



200 Civic Center Way, El Cajon, CA 92020
619.334.3000

Board of Directors Meeting Agenda

Date: Wednesday - March 5, 2025
Time: 5 P.M.
Location: 100 Civic Center Way, El Cajon, CA 92020 - ECPD Community Room

AGENDA PUBLIC COMMENT (Limit - 15 Minutes):

Members of the public may address the Board during public comment on a particular agenda item, or if they wish to make a general comment on a matter within the subject matter jurisdiction of the District. The President of the Board will call on the member of the public at the appropriate time and allow the member of the public to provide live comment. On their own initiative or in response to questions posed by the public, board members may ask a question for clarification; provide reference to staff or other resources for factual information or request staff to report back to the Board at a subsequent meeting. A member of the Board may take action to direct staff to place a matter of business on a future agenda. **The Board limits each speaker to 3 minutes per subject or topic. The timer will begin when the participant begins speaking.**

1. **Attending in Person:** Please submit a speaker slip to the Clerk of the Board. Speaker slips can be downloaded from the website and submitted via email to JohnCollins@downtownelcajon.com.

NON-AGENDA PUBLIC COMMENT (Limit - 15 Minutes):

Persons wishing to address the Board regarding items not on the posted agenda may do so at this time. In accordance with State law, Board may not take action on an item not scheduled on the Agenda. If appropriate, the item will be placed on a future agenda. **The Non-Agenda Public Comment period is limited to a total of 15 minutes.**

Agendas: Agenda packets are available at: <https://downtownelcajon.com/meeting-agenda-and-minutes/> for public inspection at least 72 hours prior to scheduled meetings.

DISABLED ACCESS TO MEETING: A request for disability-related modification or accommodation, including auxiliary aids or services, may be made by a person with a disability who requires a modification or accommodation in order to participate in the public meeting. Any such request must be made to the Clerk of the Board at 619-334-3000 at least 24-hours before the meeting.

WRITINGS DISTRIBUTED TO THE BOARD: Pursuant to Government Code 54957.5, written materials distributed to the Board of Directors in connection with this agenda will be available to the public at the Downtown El Cajon Business Partners office located at 200 Civic Center Way, El Cajon, CA 92020. In addition, supporting documentation (including attachments referenced in the agenda) is available for viewing on the Downtown El Cajon website - <https://downtownelcajon.com/meeting-agenda-and-minutes/>.



200 Civic Center Way, El Cajon, CA 92020
619.334.3000

#1.) CALL TO ORDER AND DETERMINATION OF A QUORUM

#2.) APPROVAL OF MINUTES: Approve the minutes from the February 5, 2025 board meeting.

#3.) PUBLIC COMMENT AND DISCUSSION: (Limit - 15 Minutes)

Members of the public may address the Board during public comment on a particular agenda item, or if they wish to make a general comment on a matter within the subject matter jurisdiction of the District. The President of the Board will call on the member of the public at the appropriate time and allow the member of the public to provide live comment. On their own initiative or in response to questions posed by the public, board members may ask a question for clarification; provide reference to staff or other resources for factual information or request staff to report back to the Board at a subsequent meeting. A member of the Board may take action to direct staff to place a matter of business on a future agenda. The Board limits each speaker to 3 minutes per subject or topic. The timer will begin when the participant begins speaking.

*1. **Attending in Person:** Please submit a speaker slip to the Clerk of the Board. Speaker slips can be downloaded from the website and submitted via email to JohnCollins@downtownelcajon.com.*

#4.) PBID ACTION AGENDA ITEMS:

4.1 - Discussion and possible approval of Board officers: Ron Nevels (Chairman), Corey Marco (Vice Chairman), Cathy Zeman (Treasurer), and Paris Landen (Secretary).

4.2 - Discussion and possible approval of the Executive Director.

4.3 - Discussion and possible approval to cancel district security contract with Light House Security Solutions.

4.4 - Discussion and possible approval of the Dinner and a Concert 2025 budget.

4.5 - Discussion and possible approval of recommendations for 2025 Cajon Classic Cruise.

4.6 - Discussion and possible approval of Chris Berg and Paris Landen forming the new Restaurant and Bar Committee.

#5.) NON-PBID ACTION AGENDA ITEMS:

5.1 - No NON-PBID action items to discuss at this time.

#6.) REPORTS - INFORMATION ONLY:

6.1 - Directors' Report -

6.2 - President's Report -

6.3 - City of El Cajon Report -

6.4 - The Magnolia General Manager's Report -



200 Civic Center Way, El Cajon, CA 92020
619.334.3000

#7.) CLOSED SESSION:

7.1 - No closed session items to discuss at this time.

#8.) ADJOURNMENT

#9.) NEXT BOARD MEETING

9.1 - The next meeting is: **TO BE DETERMINED.**

CERTIFICATION OF POSTING:

I certify that on: **February 28, 2025**, I posted a copy of the foregoing Agenda at **200 Civic Center Way, El Cajon, CA 92020**, the regular meeting place of the Board of Directors of the Downtown El Cajon Business Partners District, and at **100 Civic Center Way, El Cajon, CA 92020 - ECPD Community Room**, said time being at least 72-hours in advance of the Regular Meeting of the Board of Directors. (Govt. Code Section 54954.2)

Executed at El Cajon, California, on: **February 28, 2025.**

John Collins

John Collins, Clerk of the Board

**Minutes of February 5, 2025 Board Meeting
Downtown El Cajon Business Partners Inc.**

Board Members Present:

Ron Nevels	Chairman	Lee Mench	Secretary
N/A	Treasurer	Chris Berg	City of El Cajon
Gabriel Marrujo	Director	Charlotte Wood	Guest
Graham Mitchell	City of El Cajon	Corey Marco	Director
Rich Riel	Guest	Paris Landen	Director
Ryan Villegas	City of El Cajon	Nate Prescott	City of El Cajon
Marco LiMandri	New City America	Dominic LiMandri	New City America
Shirley Zawadzki	New City America	Steve Lordigyan	Cajon Classic Cruise
Wendy Morris	Sophie's Gallery	Debra Emerson	SMSC
Helen Zamora	Olaf Wieghorst	Jack Doherty	Olaf Wieghorst
Tony Cortes	True Line Alignment	Tim Ralph	Guest
Linda Baltodano	East County Art Assn.	Christian Martin	Nexstreet

#1.) CALL TO ORDER: 5:03 p.m.

#2.) APPROVAL OF MINUTES: L. Mench motioned to approve the October 23 & 30, 2024 regular and special meeting minutes C. Berg seconded the motion. The October 23 & 30, 2024 minutes were approved unanimously.

#3.) PUBLIC COMMENT:

3.1 - The Board heard public comments from the public on several agenda items.

#4.) PBID ACTION ITEMS:

4.1 - G. Marrujo motions to move Agenda item 4.1 down to item 4.5. C. Berg seconded the motion. The motion passed unanimously.

4.2 - C. Marco motions to approve the amended DECBP Bylaws. C. Berg seconded the motion. The motion passed 4 to 1. (L. Mench voted NO).

4.3 - L. Mench motions to approve Paris Landen, general manager of The Magnolia to the Board of Directors. C. Marco seconded the motion. The motion passed unanimously.

4.4 - Nate Prescott replaced C. Berg due to conflict of interest on this agenda item. Christian Martin from Nexstreet gives his presentation to the Board for the Executive director position. Marco LiMandri from New City America gives his presentation for the Executive director position. The Board scores each presentation with their score cards for possible approval at the next meeting.

4.5 - **(Item 4.1 moved)** - Board discussions and guest speaker recommendations on the Cajon Classic Cruise 2025 car shows through their perspectives as business owners. Steve Lordigyan speaks to Board and audience on how he plans to improve the Cajon Classic Cruise in 2025. G. Marrujo motions to table item 4.5 until after the car show meeting. L. Mench seconded the motion. The motion passed unanimously.

4.6 - G. Marrujo motions to table the 2025 DECBP Budget. L. Mench seconded the motion. The motion passed unanimously.

4.7 - C. Berg explains how the Arrival Event would operate and the potential to bring in a new demographic of consumers for the District businesses. C. Marco motions to approve the Arrival Event. C. Berg seconded the motion. The motion passed 4 to 2. (L. Mench & G. Marrujo voted NO.)

4.8 - C. Marco motions to approve the America on Main St 2025 event. C. Berg seconded the motion. The motion passed unanimously.

#5.) NON-PBID ACTION ITEMS:

5.1 - No NON-PBID items to discuss at this time.

#6.) REPORTS - INFORMATION ONLY:

6.1 - Directors' Report - No Director's reports at this time.

6.2 - Chairman's Report - No Chairman report at this time.

6.3 - City of El Cajon Report - No City of El Cajon report at this time.

6.4 - The Magnolia Report - Paris Landen recommends to check out the upcoming shows at The Magnolia theatre.

#7.) CLOSED SESSION:

7.1 - No closed session matters to discuss at this time.

#8.) ADJOURNMENT:

8.1 - R. Nevels motioned to adjourn the meeting, C. Marco seconded the motion. The motion passed unanimously, meeting adjourned at 7:42 p.m.

#9) NEXT MEETING:

9.1 - March 5th, 2025.



Request for Proposal For An Executive Director or District Management Company for the Downtown El Cajon Property Based Improvement District -

Issued December 09, 2024 – Due Date is January 17, 2025

The Downtown El Cajon Property Based Improvement District (hereafter known as the “PBID” or the Downtown El Cajon Business Partners, DECBP”) seeks a qualified Executive Director or District Management Company to serve in the capacity of an overseer and administrator of the special benefit services performed in the district. These special benefit services are funded by the Downtown El Cajon Property Based Improvement District. Individuals, district management companies, or their equivalent are encouraged to apply to administer and oversee the services of the DECBP, under the direction of the DECBP board.

Background:

The Downtown El Cajon Business Partners is a Nonprofit Corporation - CA - Mutual Benefit whose primary function is to administer the existing Downtown El Cajon PBID. The Downtown El Cajon PBID was approved by a vote of the affected property owners in April 2016 and authorized by the El Cajon City Council through a Resolution of formation in June 2016. The DECBP has a contract with the City of El Cajon to administer the revenues for this assessment district. The Fiscal Year 2024-25 revenues for the PBID are anticipated to generate approximately \$566,021.05.

The special benefit services funded by this PBID include maintaining cleanliness and order in the public rights of way, improving district identity, running the web site and all district events, serving the corporations' administrative needs and advocating on behalf of the area's property owners, business owners, city staff, elected officials, and residents. The PBID is a mandatory assessment district that funds special benefits or those services over and above what is currently provided by the City of El Cajon. The PBID includes all property owners within the boundaries of the attached map. The function of the PBID is also one that seeks to improve the overall appearance of the office, retail, restaurant/bar, services and related building mix and public space improvements within the district.

The expectations for the administrative employment or contract for services for this position are as follows:

Experience required:

- Ability to effectively promote the benefits of the PBID to assessed property owners.
- Working with public benefit, non-profit corporation Board of Directors.
- Understanding assessment district law and Proposition 218 special benefit requirements.
- Demonstrated understanding of the workings of a district management corporation.
- Working independently without direct supervision.
- Ability to effectively communicate with stakeholders (property owners, business owners, city staff, elected officials, and residents).
- Ability to write as well as maintain records of the DECBP.
- Identify and pursue successful funding sources outside of the management corporation.
- General understanding of the City staff and Board of Supervisors of the City of El Cajon and County of San Diego.
- Demonstrated experience in business attraction to commercial districts.
- Knowledge of accounting principles.
- Knowledge of property management.
- Knowledge of maintenance of the public rights of way.
- Ability to oversee, supervise, hire and fire vendors, contractors, sub-contractors, maintenance staff and office staff.
- Ability to provide proven recommendations of effective donation programs.
- Basic and intermediate computer and email skills.
- Hire, manage and supervise necessary Employees and staff.
- Ability to initially implement all of the above and other tasks required to ensure the success of the PBID.

Hours required

The Executive Director or District Management Company shall be on site or on the job as many hours as necessary to properly perform the duties required, a minimum of 40 hours per week, normally Monday through Friday, 9:00 a.m. to 5:00 p.m., however may include evening and weekend work.

Duration:

The Executive Director or District Management Company agreement shall commence on or about April 1, 2025, and remain in force until determined by the Board of Directors. The Board maintains the right to terminate the agreement or employment within 30 days written notice, with or without cause, throughout the term of the agreement.

Pay:

The Executive Director or District Management Company's compensation is depended on related experience in this field. Please include similar positions and pay scale for past work in a related field.

Employment status:

The Executive Director or District Management Company shall be an "at will" employee or company with a 30-day termination clause. Individuals or PBID District Management Companies, or other BIDs management entities or partnerships with appropriate experience are encouraged to submit a response to this RFP. The DECBP management corporation will enter into an employment relationship with the selected candidate(s) or companies, based upon knowledge of the needs of this position. The main point of contact for the selected candidate or company shall be the City Representative on the Board, Chris Berg. Any individual hired as CEO or Executive Director shall be an at will employee.

Expectations of the Selected Candidate/Company include but are not limited to:

I. Implementation of Services:

- Reviewing the Management District Plan to become knowledgeable of the "Management District Plan" and scope and depth of special benefit services voted upon by the property owners of each District. In that light, be prepared to oversee internal staff and/or contract providers for security, landscaping, sidewalk maintenance, etc., to ensure the highest level of services for the benefit of property owners, residents and businesses. Be knowledgeable of the limitations of the "special benefit services" as explained in Article XIII(D) of the State Constitution.
- Being available to Interface with DECBP property owners, residents, businesses, visitors and City officials as necessary in response to the delivery of services.
- Regularly walking with the Operations Directors, contractors and/or their respective staff members or employees to ensure the highest level of maintenance and order is provided.
- Ensuring that the Operations Director reports to the City immediately on any and all hazardous conditions in the public rights of way.
- Monitoring frequently the level of problematic issues in the public rights of way.
- Responding to constituent concerns with face-to-face interaction as quickly as possible.
- Responding to e-mails or inquiries by Board members or constituents with all due speed.
- Advising Board Committees on the implementation of strategies that promote the welfare of District residents, property owners, businesses, employees and community members.
- Developing and overseeing new programs and improvement projects, approved by the Board, to enhance the quality of the District
- Attracting business to the District.

II. Corporate Organizational Support

- *Board meetings, clerical, administrative and organizational support*
 - Attend all Board and Executive Committee meetings.
 - Prepare all Board packets, post consistent with the Brown Act and City of El Cajon open meeting provision requirements.
 - Distribute Board packets prior to the meetings.

- Prepare and distribute all committee and task force packets prior to the meeting.
- Work closely with President and Committee Chairs in the preparation of meetings.
- Attend all Board Standing Committee and Task Force meetings.
- Help direct and manage Board discussions
- Review and correct all minutes for accuracy.
- Maintain all corporate meeting records consistent with the Brown Act provisions.
- Oversee and monitor the annual election of Board members.
- Keep a roster of attendance for all Board members to ensure compliance with the bylaw's attendance requirements.
- Seek grants and non-assessment district revenues to supplement the services and activities of the PBID.

III. **General Administration**

- *Fiscal*
 - Monitor Committee budgets and reforecasts to make sure they are in line with projections.
 - Prepare financial statements and prepare checks as necessary.
 - Monitor assessment compliance reports with the City.
 - Prepare and monitor annual budgets for the City Annual reports.
 - Work with auditor for annual 990 reports and audits to the City.
 - Prepare monthly financial reports to the Board.
- *Supervisory*
 - Oversee Operations Director and maintenance employees or providers.
 - Supervise administrative assistants, consultants and interns, as necessary.
- *Office*
 - Equipment acquisition and maintenance.
 - General maintenance, cleaning and organization.
 - Maintain office, rent and related Board assets.
 - Ensure public accessibility to records and minutes of the corporations.

IV. **Other issues**

The Executive Director or District Management Company shall implement any and all other tasks as prioritized by the Board of Directors or officers as may arise from time to time, which may require.

- Knowledge of land use issues and urban zoning issues.
- Knowledge of District Identity strategies to promote a positive image.
- Familiarity with the International Downtown Association or other trade associations.
- Implementation of new ideas as directed by the Board.

V. **Due Date:**

The DECBP Board of Directors reserves the right to accept, negotiate, reject or propose amendments to any and all proposals/resumes submitted for administration of the Downtown El Cajon PBID. The selection process will be determined based upon district management experience, knowledge of the law, experience in working with non-profit Boards and knowledge of the City of El Cajon City structure. We reserve the right to reject any and all applicants as well as to determine that we will not fill this position. For any questions regarding this RFP, please call Chris Berg, City Representative and Board Member at 619.441.1511.

Please e-mail any proposal/resume for this RFP to:

Downtown El Cajon Property Based Improvement District
Chris Berg, City Representative and Board Member
City of El Cajon
200 Civic Center Way, El Cajon CA 92020

E-mail proposals/resumes will be accepted at the following e-mail address:
cberg@elcajon.gov

Due date: Friday, January 17, 2025, at the office above.

Please send three references, as well as three letters of recommendation for similar work related to District Management services.

Commencement Date:

The commencement date of the agreement(s) shall be on or around April 1st, 2025, and shall terminate when the Board determines that further services are needed.

The Board maintains the right to terminate the agreement or employment with 30-days written notice, with or without cause, throughout the term of the agreement.

The Downtown El Cajon Business Partners is an Affirmative Action, Equal Opportunity employer and does not discriminate against employees or applicants because of race, religion, creed, color, national origin, ancestry, physical disability, mental disability, medical condition, genetic information, marital status, sex gender, gender identity, gender expression, age, or sexual orientation, or any other characteristics protected by State and Federal law.

To: Board of Directors, Downtown El Cajon Business Partners

From: Chris Berg & Cathy Zeman

Date: 03.05.2025

Subject: Recommendation for Termination of Lighthouse Security Contract

Executive Summary

After a thorough review of our current security contract with Lighthouse Security Solutions (LHSS), it has become evident that their services do not align with the primary goals of our organization, particularly in deterring and preventing homeless encampments within our downtown district. LHSS's scope of work, as outlined in the contract, is focused solely on property monitoring and incident reporting, without including any actionable enforcement or deterrent measures. Based on these findings, we recommend the termination of our agreement with LHSS and the pursuit of alternative solutions that better serve the needs of our district.

Findings

1. Limited Scope of Services

- The contract defines LHSS's primary role as "protection of property," restricting their responsibilities to monitoring specific properties owned by Downtown El Cajon Business Partners. Their duties do not extend to adjacent sidewalks, streets, or public spaces where encampments typically form.
- LHSS is not contracted to engage with or remove individuals, only to observe and report, making their presence largely ineffective in addressing our concerns.

2. Contract Does Not Include Proactive Engagement

- The contract does not require LHSS security personnel to take any direct action against encampments or loitering individuals beyond reporting their presence.
- Security personnel provide no deterrent beyond their visible presence, which has proven insufficient in preventing the establishment of encampments.

3. No Enforcement Authority

- LHSS does not offer services to enforce trespassing laws, remove individuals, or intervene in any way that would actively discourage homeless encampments.
- While they alert law enforcement, response times and call prioritization remain outside of their control, often resulting in continued inaction.

4. Ineffectiveness in Addressing Our Objectives

- Our primary objective was to **prevent and deter homeless encampments** within the downtown district. However, under the current contract, LHSS's activities are limited to taking pictures of homeless individuals and filing reports, without any meaningful intervention.
- Despite their continued patrols, there has been **no noticeable reduction** in encampments or loitering issues.

5. Financial Misalignment

- The board is currently allocating significant funds (\$24 per hour per guard, totaling approximately \$1,344 per week) for services that do not directly contribute to our goal of maintaining a safer, cleaner downtown environment.
- These funds could be better utilized by contracting a firm that offers more **proactive security solutions**, such as businesses specializing in engagement-based deterrence or coordination with law enforcement and outreach teams.

Recommendation

Based on the above findings, we recommend the board take the following actions:

1. **Issue a formal notice of contract termination** to Lighthouse Security Solutions in accordance with the contract's termination clause.
2. **Research alternative security providers** who offer services aligned with our goals, specifically those capable of proactive engagement and deterrence of encampments.
3. **Consider alternative solutions**, such as enhanced coordination with local law enforcement, implementing security measures like defensive landscaping and strategic lighting, or partnering with social services for a more comprehensive approach.

By terminating the LHSS contract and seeking a more effective security strategy, we can better address the concerns of our business partners and work toward a more secure and welcoming downtown district.

Sincerely,
Chris Berg & Cathy Zeman
Downtown El Cajon Business Partners



**Security Service Contract
On January 10, 2022**

Agreement for Security Services

This Agreement for Professional Security Services (the "Agreement"), effective January 01, 2022 is by and between Light House Security Solutions Inc, a domestic business corporation licensed by the California Department of consumers affairs, Bureau of Security and Investigative Services, as Watch-Guard and Patrol Agency, with its principal office at 1121 Greenfield Dr Unit 3 El Cajon CA 92021 (hereinafter "LHSS"), and Downtown El Cajon Business Partners ("hereinafter Client").

WHEREAS, Client finds that LHSS is willing to perform Security Guard work hereinafter described in accordance with the provisions of this Agreement; and

WHEREAS, Client finds that LHSS is qualified to perform the work, all relevant factors considered, and that such performance will be in furtherance of Client's business.

NOW, THEREFORE, in consideration of the mutual covenants set forth herein and intending to be legally bound, the parties hereto agree as follows:

1 SERVICES.

1.a Services to Client: LHSS shall provide the following ("Services") to Client only: The protection of property of the client within the established area(s) of the Downtown El Cajon Business Partners District, not including adjacent property, sidewalks, streets, wooded areas, residences, establishments, or businesses, or other areas not specifically indicated in this agreement. The designated areas shall be listed in an attached "Exhibit A". The terms "protection of property", shall in no way be construed to suggest that LHSS is responsible for incidents that occur, which upon acting in good faith, the LHSS security guard performs his or her duties as outlined in this contract and according to LHSS General Orders, and the incident occurs as a result of an unforeseen circumstance, or upon the reliance by a third party, not covered by this agreement, that LHSS is responsible for the protection of his or her life or property or any other duties contained in this agreement to the client. LHSS employees will not perform any duties not contracted for. Further that this agreement is solely for the mutual benefit of the parties who enter into it. Nothing shall be construed to suggest that LHSS, its employees, agents, or security guards are compelled, required, contracted, or willing to protect the life or lives or property of persons unless specifically listed in this agreement.

1.b The terms "protection of property" shall include the listed property in "Exhibit A". The duties of the LHSS security guard regarding the protection of property include and are limited to:

- 1- Providing a visible deterrent for property crimes and crime against the client, which include criminal mischief, making graffiti, larceny, burglary, and criminal tampering, and trespass, and criminal trespass, misapplication of property. The terms are limited to the property of the client, so long as the property is located within the geographical area of the items listed in "Exhibit A".
- 2- Alerting the proper law enforcement authority of the incident immediately.

Nothing shall be construed to suggest that LHSS, its employees, agents, or security guards are compelled, required, contracted, or willing to protect the life or property of persons not specifically listed in this agreement.

LHSS will provide security guards with the qualifications described in section 4 of this agreement.

2 PAYMENT AND INVOICING TERMS.

2.1 **Payment for Services:** LHSS will be paid as follows: Payment shall be billed in advance and due immediately based on the net agreed upon. The client shall, upon receiving an invoice from LHSS, pursuant to section 2.3, make payments in the agreed manner by company check or credit card (Visa, MasterCard, American Express or Discover) payable to LHSS. Such payment shall be made weekly due in net 30 days from the date of invoice. Shift supervisor or shift leads are bill at a different rate based on the pay rate for that position, billing for such position if required by client is charged at a differential rate from the base rate. **The following listed Holidays are subject to billing at the extra coverage Holiday Rate:** New year's Eve, New year's Day, Memorial Day, President's Day, 4th of July, Labor Day, Thanksgiving Day, day after Thanksgiving Day, Columbus Day and Christmas Eve, Christmas Day. With the new wage laws being enforced in California per year, wage adjustments will occur based on labor codes as needed. Emergency coverage or court is billed at a different rate of \$60.00 per hour. **Extra coverage/ Event coverage is billed at a different rate of \$30.00 per inspection /per hour outside of the standard rate of billable hours, as stated in section 2.2.**

2.2 LHSS will bill the client at a rate of **\$24.00** per hour at **8 hour shifts** 7 days a week at **56 hours** per week **\$1,344.00** as agreed by the client and LHSS. Security Services based on **224 or 248hrs** per month. **Holiday rate is \$30.00** and is billed at **time half which is \$45.00** per hours during holidays coverage as stated above in section 2.1

2.3 Court Appearances:

Client agrees to pay LHSS **\$60.00** per hour per employee for all employees who are required to appear in Court as a witness related to any incident occurring at clients premises listed in Section 2.1 of this agreement.

2.4 INVOICING & LATE PAYMENT POLICY:

(a) Invoices will be submitted by LHSS for payment by Client. Payment is due net (30) days from the date of invoice being received. The client shall be liable for late payments charges immediately after being late after net (30) days. Client will incur finance charges at the rate of 15% APR. If your account has any unpaid invoices overdue by more than 10 days, you will be notified and LHSS may opt to discontinue service. Failure to pay any invoice within 30 days of the due date will result in account termination without further notice. Non-payment of any invoice does not release the client from any amount due at the time of termination. All amounts due plus late charges, if any, will be referred to an outside collection agency and law firm for collection.

3 CHANGES.

Client may, with the approval of LHSS, issue written directions within the general scope of Security Services to be ordered. Such changes (the "Change Order") may be for additional work or LHSS may be directed to change the direction of the work covered by the Task Order, consistent with all applicable laws, but no change will be allowed unless agreed to by LHSS in writing.

4 STANDARD OF CARE.

LHSS warrants that its services shall be performed by personnel possessing competency consistent with applicable industry standards, who are both licensed by the Department of State, have prior to appointment for employment at LHSS, been subject to a comprehensive character background investigation, personal interview, submitted to fingerprint screening, screened for sex offender status, department of corrections check, and pre-employment drug screening. No other representation, express or implied, and no warranty or guarantee are included or intended in this Agreement, or in any report, opinion, deliverable, work product, document or otherwise. Furthermore, no guarantee is made as to the efficacy or value of any services performed. THIS SECTION SETS FORTH THE ONLY WARRANTIES PROVIDED BY LHSS CONCERNING THE SERVICES AND RELATED WORK PRODUCT. THIS WARRANTY IS MADE EXPRESSLY IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION ANY IMPLIED WARRANTIES OF FITNESS FOR A PARTICULAR PURPOSE, MERCHANTABILITY, NON-INFRINGEMENT, TITLE OR OTHERWISE.

5 LIMITATION OF LIABILITY FOR LOSS.

5.1 The parties acknowledge that LHSS has been retained to provide services to Client as a deterrent against loss and/or damage from criminal and/or other prohibited acts on or about the Protected Premises, and not as an insurer against all or any such loss or damage.

5.2 It is further acknowledged by the parties that the amounts payable to LHSS under this Agreement are based upon the value of the services rendered and are unrelated to the value of Client's property, both real and personal, or the property of third parties located in or about the Protected Premises. Client therefore acknowledges and agrees that LHSS is making no guarantee or warranty – either express or implied – that its services will absolutely avert and/or prevent all or any loss or damage to the Protected Premises.

5.3 Client agrees that it will hold harmless and indemnify, defend, and protect LHSS, from and against all lawsuits and costs of every kind pertaining to the Client's use of the security services including its employees, officers, agents and assignees, against all losses and damages, reasonable legal fees due to the Developer's infringement of the intellectual rights, to the Protected Premises suffered by Client or any third party as the result of ordinary or gross negligence and/or any and all occurrences and/or conditions on or about the Protected Premises beyond LHSS's reasonable control.

6 MISCELLANEOUS.

6.1 Insolvency and Adequate Assurances: If reasonable grounds for insecurity arise with respect to Client's ability to pay for the Services in a timely fashion, LHSS may demand in writing adequate assurances of Client's ability to meet its payment obligations under this Agreement. Unless Client provides the assurances in a reasonable time and manner acceptable to LHSS, in addition to any other rights and remedies available, LHSS may partially or totally suspend its performance while awaiting assurances, without any liability.

6.2 Severability: Should any part of this Agreement for any reason be declared invalid, such decision shall not affect the validity of any remaining provisions, which remaining provisions shall remain in full force and effect as if this Agreement had been executed with the invalid portion thereof eliminated, and it is hereby declared the intention of the parties that they would have executed the remaining portion of this Agreement without including any such part, parts, or portions which may, for any reason, be hereafter declared invalid. Any provision shall nevertheless remain in full force and effect in all other circumstances.

6.3 Modification and Waiver: Waiver of breach of this Agreement by either part shall not be considered a waiver of any other subsequent breach.

6.4 Independent Contractor: LHSS is an independent contractor of Client.

6.5 Notices: Client shall give LHSS written notice within one hundred eighty (180) days of obtaining knowledge of the occurrence of any claim or cause of action which Client believes that it has, or may seek to assert or allege, against LHSS, whether such claim is based in law or equity, arising under or related to this Agreement or to the transactions contemplated hereby, or any act or omission to act by LHSS with respect hereto. If Client fails to give such notice to LHSS with regard to any such claim or cause of action and shall not have brought legal action for such claim or cause of action within said time period, Client shall be deemed to have waived, and shall be forever barred from bringing or asserting such claim or cause of action in any suit, action or proceeding in any court or before any governmental agency or authority or any arbitrator. All notices or other communications hereunder shall be in writing, sent by courier or the fastest possible means, provided that recipient receives a manually signed copy and the transmission method is scheduled to deliver within 48 hours, and shall be deemed given when delivered to the address specified below or such other address as may be specified in a written notice in accordance with this Section.

If to LHSS: 1121 Greenfield Dr Unit 3 El Cajon CA 92021

If to Client: Downtown El Cajon Business Partners District

Any party may, by notice given in accordance with this Section to the other parties, designate another address or person or entity for receipt of notices hereunder.

6.6 Assignment: The Agreement is not assignable or transferable by Client, except as agreed by both parties in writing. This Agreement is not assignable or transferable by LHSS without the written consent of Client, which consent shall not be unreasonably withheld or delayed.

6.7 Disputes: LHSS and the Client recognize that disputes arising under this Agreement are best resolved at the working level by the parties directly involved. Both parties are encouraged to be imaginative in designing mechanism and procedures to resolve disputes at this level. Such efforts shall include the referral of any remaining issues in dispute to higher authority within each participating party's organization for resolution.

Failing resolution of conflicts at the organizational level, LHSS and Client agree that any remaining conflicts arising out of or relating to this Contract shall be submitted to non-binding mediation unless LHSS and Client mutually agree otherwise. If the dispute is not resolved through non-binding mediation, then the parties may take other appropriate action subject to the other terms of this Agreement.

6.8 Section Headings: Title and headings of sections of this Agreement are for convenience of reference only and shall not affect the construction of any provision of this Agreement.

6.9 Representations; Counterparts: Each person executing this Agreement on behalf of a party hereto represents and warrants that such person is duly and validly authorized to do so, on behalf of such party, with full right and authority to execute this Agreement and to bind such party with respect to all of its obligations hereunder. This Agreement may be executed (by original or tele-copied signature) in counterparts, each of which shall be deemed an original, but all of which taken together shall constitute but one and the same instrument.

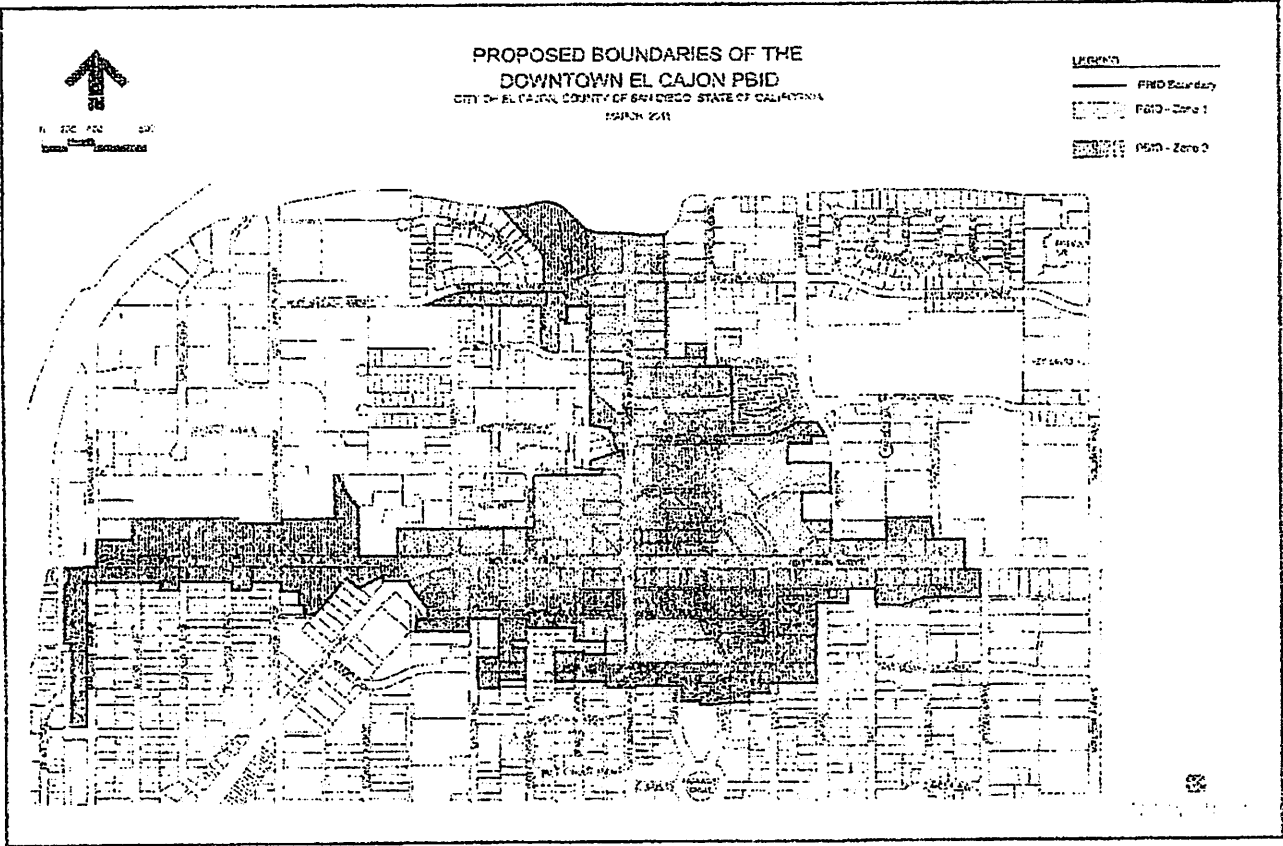
6.10 Non-solicitation of Employees: During and for one (1) year after the term of this Agreement, Client will not solicit the employment of, or employ LHSS's personnel, without the LHSS's prior written consent.

6.11 Governing Law and Construction: This Agreement will be governed by and construed in accordance with the laws of the State of California, without regard to the principles of conflicts of law. The language of this Agreement shall be deemed to be the result of negotiation among the parties and their respective counsel and shall not be construed strictly for or against any party.

6.12 Entire Agreement; Survival: This Agreement, including any Exhibits, states the entire Agreement between the parties and supersedes all previous contracts, proposals, oral or written, and all other communications between the parties respecting the subject matter hereof, and supersedes any and all prior understandings, representations, warranties, agreements or contracts (whether oral or written) between Client and LHSS respecting the subject matter hereof. This Agreement may only be amended by an agreement in writing executed by the parties hereto. Additional services may be added at anytime by request of the client and agreement by LHSS. Such service or services shall be deemed to be consistent with the warranties established herein.

6.13 Force Majeure: LHSS shall not be responsible for delays or failures if such delay arises out of causes beyond its control. Such causes may include, but are not restricted to, acts of God or of the public enemy, fires, floods, epidemics, riots, quarantine restrictions, strikes, freight embargoes, electrical outages, computer or communications failures, and severe weather, and acts or omissions of subcontractors or third parties.

6.14 Term & Termination: This agreement is in full effect after first payment is received by client. Contract will automatically renew if not cancelled in accordance with this agreement for three terms of a calendar year. For any reason the client wishes to end or cancel the contract notice is to be given, client agrees to payout all remaining unpaid calendar fee's immediately upon cancelation of said contract within net (5) days of cancelation. If payment is not received 6.4 late payment policy is applied including late fee's, court fee and any other fees associated with collection of payment.



	A	B	C
1	APN	Owner Name	Site Address
2	488 111 35 00	El Cajon Housing	
3	487 321 12 00	City Of El Cajon	
4	487 121 76 00	San Diego Gas & Electric	*no Site Address*
5	488 233 47 00	Pacific Bell	*no Site Address*
6	487 321 31 00	Firas Miskina Maykl Allos L L C	*no Site Address*
7	488 072 45 00	City Of El Cajon	100 Civic Center Way
8	488 152 45 00	Peters Evelyn L	100 W Douglas Ave
9	487 121 50 00	Chasro Enterprises	1002 W Main St
10	488 191 01 00	Main St Ventures LLC	101 E Main St
11	487 301 25 00	Sidjam L L C	101 Richfield Ave
12	488 152 38 00	Gubala Robert D & Kimberly A	102 W Douglas Ave
13	488 083 26 00	Main Magnolia Street NE LLC	102-110 E Main St
14	487 281 32 00	Clifton Mark A	1033 W Main St
15	487 281 33 00	Clifton Mark A	1033 W Main St
16	487 301 30 00	Sotcher Co	104 Richardson Ave
17	488 152 44 00	David Marlatt	104 W Douglas Ave
18	488 152 37 00	Castonguay Andrew T	106 W Douglas Ave
19	488 152 43 00	Hattab LLC	108 W Douglas Ave
20	488 200 45 00	Promising Futures Inc	109 E Lexington Ave
21	487 121 41 00	El Cajon Super Star LLC	1090 W Main St
22	488 083 02 00	Saint Madeleine Sophias Cntr.	109-111 Rea Ave
23	487 281 28 00	G&M G A P Co LLC	1099 W Main St
24	487 192 56 00	Fisher Howard L Trust 04-17-98	110 N Magnolia Ave
25	488 152 36 00	Spencer Emmanuel D	110 W Douglas Ave
26	483 330 32 00	Magnolia Family Properties LLC	112 E Madison Ave
27	488 152 42 00	Jaime Zetina	112 W Douglas Ave
28	487 262 09 00	San Diego Metropolitan Transit	1133 W Main St
29	488 152 35 00	Harvey & Wanda Moore	114 W Douglas Ave
30	488 083 03 00	Successor Agency	115 Rea Ave
31	488 191 02 00	Silverman Family Trust	115-117 E Main St
32	488 152 41 00	Lovas Tonya	116 W Douglas Ave
33	488 083 09 00	Christopher Alex Investments LLC	116-118 E Main St
34	488 152 34 00	Clark Samuel	118 W Douglas Ave
35	488 083 01 00	Robert Shamoun	119-123 N Magnolia Ave
36	488 172 20 00	Wokuhuk Gary J	119-137 W Lexington Ave
37	488 083 08 00	Borrelli, Ralph A. Jr.	120 E Main St
38	488 152 40 00	Talton Jacinda N	120 W Douglas Ave
39	488 072 44 00	El Cajon Hotel, LP	120-128 Rea Ave
40	488 162 13 00	Shortridge Terry & Mary	120-180 W Lexington Ave
41	488 152 33 00	Jades & Rod Gonzales	122 W Douglas Ave
42	488 191 03 00	Mallkyar, Daoud M Trust	123 E Main St
43	488 083 11 00	Borrelli, Ralph A. Jr.	124 E Main St
44	488 152 39 00	Carlen D Kelly Trust	124 W Douglas Ave
45	487 192 55 00	Corners Plaza Lic	124 W Main St #240
46	488 152 32 00	Latasha Hopson	126 W Douglas Ave
47	483 330 33 00	Madison Avenue Property Lic	126-128 E Madison Ave
48	488 200 02 00	GBJ Properties LLC	127 E Lexington Ave
49	487 331 04 00	Jack In The Box Inc	127 Van Houtan Ave
50	488 152 31 00	Mia Phillips	128 W Douglas Ave
51	488 083 12 00	Borrelli, Ralph A. Jr.	130 E Main St
52	488 112 25 00	Brain & Michele Ferguson	130 Roanoke Rd

	A	B	C
53	488 152 24 00	Chen John	130 W Douglas Ave
54	488 232 28 00	L H Avocado Inc	131 Avocado Ave
55	488 191 04 00	Garden View Properties LLC	131 E Main St
56	488 191 09 00	Unarius Educational Foundation	131 N Magnolia Ave
57	488 083 05 00	Olaf Wiegthorst Museum Foundation	131 Rea Ave
58	488 152 30 00	Premier Wireless Service	132 W Douglas Ave
59	488 151 21 00	Pedersen Family 2001 Trust	132-144 S Orange Ave
60	488 152 47 00	Promenade Square L L C	133 W Main St
61	488 152 23 00	Steeps Sheridan D	134 W Douglas Ave
62	488 152 29 00	Reddick Bonnie L	136 W Douglas Ave
63	488 152 22 00	Toma Ehab	138 W Douglas Ave
64	488 083 13 00	Borrelli, Ralph A. Jr.	140 E Main St
65	488 152 28 00	Pacheco Gabriel	140 W Douglas Ave
66	487 172 70 00	Zaman Victor W&Sarah C Family Trust	140 W Park Ave #152
67	488 152 21 00	Sherlock Karl J	142 W Douglas Ave
68	488 191 05 00	Malikyar, Daoud M. & Nadia	143 E Main St
69	488 152 27 00	Landry Richard	144 W Douglas Ave
70	488 083 36 00	G G&L Marroujo LLC	144-148 E Main St
71	488 200 01 00	Smith Andrew A & Gaile H	145 E Lexington Ave
72	488 191 15 00	Unarius Educational Foundation	145 S Magnolia Ave
73	488 191 06 00	Lafarga Guillermo M Revocable Trust 0	145-155 E Main St
74	488 111 14 00	G&K Management Co Inc	146 Ballantyne St
75	488 152 20 00	Moore-Kochlacs Peter G & Emma C	146 W Douglas Ave
76	488 191 16 00	Unarius Educational Foundation	147 S Magnolia Ave
77	488 072 43 00	El Cajon Hotel, LP	148 Rea Ave
78	488 151 14 00	J&M Russo Family Trust	148 S Orange Ave
79	488 152 26 00	Harvey Moore	148 W Douglas Ave
80	488 083 27 00	City of El Cajon	149 Rea Ave
81	488 152 19 00	Salgado Richard & Luz J	150 W Douglas Ave
82	482 301 05 00	150 West Madison L L C	150 W Madison Ave
83	488 231 17 00	Claydelle Healthcare Inc	151 Claydelle Ave
84	488 231 18 00	Claydelle Healthcare Inc	151 Claydelle Ave
85	488 231 19 00	Claydelle Healthcare Inc	151 Claydelle Ave
86	488 151 12 00	Sweetwood James R & Darlene S	151 S Sunshine Ave
87	487 331 05 00	151 L L C	151 Van Houten Ave
88	488 152 25 00	Root David	152 W Douglas Ave
89	488 152 18 00	David Foti	154 W Douglas Ave
90	488 152 48 00	Promenade Square L L C	155 Main St
91	488 083 15 00	Por Favor Inc	156 E Main St
92	488 083 16 00	Por Favor Inc	156 E Main St
93	488 083 17 00	Marrujo Family Properties LLC	158 E Main St
94	488 191 07 00	161 East Main Street LLC	161 E Main St
95	487 172 27 00	EAST COUNTY RESPITE-HOME CARE IN	164-168 W Park Ave
96	488 191 08 00	Naraghi Investment Group L L C	165-169 E Main St
97	487 262 04 00	San Diego Metropolitan Transit	166 S Marshall Ave
98	488 010 23 00	Sabri Shamoun	166 Wells Ave
99	488 083 18 00	Ralph Borrelli Jr	168 E Main St
100	488 010 13 00	Yacoub Faisal Family Trust	172 Wells Ave
101	488 083 19 00	Penton, Michael H.	172-174 E Main St
102	488 172 01 00	Pioneer Brothers LLC	175 W Lexington Ave
103	488 152 49 00	First-Citizens Bank & Trust	175 W Main St
104	488 083 20 00	Marrujo Gabriel F	176-178 E Main St

	A	B	C
105	488 083 24 00	James Knapp Living Trust	181 Rea Ave
106	488 083 27 00	Marrujo Guadalupe	182 E Main St
107	482 302 06 00	JONES REGINALD H&VICKI L	185 W Madison Ave
108	488 083 22 00	Marrujo Guadalupe	188 E Main St
109	488 191 14 00	First Baptist Church Of El Cajon	190 E Douglas Ave
110	487 192 48 00	Ahn Family 2007 Trust 06-12-07	190 N Magnolia Ave
111	488 083 23 00	Marrujo Guadalupe	194 E Main St
112	487 192 54 00	Rs Partners LP	194 W Main St
113	487 192 47 00	Rs Partners LP	198 W Main St
114	488 162 17 00	County of San Diego	200 Magnolia Ave
115	487 331 19 00	Corydon & Kathleen Dwight	200-210 Van Mouten Ave
116	488 192 08 00	County of San Diego	201 E Douglas Ave
117	488 211 21 00	City of El Cajon	201 E Main St
118	488 231 10 00	Dwight Corydon G & Kathleen E	205 Claydelle Ave
119	488 161 17 00	Harvest Time Assembly Of God Church	208 W Lexington Ave
120	488 231 12 00	Valley Congregation Of Jehovahs Witne	211 Claydelle Ave
121	488 171 16 00	Hoban Thomas & Anitas	215 W Lexington Ave
122	488 231 24 00	Somerset Holdings LLC	220 Avocado Ave
123	487 192 50 00	Swaroop Second Family L P	220 W Main St
124	488 211 07 00	Corydon & Kathleen Dwight	221-225 E Main St
125	482 301 09 00	Madison Avenue Investments	222 W Madison Ave
126	488 151 16 00	J&M Russo Family Trust	224 W Douglas Ave
127	487 171 50 00	BH-SD Real Estate 215 LLC	225 W Madison Ave
128	488 231 25 00	Paul J & Laurel M Morello	226 Avocado Ave
129	488 161 02 00	Arbaugh Marital Trust 08-09-84	227-231 W Douglas Ave
130	488 211 06 00	Stc Computers Inc	229 E Main St
131	488 211 22 00	City Of El Cajon	230 Douglas St
132	488 231 23 00	Marco Family Trust	230-292 Avocado Ave
133	488 151 22 00	AMRE Property LLC	231 W Main St
134	487 173 37 00	Rogers Family Trust	234 N Magnolia Ave
135	488 222 01 00	Ginkel Bypass 07-22-88	235 E Lexington Ave
136	488 211 05 00	Brooks Doctor Trust	237 E Main St
137	488 151 02 00	Bert & Bob Investment Company	237 W Main St
138	488 162 18 00	Western Consulting & Ancillary Services	240 S Magnolia Ave
139	488 211 04 00	Ronald L Bain	245 E Main St
140	488 211 15 00	David & Solveig Bassham	250 E Douglas Ave
141	488 211 03 00	Parlin/Potyik Trust 03-10-14	251 E Main St
142	488 161 01 00	AMRE Properties LLC	255 W Douglas Ave
143	488 151 15 00	Sweeney Family Trust	260 W Douglas Ave
144	488 211 01 00	Refoua LLC	261 E Main St
145	488 211 02 00	Refoua LLC	261 E Main St
146	488 162 16 00	Pfuhl, John W Trust	266 S Magnolia Ave
147	488 221 31 00	MDT Investments LLC	269 E Lexington Ave
148	488 211 20 00	Mench, Leland E. II	270 E Douglas Ave
149	488 212 17 07	Robert E. Lewis Trust	275 E Douglas Ave #101
150	488 212 17 08	Mills Family Trust	275 E Douglas Ave #102
151	488 212 17 09	Austin, Albert J & Maureen McCall	275 E Douglas Ave #103
152	488 212 17 14	Alsbaugh, George A & Dorris Y	275 E Douglas Ave #104
153	488 212 17 13	William Sturgeon	275 E Douglas Ave #105
154	488 212 17 10	Wenbourne, Thomas E & Deborah L	275 E Douglas Ave #106
155	488 212 17 11	Howard Kitay Trust	275 E Douglas Ave #107
156	488 212 17 12	Howard A. Kitay	275 E Douglas Ave #108

	A	B	C
157	488 212 17 01	Buchenau, Thomas & Susan	275 E Douglas Ave #109
158	488 212 17 02	Buchenau, Thomas & Susan	275 E Douglas Ave #110
159	488 212 17 03	Kitay Howard A Trust 11-08-07	275 E Douglas Ave #111
160	488 212 17 16	Valle De Oro Financial	275 E Douglas Ave #112
161	488 212 17 15	Valle De Oro Financial Services Inc	275 E Douglas Ave #113
162	488 212 17 04	Bacal, Dan & Robin	275 E Douglas Ave #114
163	488 212 17 05	Collins Family Trust	275 E Douglas Ave #115
164	488 212 17 06	Robinson, Russel K & Mary A	275 E Douglas Ave #116
165	482 283 05 00	Wilson Renee L 01-27-06	275 W Madison Ave
166	488 221 32 00	MDT Investments LLC	277 E Lexington Ave
167	488 211 18 00	Claydelle Douglas LLC	290 E Douglas Ave
168	488 162 15 00	Southern Calif. Developent Corp. Of Ve	290 S Magnolia Ave
169	488 221 33 00	MDT Investments LLC	291 E Lexington Ave
170	488 151 17 00	Bert & Bob Investment Company	291 W Main St
171	487 341 04 00	Goertz Family Revocable Trust	300-350 W Douglas Ave
172	488 040 08 00	North Island Federal Credit Union	301 N Magnolia Ave
173	487 341 05 00	Ahiam & Thomas Meram	301-345 W Main St
174	488 231 22 00	Fitzgerald Family Trust	303-305 E Main St
175	488 111 06 00	Elias & Khadra Totah	306-312 Ballantyne St
176	488 221 30 00	Christ Temple Apostolic Church	309 Prescott Ave
177	488 222 21 00	Christ Church Of El Cajon	311 Highland Ave
178	487 192 52 00	San Diego Credit Union	312 W Main St
179	488 172 18 00	Naylor Decadents Exemption Trust 10-	314 S Magnolia Ave
180	488 040 11 00	J B M M D Llc (Aka Motoworld)	315-327 N Magnolia Ave
181	488 231 03 00	Frear, Graham & Diane	321 E Main St
182	487 331 09 00	Ocean Star Properties	321-325 Van Houtan Ave
183	488 231 04 00	Agostini James A	323 E Main St
184	487 172 67 00	City Of El Cajon	326 N Magnolia Ave
185	488 231 05 00	Agostini James A	327-333 E Main St
186	487 172 75 00	330-360 N Magnolia Llc	330-360 N Magnolia Ave
187	487 351 13 00	Robin Spearing	333 W Lexington Ave
188	482 283 06 00	Steven Balleys	337 W Madison Ave
189	487 351 18 00	Judith P Tilaro	338 W Lexington Ave #21
190	488 241 41 00	B R R B Investment L L C	343 E Lexington Ave
191	488 231 26 00	A M J Properties Llc	343 E Main St
192	488 040 14 00	J B M M D LLC	345 Wells Ave
193	487 331 01 00	Verduzco Yisela	351 W Main St
194	488 040 02 00	Romero Rose M Trust	353 E Park Ave
195	482 283 09 00	Hellwig Peter K & Kathryn	359 W Madison Ave
196	487 331 08 00	Silva Sal A Family Trust	360 W Lexington Ave
197	488 040 13 00	MDA El Cajon One LLC	367-389 N Magnolia
198	487 172 22 00	East County Mortuary Inc	374 N Magnolia Ave
199	482 283 08 00	Jenkins Enterprises Of Nevada L L C	375 W Madison Ave
200	488 111 24 00	Chanda Family Trust 05-06-10	388 E Main St
201	487 192 53 00	SDTJ LLC	390 W Main St
202	487 331 02 00	Jack In The Box % Wong Family Trust	393 W Main St
203	487 172 49 00	Collins Family Trust	396 N Magnolia Ave
204	487 273 06 00	San Diego Metropolitan Transit	398 S Marshall Ave
205	488 040 07 00	Morraine E Stangl Trust	399 N Magnolia Ave
206	487 331 35 00	Kapetanios Properties II L L C\	401 W Main St
207	488 010 24 00	Wong Family Trust	405 N Magnolia Ave
208	482 282 03 00	Sawa Shlaimon T & Layla	407 W Madison Ave

	A	B	C
209	488 112 67 00	The Southland Corp.	410 E Main St
210	487 171 38 00	Chaldean American Association	414 N Magnolia Ave
211	488 232 31 00	Yousif Family Trust 02-09-11	421 E Main St
212	488 112 19 00	Savio & Stavro Inc	422 E Main St
213	488 232 03 00	Quin Yvonne	423-437 E Main St
214	487 331 22 00	Jala Inc	425 W Main St
215	487 331 23 00	Stanton Quentin D	435 W Main St
216	487 331 30 00	Brikho Capital Inc	437-447 W Douglas Ave
217	487 160 07 00	ABS Family Trust 7-12-16	444 W Main St
218	488 232 04 00	Quin Yvonne	445 E Main St
219	487 331 29 00	Correia, John E. Tr	449-469 W Douglas Ave
220	487 331 25 00	Johnson Family Trust	450-482 W Douglas Ave
221	488 010 25 00	Dedrick Family Properties LLC	451-455 N Magnolia Ave
222	487 171 37 00	Guerrara Family Trust	456 N Magnolia Ave
223	487 171 47 00	THT No 005579	450 N Magnolia Ave
224	488 010 38 00	Northgate Hospitality	461 N Magnolia Ave
225	488 010 27 00	Masar LLC	463-467 N Magnolia Ave
226	487 160 04 00	ABS Family Trust	464 W Main St
227	488 010 40 00	Mehul Hospitality Lic	471 N Magnolia Ave
228	488 010 36 00	Perry Eulmi Trust 5-9-03	475 N Magnolia Ave
229	487 160 05 00	Kazemi Aalam Revocable Trust 06-08-03	476 W Main St
230	482 302 02 00	Magnolia Building Partners LLC	480 N Magnolia Ave
231	488 112 20 00	Savio & Stavro	484-490 E Main St
232	487 331 24 00	Orkin Inc.	489 W Main St
233	482 302 01 00	Anderson Keith R 2003 12-23-03	490 N Magnolia Ave
234	488 112 21 00	George Hody	502 E Main St
235	483 330 31 00	Johnnys Shell	515 N Magnolia Ave
236	488 112 22 00	UMRA Investments LLC	518-536 E Main St
237	488 112 43 00	Ablahad Raphael & Gurgis Bedria Trust	522 E Main St
238	488 233 01 00	Family Health Centers of San Diego Ind	525 E Main St
239	483 330 34 00	Alpine Ranch Estates 2012 LLC and Nex	531-565 N Magnolia Ave
240	487 321 29 00	Firas Miskina Maykl Allos L L C	533 W Main St
241	488 233 02 00	Eloise & Edwina Foster	533-545 E Main St
242	487 321 30 00	Firas Miskina Maykl Allos L L C	537 W Main St
243	482 301 10 00	G6 HOSPITALITY PROPERTY LLC	550 Montrose Ct
244	488 112 23 00	UMRA Investments LLC	550-554 E Main St
245	487 321 11 00	Michael Kachi	553-557 W Main St
246	482 301 11 00	HB Montrose LLC	555 Montrose Ct
247	488 233 03 00	Eloise & Edwina Foster	555 W Main St
248	487 122 40 00	El Cajon Storage Lic	556 W Main St
249	488 112 24 00	Tahiti Investments LLC	562-566 E Main St
250	488 233 04 00	U S Credit Bancorp Inc	575 E Main St
251	487 321 33 00	Webster Eddie M & Linda S Family Trust	601-607 W Main St
252	487 321 34 00	Webster E&L Family Limited Partnership	613 W Main St
253	488 113 10 00	Michael Kelly Trust	620 E Main St
254	487 321 27 00	Cunningham Investments Lic	623 W Main St
255	488 233 05 00	Goward Shirley A	665-669 E Main St
256	488 233 06 00	Colson Edward E III II-02-95	677 E Main St
257	488 233 08 00	Dietsch M Monica	689 E Main St
258	487 122 49 00	Literacy First Charter Schools	698 W Main St
259	487 122 48 00	Literacy First Charter Schools	698 W Main St
260	487 302 29 00	Bal Investment L L C	701 W Main St

	A	B	C
261	487 302 31 00	LAWAND HOLDINGS LLC	737-747 W Main St
262	487 301 27 00	Saul & Maria Bejarano	813 W Main St
263	487 301 26 00	Ohringer John I & Paulson Emily J c/o W	821 W Main St
264	487 282 33 00	905 WEST MAIN LLC	905 W Main St
265	487 282 32 00	Hawes Jonathan W	907 W Main St
266	487 282 29 00	Rus Florin-Gabriel	925 W Main St
267	487 282 27 00	Rus Florin-Gabriel	935 W Main St
268	487 282 31 00	Rus Florin-Gabriel	939 W Main St
269	488 232 29 00	L H Avocado Inc	Avocado Ave
270	488 111 34 00	M&A Investment Group LLC	Ballantyne St
271	488 191 11 00	Garden View Properties	Douglas Ave
272	488 191 12 00	Garden View Properties	Douglas Ave
273	488 191 13 00	Garden View Properties	Douglas Ave
274	488 212 20 00	City Of El Cajon	Douglas Ave
275	487 331 26 00	151 L L C	Douglas St
276	488 192 09 00	City Of El Cajon	E Douglas St
277	488 212 22 00	City Of El Cajon	E Douglas St
278	488 111 30 00	City Of El Cajon	E Main St
279	488 111 28 00	City Of El Cajon	E Main St
280	488 212 19 00	City Of El Cajon	Lexington Ave
281	488 111 32 00	County of San Diego	Magnolia Ave N
282	488 111 31 00	State of California	Magnolia Ave N
283	488 072 38 00	City of El Cajon	Magnolia Ave N
284	482 301 03 00	500 N Magnolia Avenue LLC	Magnolia Ave N
285	482 301 06 00	7973 North LG LLC	Magnolia Ave N
286	483 330 22 00	Alpine Ranch Estates 2012LLC	Magnolia Ave N
287	487 121 24 00	San Diego Gas & Electric	Main St
288	487 121 92 00	San Diego Gas & Electric	Main St
289	487 121 25 00	San Diego Gas & Electric	Main St
290	487 341 01 00	Verduzco Yisela	Main St
291	488 233 53 00	Family Health Centers of San Diego Inc	Main St
292	488 233 07 00	Colson Edward E III II-02-95	Main St E
293	487 331 03 00	Jack In The Box % Wong Family Trust	Main St W
294	487 282 28 00	Rus Florin-Gabriel	Main St W
295	488 083 04 00	Christopher Alex Investments SD LLC	Rea Ave
296	487 192 51 00	Rs Partners LP	Sunshine Ave N
297	487 342 06 00	South Sunshine Associates LP	Sunshine St S
298	488 233 51 00	Family Health Centers of San Diego Inc	Taft Ave
299	488 152 50 00	Promenade Square L L C	W Main St
300	487 281 31 00	Clifton Mark A	W Main St

2025 Budget

Income

PBID Tax Income	\$415,000.00
PBID Direct Tax Income	\$155,000.00
Reserves	\$10,000.00
Total Income	\$580,000.00

Cajon Classic Cruise

Car Show Organizer (Steve)	-\$7,310.00
Printing	-\$2,500.00
City Permit	-\$4,250.00
City Insurance	-\$2,000.00
Total Expense	-\$16,060.00

Dinner and a Concert

Sound and Booking	-\$15,000.00
Bands	-\$40,000.00
Restrooms	-\$12,000.00
Security	-\$3,000.00
City Permit	-\$3,500.00
City Insurance	-\$3,850.00
Total Expense	-\$77,350.00

America on Main Street

Sponsorship	-\$16,800.00
Sound and Booking	-\$1,200.00
Bands	-\$2,000.00
Total Expense	-\$20,000.00

Hauntfest on Main

Candy	-\$5,000.00
Sponsorship	-\$10,500.00
Sound and Booking	-\$4,500.00
Total Expense	-\$20,000.00

Holiday Lights on Main

Santa	-\$200.00
Ice Rink	-\$5,500.00
Restrooms	-\$2,000.00
Tree Security	-\$12,000.00
City Permit	-\$561.00
City Insurance	-\$1,750.00
Advertising	-\$2,000.00
Signage	-\$3,000.00
Total Expense	-\$27,011.00

Artival	
Bands	-\$6,000.00
Sound	-\$1,500.00
Security	-\$600.00
Stage	-\$5,000.00
Canopies	-\$2,758.00
Restrooms	-\$1,363.00
Fencing	-\$1,250.00
City Permit	-\$1,200.00
City Insurance	-\$1,750.00
Advertising	-\$5,000.00
Signage	-\$1,500.00
Total Expense	-\$27,921.00

Management Fees	
Audit & Tax Prep	-\$5,500.00
Nonprofit Liability Insurance	-\$3,500.00
Legal Fees	-\$4,500.00
Constant Contacts	-\$4,080.00
Social Media and Web	-\$4,500.00
Executive Director	-\$150,000.00
Total Expense	-\$172,080.00

Clean & Safe	
ECTLC Clean	-\$120,000.00
Light House Security	-\$80,000.00
Total Expense	-\$200,000.00

Beautification	
Changing String Lights	-\$5,000.00
Installing Christmas Wreaths	-\$2,500.00
Seasonal Plants	-\$12,000.00
Total Expense	-\$19,500.00

Total Expenses	-\$579,922.00
-----------------------	----------------------