

GROSSMONT HEALTHCARE DISTRICT

Largest 2014-15 Local Secured Taxpayers

	<u>Property Owner</u>	<u>Primary Land Use</u>	2014-15 <u>Assessed Valuation</u>	% of <u>Total (1)</u>
1.	Star-West Parkway Mall LP	Shopping Center	\$ 225,391,713	0.53%
2.	Conrad Prebys, Trust	Apartments	179,239,440	0.42
3.	Avalon II California Value IV LP	Apartments	115,380,000	0.27
4.	Fairfield Grossmont Trolley LLC	Apartments	102,388,029	0.24
5.	Rainbow Investment Co.	Shopping Center	96,568,543	0.23
6.	Essex JMS Acquisition LP	Apartments	87,489,155	0.21
7.	ABS CA-O LLC	Commercial	78,806,163	0.19
8.	SP Lavida Real LLC	Apartments	70,794,630	0.17
9.	Wal-Mart Real Estate Business Trust	Commercial	57,753,977	0.14
10.	Baltimore Owner LLC	Apartments	56,007,257	0.13
11.	VSCRE Holdings LLC	Convalescent Home	53,787,826	0.13
12.	Vestar Kimco Santee LP	Shopping Center	46,562,617	0.11
13.	San Diego Forest Park LLC	Apartments	45,596,069	0.11
14.	Kaiser Foundation Health Plan Inc.	Professional Building	43,958,405 (2)	0.10
15.	GKN Aerospace Chem-Tronics Inc.	Industrial	43,819,983	0.10
16.	Vestar California XVII LLC	Commercial	36,783,312	0.09
17.	FW CA Rancho San Diego Village LLC	Shopping Center	35,732,849	0.08
18.	Costco Wholesale Corporation	Commercial	35,173,745	0.08
19.	7149 Canyon View LLC	Apartments	34,624,256	0.08
20.	Home Depot USA Inc.	Commercial	<u>34,003,668</u>	<u>0.08</u>
			<u>\$1,479,861,637</u>	<u>3.49%</u>

(1) 2014-15 Local Secured Assessed Valuation: \$42,423,758,128

(2) Net taxable value.

Source: California Municipal Statistics, Inc.