

C-4

January 21, 2020

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

Approve the Magnolia Industrial Group Property and Business Improvement District Annual Report continuing the property assessment for the period of January 1, 2020 through December 31, 2020, automatically extending the current agreement with the Magnolia Industrial Group, Inc. for a one-year period; and, authorize payment of \$1,682 in City property assessments from the General Fund Group in the Public Works Department. (District 1)

DISCUSSION

The Magnolia Industrial Group Property and Business Improvement District (MIGPBID) was initially established by the City Council in 1996 for a three-year period. On July 20, 1999, the City Council re-established the MIGPBID for an additional five years. On July 23, 2013, following a majority vote of the property owners, the City Council again re-established the MIGPBID for an additional ten-year term. The City of Long Beach (City) contracts with Magnolia Industrial Group, Inc. (MIG), to manage the MIGPBID and the MIG Board of Directors serve as the Advisory Board to the City Council on matters related to the MIGPBID. MIG utilizes the MIGPBID funding to provide enhanced security and maintenance, above and beyond the services provided by the City.

State law governing Property and Business Improvement Districts requires that an Annual Report be submitted to the City Council by the Advisory Board designated for this Assessment District. The MIG PBID 2019-2020 Annual Report (Annual Report) (Attachment) describes the boundaries, proposed activities, and budgetary information, as well as the method and basis for continuation of the assessment. The Annual Report proposes no change to the MIGPBID boundaries, the method of assessment, and activities.

The Annual Report, transmitting the recommendations of the Advisory Board, proposes the following assessment rates:

Method of Assessment

The following method is used to determine the 2019/2020 assessment:

- Zone 1 includes all properties under or equal to 20,000 square feet. The 2019/20 annual assessment amount is a flat \$841.14 per property owner.

HONORABLE MAYOR AND CITY COUNCIL

January 21, 2020

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- Zone 2 includes all properties over 20,000 square feet. The 2019/20 annual assessment amount is \$841.14 + \$0.0151395 for each square foot over 20,000. When the computed assessment is greater than \$1,682.29, the excess is eliminated, and the assessment is reduced to \$1,682.29.

Using this formula, no property owner will be assessed less than \$841.14 or more than \$1,682.29 in 2019/20. This equates to approximately \$70.10 and \$140.19 per month.

This matter was reviewed by Deputy City Attorney Amy R. Webber on December 30, 2019, and by Revenue Management Officer Geraldine Alejo on December 26, 2019.

TIMING CONSIDERATIONS

City Council action is request on January 21, 2020, so that FY 20 assessment transfers may be made as required by the Agreement for Funding with MIG.

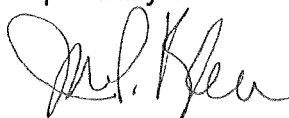
FISCAL IMPACT

It is estimated that the MIGPBID will generate \$99,349 in FY 20 through the proposed continuation of the assessment. Revenues are generated from property assessments levied on properties within the MIGPBID area. All revenues are distributed directly to MIG for implementation of annual programs. The City's FY 20 assessment for City-owned parcels within the MIGPBID is \$1,682. This amount is appropriated in the General Fund Group in the Public Works Department. This recommendation has no staffing impact beyond the normal budgeted scope of duties and is consistent with existing City Council priorities. There is no local job impact associated with this recommendation.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



JOHN KEISLER
DIRECTOR OF ECONOMIC DEVELOPMENT

APPROVED:



THOMAS B. MODICA
ACTING CITY MANAGER

ATTACHMENT



2019-2020 Annual Report Magnolia Industrial Group Property & Business Improvement District

SUBMITTED BY THE MAGNOLIA INDUSTRIAL GROUP TO THE
CITY OF LONG BEACH

NOVEMBER 1, 2019

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DISTRICT OVERVIEW

District Background

In 1996 the City Council of the City of Long Beach (the “City Council”) established the Magnolia Industrial Group Property and Business Improvement District (the “PBID”), pursuant to the provisions of the Property and Business Improvement District Law of 1994 (the “Law”) Division 18 of the Streets and Highways Code, commencing with Section 36600. Historically, the Magnolia Industrial area experienced a high level of auto theft, petty theft and burglaries. Since the initial PBID formation in 1996, the security program has continually reduced crime within the PBID. Due to its success, the PBID was re-established in 1999, again in 2003, and most recently in 2013.

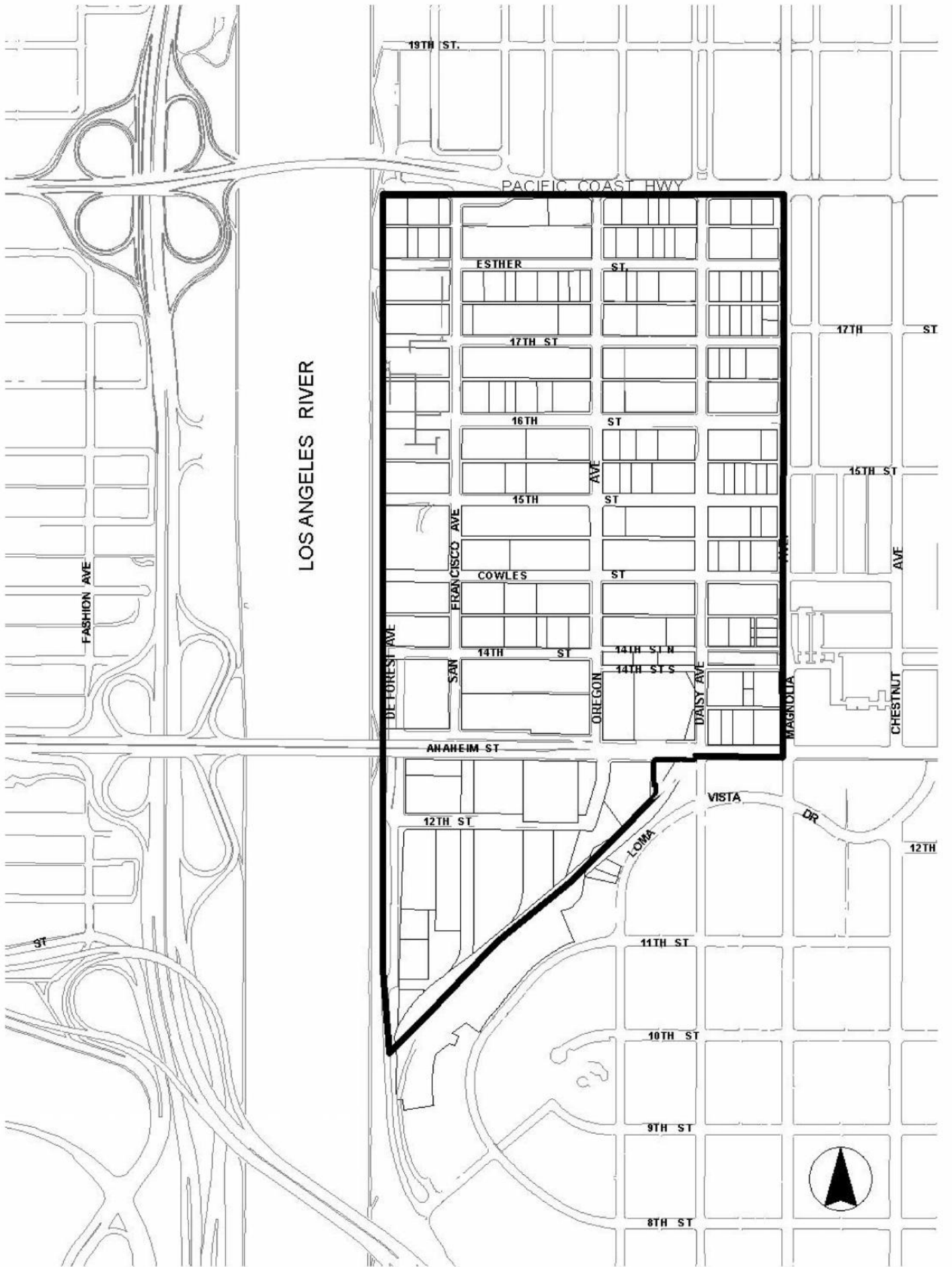
Pursuant to Section 36614.5 of the Law, the City Council contracts with an Advisory Board (“Advisory Board”), the Magnolia Industrial Group (“MIG”), to make recommendations to the City Council on the expenditure of revenues received from the levy of assessments, the classification of properties, the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

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

District Boundary

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

The following page shows the boundaries of the PBID.



Magnolia Industrial Group
Business Improvement District

District Advisory Board

Bill Townsend, President	(562) 296-1308
Mike Zupanovich, Treasurer/Secretary	(562) 591-5665
Arthur Cox, Boardmember	(562) 570-2784
Krystal Urzua, Boardmember	(562) 307-7355
Jim Zupanovich, Boardmember Emeritus	(562) 591-5665

METHOD OF ASSESSMENT

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

The following method is used to determine the 2019/20 assessment:

- Zone 1 includes all properties under or equal to 20,000 square feet. The 2019/20 annual assessment amount is a flat \$841.14 per property owner.
- Zone 2 includes all properties over 20,000 square feet. The 2019/20 annual assessment amount is \$841.14 + \$0.0151395 for each square foot over 20,000. When the computed assessment is greater than \$1,682.29, the excess is eliminated, and the assessment is reduced to \$1,682.29.

Using this formula, no property owner will be assessed less than \$841.14 or more than \$1,682.29 in 2019/20. This equates to approximately \$70.10 and \$140.19 per month.

Clarification of Assessment

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

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

With regard to property under the control of one who is not the owner of record, the following shall apply:

For purposes of assessment, a property will be deemed to be under the control of a party other than the owner of record under the following circumstances:

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

Assessment Rate Increases

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

The CPI increased 2.71% effective for 2019/20. As such, the maximum rates increased by 2.71% over the prior year's maximum rates.

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

Maximum Assessment Rates

The table below shows the historical, maximum assessment rates for the PBID:

Fiscal Year	Rate Change	Zone 1 Maximum Assessment	Zone 2 Maximum Rate for Lot Sq Ft > 20,000	Zone 2 Maximum Assessment Limit
2013/14	N/A	\$744.06	\$0.0133920	\$1,488.12
2014/15	1.04%	751.79	0.0135313	1,503.59
2015/16	0.51%	755.66	0.0136009	1,511.32
2016/17	1.70%	768.48	0.0138316	1,536.97
2017/18	2.68%	789.10	0.0142028	1,578.21
2018/19	3.78%	818.97	0.0147403	1,637.94
2019/20	2.71%	841.14	0.0151395	1,682.29

Actual Assessment Rates

The table below shows the historical, actual assessment rates for the PBID:

Fiscal Year	Rate Change	Zone 1 Actual Assessment	Zone 2 Actual Rate for Lot Sq Ft > 20,000	Zone 2 Actual Assessment Limit
2013/14	N/A	\$744.06	\$0.0133920	\$1,488.12
2014/15	0.00%	744.06	0.0133920	1,488.12
2015/16	1.56%	755.66	0.0136009	1,511.32
2016/17	0.00%	755.66	0.0136009	1,511.32
2017/18	4.43%	789.10	0.0142028	1,578.21
2018/19	1.50%	800.94	0.0144158	1,601.88
2019/20	5.02%	841.14	0.0151395	1,682.29

Proposed Changes

For 2019/20, the PBID Board approved a levy at the maximum assessment rates, which was an increase of 5.02% over the prior year's actual assessment rates. The assessment may be levied at any rate at or below the maximum rates in any given year.

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

BUDGET

District Budget

The table below shows the 2019/20 budget for the PBID:

Description	Budgeted Amount
Security Patrol	\$73,054.08
Contract Services	3,722.05
Assessment District Services	3,200.00
Accounting	5,985.09
Telephone/Fax	100.00
Insurance	3,600.00
Supplies	50.00
Postage	50.00
Newsletter	7,500.00
Contingency: Clean-up	100.00
Total Costs	\$102,952.44
General Benefit Contribution (1)	(3,603.34)
Amount Assessed to Property Owners	\$99,349.10

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

Surplus or Deficit Carryover

The MIG reports there are no surplus or deficit funds to be carried over to Fiscal Year 2019/20.

General Benefit

The formation engineer estimated the general benefit of the PBID improvements and activities to be 3.5%. Thus 3.5% of the budget must be funded from sources other than assessments.

Contributions from Other Sources

Other sources will include donations from PBID members.

MAGNOLIA INDUSTRIAL GROUP PROPERTY & BUSINESS IMPROVEMENT DISTRICT

2019 – 2020 Program

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

Description of Services

SECURITY

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

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

(A) Duties

The security staff on duty performs continuous patrols of properties with the MIGPBID boundaries. These patrols are made in an appropriately marked vehicle with a light bar and spotlight. Doors and access areas of properties are physically checked, and appropriate notifications are made in case of emergency. The security staff looks for illegal trespassers and notifies the police if any are observed.

(B) Relationship to City Police

It is understood that the security patrol is not intended to take the place of City Police personnel. Instead, as a uniformed and unarmed patrol, they act as an observation unit that is prepared to alert the City Police rather than apprehend lawbreakers. Their visible presence acts as a deterrent to criminal activity in the PBID.

REFUSE REMOVAL/CLEAN-UP

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

ADMINISTRATION

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

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

ASSESSMENT ROLL

The following pages contain the 2019/20 assessment roll for the PBID.

CITY OF LONG BEACH
MAGNOLIA INDUSTRIAL GROUP PROPERTY AND BUSINESS IMPROVEMENT DISTRICT
FISCAL YEAR 2019/20 FINAL ASSESSMENT ROLL

Owner	APN	APN Lot Sq Ft	Owner Total Lot Sq Ft	Assessment
16TH AND DAISY	7271-013-018	24,938	24,938	\$915.88
1368 OREGON AVENUE LLC	7271-006-004	8,276	8,276	\$841.14
1501 1388 DLC LLC	7271-013-006	28,497	28,497	\$969.76
1524 OREGON AVENUE LLC	7271-013-009	11,786	11,786	\$841.14
1701 MAGNOLIA LLC	7271-015-011	5,249	10,685	\$841.14
1701 MAGNOLIA LLC	7271-015-012	5,436		
1388 DAISY AVENUE LGB LLC	7271-006-001	19,602	19,602	\$841.14
2820 3RD STREET LLC	7271-016-001	14,200	14,200	\$841.14
524 W 17TH LLC	7271-014-007	10,685	10,685	\$841.14
600 W 15TH STREET LLC	7271-010-002	46,174	46,174	\$1,237.40
816TH STREET LONG BEACH LLC	7271-012-010	42,689	42,689	\$1,184.62
820 W ESTHER LLC	7271-016-011	14,244	14,244	\$841.14
AIR PRODUCTS AND CHEMICALS INC	7271-005-001	19,384	137,187	\$1,682.28
AIR PRODUCTS AND CHEMICALS INC	7271-005-002	45,302		
AIR PRODUCTS AND CHEMICALS INC	7271-005-008	57,499		
AIR PRODUCTS AND CHEMICALS INC	7271-005-011	15,002		
ALL FORTUNE GROUP LLC	7271-006-017	1,430	83,556	\$1,682.28
ALL FORTUNE GROUP LLC	7271-006-018	3,200		
ALL FORTUNE GROUP LLC	7271-006-020	78,926		
ASSOCIATED BREWERS	7271-015-005	39,187	39,187	\$1,131.62
AVALOS RODOLFO & MIRIAM	7271-018-010	14,248	14,248	\$841.14
ABAZIS JOHN E & ABAZIS FAMILY TRUST	7271-006-003	7,405	7,405	\$841.14
AJ MAGMEN LLC	7271-008-002	21,300	21,300	\$860.82
ABCO DRILLING INC	7271-018-009	10,685	10,685	\$841.14
BURROWS KIM A & SCOTT S	7271-012-016	10,685	35,618	\$1,077.58
BURROWS KIM A & SCOTT S	7271-012-017	24,933		
BUNTING VINCENT AND KRISTEN TRS & BUNT	7271-015-008	7,125	7,125	\$841.14

CITY OF LONG BEACH
MAGNOLIA INDUSTRIAL GROUP PROPERTY AND BUSINESS IMPROVEMENT DISTRICT
FISCAL YEAR 2019/20 FINAL ASSESSMENT ROLL

Owner	APN	APN Lot Sq Ft	Owner Total Lot Sq Ft	Assessment
BHS COMMUNITY DEVELOPMENT CORP	7271-018-014	12,200	12,200	\$841.14
BDAIWI MAHMOUD & SUMMIT AVENUE TRU	7271-009-007	963		
BDAIWI MAHMOUD & SUMMIT AVENUE TRU	7271-009-010	4,569	5,532	\$841.14
B AND C MANAGEMENT LLC	7271-010-006	7,122		
B AND C MANAGEMENT LLC	7271-010-013	28,500	35,622	\$1,077.64
BAHMAN GROUP LLC	7271-018-017	28,497	28,497	\$969.76
CRISSMAN GROUP LLC	7271-016-007	57,064	64,186	\$1,510.08
CRISSMAN GROUP LLC	7271-016-010	7,122		
CAMM JAMES L & CATHERINE P	7271-013-015	6,958	6,958	\$841.14
CORNWALL CHARLES M & BONNIE J	7271-008-008	7,117	7,117	\$841.14
CALOHA LLC	7271-016-012	7,143	7,143	\$841.14
ERNANDES FRANK AND BARBARA TRS & ERNA	7271-015-006	7,125		
ERNANDES FRANK AND BARBARA TRS & ERNA	7271-015-007	14,200	28,447	\$969.02
ERNANDES FRANK AND BARBARA TRS & ERNA	7271-015-016	7,122		
ESFANDI JAHANGUIR J & EDNA B	7271-014-008	21,375	21,375	\$861.94
ESFANDI RASHEL TR ET AL & RELA LLC	7271-014-006	7,122		
ESFANDI RASHEL TR ET AL & RELA LLC	7271-015-015	7,722	14,844	\$841.14
GIPOOR CYRUS G ET AL & ESFANDI EDNA B	7271-014-005	7,125		
FINE QUALITY METAL FINISHING	7271-015-017	7,150	14,275	\$841.14
FOODBANK OF SOUTHERN CALIFORNIA	7271-008-003	28,497	56,994	\$1,401.20
FOODBANK OF SOUTHERN CALIFORNIA	7271-008-004	28,497		
FAEC HOLDINGS 392920 LLC	7271-012-018	85,500	85,500	\$1,682.28
FOUR HUNDRED SEVEN GARDENA LLC	7271-010-012	15,390	15,390	\$841.14
GOODWILL INDUSTRIES OF LONG BEACH AND	7271-017-002	6,053		
GOODWILL INDUSTRIES OF LONG BEACH AND	7271-017-003	7,122		
GOODWILL INDUSTRIES OF LONG BEACH AND	7271-017-010	89,734	192,075	\$1,682.28
GOODWILL INDUSTRIES OF LONG BEACH AND	7271-017-011	43,084		
GOODWILL INDUSTRIES OF LONG BEACH AND	7271-017-012	25,892		
GOODWILL INDUSTRIES OF LONG BEACH AND	7271-017-016	20,190		
HANKE ERIC W AND MARISA L TRS & HANKE F	7271-011-004	42,750	42,750	\$1,185.56

CITY OF LONG BEACH
MAGNOLIA INDUSTRIAL GROUP PROPERTY AND BUSINESS IMPROVEMENT DISTRICT
FISCAL YEAR 2019/20 FINAL ASSESSMENT ROLL

Owner	APN	APN Lot Sq Ft	Owner Total Lot Sq Ft	Assessment
HENDERSON ANN R & HENDERSON M COTR H	7271-006-007	26,730	26,730	\$943.02
HYNES ANTHONY W JR CO TR & SPY GLASS TR	7271-012-011	42,600	42,600	\$1,183.28
HUSS ADAM E & MEGAN P	7271-012-013	14,200	14,200	\$841.14
JANICH PROPERTIES LLC	7271-016-003	14,240	43,852	\$1,202.24
JANICH PROPERTIES LLC	7271-016-004	14,231		
JANICH PROPERTIES LLC	7271-016-005	7,118		
JANICH PROPERTIES LLC	7271-018-011	8,263		
JTM PROPERTIES LLC	7271-006-008	4,050	94,895	\$1,682.28
JTM PROPERTIES LLC	7271-006-009	4,050		
JTM PROPERTIES LLC	7271-006-010	20,060		
JTM PROPERTIES LLC	7271-006-013	16,200		
JTM PROPERTIES LLC	7271-006-014	8,100		
JTM PROPERTIES LLC	7271-006-016	21,060		
MJZ PROPERTIES LLC	7271-008-005	21,375		
J AND B PROPERTIES	7271-014-002	47,480		
J AND B PROPERTIES	7271-014-003	47,476		
POTECHIN BARRY D CO TR & POTECHIN FAMIL	7271-014-009	46,174		
JEBBIA GLORIA & WAREHOUSE INVESTMENTS	7271-016-008	21,340	21,340	\$861.42
JBC SOUTH LLC	7271-017-004	14,248	39,510	\$1,136.50
JBC SOUTH LLC	7271-017-005	7,122		
JBC SOUTH LLC	7271-017-017	18,140		
KBKS ENTERPRISES LLC	7271-012-007	7,122	35,557	\$1,076.66
KBKS ENTERPRISES LLC	7271-012-008	10,685		
CUSA PROPERTIES INC	7271-012-009	17,750		
KIM HOWARD & HIDY & KIM BRADLEY	7271-018-003	6,100	26,765	\$943.54
KIM HOWARD & HIDY & KIM BRADLEY	7271-018-004	6,125		
KIM HOWARD W AND HIDY TRS & H W AND H	7271-018-018	14,540		
KUZNETSOV STEVE	7271-009-005	13,500	13,500	\$841.14
KBLB INDUSTRIAL I LLC	7271-004-010	39,080	39,080	\$1,130.00
KYSKEYA LLC	7271-015-014	6,532	6,532	\$841.14
KIM JAE HONG CO TR & KIM CHEA TRUST	7271-009-009	806	4,606	\$841.14
KIM JAE HONG CO TR & KIM CHEA TRUST	7271-009-012	3,800		

CITY OF LONG BEACH
MAGNOLIA INDUSTRIAL GROUP PROPERTY AND BUSINESS IMPROVEMENT DISTRICT
FISCAL YEAR 2019/20 FINAL ASSESSMENT ROLL

Owner	APN	APN Lot Sq Ft	Owner Total Lot Sq Ft	Assessment
KAZEMI FRED	7271-015-013	7,122	7,122	\$841.14
KERANEN KATHLEEN ET AL TRS & KERANEN T	7271-008-007	14,200	14,200	\$841.14
LONG BEACH INDUSTRIAL LLC	7271-004-001	31,360		
LONG BEACH INDUSTRIAL LLC	7271-004-002	23,960		
LONG BEACH INDUSTRIAL LLC	7271-004-003	19,600		
LONG BEACH INDUSTRIAL LLC	7271-004-004	59,680		
LONG BEACH INDUSTRIAL LLC	7271-004-005	56,192		
LONG BEACH INDUSTRIAL LLC	7271-004-006	111,510	443,617	\$1,682.28
LONG BEACH INDUSTRIAL LLC	7271-004-007	48,350		
LONG BEACH INDUSTRIAL LLC	7271-004-008	20,220		
LONG BEACH INDUSTRIAL LLC	7271-005-003	72,745		
LONG BEACH RESCUE MISSION	7271-005-009	51,832	51,832	\$1,323.04
LAMAR INDUSTRIES INC	7271-013-016	7,122		
LAMAR INDUSTRIES INC	7271-013-017	10,685	17,807	\$841.14
LOOFF ETTA M & ETTA M LOOFF TRUST	7271-014-001	14,248	28,496	\$969.76
LOOFF ETTA M & ETTA M LOOFF TRUST	7271-014-004	14,248		
L B WESTSIDE MARKETPLACE LLC	7271-009-001	60,548	100,270	\$1,682.28
L B WESTSIDE MARKETPLACE LLC	7271-009-003	39,722		
LONG BEACH CITY	7271-004-900	11,760		
LONG BEACH CITY	7271-011-902	78,844		
LONG BEACH CITY	7271-012-906	45,120		
LONG BEACH CITY	7271-016-901	91,476	227,200	\$1,682.28
MAGDALENO SILVIA	7271-010-007	10,685	10,685	\$841.14
MAGNOLIA AND 16TH ST LLC	7271-013-011	10,685	10,685	\$841.14
MARTINEZ FLORIZA	7271-012-006	14,250	14,250	\$841.14
MILLER CHRISTOPHER T	7271-008-001	35,625	35,625	\$1,077.68
MIGHTY LIGHTY LLC	7271-005-010	29,007	29,007	\$977.50
OREGON MAIN LLC	7271-012-012	42,689	42,689	\$1,184.62
OCEAN STRUCTURE INC	7271-018-013	12,244	12,244	\$841.14
PAUL GLENN S & PAUL KENNETH	7271-012-014	28,314	28,314	\$967.00

CITY OF LONG BEACH
MAGNOLIA INDUSTRIAL GROUP PROPERTY AND BUSINESS IMPROVEMENT DISTRICT
FISCAL YEAR 2019/20 FINAL ASSESSMENT ROLL

Owner	APN	APN Lot Sq Ft	Owner Total Lot Sq Ft	Assessment
PATEL JAGDISH V AND HANSA J TRS & PATEL F	7271-018-001	10,170	10,170	\$841.14
PHOU PUN	7271-013-012	7,122	7,122	\$841.14
PENN PROPERTIES LLC	7271-018-016	17,812	17,812	\$841.14
PICARELLI DOMINIC & MARCOGLIESE PICAREL	7271-010-008	17,812	39,182	\$1,131.54
PICARELLI DOMINIC & MARCOGLIESE PICAREL	7271-010-009	7,122		
PICARELLI DOMINIC & MARCOGLIESE PICAREL	7271-010-010	14,248		
PACIFIC INDUSTRIAL & SOCAL INDUSTRIAL PA	7271-015-001	15,390	61,694	\$1,472.36
PACIFIC INDUSTRIAL & SOCAL INDUSTRIAL PA	7271-015-002	7,122		
PACIFIC INDUSTRIAL & SOCAL INDUSTRIAL PA	7271-015-003	14,248		
PACIFIC INDUSTRIAL & SOCAL INDUSTRIAL PA	7271-015-004	24,934		
RADER PROPERTIES GROUP 14 LLC	7271-007-002	94,090	207,782	\$1,682.28
RADER PROPERTIES GROUP 14 LLC	7271-007-003	113,692		
READY STORAGE LLC	7271-011-007	83,635	83,635	\$1,682.28
RILEY JOHN	7271-010-011	7,122	7,122	\$841.14
SEVEN J INVESTMENT CO	7271-009-004	46,174	221,346	\$1,682.28
SEVEN J INVESTMENT CO	7271-009-006	13,504		
SEVEN J INVESTMENT CO	7271-010-003	61,855		
SEVEN J INVESTMENT CO	7271-011-003	42,750		
SEVEN J INVESTMENT CO	7271-013-003	14,248		
SEVEN J INVESTMENT CO	7271-013-010	35,623		
SEVEN J INVESTMENT CO	7271-013-013	7,192		
SANCHEZ H DANIEL	7271-013-008	7,100		
SO CALIF EDISON CO S B OF E PAR 1 MAP 148-	7271-015-800	22,512	22,512	\$879.16
SIMMONS WILLIAM	7271-013-014	7,196	7,196	\$841.14
SUNSET LODGE 26 F & AM	7271-015-009	7,122	7,122	\$841.14
SANMUKH INVESTMENTS INC	7271-018-012	12,175	12,175	\$841.14
929 ANAHEIM STREET LLC	7271-007-005	118,919	476,754	\$1,682.28
SAN FRANCISCO YARD LLC	7271-008-014	19,364		
SAN FRANCISCO YARD LLC	7271-008-016	152,025		
1601 SAN FRANCISCO AVENUE LLC	7271-012-026	171,626		
SAN FRANCISCO YARD LLC	7271-017-015	14,820		

CITY OF LONG BEACH
MAGNOLIA INDUSTRIAL GROUP PROPERTY AND BUSINESS IMPROVEMENT DISTRICT
FISCAL YEAR 2019/20 FINAL ASSESSMENT ROLL

Owner	APN	APN Lot Sq Ft	Owner Total Lot Sq Ft	Assessment
SUMMIT LEASING WEST LLC	7271-008-009	14,248		
SUMMIT LEASING WEST LLC	7271-009-002	17,646	31,894	\$1,021.20
SQUID ROE LLC	7271-006-002	10,454	10,454	\$841.14
THIRTY FIRST STREET PTNSHP	7271-018-006	14,248	28,492	\$969.70
THIRTY FIRST STREET PTNSHP	7271-018-007	7,122		
THIRTY FIRST STREET PTNSHP	7271-018-008	7,122		
TUCKER HENRY M & VICTORIA V	7271-006-015	10,530	10,530	\$841.14
TRAN THIEN NGA	7271-015-010	10,650	10,650	\$841.14
TORRES FRANCISCO R & RAQUEL	7271-009-008	919		
TORRES FRANCISCO AND RAQUEL TRS & F AN	7271-009-011	4,369	5,288	\$841.14
TIRAMISU LLC	7271-013-007	14,200	14,200	\$841.14
UNDERWOOD ROBERT M CO TR & UNDERWO	7271-013-001	11,256	22,512	\$879.16
UNDERWOOD ROBERT M CO TR & UNDERWO	7271-013-002	11,256		
UNICORN RANCH LLC	7271-005-004	17,350	17,350	\$841.14
VAN EENENAAM EDWARD A & ED VAN TRUST	7271-018-002	15,311	15,311	\$841.14
WATERMAN WENDY A TR ET AL & GLICKSTEE	7271-006-019	47,906	47,906	\$1,263.62
WIRTZ KENRICK G & KENRICK G WIRTZ TRUST	7271-016-006	7,118		
WIRTZ KENRICK G & KENRICK G WIRTZ TRUST	7271-016-009	7,122	14,240	\$841.14
WALKER ROBERT D	7271-018-015	2,750	2,750	\$841.14
Totals:	169 Parcels	4,271,633		\$99,349.10