

City of Long Beach
Magnolia Industrial Group Property
and Business Improvement District
2005/06 Annual Report
September 2005

Prepared by
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**CITY OF LONG BEACH
MAGNOLIA INDUSTRIAL GROUP
PROPERTY AND BUSINESS IMPROVEMENT DISTRICT
655 West 14th Street
Long Beach, CA 90813**

MAYOR

Beverly O'Neill

CITY COUNCIL

Bonnie Lowenthal, First District

Dan Baker, Second District

Frank Colonna, Third District

Patrick O'Donnell, Fourth District

Vice Mayor, Jackie Kell, Fifth District

Laura Richardson, Sixth District

Tonia Reyes Uranga, Seventh District

Rae Gabelich, Eight District

Val Lerch, Ninth District

CITY STAFF

Gerald R. "Jerry" Miller, City Manager

Michael A. Killebrew, Director of Financial Management

David Nakamoto, City Treasurer

Heather Mahood, Assistant City Attorney

Travis Brooks, Economic Development Specialist

DISTRICT STAFF

Geoff Bennett, President, Magnolia Industrial Group

NBS

Terry Madsen, Senior Consultant

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1. DISTRICT BACKGROUND

On July 15, 2003, the City Council of the City of Long Beach ("City Council") re-established the Magnolia Industrial Group 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.

Pursuant to Section 36631, the City Council appointed an Advisory Board ("Advisory Board"), the Magnolia Industrial Group ("MIG"), 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; district budgets and policies.

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

The District was originally re-established on July 20, 1999 and was further re-established on July 15, 2003. The re-established district is scheduled to expire ten years from the date of re-establishment. Before the expiration of the District, the petition, ballot and appeal process must be repeated for the District to continue.

The assessment may be increased each year to reflect the annual change in the Consumer Price Index for All Urban Consumers in Los Angeles-Riverside-Orange Counties. The annual increase shall not exceed four percent.

2. PROPOSED CHANGES TO THE DISTRICT

There are no proposed changes to the District boundaries, 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 District falls 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.

3.2. *Legal Description of the District Boundaries*

Beginning at the intersection of the southerly line of Pacific Coast Highway and the easterly line of the Los Angeles County Flood Control Channel; thence easterly along the southerly line of Pacific Coast Highway to the westerly line of Magnolia Avenue; thence southerly along the westerly line of Magnolia Avenue to the southerly line of Anaheim Street thence westerly along the southerly line of Anaheim Street to the easterly line of Parcel 1 of Parcel Map No. 6264 as per map recorded in Book 75, pages 81 and 82 of Parcel Maps, Records of Los Angeles County; thence southerly along the easterly line of said Parcel 2 to the westerly line of the Southern Pacific Railroad Right-of-Way; thence southwesterly along said westerly line of the Southern Pacific Railroad Right-of-Way to the easterly line of De Forest Avenue; thence northerly along the easterly line of De Forest Avenue to its end; thence westerly to the easterly line of the Los Angeles County Flood Control Channel; thence northerly along the easterly line of the Los Angeles County Flood Control Channel to the point of beginning.

4. DESCRIPTION OF IMPROVEMENTS AND ACTIVITIES

4.1. Management Overview

Developed by a coalition of Magnolia Industrial Area property and business owners, the District is a benefit assessment district proposed to improve the Magnolia area. The purpose of the district will be to provide supplemental security services to deter crime and refuse removal/clean-up.

4.2. Service Plan

The District Service Plan provides for: 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 weeds, trash, discarded furniture, and abandoned tires; and an administrative component to support the District and promote a positive image.

1. Security

The primary purpose of establishing the District was to put in place a security system. A seven day per week security patrol has been hired to provide services. Under contract to the MIG, a security company supplies uniformed, armed security patrols that 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 District. The uniformed vehicular night patrol serves as the eyes and ears of the Long Beach Police Department and also responds to calls for assistance.

In addition the MIG has implemented an electronic patrol monitoring program from sundown to sunrise. Security patrol personnel use an electronic wand to record visits to any of more than 32 stations within the MIG area. 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 District 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 will notify 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 security 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. Refuse removal/clean-up

Under contract with the MIG, a firm will remove items such as weeds, trash, discarded furniture, and abandoned tires as needed.

3. Administration

Administrative costs to establish an office are paid for primarily by donations from members. A property owner has committed to provide meeting space.

The Magnolia Industrial Group Board or Membership handles membership and bookkeeping procedures and advocates for the District to the City Council, County and other entities as needed. The District may also incur City of Long Beach costs associated with administrative and special services for the District.

The Original Management Plan for the District discussed a part-time administrator handling bookkeeping and advocacy for the District. The Magnolia Industrial Group Board or Membership currently handles these functions.

5. DISTRICT BUDGET

5.1. District Budget

The following table provides the District budget approved by the Advisory Board for the year ending December 31, 2006.

Magnolia Industrial Group Property and Business Improvement District		
Approved Annual Budget		
For the Year Ending December 31, 2006		
<u>Expense Category</u>	<u>Expense Detail</u>	<u>Budget</u>
Security:		\$63,000.00
Administration:	Contract Services	7,200.00
	NBS Services	3,000.00
	Accounting	500.00
	Telephone/Fax	500.00
	Insurance	3,000.00
	Supplies	500.00
	Postage	1,000.00
	Newsletter	3,000.00
Contingency:	Clean-up	3,000.00
Total:		\$84,700.00

The budgeted costs will be recovered via the Fiscal Year 2005/06 assessments on active parcels within the District totaling \$78,019.30 along with \$6,680.70 in available District Funds carried over from the prior year.

5.2. Surplus or Deficit Carryover

It is anticipated that \$6,680.70 in prior year Surplus Funds will be used to pay a portion of the Fiscal Year 2005/06 Annual Costs.

6. METHOD AND BASIS OF ASSESSMENTS

6.1. Fiscal Year 2005/06 Assessment Rates

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.

Lot square footage is relevant to the highest and best use of a property and will reflect the long-term value implications of the District. Because the security patrol is anticipated to benefit each property owner equally, it is believed that the most equitable assessment method is by size of property owned. Taking this into account the following method will be used to determine the assessment:

Zone 1 will include all properties under or equal to 20,000 square feet, and the Fiscal Year 2005/06 monthly assessment amount will be **\$58.433** to each property owner.

Zone 2 will include all properties over 20,000 square feet and the Fiscal Year 2005/06 monthly assessment amount will be **\$58.433 + \$.001052 for each square foot over 20,000**. If the resulting assessment is in excess of \$116.87, the excess will be eliminated and the property owner will pay \$116.87.

Using this formula no property owner will pay less than \$58.433, nor more than \$116.87 with the exception of undeveloped properties 810 square feet or less which are not assessed.

The Fiscal Year 2005/06 assessment amounts shown above reflect a 2.5% increase over the Fiscal Year 2004/05 assessment amounts. According to the Management Plan for the District the assessment may be increased each year to reflect the annual change in the Consumer Price Index for All Urban Consumers in Los Angeles-Riverside-Orange Counties, not to exceed four percent. The annual Consumer Price Index variance will be calculated in March of each year. For Fiscal Year 2005/06 the applicable change in the Consumer Price Index was 4.0%.

The table on the following page provides a breakdown between the Maximum Allowable Assessments and the Actual Assessments levied for the District.

6.2. Clarification of Assessment Factors

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

A property to be assessed shall include all properties under common ownership and/or control as determined by the MIG. Undeveloped properties 810 square feet or less will not be assessed. Where multiple parcels are under such common ownership or control, the total square footage of all aggregated parcels shall be used to determine the monthly assessment amount subject to the conditions contained herein; that amount shall be reported to the Los Angeles County Auditor Controller's office under the largest of the parcel numbers.

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:

- a) where such party possesses a lease on the property for a term of not less than ten (10) years;
- b) where the property is held in trust or by an estate for the benefit of another party;
- c) 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.

City of Long Beach
Magnolia Industrial Group Property and Business Improvement District
Maximum Assessment Rates vs. Actual Assessment Rates
July 11, 2005

Maximum Assessment Rates

Year	Max. Inflation	CPI Increase	Max. Escalation Factor	Zone 1 Max. Monthly Assessment	Zone 1 Max. Yearly Assessment	Zone 2 Max. Monthly Assessment - (Part 1) Flat Per Parcel Fee	Zone 2 Max. Monthly Assessment - (Part 2) For Each Square Foot in Excess of 20,000	Zone 2 Max. Yearly Assessment - (Part 1) Flat Per Parcel Fee	Zone 2 Max. Yearly Assessment - (Part 2) For Each Square Foot in Excess of 20,000	Total Max. Monthly Assessment	Total Max. Yearly Assessment
03/04	N/A	N/A		\$56.00	\$672.00	\$56.00	\$0.001008	\$672.00	\$0.012096	\$112.00	\$1,344.00
04/05	1.80%	1.80%	1.018	57.01	684.10	57.01	0.001026	684.10	0.012314	114.02	1,368.19
05/06	4.00%	4.00%	1.04	59.29	711.46	59.29	0.001067	711.46	0.012806	118.58	1,422.92

Actual Assessment Rates

Year	Max. Inflation	CPI Increase	Actual Escalation Factor	Zone 1 Actual Monthly Assessment	Zone 1 Actual Yearly Assessment	Zone 2 Actual Monthly Assessment - (Part 1) Flat Per Parcel Fee	Zone 2 Actual Monthly Assessment - (Part 2) For Each Square Foot in Excess of 20,000	Zone 2 Actual Yearly Assessment - (Part 1) Flat Per Parcel Fee	Zone 2 Actual Yearly Assessment - (Part 2) For Each Square Foot in Excess of 20,000	Total Capped Monthly Assessment	Total Capped Yearly Assessment
03/04	N/A	N/A		\$56.00	\$672.00	\$56.00	\$0.001008	\$672.00	\$0.012096	\$112.00	\$1,344.00
04/05	1.80%	1.80%	1.018	57.01	684.10	57.01	0.001026	684.10	0.012314	114.02	1,368.19
05/06	4.00%	4.00%	1.025	58.43	701.20	58.43	0.001052	701.20	0.012622	116.87	1,402.40

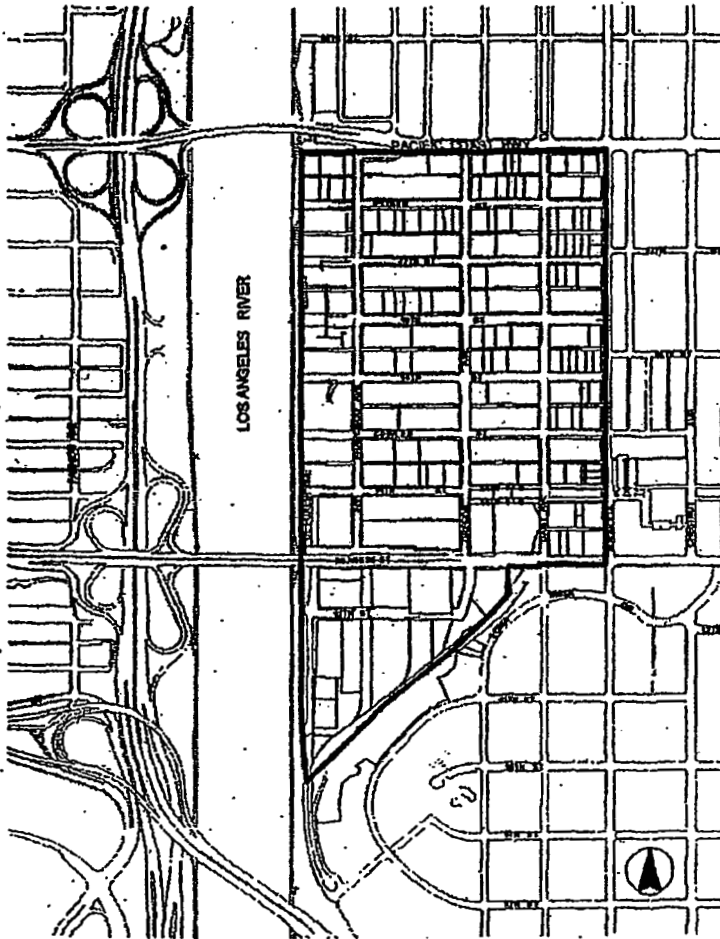
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7. DISTRICT AND ZONE BOUNDARY DIAGRAM

The attached page contains the boundary diagram for the District.

District Map and Legal Description

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



Magnolia Industrial Group
Business Improvement District

Beginning at the intersection of the southerly line of Pacific Coast Highway and the easterly line of the Los Angeles County Flood Control Channel; thence easterly along the southerly line of Pacific Coast Highway to the westerly line of Magnolia Avenue; thence southerly along the westerly line of Magnolia Avenue to the southerly line of Anaheim Street thence westerly along the southerly line of Anaheim Street to the easterly line of Parcel 1 of Parcel Map No. 6264, as per map recorded in Book 75, pages 81 and 82 of Parcel Maps, Records of said county; thence southerly along the easterly line of said Parcel 2 to the westerly line of the Southern Pacific Railroad Right-of-Way; thence southwesterly along said westerly line of the Southern Pacific Railroad Right-of-Way to the easterly line of De Forest Avenue; thence northerly along the easterly line of De Forest Avenue to its end; thence westerly to the easterly line of the Los Angeles County Flood Control Channel; thence northerly along the easterly line of the Los Angeles County Flood Control Channel to the point of beginning.

8. FISCAL YEAR 2005/06 ASSESSMENT ROLL

The assessment roll for Fiscal Year 2005/06 for the District is listed on the following pages.

CITY OF LONG BEACH
MAGNOLIA INDUSTRIAL GROUP PROPERTY AND BUSINESS IMPROVEMENT DISTRICT
FISCAL YEAR 2005/06 FINAL ASSESSMENT ROLL
 August 5, 2005

<u>APN</u>	<u>Address</u>	<u>Owner</u>	<u>Lot Area</u>	<u>Total</u>	
				<u>Lot Area</u>	<u>Assessment</u>
7271-005-001	1250 De Forest Avenue	Air Products & Chemicals Inc.	19,384		\$0.0
7271-005-002	901 West 12th Street	Air Products & Chemicals Inc.	45,302	137,187	1,402.4
7271-005-011	901 West 12th Street	Air Products & Chemicals Inc.	15,002		0.0
7271-005-008	825 W. 12th Street	Air Products & Chemicals Inc.	57,499		0.0
7271-006-020	625 W. Anaheim Street	All Fortune Group	78,926	83,555	1,402.4
7271-006-017	625 W. Anaheim Street	All Fortune Group	1,428		0.0
7271-006-018	625 W. Anaheim Street	All Fortune Group	3,201		0.0
7271-018-009	639 W. Esther Street	Anderson, Hazel L.	10,685	10,685	701.2
7271-015-005	615 W. 17th Street	Associated Brewers Distributing Co.	39,187	39,187	943.4
7271-018-010	645 W. Esther Street	Avalos, Rudolfo and Mariam Avalos	14,248	14,248	701.2
7271-015-008	520 W. Esther Street	Bunting, Vincent H	7,125	7,125	701.2
7271-006-019	645 W. Anaheim Street	California Refrigerated Services, Inc (Waterman Supply Co	44,867	44,867	1,015.1
7271-013-015	525 W. 15th Street	Camm, James L and Catherine P	6,958	6,958	701.2
7271-017-004	925 W. Esther Street	Case, Joseph A and Barbara L	14,248	35,570	897.7
7271-017-005	925 W. Esther Street	Case, Joseph A and Barbara L	7,122		0.0
7271-017-009	925 W. Esther Street	Case, Joseph A and Barbara L	14,200		0.0
7271-006-001	1388 Daisy Avenue	Chapman Bill	19,602	19,602	701.2
7271-010-002	600 W. 15th Street	Cohen, Joseph	46,174	46,174	1,031.6
7271-006-003	634 W. 14th Street	Compass Marine Supply Corp	7,405	7,405	701.2
7271-008-008	733 W. 14th Street	Cornwall, Harry J Co-TR and Bonnie J	7,117	7,117	701.2
7271-013-006	1501 Daisy Avenue	Dominguez Hills/TD LLC	28,497	28,497	808.4
7271-015-001	654 W. Esther Street	Dumas Jose L and Ursula	15,390		0.0
7271-015-002	644 W. Esther Street	Dumas Jose L and Ursula	7,122		0.0
7271-015-003	642 W. Esther Street	Dumas Jose L and Ursula	14,248		0.0
7271-015-004	1727 Daisy Avenue	Dumas Jose L and Ursula	24,934	61,694	1,227.5
7271-016-001	840 W. Esther Street	840 West Esther LLC	14,200	14,200	701.2
7271-016-011	820 W. Esther Street	Emilio, Edith and Edith	14,244	14,244	701.2
7271-006-002	600 W. 14th Street	Enlow, Fred and Judith	10,320	10,320	701.2
7271-018-014	514 W. Pacific Coast Hwy	Erickson, Walter CO-TR	12,200	12,200	701.2
7271-015-006	548 W. Esther Street	Ernandes, Frank and Barbara	7,125		0.0
7271-015-007	546 W. Esther Street	Ernandes, Frank and Barbara	14,200	28,447	807.8
7271-015-016	537 W. 17th Street	Ernandes, Frank and Barbara	7,122		0.0
7271-015-015	533 W. 17th Street	Esfandi, Jahanguir and Edna	7,722	39,804	951.2
7271-015-017	1700 Daisy Avenue	Esfandi, Jahanguir and Edna	7,150		
7271-014-006	540 W. 17th Street	Esfandi, Jahanguir and Edna	7,122		
7271-015-011	1721 Magnolia Avenue	Esfandi, Jahanguir and Edna	5,249		
7271-015-012	1701 Magnolia Avenue	Esfandi, Jahanguir and Edna	5,436		
7271-014-005	1640 Daisy Avenue	Esfandi, Jahanguir and Edna	7,125		
7271-008-003	828 W. Cowles Street	Foodbank of Southern California	28,497	56,994	1,168.2
7271-008-004	1444 San Francisco Avenue	Foodbank of Southern California	28,497		0.0
7271-010-006	520 W. 15th Street	G & B Wholesale Food B Wh	7,122	35,622	898.4
7271-010-013	540 W. 15th Street	G & B Wholesale Food B Wh (Pappas, George)	28,500		0.0
7271-014-008	500 W. 17th Street	Gem Long Beach LLC	21,375	21,375	718.5
7271-017-001	940 W. Pacific Coast Hwy	Goodwill Industries of So. California	18,286		0.0
7271-017-002	900 W. Pacific Coast Hwy	Goodwill Industries of So. California	6,053		0.0
7271-017-003	1751 San Francisco Avenue	Goodwill Industries of So. California	7,122		0.0
7271-017-010	821 E. Esther Street	Goodwill Industries of So. California	89,734	187,598	1,402.4
7271-017-011	800 W. Pacific Coast Hwy	Goodwill Industries of So. California	40,511		0.0
7271-017-012	700 W. Pacific Coast Hwy	Goodwill Industries of So. California	25,892		0.0
7271-012-010	800 W. 16th Street	Graybar Electric Co., Inc.	42,689	42,689	987.62

CITY OF LONG BEACH
MAGNOLIA INDUSTRIAL GROUP PROPERTY AND BUSINESS IMPROVEMENT DISTRICT
FISCAL YEAR 2005/06 FINAL ASSESSMENT ROLL
 August 5, 2005

<u>APN</u>	<u>Address</u>	<u>Owner</u>	<u>Lot Area</u>	<u>Total</u>	
				<u>Lot Area</u>	<u>Assessment</u>
7271-012-011	700 W. 16th Street	Griffen, Larry W and Donna	42,600	42,600	986.5
7271-011-004	899 W. Cowles Street	Hanke, Eric	42,750	42,750	988.4
7271-010-012	1492 Oregon Avenue	Harer, O Halloran Venture	15,390	15,390	701.2
7271-006-007	1350 Daisy Avenue	Henderson, Michael J and Patricia A	26,728	26,728	786.1
7271-014-002	1645 Daisy Avenue	J & B Properties	47,480	141,130	1,402.4
7271-014-003	1645 Daisy Avenue	J & B Properties	47,476		0.0
7271-014-009	1600 Daisy Avenue	J & B Properties/Potechin, Barry	46,174		0.0
7271-006-008		J & T Properties	897		0.0
7271-006-009		J & T Properties	897		0.0
7271-006-014	541 W. Anaheim Street	J & T Properties	8,098		0.0
7271-006-013	537 W. Anaheim Street	J & T Properties	16,199		0.0
7271-006-016	537 W. Anaheim Street	J & T Properties	21,061	67,212	1,297.2
7271-006-010	1365 Magnolia Avenue	J&T Properties (Zupanovich, James V and Joann)	20,060		0.0
7271-016-005		Janich, George P and Angelina	7,118		0.0
7271-016-012	810 W. Esther Street	Janich, George P and Angelina	7,143		0.0
7271-016-003	740 W. Esther Street	Janich, George P and Angelina	14,240	50,995	1,092.4
7271-016-004	730 W. Esther Street	Janich, George P and Angelina	14,231		0.0
7271-018-011	655 W. Esther Street	Janich, George P and Angelina	8,263		0.0
7271-005-009	702 W. Anaheim Street	Jesse James (Delsac I, Inc.)	51,832	98,189	1,402.3
7271-005-004	718 W. Anaheim Street	Jesse James (Delsac I, Inc.)	17,350		0.0
7271-005-010	1200 Oregon Avenue	Jesse James (Delsac I, Inc.)	29,007		0.0
7271-009-012	1401 Magnolia Avenue	Johnson Thelma	3,800	3,800	701.2
7271-012-007	811 W. 16th Street	KBKS, Ent	7,122		0.0
7271-012-008	825 W. 16th Street	KBKS, Ent (Barry Stillwell)	10,685	17,807	701.2
7271-008-007	701 W. 14th Street	Keranen, Charles W. and Kathleen Keranen	14,200	14,200	701.2
7271-018-018	600 W. Pacific Coast Hwy	Kim, Howard W and Hidy	14,540	14,540	701.2
7271-009-005	1402 Daisy Avenue	Kuznetsov Steve	13,500	13,500	701.2
7271-013-016	531 W. 15th Street	Lamar Industries, Inc.	7,122		0.0
7271-013-017	1500 Daisy Avenue	Lamar Industries, Inc.	10,685	17,807	701.2
7271-018-016	1765 Magnolia Avenue	Le Chateau Apts	17,812	17,812	701.2
7271-009-001	624 W. Cowles Street	Long Beach Central and Wholes	60,548	100,270	1,402.4
7271-009-003	629 W. 14th Street	Long Beach Central and Wholes	39,722		0.0
7271-007-902		Long Beach City	117,180		0.0
7271-008-900		Long Beach City	91,476		0.0
7271-011-900		Long Beach City	96,268		0.0
7271-012-900		Long Beach City	90,605		0.0
7271-012-901		Long Beach City	87,120		0.0
7271-016-900		Long Beach City	89,734		0.0
7271-017-900		Long Beach City	11,639	0	0.0
7271-005-003	724 W. Anaheim Street	Long Beach Industrial	72,745	443,619	1,402.4
7271-004-001	East of 1100&1120 De Fores	Long Beach Industrial	31,363		0.0
7271-004-002	1100 De Forest Ave	Long Beach Industrial	23,958		0.0
7271-004-003	1120 De Forest Ave	Long Beach Industrial	19,602		0.0
7271-004-004	950 W 12th Street	Long Beach Industrial	59,677		0.0
7271-004-005	840 W 12th Street	Long Beach Industrial	56,192		0.0
7271-004-006	828 W 12th Street	Long Beach industrial	111,514		0.0
7271-004-007	790 W 12th Street	Long Beach industrial	48,352		0.0
7271-004-008	East of 790 W. 12th	Long Beach Industrial	20,216		0.0
7271-012-006	711 W. 16th Street	Long Beach Seafood Co	14,250	32,000	852.6
7271-012-009	845 W. 16th Street	Long Beach Seafoods Co	17,750		0.0

CITY OF LONG BEACH
MAGNOLIA INDUSTRIAL GROUP PROPERTY AND BUSINESS IMPROVEMENT DISTRICT
FISCAL YEAR 2005/06 FINAL ASSESSMENT ROLL
 August 5, 2005

<u>APN</u>	<u>Address</u>	<u>Owner</u>	<u>Lot Area</u>	<u>Total Lot Area</u>	<u>Assessment</u>
7271-014-001	1640 Oregon Avenue	Looff, Etta M TR/co Pamela Cincola	14,248	28,496	808.4
7271-014-004	1600 Oregon Avenue	Looff, Etta M TR/co Pamela Cincola	14,248		0.0
7271-013-011	500 W. 16th Street	Magnolia & 16th St LLC	10,685	10,685	701.2
7271-018-012	550 W. Pacific Coast Hwy	Mahesh, Sanmukh/ State Motel	12,175	12,175	701.2
7271-012-018	1630 San Francisco Avenue	Mansoor Ghaneenian	85,500	85,500	1,402.4
7271-010-010	515 W. Cowles Street	Marine Manufacturing LLC	14,248	14,248	701.2
7271-008-002	812 W. Cowles Street	Moinee, Michael	21,300	21,300	717.6
7271-009-009		Morgen, Tyler	806	806	0.0
7271-009-002	1417 Daisy Avenue	Morrison David	17,646	31,894	851.3
7271-008-009	717 W. 14th Street	Morrison David & Charlotte	14,248		0.0
7271-007-002	720 W. 14th Street	Mountain View Dairies, Inc.	94,090		0.0
7271-007-003	727 W. Anaheim Street	Mountain View Dairies, Inc.	113,692	207,782	1,402.4
7271-013-009	1524 Oregon Avenue	Multi Cable MCI	11,786	11,786	701.2
7271-015-014	519 W. 17th Street	Neol Herold	6,532	6,532	701.2
7271-018-001	660 W. Pacific Coast Hwy	Patel, Jagdishchandra V and Hansaben	10,170	10,170	701.2
7271-012-012	1501 Oregon Avenue	PCH Properties	42,689	42,689	987.6
7271-013-012	1501 Magnolia Avenue	Phou Pun	7,122	7,122	701.2
7271-010-008	1429 Magnolia Avenue	Picarelli, Dominic	17,812	24,934	763.4
7271-010-009	511 W. Cowles Street	Picarelli, Dominic	7,122		0.0
7271-011-007	850 W. 15th Street	Ready Storage LLC	83,635	83,635	1,402.4
7271-010-011	1450 Daisy Avenue	Riley, John	7,122	7,122	701.2
7271-016-008	707 W. 17th Street	Rolynn LLC	21,340	21,340	718.1
7271-010-007	1465 Magnolia Avenue	Romero, Mario and Leticia	10,685	10,685	701.2
7271-009-007		Ross, Steve F and Helen	963		0.0
7271-009-010	1409 Magnolia Avenue	Ross, Steve F and Helen	4,569	4,569	701.2
7271-013-014	519 W. 15th Street	Rubin, Ruth Simmons	7,196	7,196	701.2
7271-013-008	651 W. 15th Street	Sanchez, Daniel H	7,100	7,100	701.2
7271-012-016	707 W. 16th Street	Scott Burrows	10,685	35,618	898.3
7271-012-017	707 W. 16th Street	Scott Burrows	24,933		0.0
7271-009-004	1419 Magnolia Avenue	Seven J Investment Co	46,174		0.0
7271-009-006	525 W. 14th Street	Seven J Investment Co	13,504	221,285	1,402.4
7271-010-003	609 W. Cowles Street	Seven J Investment Co	61,855		0.0
7271-011-003	1451 Oregon Avenue	Seven J Investment Co	42,689		0.0
7271-013-003	636 W. 16th Street	Seven J Investment Co	14,248		0.0
7271-013-010	540 W. 16th Street	Seven J Investment Co	35,623		0.0
7271-013-013	Lot East of 519 W. 15th St.	Seven J Investment Co	7,192		0.0
7271-013-018	620 W. 16th Street	16th & Daisy	24,938	24,938	763.5
7271-015-800		So Calif Edison Co S B of E Par 1 MA	22,512	22,512	732.9
7271-018-013	520 W. Pacific Coast Hwy	Southern California Airgas, Inc.	12,244	12,244	701.2
7271-004-800	Easement West of 828 W 12	Southern Pacific Trans Co	30,078	30,078	828.4
7271-018-003	630 W. Pacific Coast Hwy	Spotskey, Thomas J and Patricia S	6,100		0.0
7271-018-004	624 W. Pacific Coast Hwy	Spotskey, Thomas J and Patricia S	6,125	12,225	701.2
7271-012-013	809 W. 15th Street	Starr, Glenn, Paul, and Suzanne	14,200		0.0
7271-012-014	847 W. 15th Street	Starr, Glenn, Paul, and Suzanne	28,314	42,514	985.4
7271-015-009	516 W. Esther Street	Sunset Lodge 26 F&AM	7,122	7,122	701.2
7271-018-017	1750 Daisy Avenue	Swanson, Clifford L and Letha M	28,497	28,497	808.4
7271-014-007	524 W. 17th Street	Tedesco, Charles and Winifred T	10,685	10,685	701.2

CITY OF LONG BEACH
MAGNOLIA INDUSTRIAL GROUP PROPERTY AND BUSINESS IMPROVEMENT DISTRICT
FISCAL YEAR 2005/06 FINAL ASSESSMENT ROLL
 August 5, 2005

<u>APN</u>	<u>Address</u>	<u>Owner</u>	<u>Lot Area</u>	<u>Total</u>	
				<u>Lot Area</u>	<u>Assessment</u>
7271-006-004	662 W. 14th Street	1368 Oregon Ave LLC	8,276	8,276	701.2
7271-018-006	1773 Daisy Avenue	Thirty First Street Ptnshp	14,248	28,492	808.4
7271-018-007	621 W. Esther Street	Thirty First Street Ptnshp	7,122		0.0
7271-018-008	629 W. Esther Street	Thirty First Street Ptnshp	7,122		0.0
7271-016-007	745 W. 17th Street	Thompson, Lee W Jr and Violette B Trs	57,064	64,186	1,259.0
7271-016-010	825 W. 17th Street	Thompson, Lee W Jr and Violette B Trs	7,122		0.0
7271-015-013	515 W. 17th Street	Tichauer, Siegfried and Hanni	7,122	7,122	701.2
7271-009-008		Torres, Francisco R & Raquel	919		0.0
7271-009-011	1405 Magnolia Avenue	Torres, Francisco R & Raquel	4,369	4,369	701.2
7271-008-005	801 W. 14th Street	TR Oil Services Inc	21,375	21,375	718.5
7271-015-010	1749 Magnolia Avenue	Tran Thien Nga	10,650	10,650	701.2
7271-006-015	551 W. Anaheim Street	Tucker, Henry M and Victoria V	10,528	10,528	701.2
7271-013-001	660 W. 16th Street	Underwood Robert M	11,256	22,512	732.9
7271-013-002	640 W. 16th Street	Underwood Robert M	11,256		0.0
7271-018-002	646 W. Pacific Coast Hwy	Van Eenenaam, Ed	15,311	15,311	701.2
7271-008-001	724 W. Cowles Street	W.W. Grainger, Inc.	35,625	35,625	898.4
7271-018-015	500 W. Pacific Coast Hwy	Welch, Fern G.	2,750	2,750	701.2
7271-016-006	708 W. Esther Street	Wirtz, Rose M	7,118		0.0
7271-016-009	700 W. Esther Street	Wirtz, Rose M	7,122	14,240	701.2
7271-013-007	635 W. 15th Street	Wolhaupter, William F & Family Trust	14,200	14,200	701.2
			<i>Total Amount of Assessments:</i>		<u><u>\$78,019.20</u></u>
167	Total Parcels in Magnolia Industrial Group PBID				

(1) Actual total assessments levied equal \$78,019.30. Difference due to rounding.

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