

**City of Long Beach  
Magnolia Industrial Group Property  
and Business Improvement District**

**2004/05 Annual Report**

**September 2004**

*Prepared by*  
**N|B|S**

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**CITY OF LONG BEACH  
MAGNOLIA INDUSTRIAL GROUP  
PROPERTY AND BUSINESS IMPROVEMENT DISTRICT  
646 West Pacific Coast Highway  
Long Beach, CA 90806**

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**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, Acting Director of Financial Management

Heather Mahood, Assistant City Attorney

Travis Brooks, Economic Development Specialist

**DISTRICT STAFF**

Geoff Bennett, President, Magnolia Industrial Group

**NBS**

Pablo Perez, Senior Consultant

Terry Madsen, Financial Analyst

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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.

Annual assessments are based upon lot square footage using a formula that allows no property owner in the District to pay less than \$56.00, nor more than \$112.00 per month (with the exception of undeveloped properties 810 square feet or less which are not assessed).

## **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***

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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 12<sup>th</sup> Street and east of De Forest Avenue.

#### **3.2. *Legal Description of the District Boundaries***

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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**

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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**

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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; an administrative office with part-time employee 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. Property owners have already committed to supplying an office with meeting space, a computer, copy machine and furniture. District revenues also support a part time administrator.

The administrator handles membership and bookkeeping procedures and advocates for the District to the City, 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.



## 5. DISTRICT BUDGET

### 5.1. District Budget

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The following table provides the District budget approved by the Advisory Board for the year ending December 31, 2005.

<b>Magnolia Industrial Group Property and Business Improvement District Approved Annual Budget For the Year Ending December 31, 2005</b>		
<b><u>Expense Category</u></b>	<b><u>Expense Detail</u></b>	<b><u>Budget</u></b>
<b>Security:</b>		<b>\$59,450.00</b>
<b>Administration:</b>	Contract Services	7,500.00
	NBS Services	2,800.00
	Accounting	500.00
	Telephone/Fax	500.00
	Insurance	2,500.00
	Supplies	750.00
	Postage	750.00
	Newsletter	2,500.00
<b>Contingency:</b>	Clean-up	3,000.00
<b>Total:</b>		<b>\$80,050.00</b>

The budgeted costs will be recovered via the anticipated Fiscal Year 2004/05 assessments on active parcels within the District totaling \$75,936.00 along with \$4,114.00 in available District Funds carried over from the prior year.

**5.2. Surplus or Deficit Carryover**

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Not available at this writing.

## **6. METHOD AND BASIS OF ASSESSMENTS**

### **6.1. Method of Assessment**

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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 monthly assessment amount will be **\$56.00** to each property owner.

**Zone 2** will include all properties over 20,000 square feet and the monthly assessment amount will be **\$56.00 + \$.001008** for each square foot over 20,000. If the resulting assessment is in excess of \$112.00, the excess will be eliminated and the property owner will pay \$112.00.

Using this formula no property owner will pay less than \$56.00, nor more than \$112.00 with the exception of undeveloped properties 810 square feet or less which are not assessed.

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. The annual Consumer Price Index variance will be calculated in March of each year. The increase in the Consumer Price Index for Fiscal Year 2004/05 was 1.8%.

### **6.2. Clarification of Assessment Factors**

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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:

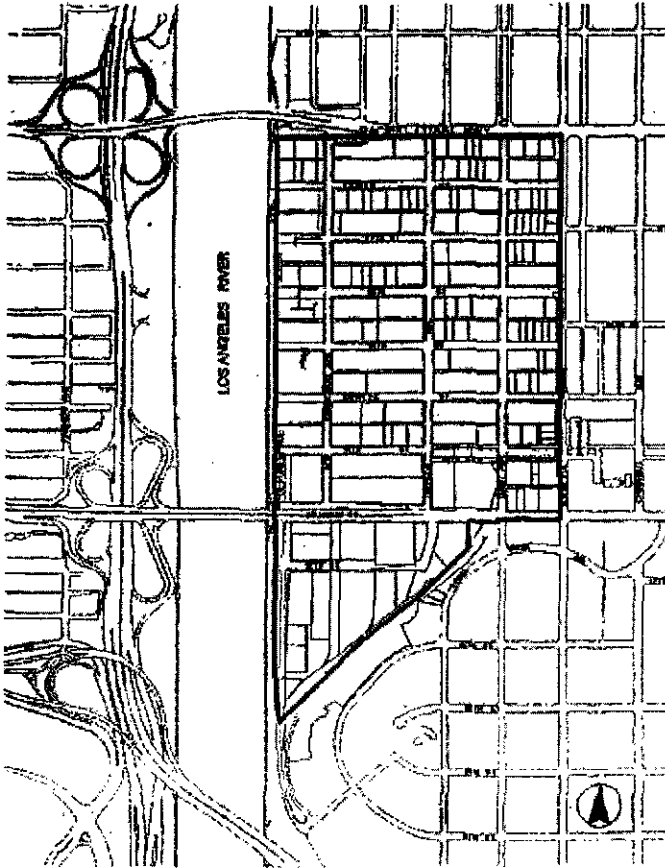
- a) where such party possesses a lease on the property for a term of not less than ten (10) years;
- b) where the property is held in trust or by an estate for the benefit of another party;
- c) or, where the property is owned by a corporation, a partnership, and/or comparable entity in which such party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

## **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 southwestery 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 2004/05 ASSESSMENT ROLL**

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

**CITY OF LONG BEACH**  
**MAGNOLIA INDUSTRIAL GROUP PROPERTY AND BUSINESS IMPROVEMENT DISTRICT**  
**FISCAL YEAR 2004/05 ASSESSMENT ROLL**  
 August 3, 2004

<u>APN</u>	<u>Address</u>	<u>Owner</u>	<u>Lot Area</u>	<u>Total Lot Area</u>	<u>New Assessment</u>
7271-005-001	1250 De Forest Avenue	Air Products & Chemicals Inc.	19,384		\$0.00
7271-005-002	901 West 12th Street	Air Products & Chemicals Inc.	45,302	137,187	1,368.20
7271-005-011	901 West 12th Street	Air Products & Chemicals Inc.	15,002		0.00
7271-005-008	825 W. 12th Street	Air Products & Chemicals Inc.	57,499		0.00
7271-018-009	639 W. Esther Street	Anderson, Hazel L	10,685	10,685	684.10
7271-015-005	815 W. 17th Street	Associated Brewers Distributing Co.	39,187	39,187	920.34
7271-018-010	645 W. Esther Street	Avalos, Rudolfo and Mariam Avalos	14,248	14,248	684.10
7271-005-010	1200 Oregon Avenue	Berg, Robert O and Donna M	29,007	29,007	795.00
7271-015-008	520 W. Esther Street	Bunting, Vincent H	7,125	7,125	684.10
7271-006-020	625 W. Anaheim Street	California Refrigerated Services, Inc	78,926	128,422	1,368.20
7271-006-017	625 W. Anaheim Street	California Refrigerated Services, Inc	1,428		0.00
7271-006-018	625 W. Anaheim Street	California Refrigerated Services, Inc	3,201		0.00
7271-006-019	645 W. Anaheim Street	California Refrigerated Services, Inc (Waterman Supply Co	44,867		0.00
7271-013-015	525 W. 15th Street	Camm, James L and Catherine P	6,958	6,958	684.10
7271-017-004	925 W. Esther Street	Case, Joseph A and Barbara L	14,248	35,570	875.82
7271-017-005	925 W. Esther Street	Case, Joseph A and Barbara L	7,122		0.00
7271-017-009	925 W. Esther Street	Case, Joseph A and Barbara L	14,200		0.00
7271-010-002	600 W. 15th Street	Cohen, Joseph	46,174	46,174	1,006.38
7271-006-003	634 W. 14th Street	Compass Marine Supply Corp	7,405	7,405	684.10
7271-008-008	733 W. 14th Street	Cornwall, Harry J Co-TR and Bonnie J	7,117	7,117	684.10
7271-009-007		Corona, Alice E	963		0.00
7271-009-010	1409 Magnolia Avenue	Corona, Alice E	4,569	4,569	684.10
7271-011-007	850 W. 15th Street	De Young, Roger TR &	83,635	83,635	1,368.20
7271-013-012	1501 Magnolia Avenue	DeLefio, Romero J and Rose M	7,122	7,122	684.10
7271-013-006	1501 Daisy Avenue	Dominguez Hills/TD LLC	28,497	48,099	1,030.08
7271-006-001	1388 Daisy Avenue	Dominguez Hills/TD LLC	19,602		
7271-016-011	820 W. Esther Street	Emilio, Edith and Edith	14,244	14,244	684.10
7271-006-002	600 W. 14th Street	Enlow, Fred and Judith	10,320	10,320	684.10
7271-018-014	514 W. Pacific Coast Hwy	Erickson, Walter CO-TR	12,200	12,200	684.10
7271-015-006	548 W. Esther Street	Ernandes, Frank and Barbara	7,125		0.00
7271-015-007	546 W. Esther Street	Ernandes, Frank and Barbara	14,200	28,447	788.10
7271-015-016	537 W. 17th Street	Ernandes, Frank and Barbara	7,122		0.00
7271-015-015	533 W. 17th Street	Esfandi, Jahanguir and Edna	7,722	39,804	927.94
7271-015-017	1700 Daisy Avenue	Esfandi, Jahanguir and Edna	7,150		
7271-014-006	540 W. 17th Street	Estandi, Jahanguir and Edna	7,122		
7271-015-011	1721 Magnolia Avenue	Estandi, 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		
7271-013-001	660 W. 16th Street	Farmers & Merchants Bank TR/Mercer	11,256	22,512	715.02
7271-013-002	640 W. 16th Street	Farmers & Merchants Bank TR/Mercer	11,256		0.00
7271-008-003	828 W. Cowles Street	Foodbank of Southern California	28,497	56,994	1,139.60
7271-008-004	1444 San Francisco Avenue	Foodbank of Southern California	28,497		0.00
7271-010-006	520 W. 15th Street	G & B Wholesale Food B Wh	7,122	35,622	876.46
7271-010-013	540 W. 15th Street	G & B Wholesale Food B Wh (Pappas, George)	28,500		0.00
7271-014-008	500 W. 17th Street	Geni Long Beach LLC	21,375	21,375	701.02
7271-013-018	620 W. 16th Street	Gill, Gregory R and Tomilee T	24,938	24,938	744.90
7271-017-001	940 W. Pacific Coast Hwy	Goodwill Industries of So. California	18,286		0.00
7271-017-002	900 W. Pacific Coast Hwy	Goodwill Industries of So. California	6,053		0.00
7271-017-003	1751 San Francisco Avenue	Goodwill Industries of So. California	7,122		0.00
7271-017-010	821 E. Esther Street	Goodwill Industries of So. California	89,734	187,598	1,368.20

**CITY OF LONG BEACH**  
**MAGNOLIA INDUSTRIAL GROUP PROPERTY AND BUSINESS IMPROVEMENT DISTRICT**  
**FISCAL YEAR 2004/05 ASSESSMENT ROLL**  
 August 3, 2004

<u>APN</u>	<u>Address</u>	<u>Owner</u>	<u>Lot Area</u>	<u>Total Lot Area</u>	<u>New Assessment</u>
7271-017-011	800 W. Pacific Coast Hwy	Goodwill Industries of So. California	40,511		0.00
7271-017-012	700 W. Pacific Coast Hwy	Goodwill Industries of So. California	25,892		0.00
7271-015-010	1749 Magnolia Avenue	Grant, K	10,650	10,850	684.10
7271-012-010	800 W. 16th Street	Graybar Electric Co., Inc.	42,689	42,689	963.46
7271-015-014	519 W. 17th Street	Green, John	6,532	6,532	684.10
7271-012-011	700 W. 16th Street	Griffen, Larry W and Donna	42,600	42,600	962.38
7271-011-004	899 W. Cowles Street	Hanke, Eric	42,750	42,750	964.22
7271-010-012	1492 Oregon Avenue	Harer, O Halkoran Venture	15,390	15,390	684.10
7271-006-007	1350 Daisy Avenue	Henderson, Michael J and Patricia A	26,728	26,728	766.94
7271-014-002	1645 Daisy Avenue	J & B Properties	47,480	141,130	1,368.20
7271-014-003	1645 Daisy Avenue	J & B Properties	47,476		0.00
7271-014-009	1600 Daisy Avenue	J & B Properties/Potechin, Barry	46,174		0.00
7271-006-008		J & T Properties	897		0.00
7271-006-009		J & T Properties	897		0.00
7271-006-014	541 W. Anaheim Street	J & T Properties	8,098		0.00
7271-006-013	537 W. Anaheim Street	J & T Properties	16,199		0.00
7271-006-016	537 W. Anaheim Street	J & T Properties	21,061	67,212	1,265.42
7271-006-010	1365 Magnolia Avenue	J&T Properties (Zupanovich, James V and Joann)	20,060		0.00
7271-016-005		Janich, George P and Angelina	7,118		0.00
7271-016-012	810 W. Esther Street	Janich, George P and Angelina	7,143		0.00
7271-016-003	740 W. Esther Street	Janich, George P and Angelina	14,240	50,995	1,065.74
7271-016-004	730 W. Esther Street	Janich, George P and Angelina	14,231		0.00
7271-018-011	655 W. Esther Street	Janich, George P and Angelina	8,263		0.00
7271-005-009	702 W. Anaheim Street	Jesse James (Delsac I, Inc.)	51,832	69,182	1,289.68
7271-005-004	718 W. Anaheim Street	Jesse James (Delsac I, Inc.)	17,350		
7271-012-007	811 W. 16th Street	KBKS, Ent	7,122		0.00
7271-012-008	825 W. 16th Street	KBKS, Ent (Barry Stillwell)	10,685	17,807	684.10
7271-008-007	701 W. 14th Street	Keranen, Charles W. and Kathleen Keranen	14,200	14,200	684.10
7271-018-018	600 W. Pacific Coast Hwy	Kim, Howard W and Hidy	14,540	14,540	684.10
7271-013-016	531 W. 15th Street	Lamar Industries, Inc.	7,122		0.00
7271-013-017	1500 Daisy Avenue	Lamar Industries, Inc.	10,685	17,807	684.10
7271-018-016	1765 Magnolia Avenue	Le Chateau Apts	17,812	17,812	684.10
7271-009-001	624 W. Cowles Street	Long Beach Central and Wholes	60,548	100,270	1,368.20
7271-009-003	629 W. 14th Street	Long Beach Central and Wholes	39,722		0.00
7271-007-902		Long Beach City	117,180		0.00
7271-008-900		Long Beach City	91,476		0.00
7271-011-900		Long Beach City	96,268		0.00
7271-012-900		Long Beach City	90,605		0.00
7271-012-901		Long Beach City	87,120		0.00
7271-016-900		Long Beach City	89,734		0.00
7271-017-900		Long Beach City	11,639	0	0.00
7271-005-003	724 W. Anaheim Street	Long Beach Industrial	72,745	443,619	1,368.20
7271-004-001	East of 1100&1120 De Forest	Long Beach Industrial	31,363		0.00
7271-004-002	1100 De Forest Ave	Long Beach Industrial	23,958		0.00
7271-004-003	1120 De Forest Ave	Long Beach Industrial	19,602		0.00
7271-004-004	950 W 12th Street	Long Beach Industrial	59,677		0.00
7271-004-005	840 W 12th Street	Long Beach Industrial	56,192		0.00
7271-004-006	828 W 12th Street	Long Beach Industrial	111,514		0.00
7271-004-007	790 W 12th Street	Long Beach Industrial	48,352		0.00
7271-004-008	East of 790 W. 12th	Long Beach Industrial	20,216		0.00



**CITY OF LONG BEACH**  
**MAGNOLIA INDUSTRIAL GROUP PROPERTY AND BUSINESS IMPROVEMENT DISTRICT**  
**FISCAL YEAR 2004/05 ASSESSMENT ROLL**  
 August 3, 2004

<u>APN</u>	<u>Address</u>	<u>Owner</u>	<u>Lot Area</u>	<u>Total Lot Area</u>	<u>New Assessment</u>
7271-012-006	711 W. 16th Street	Long Beach Seafood Co	14,250	32,000	831.86
7271-012-009	845 W. 16th Street	Long Beach Seafoods Co	17,750		0.00
7271-014-001	1640 Oregon Avenue	Looft, Etta M TR/co Pamela Cincola	14,248	28,496	788.70
7271-014-004	1600 Oregon Avenue	Looft, Etta M TR/co Pamela Cincola	14,248		0.00
7271-013-011	500 W. 16th Street	Magnolia & 16th St LLC	10,685	10,685	684.10
7271-018-012	550 W. Pacific Coast Hwy	Mahesh, Sanmukh/ State Motel	12,175	12,175	684.10
7271-012-018	1630 San Francisco Avenue	Mansoor Ghaneanian	57,064	85,500	1,368.20
7271-010-010	515 W. Cowles Street	Meany Trust	14,248	14,248	684.10
7271-008-002	812 W. Cowles Street	Moinee, Michael	21,300	21,300	700.10
7271-009-009		Morgen, Tyler	806	806	0.00
7271-009-002	1417 Daisy Avenue	Morrison Trust	17,646	17,646	684.10
7271-016-008	707 W. 17th Street	Mortara, Carole TR (JEBBIA - Seven J)	21,340	21,340	700.60
7271-007-002	720 W. 14th Street	Mountain View Dairies, Inc.	94,090		0.00
7271-007-003	727 W. Anaheim Street	Mountain View Dairies, Inc.	113,692	207,782	1,368.20
7271-013-009	1524 Oregon Avenue	Multi Cable MCI	11,786	11,786	684.10
7271-006-004	662 W. 14th Street	Nova Techno Corp	8,276	8,276	684.10
7271-018-001	660 W. Pacific Coast Hwy	Patel, Jagdishchandra V and Hansaben	10,170	10,170	684.10
7271-010-008	1429 Magnolia Avenue	Picarelli, Dominic	17,812	24,934	744.84
7271-010-009	511 W. Cowles Street	Picarelli, Dominic	7,122		0.00
7271-010-011	1450 Daisy Avenue	Riley, John	7,122	7,122	684.10
7271-016-001	840 W. Esther Street	Riley, William A and Theresa	14,200	14,200	684.10
7271-010-007	1465 Magnolia Avenue	Romero, Mario and Leticia	10,685	10,685	684.10
7271-013-014	519 W. 15th Street	Rubin, Ruth Simmons	7,196	7,196	684.10
7271-013-008	651 W. 15th Street	Sanchez, Daniel H	7,100	7,100	684.10
7271-012-016	707 W. 16th Street	Scott Burrows	10,685	35,618	876.40
7271-012-017	707 W. 16th Street	Scott Burrows	24,933		0.00
7271-009-004	1419 Magnolia Avenue	Seven J Investment Co	46,174		0.00
7271-009-006	525 W. 14th Street	Seven J Investment Co	13,504	221,285	1,368.20
7271-010-003	609 W. Cowles Street	Seven J Investment Co	61,855		0.00
7271-011-003	1451 Oregon Avenue	Seven J Investment Co	42,689		0.00
7271-013-003	636 W. 16th Street	Seven J Investment Co	14,248		0.00
7271-013-010	540 W. 16th Street	Seven J Investment Co	35,623		0.00
7271-013-013	Lot East of 519 W. 15th St.	Seven J Investment Co	7,192		0.00
7271-015-800		So Calif Edison Co S B of E Par 1 MA	22,512	22,512	715.02
7271-018-013	520 W. Pacific Coast Hwy	Southern California Argas, Inc.	12,244	12,244	684.10
7271-004-800	Easement West of 828 W 12	Southern Pacific Trans Co	30,078	30,078	808.18
7271-018-003	630 W. Pacific Coast Hwy	Spotskey, Thomas J and Patricia S	6,100		0.00
7271-018-004	624 W. Pacific Coast Hwy	Spotskey, Thomas J and Patricia S	6,125	12,225	684.10
7271-012-013	809 W. 15th Street	Starr, Glenn, Paul, and Suzanne	14,200		0.00
7271-012-014	847 W. 15th Street	Starr, Glenn, Paul, and Suzanne	28,314	42,514	961.32
7271-015-009	516 W. Esther Street	Sunset Lodge 26 F&AM	7,122	7,122	684.10
7271-018-017	1750 Daisy Avenue	Swanson, Clifford L and Letha M	28,497	28,497	788.72
7271-008-009	717 W. 14th Street	Taylor, Alfred E and Faye M	14,248	14,248	684.10
7271-014-007	524 W. 17th Street	Tedesco, Charles and Winifred T	10,685	10,685	684.10
7271-018-006	1773 Daisy Avenue	Thirty First Street Ptnshp	14,248	28,492	788.66
7271-018-007	621 W. Esther Street	Thirty First Street Ptnshp	7,122		0.00
7271-018-008	629 W. Esther Street	Thirty First Street Ptnshp	7,122		0.00

**CITY OF LONG BEACH**  
**MAGNOLIA INDUSTRIAL GROUP PROPERTY AND BUSINESS IMPROVEMENT DISTRICT**  
**FISCAL YEAR 2004/05 ASSESSMENT ROLL**  
 August 3, 2004

<u>APN</u>	<u>Address</u>	<u>Owner</u>	<u>Lot Area</u>	<u>Total Lot Area</u>	<u>New Assessment</u>
7271-016-007	745 W. 17th Street	Thompson, Lee W Jr and Violette B Trs	57,064	64,186	1,228.16
7271-016-010	825 W. 17th Street	Thompson, Lee W Jr and Violette B Trs	7,122		0.00
7271-015-013	515 W. 17th Street	Tichauer, Siegfried and Hanni	7,122	7,122	684.10
7271-009-008		Torres, Francisco R & Raquel	919		0.00
7271-009-011	1405 Magnolia Avenue	Torres, Francisco R & Raquel	4,369	4,369	684.10
7271-008-005	801 W. 14th Street	TR Oil Services Inc	21,375	21,375	701.02
7271-006-015	551 W. Anaheim Street	Tucker, Henry M and Victoria V	10,528	10,528	684.10
7271-018-002	646 W. Pacific Coast Hwy	Van Eenenaam, Ed	15,311	15,311	684.10
7271-008-001	724 W. Cowles Street	W.W. Grainger, Inc.	35,625	35,625	876.48
7271-015-001	654 W. Esther Street	Wayne, Sanford	15,390		0.00
7271-015-002	644 W. Esther Street	Wayne, Sanford	7,122		0.00
7271-015-003	642 W. Esther Street	Wayne, Sanford	14,248		0.00
7271-015-004	1727 Daisy Avenue	Wayne, Sanford	24,934	61,694	1,197.48
7271-009-005	1402 Daisy Avenue	Weinstein, Robert & Carolyn D	13,500	13,500	684.10
7271-018-015	500 W. Pacific Coast Hwy	Welch, Fern G.	2,750	2,750	684.10
7271-016-006	708 W. Esther Street	Wirtz, Rose M	7,118		0.00
7271-016-009	700 W. Esther Street	Wirtz, Rose M	7,122	14,240	684.10
7271-013-007	635 W. 15th Street	Wolhaupter, William F & Family Trust	14,200	14,200	684.10
7271-012-012	1501 Oregon Avenue	Young, Richard	42,689	42,689	963.46
7271-009-012	1401 Magnolia Avenue	Zadeh, Akbar M	3,800	3,800	684.10
<i>Total Amount of Assessments (1):</i>					<b><u>\$75,935.84</u></b>
167	Total Parcels in Magnolia Industrial Group PBID				

(1) Actual total assessments levied equal \$75,936.00. Difference due to rounding.

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