

DPOA  
DOWNTOWN  
POMONA  
OWNERS  
ASSOCIATION

## ANNUAL REPORT

Prepared by Lorena Parker, DPOA Executive Director  
For the

### City of Pomona

July 1, 2022 to June 30, 2023

This annual report is being submitted to the City Council of the City of Pomona to report on the proposed improvements, activities, expenses, budgets and assessments for the Downtown Pomona Business and Property Improvement District ("PBID") for the fiscal year July 1, 2022, to June 30, 2023. This annual report presents the budget and assessments for Fiscal Year 2022/2023 beginning July 1, 2022, and terminating June 30, 2023, which was approved by the Board of Directors on June 23, 2022.

#### EXECUTIVE SUMMARY

The 18th year of the PBID and the fourth year of the expanded PBID boundaries saw the implementation of many new programs that proved to be effective for the properties located within the district boundaries. Downtown property owners and merchants continue to receive the benefit of a comprehensive security program and expanded maintenance, marketing and advocacy initiatives. All environmental and economic enhancements within the PBID go above and beyond those services provided by the City of Pomona.

The Downtown Pomona Owner's Association ("DPOA"), the PBID's governing body, continues its security program to help reduce crime. The PBID is considered a safe and friendly atmosphere for residents, businesses and visitors. The PBID currently has 88 cameras that monitor the boundaries of the PBID. These security cameras and recording devices are installed in strategic areas of downtown within the boundaries of the PBID. During this past year, several radios and cameras were upgraded. Members of the Pomona Police Department and private security have access to the cameras 24 hours a day. For the 2022/2023 year, the DPOA will continue to expand and upgrade the security camera system. At a minimum, we anticipate adding at least seven (7) cameras bringing our total to 95 cameras, but we may add more in select areas.

The maintenance department has continued to provide on-going service to keep the downtown clean. We continue to operate two pressure washing machines/trailers. Our sweeper truck continues to be instrumental in removing debris from the parking lots. We will continue to service the trashcans within the downtown as well as benches, bike racks, planters, directional signage, to make the area more pedestrian friendly. The DPOA will also continue to service the 22 pet clean-up stations for the Downtown.

The PBID is marketed through a variety of mediums such as advertising and events. To further enhance the power of electronic advertising and networking, the DPOA uses various social media platforms such as the downtownpomona.org website, Facebook, and Instagram. Our Instagram platform continues to be the main outlet with over 14,000 followers. In July 2021, we were able to restart the 2nd Saturday Art Walk and held

our regular Pomona Christmas Parade on December 11, 2021. We will also support other downtown events such as the Collector's Faire. This coming year we will continue to schedule events throughout the year to enhance the economic vitality of Downtown Pomona.

## **ADMINISTRATION**

The current board of directors and officers are listed below. Each year, 1/3 of the board of directors is up for re-election. Additionally, officers are elected annually at the June board of directors meeting which was held on June 23, 2022.

### **BOARD OF DIRECTORS:**

President: Jeff Keating  
Vice President: Eddie Wong  
Secretary: Cathy Tessier  
Treasurer: Cary Lowenstein  
Member: Joe Mladinov  
Member: Paola Vega  
Member: Alejandra Gonzales  
Member: Albert Cisneros  
Member: Ed Tessier  
Member: John Pena  
Member: Open  
Member: Victor Preciado  
Member: Jason Abboud

Alternate Member: Elizabeth Ontiveros-Cole

### **KEY PERSONNEL**

Executive Director: Lorena Parker  
Maintenance Supervisor: Augusto Vivanco  
Maintenance: Jose Vidal, Joey Negrette, Omar Rivera  
Creative Director: Marco Argote  
Operations Manager: Fatima Fazal  
Accounting/CPA: Kathleen Patton, CPA  
Auditor: Doug Rustenburg, CPA, Hoffman Short Rubin Dewinter Sanderson

### **DPOA MEETING SCHEDULE**

The following is the schedule of meetings for the coming fiscal year:

**Board of Directors:** 4<sup>th</sup> Thursday of the month at 5:30pm, either by teleconference or at 119 W. 2<sup>nd</sup> St.

**Marketing/Promotions Committee:** 2<sup>nd</sup> Thursday of the month at 5:00pm, either by teleconference or at 119 W. 2<sup>nd</sup> St.

**Joint Operations Committee:** 2<sup>nd</sup> Thursday of the month at 4:00pm, either by teleconference or at 119 W. 2<sup>nd</sup> St.

**Executive Board Meeting:** 3<sup>rd</sup> Thursday of the month at 12:30pm, either by teleconference or at 119 W. 2<sup>nd</sup> St.

**Christmas Parade Committee, Other ad hoc committee meetings as needed.**

In addition, every year the DPOA holds its **Annual Meeting** when all property owners, residents, and merchants are invited for a special report and discussion on DPOA's program and services. This year, we will have our annual meeting on August 25, 2022.

## **ACTIVITIES AND IMPROVEMENTS**

**Security:** The 2022/2023 security budget is \$576,925. The Joint Operations committee oversees the security operations. Since the creation of the PBID. Security and safety issues are applied with an element of common sense that provides a level of comfort to City Officials and Police, while creating a pleasant experience for the general public.

### **On-going and future projects:**

- Seven days a week, the PBID is patrolled by private security or two dedicated Pomona Police Officers. This has helped to significantly reduce crime and create a safe-friendly atmosphere for residents, businesses and visitors.
- The Pomona Police Downtown Unit and private security can be contacted directly via our hotline phone number (888) 720-0007, allowing merchants and residents to call for assistance when necessary.
- Private security patrols downtown by car, foot, and bike, making them more visible to the public eye and further improving relationships between security and downtown residents and visitors.
- State-of-the-art cameras and recording devices are installed and running throughout the downtown. These systems can be viewed and controlled remotely, through computers or smart phones. This allows the Police Department to have access to the cameras 24 hours a day.
- DPOA continues to enhance the security camera system to improve reliability and nighttime camera viewing abilities.
- DPOA is recording graffiti incidents for identification by police and school officials, leading to the arrest and conviction of taggers.
- DPOA has partnered with VPD to provide additional security in the downtown parking lots via surveillance cameras.

**Maintenance:** The 2022/2023 maintenance budget is \$372,430. The Joint Operations committee oversees maintenance operations. The DPOA has four full time maintenance persons to perform power washing, trash clean up, weeding and other maintenance duties. The DPOA has implemented a comprehensive power washing program to clean all sidewalks and plazas in the downtown. Maintenance personnel use electric vehicles to service the trash receptacles. Our state-of-the-art machinery will continue to be used to facilitate this program and is compliant with SWPPS storm water prevention requirements.

### **On-going and future projects:**

- DPOA's sweeper truck helps clean parking lots faster and with greater efficiency.
- The DPOA will continue to use our environmentally friendly quiet leaf blowers. The maintenance team can quickly clean up sidewalks and street debris while reducing exhaust emissions.
- DPOA has contracted with the City's VPD commission to provide sweeping services for downtown parking lots.
- The DPOA has contracted with the Public Works department to empty all trash cans in the downtown on a regularly scheduled basis.
- The DPOA was contracted to clean & service the four Millard Sheets Fountains located downtown.
- A graffiti film program has been successful in the past year and continues to grow. The maintenance team installs and/or replaces graffiti film as needed for etched windows, at cost. This service minimizes the merchant's cost of replacing expensive glass.

- DPOA’s bucket truck is being used to safely lift personnel into the air to perform work such as banner and flag installment, or graffiti removal.
- The DPOA continues to pressure wash the PBID, utilizing two pressure washing machines.
- The DPOA will continue to service over 160 trash cans.
- The DPOA will continue to service the benches, bike racks, directional signage, and planters.
- The DPOA added additional lighting this year in select areas of the downtown.
- Monitoring and assistance in keeping all trash bin areas in the downtown clean, secure and orderly.
- Twenty-two (22) Pet Stations will continue to be serviced throughout the downtown.

**Marketing:** The 2022/2023 marketing budget is \$239,500. The marketing committee oversees the implementation of marketing programs. In addition to ongoing advertising in local and regional publications, the Marketing Committee has historically funded the printing of the Art Walk Map.

### **On-going and future projects:**

- The trolley bus, “Charlie”, was purchased so locals and visitors can explore the heart of the City and experience the best shopping, arts, and entertainment. We did start up operating the trolley in the downtown area on 2<sup>nd</sup> Saturdays.
- The DPOA will organize and/or sponsor the Pomona Christmas Parade, Farmers Market, Art Walk, and other new events.
- DPOA will continue to work with scout location companies and the film industry to market Downtown Pomona as a great place to film movies and shoot commercials.
- DPOA will continue to promote the area as a bike-friendly community.
- DPOA will continue with the banner and flag program.
- DPOA will continue to promote the downtown via social media platforms as possible such as Facebook and Instagram accounts.
- DPOA’s office serves as an information center and Art Gallery for all downtown visitors.
- The website, [www.downtownpomona.org](http://www.downtownpomona.org) is maintained internally by our Creative Director.
- DPOA will purchase and install event banners, as needed.

## **BUDGET**

The PBID is funded primarily through assessments; however, a portion of its income comes from service contracts and service programs. Maintaining financial balance is a key objective in any organization; the budget is managed through monitoring expenditures and looking for variances. The budget pays for marketing, security, maintenance and administration which include costs for building, equipment, supplies, services, and people.

The approved budget for Fiscal Year 2022/2023 is **\$1,360,456**

Any surplus of funds at the end of the current fiscal year (2020/2021) will be rolled over to the 2022/2023 fiscal year. As of 7/1/2022, we anticipate the rollover amount to be approximately \$193,380. Surplus funds are rolled over into the same category they originated. (i.e., maintenance surplus funds are rolled over into the maintenance budget for the following year.) The budget is shown in the table hereto attached, Attachment A.

## ASSESSMENTS

The PBID uses common parcel-based factors to assess special benefit in a commercial/retail/residential business district which are parcel size, street frontage, and building size. Street frontage has been determined to provide approximately 43% of the total assessment, land area approximately 19% of the total assessment and building area approximately 38% of the total assessment. Annual assessments on property will be \$0.0619 (6 cents) per parcel square foot, plus \$17.12 per frontage foot and \$0.193 (20 cents) per building square foot.

The benefits that will be provided to the properties within the district are listed in the diagram below. The amount and percentage of the assessment funds to be distributed for each program is listed next to each program. These services will only be applied to properties within the boundaries of the district.

### Attachment A Downtown Pomona Owners Association Annual DPOA Budget July 2022 to June 2023

	<b>Total</b>
<b>Income</b>	
Assessment Revenue Prior Years	193,380.00
City Assessment Funds	1,060,220.00
<b>DPOA GENERATED INCOME</b>	
Christmas Parade Entry Fees	4,500.00
Christmas Parade Sponsors	1,000.00
Dia de Los Muertos	1,000.00
Farmers Market Income	12,000.00
Fox Power Washing	6,000.00
Graffiti Film Income	2,400.00
Movie/Commercial Filming Fees	1,200.00
Pressure Washing Income	1,800.00
Public Works Fountain Contract	6,828.00
Public Works Trash Contract	29,568.00
VPD Lot Sweeping Income	40,560.00
<b>Total DPOA GENERATED INCOME</b>	<b>\$ 106,856.00</b>
<b>Total Income</b>	<b>\$ 1,360,456.00</b>
<b>Gross Profit</b>	<b>\$ 1,360,456.00</b>
<b>Expenses</b>	
<b>Administration</b>	
Accounting, Audit & Consulting	8,820.00
Audit	8,500.00
<b>Total Accounting, Audit &amp; Consulting</b>	<b>\$ 17,320.00</b>
<b>Administration Overhead, Compensation &amp; Benefits</b>	
Staff Compensation & Benefits	48,000.00
Payroll Taxes-Admin	9,360.00
<b>Total Staff Compensation &amp; Benefits</b>	<b>\$ 57,360.00</b>
<b>Total Administration Overhead, Compensation &amp; Benefits</b>	<b>\$ 57,360.00</b>

Assessment Compliance		4,700.00
Automobile Expense		1,800.00
Bank Service Charges		336.00
Business Meetings		2,400.00
Conferences		6,000.00
Dues, Subscriptions, License		6,000.00
Human Resources & Legal		
Legal		4,800.00
Total Human Resources & Legal	\$	<b>4,800.00</b>
Insurance		1,200.00
Business Auto Insurance		18,000.00
Liability Insurance		1,800.00
Total Insurance	\$	<b>21,000.00</b>
Meals and Entertainment		3,600.00
Meeting Supplies		1,200.00
Office Expense		1,200.00
Computer & IT		3,000.00
Office Alarm		2,100.00
Office Maintenance and Repairs		1,200.00
Office Supplies		6,000.00
Postage and Delivery		300.00
Total Office Expense	\$	<b>13,800.00</b>
Payroll Services		5,400.00
Rent		25,285.00
Telephone/Fax-Office		
Telephone-Cell		600.00
Total Telephone/Fax-Office	\$	<b>600.00</b>
Total Administration	\$	<b>171,601.00</b>
Maintenance		
Auto Expense-Maintenance		2,400.00
Bucket Truck Expenses		
Bucket Truck Gas		1,200.00
Total Bucket Truck Expenses	\$	<b>1,200.00</b>
Business Meetings-Maintenance		600.00
Compensation & Benefits-Maintenance		192,000.00
Maintenance Health Insurance		24,000.00
Payroll Taxes-Maintenance		19,200.00
Total Compensation & Benefits-Maintenance	\$	<b>235,200.00</b>
Fountain Maintenance		1,200.00
Gem Car Expenses		
Gem Car Insurance		1,500.00
Gem Car Maintenance		4,800.00
Total Gem Car Expenses	\$	<b>6,300.00</b>
Graffiti Removal Supplies/Film		4,800.00
Landscaping Maintenance		

Gas/Oil Landscape Equipment		6,000.00
Trash Disposal		7,800.00
<b>Total Landscaping Maintenance</b>	<b>\$</b>	<b>13,800.00</b>
Maintenance Other-Misc.		600.00
Maintenance Overhead Allocation		48,000.00
Maintenance tools and supplies		9,000.00
Maintenance Truck Expenses		
Maintenance Truck DMV		3,000.00
Maintenance Truck Gas/Oil		6,600.00
Maintenance Truck Repairs		4,190.00
<b>Total Maintenance Truck Expenses</b>	<b>\$</b>	<b>13,790.00</b>
Parking - Maintenance Vehicles		5,500.00
Pest Control		840.00
Pressure Washing Program		
Pressure Washer Maintenance		1,200.00
<b>Total Pressure Washing Program</b>	<b>\$</b>	<b>1,200.00</b>
Special Projects		
Pet Stations		1,200.00
<b>Total Special Projects</b>	<b>\$</b>	<b>1,200.00</b>
Storage Unit Rental		2,400.00
Supplies and Tools		5,400.00
Sweeper Expenses		
Sweeper Gas		8,400.00
<b>Total Sweeper Expenses</b>	<b>\$</b>	<b>8,400.00</b>
Telephone - Maintenance		3,600.00
Uniform Allowances		2,800.00
Workers' Compensation		4,200.00
<b>Total Maintenance</b>	<b>\$</b>	<b>372,430.00</b>
<b>Marketing</b>		
Advertising		
Collector/Antiques		2,580.00
Community Outreach Programs		2,400.00
Newspaper Advertising		6,000.00
<b>Total Advertising</b>	<b>\$</b>	<b>10,980.00</b>
Banners, Holiday Decor		7,200.00
Holiday Lighting & Banners		2,000.00
<b>Total Banners, Holiday Decor</b>	<b>\$</b>	<b>9,200.00</b>
Brochures and Signage		3,600.00
Events		26,400.00
Annual Meeting		3,000.00
Car Shows		1,000.00
Christmas Parade		21,000.00
Dia de Los Muertos		5,000.00
Farmer's Market		6,000.00
Music/Musicians		7,200.00

Supplies & Sanitation		6,000.00
<b>Total Farmer's Market</b>	<b>\$</b>	<b>19,200.00</b>
Holiday Mixer		2,500.00
Second Saturday		1,800.00
<b>Total Events</b>	<b>\$</b>	<b>79,900.00</b>
Gallery Expense		2,400.00
Licenses & Permits		1,200.00
<b>Total Gallery Expense</b>	<b>\$</b>	<b>3,600.00</b>
Marketing Business Meetings		2,400.00
Marketing Conferences		3,000.00
Marketing meeting supplies		600.00
Marketing Payroll Expenses		48,000.00
Marketing Payroll Tax		3,000.00
<b>Total Marketing Payroll Expenses</b>	<b>\$</b>	<b>51,000.00</b>
Overhead Allocation-Marketing		48,000.00
Social Media, Design, Layout		6,000.00
Other Digital Marketing		2,400.00
Web Site & Graphics		2,400.00
<b>Total Social Media, Design, Layout</b>	<b>\$</b>	<b>10,800.00</b>
Timeshare Expense		1,200.00
Trolley Expenses		
Trolley Driver		2,400.00
Trolley Expense - Misc.		1,200.00
Trolley Gas		2,400.00
Trolley Insurance		7,300.00
Trolley Storage		1,920.00
<b>Total Trolley Expenses</b>	<b>\$</b>	<b>15,220.00</b>
<b>Total Marketing</b>	<b>\$</b>	<b>239,500.00</b>
<b>Security</b>		
Automobile Expense-Security		12,000.00
Business Meetings-Security		650.00
Cameras-Security		60,000.00
Camera Purchase & Installation		10,000.00
Camera Repair and Maintenance		12,000.00
<b>Total Cameras-Security</b>	<b>\$</b>	<b>82,000.00</b>
Downtown Private Security		224,128.00
Meeting Supplies-Security		747.00
Overhead Allocation-Security		51,600.00
PPD Enhanced Security		204,000.00
Security Hot Line		600.00
Signage		1,200.00
<b>Total Security</b>	<b>\$</b>	<b>576,925.00</b>
<b>Total Expenses</b>	<b>\$</b>	<b>1,360,456.00</b>
<b>Net Operating Income</b>	<b>\$</b>	<b>0.00</b>
<b>Net Income</b>	<b>\$</b>	<b>0.00</b>

**DPOA JULY 2022 TO JUNE2023  
BUDGET SUMMARY**

<b>SERVICES PROVIDED</b>	<b>AMOUNT (\$)</b>	<b>PERCENTAGE (%)</b>
SECURITY	576,925	42.41%
MAINTENANCE	372,430	27.38%
MARKETING	239,500	17.60%
ADMINISTRATION	171,601	12.61%
<b>TOTAL EXPENSE</b>	<b>\$1,360,456</b>	<b>100%</b>

Properties that have had a land use related to parks and utilities are not being assessed the full assessment because these parcels are deemed to benefit from most, but not all, of the proposed District improvements and services. As stated above, these properties receive benefits from security, maintenance and streetscape, and administration, but do not receive any marketing. Approximately 80% of the assessment funds are used for services that benefit these parcels.

Properties that have a land use related to religious organizations, clubs, and lodges and fraternal organizations, and are property tax exempt, are not assessed the full assessment because these parcels are deemed to benefit from most, but not all, of the proposed District improvements and services. As stated above, these properties receive benefits from security, maintenance and streetscape, and administration, but do not receive any marketing. Approximately 5% of the assessment funds are used for services that benefit these parcels.

Properties that are zoned solely for residential or agricultural uses are not assessed as these properties are conclusively presumed to not benefit from the improvements and services funded through the district in accordance with California Streets and Highway Code Section 36632.

Based on the above factors, the resulting assessments are shown in the chart attached hereto Attachment B. The PBID assessment will be collected with regular property taxes. The assessment will appear as a separate line item on annual Property Tax bills prepared by the County of Los Angeles.

**Attachment B**  
**Downtown Pomona Property and Business Improvement District**  
**Fiscal Year 2022/23**  
**Assessment Roll**

Assessor's Parcel Number (APN)	Owner Name	Parcel Type	Linear Front Footage (Ft)	Parcel Area (Sq Ft)	Building Area (Sq Ft)	Frontage Assess Rate (\$/Sq Ft)	Parcel Assess Rate (\$/Sq Ft)	Building Assess Rate (\$/Sq Ft)	FY 2022/23 Assessment (\$)
8335004054	SHURGARD CALIF PROPERTIES LLC	COM	257.0	37,592.0	55,314.0	18.16780	0.06560	0.20480	18,463.47
8335005044	PROVIDENT GROUP POMONA PROPERTIES LLC	COM	0.0	9,134.0	0.0	18.16780	0.06560	0.20480	599.19
8335005045	PROVIDENT GROUP POMONA PROPERTIES LLC	COM	260.93	79,279.0	155,697.0	18.16780	0.06560	0.20480	41,827.97
8335005903	POMONA CITY	COM	590.0	53,548.0	0.0	18.16780	0.06560	0.20480	14,231.75
8335007904	POMONA CITY	COM	260.0	31,198.0	0.0	18.16780	0.06560	0.20480	6,770.22
8335007906	POMONA CITY	COM	130.0	15,599.0	0.0	18.16780	0.06560	0.20480	3,385.11
8335007909	POMONA CITY	PARK	65.0	7,797.0	0.0	14.53430	0.05250	0.16380	1,354.07
8335007910	POMONA CITY	PARK	120.0	7,797.0	0.0	14.53430	0.05250	0.16380	2,153.46
8335008902	POMONA CITY	COM	590.0	53,100.0	0.0	18.16780	0.06560	0.20480	14,202.36
8335009001	ABBOUD,JASON S AND SOPHIE TRS ABBOUD FAMILY TRUST	COM	130.0	15,599.0	14,180.0	18.16780	0.06560	0.20480	6,289.17
8335009002	GRANATO,ROBERT L AND RANEY,CHERYL E	COM	32.5	3,899.0	3,712.0	18.16780	0.06560	0.20480	1,606.45
8335009005	College Of Osteopathic Medicine Of The Pacific	COM	32.5	3,899.0	3,899.0	18.16780	0.06560	0.20480	1,644.74
8335009008	ABBOUD,JASON S AND SOPHIE TRS ABBOUD FAMILY TRUST	COM	27.5	3,293.0	6,600.0	18.16780	0.06560	0.20480	2,067.32
8335009009	ABBOUD,JASON S AND SOPHIE TRS ABBOUD FAMILY TRUST	COM	28.03	3,363.0	6,480.0	18.16780	0.06560	0.20480	2,056.96
8335009010	ABBOUD,JASON S AND SOPHIE TRS ABBOUD FAMILY TRUST	COM	22.54	1,564.0	7,958.0	18.16780	0.06560	0.20480	2,141.90
8335009011	ABBOUD,JASON S AND SOPHIE TRS ABBOUD FAMILY TRUST	COM	23.6	2,827.0	2,827.0	18.16780	0.06560	0.20480	1,193.18
8335009014	ABBOUD,JASON S AND SOPHIE TRS ABBOUD FAMILY TRUST	COM	25.0	2,997.0	3,000.0	18.16780	0.06560	0.20480	1,265.20
8335009015	ABBOUD,JASON CO TR ABBOUD FAMILY TRUST	COM	35.0	4,195.0	17,300.0	18.16780	0.06560	0.20480	4,454.11
8335009017	ABBOUD,JASON S AND SOPHIE TRS ABBOUD FAMILY TRUST	COM	23.33	2,797.0	5,520.0	18.16780	0.06560	0.20480	1,737.83
8335009018	THOMAS,SUSAN M TR DON R AND SUSAN M THOMAS TRUST	COM	65.0	7,793.0	6,040.0	18.16780	0.06560	0.20480	2,929.12
8335009903	POMONA CITY	COM	539.0	52,969.0	0.0	18.16780	0.06560	0.20480	13,267.21
8335009904	POMONA CITY	COM	60.0	6,900.0	0.0	18.16780	0.06560	0.20480	1,542.71
8335010003	CASTILLEJOS,MANUEL A	COM	47.5	4,988.0	4,795.0	18.16780	0.06560	0.20480	2,172.20
8335010004	SIMON,VICKI K TR VICKI K SIMON TRUST	COM	50.0	3,537.0	11,650.0	18.16780	0.06560	0.20480	3,526.34
8335010005	J AND J MAYFAIR LLC	COM	105.0	6,691.0	32,000.0	18.16780	0.06560	0.20480	8,900.15
8335010008	EDGAR,GLORIA L TR EDGAR FAMILY TRUST	COM	60.0	6,900.0	6,900.0	18.16780	0.06560	0.20480	2,955.83
8335010010	WJC AND S LLC	COM	108.33	5,197.0	21,260.0	18.16780	0.06560	0.20480	6,663.09
8335010011	LUU,THUY BICH TR THUY BICH LUU TRUST	COM	21.67	2,592.0	3,850.0	18.16780	0.06560	0.20480	1,352.21

8335010012	LIN,ANGIE L AND LIN,JOANNE M	COM	16.5	1,978.0	1,580.0	18.16780	0.06560	0.20480	753.11
8335010013	LUU,THUY BICH TR THUY BICH LUU TRUST	COM	48.5	5,820.0	5,760.0	18.16780	0.06560	0.20480	2,442.58
8335010014	CISNEROS,JOSE ET AL CISNEROS,ALBERTO	COM	65.0	7,793.0	23,400.0	18.16780	0.06560	0.20480	6,484.45
8335010016	CHOI,LUKE K AND LINDA Y TRS LUKE AND LINDA CHOI TRUST	COM	60.0	6,900.0	20,700.0	18.16780	0.06560	0.20480	5,782.07
8335010018	WESTERN UNIVERSITY OF HEALTH SCIENCES	COM	65.0	7,797.0	26,898.0	18.16780	0.06560	0.20480	7,201.10
8335010800	GTE CALIF INC S B OF E PAR 1 MAP 201-19-558	COM	195.0	23,392.0	118,868.0	18.16780	0.06560	0.20480	29,421.40
8335010902	POMONA CITY	COM	5.0	1,198.0	0.0	18.16780	0.06560	0.20480	169.43
8335010904	POMONA CITY	COM	120.0	15,599.0	0.0	18.16780	0.06560	0.20480	3,203.43
8335010905	REDEVELOPMENT AGENCY OF POMONA CITY	COM	98.0	4,975.0	4,900.0	18.16780	0.06560	0.20480	3,110.32
8335010906	REDEVELOPMENT AGENCY OF POMONA CITY	COM	54.0	5,258.0	5,200.0	18.16780	0.06560	0.20480	2,390.95
8335010907	REDEVELOPMENT AGENCY OF POMONA CITY	COM	20.0	1,660.0	0.0	18.16780	0.06560	0.20480	472.25
8335011006	GARCIA,CESAR TR CESAR GARCIA TRUST AND GARCIA,J CO TR GARCIA TRUST	COM	130.0	7,793.0	0.0	18.16780	0.06560	0.20480	2,873.03
8335011007	WHITE,TERRANCE R TR WHITE FAMILY TRUST	COM	130.0	13,643.0	20,276.0	18.16780	0.06560	0.20480	7,409.32
8335011013	GARCIA,JOSE AND YOLANDA TRS J AND Y GARCIA TRUST AND GARCIA,C TR CESAR GARCIA TRUST	COM	105.0	7,610.0	14,640.0	18.16780	0.06560	0.20480	5,405.11
8335011014	AGUDO,GRICELDA	COM	64.5	6,765.0	6,722.0	18.16780	0.06560	0.20480	2,992.27
8335011015	WHITE,TERRANCE R TR WHITE FAMILY TRUST	COM	120.0	15,551.0	0.0	18.16780	0.06560	0.20480	3,200.28
8335011016	ARMSTRONG,DAVID W CO TR D AND M TRUST	COM	130.0	15,599.0	24,658.0	18.16780	0.06560	0.20480	8,435.07
8335011800	GTE CALIF INC S B OF E PAR 2 MAP 20119558	COM	195.0	31,198.0	0.0	18.16780	0.06560	0.20480	5,589.31
8335011901	POMONA CITY	COM	260.0	31,198.0	0.0	18.16780	0.06560	0.20480	6,770.22
8335012002	TC ENTERPRISE GROUP LLC	COM	130.0	14,950.0	13,000.0	18.16780	0.06560	0.20480	6,004.93
8335012010	GALEANA,CALISTRO M AND DE MESA,SANTOS N	COM	35.0	3,411.0	914.0	18.16780	0.06560	0.20480	1,046.82
8335012011	WUO,STEVE T	COM	96.82	6,774.0	5,835.0	18.16780	0.06560	0.20480	3,398.39
8335012012	CEJA,LUIS B AND YOLANDA	PTE	33.18	3,476.0	3,200.0	0.90830	0.00320	0.01020	73.90
8335012015	TC ENTERPRISE GROUP LLC	COM	130.0	15,551.0	4,000.0	18.16780	0.06560	0.20480	4,201.16
8335012017	TC ENTERPRISE GROUP LLC	COM	245.0	44,989.0	28,372.0	18.16780	0.06560	0.20480	13,212.98
8335012018	KEEPLAND LLC	COM	130.0	13,639.0	1,008.0	18.16780	0.06560	0.20480	3,462.97
8335012900	POMONA CITY	COM	65.0	7,797.0	7,800.0	18.16780	0.06560	0.20480	3,289.83
8335012901	POMONA CITY HOUSING AUTHORITY	COM	65.0	7,793.0	9,312.0	18.16780	0.06560	0.20480	3,599.23
8335013012	REBOLLAR,JUAN C AND MARTHA	COM	75.0	7,867.0	3,441.0	18.16780	0.06560	0.20480	2,583.38
8335013013	MALDONADO,CARLOS AND EVELIA	COM	55.0	5,772.0	3,850.0	18.16780	0.06560	0.20480	2,166.35
8335013014	MALDONADO,CARLOS F AND EVELIA	COM	25.0	2,618.0	660.0	18.16780	0.06560	0.20480	761.10
8335013017	FIGUEROA,RAFAEL AND MARIA C	COM	65.0	7,793.0	1,196.0	18.16780	0.06560	0.20480	1,937.07
8335013019	BURRY,LINDA L	COM	65.0	7,793.0	0.0	18.16780	0.06560	0.20480	1,692.13
8335013022	SELTTERS,J BENJAMIN III AND SELTTERS,SALLY M	COM	45.0	2,618.0	4,500.0	18.16780	0.06560	0.20480	1,910.89

8335013023	SELTERS,J BENJAMIN III TR J BENJAMIN SELTERS III TRUST	COM	45.0	4,722.0	2,160.0	18.16780	0.06560	0.20480	1,569.68
8335013026	SELTERS,J BENJAMIN III AND SELTERS,SALLY M	COM	40.0	4,108.0	1,064.0	18.16780	0.06560	0.20480	1,214.10
8335013028	DEJAGER,PETER AND MICHELLE TRS DEJAGER FAMILY TRUST	COM	125.0	13,038.0	2,352.0	18.16780	0.06560	0.20480	3,607.96
8335013029	BASRAON LLC	COM	105.0	10,938.0	2,202.0	18.16780	0.06560	0.20480	3,076.12
8335013030	CARRILLO,ELENA TR SANTACRUZ TRUST	COM	65.0	7,797.0	1,076.0	18.16780	0.06560	0.20480	1,912.76
8335013031	REESE,RENFORD R	COM	65.0	7,800.0	0.0	18.16780	0.06560	0.20480	1,692.59
8335013800	GTE CALIF INC S B OF E PAR 3 MAP 201-19-558	COM	195.0	23,392.0	0.0	18.16780	0.06560	0.20480	5,077.24
8335013801	GTE CALIF INC S B OF E PAR 3 MAP 20119558 2	COM	120.0	7,793.0	0.0	18.16780	0.06560	0.20480	2,691.36
8335013806	M POWER COMM CORP SBE 7724-19-1 PAR 1	COM	65.0	7,800.0	6,670.0	18.16780	0.06560	0.20480	3,058.60
8335013807	M POWER COMM. CORP. SBE 7724-19-1 PAR 2	COM	65.0	7,800.0	3,900.0	18.16780	0.06560	0.20480	2,491.31
8335013808	M POWER COMM CORP SBE 7724-19-1 PAR 3	COM	65.0	7,800.0	6,000.0	18.16780	0.06560	0.20480	2,921.39
8335013809	M POWER COMM CORP SBE 7724-19-1 PAR 4	COM	65.0	7,800.0	0.0	18.16780	0.06560	0.20480	1,692.59
8335013900	POMONA CITY	COM	260.0	31,198.0	0.0	18.16780	0.06560	0.20480	6,770.22
8335013903	POMONA CITY	COM	260.0	31,198.0	0.0	18.16780	0.06560	0.20480	6,770.22
8335013904	Redevelopment Agency Of Pomona City	COM	120.0	13,800.0	0.0	18.16780	0.06560	0.20480	3,085.42
8335013906	REDEVELOPMENT AGENCY OF POMONA CITY	COM	120.0	7,797.0	0.0	18.16780	0.06560	0.20480	2,691.62
8335013907	REDEVELOPMENT AGENCY OF POMONA CITY	COM	25.0	2,997.0	0.0	18.16780	0.06560	0.20480	650.80
8335013908	REDEVELOPMENT AGENCY OF POMONA CITY	COM	55.0	6,599.0	1,215.0	18.16780	0.06560	0.20480	1,680.96
8335014043	KNOLLMILLER,VICTORIA J TR R AND B PRYOR DECD TRUST AND PRYOR,D CO TR PRYOR TRUST	COM	260.0	33,800.0	72,707.0	18.16780	0.06560	0.20480	21,831.30
8335014044	PROVIDENT GROUP POMONA PROPERTIES LLC	COM	500.0	31,200.0	0.0	18.16780	0.06560	0.20480	11,130.62
8335014045	PROVIDENT GROUP POMONA PROPERTIES LLC	COM	500.0	31,200.0	0.0	18.16780	0.06560	0.20480	11,130.62
8335014907	POMONA CITY HOUSING AUTHORITY	COM	60.0	7,196.0	0.0	18.16780	0.06560	0.20480	1,562.13
8335014908	POMONA CITY HOUSING AUTHORITY	COM	65.0	7,802.0	0.0	18.16780	0.06560	0.20480	1,692.72
8335014909	REDEVELOPMENT AGENCY OF POMONA CITY	COM	65.0	7,797.0	0.0	18.16780	0.06560	0.20480	1,692.39
8335014910	POMONA CITY HOUSING AUTHORITY	COM	70.0	8,350.0	0.0	18.16780	0.06560	0.20480	1,819.51
8335014911	POMONA CITY HOUSING AUTHORITY	COM	65.0	6,839.0	0.0	18.16780	0.06560	0.20480	1,629.55
8335014912	POMONA CITY HOUSING AUTHORITY	COM	65.0	7,802.0	0.0	18.16780	0.06560	0.20480	1,692.72
8335014913	POMONA CITY HOUSING AUTHORITY	COM	65.0	7,802.0	0.0	18.16780	0.06560	0.20480	1,692.72
8335014914	POMONA CITY HOUSING AUTHORITY	COM	65.0	6,826.0	0.0	18.16780	0.06560	0.20480	1,628.69
8335014915	Redevelopment Agency Of Pomona City	COM	65.0	7,802.0	0.0	18.16780	0.06560	0.20480	1,692.72

8335014916	Redevelopment Agency Of Pomona City	COM	65.0	7,610.0	0.0	18.16780	0.06560	0.20480	1,680.12
8335014917	REDEVELOPMENT AGENCY OF POMONA CITY	COM	130.0	13,652.0	0.0	18.16780	0.06560	0.20480	3,257.39
8335014918	POMONA CITY	COM	260.0	31,198.0	0.0	18.16780	0.06560	0.20480	6,770.22
8335014919	Pomona City	COM	210.0	13,040.0	0.0	18.16780	0.06560	0.20480	4,670.66
8335014920	Pomona City	COM	50.0	5,250.0	770.0	18.16780	0.06560	0.20480	1,410.49
8335014921	Pomona City	COM	185.0	8,400.0	8,000.0	18.16780	0.06560	0.20480	5,550.48
8336026011	BELVILLE,RHONDA	COM	60.0	7,921.0	7,200.0	18.16780	0.06560	0.20480	3,084.25
8336026015	LING,SUSAN A	COM	60.0	7,520.0	7,000.0	18.16780	0.06560	0.20480	3,016.98
8336026016	BELVILLE,RHONDA	COM	60.0	7,468.0	3,450.0	18.16780	0.06560	0.20480	2,286.53
8336026017	RAY HOLDINGS LLC	COM	257.0	85,051.0	78,058.0	18.16780	0.06560	0.20480	26,234.75
8336026900	REDEVELOPMENT AGENCY OF POMONA CITY	COM	50.0	6,349.0	2,097.0	18.16780	0.06560	0.20480	1,754.35
8336026901	REDEVELOPMENT AGENCY OF POMONA CITY	COM	50.0	6,353.0	648.0	18.16780	0.06560	0.20480	1,457.86
8336026902	REDEVELOPMENT AGENCY OF POMONA CITY	COM	53.0	6,735.0	1,530.0	18.16780	0.06560	0.20480	1,718.05
8336026903	REDEVELOPMENT AGENCY OF POMONA CITY	COM	47.0	5,976.0	2,560.0	18.16780	0.06560	0.20480	1,770.20
8336026904	REDEVELOPMENT AGENCY OF POMONA CITY	COM	120.0	8,140.0	0.0	18.16780	0.06560	0.20480	2,714.12
8336026905	REDEVELOPMENT AGENCY OF POMONA CITY	COM	64.0	7,067.0	0.0	18.16780	0.06560	0.20480	1,626.33
8336031900	POMONA CITY	COM	573.07	106,553.0	6,500.0	18.16780	0.06560	0.20480	18,732.50
8336032001	SAE SCHOOL FACILITIES LLC	COM	65.0	6,994.0	0.0	18.16780	0.06560	0.20480	1,639.71
8336032002	SAE SCHOOL FACILITIES LLC	COM	130.0	13,813.0	0.0	18.16780	0.06560	0.20480	3,267.95
8336032004	SAE SCHOOL FACILITIES LLC	COM	65.0	21,288.0	12,850.0	18.16780	0.06560	0.20480	5,209.08
8336032005	TSENG,JOE AND CHEN,JAMES	COM	120.0	9,861.0	5,196.0	18.16780	0.06560	0.20480	3,891.16
8336032006	TODD,GLENN A AND CARRIE E TRS TODD FAMILY TRUST	COM	50.0	5,825.0	4,160.0	18.16780	0.06560	0.20480	2,142.48
8336032007	TODD,GLENN A AND CARRIE E TRS TODD FAMILY TRUST	COM	60.0	7,632.0	5,211.0	18.16780	0.06560	0.20480	2,657.94
8336032008	WEI,STEPHANIE	COM	60.0	7,800.0	5,550.0	18.16780	0.06560	0.20480	2,738.39
8336032010	155 W COMMERCIAL STREET LLC	COM	50.0	5,975.0	5,520.0	18.16780	0.06560	0.20480	2,430.85
8336032011	155 W COMMERCIAL STREET LLC	COM	80.0	9,653.0	4,320.0	18.16780	0.06560	0.20480	2,971.40
8336032014	SAE SCHOOL FACILITIES LLC	COM	0.0	16,989.0	15,323.0	18.16780	0.06560	0.20480	4,252.63
8336032015	NEWTON,PATRICIA W ET AL TRS NEWTON FAMILY TRUST AND TODD,JOHN W CO TR TODD TRUST	COM	108.0	15,623.0	7,760.0	18.16780	0.06560	0.20480	4,576.24
8341001009	VEJ POMONA 1 LP	COM	22.5	2,701.0	4,050.0	18.16780	0.06560	0.20480	1,415.40
8341001011	VEJ POMONA 1 LP	COM	30.0	3,607.0	6,300.0	18.16780	0.06560	0.20480	2,071.89
8341001012	M AND A GABAE LP	COM	40.0	2,644.0	0.0	18.16780	0.06560	0.20480	900.16
8341001013	M AND A GABAE LP	COM	65.0	5,297.0	0.0	18.16780	0.06560	0.20480	1,528.39
8341001030	VEJ POMONA 5 LP	COM	51.0	4,500.0	6,248.0	18.16780	0.06560	0.20480	2,501.35
8341001031	M AND A GABAE LP	COM	45.49	5,236.0	0.0	18.16780	0.06560	0.20480	1,169.93
8341001032	M AND A GABAE LP	COM	83.0	10,180.0	0.0	18.16780	0.06560	0.20480	2,175.74
8341001034	VEJ POMONA 1 LP	COM	22.5	2,696.0	4,682.0	18.16780	0.06560	0.20480	1,544.51
8341001035	VEJ POMONA 1 LP	COM	65.0	5,502.0	4,050.0	18.16780	0.06560	0.20480	2,371.28
8341001036	PENA,JOHN TR JOHN PENA TRUST	COM	100.0	6,499.0	5,982.0	18.16780	0.06560	0.20480	3,468.23
8341001037	PENA,JOHN TR JOHN PENA TRUST	COM	130.0	12,298.0	11,000.0	18.16780	0.06560	0.20480	5,421.36
8341001038	PENA,JOHN TR JOHN PENA TRUST	COM	65.0	6,541.0	5,850.0	18.16780	0.06560	0.20480	2,808.08
8341001039	M AND A GABAE LP	COM	195.0	25,348.0	23,400.0	18.16780	0.06560	0.20480	9,997.87
8341001040	M AND A GABAE LP	COM	65.0	8,446.0	35,760.0	18.16780	0.06560	0.20480	9,058.61

8341001900	POMONA CITY	COM	120.0	10,799.0	0.0	18.16780	0.06560	0.20480	2,888.55
8341001901	STATE OF CALIF	COM	105.0	7,087.0	0.0	18.16780	0.06560	0.20480	2,372.53
8341001902	POMONA CITY	COM	260.0	23,396.0	0.0	18.16780	0.06560	0.20480	6,258.41
8341001904	POMONA CITY	COM	51.0	3,598.0	0.0	18.16780	0.06560	0.20480	1,162.59
8341001907	POMONA CITY S BY S	COM	65.0	7,797.0	0.0	18.16780	0.06560	0.20480	1,692.39
8341002005	BRIONES,JUAN M AND LIDIA D	COM	20.0	2,396.0	2,400.0	18.16780	0.06560	0.20480	1,012.05
8341002006	M AND A GABAE LP	COM	65.0	7,793.0	0.0	18.16780	0.06560	0.20480	1,692.13
8341002007	M AND A GABAE LP	COM	41.5	4,979.0	0.0	18.16780	0.06560	0.20480	1,080.59
8341002008	M AND A GABAE LP	COM	23.5	2,814.0	0.0	18.16780	0.06560	0.20480	611.54
8341002011	M AND A GABAE LP	COM	44.0	5,275.0	0.0	18.16780	0.06560	0.20480	1,145.42
8341002012	M AND A GABAE LP	COM	90.0	5,846.0	0.0	18.16780	0.06560	0.20480	2,018.60
8341002013	M AND A GABAE LP	COM	65.0	5,846.0	0.0	18.16780	0.06560	0.20480	1,564.40
8341002014	JARAMILLO,HUGO M AND CORINA V	COM	130.0	15,660.0	19,427.0	18.16780	0.06560	0.20480	7,367.76
8341002015	COSSEY,KEVIN L AND GINA M	COM	31.0	3,720.0	8,448.0	18.16780	0.06560	0.20480	2,537.38
8341002016	JARAMILLO,HUGO M AND CORINA V	COM	33.42	4,008.0	2,240.0	18.16780	0.06560	0.20480	1,328.84
8341002017	M AND A GABAE LP	COM	65.0	7,793.0	7,800.0	18.16780	0.06560	0.20480	3,289.57
8341002019	CALIFORNIA OPPORTUNITY ZONE FUND LP	COM	130.0	15,599.0	3,790.0	18.16780	0.06560	0.20480	4,161.30
8341002020	VEJ POMONA 6 LP	COM	65.0	7,793.0	3,469.0	18.16780	0.06560	0.20480	2,402.58
8341002021	M AND A GABAE LP	COM	21.0	2,518.0	0.0	18.16780	0.06560	0.20480	546.70
8341002022	BRIONES,JUAN M AND LIDIA D	COM	45.0	5,393.0	5,400.0	18.16780	0.06560	0.20480	2,277.25
8341002024	M AND A GABAE LP	COM	130.0	11,696.0	0.0	18.16780	0.06560	0.20480	3,129.07
8341002025	VEJ POMONA 6 LP	COM	65.0	7,802.0	5,864.0	18.16780	0.06560	0.20480	2,893.67
8341002800	SO CALIF EDISON CO S B OF E PAR 2 MAP 148-19-148	COM	130.0	11,696.0	1,144.0	18.16780	0.06560	0.20480	3,363.36
8341002803	UNION PACIFIC R R CO SBE PAR 40 MAP 843-19-21N	COM	260.0	27,300.0	0.0	18.16780	0.06560	0.20480	6,514.51
8341002904	POMONA CITY	COM	130.0	11,696.0	0.0	18.16780	0.06560	0.20480	3,129.07
8341003001	TOLLETT,PERRY A TR PERRY TOLLETT TRUST	COM	60.0	7,109.0	7,800.0	18.16780	0.06560	0.20480	3,153.86
8341003002	TOLLETT,PERRY A TR PERRY TOLLETT TRUST	COM	25.0	2,997.0	1,500.0	18.16780	0.06560	0.20480	958.00
8341003003	TOLLETT,PERRY A TR PERRY TOLLETT TRUST	COM	40.0	4,796.0	1,200.0	18.16780	0.06560	0.20480	1,287.09
8341003004	VEJ POMONA 6 LP	COM	65.0	7,793.0	6,496.0	18.16780	0.06560	0.20480	3,022.51
8341003005	VEJ POMONA 6 LP	COM	65.0	7,793.0	7,800.0	18.16780	0.06560	0.20480	3,289.57
8341003006	RAMIREZ,CARLOS A	COM	120.0	7,745.0	4,904.0	18.16780	0.06560	0.20480	3,692.55
8341003007	VEJ POMONA 6 LP	COM	65.0	7,793.0	2,170.0	18.16780	0.06560	0.20480	2,136.54
8341003008	VEJ POMONA 6 LP	COM	32.5	3,898.0	720.0	18.16780	0.06560	0.20480	993.62
8341003009	TESSIER,GERALD V TR	COM	32.5	3,898.0	1,008.0	18.16780	0.06560	0.20480	1,052.60
8341003010	WUO,STEVE TR STEVE WUO TRUST	COM	72.0	4,700.0	2,664.0	18.16780	0.06560	0.20480	2,161.99
8341003011	WUO,STEVE TR STEVE WUO TRUST	COM	48.0	3,093.0	1,410.0	18.16780	0.06560	0.20480	1,363.72
8341003900	POMONA CITY	PARK	260.0	67,600.0	1,738.0	14.53430	0.05250	0.16380	7,612.60
8341003901	POMONA CITY	COM	260.0	31,198.0	0.0	18.16780	0.06560	0.20480	6,770.22
8341003902	Pomona City	COM	160.0	4,800.0	12,046.0	18.16780	0.06560	0.20480	5,688.75
8341003903	Pomona City	COM	24.5	2,940.0	0.0	18.16780	0.06560	0.20480	637.98
8341003904	Pomona City	COM	20.42	2,450.0	0.0	18.16780	0.06560	0.20480	531.71
8341003905	Pomona City	COM	44.58	5,349.0	0.0	18.16780	0.06560	0.20480	1,160.81
8341003906	Pomona City	COM	22.0	2,640.0	0.0	18.16780	0.06560	0.20480	572.88
8341003907	Pomona City	COM	43.0	5,160.0	0.0	18.16780	0.06560	0.20480	1,119.71
8341003908	Pomona City	COM	19.0	2,280.0	0.0	18.16780	0.06560	0.20480	494.76
8341003909	Pomona City	COM	143.5	5,200.0	5,200.0	18.16780	0.06560	0.20480	4,013.16
8341004018	VEJ POMONA 1 LP	COM	83.0	9,958.0	15,268.0	18.16780	0.06560	0.20480	5,288.06

8341004022	PORRAS,LUIS A AND MOYA,LORENA P AND MOYA,LUIS AND VILMA	COM	25.0	1,625.0	1,500.0	18.16780	0.06560	0.20480	868.00
8341004024	JUVENTUD RENOVADA EN EL ESPIRITU SANTO	PTE	85.0	10,193.0	13,940.0	0.90830	0.00320	0.01020	252.01
8341004026	KWON,ROY N	COM	30.0	1,943.0	3,900.0	18.16780	0.06560	0.20480	1,471.21
8341004039	VEJ POMONA 1 LP	COM	69.0	6,547.0	6,156.0	18.16780	0.06560	0.20480	2,943.81
8341004041	WESTERN UNIVERSITY OF HEALTH SCIENCES	COM	33.0	3,411.0	0.0	18.16780	0.06560	0.20480	823.30
8341004042	WESTERN UNIVERSITY OF HEALTH SCIENCES	COM	97.5	10,237.0	0.0	18.16780	0.06560	0.20480	2,442.91
8341004044	VEJ POMONA 5 LP	COM	90.0	5,846.0	25,746.0	18.16780	0.06560	0.20480	7,291.38
8341004045	VEJ POMONA 5 LP	COM	10.0	1,198.0	1,200.0	18.16780	0.06560	0.20480	506.03
8341004046	VEJ POMONA 2 LP	COM	64.0	7,793.0	3,534.0	18.16780	0.06560	0.20480	2,397.72
8341004049	VEJ POMONA 2 LP	PARK	195.0	23,392.0	15,473.0	14.53430	0.05250	0.16380	6,596.75
8341004051	WESTERN UNIVERSITY OF HEALTH SCIENCES	COM	245.0	25,230.0	57,846.0	18.16780	0.06560	0.20480	17,953.06
8341004052	WESTERN UNIVERSITY OF HEALTH SCIENCES	COM	155.0	17,838.0	0.0	18.16780	0.06560	0.20480	3,986.18
8341004053	VEJ POMONA 1 LP	COM	120.0	12,288.0	27,296.0	18.16780	0.06560	0.20480	8,576.45
8341004054	VEJ POMONA 9 LP	COM	228.0	12,960.0	16,482.0	18.16780	0.06560	0.20480	8,367.95
8341004902	POMONA CITY	COM	260.0	7,802.0	0.0	18.16780	0.06560	0.20480	5,235.44
8341005008	HUNG,CHIN SHUN TR ET AL CHIN SHUN HUNG TRUST AND HUNG,CHIN T AND HSIU CHIH L	COM	32.5	3,899.0	3,900.0	18.16780	0.06560	0.20480	1,644.95
8341005009	MOK,LINDA K TR ELMA FAMILY TRUST	COM	32.5	3,899.0	3,900.0	18.16780	0.06560	0.20480	1,644.95
8341005011	POMONA VALLEY MASONIC TEMPLE ASSN	PTE	120.0	14,397.0	14,400.0	0.90830	0.00320	0.01020	301.95
8341005013	TAPP,D RODNEY	COM	35.0	4,548.0	8,060.0	18.16780	0.06560	0.20480	2,584.91
8341005014	395 THOMAS GROUP LLC	COM	85.0	12,245.0	15,648.0	18.16780	0.06560	0.20480	5,552.25
8341005015	POMONA HOLY CHURCH	PTE	90.0	10,799.0	9,829.0	0.90830	0.00320	0.01020	216.56
8341005016	SAE SCHOOL FACILITIES LLC	COM	62.0	5,576.0	1,850.0	18.16780	0.06560	0.20480	1,871.07
8341005017	SAE SCHOOL FACILITIES LLC	COM	58.0	7,536.0	1,770.0	18.16780	0.06560	0.20480	1,910.59
8341005018	SAE SCHOOL FACILITIES LLC	COM	120.0	18,073.0	29,814.0	18.16780	0.06560	0.20480	9,471.63
8341005019	LI,SUI C	COM	65.0	7,793.0	7,168.0	18.16780	0.06560	0.20480	3,160.13
8341005029	POMONA FOX THEATER MASTER TENANT LLC LESSEE POMONA FOX THEATER LLC LESSOR	COM	195.0	20,473.0	20,390.0	18.16780	0.06560	0.20480	9,061.62
8341005030	TAVANGARIAN,ARDESHIR A CO TR TAVANGARIAN TRUST	COM	65.0	6,817.0	6,710.0	18.16780	0.06560	0.20480	3,002.31
8341005031	VEJ POMONA 3 LP	COM	65.0	7,793.0	7,800.0	18.16780	0.06560	0.20480	3,289.57
8341005032	VEJ POMONA 3 LP	COM	76.95	17,041.0	18,720.0	18.16780	0.06560	0.20480	6,349.76
8341005033	VEJ POMONA 4 LP	COM	119.0	14,279.0	39,074.0	18.16780	0.06560	0.20480	11,101.03
8341005901	POMONA CITY	COM	130.0	14,397.0	0.0	18.16780	0.06560	0.20480	3,306.26
8341005904	POMONA CITY	COM	310.0	23,800.0	0.0	18.16780	0.06560	0.20480	7,193.30
8341006003	GUTIERREZ,ALFONSO AND LEONOR	COM	45.0	5,393.0	1,047.0	18.16780	0.06560	0.20480	1,385.76
8341006004	HIGH PLAINS INVESTMENT LLC	COM	55.0	6,939.0	4,608.0	18.16780	0.06560	0.20480	2,398.15
8341006005	CASH,BARBARA A ET AL CASH,BRENT E	COM	189.0	8,612.0	3,999.0	18.16780	0.06560	0.20480	4,817.66
8341006022	POMONA OFFICE TOWER LLC AND WG KUPKA LLC	COM	260.0	68,616.0	171,423.0	18.16780	0.06560	0.20480	44,332.27
8341006024	CIRIT,SEMITH AND HANDAN TRS	COM	120.0	30,379.0	28,195.0	18.16780	0.06560	0.20480	9,947.33
8341006025	REYVAL CORPORATION	COM	191.0	9,509.0	4,921.0	18.16780	0.06560	0.20480	5,101.66
8341007020	CHINA COVE	COM	65.0	7,793.0	0.0	18.16780	0.06560	0.20480	1,692.13
8341007022	MISSION SAN LAPAS LLC	COM	60.0	7,109.0	7,200.0	18.16780	0.06560	0.20480	3,030.98

8341007023	MISSION SAN LAPAS LLC	COM	105.0	6,212.0	6,300.0	18.16780	0.06560	0.20480	3,605.37
8341007024	MISSION SAN LAPAS LLC	COM	65.0	6,817.0	6,825.0	18.16780	0.06560	0.20480	3,025.86
8341007025	MISSION SAN LAPAS LLC	COM	130.0	13,643.0	27,638.0	18.16780	0.06560	0.20480	8,917.06
8341007026	CHINA COVE	COM	65.0	7,793.0	0.0	18.16780	0.06560	0.20480	1,692.13
8341007027	CHINA COVE	COM	65.0	7,793.0	15,408.0	18.16780	0.06560	0.20480	4,847.69
8341007029	DONNER,MICHAEL L AND JOAN E TRS MICHAEL AND JOAN DONNER TRUST	COM	195.0	20,081.0	2,052.0	18.16780	0.06560	0.20480	5,280.28
8341007030	JOUR AND REYES CORPORATION	COM	159.0	6,520.0	4,500.0	18.16780	0.06560	0.20480	4,237.99
8341007031	JOUR AND REYES CORPORATION	COM	65.0	6,761.0	2,711.0	18.16780	0.06560	0.20480	2,179.64
8341007032	WANDIGA,MICHAEL N	COM	10.0	1,198.0	0.0	18.16780	0.06560	0.20480	260.27
8341007033	CIRIT,SEMITH AND HANDAN TRS	COM	65.0	7,797.0	0.0	18.16780	0.06560	0.20480	1,692.39
8341007900	POMONA CITY	COM	250.0	14,397.0	0.0	18.16780	0.06560	0.20480	5,486.39
8341008007	SELTERS,J B III TR J B SELTERS III TRUST	COM	65.0	6,817.0	6,366.0	18.16780	0.06560	0.20480	2,931.86
8341008008	MITCHELL,ROBERT A CO TR MITCHELL FAMILY TRUST	COM	75.0	7,867.0	1,738.0	18.16780	0.06560	0.20480	2,234.60
8341008009	MCGREAL,JANET S	COM	65.0	6,739.0	5,972.0	18.16780	0.06560	0.20480	2,846.05
8341008015	HEMMING,MICHAEL J AND LEOTI L	COM	65.0	5,772.0	2,480.0	18.16780	0.06560	0.20480	2,067.45
8341008016	CIVIC CENTER INV CO	COM	120.0	15,599.0	10,890.0	18.16780	0.06560	0.20480	5,433.70
8341008024	CHAMAA,ADAM AND ALABED,KHOLOD ET AL CHAMAA,DANNY	COM	175.0	45,738.0	16,265.0	18.16780	0.06560	0.20480	9,510.85
8341008025	CHAMAA,ADAM ET AL CHAMAA,DANNY	COM	61.0	11,766.0	16,000.0	18.16780	0.06560	0.20480	5,156.89
8341008035	CORTEZ,MARIA	COM	0.0	340.0	755.0	18.16780	0.06560	0.20480	176.93
8341008036	CHEUNG,MEI YUK	COM	0.0	572.0	1,270.0	18.16780	0.06560	0.20480	297.62
8341008037	DECASAS,RENE	COM	0.0	425.0	944.0	18.16780	0.06560	0.20480	221.21
8341008038	OTTE,LARRY D TR LARRY D OTTE TRUST	COM	0.0	474.0	1,054.0	18.16780	0.06560	0.20480	246.95
8341008039	KING,CHERYL A AND GEORGE J TRS	COM	0.0	485.0	1,076.0	18.16780	0.06560	0.20480	252.18
8341008040	REESE,RENFOR D R	COM	0.0	397.0	883.0	18.16780	0.06560	0.20480	206.88
8341008041	LOEWENSTEIN,CAROLYN D	COM	0.0	478.0	1,062.0	18.16780	0.06560	0.20480	248.85
8341008042	LAXAGUE,MARGARET L	COM	0.0	381.0	847.0	18.16780	0.06560	0.20480	198.46
8341008043	CREATOR,WESLEY AND ZHOU,HUITING	COM	0.0	390.0	866.0	18.16780	0.06560	0.20480	202.94
8341008044	TANG,RITA L TR TANG FAMILY TRUST	COM	0.0	463.0	1,029.0	18.16780	0.06560	0.20480	241.11
8341008045	LAI,PAK H	COM	0.0	353.0	784.0	18.16780	0.06560	0.20480	183.72
8341008048	TOLLETT,PERRY A TR PERRY TOLLETT TRUST	COM	0.0	593.0	1,317.0	18.16780	0.06560	0.20480	308.62
8341008049	YAN,JEFFERY L AND YANG,WEIYUN	COM	0.0	397.0	881.0	18.16780	0.06560	0.20480	206.47
8341008052	GALVAN,GALO M AND CANON MENSENDIEK,LAURA	COM	0.0	425.0	938.0	18.16780	0.06560	0.20480	219.98
8341008053	LOERA,MARIO TR MARIO LOERA TRUST	COM	0.0	399.0	880.0	18.16780	0.06560	0.20480	206.40
8341008054	GONZALEZ,JAVIER C	COM	0.0	303.0	670.0	18.16780	0.06560	0.20480	157.09
8341008055	TREINEN,EDWARD D	COM	0.0	363.0	801.0	18.16780	0.06560	0.20480	187.86
8341008056	WEN,EDWIN AND	COM	0.0	356.0	786.0	18.16780	0.06560	0.20480	184.33
8341008057	WPC FAMILY LTD PTNSHP #2	COM	0.0	383.0	846.0	18.16780	0.06560	0.20480	198.39
8341008058	ATIENZA,BYRON	COM	0.0	356.0	784.0	18.16780	0.06560	0.20480	183.92
8341008059	VALLANDIGHAM KOKUM,DEBORAH A	COM	0.0	382.0	843.0	18.16780	0.06560	0.20480	197.71
8341008060	WU,GRACE X	COM	0.0	451.0	995.0	18.16780	0.06560	0.20480	233.36
8341008061	BRENES,BRITTANY K	COM	0.0	370.0	816.0	18.16780	0.06560	0.20480	191.39

8341008062	PENA,JOHN J	COM	0.0	531.0	1,171.0	18.16780	0.06560	0.20480	274.65
8341008063	MISSION OAK GROUP LLC	COM	322.85	57,064.0	0.0	18.16780	0.06560	0.20480	9,608.87
8341008064	MISSION OAK GROUP LLC	COM	59.94	5,619.0	0.0	18.16780	0.06560	0.20480	1,457.58
8341008065	MISSION OAK GROUP LLC	COM	61.36	3,319.0	7,325.0	18.16780	0.06560	0.20480	2,832.66
8341008066	MISSION OAK GROUP LLC	COM	0.0	3,649.0	8,053.0	18.16780	0.06560	0.20480	1,888.63
8341008067	MISSION OAK GROUP LLC	COM	109.41	5,881.0	13,062.0	18.16780	0.06560	0.20480	5,048.63
8341008068	MISSION OAK GROUP LLC	COM	0.0	5,854.0	13,001.0	18.16780	0.06560	0.20480	3,046.63
8341008069	MISSION OAK GROUP LLC	COM	0.0	389.0	865.0	18.16780	0.06560	0.20480	202.67
8341008070	MISSION OAK GROUP LLC	COM	0.0	469.0	1,041.0	18.16780	0.06560	0.20480	243.96
8341008904	POMONA CITY	COM	120.0	14,397.0	0.0	18.16780	0.06560	0.20480	3,124.58
8342001023	SALAZAR,FERNANDO AND CAROLINA	COM	35.0	5,874.0	1,980.0	18.16780	0.06560	0.20480	1,426.71
8342001024	SALAZAR,FERNANDO M AND CAROLINA	COM	32.67	4,246.0	1,980.0	18.16780	0.06560	0.20480	1,277.58
8342001025	BROOKS,ROBERT E AND DIANE S	COM	43.33	5,541.0	1,020.0	18.16780	0.06560	0.20480	1,359.60
8342001804	UNION PACIFIC R R CO SBE PAR 41-42 MAP 843-19-21P	COM	0.0	119,874.0	860.0	18.16780	0.06560	0.20480	8,039.86
8342001914	POMONA CITY	COM	0.0	7,743.0	0.0	18.16780	0.06560	0.20480	507.94
			<b>25,445</b>	<b>3,084,440</b>	<b>2,032,078</b>				<b>\$1,060,220.01</b>
									<b>277</b>