

GROSSMONT HEALTHCARE DISTRICT

Largest 2015-16 Local Secured Taxpayers

	<u>Property Owner</u>	<u>Primary Land Use</u>	<u>2015-16 Assessed Valuation</u>	<u>% of Total (1)</u>
1.	Star-West Parkway Mall LP	Shopping Center	\$ 245,741,659	0.55%
2.	Conrad Prebys Trust	Apartments	210,613,070	0.47
3.	Avalon II California Value IV LP	Apartments	115,380,000	0.26
4.	Fairfield Grossmont Trolley LLC	Apartments	104,397,528	0.23
5.	Rainbow Investment Co.	Shopping Center	99,771,329	0.22
6.	ABS CA-O LLC	Commercial	80,380,700	0.18
7.	SP Lavida Real LLC	Apartments	70,475,975	0.16
8.	Wal-Mart Real Estate Business Trust	Commercial	68,639,047	0.15
9.	Baltimore Owner LLC	Apartments	57,378,641	0.13
10.	VSCRE Holdings LLC	Convalescent Home	54,862,504	0.12
11.	Essex JMS Acquisition LP	Apartments	54,517,656	0.12
12.	FRG Corona Pointe LLC	Apartments	52,987,961	0.12
13.	Home Depot USA Inc.	Commercial	52,154,365	0.12
14.	Vestar Kimco Santee LP	Shopping Center	47,550,930	0.11
15.	San Diego Forest Park LLC	Apartments	46,507,075	0.10
16.	GKN Aerospace Chem-Tronics Inc.	Industrial	45,148,570	0.10
17.	Kaiser Foundation Health Plan Inc.	Professional Building	45,094,810 (2)	0.10
18.	Sears Roebuck & Co.	Commercial	38,725,644	0.09
19.	Vestar California XVII LLC	Commercial	37,625,741	0.08
20.	Ultimate Capital LLC	Shopping Center	<u>35,876,764</u>	<u>0.08</u>
			<u>\$1,563,829,969</u>	<u>3.49%</u>

(1) 2015-16 Local Secured Assessed Valuation: \$44,750,243,610

(2) Net taxable value

Source: California Municipal Statistics, Inc.