST	
Aster Cottage	1410 BUSH ST	
AUDREY SMITH	1711 S PACIFIC ST	
Ava Randelia	1128 TAIT ST	UNIT B
AvantStay	523 S MYERS ST	
AZN King, LLC	2717 MERLIN PL	
BAGBY FAMILY LIVING TRUST	909 N PACIFIC ST	UNIT A
Balow Family Trust (F3)	999 N PACIFIC ST	Unit F03
BAN HOANG	1439 DUBUQUE ST	
BAO NGUYEN/VI PHO	3241 CAMARILLO AVE	
BARBARA KELLY	999 N PACIFIC ST	UNIT A209
Bareno Condo	999 N PACIFIC ST	UNIT C111
Barry La Grange	2365 FIRE MOUNTAIN DR	
BEA MOGAVERO	999 N PACIFIC ST	UNIT A219
BEA MOGAVERO	999 N PACIFIC ST	UNIT B320
Beach City LLC	835 S PACIFIC ST	UNIT 1
Beach City LLC	835 S PACIFIC ST	UNIT 2
Beach City LLC	835 S PACIFIC ST	UNIT 3
Beach City LLC	835 S PACIFIC ST	UNIT 4
Beach City LLC	835 S PACIFIC ST	UNIT 6
Beach City, LLC	835 S PACIFIC ST	UNIT 5
BEACH CITY, LLC [033990]		
BEACH HOUSE - 1409 S Pacific Unit A	1409 S PACIFIC ST	UNIT A
Beach House - 1409 S Pacific Unit B	1409 S PACIFIC ST	Unit B
Beach Walk Investments LLC	1224 TAIT ST	
Beach Walk Investments LLC	1226 TAIT ST	
Beach Wolf	1013 SAN JUAN ST	
BEACHFRONT PARTNERS, LLC [036680]	1027 S PACIFIC ST	UNIT 1
BEACHFRONT PARTNERS, LLC [124584]	1029 S PACIFIC ST	UNIT 2
Beachside Realty SD, Inc	601 N NEVADA ST	
Beachside Realty SD, Inc	700 S THE STRAND	UNIT 107
BEACHWOOD MOTEL	210 SURFRIDER WAY	
Bedke	1311 COTTONWOOD DR	
Bell Michael/Bell Brooke	150 S MYERS ST	UNIT 1

Benjamin Cote	999 N PACIFIC ST	UNIT C203
Bernard Cortie Dove		
BETSY HALL	513 GARFIELD ST	
BIANCHI EUGENE AND JOYCE	999 N PACIFIC ST	UNIT F205
BICKMORE JOHN J & BICKMORE DIANE T REVOCABLE TRUST	999 N PACIFIC ST	UNIT G202
Bill and Michelle McHargue	1806 S NEVADA ST	
BILL AND SAUNDRA CIMA	318 S THE STRAND	UNIT 104
BILL SAYED AND NEVEIN SAYED	1202 N PACIFIC ST	UNIT 213A
BILL SAYED AND NEVEIN SAYED	1202 N PACIFIC ST	UNIT 311B
BIRASHK SHAIAN/ARIA MURSAL	1399 CORTE ALMERIA	
BLAIR & LYNDIA NICHOLAS	1947 S PACIFIC ST	
Blanca Hernandez		
Blue Door Properties Investments, LLC	511 SUNSET DR	
Blue Heron		
BLUE WHALE TIMESHARES	904 N THE STRAND	
BMC Oceanside, LLC	146 S MYERS ST	UNIT 3
BOB & TERESA MACGREGOR	999 N PACIFIC ST	UNIT D19
BOLSTER, ROBERT W JR & KATHY M	999 N PACIFIC ST	Unit B218
Bookd L.L.C.	514 LUNA DR	
Borba 2994 LLC	1202 N PACIFIC ST	UNIT 207B
BOSTON CARDIEL	315 DOLPHIN LN	UNIT 5
BOUTIQUE LUXURY PROPERTIES LLC	1028 TAIT ST	UNIT A
BOUTIQUE LUXURY PROPERTIES LLC	1028 TAIT ST	UNIT B
BOUTIQUE LUXURY PROPERTIES LLC	1028 TAIT ST	UNIT D
Boutique Luxury Properties LLC	1028 TAIT ST	UNIT C
BRAD HENKEL	999 N PACIFIC ST	UNIT G3
BRAD KATZMAN	999 N PACIFIC ST	UNIT D304
Bradberry Family Trust (B315)	999 N PACIFIC ST	UNIT B315
BRADLEY R MOREAU	311 HOLLY ST	
Brand Properties, LLC	69 ST MALO BCH	
Brandon Corbridge & Connie Lew Corbridge	999 N PACIFIC ST	UNIT B210
Brandon Dudas	816 WINDWARD WAY	
Brandon Lacy and Nathan Lacy	3106 CAMINO CREST DR	
BRASELTON, JAMES T	999 N PACIFIC ST	UNIT G207
BREEZY OCEAN LLC	1202 S PACIFIC ST	UNIT 1
BREEZY OCEAN LLC	1202 S PACIFIC ST	UNIT 5
BREEZY OCEAN LLC	1202 S PACIFIC ST	UNIT 3
BREEZY OCEAN LLC	1202 S PACIFIC ST	UNIT 6
BREEZY OCEAN LLC	1202 S PACIFIC ST	UNIT 4
BREEZY OCEAN LLC	1202 S PACIFIC ST	UNIT 7
BREEZY OCEAN LLC	1202 S PACIFIC ST	UNIT 2
BRENDA & BARTHOLOMEW BATTISTA	1521 STEWART ST	
Brent Marsh	2047 JANET CIR	
Brett & Debra Wycoff	3236 BERNIE DR	

BRETT MCNAMARA	5270 WOHLFORD ST	
BRIAN T DUGGAN	318 S THE STRAND	UNIT 103
BRIDGETTE ROBERSON	121 TROPICANA DR	
Bridle Path Way	1038 BRIDLE PATH WAY	
Brooke Knisley	609 N HORNE ST	
Brother Income LLC	1134 S Pacific St	UNIT 1
Brother Income LLC	100 OCEANSIDE BLVD	UNIT B
Brother Income LLC	110 OCEANSIDE BLVD	UNIT E
Brother Income LLC	1134 S PACIFIC ST	UNIT 6
Brother Income LLC	202 Oceanside Blvd	Unit D
Brother Income LLC		
Brother Income LLC		
Brother Income LLC		
Brother Income LLC		
Brother Income LLC		
Brother Income LLC		
Bruce Boyd	556 DAKOTA WAY	
Bruce Cacho-Negrete and Lisa Cacho-Negrete	700 S THE STRAND	UNIT 102
BRUCE MORTLAND	999 N PACIFIC ST	UNIT G108
BRUIN, DANIEL & BRUIN, RACHEL M	999 N PACIFIC ST	UNIT G122
BRYAN & RENAE TANNER [124236]	700 S THE STRAND	UNIT 206
BUCANEER RENTALS LLC	1129 S PACIFIC ST	UNIT A
Buechs Trust (F112)	999 N Pacific St	UNIT F112
Busch and Mephram		
Busch and Mephram LLC	407 S FREEMAN ST	
Busch and Mephram LLC	1018 S MYERS ST	UNIT A
Busch and Mephram LLC	1018 S MYERS ST	UNIT B
Busch and Mephram LLC	1018 S MYERS ST	UNIT C
Busch and Mephram LLC dba The Coastal Project	427 S FREEMAN ST	
Buyerbeater LLC.	4110 SITIO FLOR	
BWOC168 LLC	1680 OCEANSIDE BLVD	
C Manchauca Trust	1202 N PACIFIC ST	UNIT 209A
Caleagle	999 N PACIFIC ST	UNIT C311
CAMILLE COOK	116 ELLERY ST	
CAOS134a		
CAOS134b		
CAOS180	316 BLUFF WAY	
CARL MOELLER	801 MICHIGAN AVE	
Carl Nastro	714 S THE STRAND	
CARLOS & LISETT ACOSTA	999 N PACIFIC ST	UNIT B324
CARLSBAD SHORES LLC	1905 S PACIFIC ST	
Carly Pinchin Oceanside Home	333 PALOMA BAY CT	
CAROL FREDERICKS	4009 VISTA CALAVERAS	
CAROL MEDOF	212 OCEANSIDE BLVD	UNIT 2

CAROL MEDOF	212 OCEANSIDE BLVD	UNIT 5
CAROL MEDOF	212 OCEANSIDE BLVD	UNIT 4
CAROL MEDOF	212 OCEANSIDE BLVD	UNIT 7
Carolyn Poirier	298 BLUFF WAY	
CASA ARBOLITOS" AT 733 LOS ARBOLITOS BLVD"	733 LOS ARBOLITOS BLVD	
Casa Azul LLC	1314 HENSHAW RD	
Casa De Mason Vacation Rental	824 TAIT ST	
Casa De Mason Vacation Rentals	820 TAIT ST	
Casa De Mason Vacation Rentals	822 TAIT ST	
Casa de Olivar	3330 LAS VEGAS DR	
Casa Palmera	5228 PALMERA DR	
CATHY IGE	999 N PACIFIC ST	UNIT F201
CATHY KOSIKOWSKI	999 N PACIFIC ST	UNIT G314
Cauble (A319)	999 N PACIFIC ST	Unit A319
Cavanaugh Properties	1133 PACIFIC ST S	Unit A
Cavanaugh Properties	1135 S PACIFIC ST	Unit A
Cavanaugh Properties	1133 PACIFIC ST S	Unit B
CENTURY CAPITAL CORPORATION, INC./ BERCEMA, LLC	1635 S PACIFIC ST	
Chapparral Finds LLC (F211)	999 N PACIFIC ST	F211
CHARLES E & SUSAN B KISLER TRUST	999 N PACIFIC ST	UNIT A300
CHARLES FREITAS JOAQUIN	3587 NORMANDY CIR	
CHARLES HOOVER	999 N PACIFIC ST	UNIT F209
Charlo LLC	1501 MISSOURI AVE	
Chateau Saint Malo Beach, LLC	60 ST MALO BCH	
Cheree Neuroth	704 BANYONWOOD DR	
Chery Aspenleiter	279 SAN DIMAS AVE	
CHERYL ERESUMA	999 N PACIFIC ST	UNIT A304
CHRISTEL SHEARER	1202 N PACIFIC ST	UNIT 210A
Christine Chattle	999 N PACIFIC ST	Unit F104
Christopher and Samantha Edge	610 S NEVADA ST	
CHRISTOPHER EARL	301 CASSIDY ST	UNIT 9
Christopher Kim	527 S MYERS ST	
CHRISTOPHER KOKOTOS	1615 Mountain View Avenue	
CIMA INVESTMENTS, LLC	318 S THE STRAND	UNIT 202
Cindy McComb	4802 TACAYME DR	
CJE Capital Inc	1118 S MYERS ST	UNIT L
ClearVision Funding LLC	700 S THE STRAND	UNIT 209
COAST INN	921 N COAST HWY	
Coastal Freeman Rentals LLC	607 N FREEMAN ST	
Coastal Homestays	456 COMPASS RD	
Coastal Mountain View Properties LLC	999 N PACIFIC ST	UNIT G219
COBURN HASKELL AND SARAH GREENE	65 ST MALO BEACH	
COLBY (F108)	999 N PACIFIC ST	UNIT F108
Cole Samaroo		

COLIN & MEGAN CORNFORTH		
COLLEEN MERTES	608 S THE STRAND	
Conlan Services Inc	748 RIVERTREE DR	
CONNIE BARHYTE	704 N THE STRAND	UNIT 12
CORBIN KRELL	999 N PACIFIC ST	UNIT B307
Cornforth 1934-1936 S TREMONT	1934 S TREMONT ST	
Covey Trust	999 N PACIFIC ST	UNIT D205
Cox Tom G320	999 N PACIFIC ST	UNIT G320
Cozy Coastals	1848 CAMPESINO PL	
Cozy Cottage by the Sea	1818 SOTO ST	
CRAIG CALDWELL	701 STANLEY ST	
CRAIG LATAWIEC	1202 N PACIFIC ST	UNIT 301B
Crain Family Trust	1202 N PACIFIC ST	UNIT 215A
Cramer Revocable Trust	1437 S PACIFIC ST	UNIT 1
Cramer Revocable Trust	1437 S PACIFIC ST	UNIT 2
Cristalena LLC	150 S MYERS ST	UNIT 3
CRISTEN KELLY		
crittenden beach condo	999 N PACIFIC ST	UNIT B104
CRUMBAUGH BUSINESS TRUST	1540 CASSIDY ST	
CRYSTAL HENNINGS	2038 COSTA VISTA WAY	
D7 Clark Family Trust	999 N PACIFIC ST	UNIT D07
D9 KC Luxe Properties	999 N PACIFIC ST	UNIT D9
DAN & MARGE ZEREBNY	999 N PACIFIC ST	UNIT D104
DAN & PAM POULIOT	999 N PACIFIC ST	UNIT E210
DANIEL & TAMMY EASTERBY	999 N PACIFIC ST	UNIT C103
Daniel and Arielle Whitman	999 N PACIFIC ST	UNIT 621
Daniel Brown and Suzanne Whitlock	520 N CLEVELAND ST	
Daniel E Shadwell	1217 HERBY WAY	
DANIEL HOAG	2712 EAST ST	
DANIEL JACINTO	1620 BROADWAY	
DANIEL ZEREBNY	999 N PACIFIC ST	UNIT F204
DANIEL ZEREBNY	999 N PACIFIC ST	UNIT G7
DANIELLE CORREIA	3003 GUAJOME LAKE RD	
Dano Rowley	1118 MAKENA WAY	
DARIN HUDSON	1301 BREEZE ST	
Darin Hudson	1302 BREEZE ST	
DAVID & ANGELA HOLBROOK	333 N MYERS ST	
David & Celina Gillette Trust	800 MALIBU POINT WAY	
David & Dolores Fisher	1202 N PACIFIC ST	UNIT 301A
DAVID & LOURDES MUINOS VACATION RENTALS	999 N PACIFIC ST	UNIT A221
DAVID AND LOUISE SACHER	999 N PACIFIC ST	UNIT B101
David and Sandra Pine	999 N PACIFIC ST	UNIT B111
David Kalbeitzner and Pilar Flynn	999 N PACIFIC ST	UNIT E06
DAVID KIMBALL [036630]	1101 S PACIFIC ST	UNIT C

DAVID KIMBALL T 1 ASSOCIATES LLC [036626]	1101 S PACIFIC ST	UNIT B
DAVID KIMBALL T 1 ASSOCIATES LLC [036628]	1101 S PACIFIC ST	UNIT A
DAVID MCCULLOUGH	999 N PACIFIC ST	UNIT C200
DAVID MUINOS		
DAVID SKEEN		
DAVID STODDARD	1917 S DITMAR ST	
DAWN AND GLEN MONDERO	416 N CLEVELAND ST	
DAYS INN AT THE COAST	1501 CARMELO DR	
DEAN SANDRI	999 N PACIFIC ST	UNIT C209
DEBBIE & ROBERT BREMER	604 S THE STRAND	
DEBRA MARKEY		
DEGOLIA FAMILY TRUST	6 ST MALO BEACH	
Delgado-Oramas	1119 LEONARD AVE	
DENNIS BACHMAN	999 N PACIFIC ST	UNIT E101
DENNIS DEEHAN	309 S DITMAR ST	UNIT A
DeWilk	3341 TONOPAH ST	
DG BLUE SKY	3718 BOLIVIA LN	
DHAWAN PROPERTIES LP	929 S PACIFIC ST	
DIANA BURIANEK	1462 MACHADO ST	
DIANE AND MIKE BAGBY	909 N PACIFIC ST	UNIT B
Dichotomy Holdings South Pacific	1725 S PACIFIC ST	
Digette N Trask	1202 N PACIFIC ST	UNIT 214A
Dilworth J C Separate PR Trust	999 N PACIFIC ST	UNIT G218
Dixon Properties	999 N PACIFIC ST	UNIT G13
DK STRs	1613 GRIFFIN ST	
DOBSON FAMILY TRUST	999 N PACIFIC ST	UNIT D212
DOLAN 510 and 512 N Tremont., Oceanside, CA 92054	510 N TREMONT ST	
DON LAGRAVE	999 N PACIFIC ST	UNIT G28
Don Palombi	531 S Myers St	
DONALD A HOLMES	999 N PACIFIC ST	UNIT G29
DONALD AND JUDITH MOLLOY	132 S PACIFIC ST	UNIT B
DONALD AND JUDITH MOLLOY	132 S PACIFIC ST	UNIT A
DONALD RIDDLEBERGER & KATHLEEN ORRANTIA	420 N NEVADA ST	
DONNA COLOMAN	999 N PACIFIC ST	UNIT D8
DONNA GREER	999 N PACIFIC ST	UNIT B125
DONNA GREER	999 N PACIFIC ST	UNIT B126
DORIAN LINKOGLE	999 N PACIFIC ST	UNIT F6
DOROTHY MANN	902 S PACIFIC ST	UNIT A
DORYANN CHASEN	999 N PACIFIC ST	UNIT D13
DORYANN CHASEN TRUST	999 N PACIFIC ST	UNIT F305
DOUG MILLIKAN	5101 BELLA COLLINA ST	
Drake and Madison Greene	104 WISCONSIN AVE	UNIT 03
Dreaming Tree Property, LLC	704 N THE STRAND	UNIT 08
DRM Properties	710 California Street	

DRM Properties	712 California Street	
DUNCHEON-CASSMAN TRUST 07-17-07	410 S DITMAR ST	
Durham STR	3579 DURHAM CIR	
DURVASAN LIVING TRUST	557 N CLEVELAND ST	
DUSTIN & JESSICA MARKLEY	1605 CALIFORNIA ST	
DXW LLC	1632 PACIFIC ST S	UNIT B
E H B INVESTMENTS LLC D2	999 N PACIFIC ST	UNIT D2
EAB TRUST 2007, EDWARD BORLENGHI TRUSTEE	2012 BROADWAY ST	Apt 1
Eastwood Properties LLC	719 N FREEMAN ST	
ED & BRENDA HAYWARD	1437 FRENCH CT	
ED & NATALIE MCCOY	999 N PACIFIC ST	UNIT A16
ED AND ROSE BENDAS - C204	999 N PACIFIC ST	UNIT C204
Eden's AirBnB	4905 FRAZEE RD	
EDWARD GURREN	1140 S CLEVELAND ST	
Edward Monet	423 CROUCH ST	
Elaine and Alphonse Becerra		
ELAINE FORGE	999 N PACIFIC ST	UNIT A301
ELEANOR PATELLA	704 N THE STRAND	UNIT 16
Elizabeth McQuaide	999 N PACIFIC ST	UNIT E112
Elizabeth Shafrock Glasser	999 N PACIFIC ST	Unit A109
ELLE ZHANG		
Ellie Global Enterprises, Inc.	152 S PACIFIC ST	UNIT 2
ELMER DAVID & KRIS BOWER [124352]	700 S THE STRAND	UNIT 103
Eloise and Olaf Wagner	812 S PACIFIC ST	UNIT 3
ELVIN E AND SUZANNE M YOAKUM	999 N PACIFIC ST	UNIT B212
EMAD BOUTROS	999 N PACIFIC ST	UNIT B3
EMILY HARPER & LISA HARPER	909 S PACIFIC ST	
Endless Summer CA	3264 CHASE CT	
ERIC & WENDY KAISER	1140 S NEVADA ST	
ERIC STONE	1137 S TREMONT ST	
ERIN SHEEHY	999 N PACIFIC ST	UNIT B217
ERLINDA BARBOSA	999 N PACIFIC ST	UNIT F307
Ethos Management LLC	1202 N PACIFIC ST	UNIT 211A
Eucalyptus 19 LLC	702 EUCALYPTUS ST	
EVERETT HINCHCLIFFE	999 N PACIFIC ST	UNIT G33
EVERGREEN HEBRON LP	925 S PACIFIC ST	UNIT 2
EVERGREEN HEBRON LP [033958]	807 S THE STRAND	UNIT 1
EVERGREEN HEBRON LP [036794]	1219 S PACIFIC ST	UNIT B
EVERGREEN HEBRON LP [124592]	807 S THE STRAND	UNIT 2
EVERGREEN HEBRON LP [124614]		
EVERGREEN HEBRON LP [124618]		
EVERGREEN HEBRON LP [124620]		
EVERGREEN HEBRON LP [124622]		
EVERGREEN HEBRON LP [124624]		
EVERGREEN HEBRON LP [124626]		

EVERGREEN HEBRON LP [124628]	1023 S PACIFIC ST	
EVERGREEN HEBRON LP [124630]		
EVERGREEN HEBRON LP [124646]	1615 S PACIFIC ST	UNIT 2
EVERGREEN HEBRON LP [124648]	1615 S PACIFIC ST	UNIT 3
EVERGREEN HEBRON LP [124650]	1615 S PACIFIC ST	UNIT 4
EVERGREEN HEBRON LP [124652]	1615 S PACIFIC ST	UNIT 5
EVERGREEN HEBRON, L.P. [037588]	1427 S PACIFIC ST	
EVERGREEN HEBRON, L.P. [037914]	1615 S PACIFIC ST	UNIT 1
Evergreen Hebron, LP	925 S PACIFIC ST	UNIT 1
Evergreen Hebron, LP	925 S PACIFIC ST	UNIT 3
EVERGREEN HEBRON, LP [033982]	813 S PACIFIC ST	UNIT 1
EVERGREEN HEBRON, LP [037950]	1735 S PACIFIC ST	
EVERGREEN HEBRON, LP [124660]	813 S PACIFIC ST	UNIT 2
EXTENDED STAY AMERICA #951	3190 VISTA WAY	
EXTRA HOLIDAYS LLC (124290)	333 N MYERS ST	
EXTRA HOLIDAYS, LLC (124506)	1301 CARMELO DR	
Fabalous Oside LLC	316 SURFRIDER WAY	44928
Fabalous Oside LLC		
Fantastic Five, Inc.	4217 DIAMOND CIR	
FARID & MALIHA SAADAT	999 N PACIFIC ST	UNIT F8
fei suo	5006 SUNCREST CT	
Feinsilber Living Trust	700 S THE STRAND	UNIT 204
FELICIA UJJ	1736 WOODBINE PL	
FELL CHRISTOPHER/YEOMAN KALLIE	999 N PACIFIC ST	UNIT G204
FILIPPO - 1609 Griffin St.	1609 GRIFFIN ST	
FIRESTONE KATHERINE C COLMERY SCOTT G ET AL	42 ST MALO BCH	
First American Portfolio Corporation	4112 GALBAR ST	
Fit Bull Fitness LLC	1401 S PACIFIC ST	UNIT 201
Flora Nava	5146 VIA CASTILLA	
Foos RE LLC	324 GARFIELD ST	
Foos RELLC		
Fortuna Real Estate	1913 S FREEMAN ST	
France Enterprises LLC	1532 HICKS ST	
FRANK & ERLINDA BARBOSA	1910 S TREMONT ST	
FRANK GRASSO	999 N PACIFIC ST	UNIT G225
Franklin (John) and Tamara Brenner	999 N PACIFIC ST	UNIT D302
FRAZER SCOTT	611 S MYERS ST	UNIT 3
Freeman Street Rentals LLC		
Fremont Able Construction Inc	999 N PACIFIC ST	UNIT E104
GALIFADA FAMILY REVOCABLE TRUST (124554)	1202 N PACIFIC ST	UNIT 305B
GALIFADA FAMILY REVOCABLE TRUST (124550)	1202 N PACIFIC ST	UNIT 201A
GALIFADA FAMILY REVOCABLE TRUST (124552)	1202 N PACIFIC ST	UNIT 314B
Gallagher Stephen P&Lin Fang	552 MOYLA CT	
Garfield rental		

GARY & HEATHER FOSTER	1809 S HORNE ST	
GARY & MARILIN BREWER	704 N THE STRAND	UNIT 18
Gary Parker	2106 WINCHESTER ST	
GARY SHEA ELOFSON	1202 N PACIFIC ST	UNIT 210B
GARY VAN DERFORD	999 N PACIFIC ST	UNIT G121
GAVIN GOODWIN	2441 SARBONNE DR	
GAYLE HEARST	999 N PACIFIC ST	UNIT D112
GDR Partners		
GenC Ventures, LLC	1820 HUNSAKER ST	
Genesis Getaways, LLC	526 S CLEVELAND ST	UNIT 2
GEOFF HOPPER	999 N PACIFIC ST	UNIT B221
GEORGE & DIANE KOVACIC	999 N PACIFIC ST	UNIT A101
GEORGE & DIANE KOVACIC	999 N PACIFIC ST	UNIT C309
GEORGE & DIANE KOVACIC	999 N PACIFIC ST	UNIT D307
GEORGE & SUSAN HANSEN	999 N PACIFIC ST	UNIT E2
GEORGE SUZDALEV	999 N PACIFIC ST	UNIT C113
GEORGE TSAI	999 N PACIFIC ST	UNIT D306
GERALD & JODY MORLEY	999 N PACIFIC ST	UNIT F111
GLEN HERNANDEZ/PATTY JENKINS	1318 CORNISH DR	
Glenwood	860 GLENWOOD DR	
GOLDEN TICKET LLC/SERENA CARLSON	999 N PACIFIC ST	UNIT E5
Good News Investments LLC	1007 S PACIFIC ST	
GOTTAHAVE LLC	1915 S PACIFIC ST	
GR Home	644 ARTHUR AVE	
Grace Longson	999 N PACIFIC ST	UNIT C213
Grace Pacific LLC	8504 Commerce Ave	
Grandview LLC	1515 GRANDVIEW ST	
Green	1311 LORETTA ST	
Green Fridge LLC	999 N PACIFIC ST	UNIT E311
Greg & Julie Ertel Trust	999 N PACIFIC ST	UNIT D26
GREG TRAPP & JANET PANTER		
GREGORY ROLLINS		
GROUNDSWELL INVESTMENTS LLC	1301 S PACIFIC ST	UNIT A
Groundswell Investments LLC	1301 S PACIFIC ST	UNIT B
Guiness Family Revocable Trust 02-23-04	161 RAMONA WAY	
GUSTAFSON JARED S&DEANNE E	4558 SNOWFALL CIR	
H. Mike/Sharon Mellano	999 N PACIFIC ST	UNIT B207
HARBOR INN & SUITES	1401 N COAST HWY	
HARRIS FAMILY TRUST	999 N PACIFIC ST	UNIT A14
Harvey Johnson	1119 ALBERTA AVE	
Hawkins Family Retreat, LLC	2031 S PACIFIC ST	
HAYES SHAWN, HAYES GINA		
Heartwood LLC	1002 S TREMONT ST	
HEBERT G DUNN	1202 N PACIFIC ST	UNIT 205A
Hebert Properties	744 PYRAMID POINT WAY	

HELEN MCCOY	1317 S PACIFIC ST	UNIT A
HELEN MCCOY	1317 S PACIFIC ST	UNIT C
HENDRICK FAMILY TRUST	999 N PACIFIC ST	UNIT E113
Hendrik and Brooke de Heer (G120)	999 N PACIFIC ST	UNIT G120
HENRY REED	76 ST MALO BCH	
Herag J. Haleblan	999 N Pacific St	UNIT D4
HERB AND CAROL KARST	999 N PACIFIC ST	UNIT A116
HERNANDEZ ROSEMARY FAMILY TRUST	999 N PACIFIC ST	UNIT E203
High Tide O'Side Escape		
hightower consulting	3257 CAMARILLO AVE	
HILL - 4479 Saint Andrews Place Oceanside Ca 92057	4479 ST ANDREWS PL	
HILL TOP	1607 S COAST HWY	
HILLCREST REAL ESTATE INVESTMENT	5581 THOROUGHbred ST	
HIRALAL PATEL / Swetlin	999 N PACIFIC ST	UNIT E108
HIROSHI TOKAIRIN AND DALMA PSZOTKA	405 S MYERS ST	UNIT 4
HOLIDAY INN OCEANSIDE MARINA CALIFORNIA	1401 CARMELO DR	
Hollis Property Managment	999 N PACIFIC ST	UNIT G14
Hollis Property Managment	999 N PACIFIC ST	UNIT F05
Horne 607B	607 N HORNE ST	UNIT B
HOSEA, JASON B & HOSEA, ESTELA C	999 N PACIFIC ST	UNIT B215
HOWARD & JULEE HOLLIS	400 N PACIFIC ST	UNIT 220
HSMSL Properties, LLC	5261 ROSEWOOD DR	
HUGH V PENTON & BRIAR PECSOK	45 ST MALO BCH	
Ian Cotton	999 N PACIFIC ST	UNIT A223
IGOR MACIEL LUMERTZ AND TATIANA BORTOLI	999 N PACIFIC ST	UNIT A309
Innive Management LLC	999 N PACIFIC ST	Unit B202
INNOVATIVE INC	381 SHADOW TREE DR	
IRVING & JEAN FORMAN	999 N PACIFIC ST	UNIT E312
IRVING & JEAN FORMAN	999 N PACIFIC ST	UNIT F300
IRVING & JEAN FORMAN	999 N PACIFIC ST	UNIT F310
Israel Nemany	648 CABLE CT	
IVAN FOX	611 S MYERS ST	UNIT 1
J. E. NEFT TRUST	999 N PACIFIC ST	UNIT G23
JABIR KASUBHAI	999 N PACIFIC ST	UNIT A226
JACK SOBCZAK & GRAZYNA SOBCZAK	999 N PACIFIC ST	UNIT A206
Jack Stone	525 S TREMONT ST	
JACKIE PRANTE	704 N THE STRAND	UNIT 04
JACKIE SEAN HUBAR	1202 N PACIFIC ST	UNIT 303B
JACKSON RANCH RENTAL PROPERTIES LLC	213 S PACIFIC ST	UNIT B
JACOB GRENNELL	2854 TURNBULL ST	
Jadeland	4870 POINTILLIST CT	
Jake and Ashley's Home	1822 S DITMAR ST	
JAMES & LEA HENNENHOEFER	1303 S PACIFIC ST	UPPER
JAMES & SYLVIA LAWRENCE	318 S THE STRAND	UNIT 102

JAMES AND JENNIFER BOOTH	999 N PACIFIC ST	UNIT D110
James Clark	999 N PACIFIC ST	UNIT B106
JAMES H NADAL OR LINDA NADAL	1202 N PACIFIC ST	UNIT 207A
James M. Crawford	999 N PACIFIC ST	UNIT E208
JAMES MURRAY	999 N PACIFIC ST	UNIT C302
JAMIE WINN	209 WINDWARD WAY	
Jane Beckerman Short Term Rental		
JANE COX	320 S HORNE ST	UNIT A
JANE COX	320 S HORNE ST	UNIT B
Jane Marshall	302 S FREEMAN ST	
JANE MARSHALL	1350 CRESTVIEW DR	
JANET COX	1915 MORENO ST	
Janis L Arendsen Irrevocable Trust		
JAnthony	2109 CRESTLINE DR	
JASON MALEC	1032 S MYERS ST	
JAY & SUSAN SCHWEITZER	999 N PACIFIC ST	UNIT G313
JDJ Development LLC		
Jedynak Family Trust 02-13-03	3267 Avenida De Loyola	
JEFF AND ADRIENNE PETERSEN	135 S MYERS ST	
JEFFERY POWELL	1747 S PACIFIC ST	
JEFFREY BRADLEY & CATHERINE BROWN	999 N PACIFIC ST	UNIT D18
JEFFREY GROSS	914 MIRA MAR PL	
JEFFREY J APPLEBY	999 N PACIFIC ST	UNIT G211
Jeffrey L Wilson	999 N PACIFIC ST	Unit B308
Jeffrey Wilson	999 N PACIFIC ST	UNIT A308
JENNIFER AND DAVID COVER	413 S DITMAR ST	
Jennifer Keller	999 N PACIFIC ST	UNIT G224
Jennifer Robertson		
Jennifer Ross	1212 CALIFORNIA ST	
Jeremy Goldstein	3428 MEADOW VIEW DR	
Jerome comparato	716 GODFREY ST	UNIT B
Jerome comparato		
JERRY WITT	415 N Freeman St	
JERRY WITT	204 S MYERS ST	
JIM & BECKY PALSMEIER	704 N THE STRAND	Unit 10
JIM & SUSIE WEST		
Jimmy Igen Wang & Melanie Nguyen Wang	1837 S PACIFIC ST	
JMS Investments LLC	811 WISCONSIN AVE	
JMS Investments LLC	2619 LOMITA ST	
JOAN & KURT GUSTIN		
JOAN MILLER	999 N PACIFIC ST	UNIT D208
Joanna Kan	1426 WESTWOOD PL	
JOANNE & KENNETH DIENER		
JOANNE PERINE	999 N PACIFIC ST	UNIT G118
JOCEIL MCNIFF	1202 N PACIFIC ST	UNIT 309A

JOE AND RENEE TRELEASE		
Joel, Kimberly, Darrell, and Patricia Taylor	999 N PACIFIC ST	UNIT B304
JOEY ARSANTO	999 N PACIFIC ST	UNIT A112
JOHN & ANNE HOGAN	999 N PACIFIC ST	UNIT F311
JOHN & CAROLEE SHELVIN	999 N PACIFIC ST	UNIT G306
JOHN & DEBORAH RUMSEY	2034 S FREEMAN ST	
JOHN & JOANN GRAHAM	999 N PACIFIC ST	UNIT D204
JOHN & JODY NAKASHIMA/DOD & MARY BATEMAN	653 N TREMONT ST	
JOHN BRASCH	1923 S PACIFIC ST	
JOHN CASSISE	515 GRANT ST	
John Cassise	517 GRANT ST	
JOHN HUNTER	999 N PACIFIC ST	UNIT D31
JOHN IRACI	999 N PACIFIC ST	UNIT C307
JOHNSON, CHARLES G & LE, NONG VUTHUC	2819 COTTINGHAM ST	
Jonathan and Allison Milliner Revocable Trust 11-02-17	802 S CLEMENTINE ST	
Jonathan Licht	3345 Avenida De Loyola	
Jonathan Menor	1504 VALENCIA ST	
Jones Family Trust	136 S PACIFIC ST	
JORDAN & GABBY SMITH	2048 WEDGEWOOD DR	
Jordan Clarke	704 N THE STRAND	UNIT 14
JOERGE MARISCAL		
Jose & JoAnne SantaMaria	503 N TREMONT ST	UNIT C
JOSE RAMIREZ & ALESSANDRA SANTONI	999 N PACIFIC ST	UNIT G8
JOSEF GRAF	999 N PACIFIC ST	Unit A320
JOSEPH & MONIQUE HOWETH	496 S THE STRAND	
Joseph & Renne Concialdi	1003 S TREMONT ST	
Joseph Arendsen	150 S MYERS ST	UNIT 2
Joseph deBuzna	999 N PACIFIC ST	UNIT C101
Joseph Thomas	1202 N PACIFIC ST	UNIT 201B
Josh and Maggie Cabin	1679 RIDGEWAY ST	
JOSH KAMER	1640 S PACIFIC ST	UNIT 8
Joy Vacation Home #1	421 N TREMONT ST	UNIT 1
Joy Vacation Home #5	421 N TREMONT ST	UNIT 5
JOY'S Vacation Home #2	421 N TREMONT ST	UNIT 2
JT Desert Vortex Property LLC	3513 PONDEROSA DR	
JUDY KESSLER	999 N PACIFIC ST	UNIT E307
JULIA M MORRIS		
Julia M Morris (E205)	999 N PACIFIC ST	UNIT E205
JULIE MAULE	999 N PACIFIC ST	UNIT D113
Julien Zidi & Heather Vandevanter	2713 LANCELOT DR	
jun beale	1779 AVENIDA SEGOVIA	
June Dunn	999 N PACIFIC ST	Unit E204
Just Beachy A224	999 N PACIFIC ST	UNIT A224
Just Beachy Bayside G219	999 N PACIFIC ST	UNIT G219

Just Peachey Rentals, LLC	604 HUNTER ST	
Justin Baron	1724 BORADWAY ST	UNIT F
JWG Rentals LLC	1200 HARBOR DR N	UNIT 2D
K&D OSIDE MANAGEMENT, LLC	3178 NOREEN WAY	
KAITLYN BOALE	1531 WALTON ST	
Kalen Thompson	109 S TREMONT ST	
KAMIL ZITKA	1602 HUNSAKER ST	
Kamilo Feher & Elisabeth Lepage-Feher	999 N PACIFIC ST	Unit B205
Kandasamy (D106)	999 N PACIFIC ST	UNIT D106
KANDASAMY TRUST	999 N PACIFIC ST	UNIT D111
Karapetian Family Trust	1602 S PACIFIC ST	UNIT 100
Kardous		
Karen Arrieta ABnB	1525 Sleeping Indian Rd	
KAREN HAMARA	1202 N PACIFIC ST	UNIT 203B
KAREN HANSEN	999 N PACIFIC ST	UNIT D12
KAREN LEWIS	1128 TAIT ST	UNIT C
KAREN STERNS	999 N PACIFIC ST	UNIT G325
Karim & Jeana Aliani	2908 COLUMBIA DR	
Karol Iridian Ortiz Bravo	3195 CAMARILLO AVE	
Katherine A. Summers	409 N TREMONT ST	
KATHERINE LANG	3191 NOREEN WAY	
Katherine lang	212 CROSWATTHE ST	
Katherine Ng	1202 N PACIFIC ST	UNIT 315A
KATHLEEN GRISET	549 N CLEVELAND ST	
KATHRYN BLANKINSHIP	999 N PACIFIC ST	UNIT E01
KATIE & KEN SHULL	999 N PACIFIC ST	UNIT D10
Kat's Kasita		
KEEHN, JEFFREY S & KEEHN, KATHRYN D	999 N PACIFIC ST	UNIT F208
KEITH & SUSAN HOROWITZ		
Kelley Garcia & Daniel Hector Garcia	812 S PACIFIC ST	UNIT 1
KELLEY HUGGETT	1305 S PACIFIC ST	UNIT A
KELLEY HUGGETT	1305 S PACIFIC ST	UNIT B
KELLEY HUGGETT	1305 S PACIFIC ST	UNIT C
KEN FRANKWICK	999 N PACIFIC ST	UNIT E107
KEN HOWARD	999 N PACIFIC ST	UNIT E106
KEN HOWARD	999 N PACIFIC ST	UNIT E308
Ken Irwin	999 N PACIFIC ST	UNIT F105
KEN RODRIQUEZ	212 S DITMAR ST	UNIT A
KENNETH & DIANE WOLTERS		
Kenneth Hunt		
KENNETH LIMING	221 S MYERS ST	UNIT B
KEVIN & BETSY SMITH	999 N PACIFIC ST	UNIT D5
Kevin & Teri Higgins	610 S CLEVELAND ST	
Kharron D Reid		
KHOI TRAN	601 S TREMONT ST	UNIT B

Khoi Tran	601 S TREMONT ST	UNIT E
KIM AND MICHELLE BLAYLOCK	999 N PACIFIC ST	UNIT B203
KIM BLAYLOCK	999 N PACIFIC ST	UNIT E306
KIM DILLON		
KIM DILLON (009606)	910 N THE STRAND	
KIM DILLON (036666)		
KIM DILLON (036672)	1019 S PACIFIC ST	
KIM MANNIGEL	209 OCEANSIDE BLVD	
KIMBERLY TULLIS	1202 N PACIFIC ST	UNIT 204B
Kittylee LLC	519 N TREMONT ST	UNIT A
KLB PROPERTY LLC	402 S MYERS ST	
KNAUSS GREGORY	221 S MYERS ST	UNIT C
KORI JENSEN	815 N PACIFIC ST	
Korich Real Estate		
KOSIKOWSKI FAMILY TRUST	999 N PACIFIC ST	UNIT G203
Kozy Vacation Rentals, Inc	5037 SUNMEADOW RD	
KQ Room Rental	1011 CAPISTRANO DR	
Kraig and Leslie Kavanagh - 1129 S Pacific St Unit B	1129 S PACIFIC ST	UNIT B
Kristen Westrick	3336 TROPICANA DR	
KROCHALK PAMELA - B213	999 N PACIFIC ST	UNIT B213
KROCHALK PAMELA C - F212	999 N PACIFIC ST	Unit F212
KSB PROPERTIES LLC	520 GRANT ST	
Kuckelman Tim (G12)	999 N PACIFIC ST	UNIT G12
KURT & JOANNE MALETYCH [124232]	700 S THE STRAND	UNIT 106
Kurt and Jennifer Becker	5755 JEFFRIES RANCH RD	
KURT MAES	999 N PACIFIC ST	UNIT D11
LA QUINTA OCEANSIDE	937 N COAST HWY	
Laidback Housing LLC	5006 SUNROSE CT	
LAILA ODEN	4583 MARDI GRAS ST	
LAND MEETS SEA LLC	1719 AVOCADO RD	
Lane M Holdings, Inc	615 ROCKLEDGE ST	
LANEY MESQUITA (Unit A)	617 S MYERS ST	UNIT A
LANEY MESQUITA (Unit B)	617 S MYERS ST	UNIT B
LANEY MESQUITA (Unit C)	617 S MYERS ST	UNIT C
LANEY MESQUITA (Unit D)	617 S MYERS ST	UNIT D
Lantz (A102)	999 N PACIFIC ST	UNIT A102
LANTZ, PAULA	999 N PACIFIC ST	UNIT B119
LARA BAUMGARTEN	47 ST MALO BEACH	
LARRY & KRISTINE TATE A203	999 N PACIFIC ST	UNIT A203
LARRY & MAUREEN LINDENAU	999 N PACIFIC ST	UNIT A108
LARRY AND CHRISTINE RIPLEY	999 N PACIFIC ST	UNIT D17
Larry Gerling	431 S NEVADA ST	
LARRY GERLING	1414 MINNESOTA AVE	
Las Casas STR LLC	1239 DIVISION ST	
Las Palmas del Mar	999 N PACIFIC ST	Unit B122

LAUREN PECK	914 S CLEVELAND ST	
LAUREN SWEETON	506 S THE STRAND	UNIT 1
LAUREN SWEETON	506 S THE STRAND	UNIT 2
LAUREN SWEETON	506 S THE STRAND	UNIT 3
LAUREN SWEETON	506 S THE STRAND	UNIT 4
LAUREN SWEETON	506 S THE STRAND	UNIT 5
LAVENDER HILL PROPERTIES LLP	999 N PACIFIC ST	UNIT F213
LAVENDER HILL PROPERTIES LLP	1025 S PACIFIC ST	UNIT A
LAVENDER HILL PROPERTIES LLP	1025 S PACIFIC ST	UNIT B
LAVENDER HILL PROPERTIES LLP	1025 S PACIFIC ST	UNIT C
LAZARIS RAMONA M & NICHOLAS G/DAVIES RAMANDA N	914 N THE STRAND	
LE ANNE MELLON	1733 DOWNS ST	
LEA HENNENHOEFER	1303 S PACIFIC ST	LOWER
Leann Parker	326 GRANT ST	
Leann Parker	326 1/2 GRANT ST	
Lee Blanton	1401 S PACIFIC ST	UNIT 202
LEEDS PROPERTIES LLC [124594]	821 S PACIFIC ST	UNIT 4
LEEDS PROPERTIES LLC [124598]	821 S PACIFIC ST	UNIT 5
LEEDS PROPERTIES LLC [124600]	821 S PACIFIC ST	UNIT 6
Leilani Resney	999 N PACIFIC ST	UNIT G115
LENIN & ANILA ARTHANARI	405 S MYERS ST	UNIT 1
LESHNER A & J REVOCABLE TRUST	999 N PACIFIC ST	UNIT G37
LIFE IS GOOD TRUST	812 S PACIFIC ST	UNIT 4
Ligerman Family Trust	1945 STEWART ST	
Lilbluebird Ventures LLC	147 FIRESIDE ST	
Liliana Fuller and Robert Rosenthal	999 N PACIFIC ST	UNIT G308
Lincoln Tracy C & Patricia	999 N PACIFIC ST	UNIT G326
Linda Ivanov	5238 VIA TIZON	
Linda J Turull, Janet L Bradbury and Elizabeth Rhoades	2370 KENWYN ST	
LINDA KATZ	999 N PACIFIC ST	UNIT E209
LINDA MOVERLEY	3691 MIRA PACIFIC DR	
LING FAMILY TRUST	1926 S PACIFIC ST	
lisa carvalho	1002 S PACIFIC ST	
LITE INVESTMENT	668 N CLEVELAND ST	
Location Location Ocean	400 N CLEVELAND ST	
Loevenguth	1901 STEWART ST	
Lorena A. Berkley	608 TOPEKA ST	
Lorraine Valencia	1202 N PACIFIC ST	UNIT 401A
LOUANN GIGANTE	999 N PACIFIC ST	UNIT G32
LOUISE CURCIO		
LOUISE JAMES	305 LA SOLEDAD WAY	
LOVE LIVING MANAGEMENT	244 S HORNE ST	
Luis Garcia		
Luis Garcia, Elisa Pacheco	152 S PACIFIC ST	UNIT 6

Luxury Hosts, Inc.	1011 S PACIFIC ST	
LYDIA & KERMIT FRANCIS	999 N PACIFIC ST	UNIT A216
LYNN ERIKSEN	999 N PACIFIC ST	UNIT G208
Lynn Reifsteck	1786 LAUREL RD	
Lynne LaRussa	999 N PACIFIC ST	UNIT D206
M & S GORDON FAMILY TRUST	1419 S PACIFIC ST	
M G Jackson Consulting	325 S HORNE ST	
M&A Ventures	1628 S PACIFIC ST	UNIT D
M.A.P.S	3632 ESPLANADE ST	
Madiha Khan and Sheehan Alam	1216 MITCHELL ST	
MaineGo Properries	712 SAN DIEGO ST	UNIT 1
MAJID FAMILY LIMITED PARTNERSHIP	999 N PACIFIC ST	UNIT A11
Mandava Enterprises LLC	519 S MYERS ST	
MARCELLO & ALEXANDRIA BULLARA	999 N PACIFIC ST	UNIT E211
MARCY BERKMAN	999 N PACIFIC ST	UNIT B114
MARINA COMFORT SUITES	888 N COAST HWY	
Mario Escobar		
MARISA GUSTAFSON	306 S MYERS ST	
MARK & CAROL ARNESEN	999 N PACIFIC ST	UNIT E17
MARK & CHRISTY TAYLOR	999 N PACIFIC ST	UNIT G224
Mark Fernando	999 N PACIFIC ST	UNIT G125
MARK HAILWOOD	1004 VISTA WAY	
Mark Pejcha, Magali Sojit	3609 FORDHAM CT	
Mark Warr	999 N PACIFIC ST	UNIT B104
MARTIN L MARKS	720 N CLEVELAND ST	
MARY ROSSO	1507 SAN JOSE ST	
Mary Jane & William Bergen Junge	999 N PACIFIC ST	UNIT A316
Mary Lindstrom	999 N PACIFIC ST	Unit C212
MARY MAY	908 MIRA MAR PL	
MASSAH CHATTON JR	249 SORREL TREE PL	
Matsumura Properties	3855 CAMBRIDGE CT	
MATT & RHONDA RYDBERG	999 N PACIFIC ST	UNIT D21
MATT WATERS	999 N PACIFIC ST	UNIT A117
MATTHEW & GAYLE BAUER	999 N PACIFIC ST	UNIT C112
MATTHEW AND AJA LECHOWICZ	1809 ALVARADO ST	UNIT A
MATTHEW AND TANA COOK	295 RIVERVIEW WAY	
MATTHEW P CAULFIELD	2023 S PACIFIC ST	
MAUREEN SCHUBERT	1324 S PACIFIC ST	UNIT 5
MAXWELL AND TAMARA FIELDING	152 S PACIFIC ST	UNIT 1
MCCOY FAMILY SURVIVORS TRUST/MCCOY FAMILY BYPASS TRUST	1317 S PACIFIC ST	UNIT B
MCINTYRE 1995 LIVING TRUST	999 N PACIFIC ST	UNIT D301
MCMX	312 EATON ST	
McVal Properties	999 N PACIFIC ST	UNIT A13
ME PROPERTIES	4042 CRAVEN RD	UNIT 44

Megan & Ed Wiesen	999 N PACIFIC ST	UNIT G222
Meghan Slayden	432 CLEVELAND ST S	
MELANIE CORNWELL	1737 S PACIFIC ST	
MelAr LLC		
Melissa Tomaszek		
Melrose Family Trust	602 N TREMONT ST	
Meredith L Homan		
METATES LLC CURTIS & CHRISTINE SATHRE	999 N PACIFIC ST	UNIT E7
Metro Investments Group, INC. - UNIT A	1307 DIVISION ST	UNIT A
Metro Investments Group, INC. - UNIT B	1307 DIVISION ST	UNIT B
Metro Investments Group, INC. - UNIT C	1307 DIVISION ST	UNIT C
Metro Investments Group, INC. - UNIT D	1307 DIVISION ST	Unit D
MG Jackson Property Manangement	323 S HORNE ST	
Michael & Nicole Papale	1127 S PACIFIC ST	UNIT B
MICHAEL & SHIRLEY MEDULLA	999 N PACIFIC ST	UNIT F2
MICHAEL AND DEBBY GLADISH	1473 Burroughs St	
Michael and Debby Gladish	1473 Burroughs St (ADU)	
Michael and Jennifer Iben	999 N PACIFIC ST	UNIT F312
MICHAEL AND SUSAN HEBERHOLZ	999 N PACIFIC ST	UNIT C7
MICHAEL BARBA - Unit A	701 N NEVADA ST	UNIT A
MICHAEL BARBA - Unit B	701 N NEVADA ST	UNIT B
MICHAEL CAMPION	999 N PACIFIC ST	UNIT E15
MICHAEL CAMPION	999 N PACIFIC ST	UNIT G1
MICHAEL J & TERESA Y ROBERTI	1202 N PACIFIC ST	UNIT 307B
MICHAEL J HYNEMAN	915 N PACIFIC ST	
MICHAEL LAABS	202 S NEVADA ST	UNIT L
MICHAEL S EGGLESTON & MICHELE EGGLESTON TRUST	704 N STRAND	UNIT 03
MICHAEL SCHEIERN	509 S FREEMAN ST	
Michael Whitbord		
MICHAUN AND MATTHEW MADSEN	999 N PACIFIC ST	UNIT A22
Michel and Stephanie Vasconcellos Family Trust		
MICHELLE AND DAMIEN CAHILL	999 N PACIFIC ST	UNIT B209
Mike & Dawn Johnson	999 N PACIFIC ST	UNIT D108
MIKE & DIANE BURTON	405 S MYERS ST	UNIT 2
MIKE & DIANE BURTON	405 S MYERS ST	UNIT 6
MIKE & JACKIE WILLEN	999 N PACIFIC ST	UNIT D109
Mike Dunlap	1202 N PACIFIC ST	UNIT 203A
Mike Farid	3319 CAROLYN CIR	
Miles McKnought-Smith	315 HOOVER ST	
MILLER TRUST	999 N PACIFIC ST	UNIT C6
MITCH ROSEN	518 S THE STRAND	UNIT 1
MK Sathya and Stephen Caudill		
Mo Viva llc	222 1/2 south freeman	
Mo Viva llc	222 south freeman	

MOHAMED BADR		
MOHAMED NEWERA	999 N PACIFIC ST	UNIT E105
MONICA D WYATT		
MONICA SENGSTACKEN	1328 KNOLL DR	
MONIQUE & MIKE BOORE	999 N PACIFIC ST	UNIT D101
Montiel Method Marketing LLC	4082 LONNIE ST	
Mony & Ryan Revel	704 N THE STRAND	UNIT 15
Moore Properties	1822 S TREMONT ST	
Moran Living Trust / Patty Moran TRTEE	999 N PACIFIC ST	UNIT B200
MORGAN THOMAS&FARFAN-MORGAN BERNICE		
Mountains Move LLC	999 N PACIFIC ST	UNIT E213
Move Mountains LLC		
Mulberry Airbnb	3779 MULBERRY ST	
MULTI RESORT OWNERSHIP PLAN, INC	711 S MYERS ST	
MURPHY TRUST		
Mustard Seed Properties LLC		
Mutual Partners, Inc.	925 S PACIFIC ST	UNIT 4
MYRNA BROWNING	999 N PACIFIC ST	UNIT G16
NADER ABSELSAYED	1202 N PACIFIC ST	UNIT 211B
NANCY & RANDY NELSON	999 N PACIFIC ST	UNIT A225
Nancy Goodell	3341 TROPICANA DR	
Nation One Capital	3127 THUNDER DR	
NAVOLO FAMILY TRUST 428 N TREMONT ST	428 N TREMONT ST	
Naya Luxury Retreats LLC		
Nbalia Marie-Ange Soumah	66 AVENIDA DESCANSO	
NCV F13 LLC	999 N PACIFIC ST	Unit F13
NCV G321 LLC	999 N PACIFIC ST	UNIT G321
NCVA314, LLC	999 N PACIFIC ST	UNIT A314
NELS AND JILL WIEGAND	134 S PACIFIC ST	UNIT A
NELS AND JILL WIEGAND	134 S PACIFIC ST	UNIT C
NELS AND JILL WIEGAND	134 S PACIFIC ST	UNIT B
NEUBURGER AND TAYLOR REVOCABLE TRUST	639 GARFIELD ST	
NextGen Real Estate Ventures	3924 ROSELLE AVE	
Nhiza Freitas	1242 KIRMAR PL	
NICHOLAS IKKER	4841 MORNING CANYON RD	
Nicole Gabrielle Toungaian	2030 COSTA VISTA WAY	
Nijjar Airbnb	4148 DIAMOND CIR	
NJB Enterprises L.L.C.		
No name I live here	2126 OCEANSIDE BLVD	
Nomad Biological LLC		
Nori Chandler	999 N PACIFIC ST	UNIT G38
NORTH COAST PARTNERS LP	1811 ALVARADO ST	
NORTH COAST PARTNERS LP	1809 ALVARADO ST	UNIT B
North County Property Group	122 EDGEWOOD DR	

OCBW LLC		
Oceanbreeze Group LLC	1128 S CLEMENTINE ST	
OCEANSIDE BEACH RESORT OWNER, LLC	201 N MYERS ST	
OCEANSIDE BEACH RESORT OWNER, LLC	101 MISSION AVE	
OCEANSIDE BEACH VACATIONS INC		
Oceanside by the Sea	1376 DARWIN DR	
OCEANSIDE COURTYARD	3501 SEAGATE WAY	
OCEANSIDE HOTEL VENTURES LLC	3708 PLAZA DR	
OCEANSIDE INN & SUITES	1820 S COAST HWY	
OCEANSIDE MANOR, LLC	213 S PACIFIC ST	UNIT E
OCEANSIDE MARINA INN	2008 N HARBOR DRIVE	
OCEANSIDE PACIFIC STREET LLC	1745 S PACIFIC ST	
OCEANSIDE PALMS HOTEL	909 N COAST HWY	
OCEANSIDE PROPERTIES	1218 S PACIFIC ST	
Oceanside rental	412 COMPASS RD	
Oceanside rental		
OCEANSIDE RESIDENCE INN	3603 OCEAN RANCH BLVD	
OCEANSIDE ROCKS FAMILY VACTION HOME	706 S MYERS ST	
Oceanside Rocks vacation llc	614 S THE STRAND	UPPER
Oceanside Vacation	999 N PACIFIC ST	UNIT G318
OE STR	1353 HODGES RD	
OLIVENHAIN ADVISORS LLC	804 N THE STRAND	UNIT 06
Olson 907 California	907 CALIFORNIA ST	
On Target Rentals, LLC	3245 CAROLYN CIR	
ON THE STRAND, LLC	920 N THE STRAND	UNIT B
ON THE STRAND, LLC	920 N THE STRAND	UNIT A
ORTLIEB RESIDENCE TRUST	1939 S PACIFIC ST	
OSHEA MICHAEL P&YOUNG HEATHER E	999 N PACIFIC ST	UNIT G26
O'side Beach Sunset Paradise	1022 S PACIFIC ST	
OSIDE ONE LLC - 1030	1030 SHAFER ST	
OUR HAPPY PLACE	1949 LINCOLN ST	
Outta the Box Property Solutions LLC	649 PARKER ST	
OWENS FAMILY LLC	1511 S PACIFIC ST	
P.S. Platinum Property Management, Inc.	1731 S PACIFIC ST	
PACIFIC INN (MOTEL 6)	901 N COAST HWY	
Padzing Tremont LLC	508 N TREMONT ST	UNIT B
PAMELA GRUBBS	1923 MORENO ST	
Paradise Rental Group	3606 FORDHAM CT	
Paradise Rental Group, LLC	4568 STRATFORD CIR	
Partridge Cottage	1342 PARTRIDGE LN	
PARVATI CISNEROS		
Patio on the Pacific LLC	999 N PACIFIC ST	UNIT G303
Patricia Ann Sax	1202 N PACIFIC ST	UNIT 212A
PATRICIA MCCALL	999 N PACIFIC ST	UNIT E109
Patrick & Tara Franz	1834 S TREMONT ST	

PAUL & COLLEEN TRAUSCH	409 S FREEMAN ST	UNIT 2
PAUL ADDI - 150 myers unit #4	150 S MYERS ST	UNIT 4
PAUL AND MARIANNE WOLFORD	999 N PACIFIC ST	UNIT A103
Paul Austin Brooks	999 N PACIFIC ST	UNIT B116
Paul Austin Brooks	999 N PACIFIC ST	UNIT C205
Paul Brooks	999 N PACIFIC ST	UNIT G05
Paul Brooks	999 N PACIFIC ST	UNIT B222
PAUL FITZSIMONS	999 N PACIFIC ST	UNIT A302
PAUL MATSUMOTO	999 N PACIFIC ST	UNIT B123
PAUL T DEVITO	1348 BUENA ST	
PAUL T DEVITO	622 GARFIELD ST	
PAUL T DEVITO	516 ROCKLEDGE ST	
PAUL WICK	206 FOWLES ST	
Paula Lantz (G100)	999 N PACIFIC ST	UNIT G100
PCA ELECTRONICS	999 N PACIFIC ST	UNIT D28
PEARTREE ON PARTRIDGE	1329 PARTRIDGE LN	
PENELOPE HENDRICKS	514 N CLEVELAND ST	
PHILIP & ROBIN MECKLEY	999 N PACIFIC ST	UNIT G323
Philip Brodak	1802 S PACIFIC ST	
Phillip Luna	1640 S PACIFIC ST	UNIT 9
PickFarm	2651 WALNUT CT	
PITAPE PROPERTIES LLC	999 N PACIFIC ST	UNIT G307
PLATT'S JOHN C/PLATT'S LISA J	999 N PACIFIC ST	UNIT G312
Playa de Oceano LLC	1719 S Pacific St	
Poppo's Tables LLC	1005 S PACIFIC ST	UNIT A
Poppo's Tables LLC	1005 S PACIFIC ST	UNIT B
Prapaporn Brinkworth	328 BOOMVANG CT	
Premiere Property Management	202 OCEANSIDE BLVD	Unit A
Premiere Property Management		
Prime Ridge Investment	507 ROCKLEDGE ST	
PRISCILLA G STEINER-CHRIST		
Private Resort	326 KENNEDY LN	
QUALITY INN & SUITES	3170 VISTA WAY	
R&R Home Properties LLC	1345 NAPOLI ST	
R&R Home Properties LLC	4807 LUNA DR	
Rachel Witt	208 S MYERS ST	
RAFIK GIRGIS	999 N PACIFIC ST	UNIT E20
RAMADA INN	1440 MISSION AVE	
RAMESH CHANDRASEKHAR	2118 VALLEY RD	
RANCHO COACHELLA PROPERTIES LP	999 N PACIFIC ST	UNIT G116
RANDY AND MARTY PORTER	999 N PACIFIC ST	UNIT D14
Ray Raban	614 S THE STRAND	LOWER
RB CONSULTING & INVESTMENTS, INC.	1114 TAIT ST	UNIT H
RBiswas LLC	2 AVENIDA DESCANSO	
REBECCA PETCAVICH	1139 S TREMONT ST	

Reed Real Estate Group	1542 SILVERADO DR	
REISER CHRISTOPHER M & CATHERINE C TRUST	999 N PACIFIC ST	UNIT G36
Renchlee Manangan	5143 VIA MINDANAO	
RENE ANDERSON	999 N PACIFIC ST	UNIT A19
Rene Anderson	999 N PACIFIC ST	UNIT B222
RENE ANDERSON	999 N PACIFIC ST	UNIT D24
Rene Anderson	999 N PACIFIC ST	UNIT D313
Rental 1202 N Pacific 307A	1202 N PACIFIC ST	UNIT 307A
Rental 408 N Cleveland	408 N CLEVELAND ST	
Rental 424 N Tremont St	424 N TREMONT ST	
RESORT RENTALS, LLC	333 N MYERS ST	
Retreat Home, LLC	1937 ARROYO AVE	
Revival Homes LLC	2020 S COAST HWY	
REXX PACIFIC NORTH, LLC [033980]	811 S PACIFIC ST	UNIT 1
REXX PACIFIC NORTH, LLC [124634]	811 S PACIFIC ST	UNIT 2
REXX PACIFIC SOUTH LLC [033984]	815 S PACIFIC ST	UNIT 1
REXX PACIFIC SOUTH LLC [124586]	815 S PACIFIC ST	UNIT 2
REZA NIROOMAND	2331 LITTLER LN	
RF A	1310 MORENO WAY	
Riaz Tejani - 1114 Tait St. Unit F		
RICHARD & BONNIE HOLT	80 ST MALO BEACH	
RICHARD & PATTY YANT	1601 KELLY ST	
RICHARD & WENDY TERRY - 1128 TAIT ST #A	1128 TAIT ST	UNIT A
Richard Alexander Bell and Leah Marie Dardis	621 N HORNE ST	
Richard and Diane Eisendrath	1202 N PACIFIC ST	UNIT 315B
RICHARD AND DIANE EISENDRATH (124692)	1202 N PACIFIC ST	UNIT 312B
RICHARD LEBEAU	227 FOUSSAT RD	
RICK & KAREN BERTRAM	999 N PACIFIC ST	UNIT C303
Rilla Dean and Sue V Mills	999 N PACIFIC ST	UNIT C300
Rivertree Vacation Rental	715 RIVERTREE DR	
RJ Holding LLC (B319)	999 N PACIFIC ST	UNIT B319
ROBERT & CAMILLE FOSTER	999 N PACIFIC ST	UNIT D305
ROBERT & DANIELLE LITTLE	999 N PACIFIC ST	UNIT E100
ROBERT & JOANNA PERINE	999 N PACIFIC ST	UNIT C5
ROBERT & JOYCE SIMPSON	999 N PACIFIC ST	UNIT E3
ROBERT & LINDA THOMAS	999 N PACIFIC ST	UNIT G322
Robert & Sherry Spencer	1202 N PACIFIC ST	UNIT 313B
ROBERT & SUE SMITH	999 N PACIFIC ST	UNIT G223
ROBERT AND CATHERINE SOTO	999 N PACIFIC ST	UNIT G106
ROBERT AND CRYSTAL GURROLA	1202 N PACIFIC ST	UNIT 308B
ROBERT BOLIAS	999 N PACIFIC ST	UNIT C109
ROBERT BROOKS	1203 S PACIFIC ST	UNIT A
Robert Bussell	999 N PACIFIC ST	UNIT E102
ROBERT CONDY	999 N PACIFIC ST	UNIT C102
Robert Duffield	999 N PACIFIC ST	UNIT G200

ROBERT ENRIGHT		
Robert Hamilton	221 S MYERS ST	UNIT D
ROBERT HAMILTON (029206)	221 S MYERS ST	UNIT E
Robert Hoyle	999 N PACIFIC ST	UNIT G04
ROBERT M MAMMANO	210 WINDWARD WAY	UNIT B
ROBERT NILSEN	216 S PACIFIC ST	
Robert Pham	522 N CLEVELAND ST	
Robert Rigel (D300)	999 N PACIFIC ST	UNIT D300
Robert Sizer	4367 SERENA AVE	
ROBERT VAN ALSTINE	999 N PACIFIC ST	UNIT G205
ROBERT WOODBURN	1128 TAIT ST	UNIT F
Robin Green	674 N CLEVELAND ST	
ROBYN BALDWIN	999 N PACIFIC ST	UNIT D102
Rod Scott	1309 S PACIFIC ST	
RODEWAY INN	1103 N COAST HWY	
ROGER CHAPIN	704 N THE STRAND	UNIT 1
Roger Lee & Abdala Hamideh	1202 N PACIFIC ST	UNIT 106B
Roger Wanzek	2392 IVY RD	
RON & CHERYL LENTO	999 N PACIFIC ST	UNIT F306
RONALD & CANDEE ANDING	4886 MEADOWBROOK DR	
RONALD C & GLORIA ROBBINS		
ROSALIE STAUDENMAYER	999 N PACIFIC ST	UNIT D303
ROSALIO LOPEZ	999 N PACIFIC ST	UNIT F9
ROSE AND ED BENDAS - A207	999 N PACIFIC ST	UNIT A207
Rose Tinted Industires LLC	642 GRANT ST	
ROSEMARY BROWN	1211 S PACIFIC ST	UNIT B
Roy Elliott	999 N PACIFIC ST	UNIT D100
Roya Sells Social INC	158 CREGAR ST	
ROYAL AND JENNIFER BARBER	2293 Dunstan St	House
Russell (A307)	999 N PACIFIC ST	UNIT A307
RUSSELL O. SEHEULT	918 N THE STRAND	
RYAN GUNNELL	1202 N PACIFIC ST	UNIT 402B
Ryan Yates	515 N FREEMAN ST	
SAADAT FAMILY TRUST / Ashrati	999 N PACIFIC ST	UNIT B103
Saddlewood Investments LLC		
SAIF HASAN	1527 KURTZ ST	
SALLY HAGGERTY	1038 S CLEMENTINE ST	
Saltey Pacific	706 S PACIFIC ST	UNIT C
Saltey Pacific LLC	706 S PACIFIC ST	UNIT B
SAMSON R A TRUST	999 N PACIFIC ST	UNIT F109
SAMUEL & LENA REYES	704 N THE STRAND	UNIT 02
SAMUEL & LENA REYES	704 N THE STRAND	UNIT 31
Sandbar Investments LLC	1210 TAIT ST	
Sandbar Investments LLC	1212 TAIT ST	
Sandbar Investments LLC	1214 TAIT ST	

Sandra D Munoz	999 N PACIFIC ST	Unit F101
SANDRA JANCIC	999 N PACIFIC ST	UNIT A312
Sandy Beach Retreat	3424 LAS VEGAS DR	
Sandy Beaches, LLC	829 S PACIFIC ST	UNIT 1
Sandy Beaches, LLC	829 S PACIFIC ST	UNIT 2
Santa Fe Property LLC	2525 MESA DR	
SANTA MONICA AUTO PLAZAS LLC [124350]		
SANTO, ANTHONY AND SANTO, MICHELLE		
Sasmo Enterprises Corp	1625 APPALOOSA WAY	
Satish Jayanthi	602 ROCKLEDGE ST	
SC ON THE STRAND	412 S THE STRAND	UNIT 7
SC ON THE STRAND	412 S THE STRAND	UNIT 8
SC ON THE STRAND	412 S THE STRAND	UNIT 9
Schulze (D213)	999 N PACIFIC ST	UNIT D213
SCHWARTZ MICHAEL AND BAKER JOANNA	999 N PACIFIC ST	UNIT D107
Scott & Leila Johnson	999 N PACIFIC ST	UNIT G305
SCOTT ALLEN	999 N PACIFIC ST	UNIT A17
SCOTT AND DIANA MACLEOD	999 N PACIFIC ST	UNIT E206
Scott Bell	208 S PACIFIC ST	
SCOTT IRWIN	999 N PACIFIC ST	UNIT E21
SCOTT ULVES	180 BAUTISTA CT	UNIT 87
Sea Bee Homes	545 ROCKLEDGE ST	
Sea Ridge Bareno	3548 SEA RIDGE RD	
Seabreeze Beach Rental LLC		
SEABREEZE INVESTORS LLC [124636]	1724 S PACIFIC ST	UNIT 2
SEABREEZE INVESTORS LLC [124640]	1722 S PACIFIC ST	UNIT 2
SEABREEZE INVESTORS, LLC [124390]	1722 S PACIFIC ST	UNIT 1
SEABREEZE INVESTORS, LLC [124442]	1724 S PACIFIC ST	
Sean and Gwyn McNeal	1727 S PACIFIC ST	
SEAN REDWARD	4807 PASTEL CT	
SEAN RICHARD GUNN	1604 ALVARADO ST	
SEASIDE INN	822 N COAST HIGHWAY	
SEE MORE SEA LLC	312 S THE STRAND	UNIT 1
Semple Family Trust	4932 LUNA DR	
Serena house rental	4343 SERENA AVE	
SERVCON INC	999 N PACIFIC ST	UNIT A214
SGK LLC		
Shannon Richmond	2922 LUANA DR	
SHANT AND DEBBIE KALANJIAN	1205 S PACIFIC ST	Unit 02
SHELLEY JOYCE	1719 ALVARADO ST	
SHENGLI	4823 LUNA DR	
SHERI LUONGO	1834 ALVARADO ST	
SHI FAMILY TRUST 02-10-17	4071 THOMAS ST	
Short Stays		
Sierra Financial Services II	288 MANZANILLA WAY	

Silver Surf Unit E	503 N TREMONT ST	UNIT E
SIMON BLANCO	1607 WHALEY ST	
SISK, LLC	999 N PACIFIC ST	UNIT D205
SISK, LLC	999 N PACIFIC ST	UNIT F200
SKIDMORE MICHAEL D & CHANTEL/ESTRADA LAUREN N & LARRY L	1202 N PACIFIC ST	UNIT 309B
Sky Haven Retreat LLC	4225 CIELO AVE	
Sligh March 4, 2021 Family Trust	1915 Calle Buena Ventura	
Smart Homes Solutions	1020 S PACIFIC ST	
SMITH R W & M A FAM TRUST	999 N PACIFIC ST	UNIT F100
SMM MasterHost LLC	683 HELEN DR	
SNS Real Estate	3742 KELTON DR	
SO CALIFORNIA BEACH CLUB	121 S PACIFIC ST	
So Select Ventures LLC	1233 KIRMAR PL	
So Select Ventures LLC	4019 SCOTT DR	
Somnath	1403 MISSION AVE	
Sonny Investments, LLC	2034 S COAST HWY	
Sonny Investments, LLC	2026 S FREEMAN ST	
Sonny Investments, LLC		
SOUTH PACIFIC VACATION RENTALS LLC		
SOUTH PACIFIC VACATION RENTALS LLC		
SPARG HOLDING COMPANY	205 GODFREY ST	
SPRINGHILL SUITES BY MARRIOTT OCEANSIDE	110 N MYERS ST	
Stacie and Peter	1836 CAMPESINO PL	
Starkey West House	1008 WEST ST	
Stavros Living Trust	999 N PACIFIC ST	UNIT B226
Stay Blue Skies	4126 ALANA CIR	
Stay n Relax Inc.	999 N PACIFIC ST	UNIT B314
StayWithDave Inc	4798 CLAIRE DR	
Stel Lucy Rentals	999 N PACIFIC ST	UNIT G103
Stephanie Wolverton	1566 VISTA DEL MAR WAY	UNIT 04
STEPHEN EDDY	1202 N PACIFIC ST	UNIT 103A
STEPHEN K LIGHTFOOT	1723 S PACIFIC ST	
Sterling Holdings	213 S PACIFIC ST	UNIT D
Sterling Holdings LLC	213 S PACIFIC ST	UNIT C
Stern Family Trust		
STEVE & MISTY LAW [030384]	512 S THE STRAND	UNIT B
STEVE & MISTY LAW [124342]	510 S THE STRAND	UNIT A
STEVE & MISTY LAW [124344]	510 S THE STRAND	UNIT B
STEVE & MISTY LAW [124346]	510 S THE STRAND	UNIT C
Steve Lombardo	1128 TAIT ST Unit D	
STEVE MARLEY	999 N PACIFIC ST	UNIT A23
Steve Vail and Christina Sharp	720 S PACIFIC ST	UNIT A
Steven & Paula Cook Family Trust	1928 ALVARADO ST	
Steven A Johnston	3677 VIA BALDONA	

Steven Fout	3120 SKYLINE DR	
Steven Gilbert	999 N PACIFIC ST	UNIT G109
STEVEN LEFLER		
STEVEN R. OR CLARA M. IHDE	4075 JOHNSON DR	
stewart living trust	718 S PACIFIC ST	
Stone Coast	540 GARFIELD ST	
STONE, STEPHEN M	3933 TORTUGA CV	
STRANDS END LIMITED LLC [033998]	821 S PACIFIC ST	UNIT 1
STRANDS END LIMITED LLC [124588]	821 S PACIFIC ST	UNIT 2
STRANDS END LIMITED LLC [124590]	821 S PACIFIC ST	UNIT 3
STRANDS END LIMITED LLC [124604]	809 S PACIFIC ST	UNIT 2
STRANDS END LIMITED LLC [124606]	809 S PACIFIC ST	UNIT 3
STRANDS END LIMITED LLC [124610]	809 S PACIFIC ST	UNIT 4
Strands End Limited, LLC	809 S PACIFIC STREET	UNIT 5
Strands End Limited, LLC	809 SOUTH PACIFIC ST	UNIT 6
STRANDS END LIMITED, LLC [033978]	809 S PACIFIC ST	UNIT 1
STRASMANN - 1305 Cornish Drive		
STUART AND KATHY KAMILLE	999 N PACIFIC ST	UNIT F313
Sugandi Sarosa	4454 SAN JOAQUIN ST	
SUKHVIR KAUR	2012 S PACIFIC ST	
SUMMIT COMMUNICATIONS INC	999 N Pacific St	UNIT B217
Sunil Navani	4435 SUMMER DR	
Sunset View, LLC	827 S PACIFIC ST	UNIT 1
Sunset View, LLC	827 S PACIFIC ST	UNIT 2
Surf Style Vacation Homes	999 N PACIFIC ST	UNIT G4
Surfin Fire	1902 LINCOLN ST	
SUSAN B GALLAND	517 N FREEMAN ST	UNIT A
SUSAN B GALLAND	517 N FREEMAN ST	UNIT B
SUSAN B GALLAND	517 N FREEMAN ST	UNIT C
SUSAN BERLETTE	704 N THE STRAND	UNIT 22
Susan Green	2125 HILLDALE ST	
Sutherland Summer Homes, LLC and Hawkins Family Retreat, LLC	1829 S PACIFIC ST	
SUZDALEV GEORGE REVOCABLE TRUST	999 N PACIFIC ST	UNIT C201
Svetla&Petar	2372 BACK NINE ST	
Swamis LLC	1123 S PACIFIC ST	UNIT 500
Swamis LLC	1123 S PACIFIC ST	UNIT 502
Sweet ocean suite	320 CROUCH ST	
SXF Investments	4840 SEASCAPE DR	
Sydekicks	1844 S PACIFIC	
Sydekicks	1846 S PACIFIC	
T&T Joint Venture LLC	907 S TREMONT ST	
TALISIN BURTON	999 N PACIFIC ST	UNIT G206
TAMARA A MOULTON	999 N PACIFIC ST	UNIT G300
Tamara Gonzalez		

TAMARA MOULTON	999 N PACIFIC ST	UNIT B300
Tami Campa	999 N PACIFIC ST	Unit F110
TAMI FRAZIER	999 N PACIFIC ST	UNIT E22
TANG CHARITY G REVOCABLE TRUST		
Tanner and Kassandra Cox	3917 SHENANDOAH DR	
Tannika Scott and Yamila Monroy		
Tatyana Zabegalin	154 LANCER AVE	
Tavarez Strain	514 SUNSET DR	
Taylor Property	613 N HORNE ST	
TEJA OCEAN VIEW VENTURES	999 N PACIFIC ST	UNIT E305
TenTen Wilshire, LLC	550 SEAGAZE DR	UNIT 04
TenTen Wilshire, LLC	550 SEAGAZE DR	UNIT 11
TenTen Wilshire, LLC	550 SEAGAZE DR	Unit 24
TenTen Wilshire, LLC	550 SEAGAZE DR	Unit 26
TenTen Wilshire, LLC		
teresa flynn	1824 S PACIFIC ST	
teresa K Spear	999 N PACIFIC ST	Unit B323
Terry and Laura Axccl	1202 N PACIFIC ST	UNIT 208B
THANH NGUYEN	999 N PACIFIC ST	UNIT E201
THE AARONS 2007 TRUST AGREEMENT [039448]	1809 S PACIFIC ST	
The Birren	1202 N PACIFIC ST	UNIT 303A
The Brick Hotel LLC	408 PIER VIEW WAY	
The Cleary and Ciliberto Trust	4935 BELLA COLLINA ST	
THE FIN HOTEL	133 S COAST HWY	
The Holly Street Beach Retreat	307 HOLLY ST	
The Hosting Company LLC	801 N PACIFIC ST	UNIT A
The Hosting Company LLC	803 N PACIFIC ST	
The Hosting Company LLC	801 N PACIFIC ST	UNIT B
The Indigo House	3557 SEAFARER DR	
The Jaybird Beach Cottage	999 N PACIFIC ST	UNIT A20
The Manarana Living Trust		
The Papale Group Inc	1127 S PACIFIC ST	UNIT A
The Papale Group Inc	1213 S PACIFIC ST	UNIT A
The Papale Group Inc	1213 S PACIFIC ST	UNIT B
THE PATRICK FAMILY TRUST	1202 N PACIFIC ST	UNIT 402A
The SM Houston Living Trust		
The Summers Project	2044 JANET CIR	
The Sydekicks Real Estate		
THE URBAN NEST II LLC	323 S NEVADA ST	UNIT A
THE URBAN NEST II LLC	323 S NEVADA ST	UNIT C
THE URBAN NEST II LLC	323 S NEVADA ST	UNIT B
The Urban Nest III, LLC	514 N NEVADA ST	
THE URBAN NEST LLC	512 N NEVADA ST	
The X Fashion Inc	1118 S MYERS ST	UNIT J
The X fashion Inc	1118 S Myers Street	Unit G

thebeachcondos	999 N PACIFIC ST	Unit C3
THEODORE M BEST	1202 N PACIFIC ST	UNIT 302B
THERESE GEE		
Thibadeau Family Trust	812 S PACIFIC ST	UNIT 2
THOMAS AND VITA WILLETT	999 N PACIFIC ST	UNIT A12
THOMAS CHRISTENSEN	239 S DITMAR ST	
THOMAS FAMILY TRUST	999 N PACIFIC ST	UNIT G317
THOMAS P AND LAURIE A MORRISSEY	1942 S PACIFIC ST	
Thomas, Amanda C		
THU NGUYEN	999 N PACIFIC ST	UNIT D210
THU NGUYEN	999 N PACIFIC ST	Unit E310
TIBI ZOHAR	2012 STEWART ST	
Tiki Beach Rentals		
TIM & BERNICE CHAVEZ	999 N PACIFIC ST	UNIT B105
TIM ALDRICH	506 S THE STRAND	UNIT 6
Tim Ryan	2823 COTTINGHAM ST	
TIMOTHY & JULIE CHUN	212 HOOVER ST	
TIMOTHY KRANE	918 TAIT ST	
Timothy O Dooley	999 N PACIFIC ST	UNIT B224
Todd & Courtney Wilmoth	1928 S TREMONT ST	
TOGNOLI JOSEPH W JR		
TONY BARRERA	1208 DARWIN DR	
Tony Brasil Family Trust	700 S THE STRAND	UNIT 108
Tony Ditty	1421 S PACIFIC ST	
TRACIE ENGEL	1630 BROADWAY	
TRACY ADES	1249 DIVISION AVE	
Tracy Bremmer	999 N PACIFIC ST	UNIT F14
TRACY G HIRREL	29 ST MALO BEACH	
Trafine Group, LLC Pacific	999 N PACIFIC ST	UNIT G31
TREEFORT LLC	503 N TREMONT ST	UNIT I
Tremont Street Unit D	503 N TREMONT ST	UNIT D
TREMONT TRUST 01-22-09 C/O KAREN THOMAS	601 S TREMONT ST	UNIT H
Trinity Belville	999 N PACIFIC ST	UNIT A21
Triodyyssey Real Estate LLC	3843 CORNELL DR	
TROY AND NANCEE TEGEDER	999 N PACIFIC ST	UNIT B110
TULLY TRUST-RICHARD J & KATHLEEN C TULLY		
Underwood Family Trust		
V & E Hanson Family Trust	2206 EL MONTE DR	
V&B Coastal Ventures LLC	5261 PALMERA DR	
Vacasa LLC	1110 TAIT ST	UNIT A
Van de Wille & Fleury	1749 ALVARADO ST	
VANESSA SMITH	999 N PACIFIC ST	UNIT B117
VAROUGAN J KARAPETIAN	1021 S PACIFIC ST	
VAROUGAN JOHN KARAPETIAN	1801 S PACIFIC ST	
Velasco Group Inc	508 N TREMONT ST	UNIT C

Vesper Partners LLC	200 WINDWARD WAY	UNIT B
VICTOR AND IRMA DIAZ	999 N PACIFIC ST	UNIT A204
Victoria Williams	604 CAPISTRANO DR	
Villa Dolce Vita		
VIRGILIO BUNDOC	1733 DIXIE ST	
Vista Blue 3240, LLC	3240 Mission Avenue	
V-LAND INVESTMENT LLC	319 N CLEMENTINE ST	
VNS Homes LLC	1345 HIGGINS ST	
VVV RENTAL, LLC	904 N THE STRAND	
Wander Rental	2813 COTTINGHAM ST	
Wander Rental	324 S NEVADA ST	
Wander Rental	2101 S NEVADA ST	
Wander Rental	1711 GRANDVIEW ST	
Wander Rental	1231 CENTER AVE	UNIT B
Wander Rental	1231 CENTER AVE	UNIT A
Wander Rental	1231 CENTER AVE	
Wander Rental	505 BROOKS ST	
Wander Rental		
Wander Rental LLC	1738 ALVARADO ST	
WARREN GOLDBERG	1629 1/2 S TREMONT ST	
WARREN GOLDBERG	1629 S TREMONT ST	
WATSON PEGGY A LIVING TRUST/NEUMAN LENA K	999 N PACIFIC ST	Unit F109
Wayne A Label	999 N PACIFIC ST	UNIT A105
WENDY DELGADO	999 N PACIFIC ST	UNIT E202
Wendy Klahr		
WENDY SHADPOUR	412 S THE STRAND	UNIT 1
WENDY SHADPOUR	412 S THE STRAND	UNIT 2
WENDY SHADPOUR	412 S THE STRAND	UNIT 3
WENDY SHADPOUR	412 S THE STRAND	UNIT 4
WENDY SHADPOUR	412 S THE STRAND	UNIT 5
WENDY SHADPOUR	412 S THE STRAND	UNIT 6
Wesley S Lovelace	1526 SAN JOSE ST	
Wesley S Lovelace	1528 SAN JOSE ST	
West Coast Homestays LLC	811 TOPEKA ST	
West Coast Vacation Rentals	489 N CLEVELAND ST	
WILLIAM & PHOEBE BIGGS	1401 S PACIFIC ST	UNIT 105
WILLIAM A GOODIN	318 S THE STRAND	UNIT 101
WILLIAM A GOODIN	318 S THE STRAND	UNIT 203
WILLIAM AND JEAN MARTIN		
WILLIAM MARTIN & SHEILA FLEMING	999 N PACIFIC ST	UNIT D2
WILLIAM R BONHALL	1202 N PACIFIC ST	UNIT 401B
WILLIAM, RICHARD AND ROBERT KNAUF	1205 S PACIFIC ST	UNIT 01
WILLIAMS FAMILY TRUST	999 N PACIFIC ST	UNIT G311
Williams Holdings LLC		

Wilson 413 and N Tremont (downstairs)	413 N TREMONT ST	LOWER
Winestock Family Trust	665 SLEEPING INDIAN RD	
Winifred Cox Schultz	401 S FREEMAN ST	
WITKIN LOREN I	999 N PACIFIC ST	UNIT A306
Wooster Rental	3925 WOOSTER DR	
Wysocki (A323)	999 N PACIFIC ST	UNIT A323
Yehui Huang	999 N PACIFIC ST	Unit B108
YITZHAK BENEDEK	417 S TREMONT ST	
Yosemite Hotspot LLC	1346 HIGGINS ST	
YOUNG TREVOR P&KATHERINE N	2521 SARBONNE DR	
YUKA NAKAI	3387 TOURNAMENT DR	
Yulia Tataurova	134 TROPICANA DR	
Yulia Tataurova	330 DEL FLORA ST	
Zachariah Stephens	731 N TREMONT ST	
Zaya GS LLC	4449 ARBOR COVE CIR	
ZIAD DABUNI	999 N PACIFIC ST	UNIT D20

**List as of November 2023*