



Date: November 30, 2009

To: Patrick H. West, City Manager

From: Dennis J. Thys, Director of Community Development

For: Mayor and Members of the City Council

Subject: CITY LEASES POTENTIALLY SUBJECT TO THE PROPOSED EQUAL BENEFITS ORDINANCE

Attached is a list of City Leases that potentially would be subject to the proposed Equal Benefits Ordinance. At the request of the City Council's Economic Development and Finance Committee, staff reviewed all current leases of City owned parcels and generated the attached information. The leases listed potentially would fall within the threshold of the proposed Ordinance. As the leases are renegotiated or renewed, Property Services Bureau staff will research Business License records to determine if the leaseholder "generate Three Hundred and Fifty Thousand Dollars (\$350,000) in annual gross receipts", as stated in the proposed Ordinance.

Should you have any questions regarding this information, please call me at 86570.

Thank you.

ATTACHMENT

Suzanne Frick, Assistant City Manager
Amy Burton, Assistant City Attorney
Erik Sund, Business Relations Manager
Victor Grgas, Property Services Bureau Manager

CITY OWNED LEASES
Equal Benefits Proposal

	Contract No.	Tenant (Lessee)	Site Address	Contract Commencement	Contract Termination
1	23972	Million Air North, Inc.	4225 Donald Douglas Drive	5/2/1995	5/1/2010
2	20755	Baja La Palapa Restaurant Group, Inc.	4020 E. Olympic Plaza	7/24/1990	7/23/2010
3	24271	Flight Safety International	4330 Donald Douglas Drive	11/1/1995	10/31/2010
4	23269	Coast Storage, Co.	3919 and 3920 Pixie Avenue, Lakewood	9/14/1993	9/30/2011
5	CUP 1816	Toyota Motor Sales, USA, Inc. (Airflite)	3250 Airflite Way	6/4/1997	11/11/2011
6	19331	Toyota Aviation USA Inc. (Airflite)	3250 Airflite Way	1/21/1987	1/20/2012
7	19380	Boeing	2701 E. Wardlow Road (parking for Bldg 52 and 54)	1/27/1987	1/31/2012
8	11576	Legacy Partners Long Beach Oceangate, LLC	Property under Queens Way Bridge used for tenant parking at 100 Oceangate	2/16/1973	2/15/2013
9	22055	Boeing	3251 E. Spring Street (Building 98)	10/10/1991	6/21/2013
10	10914	David P. Mileski	Parking lot located at the SW corner of E. Spring Street and Airport Lane intersection	9/30/1971	9/30/2013
11	CLB 30740/ CLA 74513	County of Los Angeles (LA County Sheriff Aero Bureau)	3235 Lakewood Boulevard	6/17/2003	10/13/2013
12	20064	Cinema Aircraft Executive Transportation, LLC	4303 Donald Douglas Drive	1/1/1988	12/31/2013
13	20064	Long Beach Aviation Building	4307 Donald Douglas Drive	1/1/1988	12/31/2013
14	21569	Gulfstream Aerospace Corporation	4150 E. Donald Douglas Drive 90808	3/14/1989	3/13/2014

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15	20968	Belmont Brewing Company, Inc.	25 39th Place	10/1/1989	9/30/2014
16	23151	Fuel Controls, Inc.	3225 E. Spring Street	10/1/1999	2/28/2015
17	26229	Point Pacific Corporation	880 Harbor Scenic Drive	7/1/1977	7/1/2017
18	22123	Shoreline Square Association	301 E. Ocean Boulevard (Off site, surface parking)	1/1/1992	12/31/2017
19	9351	Hamilton Sundstrand Corporation (United Technologies Corp.)	4401 Donald Douglas Drive (Manufacturing and office space)	1/3/1968	1/2/2018
20	25388	Crab Pot Restaurant and Bar (HEG Enterprises, Inc.)	215 Marina Drive	9/1/1997	3/31/2018
21	26019	United Parcel Service, Inc.	4600 E. Spring Street (Development and operation of commercial cargo carrier facility)	10/1/1998	9/30/2018
22	23359	Schooner or Later	241 Marina Drive	3/1/1994	2/28/2019
23	23509	Alamitos Bay Marina Center (Bancap Marina Center, Inc.)	241 - 245 Marina Drive	7/1/1994	6/30/2019
24	14471	Joe's Crab Shack	6550 Marina Drive	3/1/1980	2/28/2020
25	7819	Fuel Controls, Inc.	3605 E. Spring Street	11/2/1971	10/31/2020
26	24823	Worthington Ford, Inc.	2601 Lakewood Boulevard (Electronic Advertising Sign)	6/25/1996	9/23/2021
27	7681	Alamitos Bay Yacht Club	7201 Ocean Boulevard	8/16/1962	8/15/2022
28	27641	Shoreline Yacht Club (Shoreline Management, LLC)	423 S. Shoreline Drive	3/1/2002	3/26/2027

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29	25418	AP - Long Beach Airport, LLC dba The Abbey Company, LLC	3205 Lakewood Boulevard	1/14/1998	1/13/2028
30	20556 (Parcel 1 and 4 only)	Airspace LLC	4310 Donald Douglas Drive	12/1/1988	11/30/2028
31	20556 (Parcel 3 only)	Brahma Properties Ltd.	4310 Donald Douglas Drive (Parcel 3 only)	12/1/1988	11/30/2028
32	16419 (Aero-lease No. 1)	Aerolease - Long Beach	3333 E. Spring Street	7/12/1984	7/11/2029
33	16419 (Aero-lease No. 2)	Concepts 4 Inc	3229 E. Spring Street	3/17/1988 (use 7/12/98 for rent increases)	7/11/2029
34	15383 - Parcel 6 of map 15307	5000 Spring, LLC	Surface parking for 5001 Airport Plaza Drive	4/23/1981	7/7/2032
35	15383 - Parcel 10 of map 15307	OC Investors, Inc.	4800 Airport Plaza Drive (Office Building C)	4/23/1981	7/7/2032
36	15383 - Parcel 2 of map 15307	OC Investors, Inc.	Surface parking for 5000 Airport Plaza Drive	4/23/1981	7/7/2032
37	15383 - Parcel 4 of map 15307	OC Investors, Inc.	Airport Plaza Drive (Surface street)	4/23/1981	7/7/2032
38	15383 - Parcel 9 of map 15307	OC Investors, Inc.	Surface parking for 4800 Airport Plaza Drive	4/23/1981	7/7/2032
39	25238	Supervalu, Inc. dba Albertsons	Northwest corner of Long Beach Boulevard and Willow Street	1/26/1998	2/1/2033
40	15326	Hyatt Long Beach Corporation	200 S. Pine Avenue	1/27/1995	5/31/2033
41	8447	Olen Commercial Realty Corp.	3500 N. Lakewood Boulevard	6/1/1997	5/31/2037
42	30946	Wilmington-Lomita Blvd., LLC	Two parcels of real property located within the Terminal Island Fwy right-of-way	10/31/2008	10/29/2038

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43	30225	Parcel J-1, Flying Partners LLC	2901 E. Spring Street	3/12/1999	3/11/2039
44	26120	Parcel J-2, Westland Parcel J Partners LLC	2881 E. Spring Street	3/12/1999	3/11/2039
45	26120	Parcel J-3, Westland Parcel J Partners LLC	2883 E. Spring Street	3/12/1999	3/11/2039
46	26120	Parcel J-4, Westland Parcel J Partners LLC	2745, 2775, 2801, 2845, 2875 E. Spring Street	3/12/1999	3/11/2039
47	30547	Parcel J-5, Aeroxec Services Inc	2735 E. Spring Street	3/12/1999	3/11/2039
48	26761	Parcel J-6A, Tom and Linda Jacobson	2721 E. Spring Street	3/12/1999	3/11/2039
49	26762	Parcel J-6B, Tom and Linda Jacobson	2741 E. Spring Street	3/12/1999	3/11/2039
50	30546	Parcel J-7, Long Beach Flying Club	2631 E. Spring Street	3/12/1999	3/11/2039
51	27940	Parcel J-8A & B, Westland Parcel J	2601 E. Spring Street	3/12/1999	3/11/2039
52	27628	Parcel J-9, Amazing Grace LLC (Rainbow Air)	No address	3/12/1999	3/11/2039
53	26484	444 W. Ocean LLC	Parking structure under Queens Way Bridge next to Sumitomo Towers	8/17/1999	6/30/2039
54	26484	Desert Commercial II, LLC	444 West Ocean Boulevard	8/17/1999	6/30/2039
55	26804	AP - Donald Douglas, LLC dba The Abbey Company, LLC	4403 Donald Douglas Drive	1/13/2000	1/12/2040
56	24800	Shoreline Village Enterprises	429 Shoreline Village Drive	11/16/1980	11/14/2047
57	16419 (Aero-lease No. 3)	Catalina Flying Boats, Inc.	3215 E. Spring Street	5/13/1992	5/31/2048

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58	7013	Long Beach Yacht Club, Inc.	6201 Appian Way	1/20/1960	1/19/2050
59	15383 - Parcel 3 of map 15307	Legacy Partners II LB Airport, LLC	5000 Airport Plaza Drive (Office Building A)	4/23/1981	7/7/2050
60	15383 - Parcel 5 of map 15307	Legacy Partners II LB Airport, LLC	5001 Airport Plaza Drive (Office Building B)	4/23/1981	7/7/2050
61	15383 - Parcel 3 of map 17454	5000 Spring, LLC	500 E. Spring Street	4/23/1981	12/31/2050
62	15383 - Parcel 1 of map 17454	Arden Realty Limited Partnership	4811 Airport Plaza Drive (Office Building D)	4/23/1981	12/31/2050
63	15383 - Parcel 4 of map 17454	PCCP LPC Airport Plaza, LLC	4900 Airport Plaza Drive (Office Building F)	4/23/1981	12/31/2050
64	15383 - Parcel 5 of map 17454	PCCP LPC Airport Plaza, LLC	4910 Airport Plaza Drive (Office Building G)	4/23/1981	12/31/2050
65	15383 - Parcel 6 of map 17454	PCCP LPC Airport Plaza, LLC	Airfield parking structure for Bldg F, G	4/23/1981	12/31/2050
66	24967	Alamitos Bay Landing (Bancap Seaport Village, Inc.)	100 - 110 Marina Drive	6/10/1996	6/9/2051
67	15383 - Parcel 2 of map 17454	OC Investors, Inc.	4801 Airport Plaza Drive (Office Building)	4/23/1981	7/7/2052
68	15383 - Parcel 1 of map 15307	Ruffin Hotels, LP dba Marriott Hotel	"Tail" for surface parking	4/23/1981	7/7/2052
69	15383 - Parcel 11 of map 15307	Ruffin Hotels, LP dba Marriott Hotel	Marriott Hotel 4700 Airport Plaza Drive	4/23/81; Sublease 4/15/85	7/7/2052
70	15383 - Parcel 12 of map 15307	Ruffin Hotels, LP dba Marriott Hotel	Surface parking for 4700 Airport Plaza Drive	4/23/81; Sublease 4/15/85	7/7/2052
71	25213	Long Beach Towne Center (CREA)	7575 Carson Street	7/16/1997	7/15/2052
72	25214	Vestar Development Company	7250 Carson Street	7/16/1997	7/15/2052

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73	22697	Save the Queen, LLC (Queen Mary)	1126 Queens Highway	8/1/1995	7/31/2061
74	29263	AC - Catalina Landing, LLC	310 - 340 Golden Shore	4/28/2002	4/28/2068
75	26760	The Pike at the Rainbow Harbor (DDR Urban, LP)	444 W. Ocean Blvd., Suite 505 (95 South Pine Avenue)	5/23/2002	5/22/2068
76	29872	QW Landholding, LLC	600 Queens Way Drive	10/1/2005	9/30/2071
77	29879	QW Landholding, LLC	700 Queens Way Drive	10/1/2006	9/30/2072
78	18209 (Parcels 1 and 2) of map 16960 - Phase 1	Kilroy Realty, LP	3880-3900 E. Spring Street	1/24/1989	7/16/2084
79	18209 (Parcels 5 and 6) of map 16960 - Phase 2	Kilroy Realty, LP	3760-3780 Kilroy Airport Way	12/30/1988	7/16/2084
80	18209 (Parcels 3, 4 and 8) of map 16960 - Phase 3	Kilroy Realty, LP	3840 Kilroy Airport Way	1/24/1989	7/16/2084
81	30160	LA County Metropolitan Transportation Authority (MTA)	970 W. Chester Place	8/8/2006	2/8/2009 (or until remediation occurs)
82	22532 - Parcel 2 of map 14943	Ruffin Hotels, LP dba Marriott Hotel	"Boot" for surface parking	6/1/1992	7/7/2052
83	N/A	Hanson Aggregates West, Inc.	Sports Park Site		Month-to-month
84	8103	International Tower Development Co.	666 E. Ocean Boulevard (Driveway access)	5/2/1986	Month-to-month
85	29143	Malibu Ceramic Works	903 Fairbanks Avenue	6/1/05	Month-to-month
86	CUP 1775	Boeing	Storage of dollies, tools, and materials (Parcel X-2 - N. of 405 Fwy, E. of Cherry)	1/3/1995	Month-to-month
87	CUP	Escap Flight Operations, Inc.	North of 36th Street and Koz Way intersection	3/1/2005	Month-to-month