



# CITY OF LONG BEACH

# R-20

DEPARTMENT OF PUBLIC WORKS

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November 9, 2010

HONORABLE MAYOR AND CITY COUNCIL  
City of Long Beach  
California

## RECOMMENDATION:

Approve the Magnolia Industrial Group Property and Business Improvement District Annual Report and Assessment for the period of December 1, 2010 through November 30, 2011, automatically extending the current agreement with the Magnolia Industrial Group, Inc., for a one-year period. (District 1)

## DISCUSSION

The Magnolia Industrial Group Property and Business Improvement District (MIG-PBID) was initially established by the City Council in 1996 for a three-year period. On July 20, 1999, pursuant to the Property and Business Improvement Law of 1994 (Law), the City Council re-established the MIG-PBID for an additional five-year period. On July 15, 2003, City Council again re-established the MIG-PBID. The 2003 re-establishment required a majority vote of the property owners to be in favor of a new ten-year term.

Under the Law, Magnolia Industrial Group (MIG) property owners assess themselves an additional fee to pay for supplemental security patrol and the cleanup and removal of items such as weeds, trash, and abandoned furniture and tires within the MIG area.

The Law requires that the MIG-PBID Advisory Board approve and file an Annual Report describing their projected budget and expenditures. The 2010-2011 Annual Report is attached for City Council approval. The levy of assessment will cover the period of December 1, 2010 through November 30, 2011.

The Board-approved MIG-PBID rate of assessment is based on the square footage of developed property within the boundaries as shown on the map in Section 7 of the attached Annual Report. The MIG-PBID Management Plan allows up to a four percent per year cost-of-living increase in the assessment rate. The actual local CPI increase for the most recent period is minus 1.0 percent. For Fiscal Year 2011 (FY 11), the MIG Board voted to maintain the assessment at the same rate as Fiscal Year 2010.

In FY 11, properties over 810 square feet up to 20,000 square feet are assessed a monthly amount of \$62. Properties less than 810 square feet will not be assessed. Properties larger than 20,000 square feet are assessed a monthly amount of \$62 plus \$0.001116 for each square foot in excess of 20,000, with the maximum monthly assessment limited to \$124. The effective maximum assessment is \$1,488 per owner per year. This is below the maximum allowed for the district according to Section 6.3 of the MIG-PBID Management Plan.

The total property assessment to be collected for the period of December 1, 2010 through November 30, 2011 is estimated at \$83,711.

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

This letter was reviewed by Assistant City Attorney Heather Mahood on October 7, 2010, Budget Management Officer Victoria Bell on October 15, 2010, and the City Treasurer's Office on October 15, 2010.

#### TIMING CONSIDERATIONS

The MIG-PBID's 2010 contract ends on November 30, 2010. City Council approval of the Annual Report and Assessment is requested on November 9, 2010 to continue the assessment and extend the contract for another year.

#### FISCAL IMPACT

Sufficient funds to cover the recommended contract are budgeted in the Parking and Business Area Improvement Fund (SR 132) in the Department of Community Development (CD). As a result of the reorganization efforts that are currently in transition, a formal reconciliation to transfer these funds to the Department of Public Works will occur through a future FY 11 quarterly budget adjustment. The contract amount will be fully offset by FY 11 estimated assessment revenue of \$83,711. There is no impact to the General Fund and no local job impact associated with the recommendation.

#### SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,

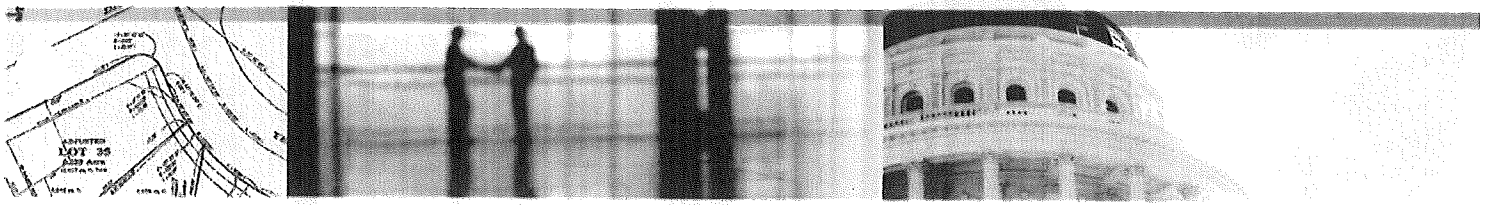


MICHAEL P. CONWAY  
DIRECTOR OF PUBLIC WORKS

MPC:VG:jf  
p:MIP PBID 10-11.rev.2  
Attachment – MIG-PBID 10-11 Report

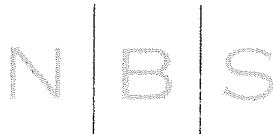
APPROVED:

  
\_\_\_\_\_  
PATRICK H. WEST  
CITY MANAGER



**City of Long Beach**  
**Magnolia Industrial Group Property**  
**and Business Improvement District**  
**2010/11 Annual Report**  
**September 2010**

*Submitted by*



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

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**CITY COUNCIL**

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**CITY STAFF**

Patrick West, City Manager

Lori Ann Farrell, Director of Financial Management

David Nakamoto, City Treasurer

Heather Mahood, Assistant City Attorney

Jim Fisk, Development Project Manager

**MIG STAFF**

Annie Greenfeld, Administrative Assistant

**NBS**

Pablo Perez, Client Services Director

Trevor Speer, Senior Consultant

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## **1. DISTRICT BACKGROUND**

On July 15, 2003, the City Council of the City of Long Beach ("City Council") re-established the Magnolia Industrial Group Property and Business Improvement District ("District"), pursuant to the provisions of the *Property and Business Improvement District Law of 1994* ("Law") *Division 18 of the Streets and Highways Code, commencing with Section 36600*. The City Council determined that the businesses lying within the District boundaries receive special benefit from the improvements and services provided by the District. The City Council further ordered the levy and collection of assessments to pay for the improvements and services provided by the District.

Pursuant to Section 36631, the City Council appointed an Advisory Board ("Advisory Board"), the Magnolia Industrial Group ("MIG"), to make recommendations to the City Council on: the expenditure of revenues derived from the levy of assessments; the classification of properties; and the method and basis of levying the assessments; District budgets and policies.

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

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

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

## ***2. PROPOSED CHANGES TO THE DISTRICT***

There are no proposed changes to the District boundaries, the basis and method of levying the assessments, or the classifications of property.

### **3. DISTRICT BOUNDARIES**

#### **3.1. General Description of the District Boundaries**

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The District falls within a 24-block area generally located east of San Francisco Avenue, south of Pacific Coast Highway, west of Magnolia Avenue and north of Anaheim Street, with an extended portion west of the Southern Pacific Railroad Right of Way, south of Anaheim Street, north of 12<sup>th</sup> Street and east of De Forest Avenue.

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

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



## **4. IMPROVEMENTS AND ACTIVITIES**

### **4.1. Management Overview**

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Developed by a coalition of Magnolia Industrial Area ("Area") property and business owners, the District is a benefit assessment district proposed to improve the Area. The purposes of the District are to (1) provide supplemental security services to deter crime and (2) to provide refuse removal and clean-up.

### **4.2. Service Plan**

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The District Service Plan provides for: a supplemental security patrol program and additional security services to support police and property owner crime prevention efforts; refuse/clean-up services to remove items such as weeds, trash, discarded furniture, and abandoned tires; and an administrative component to support the District and promote a positive image.

#### **1. Security**

The primary purpose of establishing the District was to put in place a security system. A seven day per week security patrol has been hired to provide services. Under contract to the MIG, a security company supplies uniformed, armed security patrols that make rounds to every property on a continuous basis. Specific details on the hours of operation have been provided to each property owner within the District. The uniformed vehicular night patrol serves as the eyes and ears of the Long Beach Police Department and also responds to calls for assistance.

In addition the MIG has implemented an electronic patrol monitoring program from sundown to sunrise. Security patrol personnel use an electronic wand to record visits to any of more than 32 stations within the Area. Security patrol activity reports are then available for printing the following day.

##### **a. Duties**

Specifically, the security staff on duty performs continuous patrols of properties within the District boundaries. These patrols are made in an appropriately marked vehicle with warning lights and spotlight. The security staff looks for illegal trespassers and will notify the police if any are observed.

##### **b. Relationship to City Police**

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

#### **2. Refuse removal/clean-up**

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

### **3. Administration**

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

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

## 5. DISTRICT BUDGET

### 5.1. District Budget

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The following table provides the District budget approved by the Advisory Board for the year ending December 31, 2011.

Magnolia Industrial Group Property and Business Improvement District Approved Annual Budget For the Year Ending December 31, 2011		
<u>Expense Category</u>	<u>Expense Detail</u>	<u>Budgeted Amount</u>
<b>Security:</b>		\$76,000.00
<b>Administration:</b>	Contract Services	20.00
	NBS Services	3,200.00
	Accounting	500.00
	Telephone/Fax	500.00
	Insurance	3,000.00
	Supplies	500.00
	Postage	1,000.00
	Newsletter	7,500.00
<b>Contingency:</b>	Clean-up	0.00
<b>Total:</b>		<b>\$92,220.00</b>

The budgeted costs will be recovered via the Fiscal Year 2010/11 assessments on active parcels within the District totaling \$83,711.38 along with \$8,508.62 in available District Funds carried over from the prior year.

### 5.2. Surplus or Deficit Carryover

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It is anticipated that \$8,508.62 in prior year Surplus Funds will be used to pay a portion of the Fiscal Year 2010/11 Annual Costs.

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

### **6.1. Current Fiscal Year Assessment Rates**

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Property owners and other District stakeholders have emphasized that the assessment formula for the District be fair and equitable to all members of the District.

Lot square footage is relevant to the highest and best use of a property and will reflect the long-term value implications of the District. Because the security patrol is anticipated to benefit each property owner equally, it is believed that the most equitable assessment method is by size of property owned. Taking this into account the following method was used to determine the actual 2010/11 assessments:

**Zone 1** will include all properties under or equal to 20,000 square feet, and the Fiscal Year 2010/11 monthly assessment amount will be **\$62.01** to each property owner.

**Zone 2** will include all properties over 20,000 square feet and the Fiscal Year 2010/11 monthly assessment amount will be **\$62.01 + \$.001116 for each square foot over 20,000**. If the resulting assessment is in excess of \$124.01, the excess will be eliminated and the property owner will pay \$124.01.

Using this formula no property owner will pay less than \$62.01, nor more than \$124.01 with the exception of undeveloped properties 810 square feet or less which are not assessed.

The MIG decided to keep the actual assessment rates the same as the previous fiscal year.

According to the Management Plan for the District the maximum assessment rates are increased each year to reflect the annual change in the Consumer Price Index for All Urban Consumers in Los Angeles-Riverside-Orange Counties, not to exceed four percent. The annual Consumer Price Index variance is calculated in March of each year. For Fiscal Year 2010/11 the applicable increase in the Consumer Price Index was 1.86%.

## **6.2 Clarification of Assessment Factors**

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

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

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

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

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

## **6.3 Maximum Assessment Rates vs. Actual Assessment Rates**

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The following page contains the historical assessment rates for the District.

**City of Long Beach**  
**Magnolia Industrial Group Property and Business Improvement District**  
**Maximum Assessment Rates vs. Actual Assessment Rates**

**MAXIMUM ASSESSMENT RATES**

Year	Max Inflator	CPI Increase	Max Escalation Factor	Zone 1 Max Monthly Assessment	Zone 1 Max Yearly Assessment	Zone 2 Max Monthly Assessment (Flat Fee Per Parcel)	Zone 2 Max Monthly Assessment SqFt in Excess of 20,000	Zone 2 Max Yearly Assessment (Flat Fee Per Parcel)	Zone 2 Max Yearly Assessment SqFt in Excess of 20,000	Total Max Monthly Assessment	Total Max Yearly Assessment
03/04	N/A	N/A		\$56.00	\$672.00	\$56.00	\$0.001008	\$672.00	\$0.012096	\$112.00	\$1,344.00
04/05	1.80%	1.80%	1.0180	57.00	684.09	57.00	0.001026	684.09	0.012314	114.01	1,368.19
05/06	4.00%	4.00%	1.0400	59.28	711.45	59.28	0.001067	711.45	0.012806	118.57	1,422.91
06/07	4.00%	4.70%	1.0400	61.65	739.91	61.65	0.001110	739.91	0.013319	123.31	1,479.83
07/08	3.80%	3.80%	1.0380	64.00	768.03	64.00	0.001152	768.03	0.013825	128.00	1,536.07
08/09	3.30%	3.30%	1.0330	66.11	793.38	66.11	0.001190	793.38	0.014281	132.23	1,586.76
09/10	0.00%	-1.00%	1.0000	66.11	793.38	66.11	0.001190	793.38	0.014281	132.23	1,586.76
10/11	1.86%	1.86%	1.0186	67.34	808.09	67.34	0.001212	808.09	0.014546	134.68	1,616.19

**ACTUAL ASSESSMENT RATES**

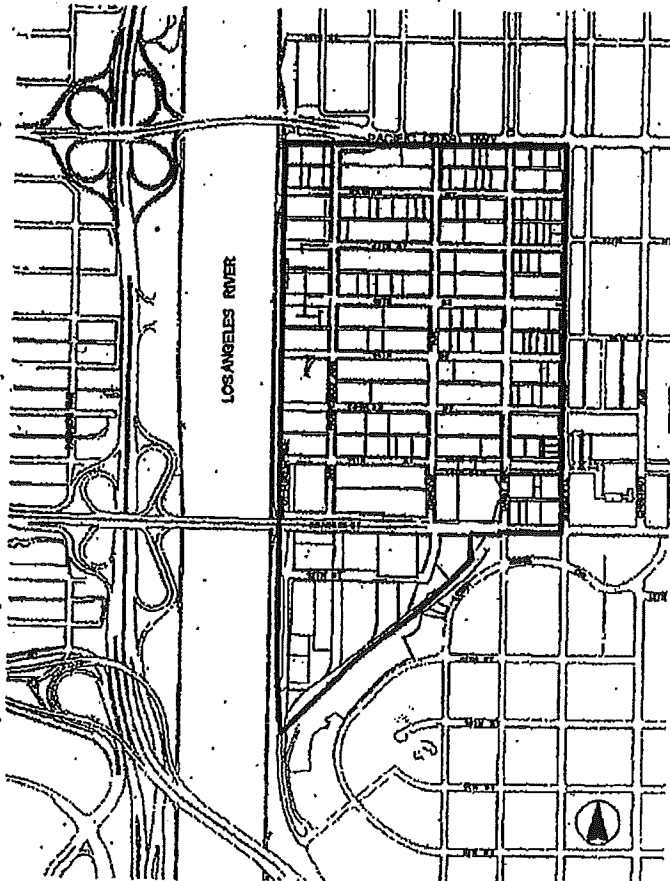
Year	Actual Escalation Factor	Zone 1 Monthly Assessment	Zone 1 Yearly Assessment	Zone 2 Monthly Assessment (Flat Fee Per Parcel)	Zone 2 Monthly Assessment SqFt in Excess of 20,000	Zone 2 Yearly Assessment (Flat Fee Per Parcel)	Zone 2 Yearly Assessment SqFt in Excess of 20,000	Total Monthly Assessment	Total Yearly Assessment
03/04		\$56.00	\$672.00	\$56.00	\$0.001008	\$672.00	\$0.012096	\$112.00	\$1,344.00
04/05	1.0180	57.01	684.10	57.01	0.001026	684.10	0.012314	114.02	1,368.19
05/06	1.0250	58.43	701.20	58.43	0.001052	701.20	0.012622	116.87	1,402.40
06/07	1.0300	60.19	722.23	60.19	0.001083	722.23	0.013000	120.37	1,444.47
07/08	1.0150	61.09	733.07	61.09	0.001100	733.07	0.013195	122.18	1,466.14
08/09	1.0150	62.01	744.06	62.01	0.001116	744.06	0.013393	124.01	1,488.12
09/10	1.0000	62.01	744.06	62.01	0.001116	744.06	0.013393	124.01	1,488.12
10/11	1.0000	62.01	744.06	62.01	0.001116	744.06	0.013393	124.01	1,488.12

## ***7. DISTRICT AND ZONE BOUNDARY DIAGRAM***

The following page contains the boundary diagram for the District.

### District Map and Legal Description

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



Magnolia Industrial Group  
Business Improvement District

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



## **8. ASSESSMENT ROLL**

The following pages contain the Fiscal Year 2010/11 assessment roll.

**CITY OF LONG BEACH**  
**MAGNOLIA INDUSTRIAL GROUP PROPERTY AND BUSINESS IMPROVEMENT DISTRICT**  
**FISCAL YEAR 2010/11 FINAL ASSESSMENT ROLL**  
**September 1, 2010**

<b>Owner</b>	<b>APN</b>	<b>APN Lot Sq Ft</b>	<b>Owner Total Lot Sq Ft</b>	<b>2010/11 Assessment</b>
16TH AND DAISY	7271-013-018	24,938	24,938	\$810.20
1368 OREGON AVENUE LLC	7271-006-004	8,276	8,276	\$744.06
840 WEST ESTHER LLC	7271-016-001	14,200	14,200	\$744.06
ANDERSON HAZEL L	7271-018-009	10,685	10,685	\$744.06
AIR PRODUCTS AND CHEMICALS INC	7271-005-001	19,384		\$0.00
AIR PRODUCTS AND CHEMICALS INC	7271-005-002	45,302	137,187	\$1,488.12
AIR PRODUCTS AND CHEMICALS INC	7271-005-008	57,499		\$0.00
AIR PRODUCTS AND CHEMICALS INC	7271-005-011	15,002		\$0.00
ASSOCIATED BREWERS DISTRIBUTING C	7271-015-005	39,187	39,187	\$1,001.02
AVALOS RODOLFO & MIRIAM	7271-018-010	14,248	14,248	\$744.06
ABAZIS JOHN E & KYRIAKOULA	7271-006-003	7,405	7,405	\$744.06
ALL FORTUNE GROUP LLC	7271-006-017	1,428		\$0.00
ALL FORTUNE GROUP LLC	7271-006-018	3,201		\$0.00
ALL FORTUNE GROUP LLC	7271-006-020	78,926	83,555	\$1,488.12
BURROWS KIM A & SCOTT S	7271-012-016	10,685	35,618	\$953.22
BURROWS KIM A & SCOTT S	7271-012-017	24,933		\$0.00
BLOCK TOM	7271-006-001	19,602	19,602	\$744.06
BUNTING VINCENT & KRISTEN	7271-015-008	7,125	7,125	\$744.06
CRISSMAN GROUP LLC	7271-016-007	57,064	64,186	\$1,335.84
CRISSMAN GROUP LLC	7271-016-010	7,122		\$0.00
CAMM JAMES L & CATHERINE P	7271-013-015	6,958	6,958	\$744.06
COHEN JOSEPH	7271-010-002	46,174	46,174	\$1,094.60
CORNWALL HARRY J CO TR	7271-008-008	7,117	7,117	\$744.06

**CITY OF LONG BEACH**  
**MAGNOLIA INDUSTRIAL GROUP PROPERTY AND BUSINESS IMPROVEMENT DISTRICT**  
**FISCAL YEAR 2010/11 FINAL ASSESSMENT ROLL**  
**September 1, 2010**

Owner	APN	APN Lot Sq Ft	Owner Total Lot Sq Ft	2010/11 Assessment
CASE JOSEPH A & BARBARA L	7271-017-004	14,248	37,612	\$979.94
CASE JOSEPH A & BARBARA L	7271-017-005	7,122		\$0.00
CASE JOSEPH A & BARBARA L	7271-017-009	16,242		\$0.00
DOMINGUEZ HILLS TD LLC	7271-013-006	28,497	28,497	\$857.86
DUMAS JOSE L & URSULA L	7271-015-001	15,390	61,694	\$0.00
DUMAS JOSE L & URSULA L	7271-015-002	7,122		\$0.00
DUMAS JOSE L & URSULA L	7271-015-003	14,248		\$0.00
DUMAS JOSE L & URSULA L	7271-015-004	24,934		\$1,302.46
EMILIO EDITH	7271-016-011	14,244	14,244	\$744.06
ENLOW FRED L & JUDITH A	7271-006-002	10,320	10,320	\$744.06
ERNANDES FRANK & BARBARA	7271-015-006	7,125	28,447	\$0.00
ERNANDES FRANK & BARBARA	7271-015-007	14,200		\$857.18
ERNANDES FRANK & BARBARA	7271-015-016	7,122		\$0.00
ESFANDI JAHANGUIR J & EDNA B	7271-014-008	21,375	21,375	\$762.48
ESFANDI RASHEL	7271-014-006	7,122	14,844	\$0.00
ESFANDI RASHEL	7271-015-015	7,722		\$744.06
FOODBANK OF SOUTHERN CALIFORNIA	7271-008-003	28,497	56,994	\$1,239.52
FOODBANK OF SOUTHERN CALIFORNIA	7271-008-004	28,497		\$0.00
G AND B WHOLESALE FOODS	7271-010-006	7,122	35,622	\$953.28
PAPPAS GEORGE & ESTHER	7271-010-013	28,500		\$0.00
GHANEEIAN MANSOOR	7271-012-018	85,500	85,500	\$1,488.12
GRAYBAR ELECTRIC CO INC	7271-012-010	42,689	42,689	\$1,047.94

**CITY OF LONG BEACH**  
**MAGNOLIA INDUSTRIAL GROUP PROPERTY AND BUSINESS IMPROVEMENT DISTRICT**  
**FISCAL YEAR 2010/11 FINAL ASSESSMENT ROLL**  
**September 1, 2010**

<b>Owner</b>	<b>APN</b>	<b>APN Lot Sq Ft</b>	<b>Owner Total Lot Sq Ft</b>	<b>2010/11 Assessment</b>
GOODWILL INDUSTRIES OF LONG BEACH	7271-017-001	18,286		\$0.00
GOODWILL INDUSTRIES OF LONG BEACH	7271-017-002	6,053		\$0.00
GOODWILL INDUSTRIES OF LONG BEACH	7271-017-003	7,122		\$0.00
GOODWILL INDUSTRIES OF LONG BEACH	7271-017-010	89,734	190,171	\$1,488.12
GOODWILL INDUSTRIES OF LONG BEACH	7271-017-011	43,084		\$0.00
GOODWILL INDUSTRIES OF LONG BEACH	7271-017-012	25,892		\$0.00
GIPOOR CYRUS G	7271-014-005	7,125		\$0.00
GIPOOR CYRUS & CATHERINE	7271-015-011	5,249		\$0.00
GIPOOR CYRUS & CATHERINE	7271-015-012	5,436		\$0.00
FINE QUALITY METAL FINISHING	7271-015-017	7,150	24,960	\$810.48
HANKE ERIC	7271-011-004	42,689	42,689	\$1,047.94
HARER O HALLORAN VENTURE	7271-010-012	15,390	15,390	\$744.06
HENDERSON ANN R	7271-006-007	26,728	26,728	\$834.16
JANICH PROPERTIES LLC	7271-016-003	14,240	50,995	\$1,159.18
JANICH PROPERTIES LLC	7271-016-004	14,231		\$0.00
JANICH PROPERTIES LLC	7271-016-005	7,118		\$0.00
JANICH GEORGE P & ANGELINA	7271-016-012	7,143		\$0.00
JANICH PROPERTIES LLC	7271-018-011	8,263		\$0.00
JTM PROPERTIES LLC	7271-006-008	4,050		\$0.00
JTM PROPERTIES LLC	7271-006-009	4,050		\$0.00
JTM PROPERTIES LLC	7271-006-010	20,060		\$0.00
JTM PROPERTIES LLC	7271-006-013	16,199		\$0.00
JTM PROPERTIES LLC	7271-006-014	8,098		\$0.00
JTM PROPERTIES LLC	7271-006-016	21,061	73,518	\$1,460.82
J AND B PROPERTIES	7271-014-002	47,480	141,130	\$1,488.12
J AND B PROPERTIES	7271-014-003	47,476		\$0.00
POTECHIN BARRY D	7271-014-009	46,174		\$0.00
JOHNSON THELMA L	7271-009-012	3,800	3,800	\$744.06
KBKS ENTERPRISES LLC	7271-012-007	7,122		\$0.00
KBKS ENTERPRISES LLC	7271-012-008	10,685	17,807	\$744.06

**CITY OF LONG BEACH**  
**MAGNOLIA INDUSTRIAL GROUP PROPERTY AND BUSINESS IMPROVEMENT DISTRICT**  
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Owner	APN	APN Lot Sq Ft	Owner Total Lot Sq Ft	2010/11 Assessment
KERANEN CHARLES W	7271-008-007	14,200	14,200	\$744.06
KIM HOWARD W & HIDY	7271-018-018	14,540	14,540	\$744.06
KUZNETSOV STEVE	7271-009-005	13,500	13,500	\$744.06
KBLB INDUSTRIAL I LLC	7271-004-010	39,080	39,080	\$999.60
KYSKEYA LLC	7271-015-014	6,532	6,532	\$744.06
LONG BEACH INDUSTRIAL	7271-004-001	31,363		\$0.00
LONG BEACH INDUSTRIAL	7271-004-002	23,958		\$0.00
LONG BEACH INDUSTRIAL	7271-004-003	19,602		\$0.00
LONG BEACH INDUSTRIAL	7271-004-004	59,677		\$0.00
LONG BEACH INDUSTRIAL	7271-004-005	56,192		\$0.00
LONG BEACH INDUSTRIAL	7271-004-006	111,514		\$0.00
LONG BEACH INDUSTRIAL	7271-004-007	48,352		\$0.00
LONG BEACH INDUSTRIAL	7271-004-008	20,216		\$0.00
LONG BEACH INDUSTRIAL	7271-005-003	72,745	443,619	\$1,488.12
LONG BEACH SEAFOODS CO	7271-012-009	17,750	17,750	\$744.06
LAMAR INDUSTRIES INC	7271-013-016	7,122		\$0.00
LAMAR INDUSTRIES INC	7271-013-017	10,685	17,807	\$744.06
LOOFF ETTA M	7271-014-001	14,248	28,496	\$857.84
LOOFF ETTA M	7271-014-004	14,248		\$0.00
L B WESTSIDE MARKETPLACE LLC	7271-009-001	60,548	100,270	\$1,488.12
L B WESTSIDE MARKETPLACE LLC	7271-009-003	39,722		\$0.00
LE CHATEAU APARTMENTS LLC	7271-018-016	17,812	17,812	\$744.06

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LONG BEACH CITY	7271-007-903	119,040		\$0.00
LONG BEACH CITY	7271-008-901	96,268		\$0.00
LONG BEACH CITY	7271-011-900	96,268		\$0.00
LONG BEACH CITY	7271-012-904	94,961		\$0.00
LONG BEACH CITY	7271-012-905	91,476		\$0.00
LONG BEACH CITY	7271-016-901	91,476		\$0.00
LONG BEACH CITY	7271-017-900	12,250		\$0.00
MIGHTY WHITEY LLC	7271-005-004	17,350		\$0.00
MIGHTY WHITEY LLC	7271-005-009	51,832	98,189	\$1,488.12
MIGHTY WHITEY LLC	7271-005-010	29,007		\$0.00
MOUNTAIN VIEW DAIRIES INC	7271-007-002	94,090		\$0.00
MOUNTAIN VIEW DAIRIES INC	7271-007-003	113,692	207,782	\$1,488.12
MARINE MANUFACTURING LLC	7271-010-010	14,248	14,248	\$744.06
MAGDALENO SILVIA	7271-010-008	17,812	24,934	\$810.14
MAGDALENO SILVIA	7271-010-009	7,122		\$0.00
MAGNOLIA AND 16TH ST LLC	7271-013-011	10,685	10,685	\$744.06
MORRISON DAVID & CHARLOTTE	7271-008-009	14,248		\$0.00
MORRISON DAVID S	7271-009-002	17,646	31,894	\$903.36
MARTINEZ FLORIZA	7271-012-006	14,250	14,250	\$744.06
MILLER CHRISTOPHER T	7271-008-001	35,625	35,625	\$953.32
MOINEE MIKE A	7271-008-002	21,300	63,900	\$1,332.02
MOINEE DEVELOPMENT INC	7271-012-011	42,600		\$0.00
MORGEN TYLER	7271-009-009	806		\$0.00
PAUL GLENN S	7271-012-013	14,200		\$0.00
PAUL GLENN S	7271-012-014	28,314	42,514	\$1,045.58
PATEL JAGDISH V & HANSA J	7271-018-001	10,170	10,170	\$744.06
PCH PROPERTIES	7271-012-012	42,689	42,689	\$1,047.94

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PHOU PUN	7271-013-012	7,122	7,122	\$744.06
ROLYNN LLC	7271-016-008	21,340	21,340	\$762.00
ROMERO SILVIA M	7271-010-007	10,685	10,685	\$744.06
READY STORAGE LLC	7271-011-007	83,635	83,635	\$1,488.12
RILEY JOHN	7271-010-011	7,122	7,122	\$744.06
SEVEN J INVESTMENT CO	7271-009-004	46,174		\$0.00
SEVEN J INVESTMENT CO	7271-009-006	13,504	221,285	\$1,488.12
SEVEN J INVESTMENT CO	7271-010-003	61,855		\$0.00
SEVEN J INVESTMENT CO	7271-011-003	42,689		\$0.00
SEVEN J INVESTMENT CO	7271-013-003	14,248		\$0.00
SEVEN J INVESTMENT CO	7271-013-010	35,623		\$0.00
SEVEN J INVESTMENT CO	7271-013-013	7,192		\$0.00
SPOTSKEY THOMAS J	7271-018-003	6,100		\$0.00
SPOTSKEY THOMAS J	7271-018-004	6,125	12,225	\$744.06
SWANSON CLIFFORD L	7271-018-017	28,497	28,497	\$857.86
SANCHEZ H DANIEL	7271-013-008	7,100	7,100	\$744.06
SO CALIF EDISON CO S B OF E PAR 1 MAP	7271-015-800	22,512	22,512	\$777.70
SIMMONS WILLIAM	7271-013-014	7,196	7,196	\$744.06
SUNSET LODGE 26 F & AM	7271-015-009	7,122	7,122	\$744.06
SANMUKH INVESTMENTS INC	7271-018-012	12,175	12,175	\$744.06
SANISLO FAMILY INVESTMENTS LLC	7271-013-009	11,786	11,786	\$744.06
SOUTHERN CALIFORNIA AIRGAS INC	7271-018-013	12,244	12,244	\$744.06
THIRTY FIRST STREET PTNSHP	7271-018-006	14,248	28,492	\$857.78
THIRTY FIRST STREET PTNSHP	7271-018-007	7,122		\$0.00
THIRTY FIRST STREET PTNSHP	7271-018-008	7,122		\$0.00

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TR OIL SERVICES INC	7271-008-005	21,375	21,375	\$762.48
TUCKER HENRY M & VICTORIA V	7271-006-015	10,528	10,528	\$744.06
TRAN THIEN NGA	7271-015-010	10,650	10,650	\$744.06
TICHAUER HANNI	7271-015-013	7,122	7,122	\$744.06
TORRES FRANCISCO R & RAQUEL	7271-009-008	919		\$0.00
TORRES FRANCISCO R & RAQUEL	7271-009-011	4,369	5,288	\$744.06
TEDESCO WINIFRED F	7271-014-007	10,685	10,685	\$744.06
UNDERWOOD ROBERT M	7271-013-001	11,256	22,512	\$777.70
UNDERWOOD ROBERT M	7271-013-002	11,256		\$0.00
VIGNONE JOHN M	7271-018-014	12,200	12,200	\$744.06
VAN EENENAAM EDWARD	7271-018-002	15,311	15,311	\$744.06
WHITECLOUD PATRICIA	7271-009-007	963		\$0.00
WHITECLOUD PATRICIA	7271-009-010	4,569	5,532	\$744.06
WIRTZ ROSE M	7271-016-006	7,118		\$0.00
WIRTZ ROSE M	7271-016-009	7,122	14,240	\$744.06
WELCH FERN G	7271-018-015	2,750	2,750	\$744.06
WATERMAN SEYMOUR	7271-006-019	47,906	47,906	\$1,117.80
WOLHAUPTER LIMITED PARTNERSHIP	7271-013-007	14,200	14,200	\$744.06
<b>Totals:</b>	167 Parcels	4,165,355		\$83,711.38