

Downtown Long Beach Property and Business Improvement District
Annual Report and Assessment Council Action, January 4, 2005

City of Long Beach
**Downtown Long Beach Property
and Business Improvement District**

2004/05 Annual Report

November 2004

(Rev. 3, 12/16/2004)

Prepared by
N|B|S

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1. DISTRICT BACKGROUND

On July 22, 2003, the City Council of the City of Long Beach ("City Council") established the Downtown Long Beach Property and Business Improvement District ("District"), pursuant to the provisions of the *Property and Business Improvement District Law of 1994* ("the Law") *Division 18 of the Streets and Highways Code, commencing with Section 36600*. The City Council determined that the businesses lying within the District boundaries receive special benefit from the improvements and services provided by the District. The City Council further ordered the levy and collection of assessments to pay for the improvements and services provided by the District.

The City Council appointed the Downtown Long Beach Associates (the "DLBA") to make recommendations to the City Council on: the expenditure of revenues derived from the levy of assessments; the classification of properties; and the method and basis of levying the assessments. The District budgets and policies are recommended to the City Council by the DLBA Board, composed of property and business owners located within the District.

This Annual Report is prepared pursuant to Section 36650 (a) of the Law and includes any proposed changes to the District boundaries, benefit zone boundaries, the basis and method of levying the assessments, and any changes to the classification of property.

The District will have a 10-year life beginning January 1, 2004. After five years, the DLBA will undertake a review of the plan and PBID programs.

Annual assessments are based upon an allocation of program costs and a calculation of linear frontage and lot plus building square footage. The District is separated into three benefit zones or service areas. Each benefit zone will receive different levels of service, benefit and assessment. Expenses for Image/Communications will be increased over the first three years from \$150,000 to \$300,000 and annual cost of living allowances of three percent are projected for Downtown Guide and Clean Teams during the first three years. Following year three, annual assessments may increase by annual changes in the Tri-County Consumer Price Index (CPI) for all urban consumers and/or other changes in program costs, not to exceed 5% (five percent) per year. Maximum assessment amounts are shown in Section 6.3 of this Report.

2. PROPOSED CHANGES TO THE DISTRICT

There are no proposed changes to the District boundaries, benefit zones, the basis and method of levying the assessments, or the classifications of property.

3. DESCRIPTION OF THE DISTRICT BOUNDARIES

3.1. General Description of the District Boundaries

The location of the District is approximately 75 blocks, an area bounded roughly by Seaside Way and Shoreline Drive on the south, Alamitos Avenue on the east, the Long Beach Freeway on the west and Broadway, 6th Street, 8th Street and 4th Street on the north. Within this area three benefit zones have been established that will receive different levels of service, benefit and assessment. Section 7 of this Report provides a diagram identifying the District and zone boundaries.

3.2. Detailed Description of the District Boundaries

Beginning at the southeast corner of 7th St. and Alamitos Ave. go south along the east property line of property facing on the east side of Alamitos Ave. to the intersection of Seaside Way and Alamitos/Shoreline Drive. Go west along Seaside Way following the south property line of property facing on the north side of Seaside Way to the intersection of Seaside and Pine Ave. Continue south along the east property line of property facing on the west side of Pine Ave. to the intersection of Pine Ave. and Shoreline Drive. Continue west along Shoreline Drive following the south property line of property facing on the south side of Shoreline Drive to the intersection of Shoreline Drive and Magnolia Ave. Continue south and east along Shoreline Drive following the south property line of property facing on the north side of Shoreline drive to the intersection of Shoreline Drive and Access Road. Continue north along Access Road following the west property line of property facing on the east side of Access Road to the intersection Access Road and Seaside Way. Continue west along Seaside Way following the south property line of property facing on the north side of Seaside Way to the intersection of Seaside Way and Magnolia Ave. Continue west and north along the south property line of property facing on the north side of Shoreline Drive to the intersection of Shoreline Drive and Ocean Ave. At the intersection turn east along the north property line of property facing on the south side of Ocean Blvd. to the intersection of Ocean Blvd. and Golden Ave., turn north along the west property line of property facing on the east side of Golden Ave. At the intersection of the north property line of property facing on the north side of Broadway turn east along the north property line of property facing on the north side of Broadway. At the west property line of property facing west on Pacific turn north following the west property line of property facing west on Pacific to 5th St. At 5th St. turn east across Pacific Ave. to the west property line of property facing on the east side of Pacific Ave. Continue north along Pacific Ave. following the west property line of property facing on the east side of Pacific Ave. to the intersection of Pacific Ave. and 6th St. At 6th St. turn east along the south property line of property facing on the north side of 6th St. to the west property line of property facing on the west side of Pine Ave. Turn north along the west property line of property facing on the west side of Pine Ave. to 8th St. Turn east on 8th St. following the north property line of property facing on the south side of 8th St. to the intersection of the west property line of property facing on the east side of Long Beach Blvd. Turn south on Long Beach Blvd. following the west property line of property facing on the east side of Long Beach Blvd. to the intersection of the north property line of property facing on the south side of 6th Ave. Turn east along the north property line of property facing on the south side of 6th Ave. to the intersection of Elm Ave. Turn south along the east property line of property facing on the west side of Elm Ave. to the intersection of Elm Ave. and 4th St. Turn east following the north property line of property facing on the north side of 4th St. to the intersection of the west property line of property facing on the west side of Alamitos Ave. Turn north following the west property line of property facing the west side of Alamitos to 7th St. Turn east following the north property line of property facing on the south side of 7th St. to the intersection of the east property line of property on the southeast corner of 7th St. and Alamitos Ave.

4. DESCRIPTION OF IMPROVEMENTS AND ACTIVITIES

4.1. Management Plan Summary

Developed by the commercial property owners in Downtown Long Beach, the Business Improvement District Plan improves and conveys special benefits to properties located within the District boundaries. The District provides enhanced safety, maintenance, image enhancement and advocacy programs, above and beyond those currently provided by the City.

4.2. Clean Team

Uniformed "Clean Teams" will provide enhanced maintenance services including sidewalk sweeping and litter removal, power washing and scrubbing of sidewalks, graffiti removal, and clean-up of unusual maintenance problems ranging from illegal dumping to stray shopping carts.

4.3. Downtown Guides

Uniformed "Downtown Guides" will provide Downtown ambassadorial services by assisting visitors and employees, supporting crime prevention efforts to reduce the incidence of nuisance crimes, and productively addressing the challenges associated with street populations. Deployment of guides will include foot patrols, bicycle patrols, escort and visitor services.

4.4. Image Enhancement

Image enhancement activities will aim to improve the overall business image of Downtown with the goal of attracting and retaining businesses, jobs and investment. Initiatives must be designated to provide collective benefits to businesses and property owners. While annual work programs and budgets will be developed in collaboration with targeted stakeholders and approved by the DLBA Board, programs will be selected from a variety of options that may include the following:

Destination Marketing programs that aim to position Downtown Long Beach as a consumer destination. Marketing programs must demonstrate collective benefits to business and property owners. Options include:

- Advertising, including branding and cooperative campaigns and increased placement and frequency in print media.
- Increased distribution and enhanced quality of publications, including the Downtown map and directory and activity guides.
- Improved and increased special event production.
- Public relations efforts to promote a positive image and overall experience.

Investor Marketing/Economic Development services to aid in efforts to attract new office tenants and retail businesses to Downtown and elevate Downtown's business profile in the regional market. Options include:

- Design and production of investor marketing packages to assist real estate brokers, developers and property owners in business recruitment efforts.
- Maintenance of a District database with local market and real estate information.
- Trouble-shooting and permitting liaison services to assist property and business owners to invest and operate in the District.

- Enhanced research and development of the www.downtownlongbeach.org website.
- Incentives and marketing activities targeted to regional real estate brokers.
- Increased business retention efforts to encourage existing businesses to grow.

Communications services to better inform business and property owners. Options include:

- Continued publication of a periodic newsletter.
- District ratepayer surveys to measure overall satisfaction with programs.
- Media relations activities to project a positive business image in local, regional and national media.

4.5. Special Projects

Special project funds support improvements that will improve the visual appearance of Downtown. These may include seasonal banners and decorations, public art, street furniture and amenities, feasibility analyses and plans for design and physical improvements, and other activities and improvements that visibly enhance the Downtown environment.

4.6. Advocacy, Administration and Reserve

Through the DLBA, the PBID supports a professional staff that delivers programs and advocates on behalf of the Downtown community. The PBID allows Downtown stakeholders to project a unified voice and elevate their influence in policies and issues that affect the central business district.

Funds are allocated to office and support services such as bookkeeping, office rent, insurance, office equipment and professional development and training for the staff and DLBA Board. A four percent operating reserve is also budgeted as a contingency for any payment delinquencies and/or unforeseen budget adjustments.

4.7. District Services by Zone

The following table provides a listing of district services provided to each benefit zone. The frequencies of each service may vary by benefit zone.

Activity	Benefit Zone		
	1: Basic Service Area	2: Standard Service Area	3: Premium Service Area
Clean Team	No	Yes	Yes
Sidewalk Sweeping	No	Yes	Yes
Sidewalk Washing	No	Yes	Yes
Sidewalk Scrubber	No	Yes	Yes
Graffiti Removal	No	Yes	Yes
Downtown Guides	No	Yes	Yes
Foot Patrols	No	No	Yes
Bicycle Patrols	No	Yes	Yes
Escort & Visitor Services	No	Yes	Yes
Image Enhancement	Yes	Yes	Yes
Economic Development Services	Yes	Yes	Yes
Destination Marketing Program	Yes	Yes	Yes
Advocacy	Yes	Yes	Yes
Special Projects	No	Yes	Yes

5. DISTRICT BUDGET

5.1. District Budget

The following pages provide the proposed District budget for Fiscal Year 2004/05. The proposed budgeted costs will be recovered via the anticipated Fiscal Year 2004/05 assessments on active parcels within the District totaling \$1,590,010.00 along with \$43,258.00 in available District Funds carried over from prior years.

See Section 8 for a detailed listing of assessments for Fiscal Year 2004/05.

2004-05 BUDGET

REVENUES				
		PROJECTED REVENUE		
		2004-05	DPIA	PBID
DPIA		500,000	500,000	0
PBID		1,633,268	0	1,633,268
City/RDA Contract		0	0	0
Sponsorship (\$=Special Events)		0	0	0
Miscellaneous		12,000	12,000	0
TOTAL		2,145,268	512,000	1,633,268
EXPENSES				
GENERAL ADMINISTRATION				
		PROJECTED EXPENSE		
		2004-05	DPIA	PBID
Salary		369,100	270,600	98,500
Taxes		30,000	21,950	8,050
Benefits		36,000	20,000	16,000
Rent/Expenses		60,000	47,000	13,000
Telephone		16,000	10,000	6,000
Computers		4,000	3,000	1,000
Office Equipment Lease		8,500	4,250	4,250
Office Supply		25,000	20,000	5,000
Postage		11,000	5,500	5,500
General Insurance		7,500	3,750	3,750
Professional Service		20,000	15,000	5,000
Utilities		0	0	0
Depreciation		20,400	10,200	10,200
Taxes		2,000	1,000	1,000
Accounting Service		15,000	7,500	7,500
Employee Recruitment		2,000	1,000	1,000
Outside Support		20,000	20,000	0
TOTAL ADMINISTRATION		646,500	460,750	185,750
ADVOCACY				
Board Contingency		10,000	10,000	0
Image and Communication		0	0	0
Street and Landscape		10,000	0	10,000
Workshops/Orientations		5,000	2,500	2,500
Professional Dues and Subs		3,500	1,750	1,750
Travel and Education (out)		10,000	10,000	0
Travel and Education (local)		12,500	12,500	0
TOTAL ADVOCACY		51,000	36,750	14,250
SPECIAL PROJECTS				
PBID Special Projects		100,000	0	100,000
MISCELLANEOUS				
Delinquency		62,818	0	62,818

2004-05 BUDGET

EXPENSES (continued)				
OPERATIONS				
		PROJECTED EXPENSE		
		2004-05	DPIA	PBID
Clean Team Personnel/Mgmt.		474,200	0	474,200
Clean Team Uniforms		0	0	0
Clean Team Supplies		6,000	0	6,000
Clean Team Fuel		24,200	0	24,200
Clean Team Equipment Lease		33,800	0	33,800
Clean Team Equipment Maintenance		12,000	0	12,000
Vehicle Insurance		3,000	0	3,000
Homeless Outreach		3,000	0	3,000
Downtown Guides/Mgmt.		489,250	0	489,250
TOTAL OPERATIONS		1,045,450	0	1,045,450
MARKETING				
Advertising		43,000	4,500	38,500
Branding		0	0	0
Passport to Savings Program		8,000	0	8,000
Welcome Program		2,000	2,000	0
Newsletter		30,000	0	30,000
Annual Report		4,000	0	4,000
Business Directory		4,000	0	4,000
Parking Card Promo		0	0	0
PR Firm (retainer)		0	0	0
TOTAL MARKETING		91,000	6,500	84,500
SPECIAL EVENTS/SPONSORSHIPS				
Long Beach Live! 2004		0	0	0
Long Beach Live! 2005		0	0	0
State of the Downtown 2005 \$		10,000	0	10,000
Holiday Promotions \$		5,000	0	5,000
New Member Orientation		0	0	0
Poker Run Mixer		0	0	0
Thunder Thursday \$		7,500	5,500	2,000
Live Music Series \$		65,000	0	65,000
Dine Around \$		0	0	0
Destination Downtown Tour \$		2,000	0	2,000
Tour de Artistes (Art Walk)		5,000	0	5,000
Putt-Putt on Pine		2,500	2,500	0
Sponsorship Contingency				
TOTAL SPEC. EVENTS/SPONSORSHIPS		97,000	8,000	89,000
ECONOMIC DEVELOPMENT				
Research		500	0	500
Web Site Development		2,000	0	4,000
Business Recruitment and Retention		49,000	0	47,000
TOTAL ECONOMIC DEVELOPMENT		51,500	0	51,500
TOTALS				
TOTAL EXPENSES		2,145,268	512,000	1,633,268
NET BALANCE		0	0	0

5.2. Surplus or Deficit Carryover

The preliminary surplus carryover from Fiscal Year 2003/04 is \$290,788.67. This total does not include the \$43,258.00 of district funds mentioned in Section 5.1 of this report.

6. METHOD AND BASIS OF ASSESSMENTS

6.1. Method of Apportionment

The District assessment methodology is based on the following variables: linear frontage; lot plus building square footage; premium service area front footage.

- **Linear Frontage:** All Clean Team costs and one-half of the Downtown Guide costs are allocated through linear frontage, acknowledging the benefit of these services to make Downtown sidewalks cleaner and safer.
- **Lot plus Building Square Footage:** The sum of lot and building square footage is a primary assessment variable for a portion of the Downtown Guide costs and the full costs of image enhancement, special projects, advocacy and administration. The inclusion of lot square footage in the calculation acknowledges the greater benefits of these services to the ground level of the property. Building square footage is defined as "rentable building square footage".
- **Premium Service Area Frontage Assessment:** The linear frontage assessment is higher in the premium service area than the standard service area, acknowledging the greater frequency in Clean Team and Downtown Guide services.

The District will levy the Maximum Assessment rates for each Zone during the first three years of the District. Following the third year, annual assessments may increase by as much as 5% per year to keep pace with the change in the consumer price index and other program costs.

6.2. First Year Assessments

The following table provides the assessment rates per benefit zone for fiscal year 2003/04, which is the first year of assessment for the re-established District.

Activity	Assessment Variables:	
	Per Linear Foot of Frontage	Per Square Foot of Lot plus building
(Zone 1) Basic Service Areas	\$0.00	\$0.0159
(Zone 2) Standard Service Areas	\$7.555	\$0.0298
(Zone 3) Premium Service Areas	\$13.022	\$0.0298

6.3. 2004/05 Assessment Rates & Maximum Rates Allowable

The table below identifies the 2004/05 assessment rates as well as the maximum rates allowable in any year of the PBID. Future year assessment rates may change, up or down, if linear frontage or building and lot square footage information changes and/or PBID budgets change pursuant to the annual budget adjustment. However, at no time during the ten year term of the PBID will assessments exceed the following amounts.

	FY 2003/04 Actual & Allowable	FY 2004/05 Actual & Allowable	FY 2005/06 Allowable	FY 2006/07 Allowable	FY 2007/08 Allowable	FY 2008/09 Allowable	FY 2009/10 Allowable	FY 2010/11 Allowable	FY 2011/12 Allowable	FY 2012/13 Allowable
Zone 1: Basic Service										
\$/Per linear ft. of frontage	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
\$/Per building plus lot sq. ft.	0.0159	0.0196	0.0233	0.0244	0.0257	0.0270	0.0283	0.0297	0.0312	0.0328
Zone 2: Standard Service										
\$/Per linear ft. of frontage	7.555	7.781	8.015	8.416	8.836	9.278	9.742	10.229	10.741	11.278
\$/Per building plus lot sq. ft.	0.0298	0.0338	0.0378	0.0397	0.0417	0.0437	0.0459	0.0482	0.0506	0.0532
Zone 3: Premium Service										
\$/Per linear ft. of frontage	13.022	13.413	13.815	14.506	15.231	15.993	16.792	17.632	18.514	19.439
\$/Per building plus lot sq. ft.	0.0298	0.0338	0.0378	0.0397	0.0417	0.0437	0.0459	0.0482	0.0506	0.0532

6.4. Property Use Considerations

The methodology provides the following treatments for property used exclusively for residential, parking structure, non-profit and government uses:

- **Treatment of Residential Property:** Properties used exclusively for rental residential use are considered commercial income-producing property and will be subject to PBID assessments. Properties used exclusively for owner-occupied residential use will not benefit from PBID services and are not subject to PBID assessments.
- **Treatment of Mixed Residential/Commercial Property:** Mixed-use properties that contain both rental residential and commercial uses will be subject to PBID assessments. Mixed-use properties that contain both owner-occupied residential uses and commercial uses will be assessed only on the property that is occupied by a commercial use.
- **Parking:** Parking structures will be subject to one of the following assessment treatments:
 - 1) Frontage, lot and building square footage for parking that is integrated within a building (and the building has other uses in addition to parking) will be excluded from assessment calculations.
 - 2) Frontage, lot and building square footage for stand-alone structured public parking and surface parking will be assessed for all PBID services.
- **Assessment Policy on 501c3 Organizations:** Because tax-exempt properties will not benefit from the PBID, they may be excluded from assessments. An owner of real property located within the PBID may reduce the amount of the assessment to be levied if all of the following conditions are met:
 - 1) The property owner is a non-profit corporation that has obtained federal tax exemption under Internal Revenue Code section 501c3 or California Franchise tax-exemption under the Revenue and Taxation Code Section 23701d.
 - 2) The class or category of real property is eligible for exemption, in whole or in part, from real property taxation.
 - 3) The property owner makes the request in writing to the Downtown Long Beach Associates prior to the submission of the PBID assessment rolls to the County Assessor (on or before July 1 or each year), accompanied by documentation of the tax-exempt status of the property owner and the class or category of real property.

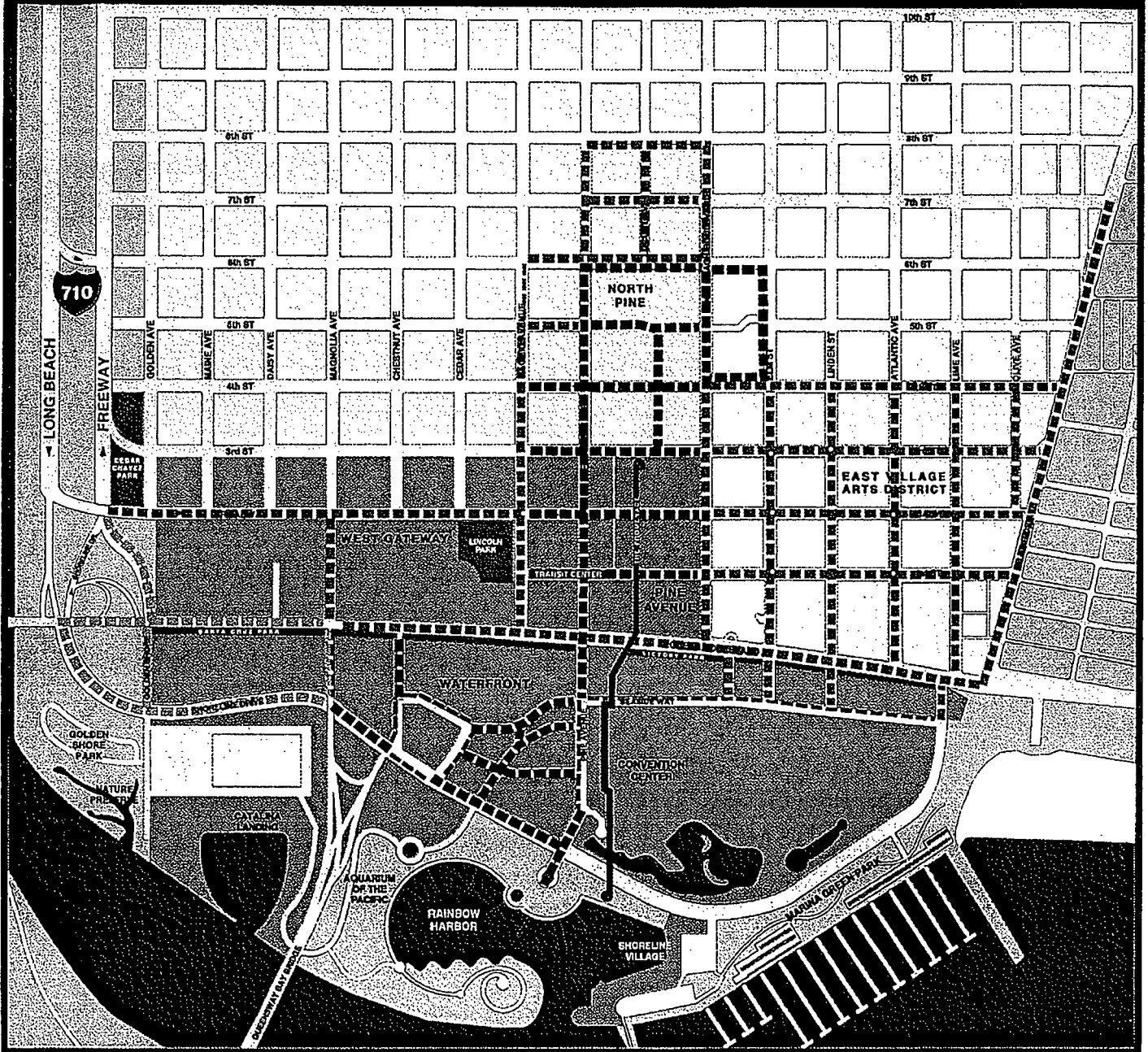
If these conditions are met, the amount of the PBID assessment to be levied shall be reduced in the same proportion to the real property tax exemption granted to the property by the County of Los Angeles.

- **Long Beach Unified School District:** Properties owned by the Long Beach Unified School District will be excluded from assessment calculations.
- **Government Assessments:** The Downtown Long Beach PBID Management Plan assumes that the City of Long Beach, Long Beach Redevelopment Agency, County of Los Angeles and other government entities will pay assessments for the special benefits conferred to the government property within the boundaries of the PBID.




7. DISTRICT AND ZONE BOUNDARY DIAGRAM

The following page identifies the boundary and benefit zones of the District.



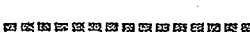
DOWN TOWN LONG BEACH



**BUSINESS BASED
IMPROVEMENT DISTRICT ZONES**

- NORTH PINE 
- EAST VILLAGE ARTS DISTRICT 
- PINE AVENUE 
- WEST GATEWAY 
- WATERFRONT 

**PROPOSED PROPERTY BASED
IMPROVEMENT DISTRICT BENEFIT ZONES**

- PREMIUM 
- STANDARD 
- BASIC 



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8. FISCAL YEAR 2004/05 ASSESSMENT ROLL

The table below provide a breakdown of the Fiscal Year 2004/05 levy for the District separated by Zone.

Tax Zone	FY 2004/05 Levy
Zone 1: Basic Service	\$63,669.52
Zone 2: Standard Service	773,505.80
Zone 3: Premium Service	752,834.68
Total:	\$1,590,010.00

The table below provides a breakdown between Fiscal Year 2004/05 levy amounts placed on the County of Los Angeles Property Tax Roll and those billed directly to parcel owners:

Method of Levy	FY 2004/05 Levy
County of Los Angeles Property Tax Roll	\$1,141,429.94
Direct Bill	448,580.06
Total:	\$1,590,010.00

Parcels owned by the City of Long Beach represent \$337,960.52 of the portion of assessments that were billed directly to property owners. Parcels owned by the Redevelopment Agency of the City of Long Beach represent \$74,742.02 of the portion of assessments that were billed directly to property owners.

The assessment roll for Fiscal Year 2004/05 for the District, separated by Zone, is listed on the following pages.

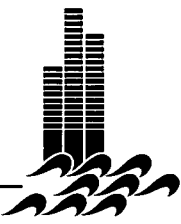
CITY OF LONG BEACH
DOWNTOWN LONG BEACH PROPERTY AND BUSINESS IMPROVEMENT DISTRICT
FISCAL YEAR 2004/05 ASSESSMENT ROLL - ZONE 1-BASIC PARCELS LEVIED
OCTOBER 31, 2004

APN	Zone	Basic or Standard Street Front Footage	2004/05 Standard Front Levy	Premium Street Front Footage	2004/05 Premium Front Levy	Total Front Levy	Lot Sq. Footage	2004/05 Lot Levy	Bldg. Sq. Footage	2004/05 Bldg. Sq. Footage Levy	2004/05 Total Levy	Owner
7278-002-009	1-Basic	0	\$0.00	0	\$0.00	\$0.00	110,066	\$2,157.29	32,247	\$632.04	\$2,789.32	MOLINA MEDICAL CENTERS
7278-002-010	1-Basic	0	0.00	0	0.00	0.00	70,132	1,374.59	103,684	2,032.21	3,408.80	NIELSON LONNIE C
7278-003-028	1-Basic	0	0.00	0	0.00	0.00	97,570	1,912.37	210,907	4,133.78	6,046.14	ARDEN REALTY LTD PTNSHP
7278-003-033	1-Basic	0	0.00	0	0.00	0.00	43,688	856.25	61,432	1,596.07	2,452.32	ARDEN REALTY LTD PTNSHP
7278-003-034	1-Basic	0	0.00	0	0.00	0.00	62,726	1,229.43	157,683	3,090.59	4,320.02	400 OCEANGATE LTD
7278-003-035	1-Basic	0	0.00	0	0.00	0.00	162,043	3,176.04	459,638	9,008.87	12,184.90	200 OCEANGATE LLC
7278-003-036	1-Basic	0	0.00	0	0.00	0.00	35,630	698.35	0	0.00	698.34	200 OCEANGATE LLC
7278-003-037	1-Basic	0	0.00	0	0.00	0.00	19,602	384.20	19,602	384.20	768.40	400 OCEANGATE LTD
7278-003-932	1-Basic	0	0.00	0	0.00	0.00	38,320	751.07	0	0.00	751.06	LONG BEACH CITY
7278-015-042	1-Basic	0	0.00	0	0.00	0.00	178,596	3,500.48	558,010	10,937.00	14,437.48	GREIT ONE WORLD TRADE CENTER LP
7278-015-043	1-Basic	0	0.00	0	0.00	0.00	83,635	1,639.25	346,509	6,791.58	8,430.82	LBWTC REAL ESTATE PARTNERS LLC
7278-015-950	1-Basic	0	0.00	0	0.00	0.00	50,965	998.91	268,000	5,844.80	6,843.70	U S GOVT
7281-022-901	1-Basic	0	0.00	0	0.00	0.00	28,137	551.49	9,629	188.73	740.22	LONG BEACH CITY
Totals: 13 Parcels		0	\$0.00	0	\$0.00	\$0.00	981,108	\$19,229.72	2,267,339	\$44,439.87	\$63,669.52	

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CITY OF LONG BEACH
DOWNTOWN LONG BEACH PROPERTY AND BUSINESS IMPROVEMENT DISTRICT
FISCAL YEAR 2004/05 ASSESSMENT ROLL - ZONE 2-STANDARD PARCELS LEVIED
OCTOBER 31, 2004

APN	Zone	Basic or Standard Street Front Footage	2004/05 Standard Front Levy	Premium Street Front Footage	2004/05 Premium Front Levy	Total Front Levy	Lot Sq. Footage	2004/05 Lot Levy	Bldg. Sq. Footage	2004/05 Bldg. Sq. Footage Levy	2004/05 Total Levy	Owner
7265-001-018	2-Standard	150	\$1,167.15	0	\$0.00	\$1,167.15	22,032	\$744.68	25,798	\$871.97	\$2,783.80	KOLA PARTNERSHIP
7265-001-037	2-Standard	151	1,174.93	0	0.00	1,174.93	15,000	507.00	1,540	52.05	1,733.98	HARTER JEAN R
7265-003-031	2-Standard	50	389.05	0	0.00	389.05	6,311	213.31	15,759	532.65	1,135.00	MADISON APARTMENTS CORPORATION
7265-003-032	2-Standard	50	389.05	0	0.00	389.05	6,554	221.53	13,680	462.36	1,072.66	MADISON APTS CORP
7265-003-033	2-Standard	50	389.05	0	0.00	389.05	6,786	229.37	18,069	610.73	1,229.14	BENWELL DOUGLAS B
7265-003-039	2-Standard	150	1,167.15	0	0.00	1,167.15	14,017	473.77	2,584	87.34	1,728.26	UNION BANK OF CALIFORNIA TR EDWARD C FIN
7266-006-002	2-Standard	143	1,112.68	0	0.00	1,112.68	7,358	248.70	3,696	124.92	1,488.30	MANAGEMENT ACTIVITIES
7266-006-009	2-Standard	102	793.66	0	0.00	793.66	33,105	1,118.95	18,000	608.40	2,521.00	ROBERT GUMBINER FOUNDATION
7266-006-027	2-Standard	140	1,089.34	0	0.00	1,089.34	29,372	992.77	29,000	980.20	3,062.30	ROBERT GUMBINER FOUNDATION
7266-006-040	2-Standard	53	412.39	0	0.00	412.39	6,373	215.41	4,059	137.19	784.98	MANAGEMENT ACTIVITIES
7266-007-018	2-Standard	65	505.77	0	0.00	505.77	3,667	123.94	3,590	121.34	751.04	GUMBINER ROBERT
7266-007-017	2-Standard	72	580.23	0	0.00	580.23	8,759	296.05	17,136	579.20	1,435.48	SQUILLACE DONALD
7266-007-020	2-Standard	163	1,268.30	0	0.00	1,268.30	7,815	264.15	18,136	613.00	2,145.44	GUMBINER ROBERT
7266-008-015	2-Standard	298	2,303.18	0	0.00	2,303.18	18,189	614.79	4,821	162.95	3,080.92	O'CONNELL WILLIAM & LITA
7266-008-016	2-Standard	55	427.96	0	0.00	427.96	5,281	178.50	3,279	110.83	717.28	WOLFE THADDEUS & BIN
7273-020-001	2-Standard	70	544.67	0	0.00	544.67	2,250	76.05	3,148	106.40	727.12	URIARTE FRANCISCO S & SAIDA
7273-020-004	2-Standard	65	505.77	0	0.00	505.77	9,100	307.58	9,100	307.58	1,120.82	DIROSA MARY J
7273-020-005	2-Standard	35	272.34	0	0.00	272.34	4,900	165.62	4,900	165.62	603.58	HOVIVIAN CASH & MARSHA L
7273-020-008	2-Standard	50	389.05	0	0.00	389.05	7,000	236.60	7,000	236.60	862.24	HOVIVIAN CASH & MARSHA L
7273-020-019	2-Standard	50	389.05	0	0.00	389.05	7,000	236.60	7,000	236.60	862.24	UNITED CALIF BK TR
7273-020-025	2-Standard	240	1,867.44	0	0.00	1,867.44	14,000	473.20	2,871	97.04	2,437.68	UNITED CALIF BANK TR
7273-021-007	2-Standard	55	427.96	0	0.00	427.96	8,250	278.85	700	23.66	730.46	BUDGET RENT A CAR OF SO CALIF
7273-021-010	2-Standard	50	389.05	0	0.00	389.05	7,500	253.50	2,148	72.60	715.14	KRUMHAUER RICHARD & DARCY
7273-021-012	2-Standard	200	1,556.20	0	0.00	1,556.20	7,500	253.50	7,330	247.75	2,057.44	KRUMHAUER RICHARD
7273-021-017	2-Standard	300	2,334.30	0	0.00	2,334.30	22,500	760.50	7,868	265.94	3,360.74	LEHR FAMILY LTD PTNSHP AND
7273-022-001	2-Standard	150	1,167.15	0	0.00	1,167.15	5,000	169.00	2,750	92.95	1,429.10	UNITED LAND CO LLC
7273-022-002	2-Standard	50	389.05	0	0.00	389.05	5,000	169.00	8,789	229.81	787.86	WAFFLE PLAZA PROPERTIES INC AL
7273-022-003	2-Standard	50	389.05	0	0.00	389.05	5,000	169.00	4,887	165.18	723.22	DISCIASCIO VALERIE
7273-022-008	2-Standard	50	389.05	0	0.00	389.05	7,500	253.50	5,308	179.41	821.96	COOPER GAIL J
7273-022-011	2-Standard	144	1,120.46	0	0.00	1,120.46	4,700	158.86	384	12.98	1,292.30	MASTER LOCKSMITHS AND SAFESMITHS INC
7273-022-012	2-Standard	58	435.74	0	0.00	435.74	2,800	94.64	2,800	94.64	625.02	MASTER LOCKSMITHS AND SAFESMITHS INC
7273-022-013	2-Standard	100	778.10	0	0.00	778.10	15,740	532.01	29,044	981.69	2,291.80	BOURGON LOIS M
7273-022-014	2-Standard	50	389.05	0	0.00	389.05	7,500	253.50	6,640	224.43	866.98	BEASLEY INVESTMENTS L P
7273-022-015	2-Standard	105	817.01	0	0.00	817.01	15,740	532.01	7,000	236.60	1,585.62	ANDERSON JACK E CO-TR
7273-022-018	2-Standard	248	1,929.69	0	0.00	1,929.69	14,800	500.24	33,284	1,125.00	3,554.92	LONG BEACH AFFORDABLE HOUSING COALITION
7273-023-002	2-Standard	140	1,089.34	0	0.00	1,089.34	4,500	152.10	4,228	142.91	1,384.34	DOWNNS NANCY L
7273-023-003	2-Standard	50	389.05	0	0.00	389.05	7,500	253.50	6,000	202.80	845.34	ARNOLD EDWARD & DIANE
7273-023-007	2-Standard	105	817.01	0	0.00	817.01	15,750	532.35	13,600	459.68	1,809.04	KINDERMANN DALE B
7273-023-009	2-Standard	55	427.96	0	0.00	427.96	8,250	278.85	15,442	521.94	1,228.74	THRESH JAMES L & EMILY A
7273-023-011	2-Standard	50	389.05	0	0.00	389.05	7,500	253.50	7,720	260.84	903.48	SAYLIN KIRK J & TARA L
7273-023-013	2-Standard	200	1,556.20	0	0.00	1,556.20	7,500	253.50	6,664	225.92	2,035.82	DOWNNS NANCY L
7273-024-001	2-Standard	200	1,556.20	0	0.00	1,556.20	7,500	253.50	7,110	240.32	2,050.02	AHN YONG L & SHIN J
7273-024-004	2-Standard	50	389.05	0	0.00	389.05	7,500	253.50	0	0.00	642.54	NAMI HOSSEIN
7273-024-005	2-Standard	25	194.53	0	0.00	194.53	3,750	126.75	0	0.00	321.28	NAMI HOSSEIN
7273-024-007	2-Standard	25	194.53	0	0.00	194.53	3,750	126.75	2,000	67.60	388.88	NAMI HOSSEIN
7273-024-010	2-Standard	50	389.05	0	0.00	389.05	7,500	253.50	14,325	484.19	1,126.74	J P HOUSING CORP
7273-024-014	2-Standard	50	389.05	0	0.00	389.05	2,750	92.95	5,000	169.00	651.00	SCHWAB RONALD A & JULIANNE
7273-024-015	2-Standard	25	194.53	0	0.00	194.53	3,750	126.75	3,750	126.75	448.02	ALLRIGHT PROPERTIES INC
7273-024-016	2-Standard	25	194.53	0	0.00	194.53	3,750	126.75	3,750	126.75	448.02	ALLRIGHT PROPERTIES INC
7273-024-017	2-Standard	50	389.05	0	0.00	389.05	7,500	253.50	7,500	253.50	896.04	STREIBER DEBORAH K
7273-024-018	2-Standard	250	1,945.25	0	0.00	1,945.25	17,500	591.50	42,321	1,430.45	3,967.20	KATES JOHN R & GENE
7273-024-019	2-Standard	150	1,167.15	0	0.00	1,167.15	5,000	169.00	5,482	185.29	1,521.44	YOON HOLDING INC
7273-025-001	2-Standard	183	1,268.30	0	0.00	1,268.30	5,625	190.13	784	26.50	1,484.92	SAVVAS NIKOLAOS G
7273-025-013	2-Standard	38	295.68	0	0.00	295.68	2,175	73.52	1,875	63.38	432.58	NJN PUBLISHING CO
7273-025-014	2-Standard	220	1,711.82	0	0.00	1,711.82	11,100	375.18	17,672	597.31	2,884.30	MARTINO ALBERT J
7273-025-015	2-Standard	50	389.05	0	0.00	389.05	7,800	263.84	2,760	93.29	745.98	NJN PUBLISHING CO
7273-025-018	2-Standard	30	233.43	0	0.00	233.43	4,700	158.86	8,903	300.92	883.20	NJN PUBLISHING CO
7273-025-017	2-Standard	60	389.05	0	0.00	389.05	7,800	263.84	7,500	253.50	908.18	NJN PUBLISHING CO
7273-025-018	2-Standard	65	427.96	0	0.00	427.96	8,580	290.00	7,500	253.50	971.48	NJN PUBLISHING CO
7273-025-019	2-Standard	105	817.01	0	0.00	817.01	8,305	280.71	12,600	425.88	1,523.60	NJN PUBLISHING CO
7273-025-020	2-Standard	308	2,396.55	0	0.00	2,396.55	23,405	791.09	12,600	425.88	3,613.52	NJN PUBLISHING CO
7273-025-021	2-Standard	308	2,396.55	0	0.00	2,396.55	23,405	791.09	22,500	760.50	3,948.14	NJN PUBLISHING CO
7273-026-001	2-Standard	200	1,556.20	0	0.00	1,556.20	22,500	760.50	7,500	253.50	2,570.20	SUMI FRANK H & IRENE M
7273-026-002	2-Standard	50	389.05	0	0.00	389.05	12,500	422.50	12,500	422.50	1,234.04	PROTOMAX CORP
7273-026-004	2-Standard	300	2,334.30	0	0.00	2,334.30	22,500	760.50	15,600	527.28	3,622.08	BFS RETAIL AND COMMERCIAL OPERATIONS LLC
7273-026-005	2-Standard	100	778.10	0	0.00	778.10	25,000	845.00	1,610	54.42	1,677.52	BONNEY CHARLES C
7273-026-006	2-Standard	50	389.05	0	0.00	389.05	7,500	253.50	7,500	253.50	896.04	MEKIS NICK A & BETTY C



January 11, 2005

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