RESOLUTION NO. RES-12-0072

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LONG BEACH ESTABLISHING THE DOWNTOWN LONG BEACH PROPERTY AND BUSINESS IMPROVEMENT DISTRICT, FIXING THE BOUNDARIES THEREOF AND PROVIDING FOR THE LEVY OF ASSESSMENT

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

Section 1. This resolution is made and enacted pursuant to the provisions of the Property and Business Improvement District Law of 1994 (Section 36600, et seq. of the California Streets and Highways Code, hereinafter sometimes referred to as "the law").

A. On June 19, 2012, the City Council of the City of Long Beach adopted Resolution No. RES-12-0057 entitled, "A Resolution of Intention of the City Council of the City of Long Beach Declaring the Intention of the City Council to Establish the Downtown Long Beach Property and Business Improvement District, Fixing the Time and Place of a Public Hearing Thereon and Giving Notice Thereof."

B. Pursuant to California Constitution Article XIII D, ballots were mailed to the property owners within the proposed boundaries of the Downtown Long Beach Property and Business Improvement District (the "District").

C. Further, pursuant to Resolution of Intention, Resolution No. RES-12-0057, a public hearing concerning the formation of said area was held before the City Council of the City of Long Beach on August 7, 2012, at the hour of 5:00 p.m. in the City Council Chambers of City Hall of the City of Long Beach.

D. All written and oral protests made or filed were duly heard, evidence

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for and against the proposed action was received, and a full, fair and complete hearing was granted and held.

E. At the conclusion of the public hearing, the tabulation of the ballots was performed and among those ballots returned to the City, a weighted majority of the property owners within the District have approved the formation of the District.

F. That following such hearing, the City Council did and does hereby find that the properties and businesses lying within the property and business improvement district herein created, in the opinion of the City Council, will be benefitted by the expenditures of funds raised by the assessment or charges proposed to be levied hereunder.

G. A copy of the Management Plan, is attached as Exhibit "A" hereto ("Management Plan").

Section 2. That pursuant to said law a property and business improvement district is hereby established in the City of Long Beach as herein set forth and that all properties in the district established by this resolution shall be subject to any amendments made hereafter to the law or to other applicable laws.

Section 3. That the boundaries of the property and business improvement district, the activities and improvements to be funded, and the amount of the proposed assessments shall be as indicated in Exhibit "A". No bonds will be issued under the Management Plan.

Section 4. That the City Council hereby levies and imposes and orders the collection of an annual assessment to be imposed upon properties in the proposed property and business improvement district described above. Such annual assessment shall be equal to the amounts set forth in Exhibit "A" hereto.

Section 5. That the Management Plan, attached hereto as Exhibit "A," is hereby approved.

Section 6. That the improvements and activities to be provided in the property and business improvement district shall be funded by the levy of assessments

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and that the proposed uses to which the proceeds of the annual assessment shall be put are limited to those set forth in California Streets and Highways Code Sections 36600 et seq., as amended.

The City Council of the City of Long Beach shall have sole discretion as to how the revenue derived from said assessments is to be used within the scope of the above purposes; provided, however, it shall consider recommendations as to the use of said revenue made by the Downtown Long Beach Associates, which has been previously designated as the "Owners' Association" for the District.

Section 7. If any section, subsection, sentence, clause or phrase of this resolution is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of the resolution. The City Council hereby declares that it would have passed this resolution and each section, subsection, sentence, clause and phrase hereof, irrespective of the fact that any one or more of the sections, subsections, sentences, clauses or phrases hereof be declared invalid or unconstitutional.

Section 8. This resolution shall take effect immediately upon its adoption by the City Council, and the City Clerk shall certify the vote adopting this resolution.

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I hereby certify that the foregoing resolution was adopted by the City Council of the City of Long Beach at its meeting of August 7, 2012, by the following vote:

Ayes: Councilmembers: Lowenthal, DeLong, O'Donnell, Andrews, Johnson, Austin.

Noes: Councilmembers: None.

Absent: Councilmembers: Neal.

Abstained: Councilmembers: Garcia, Schipske.

City Clerk

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Exhibit "A"

DOWNTOWN LONG BEACH
PROPERTY-BASED BUSINESS IMPROVEMENT DISTRICT (PBID)
MANAGEMENT PLAN
FINAL PLAN – JUNE 2012 (06/04)

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Exhibits:
- Engineer's Report
- List of properties to be benefited
- Map with parcel detail
- Base level of service letter of intention from City of Long Beach
- Legal Memorandum

Prepared for the
Downtown Long Beach Associates PBID Steering Committee
by
Progressive Urban Management Associates, Inc.
Kristin Lowell Inc.
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DOWNTOWN LONG BEACH
PROPERTY-BASED BUSINESS IMPROVEMENT DISTRICT (PBID)
MANAGEMENT PLAN SUMMARY
FINAL PLAN – JUNE 2012 (06/04)

The Downtown Long Beach Property-Based Business Improvement District (PBID) is a special benefit assessment district formed in 1998 and renewed in 2003 that conveys special benefits to each individual assessed parcel located within the district boundaries. Downtown property owners are now seeking to continue the PBID for an additional ten-year term. As described in this plan, it is proposed that the PBID will continue to provide funding for enhanced maintenance, public safety, beautification, marketing and economic development programs, above and beyond those provided by the City of Long Beach.

Location	The district will encompass the core of Downtown Long Beach, including approximately 70 blocks that are bounded approximately by Shoreline Drive to the south, Golden Shore to the west and Alamitos Avenue to the east. The northern boundary is 3rd Street along the western part of the district, 8th Street in the central part and 4th Street along the eastern part. *A map of the proposed district boundary is provided on page 10.*
Improvements & Activities	***A Clean, Inviting and Vibrant Downtown:*** The PBID will finance improvements and activities that will improve the Downtown environment and experience for property owners, residents, workers and visitors, including: ***Environment:*** • **Clean Teams** that sweep, scrub and power wash sidewalks, remove litter and graffiti, increase the frequency of trash removal and maintain landscaping within the Downtown. • **Safety Guides** that provide information on Downtown activities and attractions, work with local police, businesses, and homeowners associations to prevent crime and work productively to reduce homelessness and street populations. • **Beautification** improvements that make Downtown more visually attractive, including enhanced streetscape, landscaping, street furniture, lighting, public art and banners. ***Economy:*** • **Economic Development** services aimed to assist property owners in recruitment and retention of tenants, including efforts to fill storefronts, attract diverse retail and employers to occupy office buildings. • **Marketing & Special Events** to promote a positive image and activate Downtown with a regularly scheduled series of festivals, events, promotions and public relations activities.
Method of Financing:	Levy of assessments upon real property that benefit from improvements and activities.

Budget:

Total district budget for its first year of operation is $2,270,901:

REVENUES	Assessments	Other (a)	TOTAL
PBID Assessments	2,248,416		
Other (a)		22,485	
TOTAL REVENUES			**2,270,901**
EXPENDITURES			
Environment			
Clean Teams	763,967	7,640	771,607
Downtown Safety Guides	580,339	5,804	586,143
Beautification	96,704	967	97,671
Total Environment	***1,441,010***	***14,411***	***1,455,421***
Economy			
Economic Development	265,762	2,658	268,420
Marketing & Events	299,714	2,997	302,711
Total Economy	***565,476***	***5,655***	***571,131***
Administration & Reserves			
Administration & Communications	174,478	1,745	176,223
Delinquency Reserve (3%)	67,452	675	68,127
Total Admin & Reserves	***241,930***	***2,419***	***244,349***
TOTAL EXPENDITURES	**2,248,416**	**22,485**	**2,270,901**

(a) Non-assessment funding to cover the cost associated with general benefits from services.

Cost:

Annual assessments are based upon a calculation of benefits provided, an allocation of costs for providing those special benefits within two benefit zones and a calculation of linear frontage, lot and gross building square footage within each zone. Two different benefit zones are proposed with two different levels of service. The deployment and frequency of clean and safe services in the Premium zone will be greater than the deployment and frequency of clean and safe services in the Standard zone.

Parking structures, residential properties and properties owned and used for non-profit purposes pay an adjusted and reduced rate. Estimated annual maximum assessment rates for the first year of the district are:

	Standard	Premium
Annual Assessment for Lot Frontage (all properties) per foot	$ 9.692	$ 15.655
Plus: Lot + Building Square Footage		
• Commercial & government properties	0.0423	0.0465
• Parking structures	0.0277	0.0318
• Residential & Non-Profits	0.0130	0.0172

Cap

Annual assessments may increase no more than 5% per year consistent with the increase in the Tri-County consumer price index (CPI) and increases in other program

	costs. The determination of annual adjustments in assessment rates will be subject to the review and approval of the Downtown Long Beach Associates (DLBA) Board of Directors, which serves as the PBID Owner's Association.
City Services	The City of Long Beach has provided an accounting of baseline services that are currently provided within the District and will continue through the duration of the planned renewal. *The City base level of service agreement is included as an Exhibit.*
Collection	PBID assessments appear as a separate line item on the annual Los Angeles County property tax bills. Any parcel not on the property tax rolls, such as a government or non-profit owned parcels, will be directly billed by the DLBA or a third-party contractor.
District Governance:	The PBID will continue to be governed by the Downtown Long Beach Associates (DLBA), a 501(c)6 non-profit organization consisting primarily of property owners, businesses and residents within the district. Acting as the Owner's Association for the district, DLBA will determine budgets, assessment rates subject to the parameters contained in the Management Plan and monitor service delivery that is provided by DLBA staff and/or contractors. The DLBA Board of Directors includes a diverse representation of stakeholders, including Downtown property owners, businesses and residents. Currently, there are nine commercial property owners and two resident representatives on the 19 member voting board. Acknowledging that residential condominiums and parcels owned by non-profits will be added to the PBID, the DLBA Board will consider appropriate representation from these stakeholder groups.
District Continuation	California law for PBID district continuation requires the submission of petitions signed by property owners in the proposed district who will pay more than 50% of the total assessments (i.e. petitions must represent more than 50% of the $2,240,276 to be assessed). Petitions are submitted to the Long Beach City Council, and the City will send mail ballots to all affected property owners. The majority of ballots returned, as weighted by assessments to be paid, must be in favor of the PBID in order for the City Council to consider approval.
Duration	Collection of the first year's assessments will be included in Los Angeles County's 2012-2013 tax bill with services beginning January 1, 2013 and continuing through December 31, 2022. A five-year review of the district will evaluate market conditions and the need for any adjustments to the Management Plan. Any subsequent renewal of the district will require a new management plan, petition and mail ballot process.

I. WHY CONTINUE THE DOWNTOWN LONG BEACH PBID?

What Is A PBID?

The International Downtown Association estimates that more than 1,000 PBIDs currently operate throughout the United States and Canada. A PBID provides enhanced improvements and activities, such as public safety, maintenance and image enhancement, above and beyond those provided by local government. PBIDs provide services that improve the overall viability of downtown districts -- resulting in higher property values, sales and tax revenues and an improved quality of life.

Since the creation of California's Property and Business Improvement District Law in 1994, nearly 100 new PBIDs have been established in California downtowns, including Sacramento, Oakland, Los Angeles, Santa Monica and San Diego. The Downtown Long Beach PBID was established by property owners in 1998 and then renewed in 2003. The existing PBID will expire in 2013 and must be replaced by a new PBID if enhanced services are to continue.

Since PBID legislation was enacted in California nearly 20 years ago, there have been changes in both the character of Downtowns and the laws that govern the application of special assessments. Downtowns, including Long Beach, have emerged as vibrant mixed-use communities, becoming population centers in addition to their traditional role as business centers. Amendments to the state constitution have changed the application of assessment laws, including PBIDs, to allocate costs to all parcels that receive a benefit from PBID services, regardless of the parcel's use. The PBID renewal process in Long Beach is an opportunity to tailor the district to Downtown's changing dynamics, and to adapt the latest practices supported by applicable laws and court cases.

Why Continue the PBID for Downtown Long Beach?

1. **"Clean and Safe" Has Worked – We Can't Go Backwards**
   Downtown stakeholders agree that the supplemental cleaning and safety services funded by the PBID have succeeded to make Downtown Long Beach safer and more attractive. From a property owner and resident survey completed in the summer of 2011, 86% of respondents agree that the general appearance of Downtown has improved, 82% agree that it is cleaner and 65% agree that it is safer. There is concern that if the PBID goes away, Downtown's gains in clean and safe will slip.

2. **PBID Services are an Excellent Value & Accountable To Those Who Pay**
   By combining resources, Downtown property owners, businesses and residents are able to benefit from a wide variety of enhanced services that keep Downtown safe, clean and vital. Services are directly accountable to Downtown stakeholders. Decisions on the annual PBID work program, budget and assessments are made by affected property owners, businesses and residents. Costs are reasonable, ranging from less than a dime per square foot per year for most commercial properties to approximately $5 to $10 per month or less, depending on location within the proposed benefit zones, for residents.

3. **The PBID Is More Important Than Ever in Challenging Economic Times**
   Most stakeholders value the PBID more than ever as a foundational tool that can help Downtown navigate through the current economic turbulence. With a challenging national and regional economy, the PBID is something that can be controlled. By delivering enhanced services to help make Downtown safe, clean and vital, it also provides a competitive advantage as Downtown prepares for economic recovery.

4. **The PBID Helps Unify Downtown and Makes Us More Influential**
   With the PBID, Downtown speaks with a unified voice to guide a variety of policies and issues affecting Downtown Long Beach. The PBID fosters a sense of community and brings different groups together to focus on improving Downtown.

Process to Develop the PBID Management District Plan

To develop the Management District Plan and to continue the Downtown Long Beach PBID, Downtown property and business owners, residents and civic leaders have been involved in a participatory process that was initiated in the spring of 2011. The consulting firms of Progressive Urban Management Associates (PBID consultant), Kristin Lowell Inc. (certified engineer) and Goldfarb and Lipman (legal counsel) were retained by the DLBA to develop the Management Plan for continuing the PBID. Key steps included:

1. **DLBA Oversight:** To guide the consultant team and validate PBID renewal concepts, the DLBA Board of Directors and a PBID Steering Committee made up of a diverse array of Downtown property owners have served to review PBID Management Plan concepts as they have been developed.

2. **One-On-One and Roundtable Meetings with Property Owners:** The DLBA staff and consultants conducted a series of one-on-one and roundtable meetings with property owners located throughout the PBID. Top improvement priorities and guiding principles that emerged from the meetings with property owners and consultation with the PBID Committee included:
   - Providing consistency in the Downtown experience, particularly the basics of clean and safe, is critical to Downtown's overall vitality.
   - Make sure that PBID services are supplemental to, and do not replace, City services.
   - Make it simple and non-bureaucratic and keep costs reasonable.

3. **Resident Open Houses & Meetings with HOAs:** DLBA staff and consultants conducted a series of meetings with neighborhood associations, HOAs, and other resident groups located in the PBID. Since residents benefit from environmental improvements provided by the PBID, owner-occupied units are being added to the district. While residents reinforced the preceding themes, they also emphasized:
   - Any new assessment funds collected from residents should be used for enhanced PBID services.
   - Residents expect proportional representation and voice in PBID decision-making.

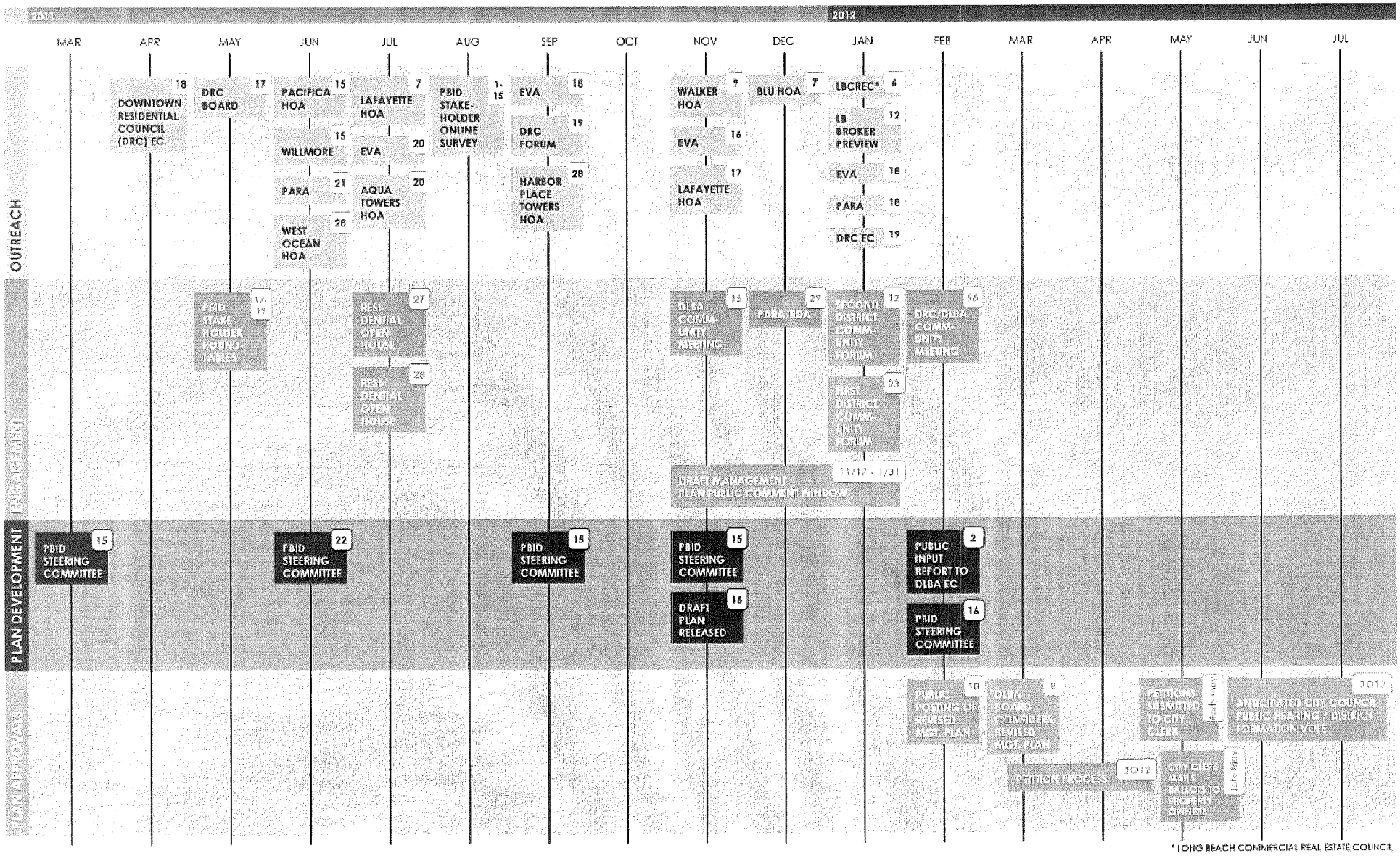
4. **Online Survey:** Approximately 300 Downtown stakeholders, mostly residents, responded to an online survey seeking suggestions and priorities for the design of the PBID. Top improvement priorities from the survey included:
   - Economic development with an emphasis on activating storefronts and attracting new businesses.
   - Improve efforts to reduce homelessness.
   - Make Downtown more attractive, including upgrading street furniture and storefronts.

5. **City Base Level of Services:** Concurrent with the property and business-owner outreach process to develop the PBID Management Plan, meetings were held with City staff to develop an accounting of current city services and a policy commitment to continue these services through the duration of the PBID.

   Plan Review & Final Plan: The draft PBID Management District Plan and budget was reviewed by the DLBA Board of Directors, PBID Steering Committee and individual property owners. Affected property owners were invited to a series of public forums in the fall of 2011 to review the plan. Following the public forums, an online survey tool was developed to allow all individual stakeholders to have an opportunity to provide comments on the plan. The online survey tool was available from mid November 2011 through the end of January 2012. More than 71 individuals responded to the online review, adding more than 440 comments and suggestions. Also during the review process, meetings were held with additional property owners, HOAs and interested parties. Each of Downtown's two City Councilmembers held public review sessions. Input from these meetings was considered for the final draft of the plan.

A chart illustrating the process to develop the Final Draft PBID Management Plan and its anticipated approval schedule is provided on the following page.

PROPERTY BASED IMPROVEMENT DISTRICT (PBID) - Management Plan Development and Approval Process Timeline



* LONG BEACH COMMERCIAL REAL ESTATE COUNCIL

II. PBID BOUNDARIES

The PBID will encompass approximately 70 blocks of the core of the Downtown area bounded roughly by:

- Shoreline Drive to the south, including the Pine Avenue Circle
- Golden Shore to the west and
- Alamitos Avenue to the east.
- To the north, 3rd Street in the western part of the PBID, 8th Street in the central part and 4th Street in the eastern part.

Included in the expansion to the PBID during this cycle of renewal are the blocks bounded by Pacific, Broadway, Maine and 3rd Street. This area has been added due to the increase in pedestrians, traffic and other activity in the PBID that is expected to result from the new state courthouse facility.

Benefit Zones: Two benefit zones are proposed with two different levels of service. The deployment and frequency of clean and safe services in the Premium zone will be greater than the deployment and frequency of clean and safe services in the Standard zone. The benefit zones are delineated as follows:

- **Premium Service Zone** includes most blocks in the central portion of the PBID bounded by Long Beach Boulevard to the east, 6th Street to the north, Pine and Pacific Avenues to the west and Ocean Boulevard to the south.

- **Standard Service Zone** includes much of the western portion of the PBID bounded roughly by Pacific Avenue, 3rd Street, Golden Shore, Shoreline Drive and Ocean Boulevard. To the east, the Standard zone is roughly bounded by Elm Avenue, 4th Street, Alamitos Avenue and Ocean Boulevard.

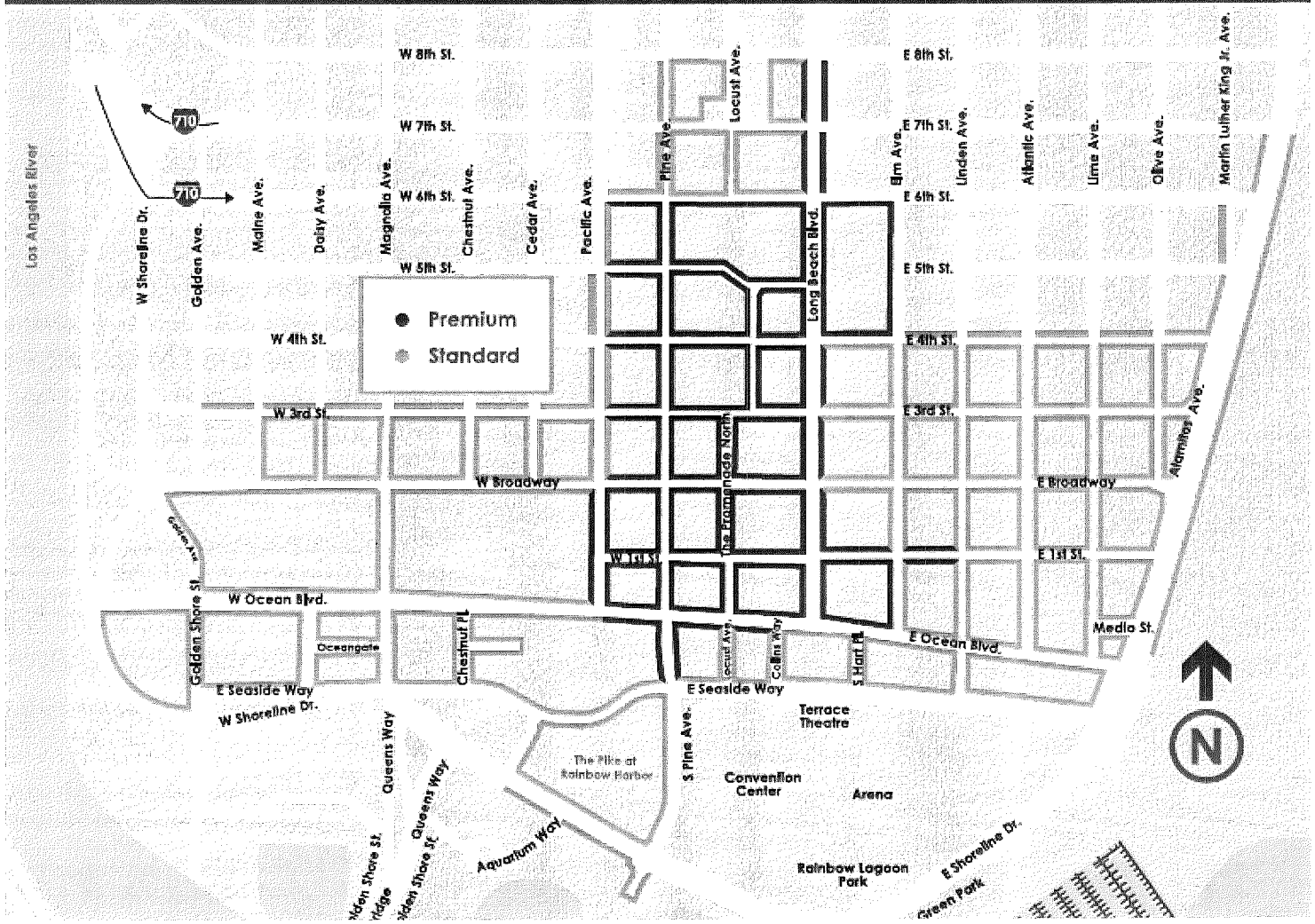
Changes to the treatment of properties and service zones during this cycle of PBID renewal include:

- **Moving to two service zones, as opposed to three.** The pre-existing "basic zone" is to be eliminated and replaced with Standard services. The introduction of Standard services acknowledges increased activity in the basic zone area, plus the anticipation that service demands will continue to grow from activity generated by the state courthouse facility, among other entitled developments.

  Add owner-occupied residential units and properties owned by non-profits. Consistent with the provisions of Article XIII D of the California Constitution (Proposition 218) and subsequent case law, all owner-occupied residential parcels and properties owned by non-profit organizations within the PBID that receive special benefits from PBID services will be assessed. These parcels will benefit from Environment services (i.e. clean, safe and beautification) and will be assessed for their proportionate share of benefit from these services. *See Exhibit: legal memo.*

A map of the proposed district boundary is provided on the following page and a more detailed map with specific parcel lines is included as an Exhibit.

Proposed PBID Boundaries & Benefit Zones



III. IMPROVEMENTS AND ACTIVITIES

PBID services are above and beyond those provided by the City of Long Beach. The City of Long Beach has provided an accounting of baseline services that are currently provided within the District and will continue through the duration of the planned renewal. *The City base level of service agreement is attached as an Exhibit.*

ENVIRONMENT

PBID "Environment" activities and improvements are intended to provide a clean, safe and attractive Downtown. Environment activities, which include clean, safe and beautification, benefit each individual assessed parcel, including commercial, government, parking structures, non-profits and residential.

Clean and Safe Program

Downtown's Clean and Safe program was developed following the creation of the PBID in 1998. Objectives in managing the program have included:

- Deploy a Clean and Safe program that will make a visible, tangible and lasting impact.
- Document existing City services and ensure that PBID-funded services are supplemental to, and do not replace, existing City services.
- Ensure that the program is properly capitalized and that additional funding will not be required once the PBID is created.
- Provide flexibility in the modeling of the program so that the PBID can either create its own in-house program or contract with private firms.

To meet these objectives, uniformed **Clean Teams** have been deployed throughout Downtown to remove litter and graffiti, steam clean sidewalks and maintain furniture in public places. **Safety Guides** provide an emphasis on public safety and have been effective at deterring nuisance crimes, providing hospitality services to Downtown visitors and connecting the district's homeless population to available resources. Recent yearly achievements of PBID funded Clean Team and Safety Guide crews include:

- Pressure washing of more than 36 million square feet of sidewalks
- Removal of 8,136 graffiti tags and stickers
- Nearly 192 tons (384,000 pounds) of trash were collected
- Nearly 6,000 pounds of weeds were removed
- Safety Guides made more than 115,000 business contacts
- Safety Guides provided 9,287 citizen assists, gave directions to 10,467 individuals and information to 6,223 persons
- Safety Guides had service contacts with 738 homeless individuals

Continuation of the PBID will allow the Clean Team and Safety Guide crews to build upon these achievements and keep Downtown Long Beach clean and safe. The proposed PBID continuation work program anticipates ongoing deployment at the following frequencies:

Clean Team	
Hours of Deployment per Week	*992*
Weekly F.T.E.	24.8
Average Weekly Coverage	7 days/week
Litter Removal/Pan & Broom	Daily with peak night service in the Premium Area
Machine Sweeping	Daily District-Wide – Higher Frequency in Premium Area
Steam Cleaning: Standard	Once Every 4 to 6 Weeks
Steam Cleaning: Premium	Weekly
Graffiti Removal	Daily As Needed
Light Landscape/Weeds	As Needed
Emergency Spot Cleaning	As Needed
Maintenance of PBID funded beautification elements	As Needed
Safety Guides	
Hours of Deployment per Week	*664*
Weekly F.T.E.	16.6
Coverage in All Areas	12 to 16 hours
Coverage in Premium Areas	12 to 16 hours plus late night on weekends
Foot Patrol	Premium Area Only
Bike & Segway Patrols	Daily District-Wide
Visitor Services, Safety Escorts, Motorist Assist, Homeless Outreach	Daily District-Wide

Deployment of Clean and Safe Services: Clean and safe services are deployed in each of two "benefit zones" within the PBID:

- **Premium Service Zone:** The Premium service zone includes areas of highest pedestrian activity where demands for clean and safe services are greatest. This area includes the most significant activity generators within the boundaries of the district, including City Place retail center and the Pine Avenue, Promenade and Long Beach Boulevard corridors, the 1st Street corridor in the East Village, and the transit facilities along 1st Street. These activities create the conditions requiring a greater amount of clean and safe services, such as dirty sidewalks, the presence of graffiti and the need to provide safety guide assistance. The Management Plan anticipates that service deployment frequencies within the Premium service zone will be three times more than the remainder of the PBID – from the number and type of safety guides to the frequency of sidewalk cleaning. Under the current PBID deployment plan, Safety Guides patrol each block of the Premium Zone between 25 and 40 times per day.

- **Standard Service Zone:** The remaining areas of the PBID encompassed by the Standard service zone have less pedestrian activity and demands for clean and safe services are generally lower. The standard areas have lower intensity activity generators, including less ground floor retail and a higher concentration of office and residential uses. Accordingly, the lower level of pedestrian activity results in reduced need for clean and safe services. Service frequencies within the

Standard service zone are less than the frequency of services in the Premium service zone. Under the current PBID deployment plan, Safety Guides patrol each block of the Standard Zone between 8 and 12 times per day, about one third of the frequencies found in the Premium service zone.

Options for Enhanced Security: The PBID renewal process has evidenced continued property owner concern with both the reality and perception of public safety on Downtown streets. There are a variety of elements contributing to this concern, including ongoing challenges with transient and homeless populations, nuisance crimes ranging from aggressive panhandling to vandalism, and other quality of life issues.

In order to more effectively deploy PBID resources to improve enhanced security, funds for information and safety ambassadors may be redistributed to related activities that have been effective in other California PBIDs, including:

- A "navigator program" in which ambassadors would be tasked with a case management approach to match chronic homeless individuals with available social services (Sacramento, Santa Monica).
- Other quality of life and safety initiatives in partnership with local agencies that may be developed and recommended by the DLBA Public Safety Task Force.

Resident Coordinator: Also within the budget for the Clean and Safe program is a new Resident Coordinator to help Downtown's residential population utilize environmental services. The Resident Coordinator will provide information, regularly meet with HOAs and resident associations, represent residential perspectives, and trouble-shoot residential issues related to the PBID's environmental services that include cleaning, safety and beautification.

Serving in a role comparable to that of a City Council Field Deputy, this position will pro-actively identify opportunities and concerns from the residential community and seek to connect the appropriate available resources to address issues and capitalize on opportunities. It is anticipated that Downtown residential organizations and leadership will be consulted in developing the job position description for the Resident Coordinator.

Beautification

Beautification funds support improvements that improve the visual appearance of Downtown and may include:

- Seasonal banners and decorations
- Public art
- Street furniture and amenities
- Feasibility analyses and plans for design, streetscape and other physical improvements
- Other activities and improvements that visibly enhance the Downtown environment

Annual recommendations regarding the allocation of beautification funds are determined by the Capital Improvements and Beautification Task Force that provides recommendations to the DLBA Board of Directors.

The **ENVIRONMENT** portion of the PBID accounts for 64.1% of the proposed budget.

ECONOMY

Activities aimed at working with property owners to improve Downtown's overall image, increase sales and building occupancies are part of the PBID Management Plan. These services are intended to provide special benefits to each individually assessed commercial and government parcel, partial special benefit to parking structures, and no benefit to non-profit and residential uses. Acknowledging this difference, non-profit and residential uses will not be assessed for the cost of economy activities.

Marketing & Special Events: Marketing and special event activities will aim to improve the overall image of Downtown with the goal of attracting consumers and visitors, and attracting and retaining businesses, jobs and investment. Initiatives must be designed to provide collective benefits to businesses and property owners. While annual work programs and budgets will be developed by the Marketing and Special Events Task Force and approved by the DLBA Board of Directors, programs will be selected from a variety of options that may include the following:

- Advertising, including branding and cooperative campaigns and increased placement and frequency in print media.
- Increased distribution and enhanced quality of publications, including Downtown maps, directories and activity guides.
- Improved and increased special event and festival production.
- Public relations efforts to promote a positive image and overall experience.

Economic Development: The Economic Development programs will provide a primary one-stop point of contact for business prospects looking to locate and/or grow in Downtown. Comprehensive market information on Downtown will be researched, packaged and maintained. Specialized research will identify specific target business groups and niches that are most likely to locate within Downtown and benefit from local assets. DLBA staff will serve as a liaison to assist business and property owners in permitting and development review processes. Program staff will work collaboratively with real estate professionals, City staff, and regional economic development groups to coordinate and leverage business attraction efforts.

Responding to the top priority evidenced by Downtown stakeholders in the PBID renewal process, the economic development initiative will initially focus on activating storefronts throughout the Downtown, including the recruitment of retail stores, addressing challenges that impede retail recruitment, temporary or "pop-up" installations, plus other interventions designed to improve Downtown Long Beach's ability to attract retail investment. Initiatives launched by the 2010 Retail Visioning process will also be continued, including, but not limited to:

- "Shop Local" campaigns that aims to inform and match residents and employees to Downtown retail;
- Traditional and emerging business recruitment programs and activities; and,
- Efforts to welcome new businesses to Downtown.

ECONOMY activities account for 25.1% of the proposed PBID budget.

COMMUNICATIONS, ADMINISTRATION & RESERVES

Advocacy and administrative costs of 10.8% have been included within the PBID budget. Examples of advocacy and communications costs include:

- Accounting and annual financial reports,
- Program support costs including supplies, equipment and rent,
- Communications to keep all Downtown stakeholders informed of policies, issues, challenges and opportunities,
- A delinquency reserve estimated at 3% of assessments,
- A general benefit reserve estimated at 1% of the budget, to be paid with non-assessment revenue. The general benefit reserve is established to address the PBID Engineer's Report that found that the PBID may provide de minimus general benefit (i.e. general benefit to the public and/or surrounding community), requiring 1% of the budget to be financed by non-assessment revenue, and
- Other administration costs associated with the overhead and administrative support of programs.

To reduce administrative costs, increase leveraging of funds, and to avoid duplication of enhanced services, the PBID will continue to be managed by the DLBA to deliver day-to-day services. DLBA can leverage PBID assessments with additional revenues, including Downtown Parking and Improvement Area (DPIA) fees, sponsorship revenue, contracts, grants and earned income.

IV. PLAN BUDGETS

The total improvement and activity plan budget for the first year of the district is projected at $2,270,901 with the following components:

REVENUES	Assessments	Other (a)	TOTAL
PBID Assessments	2,248,416		
Other (a)		22,485	
TOTAL REVENUES			**2,270,901**
EXPENDITURES			
Environment			
Clean Teams	763,967	7,640	771,607
Downtown Safety Guides	580,339	5,804	586,143
Beautification	96,704	967	97,671
Total Environment	***1,441,010***	***14,411***	***1,455,421***
Economy			
Economic Development	265,762	2,658	268,420
Marketing & Events	299,714	2,997	302,711
Total Economy	***565,476***	***5,655***	***571,131***
Administration & Reserves			
Administration & Communications	174,478	1,745	176,223
Delinquency Reserve (3%)	67,452	675	68,127
Total Admin & Reserves	***241,930***	***2,419***	***244,349***
TOTAL EXPENDITURES	**2,248,416**	**22,485**	**2,270,901**

(a) Non-assessment funding to cover the cost associated with general benefits from services.

Ten Year Operating Budget

A projected ten-year operating budget for the Downtown Long Beach PBID is provided on the following page. Projections for the budget are based upon the following assumptions:

- Total program revenue increases by no more than 5% per year, the maximum allowed under the proposed annual budget adjustment to respond to increases in the consumer price index and other program costs. Actual budgets may not increase 5% as determined by the DLBA Board of Directors, which is the PBID Owner's Association.

- Revenues for specific activities within the general activity categories (i.e. Economy and Environment) may be reallocated among specific activities from year to year based upon district needs and budgets developed by the DLBA Board of Directors. Revenues may not be moved between the Economy and Environment categories.

Downtown Long Beach PBID:

Ten Year Operating Budget & Maximum Assessments

(Prepared by Progressive Urban Management Associates, May 31-12)

Assumptions:

Assessment rates increase by a maximum of 5% each year.

Actual adjustments may be lower as determined by the PBID Owner's Association. Past annual adjustments have ranged from 0% to 5%.

ESTIMATED TEN YEAR OPERATING BUDGET

Activity	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Environmental Enhancements	1,441,010	1,513,061	1,588,714	1,668,149	1,751,557	1,839,134	1,931,091	2,027,646	2,129,028	2,235,479
Economic Enhancements	565,476	593,750	623,437	654,609	687,340	721,707	757,792	795,682	835,466	877,239
Management, Admin & Reserves	241,930	254,027	266,728	280,064	294,067	308,771	324,209	340,420	357,441	375,313
	2,248,416	**2,360,837**	**2,478,879**	**2,602,823**	**2,732,964**	**2,869,612**	**3,013,092**	**3,163,747**	**3,321,934**	**3,488,031**

MAXIMUM ANNUAL ASSESSMENT RATES: Per Square Foot of Lot + Building

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Standard: Commercial & Government	0.0423	0.0444	0.0466	0.0490	0.0514	0.0540	0.0567	0.0595	0.0625	0.0656
Standard: Parking	0.0277	0.0290	0.0305	0.0320	0.0336	0.0353	0.0371	0.0389	0.0409	0.0429
Standard: Residential & Non-Profit	0.0130	0.0137	0.0144	0.0151	0.0158	0.0166	0.0174	0.0183	0.0192	0.0202
Premium: Commercial & Government	0.0465	0.0488	0.0512	0.0538	0.0565	0.0593	0.0623	0.0654	0.0687	0.0721
Premium: Parking	0.0318	0.0334	0.0351	0.0368	0.0387	0.0406	0.0427	0.0448	0.0470	0.0494
Premium: Residential & Non-Profit	0.0172	0.0180	0.0189	0.0199	0.0209	0.0219	0.0230	0.0242	0.0254	0.0267

MAXIMUM ANNUAL ASSESSMENT RATES: Linear Lot Frontage

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Standard: All Parcels	9.692	10.177	10.685	11.220	11.781	12.370	12.988	13.638	14.319	15.035
Premium: All Parcels	15.655	16.438	17.260	18.123	19.029	19.980	20.979	22.028	23.130	24.286

V. ASSESSMENTS

A. Assessment Methodology

To develop the PBID assessment methodology, the consulting team included participation from Kristin Lowell Inc. and Terrance E. Lowell & Associates, a certified engineer. Lowell evaluated several methods of assessment for conveying special benefits to each individual assessed parcel from the type of improvements and activities described within the Downtown Long Beach PBID Management Plan.

Additional information and justification for the proposed assessment methods and adjustments will be provided in the Engineer's Report, prepared by Kristin Lowell Inc. and will be provided as an attachment to the Final Management Plan.

Benefit Allocation Approach: The existing and proposed assessment methodologies are based upon an analysis of the special benefit provided to each property and the cost associated to each property to provide the PBID activities equal to the special benefit it receives. The benefit zones receive different services as illustrated on the following chart:

ACTIVITY	Standard Service Area	Premium Service Area
ENVIRONMENT (all properties)		
Clean Team		
Sidewalk Sweeping	Daily	Daily & Peak Evenings
Power Washing Sidewalks	Once every 4 to 6 weeks	Weekly
Graffiti Removal & Emergency Spot Cleaning	As Needed	As Needed
Safety Guides		
Foot Patrols	No	Yes
Bicycle & Segway Patrols	Yes	Yes
Escort & Visitor Services	Yes	Yes
Beautification	Yes	Yes
ECONOMY (commercial & government only)		
Marketing & Special Events	Yes	Yes
Economic Development	Yes	Yes

Assessment Variables: The current assessment methodology for the Downtown Long Beach PBID is based upon a combination of linear frontage plus lot and building square footage. Variables include:

- **Linear Frontage**: Linear frontage remains a primary assessment variable in the Standard and Premium service areas. All Clean Team costs and one-half of the Safety Guide costs are allocated through linear frontage, acknowledging the benefit of these services to make Downtown sidewalks cleaner and safer.

- **Lot plus Gross Building Square Footage**: The sum of lot and gross building square footage is a primary assessment variable for one-half of the Safety Guide costs and the full costs of beautification, marketing and special events and economic development. Benefits from beautification activities are anticipated throughout the district. Benefits from economy activities are designed to improve image, occupancy and sales, benefits that are distributed throughout buildings. One-half of Safety Guide costs are allocated to lot and gross building square footage to acknowledge benefits to each individual assessed parcel and its employees, residents and visitors both on the street level and within buildings. The inclusion of lot square footage in the calculation acknowledges the greater benefits of these services to the ground level of property.

- **Premium Service Area Frontage Assessment:** The linear frontage assessment is higher in the Premium service area than the Standard service area, acknowledging the greater frequency in Clean Team and Safety Guide services.

Property Use Considerations: The assessment methodology provides the following treatments for non-commercial property used for residential and non-profit uses, and an adjustment for stand-alone parking structures:

- **Residential and 501(c)3 Non-Profit Property:** Residential and properties owned and used by 501(c)3 non-profit organizations will receive full benefit from Environment Services (i.e. clean and safe, and beautification) and will be assessed fully for them; however, residential and non-profit parcels will not receive the same benefit as commercial parcels from Economy Services (i.e. marketing, special events and economic development) because those uses are not engaged in commercial or customer attraction activities, thus their assessment will not include that portion of the assessment. All commercial and mixed-use parcels with residential uses will be subject to an adjusted assessment rate for the residential square footage of that parcel. The commercial square footage for that type of parcel will be assessed the assessment rate applied to all commercial parcels.

  For parcels owned by non-profit organizations, they must demonstrate that a 501(c)3 non-profit charitable use occupies the property in order to receive the non-profit property use consideration. Documentation that both the building and primary use (i.e. more than 50% of the building occupancy) are owned by 501(c)3 non-profit organizations must be provided to the DLBA prior to July 1 of each year, which is prior to PBID assessment rolls being submitted to the County.

- **Parking:** Parking facilities will be subject to one of the following assessment treatments:

  1. **Parking structures** integrated within a building (and the building has other uses in addition to parking) will be excluded from frontage, lot and gross building square footage assessment calculations.

  2. **Stand-Alone Parking Structures** will be assessed on frontage, lot and gross building square footage for all "Environment" PBID services and at one-half the rate for "Economy" PBID services. This adjustment acknowledges that role of stand-alone parking structures as part of the infrastructure that supports **Downtown**, and limitations on their ability to generate income.

3. **Surface Parking Lots** will be assessed at commercial rates on frontage, lot and building square footage.

- **Government Assessments:** The Downtown Long Beach PBID Management Plan assumes that the City of Long Beach, County of Los Angeles and other government entities will pay assessments for the special benefits conferred to each of their individual assessed parcels within the boundaries of the PBID. Article XIII D of the California Constitution was added in November of 1996 and provides for these payments. Government properties are treated as commercial properties, paying for both Environment and Economy services. Government properties attract a variety of user groups for both government business and civic uses. Similar to commercial office properties, both user groups and employees within government properties benefit from Environment services that provide a cleaner and safer downtown, and Economy services that create a more vital civic and commercial atmosphere.

B. Calculation of Assessments

The preceding methodology is applied to a database that has been constructed by the DLBA with primary data provided by the Los Angeles County Assessor and the City of Long Beach. Since the initiation of PBID services in 1999, DLBA has contracted with an assessment engineering firm to obtain property data from the County of Los Angeles Assessor's Office. Data, which includes ownership and property characteristics, is updated annually by the assessment engineering firm and provided in the District's Annual Report.

A list of all properties to be included in the PBID is provided as an Exhibit.

Benefit Zone Adjustments: The assessments are also adjusted to reflect anticipated service frequencies in the Standard and Premium benefit zones. The Premium benefit zone will have more frequency of clean and safe services; therefore, assessment rates for clean and safe services are increased in the Premium benefit zone. Residential and 501(c)3 non-profit parcels do not receive benefit from the Economy activities and therefore will not be assessed that portion of the assessment. The resulting assessment calculation by service and benefit zone follows:

	Standard	**Premium**
Lot Frontage (100% clean + 50% safe to all properties)	$ 9.692	$ 15.655
Lot + Building Sq. Ft. (50% safe to all properties)	0.0094	0.0136
Lot + Building Sq. Ft. (100% beautification to all properties)	0.0036	0.0036
Lot + Building Sq. Ft. (100% economy to commercial and government only)	0.0293	0.0293

Total Estimated Assessments: Based upon the methodology, property data and the proposed PBID budget, approximate lot and gross building assessments are calculated. Assessments will not exceed the following amounts during the first year of the PBID:

	Standard	Premium
Annual Assessment on Lot Frontage (all properties) per linear foot	$ 9.692	$ 15.655
Plus: Lot + Gross Building Square Footage		
• Commercial & government properties	0.0423	0.0465
• Parking structures	0.0277	0.0318
• Residential and Non-Profits	0.0130	0.0172

Calculation of Rates: The following examples illustrate how the preceding rates are applied to parcels within the Downtown Long Beach PBID.

Commercial Property Example: Premium Zone

Property Characteristics: *50,000 sq.ft. office building*		**Rate**	**Annual Assessment**
Lot Square Footage	15,000	0.0465	$697.50
Gross Building Square Footage	50,000	0.0465	$2,325.00
Linear Frontage	100	$ 15.655	$1,565.50
Total			***$4,588.00***

Residential Condo Property Example: Standard Zone

Property Characteristics *1,000 sq.ft. condo in building of 100,000 sq.ft. with 40,000 sq.ft. lot and 400 feet of frontage*	**Calculation**	**Rate**	**Annual Assessment**
Lot Square Footage (pro rata share of 40,000 sq.ft. lot)	(1,000/100,0000) x 40,000	0.0130	$5.20
Gross Building Square Footage (condo)	1,000	0.0130	$13.00
Linear Frontage (pro rata share of 400 feet)	(1,000/100,000) x 400	$ 9.692	$38.77
Total			***$56.97***

Each residential condominium will be assessed based upon its unit square footage and a pro rata share of building lot square footage and frontage based upon the size of the condominium in relation to the gross square footage of the building. For condominiums in the Standard zone, the average annual assessment is estimated to be $58.34, and for condominiums in the Premium zone, the average annual assessment is estimated to be $114.16.

For properties with frontage on both premium and standard zones, linear frontage will be allocated to each zone, and lot plus building square footage rates will apply to the zone fronting the address side of the building.

C. Assessment Adjustments

Annual Adjustment: Annual assessment rates may be adjusted for annual changes in the Tri-County Consumer Price Index (CPI) for all urban consumers and/or other changes in programs costs, not to exceed 5%. Actual annual adjustments may range from 0% to 5%. Assessment adjustments will be contingent upon approval by the DLBA Board of Directors and the annual budget approval by the Long Beach City Council.

Budget Adjustment: Any annual budget surplus or deficit will be rolled into the following year's PBID budget. Assessments will be set accordingly, within the constraints of the CPI adjustment, to adjust for surpluses or deficits that are carried forward. Note that the PBID will maintain a reasonable Operating Reserve estimated at approximately 3% of the PBID operating budget.

General Benefit Adjustment: The PBID Engineer's Report has found that the PBID may provide de minimus general benefit (i.e. benefits to the general public or surrounding community) that is intangible and unquantifiable. To account for any de minimus general benefit, a 1% general benefit adjustment has been established. Accordingly, one percent of the total PBID budget (1%) will be funded annually by non-assessment revenue.

Time and Manner for Collecting Assessments: As provided by state law, the Downtown Long Beach PBID assessment appears as a separate line item on annual property tax bills prepared by the County of Los Angeles. Property tax bills are distributed in the fall and payment is expected by lump sum or installment. Existing laws for enforcement and appeal of property taxes apply to PBID assessments.

Disestablishment: State law provides for the disestablishment of a PBID pursuant to an annual review process. Each year that the PBID is in existence, there will be a 30-day period during which the property owners will have the opportunity to request disestablishment of the district. This 30-day period begins each year on the anniversary day that the district was first established by City Council. Within that 30-day period, if a written petition is submitted by the owners of real property who pay 50 percent (50%) or more of the assessments levied, the PBID may be disestablished. The City Council will hold a public hearing on disestablishing the PBID prior to actually doing so.

VI. GOVERNANCE

For the Downtown Long Beach PBID, the DLBA, an existing 501(c)6 California non-profit corporation, shall continue to serve as the PBID Owner's Association. The role of the Owner's Association is consistent with similar PBIDs and Downtown management organizations throughout California and the nation. The Owner's Association (i.e. DLBA Board of Directors) determines budgets, assessment rates and monitors service delivery. As part of the Management Plan, the DLBA will manage the delivery day-to-day PBID services in order to:

- Reduce overall administrative costs of the PBID,
- Leverage PBID funds with other resources and capabilities provided by the DLBA,
- Eliminate the potential for duplication of enhanced services and activities, and
- Ensure that Downtown is represented by a unified voice, thereby maximizing Downtown's influence in policies and civic affairs.

Pursuant to the State of California PBID legislation the DLBA Board of Directors is subject to disclosure and notification guidelines set by the Ralph M. Brown Act and California Public Records Act.

The DLBA Board of Directors includes a diverse representation of stakeholders, including Downtown property owners, businesses and residents. Currently, there are nine commercial property owners and two resident representatives on the 19 member voting board. Acknowledging that residential condominiums and parcels owned by non-profits will be added to the PBID, it is anticipated that the DLBA Board of Directors will consider appropriate representation from these stakeholder groups.

DLBA has created Task Forces that invite all PBID assessment payers to participate in program design and development of service delivery approaches and budgets. Task Forces include:

- Marketing & Special Events,
- Public Safety,
- Capital Improvements and Beautification, and
- Economic Development.

FINAL

Downtown Long Beach
Property-Based Business Improvement District
Engineer's Report

Long Beach, California
June 2012

Prepared by:
Kristin Lowell Inc.

Prepared pursuant to the State of California
Property and Business Improvement District Law of 1994
And Article XIIID of the California Constitution
to create a property-based business improvement district

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A: Farrand Research Intercept Survey
B: Assessment Roll, a separate document

ENGINEER'S STATEMENT

This Report is prepared pursuant to Section 36600 et seq. of the California Streets and Highways Code (the "Property and Business Improvement District Law of 1994" as amended) (herein after "State Law") and pursuant to the provisions of Article XIIID of the California Constitution (Proposition 218).

The Downtown Long Beach Property-Based Business Improvement District ("PBID") will provide services either currently not provided or are above and beyond what the City of Long Beach provides. These services will specially benefit each individual assessable parcel in the PBID. Every individual assessed parcel within the PBID receives various levels of special benefit from the programs identified under Section B of this Report. Only those individual assessed parcels within the PBID receive the special benefit of these proposed activities; parcels contiguous to and outside the PBID and the public at large may receive a de minimis general benefit, as outlined in Section E. The cost to provide general benefits, if any, will be funded from sources other than assessments.

The duration of the proposed PBID is ten (10) years, commencing January 1, 2013. An estimated budget for the PBID improvements and activities is set forth in Section D. Assessments will be subject to an annual increase of up to 5% per year as determined by the Owners' Association and approved by the City Council but must stay between 0 and 5% in any given year. Funding for the PBID improvements and activities shall be derived from a property-based assessment of each specially benefitted parcel in the PBID. A detailed description of the methodology for determining the proportional special benefit each individual assessable parcel receives from the service and the assessment for each parcel is set forth in Section F.

Respectfully submitted,

Terrance E. Lowell, P.E.

SECTION A: LEGISLATIVE AND JUDICIAL REVIEW

Property and Business Improvement District Law of 1994

The State Law is the legislation that authorizes the City to levy assessments upon the real property for the purposes of providing improvements and activities that specially benefit each individual assessed parcel in the PBID. The purpose of the PBID is to encourage commerce, investment, business activities and improve the quality of life for its residents. In order to meet these goals, PBIDs typically fund activities and improvements, such as, enhanced safety and cleaning, marketing and economic development. Unlike other assessment districts which fund the construction of public capital improvements or maintenance thereof, PBIDs provide activities and improvements "to promote the economic revitalization and physical maintenance of the business districts of its cities in order to create jobs, attract new businesses, and prevent the erosion of the business districts." (Streets and Highways Code Section 36601(b)). The improvements and activities funded through the PBID are over and above those already provided by the City within the PBID's boundaries. Each of the PBID activities or improvements is intended to increase building occupancy and lease rates, to encourage new business development, attract residential serving businesses and services, and improve the quality of life for its residents.

Specifically, the State Law defines "Improvements" and "Activities" as follows:

> *"Improvement" means the acquisition, construction, installation, or maintenance of any tangible property with an estimated useful life of five years..."*[1]
>
> *"Activities" means, but is not limited to, all of the following:*
> *(a) Promotion of public events which benefit businesses or real property in the district.*
> *(b) Furnishing of music in any public place within the district.*
> *(c) Promotion of tourism within the district.*
> *(d) Marketing and economic development, including retail retention and recruitment.*
> *(e) Providing security, sanitation, graffiti removal, street and sidewalk cleaning, and other municipal services supplemental to those normally provided by the municipality.*
> *(f) Activities which benefit businesses and real property located in the district.*[2]

Under State Law, parcels that are zoned solely residential or agricultural are presumed to receive no benefit from a PBID.

Article XIIID of the State Constitution

In 1996, California voters approved Proposition 218, codified in part as Article XIIID of the State Constitution. Among other requirements, Article XIIID changes the way local

[1] *California Streets and Highways Code, Section 36610.*
[2] *California Streets and Highways Code, Section 36613.*

agencies enact local taxes and levy assessments on real property. It states, in relevant part, that:

> *(a) An agency which proposes to levy an assessment shall identify all parcels which will have a special benefit conferred upon them and upon which an assessment will be imposed. The proportionate special benefit derived by each identified parcel shall be determined in relationship to the entirety of the capital cost of a public improvement, the maintenance and operation expenses of a public improvement, or the cost of the property related service being provided. No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel. Only special benefits are assessable, and an agency shall separate the general benefits from the special benefits conferred on a parcel. Parcels within a district that are owned or used by any agency, the State of California or the United States shall not be exempt from assessment unless the agency can demonstrate by clear and convincing evidence that those publicly owned parcels in fact receive no special benefit.*
> *(b) All assessments shall be supported by a detailed engineer's report prepared by a registered professional engineer certified by the State of California*[3].
>
> *"Special benefit" means a particular and distinct benefit over and above general benefits conferred on real property located in the district or to the public at large. General enhancement of property value does not constitute "special benefit."*[4]

Judicial Guidance

Since the enactment of Article XIIID, courts have been asked to render opinions regarding various aspects of Article XIIID. The notable portions of cases that apply to assessment districts in general and this PBID in particular are noted below.

> *"The engineer's report describes the services to be provided by the PBID; (1) security, (2) streetscape maintenance (e.g., street sweeping, gutter cleaning, graffiti removal), and (3) marketing, promotion, and special events. They are all services over and above those already provided by the City within the boundaries of the PBID. And they are particular and distinct benefits to be provided only to the properties with the PBID, not to the public at large—they "affect the assessed property in a way that is particular and distinct from {their} effect on other parcels and that real property in general and the public at large do not share."*[5]
>
> *"...separating the general from the special benefits of a public improvement project and estimating the quantity of each in relation to the other is essential if an assessment is to be limited to the special benefits."*[6]

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[3] *Section 4, Article XIIID of the State Constitution.*
[4] *Section 2 (i), Article XIIID of the State Constitution.*
[5] *Dahms v. Downtown Pomona Property and Business Improvement District, (2009) 174 Cal. App. 4th 708.*
[6] *Beutz v. County of Riverside, (2010) 184 Cal. App. 45h 1532.*

> *"...the agency must determine or approximate the percentage of the total benefit conferred by the service or improvement that will be enjoyed by the general public and deduct that percentage of the total cost of the service or improvement from the special assessment levied against the specially benefitted property owners."*[7]

> *"...even minimal general benefits must be separated from special benefits and quantified so that the percentage of the cost of services and improvements representing general benefits, however slight, can be deducted from the amount of the cost assessed against specially benefitting properties."*[8]

It is noted that this Engineer's Report is prepared in compliance with the above noted authorizing legislation, the State Constitution and the judicial opinions.

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[7] *Golden Hill Neighborhood Association, Inc. v. City of San Diego, (2011) 199 Cal. App. 4th 416.*
[8] *Golden Hill Neighborhood Association, Inc. v. City of San Diego, (2011) 199 Cal. App. 4th 416.*

SECTION B: IMPROVEMENTS AND ACTIVITIES

The Downtown Long Beach Property-Based Business Improvement District (PBID) is a special benefit assessment district formed in accordance with the Act in 1998 and renewed in 2003 that conveys special benefits to each individual assessed parcel located within the district boundaries. Downtown property owners now want to continue the PBID for an additional ten-year term. As described in the Downtown Long Beach Property-Based Business Improvement District (PBID) Management Plan, it is proposed that the PBID will continue to provide funding for enhanced maintenance, public safety, beautification, marketing and economic development programs, above and beyond those provided by the City of Long Beach.

PBID services are above and beyond those provided by the City of Long Beach. The City of Long Beach has provided an accounting of baseline services that are currently provided within the District and will continue through the duration of the planned renewal. *The City base level of service agreement is attached as an Exhibit to the Management Plan.*

ENVIRONMENT ACTIVITIES

PBID "Environment" activities and improvements are intended to improve commerce and the quality of life by making each individual assessed parcel safer, cleaner and more attractive which will encourage investment dollars downtown and generate additional pedestrian traffic. Environment activities specially benefit each individual assessed parcel, including commercial, government, parking structures, non-profits and residential. The special benefit to each individual assessed parcel from these activities is that a safer and cleaner environment will increase commercial activity, which directly relates to increase in lease rates and customer usage, and a safer and cleaner environment for its residents.

A study published in *The Economic Journal* on the impacts 30 Los Angeles (Property) Business Improvement Districts (BID) have on public safety indicates that for every "additional $10,000 spent by BIDs on private security it reduces the average number of crimes per neighborhood by 3.37...and 1.65 fewer arrests. Crime specific results indicate that most of the reduction in arrests is for robbery and assault ... BIDs clearly pass a cost-benefit test".[9]

Clean and Safe Program

Downtown's clean and safe program was developed following the creation of the PBID in 1998. Objectives in managing the program include:

- Deploy a Clean and Safe program that will make a visible, tangible and lasting impact.

[9] Cook, Philip, and John MacDonald. 2011. "Public Safety through Private Action: An Economic Assessment of BIDs." *The Economic Journal*, 121 (May) 445-462.

- Document existing City services and ensure that PBID-funded services are supplemental to, and do not replace, existing City services.
- Ensure that the program is properly capitalized and that additional funding will not be required once the PBID is created.
- Provide flexibility in the modeling of the program so that the PBID can either create its own in-house program or contract with private firms.

To meet these objectives, uniformed **Clean Teams** have been deployed throughout downtown to remove litter and graffiti, steam clean sidewalks and maintain furniture in public places. **Safety Guides** provide an emphasis on public safety and have been effective at deterring nuisance crimes, providing hospitality services to downtown tenants, visitors and residents and connecting the district's homeless population to available resources. Recent yearly achievements of PBID funded Clean Team and Safety Guide crews include:

- Pressure washing of more than 36 million square feet of sidewalks
- Removal of 8,136 graffiti tags and stickers
- Nearly 192 tons (384,000 pounds) of trash were collected
- Nearly 6,000 pounds of weeds were removed
- Safety Guides made more than 115,000 business contacts
- Safety Guides provided 9,287 citizen assists, gave directions to 10,467 individuals and information to 6,223 persons
- Safety Guides had service contacts with 738 homeless individuals

Continuation of the PBID will allow the Clean Team and Safety Guide crews to build upon these achievements and keep Downtown Long Beach and each individual assessed parcel clean and safe. The proposed PBID continuation work program anticipates ongoing deployment at the following frequencies:

Clean Team	
Hours of Deployment per Week	992
Weekly F.T.E.	24.8
Average Weekly Coverage	7 days/week
Litter Removal/Pan & Broom	Daily with peak night service in the Premium Area
Machine Sweeping	Daily All Downtown – Higher Frequency in Premium Area
Steam Cleaning: Standard	Once Every 4 to 6 Weeks
Steam Cleaning: Premium	Weekly
Graffiti Removal	Daily As Needed
Light Landscape/Weeds	As Needed
Emergency cleaning	As Needed
Maintenance of PBID funded beautification elements	As Needed

Safety Guides	
Hours of Deployment per Week	*664*
Weekly FTE	16.6
Coverage in All Areas	12 to 16 hours
Coverage in Premium Areas	12 to 16 hours plus late night on weekends
Foot Patrol	Premium Area Only
Bike & Segway Patrols	Daily All Downtown
Visitor Services, Safety Escorts, Motorist Assist, Homeless Outreach	Daily All Downtown

Deployment of Clean and Safe Services: *Clean and safe services are deployed in each* of two "benefit zones" within the PBID:

- **Premium Service Zone:** The Premium service zone includes areas of highest pedestrian activity where demands for clean and safe services are greatest. This area includes the most significant activity generators within the boundaries of the district, including City Place retail center and the Pine Avenue, Promenade and Long Beach Boulevard corridors, the 1st Street corridor in the East Village, and the transit facilities along 1st Street. These activities create the conditions requiring a greater amount of clean and safe services, such as dirty sidewalks, the presence of graffiti and the need to provide safety guide assistance. The Management Plan anticipates that service deployment frequencies within the Premium service zone will be three times more than the remainder of the PBID – from the number and type of safety guides to the frequency of sidewalk cleaning. Under the current PBID deployment plan, Safety Guides patrol each block of the Premium Zone between 25 and 40 times per day.

- **Standard Service Zone:** The remaining areas of the PBID encompassed by the Standard service zone have less pedestrian activity and demands for clean and safe services are generally lower. The standard areas have lower intensity activity generators, including less ground floor retail and a higher concentration of office and residential uses. Accordingly, the lower level of pedestrian activity results in reduced need for clean and safe services. Service frequencies within the Standard service zone are less than the frequency of services in the Premium service zone. Under the current PBID deployment plan, Safety Guides patrol each block of the Standard Zone between 8 and 12 times per day, about one third of the frequencies delivered in the Premium service zone.

Options for Enhanced Security: The PBID renewal process has evidenced continued property owner concern with both the reality and perception of public safety on downtown streets. There are a variety of elements contributing to this concern, including ongoing challenges with transient and homeless populations, nuisance crimes ranging from aggressive panhandling to vandalism, and other quality of life issues.

In order to more effectively deploy PBID resources to improve enhanced security, funds for information and safety ambassadors may be redistributed to related activities that have been effective in other California PBIDs, including:

- A "navigator program" in which ambassadors would be tasked with a case management approach to match chronic homeless individuals with available social services (Sacramento, Santa Monica).
- Other quality of life and safety initiatives in partnership with local agencies that may be developed and recommended by the DLBA Public Safety Task Force.

Resident Coordinator: Also within the budget for the Clean and Safe program is a new Resident Coordinator to help downtown's residential population utilize Clean and Safe services. The Resident Coordinator will provide information, regularly meet with HOAs and resident associations, represent resident perspectives, and trouble-shoot resident issues related to the PBID's Environmental services that include cleaning, safety and beautification.

Beautification Program

In addition to the general cleaning and safety programs for the purposes of improving commerce to each individual assessed parcel, the PBID may also provide highly visible improvements that will add to the attractiveness of public spaces; such as cosmetic improvements to the landscape and streetscape on the public rights-of-way throughout the District. While downtown Long Beach has been well maintained, the beautification needs continued refreshing and updating. These improvements may include but not necessarily be limited to:

- Seasonal banners and decorations
- Public art
- Street furniture and amenities
- Feasibility analyses and plans for design, streetscape and other physical improvements
- Other activities and improvements that visibly enhance the Downtown environment

Annual recommendations regarding the allocation of beautification funds are determined by the Capital Improvements and Beautification Task Force that provides recommendations to the DLBA board of directors.

ECONOMY ACTIVITIES

Activities aimed at working with property owners to improve Downtown's overall image, increased sales and building occupancies are part of the PBID Management Plan. These services are intended to provide special benefits to each individually assessed parcel.

Marketing & Special Events: Marketing and special event activities will aim to improve the overall image of Downtown with the goal of attracting consumers and visitors, and attracting and retaining businesses, jobs and investment. Initiatives must be designed to provide collective benefits to each individual assessed parcel. While annual work programs and budgets will be developed by the Marketing and Special Events Task Force and approved by the Downtown Long Beach Associates board of directors, programs will be selected from a variety of options that may include the following:

- Advertising, including branding and cooperative campaigns and increased placement and frequency in print media.
- Increased distribution and enhanced quality of publications, including downtown maps, directories and activity guides.
- Improved and increased special event and festival production.
- Public relations efforts to promote a positive image and overall experience.

Economic Development: These programs will provide a primary one-stop point of contact for business prospects looking to locate and/or grow in downtown. Comprehensive market information on downtown will be researched, packaged and maintained. Specialized research will identify specific target business groups and niches that are most likely to locate within downtown and benefit from local assets. DLBA staff will serve as a liaison to assist business and property owners in permitting and development review processes. Program staff will work collaboratively with real estate professionals, City staff, and regional economic development groups to coordinate and leverage business attraction efforts.

Responding to the top priority evidenced by downtown stakeholders in the PBID renewal process, the economic development initiative will initially focus on activating storefronts throughout the downtown, including the recruitment of retail stores, temporary or "pop-up" installations, public art and other methods. Initiatives launched by the 2010 Retail Visioning process will also be continued, including but not limited to:

- "Shop Local" campaigns that aims to inform and match residents and employees to downtown retail;
- Traditional and emerging business recruitment programs and activities; and,
- Efforts to welcome new businesses to downtown.

ACTIVITY	Standard Zone	Premium Zone
ENVIRONMENT (all properties)		
Clean Team		
Sidewalk Sweeping	Daily	Daily & Peak Evenings
Power Washing Sidewalks	Once every 4 to 6 weeks	Weekly
Graffiti Removal & Emergency Spot Cleaning	As Needed	As Needed
Safety Guides		
Foot Patrols	No	Yes
Bicycle & Segway Patrols	Yes	Yes
Escort & Visitor Services	Yes	Yes
Beautification	Yes	Yes
ECONOMY (commercial & government only)		
Marketing & Special Events	Yes	Yes
Economic Development	Yes	Yes

COMMUNICATIONS, ADMINISTRATION & RESERVES

Communication and administrative costs have been included within the PBID budget. Examples of communication and administrative costs include:

- Accounting and annual financial reports,
- Program support costs including supplies, equipment and rent,
- Communications to keep all downtown stakeholders informed of policies, issues, challenges and opportunities,
- A delinquency reserve estimated at 3% of assessments,
- A general benefit reserve estimated at 0.89% of the budget, to be paid with non-assessment revenue. The general benefit reserve is established to address that the PBID may provide de minimus general benefit (i.e. general benefit to the public and/or surrounding community), requiring 0.89% of the budget to be financed by non-assessment revenue, and
- Other administration costs associated with the overhead and administrative support of programs.

To reduce administrative costs, increase leveraging of funds, and to avoid duplication of enhanced services, the PBID will continue to be managed by the Downtown Long Beach Associates to deliver day-to-day services. DLBA can leverage PBID assessments with additional revenues, including business license BID fees, sponsorship revenue, contracts, grants and earned income.

SECTION C: PBID BOUNDARY

The PBID will encompass approximately 70 blocks of the core of the Downtown area bounded roughly by:

- Shoreline Drive to the south, including the Pine Avenue Circle
- Golden Shore to the west and
- Alamitos Avenue to the east.
- To the north, 3rd Street in the western part of the PBID, 8th Street in the central part and 4th Street in the eastern part.

In general the boundary includes approximately 60 "whole blocks", the remainder includes portions of blocks. The properties within whole blocks have all their street frontages included in the activities, i.e., all four street frontages. The properties within a portion of a block have only the street frontage of the property included in the PBID boundary that receives the PBID activities. All properties within the boundary are included; there are no excluded parcels within the boundary.

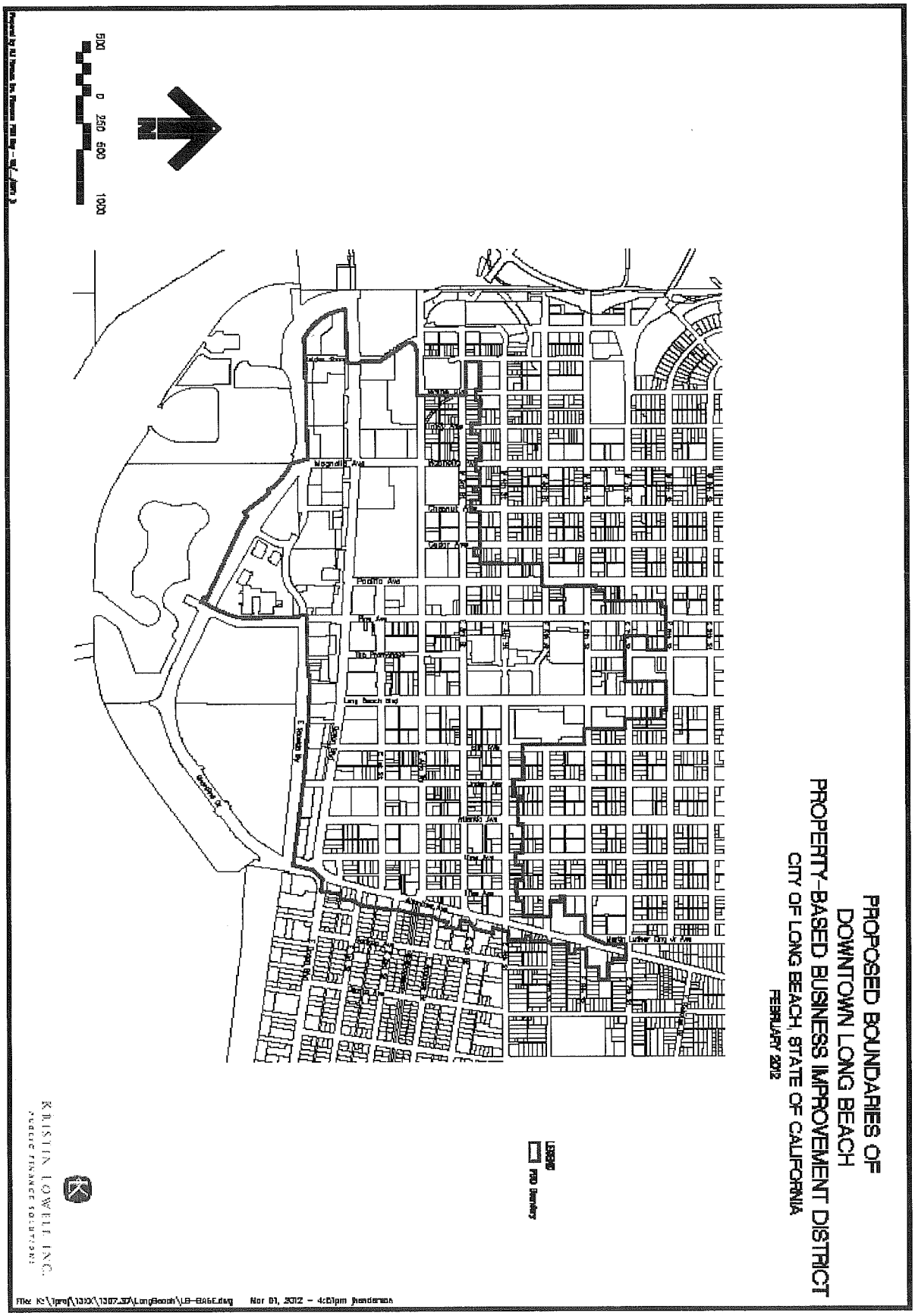
Benefit Zones

Two benefit zones are proposed with two different levels of service. The deployment and frequency of clean and safe services in the premium zone will be greater than the deployment and frequency of clean and safe services in the standard zone. The benefit zones are delineated as follows:

Premium Service Zone includes most blocks in the central portion of the PBID bounded by Long Beach Boulevard to the east, 6th Street to the north, Pine and Pacific Avenues to the west and Ocean Boulevard to the south.

Standard Service Zone includes much of the western portion of the PBID bounded roughly by Pacific Avenue, 3rd Street, Golden Shore, Shoreline Drive and Ocean Boulevard. To the east, the standard zone is roughly bounded by Elm Avenue, 4th Street, Alamitos Avenue and Ocean Boulevard.

A map of the proposed district boundary is provided on the next page.


PROPOSED BOUNDARIES OF
DOWNTOWN LONG BEACH
PROPERTY-BASED BUSINESS IMPROVEMENT DISTRICT
CITY OF LONG BEACH, STATE OF CALIFORNIA
FEBRUARY 2012
LEGEND
PBID Boundary
500 0 250 500 1000
Magnolia Ave
Pacific Ave
Long Beach Blvd
Atlantic Ave
Martin Luther King Jr Ave
KRISTIN LOWELL INC.
PUBLIC FINANCE SOLUTIONS

SECTION D: COST ESTIMATE

2013 Operating Budget

The following table outlines the PBID maximum assessment operating budget for calendar year 2013. The cost allocated to each of these services is in direct relationship to the special benefit each parcel receives from the PBID activities.

REVENUES	Assessments	Other	Total
Assessment Revenues	$2,248,416		$2,248,416
Other Revenue, 1.0% (1)		$22,485	$22,485
TOTAL REVENUES			**$2,270,901**
EXPENDITURES			
Environment			
Clean Teams	$763,967	$7,640	$771,607
Downtown Safety Guides	$580,339	$5,804	$586,143
Beautification	$96,704	$967	$97,671
Total Environment	**$1,441,010**	**$14,411**	$1,455,421
Economy			
Economic Development	$265,762	$2,658	$268,420
Marketing & Events	$299,714	$2,997	$302,711
Total Economy	**$565,476**	**$5,655**	$571,131
Administration & Reserve			
Administration & Communication	$174,478	$1,745	$176,223
Delinquency Reserve (3%)	$67,452	$675	$68,127
Total Admin & Reserve	**$241,930**	**$2,419**	$244,349
TOTAL EXPENDITURES	**$2,248,416**	**$22,485**	$2,270,901

(1) Other non-assessment funding to cover the cost associated with general benefit.

Budget Notations

Total program revenue increases by no more than 5% per year, the maximum allowed under the proposed annual budget adjustment to keep pace with increases in the consumer price index and other program costs. Actual budgets may not increase 5% as determined by the DLBA Board of Directors, which is the PBID Owner's Association and formally approved by the Long Beach City Council.

SECTION E: SPECIAL and GENERAL BENEFITS

State Law, Proposition 218, and judicial opinions require that assessments be levied according to the estimated special benefit each assessed parcel receives from the activities and improvements. Article XIIID Section 4(a) of the California Constitution in part states "only special benefits are assessable" which requires that we separate the general benefits, if any, from the special benefits provided by the proposed activities and improvements. Further clarification from the Golden Hill judicial opinion states that "even *minimal* general benefits must be separated from special benefits and quantified so that the percentage of the cost of services and improvements representing general benefits, however slight, can be deducted from the amount of the cost assessed against specially benefitting properties". A special benefit as defined in Article XIIID means a particular and distinct benefit over and above general benefits conferred on real property located in the PBID or to the public at large.

The special benefit to parcels from the proposed PBID activities and improvements described in this Report is equal to or exceeds the total amount of the proposed assessment. Each individual assessed parcel's assessment is no greater than the special benefit it receives from the PBID services. The quantitative analysis of determining the special and general benefit is provided below.

Special Benefit

All of the PBID activities are to supplement and not replace or duplicate any City provided services. All benefits derived from the assessments outlined in this Report are for property related activities directly benefiting each individual assessed parcel in the PBID. The special benefit must affect the individual assessable parcel in a way that is particular and distinct from its effect on other parcels and that real property in general and the public at large do not share.

The PBID's purpose is to fund activities and improvements to provide a cleaner, safer, and more beautiful environment and to perform the business development services as outlined in Section B with the goal of increasing pedestrian traffic and filling vacant storefronts, office space and residential properties. By presenting a more attractive, safer and vibrant destination, pedestrian traffic will increase.

Pedestrian traffic encourages business development and livability, therefore, we need to quantify the number of people that engage in commerce and/or reside in the PBID. The Downtown Long Beach Association contracted with Farrand Research to conduct intercept surveys within the PBID boundary to determine to what degree respondents engage in any type of commercial activity (going to a restaurant or movie, shopping, visiting a professional or service oriented business, attending a festival or special event or staying overnight), and/or live within the geographical boundary of the PBID. The survey included 673 participants, with a margin of error of 3.8%, and was conducted from April 19-21, 2012 at separate locations within the PBID with all efforts made to include an unbiased cross section of participants.

Of the 673 respondents, 99% of the respondents indicated that they will and intend to engage in at least one of the activities asked in the survey (going to a restaurant or movie, shopping, visiting a professional or service oriented business, attending a festival or special event or staying overnight) within the PBID boundary as opposed to "just passing through" the PBID with no business purpose. The survey also found that of the 673 respondents 100% indicated that at least one of the PBID enhanced services contributed to their decision to come downtown and engage in commerce. The final survey results are attached as Attachment A to this report.

Based on the results of the survey for both the Premium Zone and Standard Zone, we concluded that each of the proposed PBID services and activities provides special benefits to the real property within the PBID. Article XIIID Section 4(a) of the state Constitution states "An agency which proposes to levy an assessment shall identify all parcels which will have a special benefit conferred upon them and upon which an assessment will be imposed". Below is an analysis of how each individual assessed parcel benefits from the PBID activities.

Commercial Parcels: All commercial parcels will specially benefit to the same degree from all the PBID activities regardless of their commercial use. The Environment Services (clean and safe) will make each of the commercial parcels cleaner and safer. Specifically, each commercial parcel specially benefits from PBID activities, such as: increased security patrol[10], removing graffiti from their buildings, connecting the homeless to available resources, picking up trash that pedestrians leave behind, weeding and power-washing their sidewalks, beautifying the public rights of way.

The Economy Services (marketing, special events and economic development) will specially benefit each commercial parcel by encouraging business development and investment which generates customer traffic which directly relates to increases in commercial activity, filling of vacant storefronts and offices and then ultimately, increased lease rates for retail and office space and cars parking in the paid parking structures and lots. All commercial parcels will be assessed based on their proportional share of the special benefits received from the PBID activities.

Residential and Non-Profit Parcels: All residential and non-profit parcels receive the same level of service and special benefit from Environment Services (i.e. clean and safe) as all other parcels in the PBID by making each of these parcels cleaner and safer. Specifically, these parcels specially benefit from PBID activities, such as: removing graffiti from their buildings, patrolling their sidewalks, connecting the homeless to available resources, cleaning up any debris or broken glass on their sidewalks, weeding and power-washing their sidewalks, and beautifying the public rights of way. Thus, each of these parcels is assessed for the special benefits received from the Environment services. However, these parcels will not receive special benefit from Economy Services (i.e. marketing, special events and economic development) because those uses are not engaged in commercial or customer attraction activities, and will not specially

[10] The study published in the Economic Journal, cited previously in footnote 9, indicates that 30 Los Angeles BIDs that provide security services resulted in crime reduction within those districts.

benefit from the increased economic activities. Therefore, they will not be assessed for the Economy Services. However, parcels that are mixed use (commercial and residential) will be assessed accordingly based on each parcel's pro-rata share of commercial and residential square footage to account for the varying levels of special benefit each land use type receives from the PBID activities.

Publicly Owned Parcels: The PBID includes publicly owned parcels. All publicly-owned parcels will pay their proportional share of costs based on the special benefits conferred to those individual parcels. Article XIIID of the State Constitution contemplates payment of assessments by governmental entities. Section 4(a) of Article XIIID states in relevant part that "Parcels within a district that are owned or used by any agency... shall not be exempt from assessment unless the agency can demonstrate by clear and convincing evidence that those publicly owned parcels in fact receive no special benefit."

Publicly owned properties, similar to commercial properties, benefit from both Environment and Economy services. Government properties attract a variety of user groups for both government business and civic uses. Similar to commercial office properties, both user groups and employees within government properties benefit from Environment services that provide a cleaner and safer downtown. Specifically, these parcels specially benefit from Environment activities, such as, removing graffiti from their buildings, patrolling their sidewalks, connecting the homeless to available resources, cleaning up any debris or trash and power-washing their sidewalks and beautifying the public rights-of-way. Publicly owned parcels also benefit from the Economy services which create a more vital civic atmosphere. Specifically these parcels specially benefit from these activities, such as, business development and marketing that aim to increase pedestrian traffic which engages in civic activities.

General Benefit

As required by the State Constitution, the general benefits of an assessment district must be quantified and separated out so that the cost of the activities that are attributed to general benefit are deducted from the cost assessed against each specially benefitted parcel. General benefits are benefits from the PBID activities and improvements that are not special in nature, are not "particular and distinct" and are not over and above the benefits that other parcels receive. This analysis will evaluate and determine the general benefits that (1) parcels outside of PBID receive, and (2) the public at large receive.

General Benefit to Parcels Outside of PBID

All the PBID activities and improvements are provided to each of the individual assessed parcels in the PBID boundary. No PBID activities will be provided to any parcel outside of the PBID boundary. However, it is conceivable to conclude that some parcels outside of the PBID boundary may receive some spillover benefit from the Safety activity as well as the Economic Development activities.

In the case of the PBID, the parcels considered outside of the PBID's boundary that may receive a general benefit are those parcels that are immediately adjacent to or immediately across the street from where the PBID services are delivered. If a parcel is at least a parcel away or does not directly front where the PBID services are delivered, then it is not included in this analysis due to the fact that it is not in close proximity to the PBID services and will not receive spill over benefit. Based on these criteria there are approximately 25 commercial/government parcels and 196 non-commercial parcels outside of the PBID boundary that may receive spill-over benefit which we believe to be a nominal benefit from the Safety and Economic Development activities. In order to calculate the benefit these parcels may receive, the percentage of the budget for these activities that may be attributed to parcels outside of the PBID must be determined. The following table illustrates this calculation.

Benefit Factor Calculation:	**Budget**	**Percent of Total**	**x**	**Relative Benefit ***	**=**	**Benefit Factor**
Budget for Safety:	$580,339	25.81%		0.25		0.06
Budget for Economic Development:	$265,762	11.82%		0.25		0.03
TOTAL PBID Assessment Budget:	$2,248,416					

** For purposes of this analysis, we used a conservative 25% relative benefit factor to account for parcels outside the PBID that may receive a nominal benefit from the PBID services.*

To calculate the Benefit Factor, multiply the Percent of Total by the Relative Benefit. The commercial/government parcels outside of the PBID boundary are assigned a total benefit factor of 0.09 (0.06 + 0.03) to account for the fact that they may benefit from both the Safety and Economic Development activities that may encourage commerce not only within the PBID boundary but immediately adjacent to it. The non-commercial parcels outside of the PBID boundary are assigned a benefit factor of 0.06 to account for the fact that they may nominally benefit from the Safety activities. In comparison, there are 3,786 parcels within the PBID boundary, all of which receive a benefit factor of 1.0 acknowledging that they receive 100% special benefit from the PBID activities.

To calculate the general benefit percentage, the respective benefit factors must be applied to the number of parcels both within the PBID boundary and those that are outside of the PBID boundary. The table below shows the calculation for the general benefit percentage.

	No. of Parcels	Benefit Factor	Total Benefit Units
No. of Parcels in PBID:	3,786	1.00	3,786.00
No. of Comm./Govt. parcels outside of PBID boundary	25	0.09	2.35
No. of Non-Commercial parcels outside of PBID boundary	196	0.06	12.65
Total number of parcels	4,007		3,801.00

General Benefit to parcels outside of PBID boundary **0.39%**
(2.35+12.65)/3,801.00

General Benefit to the Public At Large

In addition to the general benefit to the parcels outside of the PBID boundary, there may be general benefits to the public at large, those people that are either in the PBID boundary and not specially benefitted from the activities or people outside of the PBID boundary that may benefit from the PBID activities. In the case of the PBID the public at large are those people that are within the PBID boundary that do not pay an assessment and do not specially benefit from the PBID activities. To quantify this, a determination is made of how many people are in the PBID boundary regardless of the PBID activities or that the PBID activities do not influence their decision to be downtown.

Referencing back to the Farrand Research survey, there was a series of four questions posed to the respondents to measure how important the PBID activities are in their decision to be in the PBID boundary. Of the 673 respondents, none of them indicated "Not at all Important" to all four questions relating to the PBID activities. What this indicates is that at least one of the PBID activities was important to every one of the respondents to be in the PBID whether they are in the Premium Zone or the Standard Zone. However, with the 3.8% margin of error in the survey we believe it is conceivable there may be a nominal general benefit attributed to the public at large. Incorporating the 3.8% margin of error into the 673 responses equals 0.01% (3.8% divided by 673 responses) general benefit. However, for the purposes of this analysis, we will apply a conservative 0.5% general benefit to factor in the benefit received by the public at large.

Total General Benefits

Using the sum of the two (2) measures of general benefit described above, we find that approximately 0.89% of the benefits conferred by the PBID activities may be general in nature and should be funded from sources other than special assessments. However, to be conservative the PBID operating budget will assume a 1.0% general benefit to be funded from sources other than assessments.

SECTION F: PROPORTIONAL SPECIAL BENEFITS

Methodology

Determining the proportionate special benefit among the parcels of real property within the proposed assessment district which benefit from the proposed Improvements is the result of a four-step process:

1. Defining the proposed activities
2. Defining how each parcel specially benefits from the proposed activities.
3. Determining the amount of special benefit each parcel receives,
4. Determining the proportional special benefit a parcel receives in relation to the amount of special benefit all other parcels in the District receive

The proportional special assessment derived by each individual assessed parcel shall be determined in relationship to the entirety of the capital cost of an improvement or the maintenance and operation expenses of an improvement or for the cost of the parcel related service being provided. Due to the proportionate special benefits received by these parcels from the District services, these parcels will be assessed a rate which is proportionate to the amount of special benefits received.

Special Benefit Factors

Each of the PBID activities is designed to meet the goals of the District; to improve the cleanliness, safety and appearance of each individual assessed parcel and the public areas immediately adjacent to their parcel within the District, and in turn, increase building occupancy and lease rates, encourage new business development, and attract residential serving businesses and services and improve the quality of life for its residents. All parcels within the PBID receive special benefit to varying degrees from the PBID activities, as previously discussed. A determination of how much each individual assessed parcel specially benefits from these activities is related to each parcel's linear street frontage, lot and gross building square footage. For the District activities, the best measure of proportional special benefit for an individual parcel is determined by a ratio of the parcel's assessable square footage to the total assessable square footage of all parcels in the District boundary, respective of each individual assessed parcel's benefit zone.

The way to measure proportional special benefit for an individual parcel is determined by a ratio of the parcel's linear street footage, lot and gross building square footage compared to the total linear street footage, lot and gross building square footage of all parcels in the District boundary.

Linear Frontage: Is a primary assessment variable in the Standard and Premium service areas. All Clean Team costs and one-half of the Safety Guide costs are allocated through linear frontage, acknowledging the benefit of these services is to make each individual assessed parcel's frontage cleaner and safer. All sides of the parcel's linear frontage receive special benefit from the clean and safe activities. Each side of the

frontage is assessed based on each individual parcels benefit zone. For example, a parcel on the corner of the Premium and Standard zone will be assessed for its frontage in the Premium Zone at the Premium Zone frontage assessment rate plus its frontage in the Standard Zone at the Standard Zone frontage assessment rate.

Lot plus Gross Building Square Footage: The sum of lot and gross building square footage is the assessment variable for one-half of the Safety Guide costs and the full costs of beautification, marketing and special events and economic development. Beautification activities are anticipated throughout the district and thus each individual assessed parcel's lot and gross building square footage will benefit from these improvements. The economy activities are designed to improve image, occupancy, sales and business retention and recruitment to each individual assessed parcel. Each of these parcel's lot and gross building square footage will specially benefit from the increased economic activity. One-half of Safety Guide costs are allocated to lot and gross building square footage acknowledging that each individual assessed parcel's square footage specially benefits from a safer environment for its employees, residents and visitors both on the street level and within buildings. The inclusion of lot square footage in the calculation acknowledges the greater benefits of these services to the ground level of each individual assessed parcel. The lot and gross building square footages are from the County of Los Angeles tax records.

Property Use Considerations

Parking Facilities: Not all parking facilities receive the same level of benefit from the PBID activities and will be assessed for the special benefits each parcel receives.

1. **Parking structures** that are completely integrated within a building, sharing the same owner and parcel as the building, primarily used for the private use of building residents/tenants/owners, not intended for commercial operation, and which do not specially benefit from the attraction of business or an increase in pedestrian traffic will not be assessed. The integrated parking within a building is intended only for internal building access. This type of private parking structure does not receive special benefits from the PBID services provided for the main building at the street level. Therefore, the portions of these buildings which consist of parking will be subtracted from the overall gross building square footage since the parking square footage does not benefit.

2. **Stand-Alone Parking Structures** with different ownership than the adjacent building will benefit from increased commerce. Non-integrated structured parking, with separate ownership, because of its commercial nature and diversity of users requires PBID services and receives more special benefits than parking that primarily serves a single building. However, they will not specially benefit from all of the PBID activities to the same extent as other commercial businesses. These structures will fully benefit from the Environment Services by making each parcel cleaner, safer and more beautiful. However they will only benefit one-half from the Economy services as there are limitations on their ability to generate income and benefit from the increase in economic activity.

3. **Surface Parking Lots** will benefit from the increased commerce. The surface parking lots specially benefit from all the PBID activities by making each parcel cleaner, safer, more beautiful and increased economic activity. Therefore, these parcels will be assessed for the special benefits received to the linear frontage, lot and building square footage.

SECTION G: APPORTIONMENT METHOD

As previously discussed in Section B the PBID activities are determined and segregated into the two benefit zones based upon each Zone's demand for service and benefits received. The table below summarizes the assessable footages for the linear street frontage, lot square footage and building square footage for each land use type within each benefit zone:

Benefit Zone and Land Use	Lot Sq.Ft.	Bldg Sq.Ft.	Linear Frontage
Premium Zone			
Commercial/Government	2,411,852	3,881,136	26,071
Residential/Non-Profit	421,423	1,147,035	3,629
Parking	486,657	1,465,348	3,307
Standard Zone			
Commercial/Government	6,283,835	6,214,453	45,554
Residential/Non-Profit	2,340,362	5,094,240	21,904
Parking	221,498	1,046,114	4,166

Benefit Zone Assessments: As previously discussed the District is segregated into two benefit zones based on frequency of service. The budget for each zone is then allocated to each individual assessed parcel based on the each parcel's lot square footage, building square footage and linear street frontage. However not all land uses benefit equally from the proposed PBID activities, as previously discussed. To account for this the following table is a summary of the assessment factors and which portion of the PBID activities is applicable to each respective assessment factor and land use classification. The resulting assessment calculation by PBID activity, assessment factor and benefit zone follows:

	Standard	Premium
Lot Frontage (100% clean + 50% safe to all properties)	$9.692	$15.655
Lot + Building Sq.Ft. (50% safe to all properties)	$0.0094	$0.0136
Lot + Building Sq.Ft. (100% beautification to all properties)	$0.0036	$0.0036
Lot + Building Sq.Ft. (100% economy to commercial and govt only)	$0.0293	$0.0293

Total Estimated Assessments: Based upon the above described methodology, land use characteristics and the proposed PBID budget, approximate linear frontage, lot and building assessments are calculated. Assessments will not exceed the following amounts during the first year of the PBID:

	Standard	Premium
Annual Assessment on Lot Frontage (all properties) per linear foot	$ 9.692	$ 15.655
Plus: Lot + Building Square Footage		
• Commercial & government properties	0.0423	0.0465
• Parking structures	0.0277	0.0318
• Residential and Non-Profits	0.0130	0.0172

Calculation of Rates: The following examples illustrate how the preceding rates are applied to parcels within the Downtown Long Beach PBID.

Commercial Property Example: Premium Zone

Property Characteristics: *50,000 sq.ft. office building*		**Rate**	**Annual Assessment**
Lot Square Footage	15,000	$0.0465	$697.50
Building Square Footage	50,000	$0.0465	$2,325.00
Linear Frontage	100	$15.655	$1,565.50
Total			***$4,588.00***

Residential Condo Property Example: Standard Zone

Property Characteristics *1,000 sq.ft. condo in building of 100,000 sq.ft with 40,000 lot sq.ft. and 400 feet of frontage*		**Rate**	**Annual Assessment**
Lot Square Footage *(pro rata share of 40,000 sq.ft. lot)*	(1,000/100,000) x 40,000	$0.0130	$5.20
Gross Building Square Footage (condo)	1,000	$0.0130	$13.00
Linear Frontage *(pro rata share of 400 feet)*	(1,000/100,000) x 400	$9.692	$38.77
Total			***$56.97***

Each residential condominium will be assessed based upon its unit gross building square footage and a pro rata share of building lot square footage and frontage based upon the size of the condominium in relation to the gross square footage of the building.

For properties with frontage on both premium and standard zones, linear frontage will be allocated to each zone, and lot plus building square footage rates will apply to the zone fronting the address side of the building.

Annual Assessment Adjustments

Future Development: As a result of continued development, the PBID may experience the addition or subtraction of assessable linear street frontage, lot and building square footage for parcels included and assessed within the PBID boundaries. The modification of parcel improvements assessed within the PBID may then change upwards or downwards the amount of total footage assessment for these parcels.

SECTION H: ASSESSMENT ROLL

The total assessment amount for 2013 is $2,248,416 apportioned to each individual assessed parcel. For a complete listing of assessed parcels, please see Attachment B: Assessment Roll, attached as a separate document.

PROPOSED BOUNDARIES OF DOWNTOWN LONG BEACH PROPERTY-BASED BUSINESS IMPROVEMENT DISTRICT

CITY OF LONG BEACH, STATE OF CALIFORNIA

FEBRUARY 2012

LEGEND

PBID Boundary

N

500 0 250 500 1000

KRISTIN LOWELL INC.
PUBLIC FINANCE SOLUTIONS

Prepared by KLI Finance, Inc. Filename: PBID Map – 09/__/2011; jh

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ATTACHMENT B:

DOWNTOWN LONG BEACH PBID
ASSESSMENT ROLL
June 1, 2012

APN	OWNER	SITE ADDRESS	PARCEL ASSMT
7280-026-012	115 Pine Associates Llc	101 Pine	$7,034.80
7281-019-017	124 Elm St Long Beach Llc	124 Elm	$321.52
7273-024-015	137 Wesix Llc	137 W 6Th	$400.92
7273-024-016	137 Wesix Llc	N Side Of 6Th B/W Pine And Pacific	$400.92
7278-005-148	2009 Cusa Community Owner Llc/Camden	250 W OCEAN BLVD	$15,980.42
7278-005-149	2009 Cusa Community Owner Llc/Camden	South Ocean Boulevard Near Chestnut	$12,242.38
7278-007-041	207 Seaside Llc	Ne Corner Of Seaside And Locust	$483.65
7278-007-042	207 Seaside Llc	N Side Of Seaside B/W Locust And Collins	$456.57
7278-007-043	207 Seaside Llc	N Side Of Seaside B/W Collins And Locust	$832.12
7278-007-044	207 Seaside Llc	Corner Of Seaside And Collins	$2,608.88
7280-019-010	210 218 The Promenade North Llc	218 N The Promenade North	$2,176.81
7280-019-011	210 218 The Promenade North Llc	210 N The Promenade	$1,284.61
7280-029-024	211 East Ocean, Llc	211 E Ocean Blvd	$15,841.14
7281-013-011	230 Lime Avenue Llc	230 Lime	$708.43
7280-022-007	245 West Broadway Llc	245 W Broadway	$11,684.30
7281-011-028	301 Atlantic Llc	301 Atlantic	$2,505.07
7280-017-007	320 Pine Associates Llc	320 Pine	$3,604.43
7278 029 070	338 Ocean Boulevard Llc	388 E Ocean Blvd #p2	$43.72
7278 017 187	350 Ocean Tower I Llc	388 E Ocean Blvd #1001	$33.31
7278 029 039	350 Ocean Tower I Llc	388 E Ocean Blvd #1605	$34.70
7278 029 069	350 Ocean Tower I Llc	388 E Ocean Blvd #p1	$75.64
7278 029 073	350 Ocean Tower I Llc	388 E Ocean Blvd #p5	$80.85
7278 029 076	350 Ocean Tower I Llc	388 E Ocean Blvd #p8	$66.97
7278 029 078	350 Ocean Tower I Llc	388 E Ocean Blvd #p10	$66.97
7278 029 080	350 Ocean Tower I Llc	388 E Ocean Blvd #p12	$53.78
7278 029 084	350 Ocean Tower I Llc	388 E Ocean Blvd #p17	$43.72
7278 029 215	350 Ocean Tower Ii Llc	*no Site Address*	$36.15
7278 030 095	350 Ocean Tower Ii Llc	*no Site Address*	$41.93
7278 030 103	350 Ocean Tower Ii Llc	*no Site Address*	$78.81
7278 030 104	350 Ocean Tower Ii Llc	*no Site Address*	$45.55
7278 030 105	350 Ocean Tower Ii Llc	*no Site Address*	$74.83
7278 030 109	350 Ocean Tower Ii Llc	*no Site Address*	$54.59
7278 030 111	350 Ocean Tower Ii Llc	*no Site Address*	$47.72
7278 030 113	350 Ocean Tower Ii Llc	*no Site Address*	$54.59
7278 030 118	350 Ocean Tower Ii Llc	*no Site Address*	$78.81
7278 030 119	350 Ocean Tower Ii Llc	*no Site Address*	$78.81
7278-003-034	400 Oceangate Ltd/Keesal Young And Logan	400 Oceangate	$14,304.90
7278-003-037	400 Oceangate Ltd/Keesal Young And Logan	Ne Corner Of Shoreline And Golden Shore	$4,134.09
7281-025-261	401 Ocean Lp	401 E Ocean	$11,442.63
7278 030 081	401 Pine Street 2 Llc	488 E Ocean Blvd #1614	$37.60
7280-009-076	401 Pine Street No 1 Llc	111 W 4Th St	$105.96
7280-009-077	401 Pine Street No 1 Llc	105 W 4Th St	$103.12
7280-009-078	401 Pine Street No 1 Llc	101 W 4Th St	$103.12
7280-009-079	401 Pine Street No 1 Llc	401 Pine Ave	$215.21
7280-009-080	401 Pine Street No 1 Llc	405 Pine Ave	$191.81
7280-009-081	401 Pine Street No 1 Llc	411 Pine Ave	$191.81
7280-009-082	401 Pine Street No 1 Llc	415 Pine Ave	$194.88
7280-009-083	401 Pine Street No 1 Llc	421 Pine Ave	$258.36
7280-009-084	401 Pine Street No 1 Llc	121 W 4Th St	$105.84
7280-009-085	401 Pine Street No 1 Llc	115 W 4Th St	$112.32
7280-009-086	401 Pine Street No 1 Llc	115 W 4Th St	$187.39
7278-004-010	444 W Ocean Llc	444 W Ocean	$13,615.06
7281-024-013	555 Ocean Lp	555 Ocean	$15,563.46
7273-025-001	6Th And Pine Llc	695 Locust	$1,817.71
7273-025-013	6Th And Pine Llc	124 E 7Th	$460.29
7273-025-014	6Th And Pine Llc	114 E 7Th	$3,349.28
7273-025-015	6Th And Pine Llc	643 Locust	$931.29

APN	OWNER	SITE ADDRESS	PARCEL ASSMT
7273-025-016	6Th And Pine Llc	644 Pine	$866.21
7273-025-017	6Th And Pine Llc	635 Locust	$814.54
7273-025-018	6Th And Pine Llc	W Side Of Locust B/W 6Th And 7Th	$895.99
7273-025-019	6Th And Pine Llc	604 Pine	$1,901.94
7273-025-020	6Th And Pine Llc	600 Pine	$4,508.12
7273-025-021	6Th And Pine Llc	621 Locust	$3,975.13
7281-013-014	730 Broadway Inc	733 E Broadway	$1,687.24
7281-021-004	730 Broadway Inc	730 E Broadway	$1,813.13
7281-021-032	740 East Broadway Llc	740 E Broadway	$2,931.98
7281-023-005	80 Atlantic, Llc	58 Atlantic	$5,619.61
7281 028 051	Aaron Annie R Tr	100 Atlantic Ave #500	$34.40
7280-028-055	Abai Fetlework	150 The Promenade	$162.54
7278-009-049	Abboud Gabriel	700 E Ocean Blvd	$35.20
7280-027-117	Abbruzzese Nicholas F	133 The Promenade	$103.63
7280-028-084	Abdulla Farooq & Nighat J	150 The Promenade	$162.54
7278-004-132	Abejar Phil S & Eileen C	400 W Ocean Blvd	$45.54
7281-005-020	Abell Claire & Terry	819 E 4Th St	$54.66
7281-027-142	Abreu Edward	455 E Ocean Blvd	$18.67
7281-022-026	Ace Securities	82 Lime Ave Apt 0001	$215.83
7278-006-208	Acosta Brian	525 E Seaside Way 1903	$43.93
7278-006-207	Acosta Brian C	525 E Seaside Way 1902	$20.86
7278 017 118	Adachi Yoko	388 E Ocean Blvd #518	$33.31
7280-009-044	Adame Gabriel C	100 W 5Th St	$90.20
7281-015-083	Addison Monty D	230 Linden Ave Apt 0405	$26.09
7281 028 079	Adkins Graciela	100 Atlantic Ave #614	$30.62
7278-006-139	Adler Laurence W	525 E Seaside Way 1111	$27.57
7281-020-079	Adler Lawrence W	140 Linden Ave	$26.20
7280-014-149	Agede Tsighe Woin T	315 W 3Rd St #702	$19.42
7278 029 066	Agredano Saul	388 E Ocean Blvd #1716	$35.05
7281-010-044	Aguilar Elizabeth G	333 Linden Ave 10	$77.93
7278 029 174	Aheer Shinda	488 E Ocean Blvd #616	$36.87
7278-004-241	Ahmed Shafeeq & Fehmida	411 Seaside Wy #1603	$59.61
7273-024-001	Ahn Yong L & Shin J	114 W 7Th	$1,101.97
7280-028-093	Airinei Mihaela D	150 The Promenade	$100.42
7278 017 066	Ajas2 Llc	388 E Ocean Blvd #2016	$20.82
7278 017 089	Ajas2 Llc	388 E Ocean Blvd #405	$34.35
7280-023-025	Ajch Properties Llc	333 W Broadway	$289.60
7281-010-043	Ajrab George	333 Linden Ave 9	$95.34
7281-010-051	Ajrab George	333 Linden Ave 18	$85.54
7281-010-022	Ajrab George Y	338 Elm Ave	$79.17
7281-010-024	Ajrab George Y	338 Elm Ave	$55.86
7281-010-052	Ajrad George	333 Linden Ave 19	$85.54
7281-011-057	Akatrai Lal O	375 Atlantic Ave	$57.99
7278 017 162	Akin Ronald M	388 E Ocean Blvd #810	$40.25
7281-023-013	Akopiantz Levon A Co-Tr	615 E Ocean	$1,739.01
7278 017 178	Albadri Nadiah S	388 E Ocean Blvd #909	$20.47
7278 029 053	Albaeck Adler	388 E Ocean Blvd #1702	$20.82
7278-004-123	Albanese Michael T	400 W Ocean Blvd	$42.96
7281-027-006	Albers Roger L	455 E Ocean Blvd	$20.21
7278 030 064	Albers Steven M	488 E Ocean Blvd #1514	$37.60
7281-015-077	Albert Rose A	230 Linden Ave Apt 0304	$36.37
7280-028-023	Albert Steven N	115 N Long Beach	$992.20
7280-028-024	Albert Steven N	237 E 1St	$765.47
7280-028-025	Albert Steven N	229 E 1St	$748.88
7280-028-026	Albert Steven N	225 E 1St	$655.27
7281 028 074	Alberto Joan & Islas Luis	100 Atlantic Ave #608	$34.40
7280-014-105	Aldana Carl & Susan	315 W 3Rd St #307	$20.80
7278 017 061	Aldon Joyce	388 E Ocean Blvd #210	$34.35
7278 030 082	Alendra Llc	488 E Ocean Blvd #1615	$24.58
7278-004-080	Alfaro Allan Y & Christine C	400 W Ocean Blvd	$25.36
7281-027-029	Allain Cathy	455 E Ocean Blvd	$30.56
7281-010-016	Allen Mayor	317 Linden Ave	$580.40
7278-022-047	Allen Myron	321 Daisy Ave #3	$106.11
7278 030 053	Allen Randall & Cynthia	488 E Ocean Blvd #1502	$21.69
7281-023-049	Allen Thomas Jr & Mary L	10 Atlantic Ave	$26.28

APN	OWNER	SITE ADDRESS	PARCEL ASSMT
7281-023-050	Allen Thomas P	10 Atlantic Ave	$32.85
7281-023-086	Allen Thomas P Iii	10 Atlantic Ave	$32.85
7281-023-041	Allen Thomas P Jr & Mary L	10 Atlantic Ave	$32.85
7281-012-089	Allison Sommer N	310 Olive Ave	$155.25
7278-009-169	Almaguer Philip S	700 E Ocean Blvd	$35.20
7280-009-020	Almarines Teresita	100 W 5Th St	$96.62
7278 017 108	Alpasan Alberto M	388 E Ocean Blvd #507	$23.60
7278 029 005	Alpha Brokers Corporation	388 E Ocean Blvd #1405	$34.70
7281-020-157	Alstead Melvyn D	140 Linden Ave	$27.02
7281-020-214	Alstead Melvyn D	140 Linden Ave	$15.16
7281-027-070	Alstead Melvyn D	455 E Ocean Blvd	$38.74
7278 029 195	Althauser Heidi A & Gerald W	488 E Ocean Blvd #802	$21.69
7281-012-054	Alvarado Carlos A	834 East 4Th Street, Suite G	$217.30
7280-014-125	Alvarado Jorge & Robberson Henry	315 W 3Rd St #502	$19.42
7281-010-053	Alvarez Carmen B	333 Linden Ave 20	$78.12
7280-027-092	Alves David M	133 The Promenade	$128.02
7278 017 115	Alyeshmerni Aviva M	388 E Ocean Blvd #515	$23.60
7278-005-080	Ameen Jalal	360 W Ocean Blvd 408	$41.89
7280-014-115	Amer Omar	315 W 3Rd St #405	$31.84
7281-010-039	Amer Tony I Co	333 Linden Ave 5	$86.50
7281-025-051	Amos Sean	35 Linden Ave	$38.79
7278-009-072	Amour Gregory N	700 E Ocean Blvd	$35.20
7278 017 102	Anaheim District Church Of The	388 E Ocean Blvd #501	$33.31
7278 029 201	Anand Satya P	488 E Ocean Blvd #808	$35.79
7278-006-205	Anderson	525 E Seaside Way 1811	$27.57
7278 017 064	Anderson Aaron	388 E Ocean Blvd #2014	$23.60
7281-015-013	Anderson Alonso C	250 Linden Ave	$107.17
7281-027-097	Anderson Brent	455 E Ocean Blvd	$18.67
7273-022-015	Anderson Jack E Co-Tr	714 Pine	$1,979.56
7281-023-068	Anderson Olivia	10 Atlantic Ave	$32.85
7281-022-005	Anderson Roger & Janice	61 Alamitos	$714.57
7281-022-006	Anderson Roger & Janice	60 Lime	$1,009.66
7281-022-017	Anderson Roger & Janice	68 Lime Ave Apt 0004	$54.04
7281-022-018	Anderson Roger & Janice	68 Lime Ave Apt 0005	$53.79
7281-022-022	Anderson Roger & Janice	68 Lime Ave Apt 0009	$53.79
7281-022-021	Anderson Roger L & Janice	68 Lime Ave Apt 0008	$53.79
7281-022-024	Anderson Roger L & Janice	68 Lime Ave Apt 0011	$53.79
7281-022-023	Anderson Roger L Co	68 Lime Ave Apt 0010	$54.04
7278 017 091	Andrade Richard & Ruth	388 E Ocean Blvd #407	$23.60
7280-028-040	Andres Katherine M	150 The Promenade	$77.65
7278 029 166	Andreu Laura	488 E Ocean Blvd #607	$24.58
7278-004-073	Andrew Courtney	400 W Ocean Blvd	$25.36
7281-023-003	Andrew Holdings Inc	73 Lime	$714.47
7280-009-067	Andrews Donna L	100 W 5Th St	$127.94
7278 030 019	Andrews Robert L	488 E Ocean Blvd #1202	$21.69
7278-004-226	Andrews Robert L	411 Seaside Wy #1206	$38.05
7278 017 143	Angell Susan	388 E Ocean Blvd #708	$34.35
7280-015-008	Anile Paul	329 Pacific	$1,197.91
7281-020-044	Anne Proffit	140 Linden Ave	$24.06
7281-011-031	Ansorge Ronald C & Susan C	375 Atlantic Ave 0102	$223.70
7281-011-032	Ansorge Ronald C & Susan C	375 Atlantic Ave Apt 0101	$266.41
7281-025-248	Apodaca Dennis	425 E Ocean Blvd No 220	$52.38
7280-004-009	Appleby Phillip R	127 W 5Th	$239.68
7281-020-061	Araujo Charles A & Diane L	140 Linden Ave	$30.57
7281-011-046	Araujo Kenneth J	375 Atlantic Ave	$59.56
7274-019-027	Archdiocese Of L A Educ & Welfare Corp	861 E 6Th St	$1,787.61
7281-004-005	Archdiocese Of L A Educ And Welfare Corp	855 E 5Th	$4,817.08
7281-004-001	Archdiocese Of Los Angeles Education And	854 E 6Th	$801.85
7281-022-014	Arevalo Monica	68 Lime Ave Apt 0001	$74.34
7280-014-109	Argento Daniel	315 W 3Rd St #311	$18.56
7281-022-007	Argeris John & Bessie	48 Lime	$552.75
7281-014-026	Arguello Flavio	615 E Broadway	$33.53
7281-025-057	Argueta Ricardo	35 Linden Ave	$41.19
7281-014-049	Armstrong Malcolm	237 Lime Ave	$1,061.78
7280-028-099	Arnold Justin K & Nikky L	150 The Promenade	$100.42

APN	OWNER	SITE ADDRESS	PARCEL ASSMT
7278 029 134	Arora Sartaj M & Akankshi A	488 E Ocean Blvd #409	$21.33
7278-004-244	Arsenian Robert M	411 Seaside Wy #1606	$38.05
7281-023-067	Artaban Apts	10 Atlantic Ave	$27.01
7278 029 086	Arutyunyan Garik	488 E Ocean Blvd #101	$24.58
7278 029 027	Asc Properties Management Llc	388 E Ocean Blvd #1510	$40.25
7280-009-109	Ascarrunz Bea	115 W 4Th St No 310	$116.46
7281-027-120	Ashby Claire C	455 E Ocean Blvd	$47.21
7278-004-067	Asher Santa M	400 W Ocean Blvd	$25.36
7280-005-053	Asn City Place Llc	590 Pine Ave	$1,635.39
7280-005-055	Asn City Place Llc	404 Pine Ave	$1,122.85
7280-005-057	Asn City Place Llc	Nw Corner Of 4Th And Promenade	$1,308.66
7280-005-059	Asn City Place Llc	4Th And Promenade	$1,072.05
7280-005-062	Asn City Place Llc	E Side Of Pine Between 3Rd And 4Th	$667.35
7280-015-015	Asn Long Beach Harbor 1031 Llc	303 Pacific	$1,202.63
7280-015-053	Asn Long Beach Harbor 1031 Llc	225 W 3Rd St	$828.87
7280-015-054	Asn Long Beach Harbor 1031 Llc	225 W 3Rd St	$484.59
7280-015-055	Asn Long Beach Harbor 1031 Llc	225 W 3Rd	$626.57
7280-015-056	Asn Long Beach Harbor 1031 Llc	225 W 3Rd St	$3,100.08
7280-015-057	Asn Long Beach Harbor 1031 Llc	225 W 3Rd St	$162.91
7278-006-202	Asuncion Edward & Aida R	525 E Seaside Way 1808	$34.54
7281-011-099	Athey Peter	337 Lime Ave	$47.09
7281-011-104	Athey Peter	337 Lime Ave	$47.09
7281-009-117	Atwood Teresa	300 E 4th St #423	$56.62
7278-005-048	Auction Fund 510 Llc	360 W Ocean Blvd Apt E	$28.89
7281-027-017	Austin Marilyn	455 E Ocean Blvd	$22.71
7281-027-079	Austin Marilyn	455 E Ocean Blvd	$20.26
7281 028 092	Austria Maria	100 Atlantic Ave #710	$25.17
7278-006-138	Averill Paul A	525 E Seaside Way 1110	$20.96
7278-004-054	Avery Ronald D	400 W Ocean Blvd	$27.69
7278 029 127	Avila Richard P	488 E Ocean Blvd #402	$21.69
7278 017 045	Axcell Randy	388 E Ocean Blvd #101	$23.60
7280-021-017	B And I Properties Llc	108 W 3Rd St	$3,324.69
7280-021-018	B And I Properties Llc	247 Pine Ave	$994.63
7278-004-182	Babaoff Mehdi & Azarmidokht	411 Seaside Wy #504	$59.61
7278-005-130	Babbitt Jeffrey W	360 W Ocean Blvd 1103	$20.79
7278 029 131	Bac Hm Lns Svcng Lp	488 E Ocean Blvd #406	$24.58
7278-009-096	Baca Mary L	700 E Ocean Blvd	$35.20
7281-011-050	Bacchetti Daniel P	375 Atlantic Ave	$35.79
7278 017 084	Baccus Bypass	388 E Ocean Blvd #318	$33.31
7281 028 120	Bachman Guy	100 Atlantic Ave #906	$20.55
7281-001-038	Bachman Michael L	395 E 4Th St	$109.25
7278 029 243	Badalian Berge J	488 E Ocean Blvd #1017	$21.69
7278 030 075	Bader Noel & Barbara	488 E Ocean Blvd #1607	$24.58
7278 029 176	Badillo Joyce B	488 E Ocean Blvd #618	$34.70
7278 017 070	Baek Johnny & Jennie	388 E Ocean Blvd #303	$35.39
7281-025-003	Baerg Hael And Kathy	406 E 1St	$1,131.27
7281-027-109	Bailey Byron A & Sharon S	455 E Ocean Blvd	$20.26
7278-006-223	Bailey Luanne M	525 E Seaside Way 2007	$40.92
7281 028 131	Bailon Edith	100 Atlantic Ave #1001	$34.40
7281-020-115	Bailon Monica	140 Linden Ave	$25.37
7281-022-028	Baker David A Co	82 Lime Ave Apt 0003	$227.38
7278-004-153	Bakker Frank	411 Seaside Wy #1	$59.18
7278-009-173	Baldwin Thomas J Iii	700 E Ocean Blvd	$35.20
7278-006-174	Ball Edward L Iv	525 E Seaside Way 1602	$20.86
7280-027-054	Ballantyne Janet	133 The Promenade	$110.95
7280-027-051	Baloyan Sabina	133 The Promenade	$110.95
7278 017 179	Bangayan Felipe Co	388 E Ocean Blvd #910	$36.68
7278 017 237	Bank Of New York Mellon Tr	388 E Ocean Blvd #1218	$33.31
7278 030 052	Bank Of New York Mellon Tr	488 E Ocean Blvd #1501	$34.34
7281-013-001	Bank Of New York Mellon Tr	702 E 3Rd St	$1,044.21
7278-009-184	Bank Of New York Tr	700 E Ocean Blvd	$35.20
7280-027-025	Banks Cathy	133 The Promenade	$191.42
7281-020-134	Banks John Iii	140 Linden Ave	$21.39
7281-010-041	Banks Stephen M	333 Linden Ave 7	$57.66
7278-006-056	Bannai Hideo	525 E Seaside Way 405	$40.85

APN	OWNER	SITE ADDRESS	PARCEL ASSMT
7278-006-057	Bannai Hideo & Kyoko	525 E Seaside Way 406	$27.84
7278-009-150	Bannon Joseph F	700 E Ocean Blvd	$28.68
7278 017 174	Barad Steve & Beverly	388 E Ocean Blvd #905	$34.70
7278-004-022	Barata Paul & Maria	400 W Ocean Blvd	$37.26
7278-005-042	Barba Deanne K	360 W Ocean Blvd S4	$14.89
7278-005-043	Barba Deanne K	360 W Ocean Blvd S6	$63.34
7278-005-040	Barba Deanne K & Yvonne	360 W Ocean Blvd S1	$20.97
7278-005-041	Barba Deanne K & Yvonne	360 W Ocean Blvd S3	$13.48
7281-020-208	Barbee Joel	140 Linden Ave	$15.16
7281-022-008	Barber Michael D Living Trust	703 E Medio	$1,614.43
7281-012-070	Barbera Chris	834 E 4Th St 15	$200.61
7280-013-088	Barbosa Connie	437 W 3Rd St #6	$93.02
7280-013-037	Barbosa Connie & Peter J	437 W 3Rd St #5	$102.69
7280-013-035	Barbosa Connie & Raul	437 W 3Rd St #3	$58.42
7280-013-039	Barbosa Connie & Raul	437 E 3Rd St #7	$58.42
7280-013-040	Barbosa Connie & Raul	437 E 3Rd St #8	$58.42
7280-013-041	Barbosa Connie & Raul	437 E 3Rd St #9	$58.42
7280-013-034	Barbosa Peter J	437 W 3Rd St #2	$58.42
7280-013-042	Barbosa Raul & Connie	437 E 3Rd St #10	$102.69
7280-013-033	Barbosa Robert M & Peter J	437 W 3Rd St #1	$70.40
7281-025-081	Barcelo Maria M	35 Linden Ave	$40.19
7280-014-144	Barden William V	315 W 3Rd St #610	$18.60
7281-011-075	Barden William V	375 Atlantic Ave	$64.23
7281-023-027	Barden William V	10 Atlantic Ave	$52.56
7281-025-074	Barden William V	35 Linden Ave	$42.51
7281-027-031	Barden William V	455 E Ocean Blvd	$49.52
7266-008-001	Barillas Felipe N	443 N Zona Ct	$497.29
7281 028 130	Barnard Gerald & Marina	100 Atlantic Ave #1000	$34.40
7281-014-037	Barnard Gerald & Marina	615 E Broadway	$58.21
7281-014-033	Barnard Gerald E & Marina	615 E Broadway	$36.55
7281-015-044	Barnard Marina	215 Atlantic Ave Apt 0204	$37.51
7281-009-118	Barnes Eric	300 E 4th St #424	$54.28
7281-009-106	Barnes Kristen	300 E 4th St #411	$52.32
7281-012-013	Barnes Tyler A	746 E 4Th	$2,238.35
7278-006-198	Barnum Margaret E	525 E Seaside Way 1804	$34.54
7280-009-061	Barrett Lindon W Decd Est Of	100 W 5Th St	$101.93
7281-020-023	Barrientos Alba	140 Linden Ave	$34.07
7278 029 062	Bartlett Jonathan S	388 E Ocean Blvd #1711	$23.60
7278-009-086	Barton Arlene J	700 E Ocean Blvd	$28.68
7278 017 098	Basa Marie	388 E Ocean Blvd #415	$23.60
7278 030 036	Bashar Raad	488 E Ocean Blvd #1402	$21.69
7278 017 065	Basilio Alfred C	388 E Ocean Blvd #215	$35.39
7281-012-066	Bassett Jason M	834 E 4Th St 11	$207.17
7281-012-031	Batanero Miquel	325 Olive Ave	$63.46
7281 028 034	Batchler Simons A	100 Atlantic Ave #316	$25.17
7281-027-060	Batton Charles E	455 E Ocean Blvd	$47.21
7281 028 016	Bau L & Lin G	100 Atlantic Ave #214	$30.62
7278 030 058	Bauer Darwin L	488 E Ocean Blvd #1507	$24.58
7278-004-228	Bauer Darwin L	411 Seaside Wy #1402	$43.96
7281 028 144	Bautista Richard & Doreen	100 Atlantic Ave #1015	$20.55
7278-022-040	Bay Hotel Llc	515 W 3Rd St	$589.96
7278-022-041	Bay Hotel Llc	509 W 3Rd St	$561.25
7281-010-007	Bay Hotel Llc	318 Elm Ave	$973.08
7281-020-228	Bayer Greg	140 Linden Ave	$32.61
7281-025-055	Beam Audley M & Pamela J	35 Linden Ave	$41.75
7281 028 161	Beardsley Dallas	100 Atlantic Ave #1116	$25.17
7273-022-014	Beasley Investments L P	727 Locust	$668.65
7281-023-001	Beasley Investments L P	97 Lime	$727.97
7281-023-002	Beasley Investments L P	87 Lime	$727.97
7281-010-015	Beasley Investments Lp	433 E 3Rd	$757.02
7281-027-058	Becerra Beatrice	455 E Ocean Blvd	$33.83
7280-027-078	Becerra Richard	133 The Promenade	$300.05
7280-019-028	Becker Ronald E	207 E Broadway	$154.10
7281-027-063	Bedard Dana G & Pamela J	455 E Ocean Blvd	$31.95
7281-023-072	Beebe Lucas A	10 Atlantic Ave	$52.56

APN	OWNER	SITE ADDRESS	PARCEL ASSMT
7281-020-203	Beech Dennis	140 Linden Ave	$11.52
7281-010-040	Beidas Clemence	333 Linden Ave 6	$85.92
7278-009-157	Belatchew Belainesh	700 E Ocean Blvd	$35.20
7280-027-047	Belcher Andrew	133 The Promenade	$217.02
7281-001-019	Belcher Andrew	395 E 4Th St	$189.58
7281-001-047	Belcher Andrew G	395 E 4Th St	$189.58
7281-027-018	Belcher Bernard L	455 E Ocean Blvd	$31.95
7281-020-113	Bell Leo A	140 Linden Ave	$24.79
7281-020-191	Bell Leo A	140 Linden Ave	$22.16
7280-014-140	Bell Steven	315 W 3Rd St #604	$30.90
7278-006-063	Bellinaso Edward S	525 E Seaside Way 501	$27.97
7281-014-028	Bellinger Robert	615 E Broadway	$56.28
7278-009-156	Belote Michael & Jacqueline	700 E Ocean Blvd	$35.20
7278 029 219	Beme Stefan	488 E Ocean Blvd #909	$21.33
7280-028-062	Benaderet Marlayna A	150 The Promenade	$100.42
7278-006-106	Benaderet Ted & Lennie	525 E Seaside Way 811	$27.57
7278-006-130	Benaderet Theodore & Lennie	525 E Seaside Way 1102	$20.86
7278-006-121	Benaderet Theodore & Lenora	525 E Seaside Way 1004	$34.54
7278-009-115	Benichou Thierry	700 E Ocean Blvd	$41.07
7281-020-164	Bennett James B	140 Linden Ave	$30.72
7281-020-207	Bennett James B	140 Linden Ave	$13.95
7281-020-211	Bennett James B	140 Linden Ave	$15.16
7278-006-036	Benson Emil A & Margaret H	525 E Seaside Way 207	$40.41
7265-003-033	Benwell Robert D And Dale D	26 Alamitos	$808.13
7281-022-010	Benwell Robert D And Dale D	717 E Medio	$705.11
7281-027-126	Berbower Raymond & Wanda	455 E Ocean Blvd	$21.94
7281 028 089	Bergman Margot	100 Atlantic Ave #707	$25.17
7280-027-037	Bernardi Anthony G	133 The Promenade	$219.46
7281 028 112	Bernardo Gil	100 Atlantic Ave #815	$20.55
7281-007-025	Berro Assets Llc	406 Linden	$1,285.04
7278-005-056	Berro Management	360 W Ocean Blvd 201	$28.36
7278-005-114	Berro Management	360 W Ocean Blvd 903	$20.79
7278-005-117	Berro Management	360 W Ocean Blvd 906	$20.39
7281 028 052	Berry Dean	100 Atlantic Ave #501	$34.40
7278-009-075	Berry John R Jr & Cecily W	700 E Ocean Blvd	$41.07
7278-006-178	Bertrand Mark	525 E Seaside Way 1606	$27.84
7278-006-177	Bertrand Mark S	525 E Seaside Way 1605	$40.85
7278-004-106	Betance Daniel R & Patricia S	400 W Ocean Blvd	$42.96
7281-011-071	Bettendorf Craig S	375 Atlantic Ave	$45.01
7278-005-123	Bevington Clarence L	360 W Ocean Blvd 1004	$20.66
7273-026-004	Bfs Retail And Commercial Operations Llc	636 Locust	$4,519.21
7278 029 130	Bhatt Sanjay K & Nolin N	488 E Ocean Blvd #405	$36.15
7278-006-111	Big City Ents Llc	525 E Seaside Way 905	$40.85
7278 029 187	Bigalbal Jonathan & Ivangeline	488 E Ocean Blvd #711	$24.58
7281 028 006	Biggers Brian	100 Atlantic Ave #203	$20.55
7281-014-046	Biggers Brian	615 E Broadway	$56.28
7281-023-006	Biggers Brian D	51 Lime	$630.50
7278 030 054	Bilan Velimir & Sandy	488 E Ocean Blvd #1503	$36.87
7281 028 043	Bilici Reyhan B	100 Atlantic Ave #408	$34.40
7280-009-053	Billings Beck Gail	100 W 5Th St	$74.97
7281-011-096	Billingsley, Debra L And Thorson, Jane K	337 Lime Ave 1	$79.44
7278-006-092	Binkley Gr	525 E Seaside Way 708	$34.54
7281-015-072	Bishop Elana	230 Linden Ave No 201	$25.96
7281-020-112	Bisson Irene	140 Linden Ave	$20.70
7278-004-051	Bivins Maureena E & Timothy S	400 W Ocean Blvd	$27.69
7281 028 153	Bixler Kenneth	100 Atlantic Ave #1107	$25.17
7278 029 244	Bjorklund Lucille G	488 E Ocean Blvd #1018	$34.34
7280-019-005	Bk Realty Llc	237 Long Beach	$837.89
7278-004-044	Black John R	400 W Ocean Blvd	$35.19
7281-020-138	Black Ryan M	140 Linden Ave	$51.86
7281-020-033	Blackshere Richard L	140 Linden Ave	$34.07
7278-005-002	Blackstone Apartments Llc	330 W Ocean	$2,262.47
7278-005-038	Blackstone Apartments Llc	S Side Of Ocean At Chestnut	$985.45
7280-023-055	Blair, Jimmy And Becky	333 W Broadway	$348.46
7281-012-049	Blake Bobby L & Roslyn E	834 East 4Th Street, Suite B	$217.30

APN	OWNER	SITE ADDRESS	PARCEL ASSMT
7280-009-036	Blake Julia C	100 W 5Th St	$98.42
7278-005-115	Blanks Keisha	360 W Ocean Blvd 904	$20.66
7281-015-092	Blas Carmelita	230 Linden Ave Apt 0503	$36.50
7281-005-035	Blenn Dennis M	819 E 4Th St	$49.00
7281-015-093	Blesofsky Warren A	230 Linden Ave No 501	$25.96
7280-027-104	Blomberg David	133 The Promenade	$110.95
7281-027-108	Bloom Alex & Joyce	455 E Ocean Blvd	$31.95
7281-012-056	Bloom David A Co	834 E 4Th St 1	$199.56
7278-009-151	Blosser Michael & Flora	700 E Ocean Blvd	$41.07
7280-014-163	Blouse Bruce	315 W 3Rd St #804	$30.90
7278-004-147	Blrt Investments Lp	400 W Ocean Blvd	$37.78
7281-025-023	Bluel Linda L	50 Elm Ave	$54.02
7278-004-078	Blum Gary L	400 W Ocean Blvd	$27.69
7281-011-066	Bogar Stacey	375 Atlantic Ave	$35.79
7278-009-171	Bohan Peter A	700 E Ocean Blvd	$41.07
7280-028-094	Bohigian Nora D & Lunorah D	150 The Promenade	$100.42
7280-014-097	Bohn Michael P & Kathleen J	315 W 3Rd St #211	$18.56
7280-014-155	Bohn Michael P & Kathleen J	315 W 3Rd St #708	$17.83
7280-019-004	Bojaro Llc	230 E 3Rd	$3,969.13
7278 017 111	Boldons Al	388 E Ocean Blvd #510	$40.25
7281-025-252	Bolin John W	425 E Ocean Blvd No 310	$47.68
7281 028 064	Bolotin Elizabeth & Elizabeth Bolotin Trust	100 Atlantic Ave #514	$51.18
7273-026-022	Bonney Charles C	631 Long Beach Blvd	$2,698.94
7280-009-090	Bonnstetter Christopher M	115 W 4Th St No 204	$99.66
7281-027-032	Bordage Nicolas E	455 E Ocean Blvd	$22.71
7281-025-076	Bordcosh Elias	35 Linden Ave	$42.51
7281-020-040	Borden Amy L	140 Linden Ave	$29.21
7281 028 124	Bordey Christopher	100 Atlantic Ave #910	$25.17
7281-014-048	Boren Larry L & Lynn E	222 Atlantic	$883.49
7281-015-042	Boren Larry L & Lynn E	215 Atlantic	$44.50
7278-009-106	Borenstein Eduardo	700 E Ocean Blvd	$28.68
7278-004-114	Borja Jaime T & Neli A	400 W Ocean Blvd	$42.96
7280-009-028	Bornfleth Bruce	100 W 5Th St	$78.39
7281-013-010	Borrelli Rick	227 Olive	$645.07
7281-027-130	Bos Michael R	455 E Ocean Blvd	$38.74
7278-004-128	Bose Rakhee	400 W Ocean Blvd	$45.54
7281-027-146	Boseman Kyle	455 E Ocean Blvd	$21.56
7278-009-116	Bosman Dick	700 E Ocean Blvd	$35.20
7281-005-014	Bosque Properties Llc	414 Olive	$671.98
7281-014-021	Botello Miguel & Maria	615 E Broadway	$27.72
7280-019-015	Botwin Ronald M & Rita M	219 E Broadway	$960.78
7281-020-194	Boudoi Nathandra R	140 Linden Ave	$22.16
7280-014-193	Boul Firmin D Co	315 W 3Rd St #1010	$18.60
7278 029 104	Boutross James J	488 E Ocean Blvd #212	$37.60
7281-010-037	Bowen Fern	333 Linden Ave 3	$85.92
7278-006-147	Bowie Tanya	525 E Seaside Way 1208	$34.54
7278-006-254	Bowman Arthur	525 E Seaside Way Ph5	$90.05
7281-011-062	Box Paulette V	375 Atlantic Ave	$59.56
7278 029 220	Boyer Gary L & Mary K	488 E Ocean Blvd #910	$35.79
7281-023-081	Boyle Susan	10 Atlantic Ave	$51.83
7278 029 093	Boyles Investments Lp	488 E Ocean Blvd #201	$34.70
7278-004-177	Bozanich David A	411 Seaside Wy #405	$43.96
7278-009-244	Bozarich Chere Tr	700 E Ocean Blvd	$35.20
7278-004-155	Bracciodieta William P & Elaine P	411 Seaside Wy #3	$65.52
7278-004-117	Braden Kenneth L	400 W Ocean Blvd	$45.54
7278 029 031	Bradford James E	388 E Ocean Blvd #1515	$23.60
7281-012-015	Bradley Dennis L	S Side Of 4Th B/W Lime And Olive	$417.53
7281-012-016	Bradley Dennis L	360 Lime	$2,976.69
7280-021-013	Bradley James	203 Pine	$3,341.25
7280-021-035	Bradley James	215 S Pine	$2,765.70
7278 029 121	Bragman Matthew & Melissa	488 E Ocean Blvd #314	$37.60
7281-015-049	Branch Florence M	215 Atlantic Ave Apt 0306	$37.57
7280-028-085	Brantley Lillian P Jr	150 The Promenade	$225.69
7278-006-093	Brar Varinder S & Sandra J	525 E Seaside Way 709	$44.03
7280-009-106	Brasser Reuben S & Laura	115 W 4Th St No 307	$117.45

APN	OWNER	SITE ADDRESS	PARCEL ASSMT
7278 017 141	Bravo Luis A	388 E Ocean Blvd #706	$23.60
7278-009-057	Brawley William L & Robyn E	700 E Ocean Blvd	$35.20
7281-013-026	Breen Michael P	234 Lime Ave	$41.18
7280-027-084	Brehmer John	133 The Promenade	$149.96
7280-009-128	Brenner Michael	115 W 4Th St No Ph3	$197.78
7278 029 237	Brent Robert L & Joanna K	488 E Ocean Blvd #1010	$35.79
7278-005-076	Bridges Jr. Hollon H & Susan Q	360 W Ocean Blvd 404	$20.66
7281 028 107	Briscoe Anna	100 Atlantic Ave #809	$34.40
7281-010-049	Briscoe Guntrud M	333 Linden Ave 16	$62.14
7280-014-098	Briscoe Jr. J F	315 W 3Rd St #212	$19.83
7281 028 152	Brissey Fulton L	100 Atlantic Ave #1106	$20.55
7281-019-032	Broadlind Lp	149 Linden Avenue	$1,672.07
7281-021-006	Broadline Apartments Inc	140 Lime	$727.43
7281 028 158	Brogdon John	100 Atlantic Ave #1112	$30.62
7281 028 136	Brooks Betty	100 Atlantic Ave #1006	$20.55
7278-006-039	Brooks Howard M	525 E Seaside Way 210	$20.96
7278-004-047	Brotac Victor C & Aranda M	400 W Ocean Blvd	$37.26
7280-009-103	Brower Todd	115 W 4Th St No 304	$99.58
7280-028-092	Brown Catherine A & Christina A	150 The Promenade	$77.65
7280-009-033	Brown Dale	100 W 5Th St	$118.78
7281-009-087	Brown David	300 E 4th St #309	$40.22
7281-016-038	Brown Haskin Barbara A	200 Elm Ave	$155.17
7278-009-264	Brown Irwin M & Sarah R	700 E Ocean Blvd	$70.07
7278 029 221	Brown J T	488 E Ocean Blvd #911	$24.58
7278 029 041	Brown James C	388 E Ocean Blvd #1607	$23.60
7281-027-034	Brown Maria	455 E Ocean Blvd	$20.26
7280-028-091	Brown Richard A	150 The Promenade	$125.27
7281-009-050	Brown Vicki	300 E 4th St #114	$56.62
7281-027-016	Bruch Robert	455 E Ocean Blvd	$49.52
7278-006-214	Brush	525 E Seaside Way Ph2	$44.03
7278-006-251	Brush	525 E Seaside Way Ph2	$58.72
7281-009-056	Bryant John & Pagan	300 E 4th St #121	$55.45
7280-009-108	Buaiz George & Jann	115 W 4Th St No 309	$132.49
7281-027-128	Buchman Robert L	455 E Ocean Blvd	$25.36
7281 028 095	Buchwald Seth	100 Atlantic Ave #714	$30.62
7280-027-045	Buckley Michael S	133 The Promenade	$92.66
7281-009-092	Buckley Sean	300 E 4th St #314	$55.45
7273-021-007	Budget Rent A Car Of So Calif	729 Long Beach	$1,276.92
7281-005-036	Buenaventura Mary E	819 E 4Th St	$46.47
7281-009-112	Bui Linh & Muniz Jesus	300 E 4th St #417	$40.22
7281 028 027	Buk Peter	100 Atlantic Ave #308	$34.40
7281-012-043	Bukolt Karen	325 Olive Ave	$88.35
7278-009-092	Bullis Shelley R	700 E Ocean Blvd	$35.20
7278-005-134	Bullock Jr. Matthew W	360 W Ocean Blvd 1107	$34.22
7281 028 041	Burbano Diana	100 Atlantic Ave #406	$20.55
7281-005-018	Burgess Rodney E	819 E 4Th St	$40.80
7281-025-244	Burgess Susan M	425 E Ocean Blvd No 100	$34.79
7281-015-089	Burgos Natalie A	230 Linden Ave 506	$25.74
7281-015-001	Burkhard Daniel & Laura	250 Linden Ave	$79.03
7281-020-019	Burrell Penny K	140 Linden Ave	$55.36
7278 017 234	Burrous Crystal A		$23.60
7281-015-016	Burrus Burny J & Cathy S	250 Linden Ave	$104.82
7278 017 067	Bursinger Renee H	388 E Ocean Blvd #217	$33.31
7278-009-237	Bush Paul C	700 E Ocean Blvd	$35.20
7280-023-021	Busse Kent R & Paula L	333 W Broadway	$379.36
7280-028-042	Byun Esther H	150 The Promenade	$77.65
7278-004-194	Cajayon Renato T & Francoise M	411 Seaside Wy #704	$59.61
7281-013-034	Calderon Julita R	234 Lime Ave	$85.93
7281-021-206	Cali Nathan P	102 Lime Ave No 1	$177.82
7281-027-134	Callado Janice V	455 E Ocean Blvd	$30.56
7281-009-048	Calvario Arnel	300 E 4th St #112	$52.32
7278-006-131	Cameron Grace V	525 E Seaside Way 1103	$43.93
7278-006-132	Cameron Grace V	525 E Seaside Way 1104	$34.54
7281-027-131	Campbell Christopher	455 E Ocean Blvd	$21.56
7278 030 046	Campbell Jason S	488 E Ocean Blvd #1412	$24.58

APN	OWNER	SITE ADDRESS	PARCEL ASSMT
7280-014-096	Campbell Michelle	315 W 3Rd St #210	$18.60
7281-027-075	Campbell Ulloa Jorge F	455 E Ocean Blvd	$47.21
7280-027-035	Campi Eduardo J	133 The Promenade	$219.46
7280-027-038	Campi Eduardo J	133 The Promenade	$219.46
7278 017 171	Cannady Laurie	388 E Ocean Blvd #902	$20.82
7280-028-081	Cannon David G & Kaylin	150 The Promenade	$181.17
7281-023-061	Cannon John R	10 Atlantic Ave	$43.07
7280-014-207	Cannon R Darrell & Susan	315 W 3Rd St #6A	$9.53
7280-014-158	Cannon R Darrell & Susan B	315 W 3Rd St #711	$18.56
7281-013-020	Cantu Henry	248 Olive	$910.56
7281-013-021	Cantu Henry	230 Olive	$1,738.70
7281-020-131	Capelle Diana S	140 Linden Ave	$24.88
7281 028 031	Capps Merle & Dolly	100 Atlantic Ave #312	$30.62
7281-011-012	Captain Kao Limited Partnership	352 Linden	$1,556.95
7278-005-104	Carette Beverly	360 W Ocean Blvd 801	$28.54
7280-027-061	Carillo Victor Jr	133 The Promenade	$128.02
7281-020-146	Carlisle Robert B & Harriet I	140 Linden Ave	$12.10
7281-020-147	Carlisle Robert B & Harriet I	140 Linden Ave	$14.09
7281-027-127	Carlisle Robert B Andharriet I	455 E Ocean Blvd	$18.67
7278-005-127	Carlson Astrid	360 W Ocean Blvd 1008	$41.89
7281-014-035	Carlton Kenya C	615 E Broadway	$34.05
7280-027-095	Carnero Jonathan	133 The Promenade	$131.68
7280-027-040	Carney Damien	133 The Promenade	$219.46
7280-009-049	Carpino Martin A	100 W 5Th St	$82.76
7278 030 025	Carr Aaron J & Edythe B	488 E Ocean Blvd #1208	$35.79
7280-027-105	Carr Eric	133 The Promenade	$126.80
7280-027-064	Carrigan Kenichi & Ting Pi J	133 The Promenade	$128.02
7281 028 151	Carrion A & Bonilla W	100 Atlantic Ave #1105	$30.62
7278-006-071	Carruthers Tracey E	525 E Seaside Way 509	$44.03
7281-025-080	Carter Denise	35 Linden Ave	$42.51
7278-006-062	Carter Wallace	525 E Seaside Way 411	$27.57
7281-007-061	Casa Carino	408 Elm	$1,179.93
7278 029 113	Casas Hermelindo & Fabiola	488 E Ocean Blvd #305	$40.49
7281 028 007	Casas Lawrence	100 Atlantic Ave #204	$30.62
7281-015-035	Cascade Lakes Llc	513 E Broadway	$602.01
7281-027-088	Casner Fernie	455 E Ocean Blvd	$33.83
7278 029 239	Casper Tammy A	488 E Ocean Blvd #1012	$24.58
7281 028 050	Cassell Nalita	100 Atlantic Ave #416	$25.17
7281-027-035	Casson Chase & Amy	455 E Ocean Blvd	$20.21
7278 030 023	Castaneda Sheri C	488 E Ocean Blvd #1206	$24.58
7280-028-046	Castillo Anthony R	150 The Promenade	$68.33
7278-006-144	Castle Kenneth B	525 E Seaside Way 1205	$40.85
7281-027-043	Casto J.L.	455 E Ocean Blvd	$33.83
7278 029 236	Castro Louis	488 E Ocean Blvd #1009	$21.33
7281-027-076	Castro Sharon	455 E Ocean Blvd	$49.52
7281-022-048	Casuso Miriam	21 Alamitos Ave	$115.36
7278 017 071	Cato Velma	388 E Ocean Blvd #3004	$23.60
7281-021-010	Caudillo Roberto	122 Lime Ave	$428.99
7281-023-057	Caughey Dorothy J	10 Atlantic Ave	$26.28
7281-023-078	Caughey Dorothy J	10 Atlantic Ave	$28.47
7281-015-026	Ccm Lp	246 Linden	$801.72
7281-015-027	Ccm Lp	255 Atlantic	$4,104.15
7278-022-039	Cedar Green Llc	527 W 3Rd St	$841.67
7281-009-008	Cedar Green Llc	319 Elm Ave	$736.31
7281-009-069	Ceja Demetrius	300 E 4th St #207	$56.62
7273-022-013	Centerview, Llc	730 Pine	$1,552.14
7281-015-046	Cepeda Lelonnie M	215 Atlantic Ave Apt 0205	$38.71
7281-009-023	Chacon Dennis	325 Elm Ave 205	$35.65
7280-009-087	Chacon Robert	115 W 4Th St No 201	$90.34
7281-027-152	Chacon Veronica	455 E Ocean Blvd	$22.62
7281-005-032	Chadwick Ruby M	819 E 4Th St	$54.66
7278-004-180	Chaikittirattana Jonathan	411 Seaside Wy #502	$43.96
7281-027-111	Champion Ramona	455 E Ocean Blvd	$21.94
7278-006-182	Champion Ramona W	525 E Seaside Way 1610	$20.96
7281-023-065	Champion Ramona W	10 Atlantic Ave	$27.01

APN	OWNER	SITE ADDRESS	PARCEL ASSMT
7278-005-062	Chan Dale	360 W Ocean Blvd 207	$32.42
7281-009-115	Chan Terence	300 E 4th St #421	$55.45
7278 029 013	Chandra Rajesh	388 E Ocean Blvd #1414	$36.09
7278-004-126	Chandrashekar Patalappa & Anasuya	400 W Ocean Blvd	$42.96
7278-004-137	Chandrashekar Patalappa & Anasuya	400 W Ocean Blvd	$45.54
7278 029 063	Chang Jennifer	388 E Ocean Blvd #1712	$23.60
7278-006-112	Chang Jeong Ja	525 E Seaside Way 906	$27.84
7278-006-033	Chang Jun Fu	525 E Seaside Way 204	$44.94
7278-004-094	Chang Mary Y & James M	400 W Ocean Blvd	$42.96
7278 017 177	Chang Matthew Z	388 E Ocean Blvd #908	$34.35
7278-004-109	Chang Philip K & Hyun S	400 W Ocean Blvd	$45.54
7278-009-114	Chang Sejin & Annie J	700 E Ocean Blvd	$28.68
7278 017 157	Chang Shu	388 E Ocean Blvd #805	$34.35
7278 029 212	Chang Shung Li & Helen W	488 E Ocean Blvd #902	$21.69
7278 017 186	Chang Yoon O	388 E Ocean Blvd #918	$33.31
7278 030 086	Chaplya Mikhail	488 E Ocean Blvd #1701	$34.70
7278-006-170	Charalambous James	525 E Seaside Way 1509	$44.03
7281-020-055	Charles Virginia W	140 Linden Ave	$29.94
7278 029 241	Chase Ilene N	488 E Ocean Blvd #1015	$24.58
7278-004-091	Chatsuthiphan Visit & Riwha	400 W Ocean Blvd	$42.96
7278-004-093	Cheek Ronald M & Betsy M	400 W Ocean Blvd	$45.54
7278 029 224	Chen Connie	488 E Ocean Blvd #915	$24.58
7280-019-027	Chen David	207 E Broadway	$148.43
7278 030 071	Chen Janice & David W	488 E Ocean Blvd #1603	$36.15
7281-012-022	Chen Michael	709 E 3Rd	$754.00
7281-010-046	Cheng Jia D & Yin H	333 Linden Ave 12	$85.54
7278 030 066	Cheng Mike	488 E Ocean Blvd #1516	$36.87
7280-028-057	Chernoff Daniel E	150 The Promenade	$133.55
7278-022-037	Chesmen Llc & Long Beach 102 Llc	545 W 3Rd St	$652.99
7278 030 085	Cheung Andrew	488 E Ocean Blvd #1618	$34.34
7273-027-037	Chiang Patrick J	600 Long Beach Boulevard	$5,824.10
7273-026-017	Chick David C	617 Long Beach	$1,603.69
7280-014-135	Childs Jacquelyne J	315 W 3Rd St #512	$19.83
7278 030 005	Ching Kuang Shen	488 E Ocean Blvd #1105	$36.15
7278-006-115	Chinnock Kevin	525 E Seaside Way 909	$44.03
7281-012-093	Chitlik Paul	310 Olive Ave	$142.76
7281-014-034	Chitty Louis	615 E Broadway	$56.28
7278-009-085	Chiu Phyllis	700 E Ocean Blvd	$35.20
7278 029 052	Cho Nam S	388 E Ocean Blvd #1701	$33.31
7278-004-239	Chou Stanley K & Bing	411 Seaside Wy #1601	$38.05
7281-009-019	Choudrey Myra	325 Elm Ave 201	$46.72
7278-009-234	Chow Albert	700 E Ocean Blvd	$28.68
7278 030 012	Chow Gigi	488 E Ocean Blvd #1112	$24.58
7278 029 085	Chowdhry Bashir A & Kausar A	388 E Ocean Blvd #p18	$75.64
7275-002-025	Chr Corp	210 Alamitos	$2,078.51
7278 029 045	Chrisostomos Christos I	388 E Ocean Blvd #1611	$23.60
7281-011-021	Christian Outreach Appeal	310 Linden Ave	$378.39
7281-011-023	Christian Outreach Appeal	501 E 3Rd St	$2,033.86
7278 017 217	Christovale Mark & Antoinette	388 E Ocean Blvd #1115	$23.60
7280-028-056	Christy Diana J	150 The Promenade	$181.17
7273-022-003	Chrupala Jason	116 E 8Th	$613.28
7278-004-260	Chu David S & Janice H	411 Seaside Wy #2004	$56.22
7278-009-202	Chu Felix & Annie	700 E Ocean Blvd	$28.68
7273-023-013	Chu James I & Christie K	701 Pine	$1,084.58
7278-004-214	Chu Julia	411 Seaside Wy #1006	$38.05
7278 017 223	Chun Yoo M	388 E Ocean Blvd #1203	$35.39
7278-004-150	Chung Min H	400 W Ocean Blvd	$37.78
7281-016-055	Chustz Edward & Coralie	North Side Of Broadway B/W Elm And Linden	$572.01
7280-014-198	Chvostal John J	315 W 3Rd St #301	$31.43
7280-014-199	Chvostal John J	315 W 3Rd St #3A	$9.53
7280-014-244	Cifelli Peter P Iv	315 W 3Rd St #611	$38.39
7278 017 224	Cincotta Joel & Jennifer	388 E Ocean Blvd #1204	$23.60
7278 030 021	Cira James	488 E Ocean Blvd #1204	$24.58
7281-019-005	Circle Capital Llc	527 E 1St	$801.46
7278-009-112	Citibank Tr	700 E Ocean Blvd	$35.20

APN	OWNER	SITE ADDRESS	PARCEL ASSMT
7281-001-024	City Place Loft Llc	395 E 4Th St	$109.25
7281-001-032	City Place Loft Llc	395 E 4Th St	$187.44
7281-001-034	City Place Loft Llc	395 E 4Th St	$189.58
7281-001-043	City Place Loft Llc	395 E 4Th St	$109.25
7281-001-044	City Place Loft Llc	395 E 4Th St	$192.79
7281-001-051	City Place Loft Llc	395 E 4Th St	$230.28
7281-001-052	City Place Loft Llc	395 E 4Th St	$230.28
7281-001-054	City Place Loft Llc	395 E 4Th St	$189.58
7281-001-058	City Place Loft Llc	395 E 4Th St	$295.61
7281-001-060	City Place Loft Llc	395 E 4Th St	$189.58
7281-001-061	City Place Loft Llc	395 E 4Th St	$230.28
7281-001-062	City Place Loft Llc	395 E 4Th St	$230.28
7281-001-065	City Place Loft Llc	395 E 4Th St	$230.28
7281-001-068	City Place Loft Llc	575 Elm St	$152.30
7281-001-069	City Place Loft Llc	575 Elm St	$152.30
7281-001-070	City Place Loft Llc	575 Elm St	$152.30
7281-001-071	City Place Loft Llc	575 Elm St	$152.30
7281-001-072	City Place Loft Llc	575 Elm St	$152.30
7281-001-073	City Place Loft Llc	575 Elm St	$152.30
7281-001-074	City Place Loft Llc	575 Elm St	$152.30
7281-001-075	City Place Loft Llc	575 Elm St	$152.30
7281-001-076	City Place Loft Llc	575 Elm St	$188.83
7281-001-077	City Place Loft Llc	575 Elm St	$188.83
7281-001-078	City Place Loft Llc	575 Elm St	$222.57
7281-001-079	City Place Loft Llc	575 Elm St	$188.83
7281-001-080	City Place Loft Llc	575 Elm St	$188.83
7281-001-081	City Place Loft Llc	575 Elm St	$188.83
7281-001-082	City Place Loft Llc	575 Elm St	$288.97
7281-001-083	City Place Loft Llc	575 Elm St	$288.97
7281-001-084	City Place Loft Llc	575 Elm St	$288.97
7281-001-085	City Place Loft Llc	575 Elm St	$288.97
7281-001-086	City Place Loft Llc	575 Elm St	$299.57
7281-001-087	City Place Loft Llc	575 Elm St	$394.15
7281-001-088	City Place Loft Llc	575 Elm St	$299.57
7280-005-025	City Place Long Beach Llc	W Side Of Long Beach Between 4Th And 5Th	$22,745.67
7280-005-026	City Place Long Beach Llc	W Side Of Long Beach Between 3Rd And 4Th	$28,455.60
7280-005-051	City Place Long Beach Llc	151 E 5Th St	$36,134.75
7280-005-052	City Place Long Beach Llc	598 Pine Ave	$11,637.90
7280-005-054	City Place Long Beach Llc	E Side Of Pine Between 4Th And 5Th	$8,965.39
7280-005-056	City Place Long Beach Llc	Nw Corner Of 4Th And Promenade	$8,611.93
7280-005-058	City Place Long Beach Llc	4Th And Promenade (In Cityplace)	$11,148.46
7280-005-060	City Place Long Beach Llc	E Side Of Promenade Between 3Rd And 4Th	$6,028.97
7278-004-157	Clark Cameron W & Jacquelyne I	411 Seaside Wy #102	$43.96
7278-004-076	Clark Donald & Boonruang	400 W Ocean Blvd	$37.26
7281-005-023	Clark James D & Elizabeth D	819 E 4Th St	$54.66
7281-005-044	Clark James D & Elizabeth D	819 E 4Th St	$14.91
7281-015-073	Clark Wayne	230 Linden Ave Apt 202	$24.95
7281 028 023	Clarose Rodney	100 Atlantic Ave #304	$30.62
7281-027-044	Clement Anthony & Bethany	455 E Ocean Blvd	$30.56
7278-005-089	Clise Laura L	360 W Ocean Blvd 602	$26.38
7281-027-067	Cloud W Dean	455 E Ocean Blvd	$18.67
7278-022-018	Clough Sean C & Fern R	635 W 3Rd St	$630.42
7278-022-020	Clough Sean C & Fern R	627 W 3Rd St	$328.55
7280-023-019	Cockriel Stpehen E & Dee A	333 W Broadway	$319.21
7281-005-046	Coffman Robert M & Donna G	819 E 4Th St	$15.87
7278-006-034	Cohen Carol J	525 E Seaside Way 205	$40.31
7281-016-006	Cohen Jeffry	245 Linden	$694.54
7281-011-025	Cohen Joseph	527 E 3Rd	$739.10
7280-028-074	Cohen Joshua & Lauren	150 The Promenade	$100.42
7281-009-078	Coleman Derrick	300 E 4th St #217	$54.28
7278 030 090	Coleman Jr. William R	488 E Ocean Blvd #1705	$35.79
7280-014-156	Coleman Mary E	315 W 3Rd St #709	$21.82
7281-027-135	Colin Alberto	455 E Ocean Blvd	$47.21
7280-019-029	Colizzi Neysa K	207 E Broadway	$148.43
7281-027-159	Collier Prentiss J	455 E Ocean Blvd	$38.74

APN	OWNER	SITE ADDRESS	PARCEL ASSMT
7281-020-197	Collins Jennifer S	140 Linden Ave	$22.16
7281-009-088	Collins Rebecca	300 E 4th St #310	$40.22
7281-013-005	Coltrin John C	732 E 3Rd St	$557.67
7281-027-022	Comoe James D	455 E Ocean Blvd	$18.67
7278 017 054	Cona John	388 E Ocean Blvd #203	$35.39
7278-006-193	Conaty John	525 E Seaside Way 1710	$20.96
7278-005-109	Conneally Nicholas J	360 W Ocean Blvd 806	$20.39
7280-014-189	Connolly Frances	315 W 3Rd St #1006	$20.03
7278 029 139	Contegni Thomas	488 E Ocean Blvd #415	$24.58
7278 029 091	Contreras Tania	488 E Ocean Blvd #106	$24.58
7281 028 038	Cook Mary L	100 Atlantic Ave #403	$20.55
7278-006-085	Cook R L	525 E Seaside Way 701	$27.97
7280-027-103	Coolidge Eric K	133 The Promenade	$110.95
7273-022-008	Cooper Gail J	735 Locust	$651.31
7281-027-092	Cooper Helen E	455 E Ocean Blvd	$22.71
7281-027-098	Cooper William G	455 E Ocean Blvd	$25.36
7281 028 118	Copenbarger Erin	100 Atlantic Ave #904	$30.62
7281-025-025	Cordon Jose & Alexandria	50 Elm Ave	$55.11
7281-012-090	Cordova Figallo Xavier E	310 Olive Ave	$142.76
7278-006-048	Cordova Manuel A	525 E Seaside Way 308	$42.19
7278 017 060	Cordova Philip J	388 E Ocean Blvd #209	$20.47
7281-011-112	Corley Joan B	375 Atlantic Ave #408	$53.78
7281-020-127	Cornax Dennis & Maria S	140 Linden Ave	$20.70
7278-022-017	Cornell G T & Kishi J	310 Maine Ave	$594.12
7280-014-246	Corner Todd	315 W 3Rd St #802	$19.42
7278 017 194	Coronel Cecille	388 E Ocean Blvd #1008	$34.35
7278-006-201	Corston	525 E Seaside Way 1807	$40.92
7281-027-115	Cortes Alejandro Jr	455 E Ocean Blvd	$38.74
7281-012-082	Cortes David A	834 E 4Th St 27	$133.32
7278 017 203	Cortez Angelita	388 E Ocean Blvd #1018	$33.31
7281-020-110	Cortez Elva P	140 Linden Ave	$25.18
7281-020-190	Cortez Elva P	140 Linden Ave	$8.36
7281-022-052	Cosgrove Rodney & Sheila	21 Alamitos Ave	$115.36
7278-005-088	Costa Joe	360 W Ocean Blvd 601	$28.54
7281-011-016	Costanti Mark & Kathy	337 Atlantic	$683.56
7278-009-209	Costello Melissa	700 E Ocean Blvd	$35.20
7281-025-070	Cotter Janet	35 Linden Ave	$29.84
7280-028-077	Cotter Neils J	150 The Promenade	$68.33
7281-027-024	Cousimano Anthony & Candy	455 E Ocean Blvd	$19.15
7281-020-024	Coutchie Edward T	140 Linden Ave	$24.01
7281-020-025	Coutchie Edward T	140 Linden Ave	$29.94
7281-020-026	Coutchie Edward T	140 Linden Ave	$30.18
7281-011-113	Covenant Presbyterian Church		$657.55
7281-011-114	Covenant Presbyterian Church Of Long Bea	607 E 3Rd St	$6,059.29
7278-006-113	Cowdrey Phyllis D	525 E Seaside Way 907	$40.92
7278-005-119	Cox Bruce E & Maureen A	360 W Ocean Blvd 908	$41.89
7278-005-128	Cox Bruce E & Maureen A	360 W Ocean Blvd 1101	$28.54
7281-027-105	Coy David S	455 E Ocean Blvd	$47.21
7281-027-147	Coy David S	455 E Ocean Blvd	$17.76
7281 028 106	Craighill B & Delpiaz J	100 Atlantic Ave #808	$34.40
7281-009-052	Crawford Charles & Praparcharee	300 E 4th St #116	$56.62
7278-009-129	Crisp Raymond D	700 E Ocean Blvd	$35.20
7278 030 002	Crockett David A	488 E Ocean Blvd #1102	$21.69
7281-027-066	Cronin John	455 E Ocean Blvd	$21.94
7281-027-068	Cronin John	455 E Ocean Blvd	$25.36
7281-027-148	Cronin John S	455 E Ocean Blvd	$33.83
7280-028-065	Cruz Bing A	150 The Promenade	$68.33
7281-023-008	Crystal Coast Llc	47 Lime Ave	$622.12
7281-010-008	Cta Lp--Reported New Owner 11/2/10	312 Elm	$584.72
7281-010-009	Cta Lp--Reported New Owner 11/2/10	403 E 3Rd	$591.04
7281-010-010	Cta Lp--Reported New Owner 11/2/10	409 W 3Rd	$291.06
7278-009-165	Cuilty Robert P	700 E Ocean Blvd	$35.20
7278 029 123	Cunningham Torin J Co	488 E Ocean Blvd #316	$36.87
7281-011-017	Curlette James A	338 Linden	$685.80
7278-017-180	Curnutte John	388 E Ocean Blvd #911	$23.60

APN	OWNER	SITE ADDRESS	PARCEL ASSMT
7278 029 043	Curtis Ii John D	388 E Ocean Blvd #1609	$20.47
7281-012-059	Cussen Sean	834 E 4Th St No 4	$182.20
7281-009-107	Cutillar Dean	300 E 4th St #412	$56.62
7278 029 148	Czerwinski Carla K	488 E Ocean Blvd #506	$24.58
7280-009-101	Czerwinski Jr. Jerome F	115 W 4Th St No 302	$110.58
7281-014-005	D Esterre Anthony J	241 Lime	$648.29
7278-004-209	Da Silva Luis	411 Seaside Wy #1001	$38.05
7281-001-017	Dacquisto Anthony	395 E 4Th St	$222.78
7278 029 203	Dahlberg Eric	488 E Ocean Blvd #810	$35.79
7278 017 192	Dailey Dennis S	388 E Ocean Blvd #1006	$23.60
7281-009-039	Daily Plan Llc	300 E 4th St #103	$63.65
7281-006-010	Dakar Michal	402 Atlantic	$1,877.68
7281-006-011	Dakar Michal	617 E 4Th	$590.34
7281-022-003	Dalaer Inc	80 Lime	$339.35
7281-011-035	Dalmatoff Rhonda L	375 Atlantic Ave	$66.29
7278-006-098	Damico Robert Co	525 E Seaside Way 803	$43.93
7278-004-103	Damle Pradeep B & Saroj P	400 W Ocean Blvd	$42.96
7280-026-022	Danari Broadway Llc	100 W Broadway	$22,483.79
7280-026-023	Danari Broadway Llc	N Side Of 1St B/W Pacific And Pine	$12,723.13
7280-029-031	Danari Ocean Llc	249 E Ocean	$19,206.83
7278 017 125	Dang Erik H	388 E Ocean Blvd #607	$23.60
7278 029 138	Dang Natasha	488 E Ocean Blvd #414	$37.60
7281-025-019	Daniel Christopher	50 Elm Ave	$55.11
7281-012-080	Daniel Michiel	834 E 4Th St 25	$195.11
7278-009-175	Daniels Sherry K	700 E Ocean Blvd	$41.07
7278-005-057	Dao Anthony	360 W Ocean Blvd 202	$26.38
7278-004-204	Darabi Sam	411 Seaside Wy #902	$43.96
7280-009-089	Darbyshire Gary	115 W 4Th St No 203	$126.23
7281-009-108	Daries Paul	300 E 4th St #413	$56.62
7278 030 043	Davda Sadhna K	488 E Ocean Blvd #1409	$21.33
7280-009-122	Davenport Patricia A	115 W 4Th St No 410	$116.30
7281-020-226	Davies John & Cheryl M L	140 Linden Ave	$46.61
7278 017 232	Davis Christopher R & Marietta D	388 E Ocean Blvd #1212	$23.60
7278 029 206	Davis Earl E	488 E Ocean Blvd #814	$37.60
7281-020-125	Davis Earl E	140 Linden Ave	$26.78
7281-020-196	Davis Eral E	140 Linden Ave	$10.45
7281-027-124	Davis Hugh L	455 E Ocean Blvd	$20.26
7278-009-177	Davis John & Leija	700 E Ocean Blvd	$35.20
7280-027-114	Davis Kevin & Theresa	133 The Promenade	$110.95
7281 028 148	Davis Michael & Cheryl	100 Atlantic Ave #1102	$25.17
7281-013-036	Davis Milton	234 Lime Ave	$42.30
7281-027-139	Davis Peter L	455 E Ocean Blvd	$20.26
7278 030 060	Davis Tiffany C	488 E Ocean Blvd #1509	$21.33
7278 029 047	Davis Todd A	388 E Ocean Blvd #1614	$36.09
7278-004-139	Davison Marc	400 W Ocean Blvd	$37.78
7278-004-248	Dawes Charles L	411 Seaside Wy #1704	$56.22
7280-014-171	Dawson Blanche L	315 W 3Rd St #812	$19.83
7280-009-057	Dawson Jane A	100 W 5Th St	$78.39
7280-014-169	Dawson Robert & Blanche L	315 W 3Rd St #810	$18.60
7280-027-032	Dazo Marbea S	133 The Promenade	$245.06
7280-004-023	Dco Pine Avenue Lp	110 W 6Th St	$84.50
7280-004-024	Dco Pine Avenue Lp	110 W 6Th St	$55.67
7280-004-025	Dco Pine Avenue Lp	110 W 6Th St	$56.66
7280-004-026	Dco Pine Avenue Lp	110 W 6Th St	$87.48
7280-004-027	Dco Pine Avenue Lp	110 W 6Th St	$56.66
7280-004-028	Dco Pine Avenue Lp	110 W 6Th St	$56.66
7280-004-029	Dco Pine Avenue Lp	110 W 6Th St	$56.66
7280-004-030	Dco Pine Avenue Lp	110 W 6Th St	$56.66
7280-004-031	Dco Pine Avenue Lp	110 W 6Th St	$56.66
7280-004-032	Dco Pine Avenue Lp	110 W 6Th St	$56.66
7280-004-033	Dco Pine Avenue Lp	110 W 6Th St	$51.69
7280-004-034	Dco Pine Avenue Lp	110 W 6Th St	$47.72
7280-004-035	Dco Pine Avenue Lp	110 W 6Th St	$51.69
7280-004-036	Dco Pine Avenue Lp	110 W 6Th St	$48.71
7280-004-037	Dco Pine Avenue Lp	110 W 6Th St	$51.69

APN	OWNER	SITE ADDRESS	PARCEL ASSMT
7280-004-038	Dco Pine Avenue Lp	110 W 6Th St	$90.46
7280-004-039	Dco Pine Avenue Lp	110 W 6Th St	$86.48
7280-004-040	Dco Pine Avenue Lp	110 W 6Th St	$51.69
7280-004-041	Dco Pine Avenue Lp	110 W 6Th St	$86.48
7280-004-042	Dco Pine Avenue Lp	110 W 6Th St	$55.67
7280-004-043	Dco Pine Avenue Lp	110 W 6Th St	$55.67
7280-004-044	Dco Pine Avenue Lp	110 W 6Th St	$55.67
7280-004-045	Dco Pine Avenue Lp	110 W 6Th St	$56.66
7280-004-046	Dco Pine Avenue Lp	110 W 6Th St	$55.67
7280-004-047	Dco Pine Avenue Lp	110 W 6Th St	$86.48
7280-004-048	Dco Pine Avenue Lp	110 W 6Th St	$64.61
7280-004-049	Dco Pine Avenue Lp	110 W 6Th St	$58.65
7280-004-050	Dco Pine Avenue Lp	110 W 6Th St	$88.47
7280-004-051	Dco Pine Avenue Lp	110 W 6Th St	$56.66
7280-004-052	Dco Pine Avenue Lp	110 W 6Th St	$56.66
7280-004-053	Dco Pine Avenue Lp	110 W 6Th St	$56.66
7280-004-054	Dco Pine Avenue Lp	110 W 6Th St	$56.66
7280-004-055	Dco Pine Avenue Lp	110 W 6Th St	$56.66
7280-004-056	Dco Pine Avenue Lp	110 W 6Th St	$56.66
7280-004-057	Dco Pine Avenue Lp	110 W 6Th St	$56.66
7280-004-058	Dco Pine Avenue Lp	110 W 6Th St	$56.66
7280-004-059	Dco Pine Avenue Lp	110 W 6Th St	$56.66
7280-004-060	Dco Pine Avenue Lp	110 W 6Th St	$56.66
7280-004-061	Dco Pine Avenue Lp	110 W 6Th St	$56.66
7280-004-062	Dco Pine Avenue Lp	110 W 6Th St	$50.70
7280-004-063	Dco Pine Avenue Lp	110 W 6Th St	$56.66
7280-004-064	Dco Pine Avenue Lp	110 W 6Th St	$56.66
7280-004-065	Dco Pine Avenue Lp	110 W 6Th St	$96.43
7280-004-066	Dco Pine Avenue Lp	110 W 6Th St	$55.67
7280-004-067	Dco Pine Avenue Lp	110 W 6Th St	$56.66
7280-004-068	Dco Pine Avenue Lp	110 W 6Th St	$87.48
7280-004-069	Dco Pine Avenue Lp	110 W 6Th St	$56.66
7280-004-070	Dco Pine Avenue Lp	110 W 6Th St	$56.66
7280-004-071	Dco Pine Avenue Lp	110 W 6Th St	$56.66
7280-004-072	Dco Pine Avenue Lp	110 W 6Th St	$56.66
7280-004-073	Dco Pine Avenue Lp	110 W 6Th St	$56.66
7280-004-074	Dco Pine Avenue Lp	110 W 6Th St	$56.66
7280-004-075	Dco Pine Avenue Lp	110 W 6Th St	$51.69
7280-004-076	Dco Pine Avenue Lp	110 W 6Th St	$47.72
7280-004-077	Dco Pine Avenue Lp	110 W 6Th St	$51.69
7280-004-078	Dco Pine Avenue Lp	110 W 6Th St	$48.71
7280-004-079	Dco Pine Avenue Lp	110 W 6Th St	$51.69
7280-004-080	Dco Pine Avenue Lp	110 W 6Th St	$90.46
7280-004-081	Dco Pine Avenue Lp	110 W 6Th St	$86.48
7280-004-082	Dco Pine Avenue Lp	110 W 6Th St	$51.69
7280-004-083	Dco Pine Avenue Lp	110 W 6Th St	$86.48
7280-004-084	Dco Pine Avenue Lp	110 W 6Th St	$55.67
7280-004-085	Dco Pine Avenue Lp	110 W 6Th St	$55.67
7280-004-086	Dco Pine Avenue Lp	110 W 6Th St	$55.67
7280-004-087	Dco Pine Avenue Lp	110 W 6Th St	$56.66
7280-004-088	Dco Pine Avenue Lp	110 W 6Th St	$55.67
7280-004-089	Dco Pine Avenue Lp	110 W 6Th St	$52.69
7280-004-090	Dco Pine Avenue Lp	110 W 6Th St	$86.48
7280-004-091	Dco Pine Avenue Lp	110 W 6Th St	$64.61
7280-004-092	Dco Pine Avenue Lp	110 W 6Th St	$58.65
7280-004-093	Dco Pine Avenue Lp	110 W 6Th St	$88.47
7280-004-094	Dco Pine Avenue Lp	110 W 6Th St	$56.66
7280-004-095	Dco Pine Avenue Lp	110 W 6Th St	$56.66
7280-004-096	Dco Pine Avenue Lp	110 W 6Th St	$56.66
7280-004-097	Dco Pine Avenue Lp	110 W 6Th St	$56.66
7280-004-098	Dco Pine Avenue Lp	110 W 6Th St	$56.66
7280-004-099	Dco Pine Avenue Lp	110 W 6Th St	$56.66
7280-004-100	Dco Pine Avenue Lp	110 W 6Th St	$56.66
7280-004-101	Dco Pine Avenue Lp	110 W 6Th St	$56.66
7280-004-102	Dco Pine Avenue Lp	110 W 6Th St	$56.66

APN	OWNER	SITE ADDRESS	PARCEL ASSMT
7280-004-103	Dco Pine Avenue Lp	110 W 6Th St	$56.66
7280-004-104	Dco Pine Avenue Lp	110 W 6Th St	$56.66
7280-004-105	Dco Pine Avenue Lp	110 W 6Th St	$50.70
7280-004-106	Dco Pine Avenue Lp	110 W 6Th St	$56.66
7280-004-107	Dco Pine Avenue Lp	110 W 6Th St	$56.66
7280-004-108	Dco Pine Avenue Lp	110 W 6Th St	$63.62
7280-004-109	Dco Pine Avenue Lp	110 W 6Th St	$57.66
7280-004-110	Dco Pine Avenue Lp	110 W 6Th St	$59.64
7280-004-111	Dco Pine Avenue Lp		$57.66
7280-004-112	Dco Pine Avenue Lp		$60.64
7280-004-113	Dco Pine Avenue Lp		$57.66
7280-004-114	Dco Pine Avenue Lp		$60.64
7280-004-115	Dco Pine Avenue Lp		$57.66
7280-004-116	Dco Pine Avenue Lp		$60.64
7280-004-117	Dco Pine Avenue Lp		$55.67
7280-004-118	Dco Pine Avenue Lp		$58.65
7280-004-119	Dco Pine Avenue Lp		$56.66
7280-004-120	Dco Pine Avenue Lp		$56.66
7280-004-121	Dco Pine Avenue Lp		$56.66
7280-004-122	Dco Pine Avenue Lp		$56.66
7280-004-123	Dco Pine Avenue Lp		$96.43
7280-004-124	Dco Pine Avenue Lp		$55.67
7280-004-125	Dco Pine Avenue Lp		$56.66
7280-004-126	Dco Pine Avenue Lp		$87.48
7280-004-127	Dco Pine Avenue Lp		$56.66
7280-004-128	Dco Pine Avenue Lp		$56.66
7280-004-129	Dco Pine Avenue Lp		$56.66
7280-004-130	Dco Pine Avenue Lp		$56.66
7280-004-131	Dco Pine Avenue Lp		$56.66
7280-004-132	Dco Pine Avenue Lp		$56.66
7280-004-133	Dco Pine Avenue Lp		$51.69
7280-004-134	Dco Pine Avenue Lp		$47.72
7280-004-135	Dco Pine Avenue Lp		$51.69
7280-004-136	Dco Pine Avenue Lp		$48.71
7280-004-137	Dco Pine Avenue Lp		$51.69
7280-004-138	Dco Pine Avenue Lp		$90.46
7280-004-139	Dco Pine Avenue Lp		$86.48
7280-004-140	Dco Pine Avenue Lp		$51.69
7280-004-141	Dco Pine Avenue Lp		$86.48
7280-004-142	Dco Pine Avenue Lp		$55.67
7280-004-143	Dco Pine Avenue Lp		$55.67
7280-004-144	Dco Pine Avenue Lp		$55.67
7280-004-145	Dco Pine Avenue Lp		$56.66
7280-004-146	Dco Pine Avenue Lp		$55.67
7280-004-147	Dco Pine Avenue Lp		$52.69
7280-004-148	Dco Pine Avenue Lp		$86.48
7280-004-149	Dco Pine Avenue Lp		$64.61
7280-004-150	Dco Pine Avenue Lp		$58.65
7280-004-151	Dco Pine Avenue Lp		$88.47
7280-004-152	Dco Pine Avenue Lp		$56.66
7280-004-153	Dco Pine Avenue Lp		$56.66
7280-004-154	Dco Pine Avenue Lp		$56.66
7280-004-155	Dco Pine Avenue Lp		$56.66
7280-004-156	Dco Pine Avenue Lp		$56.66
7280-004-157	Dco Pine Avenue Lp		$56.66
7280-004-158	Dco Pine Avenue Lp		$56.66
7280-004-159	Dco Pine Avenue Lp		$56.66
7280-004-160	Dco Pine Avenue Lp		$56.66
7280-004-161	Dco Pine Avenue Lp		$56.66
7280-004-162	Dco Pine Avenue Lp		$56.66
7280-004-163	Dco Pine Avenue Lp		$60.64
7280-004-164	Dco Pine Avenue Lp		$56.66
7280-004-165	Dco Pine Avenue Lp		$56.66
7280-004-166	Dco Pine Avenue Lp		$63.62
7280-004-167	Dco Pine Avenue Lp		$57.66

APN	OWNER	SITE ADDRESS	PARCEL ASSMT
7280-004-168	Dco Pine Avenue Lp		$59.64
7280-004-169	Dco Pine Avenue Lp		$57.66
7280-004-170	Dco Pine Avenue Lp		$60.64
7280-004-171	Dco Pine Avenue Lp		$57.66
7280-004-172	Dco Pine Avenue Lp		$60.64
7280-004-173	Dco Pine Avenue Lp		$57.66
7280-004-174	Dco Pine Avenue Lp		$60.64
7280-004-175	Dco Pine Avenue Lp		$55.67
7280-004-176	Dco Pine Avenue Lp		$58.65
7280-004-177	Dco Pine Avenue Lp		$56.66
7280-004-178	Dco Pine Avenue Lp		$56.66
7280-004-179	Dco Pine Avenue Lp		$56.66
7280-004-180	Dco Pine Avenue Lp		$56.66
7280-004-181	Dco Pine Avenue Lp	Southwest Corner Of Pine And 6Th	$4,273.91
7278-015-045	Ddm Operating Partners Llc	Southwest Corner Of Broadway And Magnolia	$5,007.09
7281-027-041	De Almeida Pamela A	455 E Ocean Blvd	$21.56
7281-027-080	De Baets Timothy	455 E Ocean Blvd	$20.21
7281-020-137	De Bien Jean L	140 Linden Ave	$51.81
7280-016-002	De Carion Living Trust	345 N Pine	$5,273.35
7280-023-050	De La Hoya Raquel M	333 W Broadway	$272.25
7278-009-238	De Sciose Vincent Jr	700 E Ocean Blvd	$28.68
7280-009-019	Dean Jesse H & Jenny R	100 W 5Th St	$103.12
7280-009-038	Dean Jesse H & Jenny R	100 W 5Th St	$98.42
7281-011-065	Deardon Ronald R	375 Atlantic Ave	$57.99
7278-006-146	Debose Whelbert C	525 E Seaside Way 1207	$40.92
7281-020-216	Decell Jason	140 Linden Ave	$51.96
7281-012-077	Dees Aaron & Monika	834 E 4Th St 22	$202.73
7281-027-141	Degregoris Emiliano D	455 E Ocean Blvd	$21.94
7278-009-062	Deguchi Keiko	700 E Ocean Blvd	$28.68
7278-006-217	Deigaard Kent	525 E Seaside Way 2001	$27.97
7280-014-151	Dejoseph Diana M	315 W 3Rd St #704	$30.90
7278-004-101	Dekens Frank & Jessica	400 W Ocean Blvd	$45.54
7281-012-029	Dekreek Dick & Anne	325 Olive Ave	$61.95
7281-012-035	Dekreek Dick P	325 Olive Ave	$63.55
7281-006-033	Dekreek Dick P & Anne	725 E 4Th	$875.57
7281-006-034	Dekreek Dick P & Anne	733 E 4Th	$575.58
7281-012-025	Dekreek Dick P & Anne	325 Olive Ave	$80.95
7281-012-027	Dekreek Dick P & Anne	325 Olive Ave	$63.21
7281-012-028	Dekreek Dick P & Anne	325 Olive Ave	$62.12
7281-012-030	Dekreek Dick P & Anne	325 Olive Ave	$88.35
7281-012-032	Dekreek Dick P & Anne	325 Olive Ave	$64.22
7281-012-033	Dekreek Dick P & Anne	325 Olive Ave	$60.86
7281-012-036	Dekreek Dick P & Anne	325 Olive Ave	$63.55
7281-012-037	Dekreek Dick P & Anne	325 Olive Ave	$62.12
7281-012-038	Dekreek Dick P & Anne	325 Olive Ave	$79.77
7281-012-039	Dekreek Dick P & Anne	325 Olive Ave	$79.77
7281-012-040	Dekreek Dick P & Anne	325 Olive Ave	$60.86
7281-012-041	Dekreek Dick P & Anne	325 Olive Ave	$64.56
7281-012-042	Dekreek Dick P & Anne	325 Olive Ave	$63.80
7281-012-044	Dekreek Dick P & Anne	325 Olive Ave	$61.95
7281-013-008	Dekreek Dick P & Anne	233 Olive	$948.74
7278-006-035	Del Rio Joseph K	525 E Seaside Way 206	$27.10
7281 028 129	Del Rosario Eulinia	100 Atlantic Ave #916	$25.17
7278-004-217	Del Vicario Michele	411 Seaside Wy #1103	$59.61
7280-028-060	Delgado Miguel A	150 The Promenade	$125.27
7281-025-053	Dellinger Donald J	35 Linden Ave	$41.19
7278-005-129	Delorenzis Jane	360 W Ocean Blvd 1102	$27.18
7281-009-104	Deluna Daniel	300 E 4th St #409	$52.32
7278 029 211	Demarest Joshua M	488 E Ocean Blvd #901	$34.70
7281-027-101	Demeo Gerald & Debra L	455 E Ocean Blvd	$21.56
7281-006-030	Demski Thomas L	402 Lime Ave	$575.89
7280-014-240	Denino Amy J	315 W 3Rd St #701	$41.40
7278-004-246	Dennis Joseph D Iii	411 Seaside Wy	$70.60
7278-006-114	Deo Meera & Eknath	525 E Seaside Way 908	$34.54
7280-009-130	Deputy Brian & Kira	115 W 4Th St No Ph5	$148.60

APN	OWNER	SITE ADDRESS	PARCEL ASSMT
7278 030 097	Derr Jr. Barry	488 E Ocean Blvd #1712	$24.58
7281-011-027	Desatoff Paul J & Cynthia	537 E 3Rd	$100.79
7278-009-239	Desciose Vincent Jr	700 E Ocean Blvd	$41.07
7278 029 051	Desjardins Leo	388 E Ocean Blvd #1618	$33.31
7281-016-024	Deutsche Bank	200 Elm Ave	$134.23
7281-022-042	Deutsche Bank National Trust	21 Alamitos Ave	$181.80
7281-011-041	Deutsche Bank Natl Trust	375 Atlantic Ave	$57.99
7281-009-091	Devaca John & Dayla	300 E 4th St #313	$55.45
7281-023-024	Di Virgilio Anthony J	10 Atlantic Ave	$28.47
7281-023-056	Di Virgilio Anthony J	10 Atlantic Ave	$27.01
7280-027-009	Diamond Parking Inc	118 Pine	$1,131.27
7280-027-010	Diamond Parking Inc	114 Pine	$565.63
7281-012-007	Diaz Jose & Rebecca	325 Alamitos	$785.71
7278 029 188	Dibernardo John J & Joanna	488 E Ocean Blvd #712	$24.58
7281 028 056	Didur Donald	100 Atlantic Ave #505	$30.62
7281-020-021	Diefenbach Paul W & Louise T	140 Linden Ave	$30.57
7281-009-114	Dillinger John	300 E 4th St #420	$55.45
7278-005-113	Dingwell Ethan & Kelly	360 W Ocean Blvd 902	$26.38
7281-012-011	Dinij Capital Llc	813 E 3Rd	$371.63
7281-012-012	Dinij Capital Llc	823 E 3Rd	$2,364.92
7278 017 130	Dion Dennis & Mary F	388 E Ocean Blvd #612	$23.60
7273-020-004	Dirosa Jim	750 Long Beach	$1,863.31
7280-028-080	Disatapundhu Andy P	150 The Promenade	$100.42
7278 017 228	Dixon Dearl L & Joy M	388 E Ocean Blvd #1208	$34.35
7280-023-029	Dixon Elliott & Dorothy	333 W Broadway	$313.71
7278-009-051	Dixon Lynn E	700 E Ocean Blvd	$41.07
7281-014-023	Dlj Mortgage Capital Inc	615 E Broadway	$34.05
7281-011-101	Dobias Debora L	337 Lime Ave	$79.44
7278 030 115	Dobkin Jack E	488 E Ocean Blvd #p14	$83.51
7280-027-052	Doherty Hubert & Ruth A	133 The Promenade	$110.95
7278-004-037	Dolwani Niraj & Anita	400 W Ocean Blvd	$35.19
7278-009-222	Dominesey Charles F	700 E Ocean Blvd	$28.68
7278 029 088	Domingo Renee A	488 E Ocean Blvd #103	$20.97
7278-022-048	Donahue Christopher G	321 Daisy Ave #4	$103.78
7281 028 104	Donner Max	100 Atlantic Ave #806	$20.55
7281-025-045	Donnini Joseph R Jr	35 Linden Ave	$41.75
7278 030 030	Donovan Mark S & Deeanna	488 E Ocean Blvd #1214	$37.60
7278-022-050	Dooros	321 Daisy Ave #6	$104.71
7281-027-072	Dorf Marnie	455 E Ocean Blvd	$17.76
7281-015-090	Dorion Reine B	230 Linden Ave Apt 505	$25.30
7278-004-034	Dorono Antonio G	400 W Ocean Blvd	$37.26
7278 029 108	Dossman Craig & Rashida	488 E Ocean Blvd #217	$34.70
7281-015-058	Dostanic Radomir	215 Atlantic Ave Apt 0405	$38.71
7281-005-038	Dotson Richard	819 E 4Th St	$54.66
7278-004-167	Doty Earl P	411 Seaside Wy #301	$38.05
7278 029 068	Dougherty Jr. Richard & Yvette	388 E Ocean Blvd #1718	$33.31
7280-009-110	Douglass Michael A	115 W 4Th St No 311	$111.64
7278-009-095	Dowling Edward B	700 E Ocean Blvd	$41.07
7281-027-013	Dowling Edward B	455 E Ocean Blvd	$33.83
7280-009-068	Dowling Robert M	430 Pacific	$853.99
7273-024-019	Downs Nancy L	619 Pine	$1,754.22
7281-011-026	Downs Nancy L	555 E 3Rd	$692.69
7281-015-031	Downs Nancy L	501 E Broadway	$1,894.48
7281-015-034	Downs Nancy L	216 Linden	$299.59
7281-015-100	Downs Nancy L	525 E Broadway	$3,383.99
7281-020-001	Downs Nancy L	132 Linden	$142.59
7281-027-048	Downs Nancy L	455 E Ocean Blvd	$31.95
7281-009-001	Downs Nancy L Trustee	340 E 4Th	$2,550.37
7281-009-086	Dragga Sam & Linda	300 E 4th St #308	$56.62
7278 017 096	Dreis Leslie M & Madeleine B	388 E Ocean Blvd #412	$23.60
7280-009-088	Dreszer Desiree C	115 W 4Th St No 202	$112.10
7281-015-082	Dsla Mortgage	230 Linden Ave Apt 0406	$25.74
7278 030 008	Dtga Management Co	488 E Ocean Blvd #1108	$35.79
7278 017 145	Du Young H	388 E Ocean Blvd #710	$34.35
7278 029 164	Duc Cong Bui Co	488 E Ocean Blvd #605	$36.15

APN	OWNER	SITE ADDRESS	PARCEL ASSMT
7281-023-039	Duckett Aaron & Paulina	10 Atlantic Ave	$26.28
7278 029 035	Duckett Aaron L	388 E Ocean Blvd #1601	$33.31
7278 029 198	Dudheker Ashish	488 E Ocean Blvd #805	$35.79
7281-016-054	Duff John Jr	N Side Of Broadway Between Elm And Linden	$572.92
7281-015-032	Dunfee Michael	220 Linden Ave	$366.86
7281-015-033	Dunfee Michael	218 Linden Ave	$184.99
7278 030 114	Dunfee Michael J	488 E Ocean Blvd #p12	$56.03
7281-027-005	Dunfee Michael J	455 E Ocean Blvd	$20.26
7278 017 170	Dunlap Neka A	388 E Ocean Blvd #901	$33.31
7278-004-125	Dunn Damon	400 W Ocean Blvd	$45.54
7280-009-037	Dunwoody Verajean	100 W 5Th St	$78.39
7281-023-020	Duque Donovan	10 Atlantic Ave	$50.37
7281-027-073	Durant Paul & Hitomi	455 E Ocean Blvd	$33.83
7280-014-200	Dwyer Sr. William Wco	315 W 3Rd St #401	$31.43
7278-009-048	Dye Grover	700 E Ocean Blvd	$35.20
7278-009-170	Dykeman James W	700 E Ocean Blvd	$28.68
7281 028 155	Dyson Dennis	100 Atlantic Ave #1109	$34.40
7281-007-073	East Village Partners Llc	425 E 4Th	$468.70
7281-007-076	East Village Partners Llc	425 E 4Th	$317.26
7281-007-079	East Village Partners Llc	441 E 4Th	$392.55
7281-010-001	East Village Partners Llc	434 E 4Th	$3,057.38
7278 029 011	Eastvedt Gary	388 E Ocean Blvd #1411	$23.60
7280-009-112	Eberhardt Jared	115 W 4Th St No 314	$131.65
7280-009-124	Eberlin Richard J	115 W 4Th St No 412	$80.11
7281-015-020	Ebrahimi Ali	250 Linden Ave	$82.07
7278-004-258	Ebsen Erdmute D	411 Seaside Wy #2002	$70.60
7278-004-099	Eden Bruce & Ing	400 W Ocean Blvd	$42.96
7280-009-114	Edgington Jeanine M	115 W 4Th St No 402	$111.03
7281-009-072	Edmunson Dirk	300 E 4th St #210	$40.22
7280-014-089	Ehlers Eric	315 W 3Rd St #203	$19.34
7281-011-045	Eid Ann L	375 Atlantic Ave	$48.95
7281-012-050	Ej Propp Agent Propp Realty	834 East 4Th Street, Suite C	$217.30
7281-011-043	El Zein Rabih & Lindsay M	375 Atlantic Ave	$64.23
7278-009-226	Elerding Bruce R	700 E Ocean Blvd	$28.68
7278 017 075	Eletreby Mostafa	388 E Ocean Blvd #308	$34.35
7278-002-010	Eleven Golden Shore Lp	11 Golden Shore	$15,198.59
7278-005-050	Elkins Sandra	360 W Ocean Blvd H	$12.60
7278-005-077	Elkins Sandra	360 W Ocean Blvd 405	$15.28
7278-005-078	Elkins Sandra	360 W Ocean Blvd 406	$20.39
7278-005-083	Elkins Sandra	360 W Ocean Blvd 503	$20.79
7278-005-084	Elkins Sandra	360 W Ocean Blvd 504	$20.66
7278-005-132	Elkins Sandra	360 W Ocean Blvd 1105	$15.28
7278-005-133	Elkins Sandra	360 W Ocean Blvd 1106	$20.39
7278-005-136	Elkins Sandra	360 W Ocean Blvd D	$21.14
7281-012-026	Ellis Family Trust	325 Olive Ave	$63.21
7278-009-235	Ellis Joseph J	700 E Ocean Blvd	$41.07
7278 030 084	Ellis Rachel	488 E Ocean Blvd #1617	$21.69
7280-027-033	Elman Jason F	133 The Promenade	$140.21
7278-009-196	Elmore Ryan M	700 E Ocean Blvd	$35.20
7281-015-018	Elpusan Dorothea & Maria E	250 Linden Ave	$79.31
7278-006-154	Elster	525 E Seaside Way 1404	$34.54
7278-006-215	Emori Katsuhiko & Yoko	525 E Seaside Way 1910	$20.96
7281-015-007	Engeda Taddesse	250 Linden Ave	$81.24
7281-027-055	English Lawrence G	455 E Ocean Blvd	$38.74
7281-023-062	Engoy Geir & Cindy	10 Atlantic Ave	$59.86
7281-023-064	Engoy Geir & Cindy	10 Atlantic Ave	$24.82
7281-009-081	Enriquez Richard	300 E 4th St #303	$63.26
7278 029 128	Eppens Kenneth C	488 E Ocean Blvd #403	$36.87
7281-027-099	Equity Trust Company Cstdn Fbo Ivonne E	455 E Ocean Blvd	$19.15
7281-020-068	Erickson Kay	140 Linden Ave	$35.29
7281-023-079	Ernandes Jack	10 Atlantic Ave	$43.07
7278 029 107	Errico Frank E	488 E Ocean Blvd #216	$21.69
7280-027-046	Erro Ikuska A	133 The Promenade	$92.66
7278-004-152	Eschenroeder Scott D & Gary R	400 W Ocean Blvd	$85.14
7278 029 210	Espino Cindy	488 E Ocean Blvd #818	$34.70

APN	OWNER	SITE ADDRESS	PARCEL ASSMT
7281 028 072	Esqueda Edgar	100 Atlantic Ave #606	$20.55
7281-012-052	Esquivel Roberto	834 East 4Th Street, Suite E	$217.30
7281-025-082	Essandoh Nathan	35 Linden Ave	$40.19
7281 028 102	Estate Lyon	100 Atlantic Ave #804	$30.62
7281-025-005	Esten Jerry B And Elaine	408 E 1St	$1,385.82
7281-025-069	Estrada Barbara J	35 Linden Ave	$29.01
7278 017 149	Estrada Robert & Amelia	388 E Ocean Blvd #715	$23.60
7278 017 129	Estrada Ruben & Ivyann	388 E Ocean Blvd #611	$23.60
7278-004-018	Ev Parking Associates Llc	Shoreline And Seaside	$0.00
7278-009-091	Evans Roy & Carolyn H	700 E Ocean Blvd	$41.07
7280-009-096	Evans Simon & Cherisse	115 W 4Th St No 210	$116.53
7281-015-091	Everett Dale T & Annie M	230 Linden Ave Apt 504	$36.37
7280-028-072	Ewing Suzanne E	150 The Promenade	$125.27
7281-009-014	Fabre Oliver & Michelle	325 Elm Ave 102	$51.50
7278 030 003	Fabregas Francisco R & Norma F	488 E Ocean Blvd #1003	$36.87
7281-011-033	Factor Abraham M	375 Atlantic Ave	$57.99
7281-011-083	Factor Abraham M	375 Atlantic Ave	$59.56
7281-025-020	Fagain Raymond	50 Elm Ave	$57.97
7278-006-140	Fahey William	525 E Seaside Way 1201	$27.97
7278-009-241	Fajardo Augusto	700 E Ocean Blvd	$35.20
7281-012-083	Fajardo Raymond	834 E 4Th St 28	$133.32
7278 030 117	Faltas Medhat	488 E Ocean Blvd #p16	$74.83
7273-023-007	Famco	737 Pine	$2,259.17
7280-009-030	Familian David & Karen M	100 W 5Th St	$183.74
7278-006-160	Fantore Michael	525 E Seaside Way 1410	$20.96
7278 029 042	Faour Nagi	388 E Ocean Blvd #1608	$34.35
7278-006-073	Faralli Michael	525 E Seaside Way 511	$27.57
7280-014-248	Farmers & Merchants	315 W 3Rd St #607	$17.83
7280-014-249	Farmers & Merchants	315 W 3Rd St #608	$20.80
7281-010-030	Farmers And Merchants	338 Elm Ave	$55.86
7281-015-009	Farmers And Merchants	250 Linden Ave	$104.82
7281-015-014	Farmers And Merchants	250 Linden Ave	$81.38
7281-015-017	Farmers And Merchants	250 Linden Ave	$107.17
7280-009-002	Farmers And Merchants Bank Of Long Beach	454 Pacific	$1,728.50
7280-009-004	Farmers And Merchants Bank Of Long Beach	S Side Of 5Th B/W Pacific And Pine	$812.08
7280-009-005	Farmers And Merchants Bank Of Long Beach	S Side Of 5Th B/W Pacific And Pine	$812.08
7280-009-006	Farmers And Merchants Bank Of Long Beach	E Side Of Pacific B/W 4Th And 5Th	$801.85
7280-009-012	Farmers And Merchants Bank Of Long Beach	E Side Of Pacific B/W 4Th And 5Th	$632.64
7280-017-008	Farmers And Merchants Bank Of Long Beach	302 Pine	$3,957.30
7280-017-009	Farmers And Merchants Bank Of Long Beach	119 E 3Rd	$1,131.27
7281-011-039	Farrell Richard J & Eloise	375 Atlantic Ave	$45.01
7281 028 025	Fedele Helen	100 Atlantic Ave #306	$20.55
7281-014-032	Federal Home Loan Mortgage	615 E Broadway	$33.53
7280-014-175	Federal Home Loan Mtg Corp	315 W 3Rd St #903	$19.34
7278 017 202	Federal National Mort Ass	388 E Ocean Blvd #1017	$20.82
7281 028 125	Federal National Mortgage Assn C/O Ncb Saving Bank	100 Atlantic Ave #911	$20.55
7281 028 036	Federal National Mortgage Assn C/O Ncb Savings Bank	100 Atlantic Ave #401	$34.40
7280-009-046	Federal National Mortgage Association	100 W 5Th St	$78.39
7281-001-040	Federal National Mortgage Association	395 E 4Th St	$142.45
7281-023-045	Federal National Mortgage Association	10 Atlantic Ave	$51.83
7281 028 046	Federal National Mortgage Association C/O Ncb Savings Bank	100 Atlantic Ave #411	$20.55
7278 017 124	Federal Natl Mtg Assn Fnma	388 E Ocean Blvd #606	$23.60
7278 029 132	Federal Natl Mtg Assn Fnma	488 E Ocean Blvd #407	$24.58
7278-006-065	Federal Natl Mtg Assn Fnma	525 E Seaside Way 503	$43.93
7280-009-111	Federal Natl Mtg Assn Fnma	115 W 4Th St No 312	$79.57
7281-012-074	Federal Natl Mtg Assn Fnma	834 E 4Th St # 19	$177.55
7281-015-050	Federal Natl Mtg Assn Fnma	215 Atlantic Ave Apt 0304	$37.51
7278 030 028	Feeley James E	488 E Ocean Blvd #1211	$24.58
7278-006-072	Fegan Brian	525 E Seaside Way 510	$20.96
7281-009-102	Feldberg Jesse	300 E 4th St #407	$52.32
7278-005-110	Feldman Susan B	360 W Ocean Blvd 807	$34.22
7281-023-029	Feldmansky Serge & Irena	10 Atlantic Ave	$27.01
7281-012-060	Felton Rory	834 E 4Th St 5	$169.93
7278-005-082	Fenaroli Donald N	360 W Ocean Blvd 502	$26.38
7281-020-091	Fenaroli Donald N & Jacqueline E	140 Linden Ave	$30.57

APN	OWNER	SITE ADDRESS	PARCEL ASSMT
7281-012-087	Fenley Derrick	834 E 4Th St 32	$123.80
7281-016-039	Ferrazzi Sam W	200 Elm Ave	$137.29
7281-020-158	Ferrell Eudon & Toni	140 Linden Ave	$21.19
7281-020-148	Fidyk John	140 Linden Ave	$16.04
7280-004-006	Fifth Street Investments Llc	135 W 5Th	$994.43
7280-004-007	Fifth Street Investments Llc	129 W 5Th	$1,076.31
7280-004-008	Fifth Street Investments Llc	125 W 5Th	$503.73
7281-025-054	Figueroa Edward	35 Linden Ave	$41.19
7281-023-023	Finkelstein Jack & Shirley	10 Atlantic Ave	$39.42
7281-023-025	Finkelstein Jack & Shirley	10 Atlantic Ave	$44.53
7281-023-043	Finkelstein Jack & Shirley	10 Atlantic Ave	$43.07
7281-023-075	Finkelstein Jack & Shirley	10 Atlantic Ave	$26.28
7281-027-144	Finkelstein Jack & Shirley	455 E Ocean Blvd	$19.15
7278 029 181	Finney Tanya E	488 E Ocean Blvd #705	$36.15
7280-014-253	First Congregational Church Of	345 W 3Rd St	$582.18
7280-023-008	First Congregational Church Of	241 Cedar Ave	$4,444.81
7280-023-007	First Congregational Church Of Long Beac	305 W Broadway	$1,752.17
7281-014-040	First National Bank Tr	615 E Broadway	$56.28
7281-020-205	Fisher Deborah	140 Linden Ave	$15.16
7281-005-029	Fisher Travis A	819 E 4Th St	$35.13
7281-013-033	Fisher Travis A	234 Lime Ave	$38.28
7278-006-052	Fitzgerald William J	525 E Seaside Way 401	$27.97
7281-020-129	Flaherty Judith A	140 Linden Ave	$23.38
7278-005-079	Flake Conrad P	360 W Ocean Blvd 407	$34.22
7278-005-087	Flake Conrad P	360 W Ocean Blvd 507	$77.78
7281 028 060	Fleck Louise	100 Atlantic Ave #509	$34.40
7281-010-042	Fletcher John C & Krista K	333 Linden Ave 8	$97.15
7278 030 040	Fleury Andrew R & Ronald A	488 E Ocean Blvd #1406	$24.58
7281-011-102	Flores Amado	337 Lime Ave	$47.09
7281-011-089	Flores Francisco C	375 Atlantic Ave	$43.79
7281 028 001	Flores Jose	100 Atlantic Ave #100	$34.40
7278 029 173	Fobel Brennan	488 E Ocean Blvd #615	$24.58
7278 029 060	Fogt Derick L	388 E Ocean Blvd #1709	$20.47
7278-006-097	Foley Wayne L	525 E Seaside Way 802	$20.86
7281-001-055	Folks David	395 E 4Th St	$189.58
7278 030 107	Fong Grace	488 E Ocean Blvd #p5	$84.23
7278 029 049	Fong Matthew K & P J	388 E Ocean Blvd #1616	$35.39
7281 028 091	Fonseca J & Dawson M	100 Atlantic Ave #709	$34.40
7278-004-096	Fonseca Rodolfo & Alma G	400 W Ocean Blvd	$45.54
7278-009-133	Fonte Investments Limited Partnership	700 E Ocean Blvd	$35.20
7281-014-039	Foote Elisabeth A	615 E Broadway	$36.55
7280-009-097	Forbes Michael	115 W 4Th St No 210	$111.72
7281-020-195	Fortlage Matthew T	140 Linden Ave	$36.40
7278-006-119	Fossdahl Dennis E	525 E Seaside Way 1002	$20.86
7278-006-141	Foster Alice	525 E Seaside Way 1202	$20.86
7278-006-189	Foster Alice	525 E Seaside Way 1706	$27.84
7278 017 152	Foster Lynn S	388 E Ocean Blvd #718	$33.31
7281-012-062	Fowler Steven J	834 E 4Th St 7	$182.20
7281-013-038	Fox Robert E	234 Lime Ave	$42.52
7281-025-063	France Matthew H	35 Linden Ave	$41.19
7281-011-018	Franich Patricia A	325 Atlantic	$935.05
7278 030 039	Franville Investments Limited	488 E Ocean Blvd #1405	$36.15
7278-006-044	Frate Michael F & Tracy J	525 E Seaside Way 304	$42.19
7278-005-096	Frau Christine A	360 W Ocean Blvd 701	$28.54
7278 030 033	Frechette Marc J	488 E Ocean Blvd #1217	$21.69
7281 028 021	Fredricks Jo Jean	100 Atlantic Ave #302	$25.17
7278-006-175	Freeman Carl & Caroline	525 E Seaside Way 1603	$43.93
7280-027-060	Freeman Joseph B	133 The Promenade	$128.02
7281-012-024	Freeman Lary E	755 E 3Rd	$6,676.63
7278-009-093	Freese Ronald D	700 E Ocean Blvd	$35.20
7281-015-028	Freiberg Gustav & Andra	240 Linden	$626.31
7281-025-246	Freiberg Gustaz & Andra	425 E Ocean Blvd No 200	$47.06
7281 028 127	French Betty	100 Atlantic Ave #914	$30.62
7281-020-230	Fretwell Davis	140 Linden Ave	$44.71
7281-014-031	Freundlich Jacqueline	615 E Broadway	$58.21

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7278 029 002	Frey Kathleen	388 E Ocean Blvd #1402	$20.82
7278-006-145	Frieden Scott W	525 E Seaside Way 1206	$27.84
7281-027-023	Friend Charlene F	455 E Ocean Blvd	$25.36
7281-013-013	Frings James	705 E Broadway	$1,813.80
7280-009-024	Fryer Steve A	100 W 5Th St	$109.46
7281-020-038	Fuentes Alfred J	140 Linden Ave	$35.29
7281-009-058	Fuhrman Travis	300 E 4th St #123	$55.45
7278-009-185	Fulcher Dedra	700 E Ocean Blvd	$35.20
7278 030 035	Fung Michael K & Deanna L	488 E Ocean Blvd #1401	$34.34
7280-014-143	Funge Simon	315 W 3Rd St #609	$21.82
7281 028 145	Funkhouser Thomas & Irene	100 Atlantic Ave #1016	$25.17
7278 029 144	Futterer Thomas J	488 E Ocean Blvd #502	$21.69
7278-009-199	Gabaldon Richard	700 E Ocean Blvd	$41.07
7281-014-022	Gabriel Bangsil Llc	615 E Broadway	$65.36
7281-014-047	Gabriel Bangsil Llc	615 E Broadway	$26.55
7280-028-049	Gaffney Gary O	150 The Promenade	$100.42
7281-009-044	Gagnon Gilbert	300 E 4th St #108	$52.32
7281-020-192	Galang Marquis C	140 Linden Ave	$10.35
7281-019-008	Galanis Jerry	154 Elm	$2,171.78
7278-006-037	Galbraith Anne M	525 E Seaside Way 208	$44.94
7280-009-023	Galbraith David B	100 W 5Th St	$161.75
7281-025-254	Gale Brian & Lisa	425 E Ocean Blvd No 330	$53.01
7278 029 012	Galindo Rudolph R Asnd	388 E Ocean Blvd #1412	$23.60
7278 017 206	Gallagher John C	388 E Ocean Blvd #1103	$35.39
7278 029 071	Gallagher Sr. John C	388 E Ocean Blvd #p3	$71.83
7281-023-044	Gallant Douglas A & Norma L	10 Atlantic Ave	$60.59
7278 017 069	Gallegos Kimberly M	388 E Ocean Blvd #3002	$20.82
7278-009-192	Gallo Oscar P & Ilgin A	700 E Ocean Blvd	$35.20
7278 030 073	Gamboa Daniel	488 E Ocean Blvd #1605	$35.79
7278 029 033	Gamboa Mary	388 E Ocean Blvd #1517	$20.82
7278 029 200	Gamboa Michelle C	488 E Ocean Blvd #807	$24.58
7281-022-015	Gamez Jr. Hector	68 Lime Ave Apt 0002	$53.79
7281-009-066	Ganem Joeseph & Marsha	300 E 4th St #204	$63.26
7278-006-120	Garcia Carlo	525 E Seaside Way 1003	$43.93
7281-014-038	Garcia Carlos J & Alexandra B	615 E Broadway	$33.53
7280-014-110	Garcia Ed	315 W 3Rd St #312	$19.83
7278-006-179	Garcia Enrique	525 E Seaside Way 1607	$40.92
7280-027-043	Garcia Ernesto & Corazon	133 The Promenade	$110.95
7278 029 202	Garcia Jaime E	488 E Ocean Blvd #809	$21.33
7281-025-048	Garcia John G	35 Linden Ave	$41.19
7281-020-120	Garcia Ramon	140 Linden Ave	$20.70
7281-020-132	Garcia Ramon	140 Linden Ave	$23.38
7281-023-035	Garcia Ramon	10 Atlantic Ave	$59.86
7280-027-048	Garcia Robert A & Debra	133 The Promenade	$193.86
7280-027-106	Garcia Robert A & Debra	133 The Promenade	$165.81
7278 017 121	Garciamendez Gabriel J & Ruth	388 E Ocean Blvd #603	$35.39
7280-027-098	Gardner Hubert L	133 The Promenade	$191.42
7278 030 068	Gardner Leslie K	488 E Ocean Blvd #1518	$34.34
7281-020-031	Gardner Stanley	140 Linden Ave	$30.57
7281-020-066	Gardner Stanley	140 Linden Ave	$30.18
7278-006-090	Garland David	525 E Seaside Way 706	$27.84
7278 017 114	Garman Lenore M	388 E Ocean Blvd #514	$36.09
7278-004-072	Garner Helen	400 W Ocean Blvd	$27.69
7281 028 008	Garrabrant Clara	100 Atlantic Ave #205	$30.62
7281 028 061	Garrett Janice	100 Atlantic Ave #510	$25.17
7281-020-135	Garrick Amanda C	140 Linden Ave	$20.70
7280-009-123	Garringer Robert S & Barbara L	115 W 4Th St No 411	$111.57
7278 029 184	Garrovillas Amabelle N	488 E Ocean Blvd #708	$35.79
7280-027-029	Garrovillas Emerita	133 The Promenade	$253.60
7281-005-045	Garstang Robert E	819 E 4Th St	$15.08
7281 028 138	Gartrell Sager & Sager Gartrell Trust	100 Atlantic Ave #1008	$34.40
7278-004-023	Gates Lawrence P	400 W Ocean Blvd	$37.26
7281-009-032	Gateway And 4Th Llc	350 Long Beach Blvd	$448.21
7281-009-033	Gateway And 4Th Llc	350 Long Beach Blvd	$544.29
7281-009-034	Gateway And 4Th Llc	350 Long Beach Blvd	$528.64

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7281-009-036	Gateway And 4Th Llc	350 Long Beach Blvd	$1,104.24
7281-009-040	Gateway And 4Th Llc	300 E 4th St #104	$63.65
7281-027-153	Gautier Sean	455 E Ocean Blvd	$31.95
7278 029 112	Gee Andrew M	488 E Ocean Blvd #304	$24.58
7278-006-099	Geer Joy L	525 E Seaside Way 804	$34.54
7281-015-052	Gehron Jeff	215 Atlantic Ave	$38.71
7281-015-053	Gehron Jeff	215 Atlantic Ave	$37.51
7281 028 065	Genaro Jana M	100 Atlantic Ave #516	$25.17
7278-009-143	Genofsky John J	700 E Ocean Blvd	$41.07
7278-006-241	Gentile Tina L	525 E Seaside Way 2203	$43.93
7280-027-034	Geoff Graham	133 The Promenade	$219.46
7280-009-062	Gerot Kerry	100 W 5Th St	$78.39
7281-014-018	Ghiassi Saeed	633 E Broadway	$942.03
7281-014-020	Ghiassi Saeed	643 E Broadway	$1,963.33
7278-009-155	Giannotti Dominic & Adele	700 E Ocean Blvd	$41.07
7281 028 080	Giardino Loredana	100 Atlantic Ave #615	$20.55
7281-027-145	Gibbons Alice M	455 E Ocean Blvd	$38.74
7280-014-134	Gibbs Michael	315 W 3Rd St #511	$18.56
7278-009-080	Giddings Moyna M & Brona C	700 E Ocean Blvd	$35.20
7278-009-144	Giedzinski Steven	700 E Ocean Blvd	$35.20
7281 028 154	Gilberstadt Sheldon	100 Atlantic Ave #1108	$34.40
7278 017 117	Gillian George K & Monjari C	388 E Ocean Blvd #517	$20.82
7278 017 219	Gillian Kipp E	388 E Ocean Blvd #1117	$20.82
7278 017 120	Gillian Kris F & Reema J	388 E Ocean Blvd #602	$20.82
7280-019-001	Gilro Llc	247 Long Beach	$4,013.92
7280-019-002	Gilro Llc	242 E 3Rd	$1,247.44
7281-014-029	Girardi Robert & Amelia S	615 E Broadway	$34.05
7278-009-055	Given Karla S	700 E Ocean Blvd	$41.07
7278-009-119	Glantz Wayne L	700 E Ocean Blvd	$41.07
7280-004-021	Glavinic Nick & Madeline	502 Pacific	$2,070.13
7280-004-022	Glavinic Nick & Madeline	E Side Of Pacific B/W 5Th And 6Th	$338.53
7281-015-065	Glavis Anthony	215 Atlantic Ave Apt 0503	$37.51
7281-015-004	Glazis Ronald	250 Linden Ave	$82.07
7278 029 229	Go Edna	488 E Ocean Blvd #1002	$21.69
7278-006-252	Gobezie Lina A	525 E Seaside Way Ph3	$73.48
7278-009-081	Goldfisher Keefe O & Jacobs E	700 E Ocean Blvd	$35.20
7278-009-176	Goldsmith Micah	700 E Ocean Blvd	$35.20
7278 017 144	Goldstein Ira S & Amber A	388 E Ocean Blvd #709	$20.47
7281-012-061	Golgart Daniel L	834 E 4Th St 6	$178.61
7280-014-154	Golledge Keith W & Diane E	315 W 3Rd St #707	$20.80
7280-009-127	Gomes David	115 W 4Th St No Ph2	$148.60
7278-009-223	Gomez Charles G & Karin V	700 E Ocean Blvd	$41.07
7280-014-114	Gomez Edward	315 W 3Rd St #404	$30.90
7281-013-024	Gomez Fanny D	216 Olive	$1,068.31
7281-014-017	Gomez Fanny D	623 E Broadway	$108.26
7278-006-204	Gomez Phillip	525 E Seaside Way 1810	$20.96
7281-021-014	Gomez Richard	712 E Alta Way	$30.35
7281-021-017	Gomez Richard	725 E 1St	$654.35
7281-016-008	Gonazalez Maria V	235 Linden	$699.75
7281 028 105	Gonnella David	100 Atlantic Ave #807	$25.17
7278 017 051	Gonzalez Adrian	388 E Ocean Blvd #107	$23.60
7280-027-100	Gonzalez Adrian	133 The Promenade	$110.95
7278 029 018	Gonzalez Don	388 E Ocean Blvd #1501	$33.31
7278 030 024	Gonzalez Francisco	488 E Ocean Blvd #1207	$24.58
7281-015-069	Gonzalez Hector	230 Linden Ave Apt 0205	$26.09
7281-015-071	Gonzalez Hector	230 Linden Ave Apt 203	$36.37
7280-028-082	Gonzalez Jorge	150 The Promenade	$162.54
7281-023-060	Gonzalez Jose L	10 Atlantic Ave	$28.47
7278 017 101	Gooden Bernie L & Elizabeth P	388 E Ocean Blvd #418	$33.31
7278-017-211	Gordon Randy W	388 E Ocean Blvd #1108	$34.35
7281-012-010	Gordon Verne A & Sonia M	801 E 3Rd	$1,476.44
7278-006-212	Gornick Suzanne E And Dean Suzanne M	525 E Seaside Way 1907	$40.92
7281-012-084	Gosnell Vivian L	834 E 4Th St 29	$133.32
7278-009-162	Gothold Paul	700 E Ocean Blvd	$28.68

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7281-025-249	Goto Julia S	425 E Ocean Blvd No 230	$52.38
7281 028 090	Goujon P & Solano N	100 Atlantic Ave #708	$34.40
7278-006-094	Goulding Michael	525 E Seaside Way 710	$20.96
7278-006-091	Grab Zelma L	525 E Seaside Way 707	$40.92
7278 017 167	Graber Timothy & Janis L	388 E Ocean Blvd #816	$35.39
7280-014-247	Grace Karen E	315 W 3Rd St #803	$19.34
7281-001-029	Graham Joseph	395 E 4Th St	$189.58
7278-004-082	Grammatikas Eric M & Maryann	400 W Ocean Blvd	$37.26
7281-023-074	Grant Richard C	10 Atlantic Ave	$27.01
7281 028 055	Graves Phillip	100 Atlantic Ave #504	$30.62
7280-027-115	Gray Eric S	133 The Promenade	$110.95
7280-027-118	Gray Jerry Y	133 The Promenade	$110.95
7278-009-108	Gray Linda	700 E Ocean Blvd	$35.20
7281-005-033	Gray Ronald E	819 E 4Th St	$54.66
7281-005-042	Gray Ronald E	819 E 4Th St	$33.22
7281-027-046	Grce Louis J	455 E Ocean Blvd	$49.52
7281-026-030	Gre Shoreline Square Lp	301 E Ocean Blvd	$30,240.77
7278-006-041	Grecco Cyndi	525 E Seaside Way 301	$27.97
7278 029 017	Greene Denise E	388 E Ocean Blvd #1418	$33.31
7281-020-076	Greenspun Martin & Daina	140 Linden Ave	$30.18
7278-004-057	Greer Jonathan A	400 W Ocean Blvd	$27.69
7278-009-122	Gregorich Mark	700 E Ocean Blvd	$28.68
7278 030 063	Gregory Tamara T	488 E Ocean Blvd #1512	$24.58
7281-010-035	Gregory Terry A	333 Linden Ave 1	$96.96
7281-025-077	Grenn Valerie R	35 Linden Ave	$42.51
7281 028 084	Grenveld Harry	100 Atlantic Ave #702	$25.17
7280-009-104	Gressett Eric & Mollee K	115 W 4Th St No 305	$93.70
7281-019-001	Grewal Naginder S & Lakhbir K	544 E Broadway	$3,836.44
7281-019-002	Grewal Naginder S & Lakhbir K	129 Atlantic	$1,168.92
7281-023-087	Griffin Anna	10 Atlantic Ave	$28.47
7281-016-037	Griffin James B	200 Elm Ave	$141.41
7281-016-028	Griffin Jeffrey M	200 Elm Ave	$134.23
7281-015-080	Griffin Thor H & John D	230 Linden Ave Apt 0302	$24.95
7281 028 014	Griffith Isela	100 Atlantic Ave #211	$20.55
7281-027-149	Griggs Will & Trina	455 E Ocean Blvd	$30.56
7281-011-060	Grilli Carl J & Lori C	375 Atlantic Ave	$42.82
7278-009-118	Grimm Richard L	700 E Ocean Blvd	$28.68
7281-016-027	Grimme Mark R	200 Elm Ave	$138.66
7281-016-040	Grimme Mark R	Elm Ave	$141.41
7280-014-159	Gross Michael	315 W 3Rd St #712	$19.83
7278 029 029	Guarino Anthony V & Linda J	388 E Ocean Blvd #1512	$23.60
7281-023-051	Guerra Sylvia J	10 Atlantic Ave	$28.47
7281 028 141	Guerrero Richard & Josephine	100 Atlantic Ave #1011	$20.55
7278 029 170	Guerrini Julie A	488 E Ocean Blvd #611	$24.58
7278 030 070	Guetzow Michael G	488 E Ocean Blvd #1602	$21.69
7280-009-032	Guiral Monica	100 W 5Th St	$161.66
7278-004-095	Gunawardane Gamini D & Shirani D	400 W Ocean Blvd	$42.96
7281-010-029	Gunn Craig R	338 Elm Ave	$55.86
7281-001-057	Gupta Arpana	395 E 4Th St	$295.61
7281-012-075	Gurr Donna	834 E 4Th St 20	$177.55
7281 028 058	Gurrola Uriel	100 Atlantic Ave #507	$25.17
7280-009-042	Gurule Phillip J	100 W 5Th St	$116.30
7281-025-250	Gutierrez Gilbert & Frances	425 E Ocean Blvd No 240	$52.38
7278 029 046	Gutierrez Hector J	388 E Ocean Blvd #1612	$23.60
7278-005-066	Gutman	360 W Ocean Blvd #302	$26.38
7280-014-141	Gutman	315 W 3Rd St #605	$52.27
7280-014-170	Gutman	315 W 3Rd St #811	$18.56
7280-014-183	Gutman	315 W 3Rd St #911	$18.56
7278-005-067	Guyer Frances C	360 W Ocean Blvd No 303	$20.79
7278-005-120	Guzman Elizabeth	360 W Ocean Blvd 1001	$28.54
7281-025-068	Guzman Gregory G	35 Linden Ave	$41.19
7278-009-161	Guzman Julia	700 E Ocean Blvd	$35.20
7278-009-233	Guzman Robert A	700 E Ocean Blvd	$35.20
7278-009-117	Gyulai Monika K	700 E Ocean Blvd	$35.20
7281-027-028	Hackett Karen E	455 E Ocean Blvd	$33.83

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7281-009-071	Hafen Brian	300 E 4th St #209	$40.22
7278-009-174	Hagopian Raffi	700 E Ocean Blvd	$28.68
7278-005-070	Hagstrom Walter L & Pamela C	360 W Ocean Blvd 306	$20.39
7281-027-025	Haig George M & Edith A	455 E Ocean Blvd	$38.74
7281-015-057	Haire Johnny	215 Atlantic Ave Apt 0401	$58.52
7281-015-019	Haiwick Judith J	250 Linden Ave	$82.34
7278-009-152	Hakin Mariam	700 E Ocean Blvd	$35.20
7278 030 102	Halachian Nuran & Marisela	488 E Ocean Blvd #1718	$34.70
7281-020-198	Hale Christopher	140 Linden Ave	$10.35
7281-020-058	Haleem Kenton J	140 Linden Ave	$35.29
7278-009-064	Haley Robert J	700 E Ocean Blvd	$35.20
7280-028-066	Halligan William R & Lynda A	150 The Promenade	$68.33
7278-009-145	Hamesh Shahani	700 E Ocean Blvd	$35.20
7280-027-059	Hamilton Karen E	133 The Promenade	$165.81
7281 028 087	Hancock Jack	100 Atlantic Ave #705	$30.62
7278 029 238	Hancock Matthew S	488 E Ocean Blvd #1011	$24.58
7280-028-098	Hanley John F & Helen M	150 The Promenade	$68.33
7278 029 114	Hansen Michael E	488 E Ocean Blvd #306	$24.58
7278-004-138	Hansen Tracy C	400 W Ocean Blvd	$37.78
7273-023-009	Hanseo University	721 Pine	$1,072.70
7280-027-094	Hanson Nikolas A	133 The Promenade	$128.02
7278 029 028	Happy House	388 E Ocean Blvd #1511	$23.60
7278 029 083	Happy House	388 E Ocean Blvd #p16	$71.83
7278-004-110	Haq Mazhar	400 W Ocean Blvd	$42.96
7278 029 232	Haque Dilruba N	488 E Ocean Blvd #1005	$36.15
7281-012-069	Haramis Constantine P	834 E 4Th St 14	$185.38
7278-004-100	Harbor Financial Services Inc	400 W Ocean Blvd	$45.54
7281-027-015	Hardin Bret J	455 E Ocean Blvd	$47.21
7278-004-235	Hardin Troy W	411 Seaside Wy #1503	$59.61
7278 017 185	Hargett Michael	388 E Ocean Blvd #917	$20.82
7278-004-075	Hargett Michael K	400 W Ocean Blvd	$27.69
7278-004-042	Harmaning James C Jr	400 W Ocean Blvd	$27.69
7278 030 087	Harmaning Jr. James	488 E Ocean Blvd #1702	$21.69
7280-027-069	Harmon Michael T & Kelly M	133 The Promenade	$110.95
7281-025-065	Harrington Mieko C	35 Linden Ave	$41.75
7281-027-104	Harris Benjamin C	455 E Ocean Blvd	$30.56
7278 017 235	Harris Dean A & Cecelia E	388 E Ocean Blvd #1216	$35.39
7278-004-164	Harris Jessica N	411 Seaside Wy #204	$59.61
7281-020-109	Harris Steve	140 Linden Ave	$23.38
7281-020-116	Harry Scott	140 Linden Ave	$24.88
7281-020-223	Harry Scott	140 Linden Ave	$37.23
7281-023-028	Harry Scott M	10 Atlantic Ave	$24.09
7281-023-037	Harry Scott M	10 Atlantic Ave	$24.09
7278-006-228	Harshaw Jr. William A & Lucila I	525 E Seaside Way 2101	$27.97
7281-027-001	Hart Robert W & Ruby E	455 E Ocean Blvd	$47.21
7281-027-119	Harte Russell	455 E Ocean Blvd	$30.56
7280-027-082	Hartigan Timothy W	133 The Promenade	$149.96
7281 028 024	Hartle Ron	100 Atlantic Ave #305	$30.62
7281-025-073	Hartman Walter H	35 Linden Ave	$42.51
7281 028 133	Hartnell Stephen	100 Atlantic Ave #1003	$20.55
7278-005-124	Hartnell Stephen R	360 W Ocean Blvd 1005	$15.28
7281-020-105	Hartnell Stephen R	140 Linden Ave	$24.79
7281-020-155	Hartnell Stephen R	140 Linden Ave	$22.84
7281-011-079	Harvey Paul E	375 Atlantic Ave	$45.01
7281-020-149	Hasbun Melissa A	140 Linden Ave	$13.03
7278 017 183	Hasegawa Susan M	388 E Ocean Blvd #915	$23.60
7281-012-063	Hashimoto Tetsuji	834 E 4Th St 8	$182.20
7278-004-089	Hasson Sagi Z	400 W Ocean Blvd	$45.54
7278-009-181	Haven Paul F	700 E Ocean Blvd	$35.20
7281-011-011	Hawke Todd J & Shelley L	301 Lime	$1,069.48
7278-009-182	Hawkins Donell	700 E Ocean Blvd	$28.68
7281-020-222	Hawks Mark E	140 Linden Ave	$55.41
7278 030 072	Hayama Christine Y & Mikiko		$24.58
7281-019-022	Hayden David A & Jacqueline	421 E 1St	$715.31
7278 029 169	Hayes William D	488 E Ocean Blvd #610	$35.79

APN	OWNER	SITE ADDRESS	PARCEL ASSMT
7281-020-022	Hays Sharon	140 Linden Ave	$30.52
7280-009-035	Hayward William & Demetria	100 W 5Th St	$90.46
7281-012-057	Heads Catherine C	834 E 4Th St 2	$181.36
7281 028 030	Hebrard Raymonde	100 Atlantic Ave #311	$20.55
7281-021-209	Hedgpeth Esther L	102 Lime Ave Apt 0004	$168.39
7278-015-043	Hei Long Beach Llc	2 World Trade Center	$22,183.51
7278-004-143	Helliwell John A & Kara S	400 W Ocean Blvd	$37.78
7278-004-024	Hem Chheang	400 W Ocean Blvd	$27.69
7281-011-087	Hemken Ernest W	375 Atlantic Ave	$69.39
7278-004-259	Hempling Robert	411 Seaside Wy #2003	$70.60
7281-027-133	Hendrick Barbara L	455 E Ocean Blvd	$33.83
7281 028 068	Henry James	100 Atlantic Ave #602	$25.17
7280-009-055	Henry Terri	100 W 5Th St	$84.47
7278 030 112	Hepworth John	488 E Ocean Blvd #p10	$69.77
7278 029 061	Herlong Harold D & Kathy	388 E Ocean Blvd #1710	$34.35
7278 029 145	Herlong Harold D & Kathy	488 E Ocean Blvd #503	$36.87
7281-027-069	Hernandez Jaime	455 E Ocean Blvd	$19.15
7278 029 067	Hernandez Jaime & Mary A	388 E Ocean Blvd #1717	$20.82
7278 029 097	Hernandez Jose	488 E Ocean Blvd #205	$41.93
7281 028 047	Hernandez Jose	100 Atlantic Ave #412	$30.62
7278-006-227	Hersh Paul	525 E Seaside Way 2011	$27.57
7278-004-265	Hickerson B Lynn	411 Seaside Wy #2201	$129.78
7280-014-120	Hickey Nanette M	315 W 3Rd St #410	$18.60
7281-009-113	Hicks Cynthia	300 E 4th St #419	$55.45
7278-009-225	Higginson John J & Nancy M	700 E Ocean Blvd	$35.20
7280-009-017	Hildis Investments Llc	443 Pine	$1,033.85
7280-009-018	Hildis Investments Llc	443 Pine	$874.76
7281-012-021	Hill Davis & Veronica	310 Lime Ave	$1,118.24
7281-020-029	Hill Joseph M	140 Linden Ave	$26.20
7281-020-030	Hill Joseph M	140 Linden Ave	$29.21
7278 029 096	Hill Kelly	488 E Ocean Blvd #204	$24.58
7278 030 022	Hill Lloyd R & Adam	488 E Ocean Blvd #1205	$36.15
7280-028-035	Hillcrest Development Partners Llc	150 The Promenade North	$1,045.54
7280-028-036	Hillcrest Development Partners Llc	150 The Promenade North	$1,866.55
7280-028-037	Hillcrest Development Partners Llc	150 The Promenade North	$1,033.17
7280-027-022	Hillcrest Monterey Associates Lp	W Block Of Promenade B/W 1St And Broadway	$3,302.20
7280-027-023	Hillcrest Monterey Associates Lp	W Block Of Promenade B/W 1St And Broadway	$1,120.53
7280-014-191	Hilliard Laurie	315 W 3Rd St #1008	$17.83
7281-021-214	Hilliard Monique	102 Lime Ave Apt 0009	$167.12
7281-009-094	Hillier Stephen & Claudia	300 E 4th St #316	$56.62
7278-006-053	Hillyer Susan M	525 E Seaside Way 402	$20.86
7281-001-030	Hindes Stetson D	395 E 4Th St	$189.58
7281-021-002	Hing Ling Chu	700 E Broadway	$2,182.02
7281-025-071	Hinkle Deborah F	35 Linden Ave	$52.22
7281-005-034	Hinze Richard L	819 E 4Th St	$57.45
7278 030 078	Hirt David & Ru-Chieng	488 E Ocean Blvd #1610	$35.79
7278 017 233	Hirt David E & Ru-Chieng	388 E Ocean Blvd #1214	$36.09
7278 029 036	Hirt Davie E & Ru-Chieng	388 E Ocean Blvd #1602	$20.82
7278-009-167	Hittinger Martha	700 E Ocean Blvd	$41.07
7281-025-041	Hlad Amy J	35 Linden Ave	$38.11
7278 030 101	Ho	488 E Ocean Blvd #1717	$21.69
7278-005-111	Ho Jose	360 W Ocean Blvd 808	$41.89
7273-023-002	Hoang Nam T	755 Pine Ave	$853.79
7280-019-033	Hoes Maximiliaan & Michelle D	207 E Broadway	$138.24
7278 029 157	Hoff Karl W		$36.87
7278-004-257	Hoffman Douglas	411 Seaside Wy #2001	$56.22
7281-027-004	Hojo Shiori	455 E Ocean Blvd	$31.95
7281-001-041	Holdgrafer Raymond K	395 E 4Th St	$142.45
7280-009-094	Holgate Harry H & Susan G	115 W 4Th St No 208	$132.11
7281-027-087	Holguin Ronald L	455 E Ocean Blvd	$17.76
7281-015-086	Holland David & Kristine	230 Linden Ave Apt 0401	$25.96
7278-006-075	Hollingsworth Joseph	525 E Seaside Way 602	$20.86
7280-014-176	Hollmeier Eric J & Jennifer A	315 W 3Rd St #904	$30.90
7281 028 005	Holmes Quentin	100 Atlantic Ave #202	$25.17
7281 028 096	Holmes William	100 Atlantic Ave #715	$20.55

APN	OWNER	SITE ADDRESS	PARCEL ASSMT
7278-009-107	Holmgreen Edward P & Joan A	700 E Ocean Blvd	$41.07
7280-014-130	Holt Larry D	315 W 3Rd St #507	$20.80
7278-004-059	Hong Kyung Hum & Byung Suk	400 W Ocean Blvd	$37.26
7278 017 195	Hoo Christine	388 E Ocean Blvd #1009	$20.47
7280-009-131	Hopson Daniel J	115 W 4Th St No Ph6	$148.60
7278-006-166	Hora Stephen C & Svetlana	525 E Seaside Way 1505	$40.85
7278-004-066	Horn Ronald B & Caren A	400 W Ocean Blvd	$27.69
7280-014-132	Hornyak Jenell	315 W 3Rd St #509	$21.82
7278-006-213	Hosokawa Kenji	525 E Seaside Way 1908	$34.54
7281-025-004	Hotel D Artistes Llc	402 E 1St St	$1,846.09
7278-009-201	Houchen Nancy L	700 E Ocean Blvd	$35.20
7278 017 057	Houston Elizabeth A	388 E Ocean Blvd #206	$23.60
7273-020-005	Hovivian Cash & Marsha L	740 Long Beach	$1,003.32
7273-020-006	Hovivian Cash & Marsha L	730 Long Beach	$1,231.73
7281-015-081	Howard Johns Tracy S	230 Linden Ave Apt 407	$24.11
7280-027-063	Howatt James W & Jane L	133 The Promenade	$134.11
7278 030 108	Howell William C & Sharin F	488 E Ocean Blvd #p6	$56.03
7280-027-058	Howry Christopher B	133 The Promenade	$110.95
7281-027-059	Hoyt Jack W	455 E Ocean Blvd	$30.56
7278-004-232	Hsiao May H	411 Seaside Wy #1406	$38.05
7281 028 017	Hsiao Warren	100 Atlantic Ave #215	$20.55
7278-009-204	Hsu Emily	700 E Ocean Blvd	$35.20
7281-011-059	Hsu Tammy	375 Atlantic Ave	$64.23
7278 030 001	Hu Grace C	488 E Ocean Blvd #1101	$34.70
7280-028-039	Hu Helen H & Yvette	150 The Promenade	$100.42
7281-010-050	Hu Renming	333 Linden Ave 17	$58.52
7278-004-120	Huang Eddy & Prudence J	400 W Ocean Blvd	$45.54
7278-004-256	Huang Eddy W & Prudenc J	411 Seaside Wy #1904	$56.22
7278-009-191	Huang Thomas W & Vivian W	700 E Ocean Blvd	$41.07
7280-028-063	Huang Tom W & Leslie Y	150 The Promenade	$100.42
7281-012-067	Huddle Paul	834 E 4Th St 12	$251.40
7281-027-158	Hudson Betty J	455 E Ocean Blvd	$25.36
7280-027-097	Hudson Mary	133 The Promenade	$124.36
7278-017-134	Huff David L	388 E Ocean Blvd #617	$20.82
7278-004-040	Huffaker Norman R	400 W Ocean Blvd	$37.26
7281 028 115	Hull Kelly	100 Atlantic Ave #901	$34.40
7278 029 044	Hume J R & C J	388 E Ocean Blvd #1610	$34.35
7278 030 083	Hume J R & C J	488 E Ocean Blvd #1616	$36.87
7278 017 196	Hung	388 E Ocean Blvd #1010	$40.25
7278-005-116	Hunter Alan	360 W Ocean Blvd 905	$15.28
7278-005-091	Hunter Dorothy D	360 W Ocean Blvd 604	$20.66
7280-014-131	Hunter Linda J	315 W 3Rd St #508	$17.83
7280-009-098	Hurst Michael	115 W 4Th St No 212	$79.65
7281-027-071	Hurtado Ralph	455 E Ocean Blvd	$21.56
7281-023-026	Hutchens Gayle J	10 Atlantic Ave	$55.48
7281 028 035	Hutton David	100 Atlantic Ave #400	$34.40
7278 017 172	Hybridge Karen	388 E Ocean Blvd #903	$35.39
7278-006-102	Hydro	525 E Seaside Way 807	$40.92
7278 017 058	Hyun Ok Ahn	388 E Ocean Blvd #207	$20.47
7278-009-164	Iazzetta Frank J & Carol T	700 E Ocean Blvd	$35.20
7278-009-208	Ibisi Eric O	700 E Ocean Blvd	$35.20
7278-006-181	Ibrahim Mireille B & Marie	525 E Seaside Way 1609	$44.03
7278 017 073	Ibrahim Rick	388 E Ocean Blvd #3006	$23.60
7280-009-119	Ifune Alan	115 W 4Th St No 407	$117.22
7281-020-015	Ignacio Antonio G Ii	140 Linden Ave	$29.94
7281-020-202	Ignacio Arnel G	140 Linden Ave	$15.16
7278 029 115	Ignacio Monica & Lourdes	488 E Ocean Blvd #307	$24.58
7280-026-019	Ii0 Pine Avenue Holdings Llc	123 W 1St	$3,212.72
7280-027-011	Ii0 Pine Avenue Holdings Llc	110 Pine	$10,250.79
7278 029 146	Ikuta Elliot	488 E Ocean Blvd #504	$24.58
7278 017 236	Ile Ninh P & N N	388 E Ocean Blvd #1217	$20.82
7280-014-157	Indogwe	315 W 3Rd St #710	$18.60
7280-027-027	Ingram Deanna L	133 The Promenade	$220.68
7278-017-151	Inoue Takeshi	388 E Ocean Blvd #717	$20.82
7280-005-049	International City Bank	330 N Pine Ave	$2,682.37

APN	OWNER	SITE ADDRESS	PARCEL ASSMT
7278-009-103	International Towers Association	700 E Ocean Blvd	$41.07
7280-010-015	Investure Associates Llc	421 Pacific	$3,218.65
7280-010-044	Investure Associates Llc	453 Pacific	$1,587.62
7280-010-045	Investure Associates Llc	W Side Of Pacific B/W 4Th And 5Th	$640.05
7280-010-046	Investure Associates Llc	E Side Of Pacific B/W 4Th And 5Th	$164.98
7278 029 099	Iocona Shelley	488 E Ocean Blvd #207	$21.33
7278-009-140	Irani Darius S	700 E Ocean Blvd	$35.20
7278 030 010	Iranpour Reza Co	488 E Ocean Blvd #1110	$35.79
7281-023-071	Irizarry Jose A	10 Atlantic Ave	$60.59
7281-023-073	Irizarry Jose A	10 Atlantic Ave	$24.82
7278-004-116	Ishutin Maxim	400 W Ocean Blvd	$45.54
7281-016-034	Ismail Mohamed M	200 Elm Ave	$155.17
7278-004-056	Israel Zenaida M	400 W Ocean Blvd	$35.19
7278-006-199	Issa Nabil	525 E Seaside Way 1805	$40.85
7280-009-093	Istad Robert M	115 W 4Th St No 207	$117.14
7281-020-119	Ito Hisako	140 Linden Ave	$21.39
7281-021-013	Ivey Cecile M	711 E 1St St	$280.14
7278 029 141	Izquierdo Xavier Co	488 E Ocean Blvd #417	$21.69
7281-027-122	J And S Fields Llc	455 E Ocean Blvd	$22.71
7281-001-046	J Bond V Investments Inc	395 E 4Th St	$464.84
7280-013-027	J L Realty Llc	429 W 3Rd St	$585.38
7273-024-010	J P Housing Corp	625 Pine	$1,039.04
7281-022-020	Jackman Kevin C & Charity M	68 Lime Ave Apt 0007	$47.62
7280-009-026	Jackson Mathew D & Christina I	100 W 5Th St	$91.23
7281-027-061	Jacob Manfred O	455 E Ocean Blvd	$49.52
7281-001-059	Jacob Teri	395 E 4Th St	$189.58
7281-020-160	Jacobsen Howard L	140 Linden Ave	$22.84
7281-001-023	Jacobson Patricia L	395 E 4Th St	$109.25
7278-023-215	Jamboree West Gateway Lp	745 W 3Rd St	$5,556.43
7281-010-023	James David M Ii	338 Elm Ave	$49.67
7281-010-025	James David M Ii	338 Elm Ave	$55.86
7281-010-026	James David M Ii	338 Elm Ave	$55.86
7281-010-027	James David M Ii	338 Elm Ave	$81.07
7281-010-028	James David M Ii	338 Elm Ave	$61.18
7281-010-031	James David M Ii	338 Elm Ave	$74.60
7281-010-032	James David M Ii	338 Elm Ave	$93.06
7278-009-127	James Rees	700 E Ocean Blvd	$35.85
7281-020-014	Jasienski Andrew & Betty	140 Linden Ave	$24.06
7278-005-118	Jauman Leroy & Yvonne	360 W Ocean Blvd 907	$34.22
7278-006-168	Javadizadeh Nusheen	525 E Seaside Way 1507	$40.92
7278-005-138	Jcm Properties Llc	360 W Ocean Blvd 106	$21.14
7278-005-139	Jcm Properties Llc	360 W Ocean Blvd 108	$18.63
7278 029 103	Jenkins Christopher S	488 E Ocean Blvd #211	$24.58
7278 030 050	Jenkins Gregory	488 E Ocean Blvd #1417	$21.69
7278-004-087	Jenkins Roy	400 W Ocean Blvd	$42.96
7281-011-040	Jenks Trevor	375 Atlantic Ave	$69.39
7278-006-244	Jensen Marvin F	525 E Seaside Way 2206	$27.84
7280-028-061	Jeong Esther J	150 The Promenade	$77.65
7280-027-008	Jerico Development Inc	130 Pine	$2,449.48
7278-006-176	Jernigan Joan Y	525 E Seaside Way 1604	$34.54
7281-025-247	Jewett Donald W & Betty J	425 E Ocean Blvd No 210	$47.06
7281-007-078	Jffg Llc	435 E 4Th	$405.24
7281-007-080	Jffg Llc	441 E 4Th	$434.85
7278-004-140	Jhaveri Jitu & Sarla M	400 W Ocean Blvd	$45.54
7281-012-065	Jimenez Beatriz	834 E 4Th St 10	$266.43
7278 017 103	Jin Jeffrey	388 E Ocean Blvd #502	$20.82
7278-004-107	Jo Kuk N & Jong G	400 W Ocean Blvd	$42.96
7278-009-101	Johannsen Jess C & Ann M	700 E Ocean Blvd	$35.20
7278-009-210	John & Margaret May	700 E Ocean Blvd	$28.68
7280-027-003	John & Molina Living Trust	144 Pine	$1,479.78
7278-009-166	John Ruth A	700 E Ocean Blvd	$28.68
7278-009-074	Johns James R & Thelma M	700 E Ocean Blvd	$28.68
7281-009-038	Johnson Chad & Stewart Johnston	300 E 4th St #102	$63.65
7281 028 113	Johnson D & Mohamed I	100 Atlantic Ave #816	$25.17
7280-014-118	Johnson Daniel C	315 W 3Rd St #408	$17.83

APN	OWNER	SITE ADDRESS	PARCEL ASSMT
7281 028 114	Johnson Deborah	100 Atlantic Ave #900	$34.40
7281-020-027	Johnson Gary A	140 Linden Ave	$21.77
7278-004-205	Johnson Kathleen A	411 Seaside Wy #903	$59.61
7278 030 057	Johnson Kenneth L & Judith	488 E Ocean Blvd #1506	$24.58
7278 030 017	Johnson Lowell H	488 E Ocean Blvd #1118	$34.70
7280-028-075	Johnson Peter M	150 The Promenade	$100.42
7278 029 021	Johnson Richard A & Karen C	388 E Ocean Blvd #1504	$23.60
7281-001-036	Johnson Wendell E	395 E 4Th St	$189.58
7278 029 110	Johnston James H & Suzanne	488 E Ocean Blvd #302	$21.69
7281-016-026	Johnston Jamie	200 Elm Ave	$140.80
7280-028-041	Johnston Kenneth A	150 The Promenade	$125.27
7278 029 117	Johnston Parker J	488 E Ocean Blvd #309	$21.33
7280-014-093	Johnston Sheron	315 W 3Rd St #207	$20.80
7278-006-187	Johnstone Muiri R Co	525 E Seaside Way 1704	$34.54
7281-020-219	Jolley Marilyn L	140 Linden Ave	$118.20
7281-014-036	Jolly Ronald I	615 E Broadway	$36.55
7281-015-021	Jolly Ronald I	250 Linden Ave	$104.82
7281-015-061	Jolly Ronald I	215 Atlantic Ave Apt 0506	$37.57
7281-015-024	Jones Aubrey H	250 Linden Ave	$104.82
7278-004-195	Jones Carlos D	411 Seaside Wy #705	$43.96
7278-005-095	Jones Donna L	360 W Ocean Blvd 608	$41.89
7278-005-103	Jones Donna L	360 W Ocean Blvd 708	$41.89
7281 028 033	Jones Gordon	100 Atlantic Ave #315	$20.55
7281 028 121	Jones Grace	100 Atlantic Ave #907	$25.17
7281-027-020	Jones Ian H	455 E Ocean Blvd	$20.21
7281-011-019	Jones James W & Josefa T	326 Linden	$636.58
7281-011-020	Jones James W & Josefa T	322 Linden	$556.22
7278-005-046	Jones Mary S	360 W Ocean Blvd C	$15.24
7281-020-144	Jones Mary S	140 Linden Ave	$11.86
7280-027-110	Jones Orlyn	133 The Promenade	$131.68
7278-009-054	Jones Patricia	700 E Ocean Blvd	$28.68
7278 017 123	Jones Ruth B		$34.70
7280-014-164	Jonnum Christopher O	315 W 3Rd St #805	$31.84
7281-020-067	Jorza Walter D	140 Linden Ave	$21.77
7280-027-120	Joseph Stephen J & A Valerie	133 The Promenade	$126.80
7278 029 231	Joshi Ghanashyam & Medha	488 E Ocean Blvd #1004	$24.58
7281-027-151	Jowett Geoffrey	455 E Ocean Blvd	$49.52
7281 028 002	Joy Nathaniel	100 Atlantic Ave #101	$34.40
7278-004-045	Jp Morgan Bank	400 W Ocean Blvd	$27.69
7278-009-227	Jpmorgan Chase Bank	700 E Ocean Blvd	$41.07
7278 029 082	Jpmorgan Chase Bank Na	388 E Ocean Blvd #p15	$50.66
7278-015-944	Judicial Council Of California	101 Magnolia	$15,479.68
7278-019-900	Judicial Council Of California	*No Site Address*	$158.67
7278-019-901	Judicial Council Of California	*No Site Address*	$158.67
7278-019-902	Judicial Council Of California	*No Site Address*	$317.30
7278-019-903	Judicial Council Of California	247 Daisy Ave	$118.86
7278-019-904	Judicial Council Of California	253 Magnolia Ave	$1,180.05
7278-019-905	Judicial Council Of California	514 W 3Rd St	$482.31
7278-019-906	Judicial Council Of California	522 W 3Rd St	$481.50
7278-019-907	Judicial Council Of California	243 Magnolia Ave	$695.50
7278-019-908	Judicial Council Of California	244 N Crystal Ct	$321.40
7278-019-909	Judicial Council Of California	237 Magnolia Ave	$427.45
7278-019-910	Judicial Council Of California	*No Site Address*	$426.90
7278-019-911	Judicial Council Of California	225 Magnolia Ave	$856.16
7278-019-912	Judicial Council Of California	624 W 3Rd St	$630.53
7278-019-913	Judicial Council Of California	245 N Nylic Ct	$76.10
7278-019-914	Judicial Council Of California	233 N Nylic Ct	$95.26
7278-019-915	Judicial Council Of California	605 W Broadway	$1,414.35
7278-019-916	Judicial Council Of California		$179.39
7278-019-917	Judicial Council Of California	228 Maine Ave	$623.17
7278-019-918	Judicial Council Of California	*No Site Address*	$76.48
7278-019-919	Judicial Council Of California	227 N Nylic Ct	$112.01
7278-019-920	Judicial Council Of California	227 Daisy Ave	$294.84
7278-019-921	Judicial Council Of California	208 Daisy	$658.02
7278-019-922	Judicial Council Of California	228 N Nylic Ct	$145.01

APN	OWNER	SITE ADDRESS	PARCEL ASSMT
7278-019-923	Judicial Council Of California	237 Daisy Ave	$158.88
7278-019-924	Judicial Council Of California	528 W 3Rd St	$673.16
7278-019-925	Judicial Council Of California	548 W 3Rd St	$589.96
7278-019-926	Judicial Council Of California	246 Daisy Ave	$317.26
7278-019-927	Judicial Council Of California	538 W 3Rd St	$507.74
7278-019-928	Judicial Council Of California	253 Daisy Ave	$845.54
7278-019-929	Judicial Council Of California	537 W Broadway	$801.85
7278-019-930	Judicial Council Of California	612 W 3Rd St	$321.65
7278-019-931	Judicial Council Of California	241 Daisy Ave	$158.71
7278-019-932	Judicial Council Of California	234 N Nylic Ct	$921.35
7278-019-933	Judicial Council Of California	223 Daisy Ave	$222.08
7278-019-934	Judicial Council Of California	205 Daisy Ave	$260.15
7278-019-935	Judicial Council Of California	646 W 3Rd St	$2,141.07
7278-019-936	Judicial Council Of California	646 W 3Rd St	$119.26
7278-019-937	Judicial Council Of California	232 Maine Ave	$825.28
7278-019-938	Judicial Council Of California	646 W 3Rd St	$90.86
7278-019-939	Judicial Council Of California		$423.77
7278-019-940	Judicial Council Of California	216 Maine Ave	$694.66
7278-019-941	Judicial Council Of California	*No Site Address*	$1.27
7278-019-942	Judicial Council Of California	643 West Broadway	$696.10
7278-019-943	Judicial Council Of California	635 West Broadway	$907.60
7278-019-944	Judicial Council Of California	600 Block West Broadway	$400.92
7278-019-945	Judicial Council Of California	629 West Broadway	$400.92
7278-019-946	Judicial Council Of California	529 West Broadway	$801.85
7278-019-947	Judicial Council Of California	222 Daisy Ave	$69.67
7278-019-948	Judicial Council Of California	216 Daisy Ave	$73.90
7278-019-949	Judicial Council Of California	523 West Broadway	$442.77
7278-019-950	Judicial Council Of California	221 Magnolia Ave	$1,367.39
7278-019-951	Judicial Council Of California	505 West Broadway	$2,021.53
7278-019-952	Judicial Council Of California		$2,799.21
7281-011-111	Judkins Nelson A	375 Atlantic Ave 603	$50.74
7278-004-052	Jung Byung G	400 W Ocean Blvd	$37.26
7278-006-231	Junk Thomas E	525 E Seaside Way 2104	$34.54
7280-027-074	Jurado Ricardo	133 The Promenade	$151.06
7280-027-055	Jurlin Nick Andjulie Jr	133 The Promenade	$110.95
7281-024-026	Jwm Family Enterprises	500 E 1St	$23,487.56
7281-020-093	Kaeser Kenneth J & Donna L	140 Linden Ave	$34.07
7281 028 075	Kahlo Deborah	100 Atlantic Ave #609	$34.40
7278 029 162	Kahng William & Dawn		$36.87
7281-006-012	Kahoy Property Llc	625 E 4Th	$883.66
7278-006-067	Kammel Casey M & Lisa A	525 E Seaside Way 505	$40.85
7278-009-084	Kanai Shokai & Kumiko	700 E Ocean Blvd	$35.20
7278-006-225	Kando Leah J 20li	525 E Seaside Way 2009	$44.03
7278 030 020	Kang Dok M	488 E Ocean Blvd #1203	$36.87
7278 029 178	Kang Sunny	488 E Ocean Blvd #702	$21.69
7278-004-083	Kang Tae W	400 W Ocean Blvd	$37.26
7273-023-003	Kang, Vanny	745 Pine	$884.34
7278-009-104	Kanwal Sumeet S	700 E Ocean Blvd	$35.20
7281-015-079	Kanzler Patrick M	230 Linden Ave Apt 301	$25.96
7278 030 047	Kao	488 E Ocean Blvd #1414	$37.60
7281 028 012	Kao J & Cottrell T	100 Atlantic Ave #209	$34.40
7278 017 087	Kappe Carol A	388 E Ocean Blvd #403	$35.39
7278-004-243	Karam Rola	411 Seaside Wy #1605	$43.96
7281-025-258	Karey Bruce L	425 E Ocean Blvd No 420	$53.01
7281-020-036	Kasperowicz Tadeusz & Bozenna	140 Linden Ave	$30.18
7278 017 225	Kassis Faris	388 E Ocean Blvd #1205	$34.70
7281-020-118	Katayama Gladys S	140 Linden Ave	$26.78
7273-024-018	Kates John R & Gene	601 Pine	$4,953.43
7278-009-197	Katsouleas S C	700 E Ocean Blvd	$35.20
7280-027-041	Katta Prashanth S	133 The Promenade	$219.46
7281-013-012	Kaz Lisa A	218 Lime Ave	$588.60
7278-009-136	Kazemi Farhad	700 E Ocean Blvd	$35.20
7278 029 007	Kefalas Jill M	388 E Ocean Blvd #1407	$23.60
7278 017 198	Keith Barbara J	388 E Ocean Blvd #1012	$23.60
7278-006-183	Kelley Daren	525 E Seaside Way 1611	$27.57

APN	OWNER	SITE ADDRESS	PARCEL ASSMT
7278-006-196	Kelley Gregory S	525 E Seaside Way 1802	$20.86
7278-006-104	Kelley Harold H Co	525 E Seaside Way 809	$44.03
7278-009-082	Kelly Francis	700 E Ocean Blvd	$28.68
7278-009-125	Kelly Francis	700 E Ocean Blvd	$35.20
7278-009-141	Kelly Francis	700 E Ocean Blvd	$35.20
7280-023-039	Kelly George T	333 W Broadway	$249.41
7280-023-049	Kelly George T	333 W Broadway	$267.60
7278 030 069	Kelton Katherine E & Robert B	488 E Ocean Blvd #1601	$34.70
7278 030 042	Kemp Barry Co	488 E Ocean Blvd #1408	$35.79
7266-008-019	Kemp Clayton W	437 N Zona Ct	$539.75
7281-005-019	Kemp Clayton W	819 E 4Th St	$54.66
7281-005-026	Kemp Clayton W	819 E 4Th St	$54.66
7281-005-043	Kemp Clayton W	819 E 4Th St	$37.66
7278-004-136	Kennard Paul H & Linda M	400 W Ocean Blvd	$45.54
7278-005-105	Kennedy Margaret A	360 W Ocean Blvd 802	$26.38
7281-012-091	Kent Greg J	310 Olive Ave	$155.25
7278-004-131	Kern Lea E	400 W Ocean Blvd	$42.96
7278-004-019	Kevin And Associates Inc	400 W Ocean Blvd #1	$117.43
7278-004-154	Khaleghi Farahnaz	411 Seaside Wy #2	$59.61
7281-023-077	Khalvati Ebrahim	10 Atlantic Ave	$32.85
7278 017 216	Khider Deborah	388 E Ocean Blvd #1114	$36.09
7278 029 154	Kho Peng K & Sian B	488 E Ocean Blvd #512	$24.58
7278 030 027	Khorasani Parsia S	488 E Ocean Blvd #1210	$35.79
7281 028 086	Khorram Omid & Avid	100 Atlantic Ave #704	$30.62
7278 029 235	Kian Holdings Llc	488 E Ocean Blvd #1008	$35.79
7278 017 053	Kiani Kiana	388 E Ocean Blvd #202	$20.82
7281-023-083	Kiley John & Lina	10 Atlantic Ave	$27.01
7281-027-039	Killcrece Russell & Maria D	455 E Ocean Blvd	$19.15
7278-009-247	Killingsworth Catherine A	700 E Ocean Blvd	$41.07
7278-006-237	Kim Andy C	525 E Seaside Way 2110	$20.96
7278 030 009	Kim Eui-Sung	488 E Ocean Blvd #1109	$21.33
7278-004-251	Kim Hyung D & Qmi H	411 Seaside Wy #1803	$70.60
7278-004-261	Kim Hyung K & Young A	411 Seaside Wy #2101	$56.22
7281 028 162	Kim James & Lise	100 Atlantic Ave #1200	$70.89
7278-004-223	Kim Jenny M	411 Seaside Wy #1203	$59.61
7278-004-255	Kim Kyung S & Shin J	411 Seaside Wy #1903	$70.60
7278 030 096	Kim Mina	488 E Ocean Blvd #1711	$24.58
7278 029 197	Kim Peter J	488 E Ocean Blvd #804	$24.58
7278 030 074	Kim Sandy	488 E Ocean Blvd #1606	$24.58
7281-009-053	Kim Suzy	300 E 4th St #117	$56.62
7278-004-162	Kim Yong J	411 Seaside Wy #202	$43.96
7278-006-235	Kim Yoo Y & Jin O	525 E Seaside Way 2108	$34.54
7281-025-245	Kim Yoo Y & Jin O	425 E Ocean Blvd No 110	$36.56
7281-009-037	Kim Young S Co Tr	300 E 4th St #101	$130.95
7278 029 014	Kimmeth Edward D & Mary E	388 E Ocean Blvd #1415	$23.60
7278-004-130	Kimmeth Edward D & Mary E	400 W Ocean Blvd	$42.96
7281-019-023	Kimo Investment Corp And	425 E 1St	$1,595.21
7281-019-024	Kimo Investment Corp And	117 Linden	$4,295.88
7281-016-053	King Kevin J & Tracy K	Elm Between Broadway And 3Rd	$740.77
7281-015-025	King Leslie A	250 Linden Ave	$104.82
7278-005-061	King Leslie M	360 W Ocean Blvd 206	$20.39
7278-009-203	King R B & Elizabeth	700 E Ocean Blvd	$41.07
7278 017 231	King Stephen I & Alongkot	388 E Ocean Blvd #1211	$23.60
7280-027-057	Kirchinger William G	133 The Promenade	$110.95
7281 028 004	Kirk Andrew	100 Atlantic Ave #201	$34.40
7281 028 037	Kirkland Caroline	100 Atlantic Ave #402	$25.17
7281-009-057	Kiselyov Alexander & Ikizalp Nazli	300 E 4th St #122	$55.45
7280-028-058	Kiyan Stanley K & Sharon A	150 The Promenade	$100.42
7280-027-113	Klapka Paul B	133 The Promenade	$191.42
7281-011-103	Kleist Samuel & Marilyn	337 Lime Ave	$47.09
7278-009-142	Klempner David	700 E Ocean Blvd	$28.68
7281-014-043	Knight Earl R & Mary L	615 E Broadway	$58.21
7278-006-123	Ko Ming Qun Co	525 E Seaside Way 1006	$27.84
7281-021-021	Kobe Group Inc	633 E 1St	$3,440.49
7278-009-189	Kochi Nobuko & Robert M	700 E Ocean Blvd	$35.20

APN	OWNER	SITE ADDRESS	PARCEL ASSMT
7280-009-115	Kohani Mehdi Co	115 W 4Th St No 403	$95.61
7266-008-002	Kohl Amy M	441 N Zona Ct	$438.12
7280-014-102	Kohler Haigoush H	315 W 3Rd St #304	$30.90
7280-014-204	Kohler Haigoush H	315 W 3Rd St #501	$31.43
7278 029 242	Kohrs James W & Heasun	488 E Ocean Blvd #1016	$36.87
7278 030 116	Koka Venkatesh	488 E Ocean Blvd #p15	$52.78
7265-001-018	Kola Partnership	150 Alamitos	$3,477.02
7278 030 098	Kondas Michael J Co	488 E Ocean Blvd #1714	$37.60
7278-009-068	Kornhoff George R	700 E Ocean Blvd	$35.20
7278-009-124	Kornhoff George R	700 E Ocean Blvd	$35.20
7278-005-044	Kosiarz Ryszard	360 W Ocean Blvd A	$19.47
7281-027-012	Kozora Richard	455 E Ocean Blvd	$31.71
7281-027-014	Kozora Richard	455 E Ocean Blvd	$30.56
7281-027-095	Kozora Richard	455 E Ocean Blvd	$20.21
7278-004-201	Kpaduwa Julius C	411 Seaside Wy #805	$43.96
7278 017 104	Kramadhati Narahari	388 E Ocean Blvd #503	$35.39
7281-009-045	Kramer Alexander	300 E 4th St #109	$52.32
7280-014-212	Kramer Katherine B	315 W 3Rd St #801	$31.43
7280-014-213	Kramer Katherine B	315 W 3Rd St #8A	$9.53
7278 017 055	Kramer Kevin F	388 E Ocean Blvd #204	$23.60
7278-006-158	Krassner Stuart M & Liza B	525 E Seaside Way 1408	$34.54
7281-009-010	Kresl Mgmt	345 E 3Rd	$590.17
7281-009-011	Kresl Mgmt	355 Elm	$295.00
7281-009-012	Kresl Mgmt	305 Elm	$1,369.94
7280-027-001	Krinsky Oscar & Harriet	110 E Broadway	$4,171.96
7280-027-004	Krinsky Oscar & Harriet	140 Pine	$681.81
7280-027-006	Krinsky Oscar & Harriet	136 Pine	$737.57
7281 028 159	Kripal Louise	100 Atlantic Ave #1114	$30.62
7280-009-054	Krizmanic John J	100 W 5Th St	$82.76
7273-021-010	Krumhauer Richard & Darcy	715 Long Beach	$1,231.08
7273-021-012	Krumhauer Richard & Darcy	241 E 7Th	$2,863.85
7278 017 085	Kubken William C & Jean	388 E Ocean Blvd #401	$33.31
7278 030 099	Kubota Ted T & Shirley S		$24.58
7281-012-088	Kuch James E	834 E 4Th St 33	$123.80
7278-005-063	Kuenstler Konrad & Denise	360 W Ocean Blvd 208	$19.51
7278-004-174	Kunam Syam P & Jhansi L	411 Seaside Wy #402	$43.96
7281-020-165	Kuntzman Joan G	140 Linden Ave	$22.84
7281-016-017	Kushmaul William R	211 Linden	$383.20
7280-014-195	Kuster Karen	315 W 3Rd St #1012	$19.83
7278-004-122	Kusumi Patricia J	400 W Ocean Blvd	$42.96
7278-004-129	Kuykendall Steven & Janice	400 W Ocean Blvd	$45.54
7281-021-009	La Vista Apts	128 Lime	$738.76
7281-011-029	Labarca Annette T	375 Atlantic Ave Apt 0104	$132.79
7281-011-082	Labarca Annette T	375 Atlantic Ave	$43.79
7281-019-901	Lacmta	142 Elm	$603.06
7281-019-903	Lacmta	E Side Of Elm B/W Broadway And Alta	$202.14
7278 029 074	Ladetorre David	388 E Ocean Blvd #p6	$53.78
7278-006-143	Ladki Maher	525 E Seaside Way 1204	$34.54
7281-020-002	Lafayette Association Of Homeowners Inc	140 Linden Ave	$355.23
7281-020-094	Lafayette Association Of Homeowners Inc	500 E Broadway	$362.21
7281-020-095	Lafayette Association Of Homeowners Inc	140 Linden Ave	$229.70
7281-020-096	Lafayette Association Of Homeowners Inc	140 Linden Ave	$209.88
7281-020-234	Lafayette Homeowners Ass	140 Linden Ave	$55.41
7278 029 102	Lahham Musbah & Lina	488 E Ocean Blvd #210	$35.79
7278 029 023	Lahiri Sabita	388 E Ocean Blvd #1506	$23.60
7278 029 024	Lahiri Shauna	388 E Ocean Blvd #1507	$23.60
7281 028 083	Lai Adkins & Louisa	100 Atlantic Ave #701	$34.40
7281-021-012	Lai Elaine	708 E Alta Way	$25.40
7278 030 076	Laktineh Solomon	488 E Ocean Blvd #1608	$35.79
7278-004-249	Lalexari Victor H & Debora D	411 Seaside Wy #1801	$56.22
7278 029 209	Lam John B	488 E Ocean Blvd #817	$21.69
7280-028-053	Lam Johnna E	150 The Promenade	$162.54
7281-011-053	Lam Phouc Hy		$48.95
7278 017 119	Lam Tony V	388 E Ocean Blvd #601	$33.31
7278-006-232	Lamkay Victor	525 E Seaside Way 2105	$40.85

APN	OWNER	SITE ADDRESS	PARCEL ASSMT
7278-004-148	Lamkin Daniel M & Rita T	400 W Ocean Blvd	$45.54
7278-004-048	Lamora Mark L & Georgia D	400 W Ocean Blvd	$27.69
7281 028 010	Lamphear Greg	100 Atlantic Ave #207	$25.17
7278-009-137	Landau Joseph K	700 E Ocean Blvd	$35.20
7278 029 129	Landgraf Robert L & Carol A	488 E Ocean Blvd #404	$24.58
7280-028-048	Landicho Roberto	150 The Promenade	$68.33
7281-027-143	Landon Leon L & Harriet E	455 E Ocean Blvd	$25.36
7278-004-041	Langit Federico G Jr	400 W Ocean Blvd	$37.26
7281-025-022	Langston Frances J	50 Elm Ave	$57.97
7281-001-027	Lanphere Robert & Barbara	395 E 4Th St	$189.58
7278-006-050	Lantz Christopher A Co	525 E Seaside Way 310	$20.96
7278-006-054	Laparan Milagros E	525 E Seaside Way 403	$43.93
7278-006-122	Laplount James & J	525 E Seaside Way No 1005	$40.85
7280-009-129	Lardas Catherine M	115 W 4Th St No Ph4	$148.60
7278-006-246	Larkins Gregory C Co	525 E Seaside Way 2208	$34.54
7278 017 200	Larsen Randy	388 E Ocean Blvd #1015	$23.60
7278 029 133	Larsen Randy	488 E Ocean Blvd #408	$35.79
7278-006-210	Larson Troy	525 E Seaside Way 1905	$40.85
7278-009-078	Larson William P & Kainoa I	700 E Ocean Blvd	$28.68
7281-001-033	Lasalle Bank National Assn Tr	395 E 4Th St	$189.58
7281-021-008	Lau Chuen & Hing Ling Chu	N Side Of Alta B/W Lime And Alamitos	$240.47
7281-021-018	Lau Chuen & Hing Ling Chu	101 Alamitos	$3,446.76
7281-021-033	Lau Chuen & Hing Ling Chu	W Side Of Alamitos B/W Alta And Broadway	$240.55
7281-021-034	Lau Chuen & Hing Ling Chu	W Side Of Alamitos B/W Alta And Broadway	$443.22
7278-006-134	Lau Richard H M & Judy C	525 E Seaside Way 1106	$27.84
7278 029 092	Laubscher Debbie E	488 E Ocean Blvd #107	$37.23
7278-004-085	Lavares Erlinda L	400 W Ocean Blvd	$25.36
7281-012-053	Lavid Nathan	834 East 4Th Street F	$217.30
7281-014-006	Lavington Financial	242 Atlantic Ave	$655.33
7281-014-009	Lavington Financial	236 Atlantic Ave	$1,033.26
7280-014-174	Law Laura A	315 W 3Rd St #902	$19.42
7281-020-080	Law Marlene	140 Linden Ave	$29.21
7281 028 059	Lawler Sandra	100 Atlantic Ave #508	$34.40
7278 017 227	Lawless Linnear	388 E Ocean Blvd #1207	$23.60
7281-023-010	Lawrence Bob W & Diane Y	39 Lime	$801.72
7281-023-011	Lawrence Bob W & Diane Y	40 Atlantic	$1,118.98
7278-006-163	Lawson Thomas C	525 E Seaside Way 1502	$20.86
7278 017 215	Lawton Harvey P & Sherry	388 E Ocean Blvd #1112	$23.60
7278 029 072	Lazo Ronnie	388 E Ocean Blvd #p4	$50.66
7281-011-022	Lbu-Ca Energy Dev Inc	324 1/2 Linden Ave	$37.29
7281-018-015	Lbu-Ca Energy Dev Inc		$10,174.61
7280-027-076	Le Andy	133 The Promenade	$131.31
7281 028 076	Le Ann N & Ann Ngoc Le Trust	100 Atlantic Ave #610	$25.17
7280-027-030	Le Khanh & Hung	133 The Promenade	$134.11
7281-009-061	Le Laurie	300 E 4th St #126	$54.28
7280-009-064	Leard Timothy A	100 W 5Th St	$124.69
7278 017 062	Leblanc Rochelle		$23.60
7278 017 082	Lee Amy C	388 E Ocean Blvd #316	$35.39
7281-020-150	Lee Daniel K & Yuri I	140 Linden Ave	$9.67
7278-009-109	Lee Fred & Lucy	700 E Ocean Blvd	$35.20
7278-009-188	Lee Frederick S & Lucy C	700 E Ocean Blvd	$35.20
7278-004-240	Lee He Ja	411 Seaside Wy #1602	$43.96
7278-004-046	Lee Hubert N	400 W Ocean Blvd	$37.26
7281-001-063	Lee Jacques	395 E 4Th St	$189.58
7278-004-187	Lee Jay T Chen Yen Y	411 Seaside Wy #603	$59.61
7278-004-098	Lee Jennifer G	400 W Ocean Blvd	$42.96
7278-004-127	Lee Joshua	400 W Ocean Blvd	$42.96
7281-009-043	Lee Kirk	300 E 4th St #107	$52.32
7278-004-069	Lee Kyung T & Myung J	400 W Ocean Blvd	$27.69
7281 028 109	Lee Lydia	100 Atlantic Ave #811	$20.55
7281-014-024	Lee Michael S & Tassanee	615 E Broadway	$36.55
7278-004-175	Lee Robert Y	411 Seaside Wy #403	$59.61
7281-020-121	Lee Sandy	140 Linden Ave	$24.79
7278 030 044	Lee Stacey	488 E Ocean Blvd #1410	$35.79
7278 030 094	Lee Vivian	488 E Ocean Blvd #1709	$21.33

APN	OWNER	SITE ADDRESS	PARCEL ASSMT
7281-001-018	Lee Wayne A	395 E 4Th St	$189.58
7278-004-224	Lee Young G & Youngsun	411 Seaside Wy #1204	$59.61
7278-003-028	Legacy Partners Commercial, Inc.	100 Oceangate	$19,538.75
7278-003-033	Legacy Partners Commercial, Inc.	150 Oceangate	$9,237.16
7278-015-042	Legacy Partners Ii Lb World Trade Llc	501 W Ocean	$38,164.63
7278 017 205	Legaspi Michael K	388 E Ocean Blvd #1102	$20.82
7278-005-100	Leggio Joanne P	360 W Ocean Blvd 705	$15.28
7278-005-102	Leggio Joanne P	360 W Ocean Blvd 707	$34.22
7278-009-245	Leidner Stephen	700 E Ocean Blvd	$35.20
7281-020-018	Leigh St Maur Stocker	140 Linden Ave	$35.29
7278 017 106	Lejano Rey & Reynaldo	388 E Ocean Blvd #505	$34.70
7278 017 230	Lekhang P	388 E Ocean Blvd #1210	$34.35
7281-020-090	Lemmon Jessica S	140 Linden Ave	$29.21
7281-020-089	Lemmon Jody R	140 Linden Ave	$26.20
7281-025-079	Lemza Anthony	35 Linden Ave	$42.51
7278-005-150	Lennar Intergulf Llc	N Seaside Way Just W Of Pine Avenue	$5,593.64
7280-028-038	Lennar Long Beach Promenade	150 The Promenade	$133.55
7280-028-076	Lennar Long Beach Promenade	150 The Promenade	$125.27
7280-028-086	Lennar Long Beach Promenade	150 The Promenade	$162.54
7280-028-088	Lennar Long Beach Promenade	150 The Promenade	$133.55
7280-028-095	Lennar Long Beach Promenade	150 The Promenade	$125.27
7278-006-224	Lento Family Trust	525 E Seaside Way 2008	$34.54
7278 030 079	Lento Jr. Salvatore D	488 E Ocean Blvd #1611	$24.58
7281-020-215	Leon Cain	140 Linden Ave	$54.00
7280-016-007	Leonard Fred & Gail	327 Pine	$1,479.78
7281-023-019	Leonard Sam	10 Atlantic Ave	$58.40
7278 030 062	Lerma Mario	488 E Ocean Blvd #1511	$24.58
7280-016-005	Lertkulvanich Praket	337 Pine	$2,553.11
7281-027-042	Lethers Paul & Shing Ann	455 E Ocean Blvd	$17.76
7281-027-077	Lethers Paul & Shing Ann	455 E Ocean Blvd	$22.71
7281-027-078	Lethers Paul & Shing Ann	455 E Ocean Blvd	$31.95
7281-016-033	Leung Cynthia M	200 Elm Ave	$137.29
7281 028 088	Levenson Barton	100 Atlantic Ave #706	$20.55
7278 029 225	Levin Daniel E & Patrice	488 E Ocean Blvd #916	$36.87
7278 030 110	Levin Richard A Co	488 E Ocean Blvd #p8	$69.77
7280-028-073	Levina Anna	150 The Promenade	$77.65
7278-006-059	Lew Albert C & Moon P	525 E Seaside Way 408	$34.54
7278-006-190	Lewis Howard C & Carol P	525 E Seaside Way 1707	$40.92
7278-022-046	Lewis Jr. Clifton C	321 Daisy Ave #2	$101.68
7280-027-080	Lewis Roger L	133 The Promenade	$131.31
7281-015-023	Li Jay Chu	250 Linden Ave	$82.34
7278 030 088	Liao David	488 E Ocean Blvd #1703	$36.15
7278 017 154	Lim Deuk O & Dongsil	388 E Ocean Blvd #802	$20.82
7278 029 050	Lim Jong Chil	388 E Ocean Blvd #1617	$20.82
7281-020-092	Limburg Matt	140 Linden Ave	$30.52
7281-011-092	Lime Ave Apts	B/W 4Th And Roble And Atlantic And Lime	$5.21
7278-004-158	Lin Bobby Y & Yen L	411 Seaside Wy #103	$59.61
7278 029 048	Lin Connie	388 E Ocean Blvd #1615	$23.60
7278-006-219	Lin Jeffrey S & Catherine H	525 E Seaside Way 2003	$43.93
7278 029 016	Lin Lijing	388 E Ocean Blvd #1417	$20.82
7278-006-197	Lin Melvin & Anna	525 E Seaside Way # 1803	$43.93
7280-023-056	Lin Melvin & Anna	333 W Broadway	$379.72
7278 029 106	Lin Susan R	488 E Ocean Blvd #215	$36.87
7281-016-056	Linden Beach Townhomes Llc	West Side Of Linden B/W Broadway And 3Rd	$696.10
7278-004-063	Lindhorst Brant A	400 W Ocean Blvd	$27.69
7278 029 116	Ling Carson H & Julie	488 E Ocean Blvd #308	$35.79
7281-027-011	Lira Ann M	455 E Ocean Blvd	$21.56
7281-020-130	Lira Patricio & Ann M	140 Linden Ave	$25.37
7281-020-220	Lira Patricio & Ann M	140 Linden Ave	$32.71
7278-009-228	Liston Mary & Mark	700 E Ocean Blvd	$35.20
7278-004-111	Liu So Kang	400 W Ocean Blvd	$42.96
7278 030 037	Liu Tony	488 E Ocean Blvd #1403	$36.87
7278-009-131	Livingston Jennifer M & Robert E	700 E Ocean Blvd	$41.07
7281-020-078	Lloyd Derrick	140 Linden Ave	$35.29
7278 017 221	Lnv Corp	388 E Ocean Blvd #1201	$33.31

APN	OWNER	SITE ADDRESS	PARCEL ASSMT
7281-009-111	Lo Lincoln	300 E 4th St #416	$40.22
7278-009-100	Lockington James E	700 E Ocean Blvd	$35.20
7278-004-186	Loeung Dara	411 Seaside Wy #602	$43.96
7280-019-022	Loft Development Inc	206 The Promenade North	$492.84
7280-019-023	Loft Development Inc	201 E Broadway	$442.37
7280-019-024	Loft Development Inc	207 E Broadway	$309.33
7280-019-036	Loft Development Inc	Northeast Corner Of Broadway And The Promenade	$24.63
7280-019-037	Loft Development Inc	Ne Corner Of Broadway And Promenade	$26.95
7273-022-018	Long Beach Affordable Housing Coalition	134 E 8Th	$3,029.48
7280-023-052	Long Beach Apartment House Assn	333 W Broadway	$375.89
7266-006-900	Long Beach City	1000 E 7Th St	$821.37
7278-003-932	Long Beach City	S Side Of Ocean B/W Magnolia And Golden Shore	$4,295.91
7278-004-905	Long Beach City	S Side Of Ocean At Magnolia	$5,873.75
7278-005-913	Long Beach City	S Side Of Ocean At Chestnut	$3,713.13
7278-005-914	Long Beach City	South Ocean Boulevard Near Cedar	$1,249.76
7278-005-915	Long Beach City	South Ocean Boulevard At Pacific Avenue	$184.43
7278-005-916	Long Beach City	N Seaside Way Just W Of Pine Avenue	$1,319.63
7278-007-922	Long Beach City	Se Corner Of Pine And Ocean	$13,963.83
7278-007-924	Long Beach City	S Side Of Ocean At Pacific	$15,557.30
7278-007-926	Long Beach City	S Side Of Ocean Near Pacific (Not Street Front)	$166.24
7278-007-927	Long Beach City	South Ocean Boulevard Near Chestnut	$16.92
7278-008-909	Long Beach City	S Side Of Ocean At Long Beach	$10,191.48
7278-008-926	Long Beach City	S Side Of Ocean At Long Beach	$8,023.14
7278-009-923	Long Beach City	S Side Of Ocean At Atlantic	$8,881.51
7278-010-914	Long Beach City	100 Aquarium Way	$72,944.66
7278-010-919	Long Beach City	Pike Parking Structure	$40,496.00
7278-010-920	Long Beach City	35 Aquarium Way	$0.00
7278-010-921	Long Beach City	Internal Parcel Near Southwest Pine And Seaside	$0.00
7278-010-922	Long Beach City	65 South Pine Avenue	$0.00
7278-010-923	Long Beach City	122 Bay Street	$0.00
7278-010-924	Long Beach City	75 Aquarium Way	$0.00
7278-010-925	Long Beach City	45 The Paseo	$59,269.66
7278-017-934	Long Beach City	S Side Of Ocean B/W Elm And Linden	$4,052.43
7278-017-935	Long Beach City	S Side Of Ocean B/W Elm And Linden	$5,998.15
7280-005-918	Long Beach City	B/W 5Th And 6Th And Pine And Long Beach	$24,528.71
7280-005-919	Long Beach City	B/W Pine And Promenade And 4Th And 5Th	$24,535.49
7280-005-920	Long Beach City	S Side Of 5Th B/W Pine And Broadway	$5,103.37
7280-005-921	Long Beach City	B/W Pine And Promenade And 3Rd And 4Th	$10,276.41
7280-015-900	Long Beach City	W Side Of Pacific B/W 3Rd And 4Th	$801.85
7280-022-914	Long Beach City	S Side Of 3Rd B/W Cedar And Pacific	$3,476.42
7280-025-902	Long Beach City	B/W Ocean And Broadway And Pacific And Magnolia	$38,874.88
7281-017-900	Long Beach City	N Side Of Broadway B/W Long Beach And Elm	$6,665.78
7281-017-901	Long Beach City	W Side Of Elm B/W Broadway And 3Rd	$801.85
7281-018-912	Long Beach City	N Side Of 1St B/W Long Beach And Elm	$15,632.85
7281-019-902	Long Beach City	E Side Of Elm B/W Broadway And Alta	$400.92
7281-021-900	Long Beach City	W Side Of Alamitos B/W Alta And Broadway	$16.92
7281-023-901	Long Beach City	Corner Of Lime And Medio	$767.45
7281-023-902	Long Beach City	19 Lime	$590.34
7280-023-013	Long Beach City Employees Association In	323 W Broadway	$1,119.10
7278-015-955	Long Beach City/Port	South Side Of Broadway B/W Golden And Daisy	$21,347.97
7281-025-008	Long Beach Holly House Llc	53 Linden	$596.61
7281-007-064	Long Beach Housing Dev Co	N Side Of 4Th B/W Elm And Linden	$400.92
7278-007-034	Long Beach Property Llc	200 E Ocean	$8,253.44
7280-029-914	Long Beach Public Transportation		$985.33
7280-029-917	Long Beach Public Transportation		$600.90
7278 017 155	Long Gregory A	388 E Ocean Blvd #803	$35.39
7278 030 038	Long Siobhan	488 E Ocean Blvd #1404	$24.58
7278-004-196	Longstreet Alan R & Grant S	411 Seaside Wy #706	$38.05
7278-006-184	Loo George D & Florence C	525 E Seaside Way 1701	$27.97
7280-014-121	Loo Lisa	315 W 3Rd St #411	$18.56
7281-015-037	Lopez Emilio	523 E Broadway	$470.06

APN	OWNER	SITE ADDRESS	PARCEL ASSMT
7281-001-035	Lopez Gabriela	395 E 4Th St	$189.58
7281-016-030	Lopez Jaime	200 Elm Ave	$139.12
7281-013-006	Lopez Robert	742 E 3Rd St	$1,289.45
7280-023-023	Los Angeles Co Medical Assn	333 W Broadway	$259.14
7281-013-025	Love David G	805 E Broadway	$2,190.45
7281-009-083	Loverro Anita	300 E 4th St #305	$56.62
7278-006-229	Lovett Leonard C	525 E Seaside Way 2102	$20.86
7278-006-230	Lovett Leonard C	525 E Seaside Way 2103	$43.93
7278-006-149	Luce Shelly	525 E Seaside Way 1210	$20.96
7280-014-106	Luchnikov Rostislav	315 W 3Rd St #308	$17.83
7281-023-058	Lucido Gregory A	10 Atlantic Ave	$27.01
7280-009-052	Luczywek Michael	100 W 5Th St	$78.39
7281-023-063	Lumen James	10 Atlantic Ave	$51.83
7278 030 011	Luna Saundra M	488 E Ocean Blvd #1111	$24.58
7280-028-083	Lundie Grant	150 The Promenade	$225.69
7278 029 153	Lupei Jason M	488 E Ocean Blvd #511	$24.58
7281-027-138	Lutz Tyler	455 E Ocean Blvd	$31.95
7278 030 016	Luu Timothy	488 E Ocean Blvd #1117	$21.69
7278-004-172	Luu Timothy	411 Seaside Wy #306	$38.05
7278-004-086	Luzko Pedro D	400 W Ocean Blvd	$25.36
7280-027-044	Lyles Greg	133 The Promenade	$92.66
7281-025-066	Lynch Russell N	35 Linden Ave	$41.19
7280-019-046	Lyon Promenade Llc		$8,139.70
7280-019-047	Lyon Promenade Llc		$4,268.88
7280-019-048	Lyon Promenade Llc		$0.00
7280-024-022	Lyon West Gateway Llc	210 Magnolia Ave	$11,634.38
7278 029 228	Maani Putra	488 E Ocean Blvd #1001	$34.70
7281-014-013	Mac And Aly Properties Llc	601 E Broadway	$1,081.31
7281-022-041	Mac Quan S	21 Alamitos Ave	$185.45
7278-006-242	Macdonald Richard G Co	525 E Seaside Way 2204	$34.54
7281-007-027	Macpherson Craig A	N Side Of 4Th B/W Linden And Atlantic	$696.10
7281-011-013	Macpherson Craig A & Stuart S	530 E 4Th	$895.24
7281-022-027	Macpherson Stuart	82 Lime Ave Apt 0002	$201.34
7278-006-226	Maculam Joel	525 E Seaside Way 2010	$20.96
7281-016-052	Madan A K & Manju	Elm Between Broadway And 3Rd	$833.15
7265-003-031	Madison Apartments Corporation	44 Alamitos	$771.88
7265-003-032	Madison Apts Corp	40 Alamitos	$1,340.50
7280-009-027	Madorsky Lynda	100 W 5Th St	$96.62
7278 030 092	Madrid Joseph	488 E Ocean Blvd #1707	$24.58
7278-009-195	Maeder Carol S	700 E Ocean Blvd	$41.07
7278 017 056	Magallona Marco C	388 E Ocean Blvd #205	$40.25
7280-028-064	Magcalas Jose P & Maria L	150 The Promenade	$125.27
7278-005-072	Maggiore Chrystal A	360 W Ocean Blvd 308	$41.89
7278 030 100	Mahoney Michael Co	488 E Ocean Blvd #1716	$36.87
7278 017 209	Mahoney Patrick A	388 E Ocean Blvd #1106	$23.60
7278-004-156	Mahtani Andy	411 Seaside Wy #101	$38.05
7278 017 193	Mahtani S & R 20li	388 E Ocean Blvd #1007	$23.60
7281 028 054	Maione Dana	100 Atlantic Ave #503	$20.55
7278-006-127	Maiwela Lydia C	525 E Seaside Way 1010	$20.96
7281-009-059	Maldonado Jesus	300 E 4th St #124	$55.45
7281-022-029	Maldonado Juan L	82 Lime Ave Apt 0004	$242.56
7278 017 127	Maldonado Miguel & Elizabeth	388 E Ocean Blvd #609	$20.47
7278 017 122	Malekzadeh Sheila	388 E Ocean Blvd #604	$23.60
7278 029 111	Malekzadeh Youssef & Zahra	488 E Ocean Blvd #303	$36.87
7278 030 029	Malekzadeh Youssef & Zahra	488 E Ocean Blvd #1212	$24.58
7278-006-101	Malik Ahmed M & Chatcharin	525 E Seaside Way 806	$27.84
7278 017 229	Malloroy Chandra A	388 E Ocean Blvd #1209	$20.47
7281-009-042	Mamaril Connie & Chris	300 E 4th St #106	$130.95
7266-006-040	Management Activities	638 Alamitos	$954.95
7266-006-043	Management Activities	650 Alamintos	$875.90
7278 029 189	Manary Richard L	488 E Ocean Blvd #714	$37.60
7281-009-110	Mandel Steven	300 E 4th St #415	$56.62
7278-004-176	Mandocdoc Marisa G	411 Seaside Wy #404	$59.61
7278 030 056	Mangan Inc	488 E Ocean Blvd #1505	$36.15
7278-004-220	Mangana Michael J	411 Seaside Wy #1106	$38.05

APN	OWNER	SITE ADDRESS	PARCEL ASSMT
7278 029 152	Manio Jr. Natividad & Enrique	488 E Ocean Blvd #510	$35.79
7281-025-040	Mansa Mbye Lp	35 Linden Ave	$24.33
7278-009-215	Mansour Waleed	700 E Ocean Blvd	$41.07
7278-009-060	Mantong Lloyd R	700 E Ocean Blvd	$35.20
7278 029 240	Mara Timothy		$37.60
7281-025-047	Maravilla Grace	35 Linden Ave	$41.19
7281-027-040	Mares Timothy	455 E Ocean Blvd	$38.74
7278-009-138	Marge Guy E & Joan J	700 E Ocean Blvd	$28.68
7281-020-041	Mariano Maria L	140 Linden Ave	$30.57
7281-020-071	Mariano Maria L	140 Linden Ave	$30.57
7281-027-090	Maris Van Peenen	455 E Ocean Blvd	$47.21
7278-022-021	Markham Clyde O & Betty L	617 W 3Rd St	$675.77
7278-009-211	Markley Michael E	700 E Ocean Blvd	$41.07
7281-012-086	Marks Donald W	834 E 4Th St 31	$123.80
7278-006-211	Marmon Drain Co Inc	525 E Seaside Way 1906	$27.84
7278-006-222	Marmon Drain Co Inc	525 E Seaside Way 2006	$27.84
7278-006-233	Marmon Drain Co Inc	525 E Seaside Way 2106	$27.84
7278-005-059	Marnico Inc	360 W Ocean Blvd 204	$20.66
7278-009-224	Maron James J	700 E Ocean Blvd	$35.20
7281-009-089	Marquardt Richard & Gonzalez Selenia	300 E 4th St #311	$40.22
7280-019-026	Marquez Idelfonso Jr & Cheryl Y	207 E Broadway	$154.10
7280-014-101	Marriott Jacques	315 W 3Rd St #303	$19.34
7281-020-178	Marrs Onis B & Tommie L	140 Linden Ave	$99.88
7281-020-179	Marrs Tommie L & Onis B	140 Linden Ave	$118.79
7281 028 139	Marshall Rufus & Beverly	100 Atlantic Ave #1009	$34.40
7280-019-025	Marshman Randy	207 E Broadway	$148.43
7281-025-061	Martin Daniele	35 Linden Ave	$38.79
7278-009-159	Martin David J	700 E Ocean Blvd	$41.07
7278-009-219	Martin Peggy	700 E Ocean Blvd	$41.07
7280-028-051	Martinez Alonzo & Angela	150 The Promenade	$162.54
7281-023-022	Martinez Daniel A	10 Atlantic Ave	$27.01
7281-020-083	Martinez Linda J	140 Linden Ave	$34.07
7280-028-059	Martinez Luis R & Veronica D	150 The Promenade	$77.65
7281-023-052	Martinez Lupe M	10 Atlantic Ave	$43.07
7281-023-069	Martinez Lupe M	10 Atlantic Ave	$28.47
7281-023-070	Martinez Lupe M	10 Atlantic Ave	$43.07
7278 030 026	Martinez Robert & Roberto F	488 E Ocean Blvd #1209	$21.33
7278-006-180	Martinez Thomas A	525 E Seaside Way 1608	$34.54
7281-022-050	Mason Octavia L	21 Alamitos Ave	$138.36
7278-009-236	Master Fasteners International Llc	700 E Ocean Blvd	$35.20
7273-022-011	Master Locksmiths And Safesmiths Inc	700 Pine	$1,610.68
7273-022-012	Master Locksmiths And Safesmiths Inc	119 E 7Th	$779.63
7281-011-090	Mastriana Ruth G	375 Atlantic Ave	$69.39
7281-022-016	Mastroianni Diana L	68 Lime Ave Apt 0003	$53.79
7281-010-055	Masuda Invs Llc	425 E 3Rd	$2,191.85
7281-016-029	Masumori Darren & Monnique	200 Elm Ave	$137.74
7281 028 020	Matai Devanand	100 Atlantic Ave #301	$34.40
7278-004-218	Matheson John R	411 Seaside Wy #1104	$59.61
7281-020-172	Mathews Samuel M	140 Linden Ave	$24.30
7278-004-118	Matteson James & Lynda	400 W Ocean Blvd	$42.96
7278 029 136	Matus Alan J	488 E Ocean Blvd #411	$24.58
7281-020-227	Matusa Paula	140 Linden Ave	$56.87
7281-025-256	Mavar Jr. Michael P	425 E Ocean Blvd No 400	$76.94
7280-020-022	Mavi Devinder & Janet	240 Pine Ave	$6,490.56
7280-013-020	Mavi Devinder S & Janet M	302 Magnolia Ave	$695.93
7280-013-021	Mavi Devinder S & Janet M	449 W 3Rd St	$801.72
7280-013-022	Mavi Devinder S & Janet M	*No Site Address*	$400.75
7280-013-023	Mavi Devinder S & Janet M	447 W 3Rd St	$400.75
7280-004-011	Max & Min Properties Llc	517 Pine	$1,204.51
7281-025-064	Maxwell Carrie	35 Linden Ave	$41.19
7278 017 086	Mayer Oliver	388 E Ocean Blvd #402	$20.82
7280-009-092	Mays Archie	115 W 4Th St No 206	$86.75
7278-004-254	Mc Ginnis John & Dianne	411 Seaside Wy	$70.60
7281-014-012	Mccarthy Rick E Jr	214 Atlantic	$413.64
7281-014-014	Mccarthy Rick E Jr	609 E Broadway	$347.88

APN	OWNER	SITE ADDRESS	PARCEL ASSMT
7278-005-064	Mccartney Dustin A	360 W Ocean Blvd 209	$21.58
7278 029 101	Mccauley Benjamin	488 E Ocean Blvd #209	$24.58
7278-006-142	Mcclean Arthur & Barbara	525 E Seaside Way 1203	$43.93
7278-005-092	Mccloskey June C	360 W Ocean Blvd 605	$15.28
7281-025-028	Mccloskey June C	50 Elm Ave	$55.11
7280-009-105	Mcclusky Henry	115 W 4Th St No 306	$86.52
7278-004-021	Mccord George D	400 W Ocean Blvd	$27.69
7278 029 090	Mccoy Andrea	488 E Ocean Blvd #105	$24.58
7281-014-027	Mccray Armand	615 E Broadway	$36.55
7281 028 116	Mccray Tameka	100 Atlantic Ave #902	$25.17
7281-009-097	Mccullouch Esther & Holford Grant	300 E 4th St #402	$63.26
7278 017 226	Mccullough Yon K	388 E Ocean Blvd #1206	$23.60
7278-004-211	Mccurdy Russell A	411 Seaside Wy #1003	$59.61
7278 029 120	Mcdaniel Janice V	488 E Ocean Blvd #312	$24.58
7278-009-128	Mcdaniel Jeffrey S	700 E Ocean Blvd	$35.20
7278 017 090	Mcentee John D	388 E Ocean Blvd #406	$23.60
7281-025-067	Mcfall Constance E	35 Linden Ave	$41.19
7278-004-064	Mcgeeney Corey A	400 W Ocean Blvd	$37.26
7278-006-070	Mcgill Gail A	525 E Seaside Way 508	$34.54
7281-020-042	Mcgowan Daniel P	140 Linden Ave	$30.52
7280-028-090	Mcgregorty Kathleen	150 The Promenade	$77.65
7278 029 026	Mcilquham Ernest C		$20.47
7281-025-027	Mckelvie Katherine A	50 Elm Ave	$55.11
7278-005-093	Mckelvy Joyce H Co	360 W Ocean Blvd 606	$20.39
7280-015-001	Mckenna Frances E	351 Pacific	$928.28
7281-010-038	Mcknight Jerry J	333 Linden Ave 4	$86.50
7278-006-153	Mcmahon Daniel P & Kathleen M	525 E Seaside Way 1403	$43.93
7281-009-116	Mcmahon Kevin & Brian	300 E 4th St #422	$55.45
7278-006-164	Mcmurtrey Dale	525 E Seaside Way 1503	$43.93
7278 017 190	Mcnulty	388 E Ocean Blvd #1004	$23.60
7281-011-058	Mcsweeney Margaret	375 Atlantic Ave	$35.79
7281-020-106	Meaker Gerald	140 Linden Ave	$23.38
7281-020-108	Meaker Gerald	140 Linden Ave	$24.88
7281-020-189	Meaker Gerald	140 Linden Ave	$10.35
7278 029 175	Medina Cesar H & Corazon C	488 E Ocean Blvd #617	$21.69
7281-027-089	Medina Jesus D & Alicia C	455 E Ocean Blvd	$30.56
7281-020-193	Medina Luis	140 Linden Ave	$10.45
7278 017 140	Medina Luz M	388 E Ocean Blvd #705	$34.70
7278 017 161	Medzerian David	388 E Ocean Blvd #809	$20.47
7280-009-091	Meghiddo Ruth & Reuven	115 W 4Th St No 205	$93.62
7281-027-086	Meier James D & Mary	455 E Ocean Blvd	$21.56
7278-006-118	Meisenholder Robert	525 E Seaside Way 1001	$27.97
7281-009-109	Mejia Cesar	300 E 4th St #414	$56.62
7280-009-007	Menashe & Havavelet Livyatan	427 Pine	$4,404.73
7281 028 081	Mencl Ladislav	100 Atlantic Ave #616	$25.17
7281 028 078	Mendez Juan	100 Atlantic Ave #612	$30.62
7278-005-086	Mendez Peter	360 W Ocean Blvd 506	$20.39
7278 029 004	Mendoza Jose S & Evelyn C	388 E Ocean Blvd #1404	$23.60
7278 029 087	Menon Gopakumar & Anuradha	488 E Ocean Blvd #102	$35.79
7281-027-118	Mer Properties Llc	455 E Ocean Blvd	$33.83
7281-009-062	Merch James	300 E 4th St #127	$63.26
7281-015-085	Mercurio Richard L & Susan	230 Linden Ave Apt 403	$36.37
7278-009-200	Merdian Michael	700 E Ocean Blvd	$35.20
7281 028 149	Meritt Paul	100 Atlantic Ave #1103	$20.55
7280-023-027	Merrick Thomas F & Barbara A	333 W Broadway	$297.21
7280-023-044	Merrick Thomas F & Barbara A	333 W Broadway	$292.56
7278 017 188	Merritt Camille P	388 E Ocean Blvd #1002	$20.82
7281-025-049	Merritt Roy D	35 Linden Ave	$29.01
7278-004-184	Mesa Steven J	411 Seaside Wy #506	$38.05
7281-010-036	Mesko Andrea E	333 Linden Ave 2	$57.66
7281-027-096	Mesna Gregory C & Gwendolyn L	455 E Ocean Blvd	$21.94
7281-015-048	Messiha Nazli	215 Atlantic Ave Apt 0202	$55.99
7281 028 147	Messimer J & Mericle J	100 Atlantic Ave #1101	$34.40
7281-021-208	Messina Jerry	102 Lime Ave Apt 0003	$167.63
7281-021-213	Messina Jerry	102 Lime Ave Apt 0008	$165.59

APN	OWNER	SITE ADDRESS	PARCEL ASSMT
7281 028 057	Metalis Sam	100 Atlantic Ave #506	$20.55
7281-027-125	Metalis Sam A	455 E Ocean Blvd	$20.21
7278-004-185	Mewis Horst	411 Seaside Wy #601	$38.05
7281-012-068	Michaylira Mark E	834 E 4Th St 13	$225.80
7281-027-062	Michel Edward	455 E Ocean Blvd	$22.71
7278 029 159	Michelson	488 E Ocean Blvd #518	$34.70
7278 029 168	Miclat Loridette	488 E Ocean Blvd #609	$21.33
7280-017-001	Mid Pine Avenue Llc	350 Pine	$3,024.74
7281-020-032	Migliaccio Allison	140 Linden Ave	$30.52
7281-011-115	Mihaylov George B	375 Atlantic Ave Apt 0407	$50.54
7280-027-088	Mijares Chris	133 The Promenade	$196.29
7278-006-109	Mikajiri Yasuko	525 E Seaside Way 903	$43.93
7278 017 093	Mikhail Maritza B	388 E Ocean Blvd #409	$20.47
7278 029 095	Miksic Vesna	488 E Ocean Blvd #203	$36.87
7278-007-800	Milan Capital Management	200 W Ocean	$7,914.38
7278 029 183	Milani Ferry	488 E Ocean Blvd #707	$24.58
7281-025-021	Miles E Jean	50 Elm Ave	$55.11
7280-013-036	Millar Julie A	437 E 3Rd St #4	$58.42
7281-022-049	Miller Helen M	21 Alamitos Ave	$129.23
7281-022-055	Miller Helen M	21 Alamitos Ave	$361.41
7281 028 160	Miller Larry	100 Atlantic Ave #1115	$20.55
7278 029 191	Miller Richard A & Carla A	488 E Ocean Blvd #716	$36.87
7278-009-205	Mills Don H & Lillian S	700 E Ocean Blvd	$35.20
7278-009-212	Millsap Mcgraw Ver Lee	700 E Ocean Blvd	$35.20
7281 028 110	Milos Nichlos	100 Atlantic Ave #812	$30.62
7278 029 165	Mina Emily L & Emilio L	488 E Ocean Blvd #606	$24.58
7281-019-019	Miramar Development Inc	401 E 1St	$2,489.37
7281-019-020	Miramar Development Inc	417 E 1St	$1,191.54
7281-019-021	Miramar Development Inc	417 1/4 E 1St	$52.71
7278 029 180	Miranda Cecilia & Jesus	488 E Ocean Blvd #704	$24.58
7278 029 040	Mireles Peter	388 E Ocean Blvd #1606	$23.60
7278 029 213	Mireles Peter	488 E Ocean Blvd #903	$36.87
7278-006-165	Mishra Dhananjay K	525 E Seaside Way 1504	$34.54
7278-009-242	Misuraca Leroy	700 E Ocean Blvd	$28.68
7278-009-243	Misuraca Leroy	700 E Ocean Blvd	$41.07
7281 028 156	Misuraca Leroy	100 Atlantic Ave #1110	$25.17
7281-009-021	Mitchell Crystal A	325 Elm Ave 203	$28.93
7281-023-080	Mizerski James W	10 Atlantic Ave	$59.86
7280-016-014	Mizrahi Rose	315 Pine	$623.72
7278-006-089	Mlinarsky Fanny I	525 E Seaside Way 705	$40.85
7278-009-090	Modiri Farhad T	700 E Ocean Blvd	$28.68
7278-009-183	Modiri Farhad T	700 E Ocean Blvd	$41.07
7281-025-260	Moessner Jean	425 E Ocean Blvd No 440	$53.01
7281-020-052	Mohamedy Salman	140 Linden Ave	$30.52
7278 017 126	Mohr David P	388 E Ocean Blvd #608	$40.25
7278-009-190	Moine Daniel	700 E Ocean Blvd	$28.68
7278-009-246	Moine Daniel	700 E Ocean Blvd	$28.68
7281-027-064	Mok Peter K & Judy M	455 E Ocean Blvd	$20.26
7281-012-017	Moke Espiritu Llc	334 Lime	$657.99
7281-012-019	Moke Espiritu Llc	326 Lime	$661.84
7278-004-170	Molavi Eisa S	411 Seaside Wy #304	$59.61
7278-003-035	Molina Center Llc	200 Oceangate	$48,300.51
7278-003-036	Molina Center Llc	200 Oceangate	$5,228.84
7278-002-009	Molina Health Care	1 Golden Shore	$15,168.99
7278-009-217	Molton Stanton R	700 E Ocean Blvd	$35.20
7278-006-136	Monaghan Timothy	525 E Seaside Way 1108	$34.54
7280-027-056	Monarrez Lluvia & Edgar	133 The Promenade	$110.95
7281-014-025	Monge Adriana	615 E Broadway	$58.21
7281-011-076	Mongelluzzo William & Rosemary	375 Atlantic Ave	$42.82
7281-027-053	Monreal Jane L	455 E Ocean Blvd	$25.36
7278-004-043	Montes Christopher	400 W Ocean Blvd	$35.19
7281-023-084	Montini Sandra L	10 Atlantic Ave	$26.28
7278 017 097	Moon Paul H	388 E Ocean Blvd #414	$36.09
7280-027-068	Mooney Patrick	133 The Promenade	$110.95
7281-009-080	Moore Eric & Andrea	300 E 4th St #302	$63.26

APN	OWNER	SITE ADDRESS	PARCEL ASSMT
7281-010-003	Moore Janet	350 Elm	$2,088.17
7278-005-097	Moore Lawrence C	360 W Ocean Blvd 702	$26.38
7278-005-099	Moore Lawrence C	360 W Ocean Blvd 704	$20.66
7278 017 208	Moore Melissa K	388 E Ocean Blvd #1105	$34.70
7281-011-051	Moore Richard M & Douglas K	375 Atlantic Ave	$64.23
7280-014-150	Moore Thomas M & Caroline K	315 W 3Rd St #703	$19.34
7281-011-036	Morales Jesus	375 Atlantic Ave	$42.88
7281-009-075	Morales Shawn & Daniel	300 E 4th St #214	$55.45
7281-011-068	Morales-Ruz Alejandro	375 Atlantic Ave	$42.88
7278 029 179	Morcos Sam C & Andree C	488 E Ocean Blvd #703	$36.87
7278-009-066	Morgan Chase Bank	700 E Ocean Blvd	$28.68
7280-009-047	Morgan David R	100 W 5Th St	$74.97
7280-014-107	Morgan Monica	315 W 3Rd St #309	$21.82
7280-014-122	Morgan Monica	315 W 3Rd St #412	$19.83
7281-022-038	Morgan Ronald A	21 Alamitos Ave	$178.88
7281-022-046	Morgan Ronald A	21 Alamitos Ave	$175.77
7281-009-073	Morgan Tara	300 E 4th St #212	$55.45
7281-020-124	Morgen Tyler	140 Linden Ave	$23.38
7281-020-177	Morgen Tyler	140 Linden Ave	$16.38
7278-004-202	Morison Bafa R	411 Seaside Wy #806	$38.05
7278-005-085	Morreale Megan	360 W Ocean Blvd 505	$15.28
7281-025-255	Morris Paul & Kathleen	425 E Ocean Blvd No 340	$53.01
7281-012-014	Morrison David & Charlotte	730 E 4Th	$719.31
7278-005-112	Morrison K C	360 W Ocean Blvd 901	$28.54
7278-006-082	Morrow Burton S Co	525 E Seaside Way 609	$44.03
7281-015-087	Morse Hilary	230 Linden Ave Apt 0402	$24.95
7280-028-087	Moses Cote J	150 The Promenade	$181.17
7281-011-048	Mosley Brandon L	375 Atlantic Ave	$69.51
7278 017 105	Mossberg Eric C	388 E Ocean Blvd #504	$23.60
7281-015-064	Mostajo Abigail	215 Atlantic Ave Apt 0505	$38.71
7280-027-099	Mott Brian	133 The Promenade	$110.95
7280-009-120	Moullemaaz Karim	115 W 4Th St No 408	$133.03
7278-004-092	Moustafa Mohamed E	400 W Ocean Blvd	$45.54
7280-014-205	Mueller William M & Joan G	315 W 3Rd St #5A	$9.53
7280-014-243	Mueller William M Co	315 W 3Rd St #504	$62.74
7281-025-078	Mukai Elizabeth	35 Linden Ave	$42.51
7281-020-114	Mullen Nora C	140 Linden Ave	$23.38
7281-020-231	Mullin Mark	140 Linden Ave	$30.62
7278-004-074	Mulyono Lim Budi	400 W Ocean Blvd	$25.36
7278-006-042	Munoz Elizabeth L	525 E Seaside Way 302	$20.86
7281 028 128	Murata Kei	100 Atlantic Ave #915	$20.55
7278 017 049	Muro Jr. Ernest G	388 E Ocean Blvd #105	$23.60
7281-027-021	Murphy Brian T & May	455 E Ocean Blvd	$21.94
7281-025-060	Murphy Jeannine	35 Linden Ave	$29.84
7278-004-213	Murphy Michael	411 Seaside Wy #1005	$43.96
7281-022-053	Murphy Timothy E		$29.39
7278 017 210	Murray Donald & L	388 E Ocean Blvd #1107	$23.60
7278-006-243	Murrell Zuri A	525 E Seaside Way 2205	$40.85
7280-028-043	Muto Michael J & Lauren A	150 The Promenade	$100.42
7278 017 078	Myers George H & Patricia L	388 E Ocean Blvd #311	$23.60
7281-011-034	Myers Mariama	375 Atlantic Ave	$35.79
7281-027-038	Myers Richard R	455 E Ocean Blvd	$25.36
7280-027-066	Myers Roger	133 The Promenade	$191.42
7281-009-070	Nagaishi Robert & Kiyoko	300 E 4th St #208	$56.62
7278-006-088	Nagamoto Kigen K & Julie M	525 E Seaside Way 704	$34.54
7278-004-227	Naidu Jaganath & Vasu	411 Seaside Wy #1401	$38.05
7280-009-100	Naify Marsha J	115 W 4Th St No 301	$92.10
7280-027-031	Nair Sandra & Maya A	133 The Promenade	$238.97
7278-006-195	Najib Carlos	525 E Seaside Way 1801	$27.97
7278 017 207	Nakanishi Don T	388 E Ocean Blvd #1104	$23.60
7281-012-073	Nakao Kerry	834 E 4Th St 18	$177.55
7273-024-004	Nami Hossein	643 Pine	$801.85
7273-024-005	Nami Hossein	641 Pine	$400.92
7273-024-007	Nami Hossein	635 Pine	$485.52
7278-009-163	Nami Hossein	700 E Ocean Blvd	$41.07

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7278 017 079	Narciso Arturo F & Donna C	388 E Ocean Blvd #312	$23.60
7278-004-146	Naresh Suman Andulrike	400 W Ocean Blvd	$37.78
7278-004-133	Nath Badri N & Asha B	400 W Ocean Blvd	$45.54
7281 028 137	National Co Op Bank C/O Ncb Fsb	100 Atlantic Ave #1007	$25.17
7278-004-031	Natividad Christian	400 W Ocean Blvd	$35.19
7278-009-121	Natividad Christian	700 E Ocean Blvd	$35.20
7281 028 123	Naughton Clare	100 Atlantic Ave #909	$34.40
7278 029 158	Navarro Robert	488 E Ocean Blvd #517	$21.69
7281-011-044	Neal Doris A	375 Atlantic Ave	$42.82
7278-009-076	Neale Bernard J & Ada I	700 E Ocean Blvd	$35.20
7281-009-013	Ned Bassin	325 Elm Ave 101	$46.72
7281-009-016	Ned Bassin	325 Elm Ave 104	$35.35
7281-009-024	Ned Bassin	325 Elm Ave 206	$35.35
7281-009-026	Ned Bassin	325 Elm Ave 302	$53.74
7281-009-027	Ned Bassin	325 Elm Ave 303	$28.93
7281-009-030	Ned Bassin	325 Elm Ave 306	$35.35
7278-005-049	Nelsen Jo Ann P	360 W Ocean Blvd G	$21.67
7278-022-045	Nelson Jr. William A & Tina M	321 Daisy Ave #1	$132.78
7281-020-152	Nemechek Julie A	140 Linden Ave	$27.02
7281-020-139	Nendel Jack P	140 Linden Ave	$12.00
7278-004-144	Neuner George E	400 W Ocean Blvd	$45.54
7278 029 214	Neuru Alison M	488 E Ocean Blvd #904	$24.58
7278 017 048	Nevarez Eric	388 E Ocean Blvd #104	$40.25
7278-006-240	Newton Fox	525 E Seaside Way 2202	$20.86
7281-005-021	Neyer Vinka	819 E 4Th St	$54.66
7281-015-097	Nganwoo Feleti E & Folola	215 Atlantic Ave 403	$27.36
7278-006-064	Nguyen John B	525 E Seaside Way 502	$20.86
7280-027-116	Nguyen Linda T	133 The Promenade	$110.95
7280-027-102	Nguyen Myhien	133 The Promenade	$103.63
7281-013-037	Nguyen Son	234 Lime Ave	$42.52
7278-004-210	Nguyen Thu A	411 Seaside Wy #1002	$43.96
7278 029 217	Nguyen Tuyet	488 E Ocean Blvd #907	$24.58
7278 017 128	Niccoli Anthony	388 E Ocean Blvd #610	$34.35
7281-020-054	Nickloff Timothy	140 Linden Ave	$24.06
7278 017 148	Nicolas Raquel J	388 E Ocean Blvd #714	$40.18
7281-013-019	Nielsen Gloria M	820 E 3Rd	$2,703.41
7281-023-021	Nielsen Kenneth E & Trudy A	10 Atlantic Ave	$26.28
7281-023-085	Nielsen Kenneth E & Trudy A	10 Atlantic Ave	$27.01
7278-005-058	Niscior Ryszard & Patricia	360 W Ocean Blvd 203	$20.79
7278-004-198	Nitake Michael	411 Seaside Wy #802	$43.96
7280-014-214	Noble Helen	315 W 3Rd St #901	$31.43
7280-014-215	Noble Helen	315 W 3Rd St #9A	$9.53
7281-026-031	Noble Utah Long Beach Llc	333 E Ocean Blvd	$37,292.35
7278 029 140	Nofel Abdul & Bahiga	488 E Ocean Blvd #416	$36.87
7281 028 085	Nonato Vergara E & Pascual P	100 Atlantic Ave #703	$20.55
7278-006-167	Nord Star Partners	525 E Seaside Way 1506	$27.84
7280-027-090	Normore Anthony H	133 The Promenade	$192.64
7278-004-033	Norotos Inc	400 W Ocean Blvd	$27.69
7281-001-037	Norton Paul	395 E 4Th St	$109.25
7281 028 045	Norwood Glenda	100 Atlantic Ave #410	$25.17
7278-004-238	Norwood Samuel M & Claudia A	411 Seaside Wy #1506	$38.05
7278-004-264	Norwood Samuel M & Claudia A	411 Seaside Wy #2104	$56.22
7281-001-028	Novella Anthony J	395 E 4Th St	$189.58
7278 017 063	O & W Investment Corp	388 E Ocean Blvd #212	$36.09
7281 028 011	O Brien Marie & Marie O Brien Trust	100 Atlantic Ave #208	$34.40
7281 028 142	O Brien Marie & Marie O Brien Trust	100 Atlantic Ave #1012	$30.62
7281-022-054	O Brien Michael J	21 Alamitos Ave	$185.45
7278-009-050	O Callaghan Dan & Rosanne	700 E Ocean Blvd	$28.68
7281-015-003	O Hearn Anna	250 Linden Ave	$81.24
7281-015-056	O Hearn, C/O Jones	215 Atlantic Ave Apt 0404	$37.51
7278-006-046	O Leary Niall F	525 E Seaside Way 306	$27.84
7281-013-027	O Malley Jennifer	234 Lime Ave	$41.18
7281-027-065	O Neill Dana M & William F	455 E Ocean Blvd	$20.21
7281-027-117	O Neill William F	455 E Ocean Blvd	$17.76

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7280-014-252	Oberjuerge Paul R & Leah R	315 W 3Rd St #807	$38.63
7278 029 172	Obiamalu Reginald I	488 E Ocean Blvd #614	$37.60
7281-009-099	Obiri Joseph & Balthazar Angelique	300 E 4th St #404	$63.26
7280-014-242	Ocampo Luis & Desiree	315 W 3Rd St #201	$41.40
7278-007-035	Ocean Center Lp	110 W Ocean Blvd	$8,516.59
7278-007-036	Ocean Center Lp	Northwest Corner Of Pine And Seaside	$2,335.00
7278 029 094	Ocean Entities Llc	488 E Ocean Blvd #202	$21.69
7281-022-012	Ocean Structure, Inc	67 Alamitos Ave	$602.60
7281-006-035	Oceansider Iv Llc	743 E 4Th	$801.85
7280-028-054	Oconnor Robert K & Kristina J	150 The Promenade	$225.69
7280-009-022	Oelschlaeger Richard A	100 W 5Th St	$159.69
7281-015-051	O'Hearn William A	215 Atlantic Ave Apt 0301	$58.52
7278-009-139	Ojeda Michael A	700 E Ocean Blvd	$41.07
7280-028-068	Olguin George G & Ariya S	150 The Promenade	$100.42
7281-013-002	Olinda Terrace Llc	710 E 3Rd	$563.53
7278-009-213	Oliver David	700 E Ocean Blvd	$35.20
7281-025-072	Oliver John & Nancy R	35 Linden Ave	$52.22
7278 017 052	Oliveros Francisco G	388 E Ocean Blvd #201	$33.31
7278 029 226	Oliveros Roderick	488 E Ocean Blvd #917	$21.69
7281 028 066	Olsen Paul	100 Atlantic Ave #600	$34.40
7280-027-053	Olson 737 Long Beach 2 Llc	133 The Promenade	$110.95
7281-027-083	Olson Lloyd W	455 E Ocean Blvd	$25.36
7281-027-100	Olson Lloyd W	455 E Ocean Blvd	$38.74
7281-011-042	Omalley Jennifer	375 Atlantic Ave	$35.79
7278-004-020	Omar Issam O & Nancy	400 West Ocean Boulevard, No. 2	$715.72
7278-004-068	Omar Issam O & Nancy	400 W Ocean Blvd	$25.36
7278-004-102	Omar Issam O & Nancy	400 W Ocean Blvd	$42.96
7281-027-057	Oneill William F	455 E Ocean Blvd	$17.76
7281-021-211	Oneslager Dale E	102 Lime Ave Apt 0006	$174.25
7281-021-212	Oneslager Dale E	102 Lime Ave Apt 0007	$175.78
7278 029 155	Ong-Ward	488 E Ocean Blvd #514	$37.60
7281-014-042	Oppenrieder Irene	615 E Broadway	$36.55
7281-027-106	Ordonio Estela	455 E Ocean Blvd	$49.52
7278 017 094	Orjuela Luis	388 E Ocean Blvd #410	$34.35
7278 030 018	Orlino Elmo N Sr & Rechilda F	488 E Ocean Blvd #1201	$34.70
7278-006-171	Ornelas Sandy	525 E Seaside Way 1510	$20.96
7280-009-107	Ornellas Carol	115 W 4Th St No 308	$132.49
7278-004-181	Orosz Imre & Iringo	411 Seaside Wy #503	$59.61
7281-009-029	Orozco Apolinar	325 Elm Ave 305	$35.65
7280-014-187	Ortega Frank	315 W 3Rd St #1003	$19.34
7278 017 213	Ortega Stephanie	388 E Ocean Blvd #1110	$34.35
7280-019-032	Ortiz David M	207 E Broadway	$154.10
7281-007-028	Osaki Rose	401 Atlantic	$1,493.71
7280-014-194	Osgood-Mitchell	315 W 3Rd St #1011	$18.56
7281-025-043	Oshodi Yekini D	35 Linden Ave	$41.19
7281-001-056	Ostapiuk Miroslaw & Izabela	395 E 4Th St	$189.58
7281-010-006	Oster Harry & Susy	328 Elm	$599.67
7281-025-062	Otaguro Helen	35 Linden Ave	$38.79
7278-009-248	Otis James M	700 E Ocean Blvd	$71.05
7278-009-249	Otis M C	700 E Ocean Blvd	$71.05
7278-009-261	Otis M C	700 E Ocean Blvd	$71.05
7281 028 042	Ough Charles & Cynthia	100 Atlantic Ave #407	$25.17
7278 029 064	Ouroumian Anna	388 E Ocean Blvd #1714	$36.09
7278-009-071	Ow Gordon Y & Madonna T	700 E Ocean Blvd	$41.07
7281-011-106	Pace Stephen A Iii	335 Lime Ave	$62.78
7281-013-032	Pace Stephen A Iii	234 Lime Ave	$41.63
7281-013-039	Pace Stephen A Iii	234 Lime Ave	$42.30
7281-013-040	Pace Stephen A Iii	234 Lime Ave	$42.30
7280-021-067	Pacific Court Pine Square	245 Pine Ave	$0.00
7280-021-068	Pacific Court Pine Square	250 Pacific Ave	$0.00
7280-019-012	Pacific Tower Llc	235 E Broadway	$11,102.22
7281-020-063	Padden Janice A	140 Linden Ave	$34.07
7281-020-037	Padley Douglas	140 Linden Ave	$21.77
7281-020-117	Padley Douglas	140 Linden Ave	$23.38

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7281-013-022	Pagnotta David	226 Olive	$563.09
7281-013-023	Pagnotta David	224 Olive	$557.05
7278-006-029	Pain Mgmt Assocs Inc Defined B	530 E Ocean Blvd No 101	$242.25
7281-027-085	Palacios Jimmie	455 E Ocean Blvd	$38.74
7281-005-028	Palomo Carlos & Mayra	819 E 4Th St	$49.26
7278 017 116	Panbehi Aliasghar Co	388 E Ocean Blvd #516	$35.39
7280-027-101	Pangilinan John	133 The Promenade	$110.95
7281-022-013	Pappas Gregory J	73 Alamitos	$635.21
7281-027-019	Parenteau Amelia C	455 E Ocean Blvd	$20.26
7281-027-154	Parenteau Brent & Jeri	455 E Ocean Blvd	$20.26
7281-027-052	Parenteau Brent W	455 E Ocean Blvd	$18.67
7281-027-027	Parenteau Wayne	455 E Ocean Blvd	$17.76
7280-009-029	Parise J Anthony	100 W 5Th St	$98.42
7281-005-016	Pariseau Denis R	827 E 4Th St	$2,099.42
7278-004-079	Park Hyung B & Myung S	400 W Ocean Blvd	$25.36
7280-027-073	Park Jin W	133 The Promenade	$126.80
7278-004-253	Park Nae H & Won J	411 Seaside Wy #1901	$56.22
7278 017 181	Park Young S & Soon Y	388 E Ocean Blvd #912	$23.60
7278-006-209	Parmley William	525 E Seaside Way 1904	$34.54
7281 028 048	Paronyan Marian	100 Atlantic Ave #414	$30.62
7281-009-068	Parra George & Suzanne	300 E 4th St #206	$56.62
7281-020-140	Parsa Aveta	140 Linden Ave	$11.47
7278-004-166	Partownavid Parviz	411 Seaside Wy #206	$38.05
7278-009-230	Pasha Group	700 E Ocean Blvd	$42.37
7278-009-231	Pasha Group	700 E Ocean Blvd	$27.38
7281 028 146	Pasquale John	100 Atlantic Ave #1100	$34.40
7281 028 122	Patel Ajay & Amit	100 Atlantic Ave #908	$34.40
7281-023-004	Patel Chandrakant H	63 Lime	$1,453.11
7281-023-007	Patel Chandrakant H	50 Atlantic	$1,081.24
7281-023-009	Patel Chandrakant H	50 Atlantic	$1,081.24
7278 017 083	Patel Mahendra & Amie	388 E Ocean Blvd #317	$20.82
7280-027-107	Patel Romyn	133 The Promenade	$128.02
7278-006-043	Patel Vinod I & Chandrika V	525 E Seaside Way 303	$43.93
7278-009-083	Patton James & Kathleen	700 E Ocean Blvd	$41.07
7278-009-214	Patton John T & Sally F	700 E Ocean Blvd	$28.68
7281-012-023	Patty Lou Manor Assn	723 E 3Rd	$746.04
7278 029 161	Pawar Abhishek A	488 E Ocean Blvd #602	$21.69
7278 017 166	Payne Kevin J	388 E Ocean Blvd #815	$23.60
7278 017 131	Payne Robert A	388 E Ocean Blvd #614	$36.09
7281-009-095	Payne Vincent	300 E 4th St #317	$54.28
7278-004-113	Paz Sandra F	400 W Ocean Blvd	$45.54
7278-004-179	Pearson Kenneth M & Kara S	411 Seaside Wy #501	$38.05
7281-009-047	Pederson Grant	300 E 4th St #111	$52.32
7278-004-030	Pedone Enrico	400 W Ocean Blvd	$27.69
7278-009-220	Pedriana F Lance	700 E Ocean Blvd	$35.20
7278-004-206	Peh Judy J & Liang D	411 Seaside Wy #904	$59.61
7280-014-095	Pei Chih H	315 W 3Rd St #209	$21.82
7281-011-014	Pena Wilfredo & Aida	344 Linden Ave	$546.76
7278 029 008	Peng Hsiuyung R & Yuchi P	388 E Ocean Blvd #1408	$34.35
7278 029 001	Peng Yuchi P & Hsiuyung	388 E Ocean Blvd #1401	$33.31
7280-020-028	Penn Helen D	245 Promenade	$1,834.05
7278-006-245	Penn Qing Shen	525 E Seaside Way No 2207	$40.92
7278-009-147	Penn Steven E	700 E Ocean Blvd	$41.07
7280-014-133	Perez Lionel	315 W 3Rd St #510	$18.60
7281-025-029	Perez Mary A	50 Elm Ave	$60.28
7281-027-136	Pergola Sergio A	455 E Ocean Blvd	$49.52
7281 028 100	Perifanos William	100 Atlantic Ave #802	$25.17
7280-027-111	Perronne Gerald E & Evila M	133 The Promenade	$128.02
7278-006-076	Perry Betty J	525 E Seaside Way 603	$43.93
7278-009-102	Perry Edward A	700 E Ocean Blvd	$28.68
7281-027-047	Perstac Ryan M	455 E Ocean Blvd	$22.71
7280-027-108	Peters Glenn	133 The Promenade	$128.02
7278-004-081	Peters Michael & Atala	400 W Ocean Blvd	$27.69
7281-020-122	Peters William & Madeline	140 Linden Ave	$23.38
7280-019-035	Peterson Daniel G & Pegeen C	207 E Broadway	$318.40

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7280-019-031	Peterson Daniel G Ii	207 E Broadway	$148.43
7281-005-047	Peterson Michael & Lisa	429 Alamitos	$3,182.64
7278-004-097	Petty Brian R	400 W Ocean Blvd	$45.54
7281-020-232	Pfeifer Scott M	140 Linden Ave	$34.02
7278 030 045	Phillips Hillard & Ellen	488 E Ocean Blvd #1411	$24.58
7278-009-221	Phillips Kenneth M & Robin C	700 E Ocean Blvd	$35.20
7281-020-048	Phinney Lawrence D & Susan E	140 Linden Ave	$35.29
7281-009-079	Phiri Gershom & Fanny	300 E 4th St #301	$63.26
7278-004-161	Phung David H	411 Seaside Wy #201	$38.05
7281-006-061	Pickard Harry L Co Tr		$182.54
7281-006-062	Pickard Harry L Co Tr		$182.54
7281-006-063	Pickard Harry L Co Tr		$134.08
7281-006-064	Pickard Harry L Co Tr		$134.08
7278-005-125	Pickett Flo	360 W Ocean Blvd 1006	$20.39
7281-022-019	Picking Susan L	68 Lime Ave Apt 0006	$49.76
7278 029 075	Pierce Antonio	388 E Ocean Blvd #p7	$52.40
7280-028-067	Pierce Benjamin R	150 The Promenade	$68.33
7281-020-171	Pierce Marcia M	140 Linden Ave	$26.11
7281-019-014	Pietsch James C	138 Elm	$735.09
7278-004-115	Piggott Benjamin	400 W Ocean Blvd	$42.96
7280-028-044	Pilbeam Diane C	150 The Promenade	$100.42
7281-022-043	Pineda George J	21 Alamitos Ave	$125.94
7278 030 048	Pingley Jeffrey J	488 E Ocean Blvd #1415	$24.58
7280-014-180	Pinkham Melvin & Betty L	315 W 3Rd St #908	$17.83
7280-014-181	Pinkham Melvin & Betty L	315 W 3Rd St #909	$21.82
7281-005-040	Pirozzi Domenic	819 E 4Th St	$54.66
7280-027-077	Pitre Marc & Kelly	133 The Promenade	$131.31
7278-004-190	Plabh Inc	411 Seaside Wy #606	$38.05
7281-020-176	Placencia Ralph	140 Linden Ave	$22.84
7280-028-070	Plaisted Christopher J	150 The Promenade	$100.42
7280-028-097	Plank Steven C & Frederick D	150 The Promenade	$68.33
7280-014-103	Plantier Christine	315 W 3Rd St #305	$31.84
7280-014-188	Platt Raymond L & Bertha L	315 W 3Rd St #1005	$64.85
7281-012-071	Plesnik Palo & Huang Crystal	834 E 4Th St # D16	$177.55
7278-022-036	Pletta Keith B	547 W 3Rd St	$545.08
7281-015-029	Plotkin Dorry	229 Atlantic	$814.03
7280-023-053	Plymouth West Partners	240 Chestnut Ave	$5,285.83
7278 017 046	Pnmac Mtg Co Llc	388 E Ocean Blvd #102	$34.35
7280-014-129	Poe Stanley E	315 W 3Rd St #506	$20.03
7281 028 049	Pohlman W & Miranda M	100 Atlantic Ave #415	$20.55
7281-012-055	Pohlman William	834 East 4Th Street, Suite H	$217.30
7278-004-230	Polanco Juan M	411 Seaside Wy #1404	$59.61
7280-023-032	Poland Richard	333 W Broadway	$287.06
7281-014-041	Poland Robert	615 E Broadway	$34.05
7281-011-078	Polk Thomas R	375 Atlantic Ave	$59.56
7280-014-090	Pomeroy Mark	315 W 3Rd St #204	$30.90
7278 017 099	Poole Thomas R & Janet C	388 E Ocean Blvd #416	$35.39
7278 029 105	Poon Lori L	488 E Ocean Blvd #214	$24.58
7278 017 100	Popovich	388 E Ocean Blvd #417	$20.82
7278-006-031	Porter Shawn E	525 E Seaside Way 202	$20.86
7278 017 163	Potes Guillermo E	388 E Ocean Blvd #811	$23.60
7281 028 103	Potthast Robert	100 Atlantic Ave #805	$30.62
7281 028 163	Potthast Robert & Merretta	100 Atlantic Ave #1201	$70.89
7278 030 006	Powar Jagbir & Maninder K	488 E Ocean Blvd #1106	$24.58
7281-013-029	Powell David C	234 Lime Ave	$39.17
7280-027-072	Powers John B	133 The Promenade	$110.95
7280-014-100	Powers Peggy A	315 W 3Rd St #302	$19.42
7281-027-010	Powers Richard R	455 E Ocean Blvd	$38.74
7278 029 010	Prakash Amitabh & Sushma	388 E Ocean Blvd #1410	$40.25
7281-011-073	Prateepavanich Onnie O	375 Atlantic Ave	$57.99
7281-013-035	Prejean Henry	234 Lime Ave	$42.52
7278 017 110	Prendergast Jonathon	388 E Ocean Blvd #509	$20.47
7278-009-172	Pressman Trudi	700 E Ocean Blvd	$35.20
7281-021-215	Prewett David & Julie	102 Lime Ave Apt 0010	$166.35
7281-014-003	Price James H	626 E 3Rd St	$535.83

APN	OWNER	SITE ADDRESS	PARCEL ASSMT
7281 028 099	Proctor Robert	100 Atlantic Ave #801	$34.40
7281-012-051	Proetz James F	834 East 4Th Street, Suite D	$217.30
7278-009-232	Pronstroller Janice S	700 E Ocean Blvd	$35.20
7273-026-002	Protomax Corp	645 Long Beach	$1,363.61
7273-026-021	Protomax Corp	228 E 7Th	$736.19
7278 029 185	Pruitt Mitchell	488 E Ocean Blvd #709	$21.33
7278-005-060	Przywara Marek & Jolanta	360 W Ocean Blvd 205	$15.28
7281-019-015	Pspf Holdings Llc	130 Elm Ave	$400.75
7281-019-026	Pspf Holdings Llc	434 E Broadway	$734.41
7281 028 111	Pulaski Robert	100 Atlantic Ave #814	$30.62
7278 017 222	Pulido Ricardo	388 E Ocean Blvd #1202	$20.82
7281-023-048	Pulos John	10 Atlantic Ave	$27.01
7281-014-016	Puryear David W	625 E Broadway	$639.34
7278 029 190	Quadri Jamal & Azizunnisa	488 E Ocean Blvd #715	$24.58
7280-009-133	Queen City Investments Inc	127 W 4Th	$5,087.94
7280-016-011	Queen City Investments Inc	117 W 3Rd	$1,131.27
7280-016-012	Queen City Investments Inc	325 Pine	$507.55
7280-016-013	Queen City Investments Inc	319 Pine	$507.55
7280-016-016	Queen City Investments Inc	301 Pine	$2,812.95
7278 017 173	Quesnell Casey O	388 E Ocean Blvd #904	$23.60
7281-027-157	Quezada Guido L & Solange F	455 E Ocean Blvd	$18.67
7281-011-084	Quinn Michael D	375 Atlantic Ave	$59.56
7280-009-045	Quinonez Ralph E	100 W 5Th St	$98.42
7281-023-036	Quintiliani Shirley J	10 Atlantic Ave	$51.83
7281-020-126	Quitoriano Geronimo M	140 Linden Ave	$21.39
7278-006-151	Quyen Huu Khuong	525 E Seaside Way 1401	$27.97
7281-022-001	R M Moore Properties Llc	726 E 1St St	$2,367.83
7281-014-030	Rachel Gould	615 E Broadway	$36.55
7278 029 006	Ragousis Peter		$23.60
7278-006-236	Rai Tsu Ye & Catalina C	525 E Seaside Way 2109	$44.03
7281 028 019	Raines Orville & Orville Raines Trust	100 Atlantic Ave #300	$34.40
7281 028 039	Rakonjac Dragan	100 Atlantic Ave #404	$30.62
7278 029 022	Ramadan Islam	388 E Ocean Blvd #1505	$34.70
7278 029 009	Ramanathan Ravi Co	388 E Ocean Blvd #1409	$20.47
7280-009-063	Ramil Aurora H	100 W 5Th St	$86.09
7280-014-178	Ramirez Emilio	315 W 3Rd St #906	$20.03
7281-014-045	Ramirez Emilio S	615 E Broadway	$36.55
7281-023-030	Ramirez Hugo Jr	10 Atlantic Ave	$26.28
7280-019-013	Ramirez Jesus	225 E Broadway	$623.72
7278-009-058	Ramirez Mike & Hyun J	700 E Ocean Blvd	$28.68
7281-022-034	Ramirez Patricia	82 Lime Ave Apt 0009	$175.29
7280-027-071	Ramos Arnel	133 The Promenade	$110.95
7281-001-045	Ramos Ignacio Jr & Sarah E	395 E 4Th St	$109.25
7281-020-170	Ramos Jorge	140 Linden Ave	$22.84
7278-006-096	Ramroth Richard R	525 E Seaside Way 801	$27.97
7280-009-025	Ramsaur Jeremy	100 W 5Th St	$75.65
7281-020-151	Ramsey Carlos K Jr	140 Linden Ave	$24.30
7278 030 007	Rancho Horizon Llc	488 E Ocean Blvd #1107	$24.58
7280-014-202	Raneri Catherine	315 W 3Rd St #402	$19.42
7280-014-203	Raneri Catherine	315 W 3Rd St #403	$19.38
7281-027-094	Rasco Kevin	455 E Ocean Blvd	$20.26
7278 029 059	Ratanasiripong Paul & Nop	388 E Ocean Blvd #1708	$34.35
7281-025-059	Ravelo Roger R	35 Linden Ave	$29.01
7278 029 205	Raygoza Jr. Salvador	488 E Ocean Blvd #812	$24.58
7278-007-928	Rda Successor Agency	Northeast Corner Of Pine And Seaside	$6,767.90
7280-005-922	Rda Successor Agency	N 3Rd Street At Promenade	$3,386.18
7280-005-923	Rda Successor Agency		$516.54
7280-016-900	Rda Successor Agency	S Side Of 4Th B/W Pacific And Solana	$2,328.91
7280-016-901	Rda Successor Agency	S Side Of 4Th B/W Pacific And Pine	$1,732.03
7280-016-902	Rda Successor Agency	338 Pacific Ave	$801.85
7280-016-903	Rda Successor Agency	328 Pacific Ave	$801.85
7280-016-904	Rda Successor Agency	131 W 3Rd St	$3,716.31
7280-016-905	Rda Successor Agency	125 W 3Rd St	$1,131.27
7280-016-906	Rda Successor Agency	309 Pine Avenue	$735.24
7280-019-905	Rda Successor Agency	213 E Broadway	$1,014.33

APN	OWNER	SITE ADDRESS	PARCEL ASSMT
7280-020-902	Rda Successor Agency	127 E Broadway	$2,044.97
7280-020-903	Rda Successor Agency	135 E Broadway	$678.76
7280-020-907	Rda Successor Agency	120 E 3Rd	$565.63
7280-020-908	Rda Successor Agency	235 Locust Ave	$1,121.97
7280-020-909	Rda Successor Agency	233 Locust Ave	$1,121.97
7280-020-910	Rda Successor Agency	219 Locust Ave	$1,121.97
7280-020-911	Rda Successor Agency	139 E Broadway	$2,609.65
7280-020-912	Rda Successor Agency		$5,056.25
7280-020-913	Rda Successor Agency		$77.18
7280-025-900	Rda Successor Agency	415 W Ocean	$27,681.29
7280-028-900	Rda Successor Agency	Nw Corner Of Collins And 1St	$1,218.12
7280-028-901	Rda Successor Agency	Ne Corner Of Promenade And 1St	$2,782.98
7280-028-902	Rda Successor Agency	E Side Of Promenade Near Broadway	$1,131.73
7280-028-903	Rda Successor Agency	W Side Of Long Beach B/W 1St And Broadway	$2,026.70
7280-028-905	Rda Successor Agency	107 N Long Beach	$491.91
7280-028-906	Rda Successor Agency	243 E 1St	$3,205.56
7280-028-909	Rda Successor Agency	215 E 1St	$609.06
7280-028-911	Rda Successor Agency	133 N Long Beach	$1,542.11
7280-028-913	Rda Successor Agency	234 E Broadway	$1,801.46
7280-028-917	Rda Successor Agency	248 E Broadway	$2,282.45
7281-017-902	Rda Successor Agency	200 Long Beach Blvd	$3,597.92
7281-017-903	Rda Successor Agency	232 Long Beach Boulevard	$1,549.39
7281-017-904	Rda Successor Agency	348 East 3Rd Street	$390.35
7281-017-905	Rda Successor Agency	338 East 3Rd Street	$400.84
7281-017-906	Rda Successor Agency	330 East 3Rd Street	$1,176.30
7281-017-907	Rda Successor Agency	237 Elm Avenue	$801.85
7281-017-911	Rda Successor Agency	340 E 3Rd	$342.76
7281-017-912	Rda Successor Agency	344 E 3Rd	$342.76
7281-017-913	Rda Successor Agency	352 E 3Rd	$1,522.09
7281-017-914	Rda Successor Agency	W Side Of Elm B/W Broadway And 3Rd	$801.85
7281-017-915	Rda Successor Agency	320 E 3Rd St	$5,494.16
7281-022-903	Rda Successor Agency	Nw Corner Of Ocean And Alamitos	$6,144.00
7281-023-900	Rda Successor Agency	619 East Ocean Boulevard	$898.46
7281-023-903	Rda Successor Agency	645 E Ocean	$1,656.10
7281-016-051	Rds Investments Llc	223 Linden Ave	$691.85
7281-015-006	Rector Jamie L	250 Linden Ave	$81.38
7278-006-030	Redisch Stanford & Alfred	525 E Seaside Way 201	$27.97
7278-009-067	Reese Nathaniel L & Lynne M	700 E Ocean Blvd	$41.07
7281-027-074	Reeths Brian	455 E Ocean Blvd	$30.56
7278-004-058	Rehm Carol H Jr	400 W Ocean Blvd	$37.26
7281-001-022	Reich Richard L & Sharon E	395 E 4Th St	$109.25
7278-004-036	Reidy Denis M	400 W Ocean Blvd	$27.69
7281-020-136	Reina Donna R & Ellen R	140 Linden Ave	$35.77
7280-027-039	Reinstadler David R & Amy M	133 The Promenade	$219.46
7281 028 026	Reise Susan & Susan Reise Trust	100 Atlantic Ave #307	$25.17
7278-006-253	Rendell George & Sandra	525 E Seaside Way Ph4	$58.39
7266-008-018	Reyes Cynthia A	444 Alamitos Ave	$545.46
7281-023-076	Reyes Ruben J	10 Atlantic Ave	$27.01
7281-009-046	Reynolds Meredith	300 E 4th St #110	$52.32
7278 017 059	Rezai Nima & Angela	388 E Ocean Blvd #208	$34.35
7281-015-005	Rhee Anna	250 Linden Ave	$104.82
7278-004-071	Rhee Steve J	400 W Ocean Blvd	$37.26
7281-015-015	Rhee Ursula	250 Linden Ave	$81.24
7280-009-051	Rhoads Shirley M	100 W 5Th St	$74.97
7281-009-051	Rhodes Quentin	300 E 4th St #115	$56.62
7278-006-221	Rice Michael & Anita	525 E Seaside Way 2005	$40.85
7281-020-077	Richard Robert W Jr & Jean H	140 Linden Ave	$21.77
7278 029 126	Richards Paul	488 E Ocean Blvd #401	$34.70
7281-015-008	Richardson James & Maureen	250 Linden Ave	$104.82
7280-019-034	Richardson Nigel J	207 E Broadway	$150.70
7278 017 142	Rickard Lee	388 E Ocean Blvd #707	$23.60
7280-009-113	Rickter Alicia	115 W 4Th St No 401	$93.78
7281-015-054	Riddle Shane M & Andria M	215 Atlantic Ave Apt 0302	$55.99
7278-006-038	Riggi Mehran	525 E Seaside Way 209	$46.48
7278 017 047	Riggio David A	388 E Ocean Blvd #103	$20.13

APN	OWNER	SITE ADDRESS	PARCEL ASSMT
7278-004-237	Rim Christina	411 Seaside Wy #1505	$43.96
7278-006-108	Rinehart Leon O	525 E Seaside Way 902	$20.86
7281-012-081	Ringheim Nancy S	834 E 4Th St 26	$133.32
7278-005-065	Ringwald Lydia E	360 W Ocean Blvd 301	$28.36
7281-001-053	Ripley Robin M	395 E 4Th St	$189.58
7281 028 143	Rishel Howard	100 Atlantic Ave #1014	$30.62
7278-006-216	Rivera Gaylord C	525 E Seaside Way 1911	$27.57
7281 028 009	Rivera Milagros	100 Atlantic Ave #206	$20.55
7281-027-091	RI Management Llc Tr	455 E Ocean Blvd	$49.52
7280-014-165	Robberson Henry	315 W 3Rd St #806	$20.03
7278-005-126	Roberson Harvey E	360 W Ocean Blvd 1007	$34.22
7266-006-041	Robert Gumbiner Foundation	628 Alamitos Avenue	$6,141.28
7274-024-022	Robert Gumbiner Foundation	695 Alamitos	$1,992.84
7274-024-023	Robert Gumbiner Foundation	639 Alamitos	$754.81
7275-001-001	Robert Gumbiner Foundation	900 E 4Th	$1,199.14
7275-001-083	Robert Gumbiner Foundation	E Side Of Alamitos B/W 3Rd And 4Th	$2,402.16
7275-002-001	Robert Gumbiner Foundation	292 Alamitos	$1,012.66
7275-002-004	Robert Gumbiner Foundation	278 Alamitos	$2,272.53
7281-005-003	Robert Gumbiner Foundation	832 E 5Th	$1,493.71
7266-007-016	Robert Gumbiner Trust	546 Alamitos	$785.09
7266-007-020	Robert Gumbiner Trust	500 Alamitos	$2,677.51
7281-014-019	Robert Henry Inc	223 Lime	$620.18
7280-009-034	Roberts Delina	100 W 5Th St	$78.99
7281-001-067	Roberts Joel J	395 E 4Th St	$384.72
7278 029 038	Roberts Mark E	388 E Ocean Blvd #1604	$23.60
7278-004-221	Roberts Mark E	411 Seaside Wy #1201	$38.05
7281-020-123	Robertshaw Theodora M	140 Linden Ave	$25.37
7280-028-045	Robinson Brian	150 The Promenade	$125.27
7278-006-047	Robinson Edwin	525 E Seaside Way 307	$40.92
7281-012-094	Robinson Melissa A	310 Olive Ave	$171.32
7281-020-161	Robinson Yvonne	140 Linden Ave	$24.30
7281-016-031	Rock Donald J	200 Elm Ave	$148.29
7281-027-036	Rocke Julie	455 E Ocean Blvd	$21.94
7280-014-241	Rodewald Janice E	315 W 3Rd St #1001	$41.40
7281-016-002	Rodgers Coleman & Diana	424 E 3Rd	$412.63
7281-016-001	Rodgers Jason & Maya	434 E 3Rd	$2,023.59
7281-023-088	Rodov Vladislav	10 Atlantic Ave	$43.07
7281-023-034	Rodova Elena	10 Atlantic Ave	$43.07
7281-022-025	Rodrigue Clermont	68 Lime Ave Apt 0012	$84.02
7281-020-229	Rodrigues Kavita	140 Linden Ave	$44.67
7278-005-055	Rodriguez	360 W Ocean Blvd 107	$33.21
7281-015-036	Rodriguez Cristina	222 Linden Ave	$44.70
7281-027-026	Rodriguez Eduardo E & Nancy V	455 E Ocean Blvd	$21.56
7280-014-094	Rodriguez Fabiola	315 W 3Rd St #208	$17.83
7281-022-036	Rodriguez Haven Elayne M	82 Lime Ave Apt 0011	$285.59
7278 029 119	Rodriguez Luis C	488 E Ocean Blvd #311	$24.58
7278 029 149	Rodriguez Sylvia	488 E Ocean Blvd #507	$24.58
7278 030 041	Rodriguez Wilberth P & Rosa	488 E Ocean Blvd #1407	$24.58
7281-015-084	Roe Della M	230 Linden Ave	$36.37
7281-016-022	Roemer Christian L & Kelly M	200 Elm Ave	$139.12
7280-028-050	Rogers Jeffrey W	150 The Promenade	$181.17
7281 028 140	Rogers Samuel	100 Atlantic Ave #1010	$25.17
7278-009-094	Rogers William T	700 E Ocean Blvd	$28.68
7281-013-028	Rojas Silvia P	234 Lime Ave	$39.17
7278-006-148	Rolin Mitchell A Co	525 E Seaside Way 1209	$44.03
7278 029 081	Rollins Vicki P	388 E Ocean Blvd #p14	$80.15
7278-004-084	Romero Eugenio & Marilyn	400 W Ocean Blvd	$27.69
7278-004-061	Romero Luis A	400 W Ocean Blvd	$35.19
7278-004-049	Romero Matthew E	400 W Ocean Blvd	$35.19
7281-022-044	Romero Raul D	21 Alamitos Ave	$151.50
7278 030 089	Ron Eyal J & Ahuva	488 E Ocean Blvd #1704	$24.58
7281-011-070	Rona Dean	375 Atlantic Ave	$59.56
7278-009-105	Roper John P & Debra S	700 E Ocean Blvd	$35.20
7281-022-030	Roque Jr. Melecio A	82 Lime Ave Apt 0005	$155.14
7281-022-031	Roque Jr. Melecio A	82 Lime Ave Apt 0006	$153.55

APN	OWNER	SITE ADDRESS	PARCEL ASSMT
7281-022-032	Roque Jr. Melecio A	82 Lime Ave Apt 0007	$166.69
7281-022-033	Roque Jr. Melecio A	82 Lime Ave Apt 0008	$166.69
7281 028 069	Rose Bert	100 Atlantic Ave #603	$20.55
7278-022-038	Roselli Rachel	535 W 3Rd St	$744.97
7278-004-247	Rosen Elaine R	411 Seaside Wy #1703	$70.60
7278 017 109	Rosenheck Gregory P	388 E Ocean Blvd #508	$34.35
7278 017 153	Rosenzweig Herbert S & Myra P	388 E Ocean Blvd #801	$33.31
7278 017 165	Rosenzweig Michael E	388 E Ocean Blvd #814	$40.18
7281-021-016	Ross David & Esther	717 E 1St	$633.00
7281-013-015	Rossi Frank & Dierdre	731 1/2 E Broadway	$123.27
7278-009-073	Rossi Ida J	700 E Ocean Blvd	$35.20
7280-027-079	Rovens Douglas	133 The Promenade	$131.31
7278 029 056	Royzman	388 E Ocean Blvd #1705	$36.09
7281-019-027	Rubalcava Jesse & Maurita D	426 E Broadway	$615.88
7278 030 093	Rubin Harold & Eileen	488 E Ocean Blvd #1708	$35.79
7278-006-105	Rudy Brent	525 E Seaside Way 810	$20.96
7278-004-173	Ruelas Jacqueline M	411 Seaside Wy #401	$38.05
7278 017 182	Ruiz Adrian	388 E Ocean Blvd #914	$36.09
7281-016-025	Ruiz Ricardo	200 Elm Ave	$138.66
7278 029 177	Russ Michael S	488 E Ocean Blvd #701	$34.70
7278-006-173	Russos Emmanuel	525 E Seaside Way 1601	$27.97
7281-001-042	Ruwedel Mark	395 E 4Th St	$109.25
7278-006-169	Ruzak Edward & Karen	525 E Seaside Way 1508	$34.54
7278-009-134	Ryan Charles A	700 E Ocean Blvd	$28.68
7278-006-156	Ryan G Bridget	525 E Seaside Way 1406	$27.84
7278-006-128	Saavedra Cruz & Kim L	525 E Seaside Way 1011	$27.57
7278 029 077	Sabahi Reza	388 E Ocean Blvd #p9	$45.80
7278-009-056	Sabahi Reza	700 E Ocean Blvd	$35.20
7280-009-065	Sabin Gregory D	100 W 5Th St	$101.93
7278 017 135	Sacchetti John M		$33.31
7278-006-066	Sadda Ramana R V & Sarala R	525 E Seaside Way 504	$34.54
7280-013-028	Sadie Management Group Llc	421 W 3Rd St	$651.07
7280-014-177	Saeedi Morteza & Azar	315 W 3Rd St #905	$31.84
7281-016-032	Saenz Daniel	200 Elm Ave	$141.41
7278-022-049	Sage Equity Inc Tr	321 Daisy Ave #5	$103.78
7281-027-112	Saiz Jesus F	455 E Ocean Blvd	$18.67
7281 028 015	Sakic Olivera	100 Atlantic Ave #212	$30.62
7278-004-234	Salako Olusegun Z	411 Seaside Wy #1502	$43.96
7281-025-039	Salameh Llc	35 Linden Ave	$24.33
7281-015-075	Salazar Deborah A	230 Linden Ave Apt 306	$26.18
7281-027-003	Salazar Edgar	455 E Ocean Blvd	$22.71
7281-012-064	Salazar Marc A	834 E 4Th St 9	$182.20
7281-023-040	Salehi Mohammad	10 Atlantic Ave	$27.01
7281-027-037	Salehi Mohammad	455 E Ocean Blvd	$18.67
7281-011-074	Salimi Mahsa	375 Atlantic Ave	$35.79
7281-020-128	Salisbury Anna	140 Linden Ave	$24.79
7281-027-132	Saltz Gary S	455 E Ocean Blvd	$17.76
7278-007-039	Salvation Army	180 E Ocean	$14,775.59
7278-009-158	Salvation Army	700 E Ocean Blvd	$28.68
7278-009-207	Samaras Gregory C	700 E Ocean Blvd	$41.07
7281-012-085	Samia Jaime B	834 E 4Th St 30	$123.80
7281-025-052	San Juan Virginia C	35 Linden Ave	$38.79
7281-027-107	Sanborn Mary	455 E Ocean Blvd	$22.71
7278-006-161	Sanchez Frank J	525 E Seaside Way 1411	$27.57
7280-009-095	Sanchez Jr. Eduardo S	115 W 4Th St No 209	$132.11
7278-006-040	Sanchez Jr. Leonardo M & Agnes	525 E Seaside Way 211	$27.57
7278-006-087	Sanchez Leonardo M & Agnes	525 E Seaside Way 703	$43.93
7278 017 159	Sanchez Patrick Steven	388 E Ocean Blvd #807	$25.89
7281 028 073	Sander Laura	100 Atlantic Ave #607	$25.17
7278-005-073	Sandstrom Ann	360 W Ocean Blvd 401	$28.54
7278-005-075	Sandstrom Ann	360 W Ocean Blvd 403	$20.79
7278 017 160	Sanghera Harmandeep	388 E Ocean Blvd #808	$40.25
7278-004-070	Santiago Richard	400 W Ocean Blvd	$37.26
7278 029 151	Santiago Robert	488 E Ocean Blvd #509	$21.33
7281 028 067	Santiago Zaira	100 Atlantic Ave #601	$34.40

APN	OWNER	SITE ADDRESS	PARCEL ASSMT
7278 017 068	Santos Adoracion V	388 E Ocean Blvd #301	$33.31
7280-028-047	Santos Jeffrey J	150 The Promenade	$68.33
7281-015-094	Sapienza Jeremy	230 Linden Ave Apt 502	$24.95
7278-009-089	Sarah Ng	700 E Ocean Blvd	$35.20
7278-009-098	Sarakbi Walied	700 E Ocean Blvd	$28.68
7281-001-066	Sarell Eric N	395 E 4Th St	$384.72
7281-021-015	Sarreal Joyce	713 E 1St	$288.70
7280-027-070	Sattler Jessica R	133 The Promenade	$103.63
7278-004-077	Sauls Wayne M & Wendy C	400 W Ocean Blvd	$37.26
7278-009-126	Savala Evangelina C	700 E Ocean Blvd	$33.90
7278 017 050	Sawhney Bhupinder K	388 E Ocean Blvd #106	$23.60
7280-023-051	Sawhney Uday R	333 W Broadway	$282.40
7281-013-030	Saxon Cynthia	234 Lime Ave	$39.06
7273-023-011	Saylin Kirk J & Tara L	711 Pine	$1,128.41
7281-020-081	Scattareggia Harlene	140 Linden Ave	$30.57
7278-009-168	Schachten Jeffrey	700 E Ocean Blvd	$35.20
7278-022-019	Schafer Martha	629 W 3Rd St	$328.55
7278-009-097	Schaffner David C	700 E Ocean Blvd	$35.20
7280-014-126	Schaller Rose M	315 W 3Rd St #503	$19.34
7280-014-182	Schaller Rose M	315 W 3Rd St #910	$18.60
7281-027-114	Schelfi Mario	455 E Ocean Blvd	$19.15
7278-004-192	Scheller Lesley M	411 Seaside Wy #702	$43.96
7278-006-110	Scherer Gilbert & Gloria	525 E Seaside Way 904	$34.54
7281-009-096	Scheufele Lori	300 E 4th St #401	$63.26
7281-012-078	Schiller Sivan N	834 E 4Th St 23	$183.47
7281-027-116	Schindelmann Marco J	455 E Ocean Blvd	$21.56
7281-011-098	Schipper Jed	337 Lime Ave	$47.09
7281-009-041	Schlachter, Joyce	300 E 4th St #105	$63.65
7281-009-085	Schlosser Sandra	300 E 4th St #307	$56.62
7281-015-076	Schmieder R Dean	230 Linden Ave Apt 0305	$26.09
7281-022-039	Schmieder R Dean	21 Alamitos Ave	$180.89
7281-023-059	Schmieder R Dean	10 Atlantic Ave	$32.85
7280-009-050	Schmitt Robert J	100 W 5Th St	$84.47
7280-020-900	Schneider Family Trust/Rda	255 Locust Ave	$2,841.60
7280-020-906	Schneider Family Trust/Rda	S Side Of 3Rd B/W Pine And The Promenade	$521.93
7281-010-002	Schneiter Kurt B	412 E 4Th	$1,393.12
7278-009-250	Scholl Linda L	700 E Ocean Blvd	$71.05
7278-005-135	Scholz Martin	360 W Ocean Blvd 1108	$41.89
7278-006-188	Schopp	525 E Seaside Way 1705	$40.85
7281-020-086	Schor Louis	140 Linden Ave	$30.18
7281-020-087	Schor Louis	140 Linden Ave	$21.77
7278-005-108	Schottelius Ilse	360 W Ocean Blvd 805	$15.28
7278-004-053	Schrieder Thomas J	400 W Ocean Blvd	$37.26
7278 029 025	Schuldheis Sherrie	388 E Ocean Blvd #1508	$34.35
7281-023-038	Schumaker Melville E & Angela	10 Atlantic Ave	$27.01
7281-012-079	Schurmann William & Plasencia Marcos	834 E 4Th St 24	$195.11
7273-024-014	Schwab Julianne	602 Pacific	$812.42
7281-015-068	Schwalbe Mary A	230 Linden Ave Apt 0206	$25.74
7281-023-066	Schweickert Lee	10 Atlantic Ave	$26.28
7280-028-096	Schwenk Sean D	150 The Promenade	$68.33
7280-028-078	Schwenke Gustavus D	150 The Promenade	$68.33
7281-014-011	Scott G Clark	226 Atlantic	$560.55
7281-016-009	Scott Kevin F	234 Elm Ave	$330.42
7281-012-048	Scott Michelle Y	834 East 4Th Street, Suite A	$217.30
7281-001-013	Scp 2006 C23 Catx Gl Lp	596 Long Beach	$9,083.09
7280-023-033	Sea Spray Properties Inc	333 W Broadway	$264.22
7278-004-250	Sealy John R	411 Seaside Wy #1802	$70.60
7281-016-019	Sedan Don F & Billie R	435 E Broadway	$1,633.98
7278 029 156	Segovia Sherrie	488 E Ocean Blvd #515	$24.58
7278-005-094	Segura Jose S	360 W Ocean Blvd 607	$34.22
7278-004-231	Seif Essam A & Clair L	411 Seaside Wy #1405	$43.96
7278-004-242	Seif Magdy	411 Seaside Wy #1604	$59.61
7278-004-252	Seif Magdy	411 Seaside Wy #1804	$56.22
7278 017 133	Sein Swe & Khin K	388 E Ocean Blvd #616	$35.39
7281 028 117	Sekulovich Daniel & Milo	100 Atlantic Ave #903	$20.55

APN	OWNER	SITE ADDRESS	PARCEL ASSMT
7281-011-077	Selga Linda R	375 Atlantic Ave	$43.79
7281-027-050	Selge Ron	455 E Ocean Blvd	$20.21
7281-010-048	Selvester Ronald H Co	333 Linden Ave 15	$61.76
7281-027-137	Selzer Heine M	455 E Ocean Blvd	$22.71
7280-014-153	Selzer Jo Ann M	315 W 3Rd St #706	$20.03
7278 029 171	Seman Andrea & Steven	488 E Ocean Blvd #612	$24.58
7278-022-042	Semel George H	301 Magnolia Ave	$683.60
7278 029 020	Seneviratne L & Ck	388 E Ocean Blvd #1503	$35.39
7278-006-083	Sepke Robert C & Donna J	525 E Seaside Way 610	$20.96
7278-006-080	Serbin Ellen	525 E Seaside Way 607	$40.92
7280-009-126	Sergy Bruce H & Carole M	115 W 4Th St No Ph1	$148.60
7281-009-093	Serragli Paolo & Lovena	300 E 4th St #315	$55.45
7278-006-137	Setterlund Thomas C & Elizabeth C	525 E Seaside Way No 1109	$44.03
7281-013-016	Seven 30 Broadway Inc	733 E Broadway	$1,044.02
7281-013-017	Seven 30 Broadway Inc	739 E Broadway	$348.05
7278 029 204	Severson Denise P	488 E Ocean Blvd #811	$24.58
7278-006-055	Sexton Stewart F	525 E Seaside Way 404	$34.54
7278-006-203	Sexton Stewart F	525 E Seaside Way 1809	$44.03
7280-027-119	Seyboth Rocco	133 The Promenade	$110.95
7278 029 233	Seymour Mark & Karen	488 E Ocean Blvd #1006	$24.58
7281-007-075	Sf Freelon Holdings Llc	425 E 4Th	$340.10
7281-014-044	Shaffer Carla M	615 E Broadway	$33.53
7278 030 031	Shah Akhil R & Karen M	488 E Ocean Blvd #1215	$24.58
7278-004-222	Shah Dipak M & Shakuntla D	411 Seaside Wy #1202	$43.96
7278 029 193	Shah Madhusudan	488 E Ocean Blvd #718	$34.70
7278-004-212	Shah Mahendra	411 Seaside Wy #1004	$59.61
7278-006-116	Shah Neha	525 E Seaside Way 910	$20.96
7273-026-006	Shah Nishita	626 Locust	$645.42
7278-006-157	Shah Nitin A & Meena N	525 E Seaside Way 1407	$40.92
7278-005-106	Shahbani	360 W Ocean Blvd 803	$20.79
7280-014-091	Shahbani	315 W 3Rd St #205	$31.84
7280-014-092	Shahbani Mahzad	315 W 3Rd St #206	$20.03
7281-016-018	Shandrow Adam	209 Linden	$387.02
7278-006-129	Shanmugam	525 E Seaside Way 1101	$27.97
7281 028 018	Shanner Richard	100 Atlantic Ave #216	$25.17
7281-015-066	Shapiro Gayle	215 Atlantic Ave Apt 0502	$55.99
7278-009-087	Shapiro Lilian M	700 E Ocean Blvd	$41.07
7278-004-203	Sharif Masoud K	411 Seaside Wy #901	$38.05
7278-006-061	Shark Investments Llc	525 E Seaside Way 410	$20.96
7280-027-067	Shaw Barry M & Esther M	133 The Promenade	$110.95
7280-014-186	Shaw Jr. Glynn D	315 W 3Rd St #1002	$19.42
7281-009-101	Shaw William	300 E 4th St #406	$52.32
7278 029 192	Shay Stephen & Debra	488 E Ocean Blvd #717	$21.69
7278-004-027	Shea Nancy L	400 W Ocean Blvd	$27.69
7278 017 175	Sheets Todd	388 E Ocean Blvd #906	$23.60
7278-005-107	Sheftic Martina C	360 W Ocean Blvd 804	$20.66
7278-004-188	Shekatkar Abhay	411 Seaside Wy #604	$59.61
7278-004-197	Shelton Douglas A & Regina A	411 Seaside Wy #801	$38.05
7278 029 109	Shen Benfen G	488 E Ocean Blvd #301	$34.34
7278 017 072	Shen Richard	388 E Ocean Blvd #305	$38.86
7280-027-049	Shepard Thomas W	133 The Promenade	$202.39
7280-027-028	Sherman Maggie	133 The Promenade	$121.07
7281-027-081	Sheruye Charlene A	455 E Ocean Blvd	$21.94
7278-004-233	Shia San L	411 Seaside Wy #1501	$38.05
7278 017 220	Shih Jimmy L Co	388 E Ocean Blvd #1118	$33.31
7278 029 032	Shih Shawn H & Pochun	388 E Ocean Blvd #1516	$35.39
7281-021-207	Shillito Kevin A	102 Lime Ave Apt 0002	$180.36
7278 017 146	Shimabukuro Daniel & Geraldine	388 E Ocean Blvd #711	$23.60
7281-009-064	Shimoyama Vivian	300 E 4th St #202	$63.26
7278-006-234	Shin Young S	525 E Seaside Way 2107	$40.92
7278 017 113	Shinozaki Setsuko	388 E Ocean Blvd #512	$23.60
7278 029 034	Shiotsugu Alice A	388 E Ocean Blvd #1518	$33.31
7281-027-129	Shmizu Uta S	455 E Ocean Blvd	$19.15
7278-006-250	Shoemaker Scott	525 E Seaside Way Ph1	$88.47
7281-023-015	Shoreline Gateway Llc	635 E Ocean	$833.03

APN	OWNER	SITE ADDRESS	PARCEL ASSMT
7278-006-100	Shue Chiayi	525 E Seaside Way No 805	$40.85
7280-028-079	Shusterman Andrew	150 The Promenade	$68.33
7280-028-089	Shusterman Dan & Alina M	150 The Promenade	$100.42
7278-006-095	Siddiqui Mohsin	525 E Seaside Way 711	$27.57
7278-006-150	Siegel Arlynne I	525 E Seaside Way 1211	$27.57
7281 028 126	Sieng Lim	100 Atlantic Ave #912	$30.62
7278-005-101	Sigur Calvin J	360 W Ocean Blvd 706	$20.39
7278 017 156	Silva Abel & Alanna G	388 E Ocean Blvd #804	$23.60
7278-004-029	Silva Hugo & Rosemarie	400 W Ocean Blvd	$37.26
7281-009-067	Silverstein Ian & Callinan Eileen	300 E 4th St #205	$56.62
7278-009-240	Simanavicius Raymond J	700 E Ocean Blvd	$35.20
7280-009-060	Simas Rita A	100 W 5Th St	$135.13
7281-009-077	Simmering Charles	300 E 4th St #216	$56.62
7281-020-188	Simmons Brian C	140 Linden Ave	$22.16
7281-015-043	Simmons David	215 Atlantic Ave Apt 0206	$37.57
7280-014-206	Simmons Elizabeth	315 W 3Rd St #601	$31.43
7281 028 022	Simmons Robert	100 Atlantic Ave #303	$20.55
7275-002-101	Simmons Sanford L & Linda G	250 Alamitos	$2,602.25
7280-014-190	Simms Matthew & F	315 W 3Rd St #1007	$20.80
7273-021-017	Simon Givorg	795 Long Beach	$5,213.19
7278-006-172	Simpkin Russell F	525 E Seaside Way 1511	$27.57
7278 029 163	Simpson Donna P	488 E Ocean Blvd #604	$24.58
7278-004-108	Simpson Gary M	400 W Ocean Blvd	$45.54
7281 028 040	Sims Keith	100 Atlantic Ave #405	$30.62
7278-004-183	Sims Samuel C	411 Seaside Wy	$43.96
7278 029 124	Sine David M	488 E Ocean Blvd #317	$21.69
7278 030 106	Singh Dipanker	488 E Ocean Blvd #p4	$52.78
7280-028-052	Singh Nisheeth	150 The Promenade	$225.69
7278-004-142	Singh Sukhbir	400 W Ocean Blvd	$37.78
7281-021-210	Sirianni Michael Lee Co	110 Lime Ave Apt 5	$166.35
7278 017 107	Sirimontaporn Nuchnun	388 E Ocean Blvd #506	$23.60
7281-027-093	Sithichai Dam	455 E Ocean Blvd	$31.95
7280-009-039	Sizelove Lori A	100 W 5Th St	$167.74
7281-020-051	Skaife Jennifer M	140 Linden Ave	$30.57
7281-015-010	Skerritt Joseph D	250 Linden Ave	$81.38
7281-009-084	Skiffer La Tanya & Bamberg John	300 E 4th St #306	$56.62
7281-027-008	Skilton Darren C	455 E Ocean Blvd	$18.67
7280-009-125	Sliwka Lukasz J	115 W 4Th St No 414	$132.87
7278-009-178	Slovin Aaron W	700 E Ocean Blvd	$28.68
7278-006-249	Smeal Kemp L	525 E Seaside Way 2211	$27.57
7281-022-009	Smile Properties I Llc	711 E Medio	$652.19
7278-009-059	Smith Denny & Wanda	700 E Ocean Blvd	$41.07
7278 029 079	Smith H Cameron	388 E Ocean Blvd #p11	$52.40
7281-016-036	Smith Henry & Pamela	200 Elm Ave	$163.89
7278 030 013	Smith Leland G & Ruth E		$37.60
7281-012-058	Smith Melissa M	834 E 4Th St No 3	$182.20
7278-004-135	Smith Michael W & Phyllis M	400 W Ocean Blvd	$37.78
7281-014-001	Smith Terry A & Julie A	640 E 3Rd	$1,107.19
7280-014-117	Smith Toni B Co	315 W 3Rd St #407	$20.80
7280-009-058	Smith, Stacy	100 W 5Th St	$86.09
7281-015-078	Smock Rodger D	230 Linden Ave Apt 303	$36.50
7278-006-200	Smolen Steven F	525 E Seaside Way 1806	$27.84
7281-020-088	Snell Scott	140 Linden Ave	$35.29
7281-025-257	Snow Donald D	425 E Ocean Blvd No 410	$76.94
7278-006-152	Snyder Robert & Constance	525 E Seaside Way 1402	$20.86
7281-011-081	So Ca Typographical And Mailer Union	375 Atlantic Ave No 103	$151.24
7281-018-800	So Calif Edison Co	W Side Of Elm B/W 1St And Broadway	$3,544.45
7281-018-804	So Calif Edison Co	Nw Corner Of 1St And Elm	$7,664.94
7281-018-805	So Calif Edison Co	Sw Corner Of Broadway And Elm	$4,998.23
7281-015-030	So Vannarith	225 Atlantic	$343.59
7281-014-004	Sobel Robert S	260 Atlantic	$2,404.31
7281-015-011	Soeds Jarvis	250 Linden Ave	$82.34
7281-011-097	Solanki, Bharat Tr	337 Lime Ave 2	$47.09
7278 017 092	Solehjou Amin	388 E Ocean Blvd #408	$34.35
7280-009-118	Solomon Heather F & Joshua B	115 W 4Th St No 406	$86.29

APN	OWNER	SITE ADDRESS	PARCEL ASSMT
7278-005-098	Sonnenberg Louise A	360 W Ocean Blvd 703	$20.79
7278-009-069	Soohoo Patrick & Suzanne	700 E Ocean Blvd	$35.20
7278-004-189	Soong Yeou Ling	411 Seaside Wy #605	$43.96
7278-004-207	Sopp Kathleen C	411 Seaside Wy #905	$43.96
7278 030 014	Sospenzo Leonard	488 E Ocean Blvd #1115	$24.58
7281-011-067	Soth Paline & Nathalie	375 Atlantic Ave	$64.23
7273-027-035	Soto Guillermo	640 Long Beach Blvd	$4,380.60
7278-004-039	Soto Jennifer C	400 W Ocean Blvd	$27.69
7278 029 160	Soto Linda M & Rudolph A	488 E Ocean Blvd #601	$34.70
7278 029 208	Soto Ronald R & Janis C	488 E Ocean Blvd #816	$36.87
7278-004-060	Soto Ronald R & Janis C	400 W Ocean Blvd	$27.69
7278-004-065	Soto Ronald R & Janis C	400 W Ocean Blvd	$37.26
7278-004-104	Soto Ronald R & Janis C	400 W Ocean Blvd	$45.54
7278-004-151	Soto Ronald R & Janis C	400 W Ocean Blvd	$85.14
7278-005-053	Sovereign Condomium Association	360 W Ocean Blvd 105	$15.24
7278-005-074	Soverign	360 W Ocean Blvd 402	$26.38
7281-025-253	Spann Michael F & Sharon M	425 E Ocean Blvd No 320	$53.01
7281 028 029	Specht George	100 Atlantic Ave #310	$25.17
7281 028 093	Spence Tod	100 Atlantic Ave #711	$20.55
7281-013-003	Spero Mary A	718 E 3Rd	$559.62
7280-009-066	Speyer Ofenberg Leslie	100 W 5Th St	$162.00
7278-004-055	Spina Charles & Shonnie	400 W Ocean Blvd	$35.19
7280-014-116	Spoo Pamela M	315 W 3Rd St #406	$20.03
7278 017 168	Springer Johnathan	388 E Ocean Blvd #817	$20.82
7266-007-017	Squillace Donald	530 Alamitos	$1,034.89
7278-006-124	Ssn Heritage Lp	525 E Seaside Way 1007	$40.92
7281-027-121	Stabile Valentino D	455 E Ocean Blvd	$49.52
7281-020-235	Stack Ryan S	140 Linden Ave	$54.44
7278-009-206	Stahovich Leona	700 E Ocean Blvd	$28.68
7281-020-221	Stanton Eddie K	140 Linden Ave	$32.71
7281-027-049	Stark Mildred	455 E Ocean Blvd	$20.26
7278-007-925	State Of Calif	S Side Of Seaside At Pine	$2,554.02
7278-006-077	Stauffer Gary	525 E Seaside Way 604	$34.54
7281-023-032	Stavroulakis James	10 Atlantic Ave	$32.85
7281-027-056	Stavroulakis James	455 E Ocean Blvd	$21.56
7281-020-167	Stearns Joe P	140 Linden Ave	$27.02
7278-004-165	Stearns Thomas N	411 Seaside Wy #205	$43.96
7281-027-082	Steffien Kurt	455 E Ocean Blvd	$18.67
7278-006-238	Steffien Michelle B	525 E Seaside Way 2111	$27.57
7278-006-086	Stein Ellen	525 E Seaside Way 702	$20.86
7281-025-075	Steinke Robert	35 Linden Ave	$42.51
7280-028-069	Stempkowski Joseph W & Mazie	150 The Promenade	$133.55
7278-006-058	Stepan Elizabeth J	525 E Seaside Way 407	$40.92
7278 017 112	Stephens Hart	388 E Ocean Blvd #511	$23.60
7281-011-063	Stephens Karl	375 Atlantic Ave	$45.01
7281-001-050	Stephens Mary E	395 E 4Th St	$230.28
7278-006-218	Stephens Michael D & Kimberlie J	525 E Seaside Way 2002	$20.86
7278 029 199	Stephens Quinesha D	488 E Ocean Blvd #806	$24.58
7280-027-089	Stephenson Famious	133 The Promenade	$196.29
7278-009-038	Sterling Donald T	600 E Ocean	$6,268.48
7281 028 032	Stern L & Garvai A	100 Atlantic Ave #314	$30.62
7280-027-036	Steve D. Arias	133 The Promenade	$219.46
7278 017 150	Stevens Carmel	388 E Ocean Blvd #716	$38.69
7281-027-110	Stevens Nicole L	455 E Ocean Blvd	$20.21
7281-020-217	Stevens Todd	140 Linden Ave	$51.96
7278-009-180	Stewart Craig T & Carol J	700 E Ocean Blvd	$35.20
7281-015-047	Stewart Daniel	215 Atlantic Ave Apt 0203	$37.51
7281-010-054	Stickney Clinton W Co	333 Linden Ave 21	$97.34
7278 017 201	Stiehl Joan M	388 E Ocean Blvd #1016	$35.39
7280-027-085	Stimson Chad M	133 The Promenade	$149.96
7281-023-042	Stinson Lourie	10 Atlantic Ave	$28.47
7281-020-043	Stock Amy	140 Linden Ave	$34.07
7281-009-054	Stofila Jennifer	300 E 4th St #118	$40.22
7281-020-233	Stone Christopher M	140 Linden Ave	$33.20
7273-024-017	Streiber Deborah K	127 W 6Th	$801.85

APN	OWNER	SITE ADDRESS	PARCEL ASSMT
7281-027-030	Stringer Rodney C	455 E Ocean Blvd	$47.21
7278 029 186	Strople Clayton R & Alissa J	488 E Ocean Blvd #710	$35.79
7278-006-194	Suarez Vasiliki D	525 E Seaside Way 1711	$27.57
7278-004-191	Suchenek Marek A	411 Seaside Wy	$38.05
7278-004-149	Sudol Mark J & Courtney A	400 W Ocean Blvd	$45.54
7280-019-030	Sue-Seto Raymond N	207 E Broadway	$154.10
7280-009-031	Suh Robert L	100 W 5Th St	$159.26
7278 017 197	Suk Eugene	388 E Ocean Blvd #1011	$23.60
7273-026-001	Sumi Frank H & Irene M	242 E 7Th	$3,505.55
7281-020-107	Sumi Ronald N	140 Linden Ave	$25.37
7278-004-119	Summers Craig	400 W Ocean Blvd	$42.96
7281 028 013	Summers James & Kelli	100 Atlantic Ave #210	$25.17
7281-009-082	Summers James & Kimberly	300 E 4th St #304	$63.26
7278-004-163	Sun Marleece Y	411 Seaside Wy #203	$59.61
7278 017 191	Sung Alan	388 E Ocean Blvd #1005	$34.70
7280-029-029	Sunstone Ocean Llc	111 E Ocean Blvd	$30,531.19
7280-029-033	Sunstone Ocean Llc	E Side Of Pine Between Ocean And 1St	$504.67
7278 017 138	Suntrust Mortgage Inc	388 E Ocean Blvd #703	$35.39
7281-016-035	Sutton Funding Llc	200 Elm Ave	$141.41
7278 017 212	Swanson Alexander J	388 E Ocean Blvd #1109	$20.47
7278 029 100	Sway Stephan E & Wendy W	488 E Ocean Blvd #208	$35.79
7281-020-173	Sweat Dean A	140 Linden Ave	$27.02
7281-011-001	Sycamore Terrace	600 E 4Th St	$2,068.57
7281-011-108	Sycamore Terrace	600 E 4Th St	$4,557.04
7281-011-109	Sycamore Terrace	S Side Of 4Th B/W Atlantic And Lime	$560.11
7278 029 030	Syed A M N & Khatija	388 E Ocean Blvd #1514	$36.09
7278-009-194	Sykes Eddie L	700 E Ocean Blvd	$28.68
7278-005-137	Syren Philip Co	360 W Ocean Blvd F	$18.94
7278-006-248	Sztain David & Beatriz	525 E Seaside Way 2210	$20.96
7278-005-081	Szuszkowski Krzysztof	360 W Ocean Blvd 501	$28.54
7278-009-077	Tabatabai Kazem	700 E Ocean Blvd	$35.20
7278 029 196	Tadros Ester S	488 E Ocean Blvd #803	$36.87
7278-006-069	Tagawa Shigenobu & Toshie	525 E Seaside Way 507	$40.92
7278 029 125	Tagle Linda S & Levy	488 E Ocean Blvd #318	$34.70
7281-009-074	Tahajian Sallie	300 E 4th St #213	$55.45
7278 030 091	Taimi Iki T	488 E Ocean Blvd #1706	$24.58
7278 017 081	Takahashi Sumiko	388 E Ocean Blvd #315	$23.60
7278 029 118	Takeda Harumi	488 E Ocean Blvd #310	$35.79
7278-009-088	Tale Yazdi Foroud	700 E Ocean Blvd	$35.20
7281-015-060	Tam Helen B	215 Atlantic Ave Apt 0402	$55.99
7281-012-034	Tan Manuel G	325 Olive Ave	$80.95
7278-004-245	Tanaka Poston S	411 Seaside Wy #1701	$56.22
7278-004-145	Tang Eric	400 W Ocean Blvd	$45.54
7278-004-160	Tang Robert C & Michelle S	411 Seaside Wy #105	$71.86
7281-009-049	Tanji Kelvin	300 E 4th St #113	$52.32
7278-004-035	Tankelevich Roman	400 W Ocean Blvd	$37.26
7280-014-138	Tanny Stephen E	315 W 3Rd St #602	$19.42
7281-010-017	Taormina Properties Llc	445 E 3Rd St	$1,677.02
7280-027-075	Taraman Shaoky	133 The Promenade	$164.59
7278-005-069	Tardie Larry M & Kimberly C	360 W Ocean Blvd 305	$15.28
7281-015-055	Taylor Susan L	215 Atlantic Ave Apt 0406	$37.57
7278 029 089	Teall Ann	488 E Ocean Blvd #104	$35.79
7281-012-047	Team Lofts Llc	355 Alamitos Avenue	$844.18
7278-009-099	Teel Gary & Allison E	700 E Ocean Blvd	$41.07
7280-028-916	Temple Creative Realty Llc/Rda	S Side Of Broadway At Collins	$1,348.39
7278-004-229	Temple Hubert A	411 Seaside Wy	$59.61
7281-009-055	Teppang Joel	300 E 4th St #119	$40.22
7281-027-007	Terriquez Nicola J	455 E Ocean Blvd	$21.94
7281-025-006	Terry J. Coniglio, Inc., Apc	60 Elm	$450.46
7281-027-084	Tessier Jon	455 E Ocean Blvd	$19.15
7280-009-040	Thananant Kelly	100 W 5Th St	$156.35
7281-019-033	The Chp Family Limited Partnersh	517 East 1St Street	$5,720.25
7281-019-031	The Lafayette Parking Cooperative Llc	W Linden Avenue South Of Broadway	$1,914.28
7281-001-049	Theodore Graham	395 E 4Th St	$189.58
7280-014-192	Theroux Peter	315 W 3Rd St #3A	$21.82

APN	OWNER	SITE ADDRESS	PARCEL ASSMT
7280-013-029	Third Street Executive	409 W 3Rd St	$736.72
7278 029 234	Thomas Bryan	488 E Ocean Blvd #1007	$24.58
7281 028 157	Thomas Jonathan	100 Atlantic Ave #1111	$20.55
7281-025-058	Thomas William R	35 Linden Ave	$41.19
7278-009-229	Thomason Mike L & Sarah B	700 E Ocean Blvd	$35.20
7281-020-145	Thompson Arthur J	140 Linden Ave	$13.90
7278-005-121	Thompson Curt	360 W Ocean Blvd 1002	$26.38
7278-006-191	Thompson Glynn	525 E Seaside Way 1708	$34.54
7278 017 077	Thompson John M	388 E Ocean Blvd #310	$34.35
7280-014-168	Thompson Russell C	315 W 3Rd St #809	$21.82
7281-027-113	Thorpe Patrick A	455 E Ocean Blvd	$25.36
7278-009-198	Thuman Dale	700 E Ocean Blvd	$28.68
7278 017 176	Thunstrom Michael J & Martha C	388 E Ocean Blvd #907	$23.60
7278 030 015	Tiano Gerald G	488 E Ocean Blvd #1116	$36.87
7278 030 051	Ticehurst Brad	488 E Ocean Blvd #1418	$34.34
7278-004-263	Tien Albert F & Marjorie M	411 Seaside Wy #2103	$70.60
7281-009-065	Tippie Kenneth	300 E 4th St #203	$63.26
7266-008-015	Tire Trax Inc	901 E 4Th	$3,842.12
7278-004-200	Tiv Russell B	411 Seaside Wy #804	$59.61
7281-019-006	Tkam Property Holdings, Llc	123 Atlantic	$1,141.73
7281-009-098	Todd Mark	300 E 4th St #403	$63.26
7278-005-131	Todd Stanley	360 W Ocean Blvd 1104	$20.66
7281-005-041	Tofahi Joseph & Kay C	819 E 4Th St	$54.66
7278 029 037	Tognazzini Terry & Patricia	388 E Ocean Blvd #1603	$35.39
7281-015-063	Tokunaga Jr. Tom D	215 Atlantic Ave Apt 0501	$58.52
7281-001-020	Tom Logan	395 E 4Th St	$189.58
7278-006-049	Tomasi Christiane S	525 E Seaside Way 309	$44.03
7281-012-076	Tomlin Cory J	834 E 4Th St 21	$177.55
7281-011-080	Torkelson John P	375 Atlantic Ave	$69.39
7281-020-154	Torquato Heloise	140 Linden Ave	$30.72
7278 029 194	Torres Devorah J Co	488 E Ocean Blvd #801	$34.70
7281-009-103	Torres James	300 E 4th St #408	$52.32
7281 028 044	Tou Li Ming & Li Ming Shing Tou Trust	100 Atlantic Ave #409	$34.40
7281-001-031	Tran Anthony	395 E 4Th St	$145.66
7280-027-096	Tran Chat N	133 The Promenade	$128.02
7278-004-025	Tran David	400 W Ocean Blvd	$35.19
7280-014-184	Tran Loc	315 W 3Rd St #912	$19.83
7278 017 158	Tran Tuan A	388 E Ocean Blvd #806	$25.89
7280-014-139	Traub John & William	315 W 3Rd St #603	$19.34
7278-006-247	Traut Jason	525 E Seaside Way 2209	$44.03
7281-022-051	Trevino Louis A	21 Alamitos Ave	$115.36
7281-001-021	Trevino Samuel G	395 E 4Th St	$189.58
7278-006-060	Tri Investments Llc	525 E Seaside Way 409	$44.03
7281-027-155	Triebull Allen	455 E Ocean Blvd	$20.21
7278-009-160	Trimble Levoid & Marie	700 E Ocean Blvd	$35.20
7281-015-022	Tripiano Giovanna	250 Linden Ave	$81.38
7278 030 080	Tristone Inc	488 E Ocean Blvd #1612	$24.58
7278-005-090	Tristone Llc	360 W Ocean Blvd 603	$20.79
7280-031-022	Trizechahn Colony Square Gp Llc	111 W Ocean Blvd	$41,713.06
7281-009-090	Trobaugh Cheryl	300 E 4th St #312	$55.45
7281 028 135	Troutman Charles & Betty & Troutman Trust	100 Atlantic Ave #1005	$30.62
7278-004-050	Trucap Reo Corp	400 W Ocean Blvd	$35.19
7278-009-065	Trucios Fabian D & Maria E	700 E Ocean Blvd	$35.20
7281-027-033	Trucios Robert	455 E Ocean Blvd	$31.95
7278-009-070	Trujillo Esther S	700 E Ocean Blvd	$28.68
7281 028 098	Trust Chitty	100 Atlantic Ave #800	$34.40
7278 017 199	Trutanich Peter & Denise	388 E Ocean Blvd #1014	$36.09
7278-006-081	Trutanich Phillip	525 E Seaside Way 608	$34.54
7281-013-018	Tryfonopoulos Pete	743 E Broadway	$2,309.85
7278-004-105	Tsay Ti J & Joannah	400 W Ocean Blvd	$45.54
7278 017 218	Tseng Robert & Jean M	388 E Ocean Blvd #1116	$35.39
7278 030 004	Tsiboukas Efthemios A	488 E Ocean Blvd #1104	$24.58
7278 017 136	Tsimberg Dimitry Z	388 E Ocean Blvd #701	$33.31
7278-006-239	Tso Tommy C	525 E Seaside Way 2201	$27.97
7278-009-061	Tsoi A Sue Dorothy A	700 E Ocean Blvd	$35.20

APN	OWNER	SITE ADDRESS	PARCEL ASSMT
7280-027-091	Tsou Daniel Y	133 The Promenade	$165.81
7278 029 147	Tuano Adrian A & Marianito A	488 E Ocean Blvd #505	$36.15
7278 029 098	Tubbs Loel S & Michelle	488 E Ocean Blvd #206	$24.58
7278 029 227	Tubig Joel A & Monina	488 E Ocean Blvd #918	$34.70
7280-009-099	Tuck George C & Catherine G	115 W 4Th St No 214	$131.58
7281 028 150	Tucker J & Gildon J	100 Atlantic Ave #1104	$30.62
7278-006-185	Tucker Marcus O & Indira H	525 E Seaside Way 1702	$20.86
7273-026-019	Tucker Timothy C Co Tr	601 Long Beach	$4,619.73
7281 028 070	Tuggle John	100 Atlantic Ave #604	$30.62
7278 029 142	Tulcanaza Omar I	488 E Ocean Blvd #418	$34.70
7278-006-125	Tun Kyaw K	525 E Seaside Way 1008	$34.54
7280-027-086	Tupaz Michelle	133 The Promenade	$149.96
7281-020-224	Turner Laraine B	140 Linden Ave	$55.41
7281-001-048	Turner Thomas J	395 E 4Th St	$189.58
7280-009-059	Turney George A	100 W 5Th St	$89.35
7280-009-102	Tusia Joseph	115 W 4Th St No 303	$125.70
7280-021-037	Tweedy Properties Llc Lessee	250 Pacific Ave	$0.00
7280-021-038	Tweedy Properties Llc Lessee	245 Pine Ave	$0.00
7280-021-044	Tweedy Properties Llc Lessee	250 Pacific Ave	$98.08
7280-021-046	Tweedy Properties Llc Lessee	245 Pine Ave	$0.00
7280-021-047	Tweedy Properties Llc Lessee	245 Pine Ave	$108.51
7280-021-048	Tweedy Properties Llc Lessee	245 Pine Ave	$667.49
7280-021-049	Tweedy Properties Llc Lessee	245 Pine Ave	$342.98
7280-021-050	Tweedy Properties Llc Lessee	245 Pine Ave	$773.88
7280-021-051	Tweedy Properties Llc Lessee	245 Pine Ave	$326.23
7280-021-052	Tweedy Properties Llc Lessee	245 Pine Ave	$6,809.07
7280-021-053	Tweedy Properties Llc Lessee	245 Pine Ave	$334.30
7280-021-054	Tweedy Properties Llc Lessee	245 Pine Ave	$415.66
7280-021-056	Tweedy Properties Llc Lessee	245 Pine Ave	$2,293.28
7280-020-018	Two Hundred Pine Ave Lc	200 Pine	$10,969.76
7281-027-002	Tyler Brian W & Sharon H	455 E Ocean Blvd	$49.52
7278-015-950	U S Govt	Nw Corner Of Ocean And Magnolia	$19,494.52
7281-009-900	U S Govt		$6,513.79
7281-009-901	U S Postal Service	345 Elm Ave	$4,152.99
7278 017 184	U.S Bank National Ass	388 E Ocean Blvd #916	$35.39
7278 029 218	U.S Bank National Ass	488 E Ocean Blvd #908	$35.79
7278-006-133	U.S Bank Tr	525 E Seaside Way 1105	$40.85
7265-003-039	Union Bank Of California Tr Edward C Fin	801 E Ocean	$2,156.01
7273-020-025	United Calif Bank Tr	700 Long Beach	$2,349.48
7273-020-019	United Calif Bk Tr	718 Long Beach	$1,108.03
7273-022-001	United Land Co Llc	754 Pine	$1,781.61
7280-014-152	University Of Sthrn Ca	315 W 3Rd St #705	$31.84
7274-019-900	Unknown Owner (Armory)	854 East 7th Street	$3,681.16
7278-009-079	Unutoa Paga L & Irene	700 E Ocean Blvd	$41.07
7280-028-021	Urban Growth Long Beach Llc	119 Long Beach	$496.10
7280-015-007	Urban Hotel Group Llc	335 Pacific Ave	$812.34
7281-009-015	Urban Properties Inv Group Llc	325 Elm Ave 103	$28.93
7281-009-017	Urban Properties Inv Group Llc	325 Elm Ave 105	$35.65
7281-009-018	Urban Properties Inv Group Llc	325 Elm Ave 106	$35.35
7281-009-020	Urban Properties Inv Group Llc	325 Elm Ave 202	$53.74
7281-009-028	Urban Properties Inv Group Llc	325 Elm Ave 304	$35.35
7281-007-077	Urbana Development Llc	425 E 4Th	$317.26
7281-025-018	Urbina Jose & Teresa	50 Elm Ave	$71.10
7278-006-117	Urewicz Carol J	525 E Seaside Way 911	$27.57
7273-020-001	Uriarte Francisco	758 Long Beach	$1,033.59
7278 029 143	Us Bank National Association Tr	488 E Ocean Blvd #501	$34.70
7278-009-113	Us Bank National Association Tr	700 E Ocean Blvd	$35.20
7281-022-047	Us Bank National Association Tr	21 Alamitos Ave	$115.36
7281-025-044	Us Bank National Association Tr	35 Linden Ave	$41.19
7278-004-028	Vagadia Anooj K	400 W Ocean Blvd	$37.26
7278-009-218	Vahid Farrokh	700 E Ocean Blvd	$28.68
7280-009-048	Vahid Farrokh	100 W 5Th St	$89.35
7278 029 015	Vainstein Ilya	388 E Ocean Blvd #1416	$35.39
7278-004-112	Vakil Usman & Maimoona	400 W Ocean Blvd	$45.54
7281-015-045	Valentino Marc C	215 Atlantic Ave Apt 0201	$58.52

APN	OWNER	SITE ADDRESS	PARCEL ASSMT
7266-008-003	Vallejo Hector R & Gilda	439 N Zona Ct	$446.52
7281-025-001	Van Allen Richard	424 E 1St	$3,106.55
7281-027-045	Van Duren Craig & Debora	455 E Ocean Blvd	$47.21
7281-027-103	Van Duren Craig & Debora	455 E Ocean Blvd	$33.83
7281-020-062	Van Every Joseph J	140 Linden Ave	$30.52
7280-027-112	Van Horst Carol	133 The Promenade	$124.36
7278-009-216	Van Thomas H	700 E Ocean Blvd	$35.20
7281-020-064	Van Wagner Lucy	140 Linden Ave	$24.06
7278 029 222	Van Zee Charles C	488 E Ocean Blvd #912	$24.58
7278-004-038	Vanderbeek Michael B	400 W Ocean Blvd	$35.19
7281-015-067	Vanderpool Jeffrey T	230 Linden Ave Apt 0207	$24.73
7278-004-141	Vangala Venkat R & Nirupama R	400 W Ocean Blvd	$45.54
7281-025-262	Vanlone Robert And Teresa	50 Elm Ave #10	$54.04
7278-005-051	Vanravensburg	360 W Ocean Blvd 101	$22.07
7278-005-052	Vanravensburg	360 W Ocean Blvd 103	$18.54
7281-020-065	Vanwagner Lucy	140 Linden Ave	$29.94
7281-013-004	Varciag Mike And Ionica A	730 E 3Rd	$956.24
7280-009-021	Varona Leigh C & Vicki	100 W 5Th St	$162.69
7280-027-083	Vasquez Gabriel	133 The Promenade	$149.96
7281-012-008	Vasquez Herminia	326 Olive	$825.99
7278 017 169	Vaughn Charles	388 E Ocean Blvd #818	$33.31
7278 017 080	Vaziri Mehri	388 E Ocean Blvd #314	$36.09
7278 030 065	Vazquez Lorenzo	488 E Ocean Blvd #1515	$24.58
7278-004-124	Veale Thomas J & Deborah K	400 W Ocean Blvd	$45.54
7278 029 150	Veasey Pamela	488 E Ocean Blvd #508	$41.93
7281-023-054	Veeder Melissa S	10 Atlantic Ave	$51.83
7278 029 182	Velarde Raul B & Josefina M	488 E Ocean Blvd #706	$24.58
7281-025-050	Velez Merrill	35 Linden Ave	$27.89
7278-005-045	Venneri Margaret	360 W Ocean Blvd B	$20.26
7278 029 207	Ventura Heber M	488 E Ocean Blvd #815	$24.58
7281-007-074	Ventures Etc Llc	425 E 4Th	$344.33
7281-009-063	Veo Michelle & Lunsford Sandra	300 E 4th St #201	$63.26
7280-009-041	Vesely Daniel	100 W 5Th St	$157.30
7281 028 108	Vidal Marla	100 Atlantic Ave #810	$25.17
7278 030 067	Vidovich Andrew	488 E Ocean Blvd #1517	$21.69
7280-021-039	Villa La Palma Llc Lessee	250 Pacific Ave	$1,093.55
7280-021-040	Villa La Palma Llc Lessee	250 Pacific Ave	$0.00
7280-021-041	Villa La Palma Llc Lessee	250 Pacific Ave	$0.00
7280-021-045	Villa La Palma Llc Lessee	250 Pacific Ave	$283.83
7280-021-055	Villa La Palma Llc Lessee	245 Pine Ave	$56.32
7280-021-057	Villa La Palma Llc Lessee	250 Pacific Ave	$2,698.79
7280-021-058	Villa La Palma Llc Lessee	250 Pacific Ave	$813.99
7280-021-059	Villa La Palma Llc Lessee	250 Pacific Ave	$925.68
7280-021-060	Villa La Palma Llc Lessee	250 Pacific Ave	$136.19
7280-021-061	Villa La Palma Llc Lessee	250 Pacific Ave	$122.52
7280-021-062	Villa La Palma Llc Lessee	250 Pacific Ave	$86.49
7280-021-063	Villa La Palma Llc Lessee	250 Pacific Ave	$1,057.38
7280-021-064	Villa La Palma Llc Lessee	250 Pacific Ave	$1,271.96
7280-021-065	Villa La Palma Llc Lessee	250 Pacific Ave	$2,667.64
7280-021-066	Villa La Palma Llc Lessee	250 Pacific Ave	$1,234.16
7281-011-105	Villafranca Rosita B	337 Lime Ave	$79.44
7281-020-166	Villena Melvyn	140 Linden Ave	$24.30
7278 030 055	Vincent Jean P	488 E Ocean Blvd #1504	$24.58
7281-011-055	Vinton Mark A	375 Atlantic Ave	$45.01
7278-004-193	Visalli Ivon	411 Seaside Wy #703	$59.61
7280-013-032	Vm Properties Llc	405 W 3Rd St	$577.23
7278 017 074	Vo Timmy P	388 E Ocean Blvd #307	$23.60
7280-009-043	Volland Lance G & Jennifer	100 W 5Th St	$79.25
7281-007-026	Von Bolschwing G E	521 E 4Th	$1,270.88
7281-007-065	Von Bolschwing G E	421 E 4Th	$812.00
7281-021-019	Vons Companies Inc	600 E Broadway	$8,091.49
7281-013-031	Vosskuhler Chad M	234 Lime Ave	$39.06
7278 017 164	Vovan Brian	388 E Ocean Blvd #812	$23.60
7281-011-064	Vrell Sandra L	375 Atlantic Ave	$69.39
7278-006-206	Vrolijk Christian & Alicia	525 E Seaside Way 1901	$27.97

APN	OWNER	SITE ADDRESS	PARCEL ASSMT
7278 029 003	Vu Kenneth K	388 E Ocean Blvd #1403	$35.39
7280-027-087	Vuong Linh K	133 The Promenade	$149.96
7273-022-002	Waffle Plaza Properties Inc Al	744 Pine	$810.96
7278-009-053	Wagner Charles & Cheryl	700 E Ocean Blvd	$35.20
7281-025-046	Wagner Elaine J	35 Linden Ave	$41.19
7280-014-108	Wagner Gary	315 W 3Rd St #310	$18.60
7278-006-159	Walan Atef M	525 E Seaside Way 1409	$44.03
7278 029 223	Waldenmayer Nicolas	488 E Ocean Blvd #914	$37.23
7280-009-116	Walker Building Hoa Inc	115 W 4Th St No 404	$101.03
7280-014-201	Walker Carol A	315 W 3Rd St #4A	$9.53
7278-004-169	Walker Mitchell Jr	411 Seaside Wy #303	$59.61
7278-009-132	Walker Randal W	700 E Ocean Blvd	$35.20
7278-009-130	Walker Teresa A	700 E Ocean Blvd	$28.68
7280-009-132	Walker William H	115 W 4Th St No Ph7	$182.05
7278 030 061	Wallace William W & Rebeca E	488 E Ocean Blvd #1510	$41.93
7281-011-107	Wallau Charles L Ii	518 E 4Th	$989.66
7281-010-045	Walsh Whitney	333 Linden Ave 11	$85.54
7278-004-088	Walvis Joe & Karon	400 W Ocean Blvd	$45.54
7278-006-103	Wang Faye	525 E Seaside Way 808	$34.54
7281 028 062	Wang Kathleen & Kathleen Wang Trust	100 Atlantic Ave #511	$20.55
7281 028 063	Wang Kathleen & Kathleen Wang Trust	100 Atlantic Ave #512	$30.62
7278-004-032	Wang Lawrence	400 W Ocean Blvd	$35.19
7278 030 059	Wang Wenyi	488 E Ocean Blvd #1508	$35.79
7281-009-060	Ward Teresa & Christopher	300 E 4th St #125	$56.62
7281-027-150	Warkentin Michael L	455 E Ocean Blvd	$47.21
7280-028-071	Warner Sean S	150 The Promenade	$77.65
7278-009-146	Washington Mutual Bank	700 E Ocean Blvd	$28.68
7281-020-053	Wasper Thomas E	140 Linden Ave	$34.07
7280-027-042	Watkins Roland & Susan	133 The Promenade	$218.24
7281-005-031	Watson Gordon E	819 E 4Th St	$54.66
7278-004-159	Watson Renee M	411 Seaside Wy #104	$59.61
7280-027-093	Way T Michael	133 The Promenade	$128.02
7280-027-024	Wdg Harbor Llc	133 The Promenade	$208.49
7281-027-102	Weaver Tracy	455 E Ocean Blvd	$17.76
7278 017 132	Webb Jamie	388 E Ocean Blvd #615	$23.60
7281-015-074	Webb Paul	230 Linden Ave Apt 0307	$24.73
7278-004-215	Weeks Richard G & Shannan D	411 Seaside Wy #1101	$38.05
7281-015-012	Weisman Ryan	250 Linden Ave	$82.07
7281-020-218	Weiss Zachary	140 Linden Ave	$54.00
7278-009-123	Weldon Charles R Decd Est Of And Weldon	700 E Ocean Blvd	$41.07
7278-006-032	Wells Fargo Bk Na	525 E Seaside Way 203	$46.48
7280-015-005	Wells Richard D	337 Pacific	$400.75
7278 029 057	Wells Rick	388 E Ocean Blvd #1706	$23.60
7278-006-051	Wendt Phillip	525 E Seaside Way 311	$27.57
7280-014-179	Wenner Curt A & Paul	315 W 3Rd St #907	$20.80
7281-012-072	Wenster Elissa M	834 E 4Th St 17	$177.55
7278-006-162	West Deirdre	525 E Seaside Way 1501	$27.97
7278-004-171	West Matthew	411 Seaside Wy #305	$43.96
7278-004-266	West Ocean Ii Llc	411 Seaside Wy #2202	$129.78
7281-010-047	Westbrook Angela	333 Linden Ave 14	$58.52
7280-023-020	Western Gardena Property Llc	333 W Broadway	$302.29
7280-023-037	Western Gardena Property Llc	333 W Broadway	$302.29
7281-001-011	Whapung Sky Llc	450 Long Beach	$14,227.94
7281-001-014	Whapung Sky Llc	500 Long Beach	$11,662.51
7280-027-062	Whicker Shad K	133 The Promenade	$128.02
7281-014-002	White Darryl C	636 E 3Rd	$489.14
7281-012-092	White Glenn S	310 Olive Ave	$171.32
7281 028 097	White Ingeborg & Mark	100 Atlantic Ave #716	$25.17
7280-027-050	White Jeffrey A	133 The Promenade	$110.95
7280-009-056	White Marion F	100 W 5Th St	$74.97
7281-023-053	White Mark	10 Atlantic Ave	$60.59
7281-023-055	White Mark	10 Atlantic Ave	$24.82
7281-020-162	White Richard J	140 Linden Ave	$27.02
7278-006-107	White Sidney G	525 E Seaside Way 901	$27.97
7278-009-052	Whitney Karen L	700 E Ocean Blvd	$35.20

APN	OWNER	SITE ADDRESS	PARCEL ASSMT
7281 028 053	Whitson Helen C	100 Atlantic Ave #502	$25.17
7281-025-026	Whittaker James E	50 Elm Ave	$54.87
7281-025-251	Whittaker Joseph & Luisita	425 E Ocean Blvd No 300	$47.68
7281-001-026	Whittall Jimmy & Sandra	395 E 4Th St	$189.58
7278-004-090	Wickens Margaret W	400 W Ocean Blvd	$42.96
7278-004-236	Wickremesinghe Lakshman S & Chrisanthie	411 Seaside Wy #1504	$59.61
7281-009-025	Widding Carole B	325 Elm Ave 301	$46.72
7278-006-192	Widerhorn Arie L	525 E Seaside Way 1709	$44.03
7278-004-262	Widerhorn Josef & Elisabetta	411 Seaside Wy #2102	$70.60
7280-009-117	Wiedemann Mark	115 W 4Th St No 405	$93.62
7281-005-008	Wille Warren F	435 Alamitos	$881.46
7281-023-031	Willhoite Woodrow W & Catherine	10 Atlantic Ave	$27.01
7281 028 003	William H & Weber J	100 Atlantic Ave #200	$34.40
7278-009-110	Williams Arthur	700 E Ocean Blvd	$28.68
7281-023-033	Williams Arthur	10 Atlantic Ave	$28.47
7281-023-046	Williams Arthur	10 Atlantic Ave	$24.82
7281-023-047	Williams Arthur	10 Atlantic Ave	$27.01
7278-009-063	Williams Clive	700 E Ocean Blvd	$41.07
7278-009-187	Williams Clive	700 E Ocean Blvd	$41.07
7278 017 147	Williams Cornelis	388 E Ocean Blvd #712	$23.60
7281-015-070	Williams Henry R	230 Linden Ave Apt 0204	$36.37
7281-011-086	Williams Jerry D	375 Atlantic Ave	$45.01
7278 017 076	Williams Lindi	388 E Ocean Blvd #309	$20.47
7281-015-062	Williams Montel	215 Atlantic Ave Apt 0504	$37.51
7281-020-141	Williams Sheri A	140 Linden Ave	$13.12
7281-025-024	Willsie Sofia	50 Elm Ave	$68.40
7281-020-111	Wilson Curtis G & Joanna N	140 Linden Ave	$21.39
7278-009-154	Wilson David N	700 E Ocean Blvd	$28.68
7281 028 077	Wilson Jahleel	100 Atlantic Ave #611	$20.55
7281-020-045	Wilson James R & Beverly J	140 Linden Ave	$29.94
7281-009-009	Wilson Linda A	317 Elm Ave	$801.85
7278-004-178	Wilson Marilyn	411 Seaside Wy #406	$38.05
7280-027-026	Wilson Partron L	133 The Promenade	$191.42
7281-001-064	Wilson Partron L	395 E 4Th St	$189.58
7281 028 132	Wilson Virginia E & Virginia E Wilson Trust	100 Atlantic Ave #1002	$25.17
7281 028 101	Win Htoo & M Shien	100 Atlantic Ave #803	$20.55
7278-006-078	Win Htoo S	525 E Seaside Way 605	$40.85
7278-006-135	Winter Debra	525 E Seaside Way 1107	$40.92
7278-009-179	Wise Leslie R Ii & Linda M	700 E Ocean Blvd	$41.07
7278-006-126	Witherow James E	525 E Seaside Way 1009	$44.03
7281-006-031	Wkw Properties Llc	711 E 4Th	$707.60
7281-011-100	Wolf Martha E	337 Lime Ave	$79.44
7281-016-023	Wolfe Karon	200 Elm Ave	$137.74
7266-008-016	Wolfe Thaddeus & Bin	431 N Zona	$644.48
7281-023-082	Wolinsky Kenneth A & Barbara J	10 Atlantic Ave	$24.82
7278 030 032	Wong Alice A & Gene A	488 E Ocean Blvd #1216	$36.87
7280-027-065	Wong Melissa C	133 The Promenade	$124.36
7278-004-225	Wong Nam Ping	411 Seaside Wy #1205	$43.96
7278-006-045	Wong Siu M	525 E Seaside Way 305	$40.85
7278 017 214	Wong Tak Y	388 E Ocean Blvd #1111	$23.60
7278 030 049	Wong Tak Y & Wai P	488 E Ocean Blvd #1416	$36.87
7281-015-099	Wongvaisithichai	230 Linden Ave 507	$24.73
7281-020-039	Wongvaisithichai Damrong	140 Linden Ave	$26.20
7281-020-156	Wongvaisithichai Damrong	140 Linden Ave	$24.30
7281-009-022	Wongvaisithichai Damrong Co	325 Elm Ave 204	$35.35
7281-016-044	Woo Wesley S & Helen Y	248 Elm	$3,573.32
7281-005-022	Wood Group Llc	819 E 4Th St	$54.66
7281-005-024	Wood Group Llc	819 E 4Th St	$54.66
7281-005-025	Wood Group Llc	819 E 4Th St	$54.66
7281-005-027	Wood Group Llc	819 E 4Th St	$40.80
7281-005-030	Wood Group Llc	819 E 4Th St	$54.66
7281-005-037	Wood Group Llc	819 E 4Th St	$58.59
7281-005-039	Wood Group Llc	819 E 4Th St	$54.66
7281-011-024	Wood Group Llc	521 E 3Rd	$574.43
7280-014-088	Wood Lylia M Decd	315 W 3Rd St #202	$19.42

APN	OWNER	SITE ADDRESS	PARCEL ASSMT
7281-025-002	Wood Robert L	65 Linden	$727.29
7281-025-007	Wood Robert L	57 Linden	$514.73
7281-006-060	Wood W Kurt	645 E 4Th	$939.32
7278-004-134	Wood William S	400 W Ocean Blvd	$42.96
7281-025-056	Worgul Gregory R	35 Linden Ave	$41.19
7281-022-035	Wortz Robert L Robert L	82 Lime Ave Apt 0010	$170.09
7281-016-021	Wratchford Derek	200 Elm Ave	$158.84
7281-001-025	Wright Sarah J	395 E 4Th St	$189.58
7278 029 019	Wu Lorraine Y	388 E Ocean Blvd #1502	$20.82
7281 028 134	Wu Wei	100 Atlantic Ave #1004	$30.62
7278-004-121	Wu Yi Fang	400 W Ocean Blvd	$45.54
7281-001-039	Wyatt Ernest J	395 E 4Th St	$109.25
7281-020-028	Wyman Leah	140 Linden Ave	$35.29
7278-009-153	Wynn Denise	700 E Ocean Blvd	$35.20
7278 017 088	Xin Micky	388 E Ocean Blvd #404	$23.60
7278 029 054	Xin Micky & Diana Z	388 E Ocean Blvd #1703	$34.70
7278-004-219	Xu Guorong	411 Seaside Wy #1105	$43.96
7281-013-007	Y Properties Inc	236 Lime	$655.82
7281-014-010	Y Properties Inc	227 Lime	$335.81
7281-019-007	Yaghi Shucri	101 Atlantic	$2,695.76
7281 028 071	Yakel Paul & Siew	100 Atlantic Ave #605	$30.62
7278-006-079	Yam Rebecca	525 E Seaside Way 606	$27.84
7278-006-155	Yamada Nobuko	525 E Seaside Way 1405	$40.85
7281 028 094	Yamada Yuji & Atsuko	100 Atlantic Ave #712	$30.62
7281-009-100	Yamaga Kenji & Tani Sachiko	300 E 4th St #405	$52.32
7280-027-109	Yamaka Ryan T	133 The Promenade	$128.02
7280-014-104	Yamamoto Shane A	315 W 3Rd St #306	$20.03
7278 029 167	Yang Celia L	488 E Ocean Blvd #608	$35.79
7281 028 119	Yang David	100 Atlantic Ave #905	$30.62
7278-005-122	Yang Ling	360 W Ocean Blvd 1003	$20.79
7278 029 137	Yang Stephen J	488 E Ocean Blvd #412	$24.58
7278 029 216	Yang Sung	488 E Ocean Blvd #906	$24.58
7265-001-037	Yang William W & Susan K	200 Alamitos Ave	$2,163.12
7278 029 122	Yano Samuel K	488 E Ocean Blvd #315	$24.58
7278-009-193	Yasuda John I & Jo Anne D	700 E Ocean Blvd	$35.20
7278-017-189	Ye Eric G	388 E Ocean Blvd #1003	$33.31
7278-004-168	Yeargin Paul W	411 Seaside Wy #302	$43.96
7278 029 135	Yip Bradley W	488 E Ocean Blvd #410	$35.79
7278-005-071	Yip Eddie & Maria	360 W Ocean Blvd 307	$34.22
7281-027-051	Yip Eddie K & Maria K	455 E Ocean Blvd	$21.94
7281-027-156	Yip Stephen K & Darleen S	455 E Ocean Blvd	$21.94
7278-006-074	Yipfriedman G	525 E Seaside Way 601	$27.97
7278 017 139	Yoder John	388 E Ocean Blvd #704	$23.60
7278 017 137	Yokota Hajime	388 E Ocean Blvd #702	$20.82
7280-004-017	Yoon Tamara W	501 Pine	$6,281.90
7278 030 077	Yoshinaga Mas	488 E Ocean Blvd #1609	$21.33
7278 017 204	Young Jason & Joanne	388 E Ocean Blvd #1101	$33.31
7273-026-008	Young Mens Christian Association	620 Locust Ave	$582.22
7273-026-009	Young Mens Christian Association	614 Locust Ave	$582.22
7273-026-011	Young Mens Christian Association	225 E 6Th St	$636.25
7273-026-020	Young Mens Christian Association	N Side Of 6Th B/W Locust And Long Beach	$2,035.99
7281-027-123	Young Teresa L	455 E Ocean Blvd	$31.95
7281-020-082	Youngblood Monica L	140 Linden Ave	$30.52
7278 029 065	Yount George & Nadia	388 E Ocean Blvd #1715	$23.60
7278 029 055	Youssef Magdy E & Magda A	388 E Ocean Blvd #1704	$23.60
7278 017 095	Yu Henry	388 E Ocean Blvd #411	$23.60
7278 030 034	Yu Xiao H & Elizabeth	488 E Ocean Blvd #1218	$34.34
7281-020-159	Yue Mildred M	140 Linden Ave	$30.72
7281-020-204	Yue Mildred M	140 Linden Ave	$13.95
7281-027-140	Yuen Jeffrey A & Florence F	455 E Ocean Blvd	$20.21
7280-014-119	Zaborski Dionizy	315 W 3Rd St #409	$21.82
7281-025-259	Zaelit Michael J	425 E Ocean Blvd No 430	$53.01
7278-009-186	Zahed Hyder	700 E Ocean Blvd	$28.68
7281-015-002	Zaid Patricia	250 Linden Ave	$79.31
7281-025-042	Zaldana Antonio	35 Linden Ave	$38.11

APN	OWNER	SITE ADDRESS	PARCEL ASSMT
7278-004-026	Zambani Mahesh S & Aruna M	400 W Ocean Blvd	$35.19
7281 028 082	Zamora Ben & Zamora Lisa	100 Atlantic Ave #700	$34.40
7280-009-121	Zampini Barbara	115 W 4Th St No 409	$131.96
7278-006-084	Zanka Frank	525 E Seaside Way 611	$27.57
7281 028 028	Zaragoza Diana	100 Atlantic Ave #309	$34.40
7280-027-081	Zaragoza Gabriel J	133 The Promenade	$262.62
7280-010-047	Zarifes Peter J	423 Pacific	$591.67
7280-010-048	Zarifez Peter J	W Side Of Pacific B/W 4Th And 5Th	$399.23
7281-009-105	Zavala Miguel & Guzman Maria	300 E 4th St #410	$52.32
7278-005-068	Zawadzki Krzysztof	360 W Ocean Blvd 304	$20.66
7278-006-220	Zebert	525 E Seaside Way 2004	$34.54
7280-020-021	Zeiden Properties 2	228 Pine	$2,554.13
7278-006-186	Zenarosa Paolo	525 E Seaside Way 1703	$43.93
7278-004-208	Zhang Ben Lu	411 Seaside Wy #906	$38.05
7278 029 230	Zhang Han	488 E Ocean Blvd #1003	$36.87
7278-004-199	Zhang Mei K	411 Seaside Wy #803	$59.61
7278-006-068	Zhang Peng	525 E Seaside Way 506	$27.84
7281-027-054	Zhuo Wei	455 E Ocean Blvd	$19.15
7281-019-018	Zolghadr Amir		$627.62
7278-004-062	Zoric Zoran J	400 W Ocean Blvd	$35.19
7281-009-076	Zozaya Alejandro	300 E 4th St #215	$55.45

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December 20, 2011

memorandum
privileged communication

To

Brad Segal
Progressive Urban Management Associates

From

Thomas H. Webber and Vincent L. Brown

RE

Assessment Allocations Under Article XIII D of the California Constitution.

Question Presented.

You have asked whether a property located within an assessment district that receives a special benefit must be allocated a proportionate share of the cost of the special benefit received.

Short Answer.

Yes. Each property within an assessment district that receives a special benefit must be allocated a proportionate share of the cost of the special benefit.

Discussion.

A. Mandatory Allocation of Costs in Proportion to Special Benefit Conferred

Article XIII D Section 4(a) of the California Constitution provides, in pertinent part, that an agency which proposes to levy an assessment shall "identify ***all parcels which will have a special benefit conferred upon them*** and upon which an assessment will be imposed. The proportionate special benefit derived by each identified parcel is to be determined in relationship to the entirety of the capital cost of a public improvement, the maintenance and operation expenses of a public improvement, or the cost of the property related service being provided. No assessment shall be imposed on any parcel which exceeds the reasonable costs of the proportional special benefit conferred on that parcel."

Article XIII D Section 4(a) has been interpreted by the court in *Golden Hill v. City of San Diego*, 199 Cal. App. 4th 416 (2011) as a restriction "on government's ability to impose assessments in several important ways. First, it tightens the definition of the two key findings necessary to support an assessment: special benefit and proportionality. An assessment can be imposed *only* for a special benefit conferred on a particular property." Id. at 422,423.

In addition to the analysis provided above in *Golden Hill*, the court's analysis on the special benefit and proportionality requirement under Article XIII D in *Beutz v. County of Riverside*, 184 Cal. App. 4th 1516 (2010) proves to be instructive.

In *Beutz*, the California Court of Appeal for the Fourth District held that the County of Riverside failed to meet its constitutionally mandated burden of demonstrating that the assessment imposed under its assessment district was proportional to, and did not exceed the value of the special benefits conferred. In *Beutz*, the County of Riverside formed a special assessment district to pay the annual costs of refurbishing and maintaining landscaping in four public parks in the community. Beutz, a residential property owner within the district, filed suit against the County of Riverside to void the assessment on grounds that the assessment violated Article XIII D of the California Constitution. Though focusing on the need to separate general from special benefits as required by Article XIII D, the court also addressed the special benefit and proportionality requirement.

"The special benefit and proportionality requirements are perhaps best understood as being interrelated, not separate, requirements. The proportionality requirement ensures that the aggregate assessment imposed on *all* parcels is distributed among all assessed parcels in proportion to the special benefit conferred on each parcel. The special benefit requirement is thus part and parcel of the proportionality requirement. It is useful, however, to separately discuss special benefits in order to ascertain whether the public improvement or property related service underlying the assessment confers any special benefits on district in the first place." *Beutz*, 184 Cal. App. 4th 1516, 1522.

In another case that examined the proportionality requirement, the California Court of Appeal for the First District found, in *Town of Tiburon v. Bonander*, 180 Cal. App. 4th 1057(2009), that the Town of Tiburon failed to meet its burden under Article XIII D Section 4(f) where it excluded certain properties from the district, despite the fact that these properties received a special benefit. The court reasoned that, "If a property receiving a special benefit is excluded from the assessment district, then the assessments on properties included in that district will necessarily exceed the proportional special benefit conferred on those properties." *Town of Tiburon* at 1086.

The Court's analysis of the proportionality requirement in both *Beutz* and *Town of Tiburon* is instructive to agencies forming special districts because they will have the burden under Article XIII D Section 4 (f) of proving that the amount of the assessment

is proportional to, and no greater than, the benefits conferred on the property in the event the assessment is challenged.

In the question before us, you have asked whether a certain class of properties located within a Property and Business Improvement District ("PBID") that receive a special benefit may be excluded from having the cost of the special benefit attributed to the properties. As demonstrated in *Town of Tiburon*, the exclusion of a certain class of properties that receive a special benefit may result in altering the assessment calculation such that the class of parcels which are not excluded could be subject to increased assessment costs. If the costs of the benefits provided to excluded properties are spread among the other properties in the district, the aggregate assessment imposed on all remaining parcels would not be in proportion to the special benefit conferred on each parcel as required by the courts' analysis in *Beutz, Tiburon* and *Golden Hill.*

If, during the formation of the district, a policy decision is made to exclude a certain class of properties, one alternative to reducing the overall amount of the assessment is the utilization of a source of funds outside the district to pay the costs of the special benefits provided to the excluded properties. If an excluded property receives a special benefit, someone other than the remaining property owners assessed must pay for the benefit.

Section 36632(c) of the Property and Business Improvement District Law of 1994 provides a statutory basis to exclude properties zoned solely for residential use from assessments levied by a PBID. These properties are conclusively presumed not to benefit from the improvements and services funded through such assessments. Please note that this statutory provision has not been validated by the courts and we cannot advise you whether a legislative finding that property zoned solely for residential use receive no special benefit will pass Constitutional muster.

Conclusion:

Where a special benefit is conferred, the benefitting property must be allocated a share of the costs in proportion to the benefit received, thereby ensuring that the assessments imposed on all assessed properties within the district are calculated in the appropriate manner. Failure to adhere to this constitutional mandate could subject the assessment to challenge.