

GROSSMONT HEALTHCARE DISTRICT

Largest 2016-17 Local Secured Taxpayers

	<u>Property Owner</u>	<u>Primary Land Use</u>	<u>2016-17 Assessed Valuation</u>	<u>% of Total (1)</u>
1.	Star-West Parkway Mall LP	Shopping Center	\$ 249,312,405	0.53%
2.	Conrad Prebys, Trust	Apartments	228,614,645	0.49
3.	Avalon II California Value IV LP	Apartments	115,380,000	0.25
4.	Fairfield Grossmont Trolley LLC	Apartments	105,953,311	0.23
5.	Rainbow Investment Co.	Shopping Center	101,251,647	0.22
6.	BRE Paragon MF Alvista Baltimore CA	Apartments	69,250,000	0.15
7.	SP Lavida Real LLC	Apartments	69,142,541	0.15
8.	Wal-Mart Real Estate Business Trust	Commercial	69,107,755	0.15
9.	Forest Park Fee Owner LLC	Apartments	56,836,093	0.12
10.	Fairfield La Mesa LP	Apartments	55,721,972	0.12
11.	VSCRE Holdings LLC	Convalescent Home	55,699,155	0.12
12.	Essex JMS Acquisition LP	Apartments	55,194,889	0.12
13.	FRG Corona Pointe LLC	Apartments	53,796,026	0.11
14.	ABS CA-O LLC	Commercial	52,323,859	0.11
15.	Vestar Kimco Santee LP	Shopping Center	48,276,075	0.10
16.	GKN Aerospace Chem-Tronics Inc.	Industrial	46,606,490	0.10
17.	Home Depot USA Inc.	Commercial	46,407,876	0.10
18.	Kaiser Foundation Health Plan Inc.	Professional Building	45,687,858 (2)	0.10
19.	Sears Roebuck & Co.	Commercial	40,336,359	0.09
20.	Vestar California XVII LLC	Commercial	<u>38,219,821</u>	<u>0.08</u>
			<u>\$1,603,118,777</u>	<u>3.41%</u>

(1) 2016-17 Local Secured Assessed Valuation: \$47,027,262,213

(2) Net taxable value.

Source: California Municipal Statistics, Inc.