



# CITY OF LONG BEACH

DEPARTMENT OF COMMUNITY DEVELOPMENT

333 WEST OCEAN BOULEVARD • LONG BEACH, CALIFORNIA 90802

# R-22

April 10, 2007

HONORABLE MAYOR AND CITY COUNCIL  
City of Long Beach  
California

## RECOMMENDATION:

Adopt the attached resolution to form the Andy Street Multi-family Improvement District (AMID) and set the date of a public hearing on June 5, 2007, receive petitions and designate Andy Street Improvement Association (AIA) as the owners' association for the AMID. (District 9)

## DISCUSSION

Property owners and businesses in the vicinity of the portion of Andy Street north of South Street and west of Downey Avenue have petitioned the City for creation of a multi-family improvement district. The proposed Andy Street Multi-family Improvement District (AMID) will be made up of property and business owners within the proposed boundaries.

The Andy Street Multi-family Improvement District Management Plan and Engineers Report (Management Plan) details the amount and method of assessment for each property and business owner, the AMID boundaries, and improvements for which the funds will be used. The Management Plan is provided as an exhibit to the attached Resolution of Intention.

Community Development Department staff has worked with property and business owners in the area for several years to reduce crime, enhance resident safety and improve the economic vitality of area businesses. Property and business stakeholders representing 67% of the total proposed district assessment have signed petitions in support of the district and related assessment.

## Use of Funds

Under the Multi-family Improvement District Law as referenced in Section 36701 of the California Streets and Highways Code (Law), Andy Street property and business owners may assess themselves for supplemental security patrol and other services

including: marketing, managerial services, cleaning services, parking facilities, benches, pedestrian shelters, signs, entry monuments, trash receptacles, street lighting, street decorations, parks, fountains, planting areas and street modifications within the scope described in the Management Plan and within the AMID.

Under the proposed Management Plan, AMID funds are to be used to administer security and safety programs to reduce crime and improve the quality of life for residents on Andy Street and the adjacent shopping area. The AMID is expected to generate approximately \$107,552 in its first year for these services. The first year levy of assessment will cover the period of October 1, 2007 through September 30, 2008.

#### Assessment Methodology

Property and business owners have emphasized that the assessment formula for the AMID be fair and equitable to all members of the district. Lot square footage and business use are relevant to the security benefit of district stakeholders and reflect the special benefit of the AMID. Based on these considerations, the following method will be used to determine the assessment:

- 1 – Multi-family residential properties located along Andy Street will be assessed at \$3,600 per parcel per year.
- 2 – Commercial properties located within the district boundaries will be assessed at \$0.015 per lot square foot per year up to a maximum of \$2,400.
- 3 – Licensed business operators within the district will be assessed a base rate plus an additional \$10 per employee per year, as follows:

Category	Base Rate	Emp Rate
Financial/Banking & Insurance	\$225.00	\$10.00
Real Estate Offices and Consulting	\$200.00	\$10.00
Retail	\$150.00	\$10.00
Bar or Restaurant w/Alcohol	\$300.00	\$10.00
Restaurant Ready to Eat	\$200.00	\$10.00
Construction Contractor	\$175.00	\$10.00
Service	\$125.00	\$10.00
Professional	\$200.00	\$10.00
Non-Profit	\$125.00	N/A
Secondary Retail Service License	\$ 76.25	N/A
Miscellaneous Mobile, Recreation, Unique, Entertainment, and Wholesale	\$125.00	\$10.00

Property owner assessments will be collected by Los Angeles County on annual property tax bills and transferred to the City. The City will collect business assessments through the business license billing system.

#### Adoption Process

The attached Resolution of Intention (ROI) and Management Plan are necessary to establish AMID boundaries, specify its mission and describe the planned improvements and activities. The ROI also establishes the AMID Advisory Board, provides the method and basis of levying the assessment and proposes that the Andy Street Improvement Association (AIA) administer district programs.

The adoption of the attached ROI would declare the City Council's intention to begin the AMID proceedings and set a public hearing for June 5, 2007 at 5:00 p.m. To comply with the Law, an election of stakeholders to be assessed must be conducted. A ballot will be mailed to all members of the district upon adoption of the attached ROI. A notice of hearing will also be published as required by the ROI. Business owners will be sent a notice of protest proceeding a public hearing.

Election votes will be tabulated at the public hearing. Vote values will be weighted according to assessment amount determined by the assessment methodology described in the attached Management Plan. If, at the public hearing, more than two-thirds of the property assessment vote in favor, the AMID shall be formed. If owners representing more than one-third of the assessment vote against the AMID, it shall not be formed.

The City Council shall receive written or oral protests from business owners at the public hearing. Protests must be filed in writing with the City Clerk and must contain sufficient detail to identify the business and evidence allowing the City to substantiate ownership, so as to obtain a count in determining a majority protest. If valid written protests are received from business owners comprising 50 percent or more of the total proposed AMID merchant assessment, and if none are withdrawn, the district shall not be formed.

This letter was reviewed by Assistant City Attorney Heather Mahood on March 21, 2007, Budget Management Officer David Wodynski on March 29, 2007, and the City Treasurer's Office on March 22, 2007.

#### TIMING CONSIDERATIONS

The AMID formation must be completed prior to July 31, 2007 to allow timely submittal of the assessment roll to Los Angeles County and the Business License Bureau.

HONORABLE MAYOR AND CITY COUNCIL  
April 10, 2007  
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FISCAL IMPACT

If the district is approved following the June 5, 2007 public hearing, a Special Revenue Fund in the Department of Community Development will be established for administration of AMID revenue. Expenditures will be limited to revenue collected through assessments. The City will not be fiscally liable for any activities of the AMID. There will be no impact on the General Fund.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



PATRICK H. WEST  
DIRECTOR OF COMMUNITY DEVELOPMENT

PHW:RS:tb

Attachment: Resolution of intention to hold public hearing to form the Andy Street Multi-family Improvement District.

APPROVED:



GERALD R. MILLER  
CITY MANAGER

1 RESOLUTION NO.

2  
3 A RESOLUTION OF INTENTION OF THE CITY  
4 COUNCIL OF THE CITY OF LONG BEACH DECLARING  
5 THE INTENTION OF THE CITY COUNCIL TO ESTABLISH  
6 THE ANDY STREET MULTI-FAMILY IMPROVEMENT  
7 DISTRICT, FIXING THE TIME AND PLACE OF A PUBLIC  
8 HEARING THEREON AND GIVING NOTICE THEREOF  
9

10 WHEREAS, a proposal has been submitted for the creation of a multi-  
11 family improvement district pursuant to California Streets and Highways Code Sections  
12 36700 et seq. by certain property owners and businesses located within that area of the  
13 City of Long Beach more particularly described in the Management Plan attached as  
14 Exhibit "A" to this resolution (the "Andy Street Multi-family Improvement District"); and

15 WHEREAS, the City Council of the City of Long Beach has received a  
16 petition, signed and acknowledged, of property owners in the Andy Street Multi-family  
17 Improvement District who will pay more than two-thirds of the assessments proposed to  
18 be levied in said District, requesting that such district be formed;

19 NOW, THEREFORE, the City Council of the City of Long Beach resolves  
20 as follows:

21 Section 1. That the City Council hereby declares its intention to  
22 establish a multi-family improvement district under and pursuant to the Multi-family  
23 Improvement District Law of 2004 (California Streets and Highways Code, Sections  
24 36700, et seq.).

25 Sec. 2. The Management Plan for said District, which is attached as  
26 Exhibit "A" hereto, is hereby approved.

27 Sec. 3. Notice is hereby given that a public hearing will be held  
28 concerning this matter on June 5, 2007, at the hour of 5:00 p.m., in the Council

1 Chambers of the City Council in the Long Beach City Hall, by the City Council to  
2 consider the establishment of the Andy Street Multi-family Improvement District as  
3 herein proposed and described and to hear any and all protests thereto.

4           Sec. 4.       The Department of Community Development is hereby  
5 directed to mail notices to the record owners of parcels within the district, which notices  
6 shall contain the time and date of the public hearing, the proposed assessment, the  
7 total amount thereof charged to the whole district, the amount chargeable to the  
8 owner's parcel, the duration of the payments, the reason for the assessment and the  
9 basis for the calculation thereof. A ballot shall be included with said notice, which shall  
10 permit the parcel owner to indicate his or her name, identification of the parcel and  
11 support or opposition to the assessment. The Department of Community Development  
12 is hereby directed to mail notices under California Streets and Highways Code Section  
13 36714 to businesses within the district.

14           Sec. 5.       At the public hearing, the results of the election described in  
15 Section 5 above shall be announced.

16           Sec. 6.       The City Council hereby appoints the Andy Street  
17 Improvement Association as the "Owners' Association" for the District, as that term is  
18 defined in Streets and Highways Code Section 36705.

19           Sec. 7.       This resolution shall take effect immediately upon its  
20 adoption by the City Council, and the City Clerk shall certify the vote adopting this  
21 resolution.

22           I hereby certify that the foregoing resolution was adopted by the City  
23 Council of the City of Long Beach at its meeting of \_\_\_\_\_, 2007,

24 ////

25 ////

26 ////

27 ////

28 ////

Robert E. Shannon  
City Attorney of Long Beach  
333 West Ocean Boulevard  
Long Beach, California 90802-4664  
Telephone (562) 570-2200

1 by the following vote:

2 Ayes: Councilmembers:

\_\_\_\_\_

3 \_\_\_\_\_

4 \_\_\_\_\_

5 \_\_\_\_\_

6 Noes: Councilmembers:

\_\_\_\_\_

7 \_\_\_\_\_

8 Absent: Councilmembers:

\_\_\_\_\_

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10 \_\_\_\_\_

11 \_\_\_\_\_

City Clerk

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2/28/07; rev. 3/14/07

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28 #07-01003

Exhibit A

ORIGINAL

**Andy Street  
Multi-family Improvement District  
Management Plan and Engineer's Report**

Prepared pursuant to the *State of California, Streets and Highways Code Part 8  
(commencing with Section 36700) of Division 18;*  
*Multi-family Improvement District Law of 2004* to create a Multi-family Improvement  
District in the City of Long Beach

April 2007

Exhibit A

**Andy Street Multi-family Improvement District  
Management Plan and Engineers Report**

**Long Beach, California**

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Appendix 1. Andy Street Multi-family Improvement District Property and Business Assessment Roll

## I. DISTRICT MANAGEMENT PLAN OVERVIEW

Developed by a coalition of Andy Street area property and business owners, the Andy Street Multi-family Improvement District ("AMID" or "District") is a benefit assessment district created under the authority of the *State of California, Streets and Highways Code Part 8 (commencing with Section 36700) of Division 18; Multi-family Improvement District Law*. The AMID is proposed to improve safety and security in the Andy Street area. The purpose of the District will be to provide supplemental security services to reduce crime, graffiti and nuisance activities.

Andy Street property owners have much to be proud of over the last few years. The area has historically experienced a high level of drug activity, violence and burglaries. Since initial efforts in 2002, the collaborative efforts of the Long Beach Police Department (LBPD), Community Development, and owners has reduced crime by 30%. The AMID, through cost effective delivery of services, will improve safety, cleanliness and business activity in the area.

**Location:** A 36 acre area of Long Beach north of South Street along Downey Avenue up to 59<sup>th</sup> Street and including the portion of Andy Street west of Downey Avenue. See Figure 2 on page 12 for map.

**Services:** Supplemental security patrol program and additional security services to: support police and property owner crime prevention efforts; reduce graffiti, vandalism and dumping.

### **Method of**

**Financing:** Benefit assessment of privately owned properties and businesses. Assessment will be proportional based upon special benefit from property location, lot square footage and business type.

Revenue by source is estimated as follows:

Property Owners	\$ 89249.07
Merchants	\$ 5838.80

Total annual district assessment for each of its first 5 years, assuming various CPI increases in years 2-5 are shown in the table below: The maximum CPI increase is 4% per year.

Annual Assessment	2% Annual CPI Increase	3% Annual CPI Increase	4% Annual CPI Increase (CAP)
FY 2007/2008	\$95,087.87		
FY 2008/2009	\$ 96,990	\$ 97,940	\$98,891
FY 2009/2010	\$ 98,929	\$ 100,879	\$102,847
FY 2010/2011	\$ 100,908	\$ 103,905	\$106,960
FY 2011/2012	\$ 102,926	\$ 107,022	\$111,239

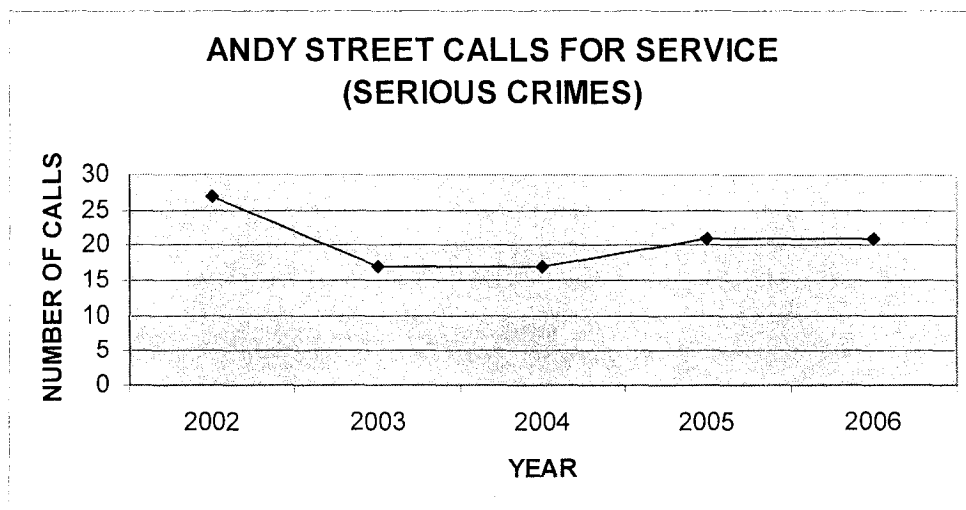
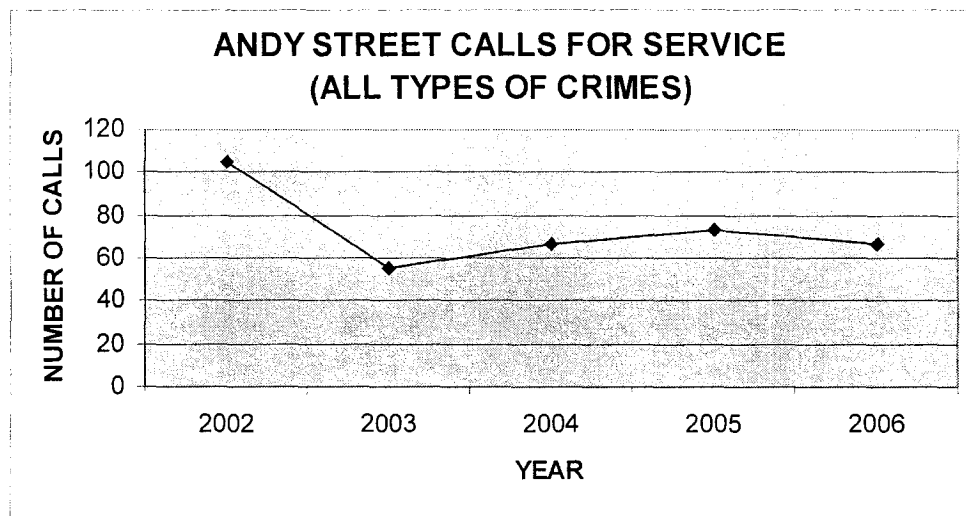
**Duration:** In accordance with state law, the district will have a set term. The initial term of this district will be 5 (five) years.

## II. WHY A MULTI-FAMILY IMPROVEMENT DISTRICT FOR THE ANDY STREET AREA?

### A. Reverse negative image

An area's overall image affects the individual businesses located in and around the area. The District can provide effective tools, such as maintenance and security programs to help dispel a negative image by changing existing conditions of blight and crime

The graphs below show 2002-2006 calls for service statistics.



## **B. Attract new businesses and investment**

A cleaner, safer, and more vibrant District will accelerate efforts to attract new businesses and improvements in the District. The District can provide results-oriented service programs targeted to area needs.

## **C. Establish private sector property and business control**

After the first year, the annual management district work plans and budgets are developed by the Owner's Association ensuring that the District will be accountable to those who pay the assessment. Security, maintenance, and marketing programs are subject to private-sector performance standards and controls.

## **D. Create a unified voice for the district**

Forming a Multi-family Improvement District will provide the foundation for developing a viable and unified private-sector voice for the Andy Street area. One unified management entity increases the District's ability to work effectively with the local government and other civic and social organizations in the community.

# **III. Andy Street Improvement District Boundary**

## **A. General Description**

The purpose of the assessment district is to improve neighborhood conditions for the residents of Andy Street and for surrounding business and property owners. To accomplish this, Andy Street Multifamily Improvement District (AMID) revenue will fund security patrol services, property owner services, public space improvements, and resident programs within the AMID.

## **B. Legal Description**

Refer to Figure 1, page 11.

## **C. District Map**

Refer to Figure 2, page 12.

# **IV. SERVICE PLAN**

## **A. Service Plan**

The AMID Service Plan provides for security beyond that provided by the City to reduce crime, graffiti and illegal dumping. Day to day operations initially will be administered by the City of Long Beach with the reasonable anticipation that the

Owners Association assuming this responsibility in year two. The only hired staff will be security patrol personnel.

## 1. Security

The primary purpose of establishing the AMID is to put in place a security program. The initial step will be to install 7-day a week security patrol. Initially, under contract to the City of Long Beach, a security company will supply uniformed, armed security patrols, who make rounds to every property on a continuous basis. The uniformed vehicular night patrol serves as the eyes of and ears of the LBPD and also responds to calls for assistance.

The property and business owners will establish the Apartment Watch program, which will enable security personnel to monitor the movements of nonresidents, and alert police to crime and suspicious activities. In addition, security contract will implement an electronic patrol reporting and monitoring program. Security patrol activity reports are then available for printing the following day.

### a. Duties

Specifically, the security staff on duty performs continuous patrols of properties within the AMID boundaries. These patrols are made in an appropriately marked vehicle with light bar and spotlight. Doors and access areas of properties are physically checked, and appropriate notifications will be made in case of emergency. The security staff looks for illegal trespassers and notifies the police if any are observed.

### b. Relationship to City Police

**It is understood that the security patrol is not intended to take the place of City Police personnel.** Instead, as a uniformed and armed patrol, they act as an observation unit that is **prepared to alert** the City Police **rather than apprehend** lawbreakers. Their visible presence acts as a deterrent to criminal activity in the district.

## 2. Administration

The Andy Street Improvement Association, comprised of stakeholders, is working towards creation of an incorporated Owners Association as defined 36705(i). The Andy Street Improvement Association may request that District funds be administered by the Owners Association under contract to the City of Long Beach.

Once established is responsible for meeting regularly, electing officers, communicating with stakeholders and advising the City of Long Beach on services and expenditures of AMID revenue. Under the law, the Owners Association is responsible to prepare and provide the Management District Plans in years 2 through 5.

Should the Owner's Association not be incorporated prior to January of 2008, the City of Long Beach shall cause to be prepared the 2008-2009 Management Plan and each succeeding year after until the Owners Association is formed.

The City of Long Beach may, at any time, contract with the Owner's Association for management of the District so long as insurance and other contract requirements are met.

## **B Service Plan Budget**

Services are based on the following estimated allocation of AMID revenues for the first year of the renewed district. This budget may be increased during the term of the AMID to account for cost of living increase with a maximum increase not to exceed 4% per year.

<b>Expense Category</b>	<b>Expense Detail</b>	<b>Budget</b>
Security		\$76,000.00
Administration	Directors and Officers Ins	\$4,000.00
	Accounting/Tax Preparation	\$1000.00
	Apartment Owners Assn Dues	\$500.00
	Postage, Printing and Copying	\$500.00
	Legal Expenses	\$1,000.00
	Telephone/Fax	\$790.00
	Utilities	\$0.00
	Tenant Programs/Activities	\$1,000.00
	Assessment Roll Consultant	\$3,500.00
	Staff (Contract)	\$5796.57
	Contingency	\$1,001.30
<b>TOTAL</b>		<b>\$ 95,087.87</b>

## **V. ASSESSMENTS**

### **A. Methodology**

Property owners and other District stakeholders have emphasized that the assessment formula for the District be fair and equitable to all members of the district. The district will establish an assessment on:

- 1 Andy Street Property Owners
- 2 Non Andy Street Property Owners
- 3 Business Licensees

Lot square footage and business use are relevant to the security benefit of district stakeholders and reflect the long-term value implications of the District. Because the security patrol is anticipated to benefit each multi-family residential property owner, surrounding commercial property owners and neighborhood merchants, an equitable assessment methodology must incorporate property size, use and business operation type. Taking these factors into account the following method will be used to determine the assessment:

1 – Multi-family properties located along Andy Street will be assessed at \$3,600 per parcel per year.

2 – Commercial properties located within the district boundaries will be assessed at \$0.015 per lot square foot per year. If the resulting assessment is in excess of \$2,400, the excess will be eliminated and the property owner will pay \$2,400. Non-profit corporations, including churches, operating within the district are subject only to the non-profit business license assessment amount listed in Section V.A.3 below.

3 – Licensed business operators within the district will be assessed as follows:

Category	Base Rate	Emp Rate
Financial/Banking & Insurance	\$200	\$10.00
Real Estate Offices and Consulting	\$200	\$10.00
Retail	\$150	\$10.00
Bar or Restaurant w/Alcohol	\$300	\$10.00
Restaurant Ready to Eat	\$200	\$10.00
Construction Contractor	\$175	\$10.00
Service	\$125	\$10.00
Professional	\$200	\$10.00
Non-Profit	\$125	Na
Miscellaneous Mobile, Rec/Ent	\$125	\$10.00
Unique and Wholesale		
Secondary Retail Service License	\$76.25	Na

Using the above methodology, the average Andy Street property owner will be assessed \$3,600 per year. Non Andy Street property owners will pay no more that \$2,400 per year. The relative benefit to business operators is considered less than that of district property owners; thus, the maximum annual merchant assessment is \$300 plus \$10 per employee. Home based businesses are excluded.

Churches operating within the district will pay the non-profit business license assessment amount of \$125 per year.

## **B. CPI Adjustments**

The maximum annual assessment shall be increased each year. The maximum annual assessment shall increase by an amount equal to the annual change in the

Consumer Price Index for All Urban Consumers in Los Angeles-Riverside-Orange County (CPI Adjustment) over the previous year's maximum annual assessment. The amount of the increase shall not exceed four percent (4%) or be less than zero percent (0%) of the previous year's maximum annual assessment. The annual CPI Adjustment will be calculated in March of each year for the preceding twelve (12) month period. The annual assessment levied each fiscal year shall be based upon the proposed budget for that fiscal year and may be less than the maximum annual assessment authorized by this section. Any assessment levied equal to or less than the amount defined as the maximum annual assessment in this section shall not be considered an "Increase to the Assessment" as defined in Proposition 218.

### **C. Assessment Factors for Clarification**

With regard to property under the control of one who is not the owner of record, the following shall apply:

For purposes of assessment, a property will be deemed to be under the control of a party other than the owner of record under the following circumstances:

1. where such party possesses a lease on the property for a term of not less than ten (10) years;
2. where the property is held in trust or by an estate for the benefit of another party;
3. or, where the property is owned by a corporation, a partnership, and/or comparable entity in which such party holds not less than 25% interest.

### **D. Time and Manner for Collecting Assessments**

Property Assessment - As provided by state law, the proposed Andy Street Improvement District assessment will appear as a separate line item on each property owner's annual secured property tax bill prepared by the County of Los Angeles.

Secured property tax bills are generally distributed in the fall, and payment is expected by lump sum or installment. The County of Los Angeles will distribute the collected funds to the City of Long Beach, which then may allocate those funds.

Business Operator Assessment – Business Operator assessments will be invoiced and due with annual City of Long Beach Business License renewal statements. Assessment revenue received will be segregated into a special fund for transfer to the AMID advisory group.

### **E. General and Special Benefit**

The assessment formula set forth in section V A is based upon the proportional special benefit conferred upon each assessed parcel and business operator. The property related service being provided shall provide no general benefit.

## VI. AMID RULES AND REGULATIONS

Pursuant to the Multi-family Improvement Districts law, Section 36713(j), a Multi-Family Improvement District (MID) may establish rules and regulations that uniquely apply to the district. .

### Disestablishment

According to the law any district where there is no outstanding indebtedness may be disestablished by resolution of the City Council. This may occur if the City Council finds that funds have been improperly used or if the assessed property owners request disestablishment. There will be a thirty-day window every year beginning on the one-year anniversary of the establishment of the district, in which property owners may petition to disestablish the district. If the stakeholders who pay 50% or more of the assessments levied, or more than submit a written petition to disestablish, the City Council will do so. Any remaining revenues derived from the assessment or sale of assets purchased with the assessment will be returned to the owners of the property proportionate to the amount that each property owner was levied and paid in the fiscal year the District is disestablished.

## VII. DISTRICT GOVERNANCE

It is anticipated the Andy Street Multi-family Improvement District Owner's Association shall be the Andy Street Improvement Association, Inc. and shall exercise the powers set forth in Section 36705(i), and other applicable sections upon its satisfaction of the requirement set forth in 536705(i) and the City of Long Beach's insurance and contract requirements.

The Owners Association shall establish by-laws specifying board composition that includes a requirement that positions be designated for at least one commercial property owner and one business owner.

REVIEWED BY:

DATE:

\_\_\_\_\_  
Mark Christoffels, City Engineer

APPROVED BY:

DATE:

\_\_\_\_\_  
Pat West, Director  
Director of Community Development

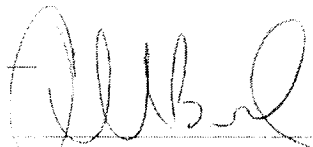
**Legal Description  
For  
Andy Street Improvement District Boundary**

All that certain real property located in the City of Long Beach, County of Los Angeles, State of California bounded as follows:

Beginning at the Southeast corner of Parcel 1 of Parcel Map No. 16346, as per map filed in Book 190, Pages 49 and 50 of Parcel Maps, records of said County; thence along the Easterly line of Parcels 1 and 2 of said map, North  $00^{\circ}17'05''$  West 610.03 feet to the South line of Tract No. 26919, as per map recorded in Book 684, pages 49 and 50 of Maps, records of said County, thence along said South line, North  $89^{\circ}43'34''$  East 307.50 feet to the Southeast corner of Lot 4 of said Tract; thence along the East line of said Lot, North  $00^{\circ}17'05''$  West 299.99 feet to the North line of said Tract, said line also being the South line of Fifty-Ninth Street (60.00 feet wide); thence along the South line of Fifty-Ninth Street, North  $89^{\circ}43'34''$  East 360.00 feet to the Northeast corner of Lot 7 of said Tract; thence along the Easterly line of said lot, South  $00^{\circ}17'05''$  East 299.97 feet to the Southeast corner of said lot; thence along the Easterly prolongation of the South line of said Tract, North  $89^{\circ}43'23''$  East 329.98 feet to the centerline of Downey Avenue (52.00 foot half-width) as shown on said Tract, thence along said centerline, South  $0^{\circ}16'55''$  East 609.97 feet more or less to the Easterly prolongation of the Southerly line of Lot 2 of Tract No. 28099, as shown on a map recorded in Book 707, Pages 82 through 84, inclusive of Maps, records of said County; said line also being the North line of South Street (110.00 feet wide); Thence along said North line, South  $89^{\circ}43'00''$  West 997.45 feet to the Point of Beginning.

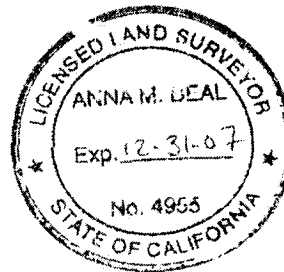
Containing 16.45 acres more or less

Prepared by me or under my supervision:

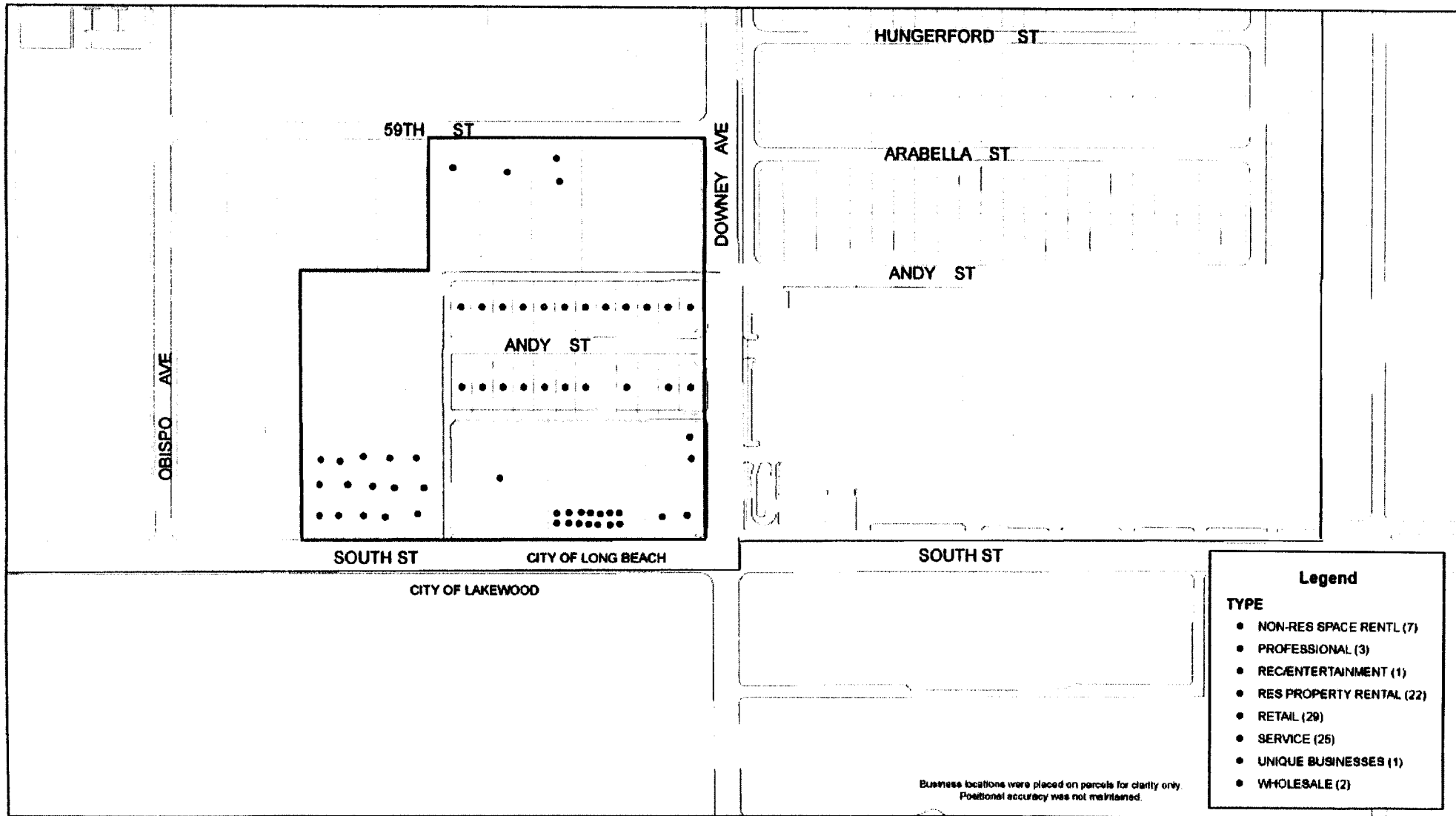


Anna M. Beal, P.L.S. 4955  
Expires 12/31/07

4/10/07



**CITY OF LONG BEACH  
BUSINESS LICENSES FOR PROPOSED ANDY STREET BUSINESS IMPROVEMENT  
ASSESSMENT DISTRICT SOUTH ST - DOWNEY AVE**



**APPENDIX 1**  
**Assessment Roll**

**Andy Street Improvement District  
Property Assessment Roll**

APN	OWNER	SITUS ADDRESS	Sq ft	Rate	Assessment
7121008005	STEIGERWALD,EILEEN D TR STEIGERW	3280 E 59TH ST	36000	0.015	\$ 540.00
7121008006	FINKLE,LOUIS J ET AL REUVEN,MICH	3300 E 59TH ST	36000	0.015	\$ 540.00
7121008007	FARRAH,EDWARD & SHIRLEY D TRS FA	3310 E 59TH ST	36000	0.015	\$ 540.00
7121008008	COMMUNITY GRACE BRETHREN CHURCH	5885 DOWNEY AVE	83200	Exempt	\$ -
7121009010	MATA,SILVERIO	3351 E ANDY ST	5828	na	\$ 3,600.00
7121009012	USHER,MARIO & GEE,IAN	3371 E ANDY ST	5880	na	\$ 3,600.00
7121009013	MATA,SILVERIO	3381 E ANDY ST	5880	na	\$ 3,600.00
7121009014	MASTER,AMIT	3391 E ANDY ST	5880	na	\$ 3,600.00
7121009015	NEVELS,RENI L & STACI L	3401 E ANDY ST	5880	na	\$ 3,600.00
7121009016	SOM,SINA V	3421 E ANDY ST	5880	na	\$ 3,600.00
7121009017	WORSHAM,FLOYD L	3441 E ANDY ST	5880	na	\$ 3,600.00
7121009018	AQUINO,LAMBERTO & ERLINDA TRS AQ	3461 E ANDY ST	5880	na	\$ 3,600.00
7121009019	WORSHAM,FLOYD L	3481 E ANDY ST	5880	na	\$ 3,600.00
7121009020	BROWN,DARRYL & ANGEL B	3491 E ANDY ST	5880	na	\$ 3,600.00
7121009021	MATA,SALVADOR & MARIA DE JESUS	3495 E ANDY ST	5680	na	\$ 3,600.00
7121009022	AKACHUKWU ANYAEGBULGU	3350 E ANDY ST	5826	na	\$ 3,600.00
7121009023	SKALIJ,WALLY J JR	3360 E ANDY ST	5880	na	\$ 3,600.00
7121009024	WANG,CHARLES	3370 E ANDY ST UNIT	5880	na	\$ 3,600.00
7121009025	EZIHE O. IRONDI	3380 E ANDY ST	5880	na	\$ 3,600.00
7121009026	SZETO,YUEN M	3390 E ANDY ST	5880	na	\$ 3,600.00
7121009027	SZETO,YUEN M	3400 E ANDY ST	5880	na	\$ 3,600.00
7121009028	TAING,THOMAS K & CHHOUR,MELISSA	3420 E ANDY ST	5880	na	\$ 3,600.00
7121009029	TAING,RANDY C & ELAINE L	3440 E ANDY ST	5880	na	\$ 3,600.00
7121009030	OJEDA,VICTOR M & OJEDA,MARTIN D	3460 E ANDY ST	5880	na	\$ 3,600.00
7121009031	THERIA MAE WASHINGTON-WOODS	3480 E ANDY ST	5880	na	\$ 3,600.00
7121009032	LARAIN & ELDER TURNER	3490 E ANDY ST	5880	na	\$ 3,600.00
7121009033	CRESCITELLI,LUIS & MATA,SALVADOR	3494 E ANDY ST	5684	na	\$ 3,600.00
7121009034	AMVETS DEPT OF CA SRV FOUNDATION	3315 E SOUTH ST	59240	0.015	\$ 888.60
7121009035	SHOOK,MARK P	3321 E SOUTH ST	57935	0.015	\$ 869.03
7121009036	SHOOK,MARK R	3331 E SOUTH ST	2659	0.015	\$ 39.89
7121009037	UNITED EL SEGUNDO INC	3495 E SOUTH ST	20347	0.015	\$ 305.21
7121009038	D & S REAL ESTATE INVESTMENTS LL	5815 DOWNEY AVE	15877	0.015	\$ 238.16
7121009042	PUBLIC STORAGE PROPERTIES VIII I	3207 E SOUTH ST	205875	0.015	\$ 2,400.00
7121009900	REDEVELOPMENT AGENCY OF LONG BEA	3361 E ANDY ST	5880	0.015	\$ 88.20
		COUNT	34		\$ 89,249.07

**Andy Street Improvement District  
Merchant Assessment Roll**

<b>BUSINESS</b>	<b>Business address</b>	<b>Type</b>	<b>Empls</b>	<b>Base Ass</b>	<b>Emp Ass</b>	<b>Total Ass</b>
SANTO NINO FAMILY DENTISTRY	3253 SOUTH ST J104	PROFESSIONAL	1	200	10 \$	210
COWBOY COUNTRY	3321 SOUTH ST	REC/ENTERTAINMENT	0	76.25	0 \$	76
COWBOY COUNTRY	3321 SOUTH ST	RETAIL	15	300	150 \$	450
ELBY'S LIQUOR	3337 SOUTH ST	RETAIL	2	150	20 \$	170
UNITED OIL #73	3495 SOUTH ST	RETAIL	4	150	40 \$	190
A & V PAWN SHOP	3323 SOUTH ST	RETAIL	5	150	50 \$	200
HOUSE OF FUNDUE RESTAURANT	3253 SOUTH ST J101	RETAIL	2	300	20 \$	320
BOY'S HAMBURGERS #8	5815 DOWNEY AVE	RETAIL	5	200	50 \$	250
SIZZLING WOK	3253 SOUTH ST J105	RETAIL	1	200	10 \$	210
P S ORANGECO INC	3207 SOUTH ST	RETAIL	3	150	30 \$	180
AFFORDABLE DME AND MEDICAL SUPPLIE	3253 SOUTH ST J103	RETAIL	1	150	10 \$	160
LINK STAFFING	3253 SOUTH ST J108	RETAIL	0	150	0 \$	150
UBUYWERUSH	3329 SOUTH ST	RETAIL	2	150	20 \$	170
L R STATUARY	3333 SOUTH ST	RETAIL	1	150	10 \$	160
SOUTH STREET THRIFT CENTER INC	3315 SOUTH ST	RETAIL	2	125	20 \$	145
KHA, CHAU MINH (Lovely Nails)	3253 SOUTH ST J106	SERVICE	0	76.25	0 \$	76
AUTHENTIC HAIR & BARBERING SALON	3325 SOUTH ST	SERVICE	0	76.25	0 \$	76
AUTHENTIC HAIR SALON	3325 SOUTH ST	SERVICE	0	76.3	0 \$	76
AUTHENTIC HAIR & BARBER	3325 SOUTH ST	SERVICE	0	76.25	0 \$	76
MABRY, MONIQUE (Authentic Hair)	3325 SOUTH ST	SERVICE	0	76.25	0 \$	76
AUTHENTIC HAIR & BARBERING SALON	3325 SOUTH ST	SERVICE	1	125	10 \$	135
COMPLETE BUSINESS SOLUTIONS	3255 SOUTH ST K205	SERVICE	2	125	20 \$	145
UNITED OIL 73	3495 SOUTH ST	SERVICE	0	76.25	0 \$	76
ABLE INC	3255 SOUTH ST K202	SERVICE	10	125	100 \$	225
BUDMAN, DAVID	3255 SOUTH ST K204	SERVICE	0	125	0 \$	125
LOVELY NAILS	3253 SOUTH ST	SERVICE	0	125	0 \$	125
LOVELY NAILS	3253 SOUTH ST J106	SERVICE	1	125	10 \$	135
PUBLIC STORAGE INC	3207 SOUTH ST	SERVICE	2	125	20 \$	145
COWBOY COUNTRY	3321 SOUTH ST	UNIQUE BUSINESSES	1	125	10 \$	135
R S G INC	3300 E 59TH ST	WHOLESALE	26	125	260 \$	385
WESTERN INTEGRATED MATERIALS INC	3310 E 59TH ST	WHOLESALE	26	125	260 \$	385
COMMUNITY GRACE BRETHREN CHURCH	5885 DOWNEY AVE	Non-Profit Church	0	125	0 \$	125
AMVETS DEPT OF CA SRV FOUNDATION	3315 E SOUTH ST	Non-Profit Church	0	125	0 \$	125
						<b>\$ 5,838.80</b>