

CITY OF LONG BEACH

DEPARTMENT OF ECONOMIC AND PROPERTY DEVELOPMENT

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November 22, 2016

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

Approve the Magnolia Industrial Group Property and Business Improvement District Annual Report and Assessment for the period of December 1, 2016 through November 30, 2017, automatically extending the current agreement with the Magnolia Industrial Group, Inc., for a one-year period; and, authorize payment of \$1,511 in City property assessments from the General Fund (GF) in the Public Works Department (PW). (District 1)

DISCUSSION

Pursuant to the Property and Business Improvement Law of 1994 (Law), the Magnolia Industrial Group Property and Business Improvement District (MIGPBID) was initially established by the City Council in 1996 for a three-year period. On July 20, 1999, the City Council re-established the MIGPBID for an additional five years. On July 23, 2013, following a majority vote of the property owners in favor of a new ten-year term, the City Council again re-established the MIGPBID for an additional ten-year term. Under the Law, Magnolia Industrial Group, Inc. (MIG) property owners assess themselves an additional fee to pay for supplemental security patrol and the cleanup and removal of items such as weeds, trash, abandoned furniture and tires within the MIG area.

The Law requires that the MIG, as the MIGPBID Advisory Board, approve and file an Annual Report describing their projected budget and expenditures. The 2016-2017 Annual Report is attached for City Council approval. The levy of assessment will cover the period of December 1, 2016 through November 30, 2017.

The MIGPBID assessment area contains properties owned by private commercial owners and the City. In Fiscal Year 2017 (FY 17), the City assessment is \$1,511 for the Public Works Department's Public Service Yard.

The Board-approved MIGPBID rate of assessment is based on the square footage of developed property within the boundaries, as shown on the map in Section 5 of the attached Annual Report. The MIGPBID Management Plan allows up to a 4 percent per year cost-of-living increase in the assessment rate. For FY 17, the MIG Board voted to not increase the assessment.

Method of Assessment

The following method is used to determine the FY 17 assessment:

- Zone 1 includes all properties under or equal to 20,000 square feet. The annual assessment amount is a flat \$755.66 per property owner.
- Zone 2 includes all properties over 20,000 square feet. The annual assessment amount is \$755.66 + \$0.0136009 for each square foot over 20,000. When the computed assessment is greater than \$1,511.32, the excess is eliminated and the assessment is reduced to \$1,511.32.

Using this formula, no property owner will pay less than \$755.66 or more than \$1,511.32 annually. This equates to approximately \$62.97 and \$125.94 per month, respectively.

The Law also allows the City to contract with service providers to carry out the MIGPBID program. Since 1996, the City has contracted with MIG, to carry out the security and maintenance program. The current agreement provides that the term be automatically extended on a year-to-year basis upon City Council approval of the Assessment Report (included in the Annual Report) and related levy of assessments.

This matter was reviewed by Deputy City Attorney Amy R. Webber on October 13, 2016 and by Budget Analysis Officer Julissa José-Murray on October 19, 2016.

TIMING CONSIDERATIONS

The MIGPBID's 2016 contract ends on November 30, 2016. City Council approval of the Annual Report and Assessment is requested on November 22, 2016, to continue the assessment and extend the contract for another year.

FISCAL IMPACT

It is estimated that the MIGPBID will generate \$88,642 in FY 17 through the proposed continuation of the assessment. The Economic and Property Development Department (EP) will be requesting a midyear budget adjustment for City pass-through payments to MIGPBID as part of the second quarter budget adjustment process. The estimated MIGPBID revenue includes the City's assessment of \$1,511 for City-owned parcels, which will be absorbed in the General Fund (GF) in the Public Works Department (PW). Approval of this recommendation will result in a positive local job impact.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



KATHRYN MCDERMOTT
INTERIM DIRECTOR OF
ECONOMIC AND PROPERTY DEVELOPMENT

Attachment



CRAIG BECK
DIRECTOR OF
PUBLIC WORKS

APPROVED:


PATRICK H. WEST
CITY MANAGER



City of Long Beach

**Magnolia Industrial Group
Property and Business Improvement District**

Annual Report

October 2016

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**MAGNOLIA INDUSTRIAL GROUP
PROPERTY AND BUSINESS IMPROVEMENT DISTRICT**

MAGNOLIA INDUSTRIAL GROUP
655 West 14th Street
Long Beach, CA 90813

MAYOR

Dr. Robert Garcia

CITY COUNCIL

Lena Gonzalez, First District

Jeannine Pearce, Second District

Suzie Price, Third District

Daryl Supernaw, Fourth District

Stacy Mungo, Fifth District

Dee Andrews, Sixth District

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Al Austin, Eighth District

Rex Richardson, Ninth District

CITY STAFF

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David Nakamoto, City Treasurer

Jim Fisk, Business Improvement Districts Manager

MAGNOLIA INDUSTRIAL GROUP

Bill Townsend, President

Mike Zupanovich, Treasurer

Annie Greenfeld, Administrative Assistant

NBS

Pablo Perez, Client Services Director

Trevor Speer, Associate Director

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1. BACKGROUND

In 1996 the City Council of the City of Long Beach (the "City Council") established the Magnolia Industrial Group Property and Business Improvement District (the "PBID"), 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*. Historically, the Magnolia Industrial area experienced a high level of auto theft, petty theft and burglaries. Since the initial PBID formation in 1996, the security program has continually reduced crime within the PBID. Due to its success, the PBID was re-established in 1999, again in 2003, and most recently in 2013.

Pursuant to Section 36614.5 of the Law, the City Council contracts with an Advisory Board ("Advisory Board"), the Magnolia Industrial Group ("MIG"), to make recommendations to the City Council on the expenditure of revenues received from the levy of assessments, the classification of properties, the method and basis of levying the assessments, and PBID budgets and policies.

This Annual Report is prepared pursuant to Section 36650(a) of the Law.

2. *PROPOSED CHANGES*

There are no proposed changes to the boundaries, the benefit zones, or the assessment methodology of the PBID.

3. IMPROVEMENTS AND ACTIVITIES

The PBID provides a supplemental security patrol program and additional security services to support police and property owner crime prevention efforts; refuse/clean-up services to remove items such as trash, discarded furniture, and abandoned tires; and provides an administrative office with a part-time employee to support the PBID and promote a positive image within the boundaries of the PBID.

3.1. Description of Services

1. Security

The primary purpose of establishing the PBID was the security program. The initial step installed 7-day a week security patrol. Under contract to the MIG, a security company supplies uniformed, unarmed security patrols, which make rounds to every property on a continuous basis. Specific details on the hours of operation have been provided to each property owner within the PBID. The uniformed vehicular night patrol serves as the eyes of and ears of the LBPB and responds to calls for assistance.

In addition, the PBID has implemented an electronic patrol monitoring program from sundown to sunrise. Security patrol personnel use an electronic wand to record visits to any of 24 stations within the Magnolia Industrial area. Security patrol activity reports are then available for printing the following day.

(A) Duties

The security staff on duty performs continuous patrols of properties with the MIGPBID boundaries. These patrols are made in an appropriately marked vehicle with a light bar and spotlight. Doors and access areas of properties are physically checked, and appropriate notifications are 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 unarmed 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 PBID.

2. Refuse removal/clean-up

As necessary, the PBID will cause the removal of items such as trash, discarded furniture and abandoned tires.

3. Administration

Administration costs to establish an office are paid for primarily by donations from members. Property owners have already committed to supplying an office with meeting space, a computer, copy machine and furniture. PBID revenues support a part-time administrator.

The administrator handles membership and bookkeeping procedures and advocates for the PBID to the City, County and other entities as needed. The MIG may also incur City of Long Beach and consultant costs associated with administrative and special services for the PBID.

4. BUDGET

During the 2013 renewal of the PBID, it was estimated that the general benefit of the PBID improvements and activities is 3.5%. Thus 3.5% of the budget must be funded from sources other than assessments.

4.1. District Budget

The table below shows the 2016/17 budget for the PBID:

Description	Budgeted Amount
Security Patrol	\$76,000.00
Contract Services	20.00
Assessment District Services	3,200.00
Accounting	500.00
Telephone/Fax	500.00
Insurance	3,500.00
Supplies	500.00
Postage	2,000.00
Newsletter	7,500.00
Contingency: Clean-up	2,000.00
Total Costs	\$95,720.00
General Benefit Contribution (1)	(3,350.20)
Contribution from Other Sources (2)	(3,727.62)
Amount Assessed to Property Owners	\$88,642.18

(1) Figure is 3.5% of Total Costs which represents the general benefit percentage computed in the Formation Engineer's Report.

(2) MIG donations.

4.2. Surplus or Deficit Carryover

The MIG reports there are no surplus or deficit funds to be carried over to Fiscal Year 2016/17.

4.3. Contributions from Other Sources

Contributions from sources other than assessments are MIG donations.

5. BOUNDARIES

The Magnolia Industrial Group Property and Business Improvement District (the "MIGPBID") will deliver security and refuse/clean-up services within a 24-block area generally located east of San Francisco Avenue, south of Pacific Coast Highway, west of Magnolia Avenue and north of Anaheim Street, with an extended portion west of the Southern Pacific Railroad Right of Way, south of Anaheim Street, north of 12th Street and east of De Forest Avenue.

The following page shows the boundaries of the PBID.



Magnolia Industrial Group
Business Improvement District

6. ASSESSMENT METHODOLOGY

Property owners and other PBID stakeholders emphasized that the assessment formula for the PBID be fair and equitable to all members of the PBID. Lot square footage is relevant to the highest and best use of a property and reflects the long-term value implications of the PBID. Because the security patrol is anticipated to benefit each property owner equally, it is believed the most equitable assessment method is by size of property owned.

6.1. Method of Assessment

The following method is used to determine the 2016/17 assessment:

- Zone 1 includes all properties under or equal to 20,000 square feet. The 2016/17 annual assessment amount is a flat \$755.66 per property owner.
- Zone 2 includes all properties over 20,000 square feet. The 2016/17 annual assessment amount is \$755.66 + \$0.0136009 for each square foot over 20,000. When the computed assessment is greater than \$1,511.32 the excess is eliminated and the assessment is reduced to \$1,511.32.

Using this formula, no property owner will pay less than \$755.66 or more than \$1,511.32 annually. This equates to approximately \$62.97 and \$125.94 per month.

6.2. Clarification of Assessment

With regard to property owners holding multiple parcels, the following shall apply:

A property to be assessed includes all properties under common ownership and/or control as determined by the Magnolia Industrial Group. Where multiple parcels are under such common ownership or control, the total square footage of all aggregated parcels shall be used to determine the assessed amount subject to the conditions contained herein; that amount shall be reported to the Los Angeles County Assessor's Office under **the largest** of the parcel numbers, unless requested otherwise by the property owner.

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; or
3. Where the property is owned by a corporation, a partnership, and/or comparable entity in which such party holds not less than 25% interest.

6.3. Assessment Rate Increases

The assessment may be increased each year to reflect the annual change in the Consumer Price Index (CPI) for All Urban Consumers in Los Angeles-Riverside-Orange County, but shall not exceed four (4%) percent. The CPI change is calculated as of the end of March of each year.

The CPI increased 1.70% effective for 2016/17. As such, the maximum rates increased by 1.70% over the prior year's maximum rates.

If for any reason the percentage change is negative the maximum allowable assessment would not be decreased by reason of such negative percentage change and would remain at the amount as computed in the previous fiscal. The annual assessment cannot exceed the actual costs to operate the PBID in any given year.

6.4. Maximum Assessment Rates

As noted in Section 6.3 above, the CPI increased 1.70% effective for 2016/17 and the maximum assessment rates increased by 1.70%. The table below shows the historical, maximum assessment rates for the PBID:

Fiscal Year	Rate Change	Zone 1 Maximum Assessment	Zone 2 Maximum Rate for Lot Sq Ft > 20,000	Zone 2 Maximum Assessment Limit
2013/14	N/A	\$744.06	\$0.0133920	\$1,488.12
2014/15	1.04%	751.79	0.0135313	1,503.59
2015/16	0.51%	755.66	0.0136009	1,511.32
2016/17	1.70%	768.48	0.0138316	1,536.97

6.5. Actual Assessment Rates

The City can levy at any rate at or below the maximum assessment rates shown above, depending on the revenue needs for the PBID. The table below shows the historical, actual assessment rates for the PBID:

Fiscal Year	Rate Change	Zone 1 Actual Assessment	Zone 2 Actual Rate for Lot Sq Ft > 20,000	Zone 2 Actual Assessment Limit
2013/14	N/A	\$744.06	\$0.0133920	\$1,488.12
2014/15	0.00%	744.06	0.0133920	1,488.12
2015/16	1.56%	755.66	0.0136009	1,511.32
2016/17	0.00%	755.66	0.0136009	1,511.32

7. ASSESSMENT ROLL

The following pages contain the 2016/17 assessment roll for the PBID.

CITY OF LONG BEACH

MAGNOLIA INDUSTRIAL GROUP PROPERTY AND BUSINESS IMPROVEMENT DISTRICT FISCAL YEAR 2016/17 FINAL ASSESSMENT ROLL

Owner	APN	APN Lot Sq Ft	Owner Total Lot Sq Ft	2015/16 Assessment
1501 1388 DLC LLC	7271-013-006	28,497	28,497	\$871.22
1524 OREGON AVENUE LLC	7271-013-009	11,786	11,786	\$755.66
1701 MAGNOLIA LLC	7271-015-011	5,249		
1701 MAGNOLIA LLC	7271-015-012	5,436	10,685	\$755.66
16TH AND DAISY	7271-013-018	24,938	24,938	\$822.82
1368 OREGON AVENUE LLC	7271-006-004	8,276	8,276	\$755.66
524 W 17TH LLC	7271-014-007	10,685	10,685	\$755.66
515 WEST 17TH STREET LLC	7271-015-013	7,122	7,122	\$755.66
600 W 15TH STREET LLC	7271-010-002	46,174	46,174	\$1,111.64
816TH STREET LONG BEACH LLC	7271-012-010	42,689	42,689	\$1,064.24
840 WEST ESTHER LLC	7271-016-001	14,200	14,200	\$755.66
AJ MAGMEN LLC	7271-008-002	21,300	21,300	\$773.34
AIR PRODUCTS AND CHEMICALS INC	7271-005-001	19,384		
AIR PRODUCTS AND CHEMICALS INC	7271-005-002	45,302		
AIR PRODUCTS AND CHEMICALS INC	7271-005-008	57,499	137,187	\$1,511.32
AIR PRODUCTS AND CHEMICALS INC	7271-005-011	15,002		
ASSOCIATED BREWERS	7271-015-005	39,187	39,187	\$1,016.62
AVALOS RODOLFO & MIRIAM	7271-018-010	14,248	14,248	\$755.66
ABAZIS JOHN E AND KYRIAKOULA TRS & A	7271-006-003	7,405	7,405	\$755.66
ALL FORTUNE GROUP LLC	7271-006-017	1,430		
ALL FORTUNE GROUP LLC	7271-006-018	3,200		
ALL FORTUNE GROUP LLC	7271-006-020	78,926	83,556	\$1,511.32
BHS COMMUNITY DEVELOPMENT CORP	7271-018-014	12,200	12,200	\$755.66
BURROWS KIM A & SCOTT S	7271-012-016	10,685		
BURROWS KIM A & SCOTT S	7271-012-017	24,933	35,618	\$968.08
BUNTING VINCENT AND KRISTEN TRS & B	7271-015-008	7,125	7,125	\$755.66
CORNWALL CHARLES M & BONNIE J	7271-008-008	7,117	7,117	\$755.66

CITY OF LONG BEACH

MAGNOLIA INDUSTRIAL GROUP PROPERTY AND BUSINESS IMPROVEMENT DISTRICT FISCAL YEAR 2016/17 FINAL ASSESSMENT ROLL

Owner	APN	APN Lot Sq Ft	Owner Total Lot Sq Ft	2015/16 Assessment
CHEA YIEN	7271-009-009	806		
CHEA YIEN P	7271-009-012	3,800	4,606	\$755.66
CRISSMAN GROUP LLC	7271-016-007	57,064	64,186	\$1,356.62
CRISSMAN GROUP LLC	7271-016-010	7,122		
CAMM JAMES L & CATHERINE P	7271-013-015	6,958	6,958	\$755.66
CASE JOSEPH A AND BARBARA L TRS & C	7271-017-004	14,248		
CASE JOSEPH A AND BARBARA L TRS & C	7271-017-005	7,122		
CASE JOSEPH A AND BARBARA L TRS & C	7271-017-017	18,140	39,510	\$1,021.00
DYNAMITE ON DAISY LLC	7271-006-001	19,602	19,602	\$755.66
DUMAS JOSE L & URSULA L	7271-015-001	15,390		
DUMAS JOSE L & URSULA L	7271-015-002	7,122		
DUMAS JOSE L & URSULA L	7271-015-003	14,248		
DUMAS JOSE L & URSULA L	7271-015-004	24,934	61,694	\$1,322.72
EMILIO EDITH	7271-016-011	14,244	14,244	\$755.66
ERNANDES FRANK AND BARBARA TRS & E	7271-015-006	7,125		
ERNANDES FRANK AND BARBARA TRS & E	7271-015-007	14,200	28,447	\$870.54
ERNANDES FRANK AND BARBARA TRS & E	7271-015-016	7,122		
ESFANDI JAHANGUIR J & EDNA B	7271-014-008	21,375	21,375	\$774.36
ESFANDI RASHEL TR ET AL & RELA LLC	7271-014-006	7,122		
ESFANDI RASHEL TR ET AL & RELA LLC	7271-015-015	7,722	14,844	\$755.66
FOODBANK OF SOUTHERN CALIFORNIA	7271-008-003	28,497	56,994	\$1,258.80
FOODBANK OF SOUTHERN CALIFORNIA	7271-008-004	28,497		
FOUR HUNDRED SEVEN GARDENA LLC	7271-010-012	15,390	15,390	\$755.66
FRED LEE GROUP LLC	7271-006-002	10,454	10,454	\$755.66
GIPOOR CYRUS G ET AL & ESFANDI EDNA	7271-014-005	7,125		
FINE QUALITY METAL FINISHING	7271-015-017	7,150	14,275	\$755.66
FAEC HOLDINGS 392920 LLC	7271-012-018	85,500	85,500	\$1,511.32
G AND B WHOLESALE FOODS	7271-010-006	7,122	7,122	\$755.66

CITY OF LONG BEACH

MAGNOLIA INDUSTRIAL GROUP PROPERTY AND BUSINESS IMPROVEMENT DISTRICT FISCAL YEAR 2016/17 FINAL ASSESSMENT ROLL

Owner	APN	APN Lot Sq Ft	Owner Total Lot Sq Ft	2015/16 Assessment
GOODWILL INDUSTRIES OF LONG BEACH	7271-017-002	6,053		
GOODWILL INDUSTRIES OF LONG BEACH	7271-017-003	7,122		
GOODWILL INDUSTRIES OF LONG BEACH	7271-017-010	89,734	192,075	\$1,511.32
GOODWILL INDUSTRIES OF LONG BEACH	7271-017-011	43,084		
GOODWILL INDUSTRIES OF LONG BEACH	7271-017-012	25,892		
GOODWILL INDUSTRIES OF LONG BEACH	7271-017-016	20,190		
HYNES ANTHONY W JR CO TR & SPY GLA	7271-012-011	42,600	42,600	\$1,063.04
HANKE ERIC W AND MARISA L TRS & HAN	7271-011-004	42,750	42,750	\$1,065.08
HENDERSON ANN R & HENDERSON M CO	7271-006-007	26,730	26,730	\$847.18
JANICH PROPERTIES LLC	7271-016-003	14,240	50,995	\$1,177.22
JANICH PROPERTIES LLC	7271-016-004	14,231		
JANICH PROPERTIES LLC	7271-016-005	7,118		
JANICH ANGELINA	7271-016-012	7,143		
JANICH PROPERTIES LLC	7271-018-011	8,263		
JTM PROPERTIES LLC	7271-006-008	4,050		
JTM PROPERTIES LLC	7271-006-009	4,050		
JTM PROPERTIES LLC	7271-006-010	20,060		
JTM PROPERTIES LLC	7271-006-013	16,200		
JTM PROPERTIES LLC	7271-006-014	8,100		
JTM PROPERTIES LLC	7271-006-016	21,060		
MJZ PROPERTIES LLC	7271-008-005	21,375	94,895	\$1,511.32
JEBBIA GLORIA & WAREHOUSE INVESTME	7271-016-008	21,340	21,340	\$773.88
J AND B PROPERTIES	7271-014-002	47,480	141,130	\$1,511.32
J AND B PROPERTIES	7271-014-003	47,476		
POTECHIN BARRY D CO TR & POTECHIN F	7271-014-009	46,174		
KBKS ENTERPRISES LLC	7271-012-007	7,122		
KBKS ENTERPRISES LLC	7271-012-008	10,685		
CUSA PROPERTIES INC	7271-012-009	17,750	35,557	\$967.24
KERANEN CHARLES W CO TR & KERANEN	7271-008-007	14,200	14,200	\$755.66
KIM HOWARD & HIDY & KIM BRADLEY	7271-018-003	6,100		
KIM HOWARD & HIDY & KIM BRADLEY	7271-018-004	6,125		
KIM HOWARD W AND HIDY TRS & H W AN	7271-018-018	14,540	26,765	\$847.66
KUZNETSOV STEVE	7271-009-005	13,500	13,500	\$755.66
KBLB INDUSTRIAL I LLC	7271-004-010	39,080	39,080	\$1,015.16

CITY OF LONG BEACH

MAGNOLIA INDUSTRIAL GROUP PROPERTY AND BUSINESS IMPROVEMENT DISTRICT FISCAL YEAR 2016/17 FINAL ASSESSMENT ROLL

Owner	APN	APN Lot Sq Ft	Owner Total Lot Sq Ft	2015/16 Assessment
KYSKEYA LLC	7271-015-014	6,532	6,532	\$755.66
LONG BEACH INDUSTRIAL LLC	7271-004-001	31,360		
LONG BEACH INDUSTRIAL LLC	7271-004-002	23,960		
LONG BEACH INDUSTRIAL LLC	7271-004-003	19,600		
LONG BEACH INDUSTRIAL LLC	7271-004-004	59,680		
LONG BEACH INDUSTRIAL LLC	7271-004-005	56,192		
LONG BEACH INDUSTRIAL LLC	7271-004-006	111,510	443,617	\$1,511.32
LONG BEACH INDUSTRIAL LLC	7271-004-007	48,350		
LONG BEACH INDUSTRIAL LLC	7271-004-008	20,220		
LONG BEACH INDUSTRIAL LLC	7271-005-003	72,745		
LONG BEACH RESCUE MISSION	7271-005-009	51,832	51,832	\$1,188.60
LAMAR INDUSTRIES INC	7271-013-016	7,122		
LAMAR INDUSTRIES INC	7271-013-017	10,685	17,807	\$755.66
LOOFF ETTA M & ETTA M LOOFF TRUST	7271-014-001	14,248	28,496	\$871.20
LOOFF ETTA M & ETTA M LOOFF TRUST	7271-014-004	14,248		
L B WESTSIDE MARKETPLACE LLC	7271-009-001	60,548	100,270	\$1,511.32
L B WESTSIDE MARKETPLACE LLC	7271-009-003	39,722		
LONG BEACH CITY	7271-004-900	11,760		
LONG BEACH CITY	7271-011-902	78,844		
LONG BEACH CITY	7271-012-906	45,120		
LONG BEACH CITY	7271-016-901	91,476	227,200	\$1,511.32
MIGHT LIGHTY LLC	7271-005-010	29,007	29,007	\$878.16
MICAH EL PRYOR PKR1 LLC	7271-018-009	10,685	10,685	\$755.66
MARINE MANUFACTURING LLC	7271-010-010	14,248	14,248	\$755.66
MAGDALENO SILVIA	7271-010-007	10,685		
MAGDALENO SILVIA	7271-010-008	17,812	35,619	\$968.08
MAGDALENO SILVIA	7271-010-009	7,122		
MAGNOLIA AND 16TH ST LLC	7271-013-011	10,685	10,685	\$755.66
MARTINEZ FLORIZA	7271-012-006	14,250	14,250	\$755.66
MILLER CHRISTOPHER T & MILLER FAMILY	7271-008-001	35,625	35,625	\$968.16
OREGON MAIN LLC	7271-012-012	42,689	42,689	\$1,064.24

CITY OF LONG BEACH

MAGNOLIA INDUSTRIAL GROUP PROPERTY AND BUSINESS IMPROVEMENT DISTRICT FISCAL YEAR 2016/17 FINAL ASSESSMENT ROLL

Owner	APN	APN Lot Sq Ft	Owner Total Lot Sq Ft	2015/16 Assessment
OCEAN STRUCTURE INC	7271-018-013	12,244	12,244	\$755.66
PENN PROPERTIES LLC	7271-018-016	17,812	17,812	\$755.66
PAXOS BILL CO TR & WALLACE CURTIS	7271-010-013	28,500	28,500	\$871.26
PAUL GLENN S TR ET AL & PAUL KENNETH	7271-012-013	14,200		
PAUL GLENN S & PAUL KENNETH	7271-012-014	28,314	42,514	\$1,061.86
PATEL JAGDISH V AND HANSA J TRS & PA	7271-018-001	10,170	10,170	\$755.66
PHOU PUN	7271-013-012	7,122	7,122	\$755.66
RADER PROPERTIES GROUP 14 LLC	7271-007-002	94,090		
RADER PROPERTIES GROUP 14 LLC	7271-007-003	113,692	207,782	\$1,511.32
READY STORAGE LLC	7271-011-007	83,635	83,635	\$1,511.32
RILEY JOHN & EMERY LILA	7271-010-011	7,122	7,122	\$755.66
929 ANAHEIM STREET LLC	7271-007-005	118,919		
SAN FRANCISCO YARD LLC	7271-008-014	19,364		
SAN FRANCISCO YARD LLC	7271-008-016	152,025		
1601 SAN FRANCISCO AVENUE LLC	7271-012-026	171,626	476,754	\$1,511.32
SAN FRANCISCO YARD LLC	7271-017-015	14,820		
SUMMIT LEASING WEST LLC	7271-008-009	14,248		
SUMMIT LEASING WEST LLC	7271-009-002	17,646	31,894	\$917.42
SWANSON DAVID L & CLIFFORD L SWANS	7271-018-017	28,497	28,497	\$871.22
SEVEN J INVESTMENT CO	7271-009-004	46,174		
SEVEN J INVESTMENT CO	7271-009-006	13,504	221,346	\$1,511.32
SEVEN J INVESTMENT CO	7271-010-003	61,855		
SEVEN J INVESTMENT CO	7271-011-003	42,750		
SEVEN J INVESTMENT CO	7271-013-003	14,248		
SEVEN J INVESTMENT CO	7271-013-010	35,623		
SEVEN J INVESTMENT CO	7271-013-013	7,192		
SANCHEZ H DANIEL	7271-013-008	7,100	7,100	\$755.66
SO CALIF EDISON CO S B OF E PAR 1 MAP	7271-015-800	22,512	22,512	\$789.82
SIMMONS WILLIAM	7271-013-014	7,196	7,196	\$755.66
SUNSET LODGE 26 F & AM	7271-015-009	7,122	7,122	\$755.66

CITY OF LONG BEACH

MAGNOLIA INDUSTRIAL GROUP PROPERTY AND BUSINESS IMPROVEMENT DISTRICT FISCAL YEAR 2016/17 FINAL ASSESSMENT ROLL

Owner	APN	APN Lot Sq Ft	Owner Total Lot Sq Ft	2015/16 Assessment
SANMUKH INVESTMENTS INC	7271-018-012	12,175	12,175	\$755.66
THIRTY FIRST STREET PTNSHP	7271-018-006	14,248	28,492	\$871.16
THIRTY FIRST STREET PTNSHP	7271-018-007	7,122		
THIRTY FIRST STREET PTNSHP	7271-018-008	7,122		
TUCKER HENRY M & VICTORIA V	7271-006-015	10,530	10,530	\$755.66
TRAN THIEN NGA	7271-015-010	10,650	10,650	\$755.66
TORRES FRANCISCO R & RAQUEL	7271-009-008	919	5,288	\$755.66
TORRES FRANCISCO AND RAQUEL TRS &	7271-009-011	4,369		
UNICORN RANCH LLC	7271-005-004	17,350	17,350	\$755.66
UNDERWOOD ROBERT M CO TR & UNDER	7271-013-001	11,256	22,512	\$789.82
UNDERWOOD ROBERT M CO TR & UNDER	7271-013-002	11,256		
VAN EENENAAM EDWARD A & ED VAN TR	7271-018-002	15,311	15,311	\$755.66
WIRTZ KENRICK G & KENRICK G WIRTZ TR	7271-016-006	7,118	14,240	\$755.66
WIRTZ KENRICK G & KENRICK G WIRTZ TR	7271-016-009	7,122		
WALKER ROBERT D	7271-018-015	2,750	2,750	\$755.66
WHITECLOUD PATRICIA	7271-009-007	963	5,532	\$755.66
WHITECLOUD PATRICIA	7271-009-010	4,569		
WATERMAN WENDY A TR ET AL & GLICKS	7271-006-019	47,906	47,906	\$1,135.20
WOLHAUPTER LIMITED PARTNERSHIP	7271-013-007	14,200	14,200	\$755.66
Totals:	169 Parcels	4,271,633		\$88,642.18