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April 14th, 2021

To: Property Owners and Property Managers in Oakland's Chinatown

SUBJECT: Petition for Initiating Balloting for the Proposed

New Oakland Chinatown Community Benefit District (CBD)

Attached please find your petition for the proposed Oakland Chinatown Community Benefit District (CBD). By signing the petition, you are demonstrating your support for the CBD and will enable the process to move to the mail balloting phase. Property owners representing a minimum of 30% of the total assessments in the CBD must sign a petition in order to bring this issue to an official mail ballot vote. The petition includes information regarding your specific parcel(s) assessment – the amount and percentage of the total assessment. The petition must be signed by the legal owner or an authorized representative. Your prompt return of the petition is appreciated. Please return by Friday, May 14th, 2021.

Attached please find a Summary of the Oakland's Chinatown CBD Management District Plan and your property petition. The full Management Plan is available upon request and will be posted on (http://www.oaklandchinatownchamber.org/).

You can return your petition by mail to Oakland Chinatown CBD, c/o of the Oakland Chinatown Chamber of Commerce, 388 9th St Suite 290, Oakland, CA,94607; Scan and e-mail to ChinatownCBD@gmail.com or by Fax (510) 893-8988. If you would like to drop off your petition, please contact Jessica Chen, Executive Director, Chinatown Chamber, (510) 893-8979. If you have questions about the process or your property assessment, please call Monica Montes at New City America, the Chinatown CBD formation consultants, at (888) 356-2726.

When the minimum 30% weighted petition threshold is reached, the Oakland City Council will consider adopting a "Resolution of Intention" to mail out ballots to all affected property owners. Ballots will be mailed to all property owners in early June and the signed ballots must be returned by the public hearing, scheduled to be held by the end of July. In order for the Oakland Chinatown CBD to be adopted by the City Council, 50% plus one of the weighted ballots returned must be in favor of the formation of the Oakland's Chinatown CBD.

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If the Oakland's Chinatown CBD is established, an annual assessment will be collected from each property owner on their county property tax bills beginning with the bill due in December 2021. Assessment funds would be managed by a new non-profit organization made up of primarily of the property owners that pay into the CBD.

The establishment of the Chinatown Community Benefit District is being led by a Steering Committee of Chinatown representative of our community - 40 leaders from the community, churches, community organizations, businesses, residents, cultural organizations and other private and public property owners and supporters of Chinatown. The Chinatown Chamber is helping to host this very important community development effort. Together we ask for your support to help revitalize Oakland's Chinatown by establishing a dedicated mechanism to fund a safe, clean and vibrant Chinatown.

Thank you for your cooperation in this important and historic effort.

President

Chamber of Commerce

Rick da Silva

Chairperson

Chinatown CBD Steering Committee



SUMMARY OF THE OAKLAND CHINATOWN COMMUNITY BENEFIT DISTRICT MANAGEMENT DISTRICT PLAN

Final Plan - April 2021

Prepared pursuant to the City of Oakland's
Business Improvement Management District Ordinance of 1999
12190, Under Municipal Code Chapter 4.48
for the Chinatown Oakland Business and Property Owners

Prepared for:

The Oakland Chinatown Chamber of Commerce Oakland Chinatown CBD Steering Committee City of Oakland

Prepared by:

New City America, Inc.
The Oakland Chinatown Community Benefit District Steering Committee



Corporate Office = 2011 W. California Street = San Diego, CA 92110 = 619-233-5009 = Midwest Office = 300 N. State Street = Ste 4710 = Chicago ILL. = 60654 = 888-356-2726 New England Office: 42 Pearl Street, = New Bedford, MA = 02740 mail@newcityamerica.com = www.newcityamerica.com = Facebook: New City America, Inc.

Section 1 Management District Plan Summary

The name of this Community Benefit District ("CBD") is the Oakland Chinatown Community Benefit District ("Oakland Chinatown CBD" or the "District"). The District is formed under the Business Improvement Management District Ordinance of 1999 # 12190, under Municipal Code Chapter 4.48 of the Oakland City Code relating to the establishment of Business Improvement Districts.

The levy of assessments on real property within the proposed District will fund physical improvements to individual properties, attract new customers, tenants, and increase business sales resulting in stabilized rents, particularly after the impact of COVID 19 on property owners throughout Chinatown. The assessments will fund maintenance, special events and activities, and other special benefits within the District, revitalizing the Oakland Chinatown area and creating jobs, attracting and retaining businesses, and reducing crime.

Oakland Chinatown CBD Steering Committee

Since the fall of 2020, the Oakland Chinatown Chamber of Commerce, who has led the effort to investigate and form the Chinatown Community Benefit District, has worked to gauge support within the community for a new *Special Benefit District* for both the Chinatown property owners and business community alike. The Chamber hired New City America – a company specializing in *Special Benefit District* formation and management - to work with the Chinatown business and property owners to investigate the viability of a new Community Benefit District in Oakland's historic Chinatown. The Chinatown Steering Committee is representative of the Chinatown community and includes 40 leaders from the community, churches, community organizations, businesses, residents, cultural organizations and other private and public property owners and supporters of Chinatown.

Since the initiation of work last fall, the Oakland Chinatown Community Benefit District Steering Committee has worked diligently to outreach to property owners and build a level of support for the new CBD. The Oakland Chinatown CBD Steering Committee, has met multiple times, has reviewed five versions of a management plan and finalized the boundaries, services, costs and term at its March 23rd, 2021, Steering Committee meeting. The CBD Steering Committee met on the following dates via video conferencing (due to COVID restrictions) in Chinatown to discuss the final plan:

November 15th, 2020 November 19th December 10th January 14th, 2021 February 4th February 23rd March 2nd March 4th March 15th March 23rd

Priority Special Benefit Services/Survey

This past December, a survey was sent out to all the property owners in the proposed CBD area, to ascertain their level of conceptual support for the services that would be funded through the establishment of a new Chinatown CBD. The support for the concept of a new Oakland Chinatown CBD was very strong. The survey tallied the support based upon the property variables that would be assessed in the ultimate funding of the special benefit services of the district. Those property variables include a parcel's lot size, linear frontage and building square footage. The results were as follows:

The survey, which was translated into Chinese, was mailed to almost 1,100 property owners and asked a variety of specific questions regarding property owner-funding of services over and above what the City was currently providing. We received 248 responses which supported the following priority services: outlined by the **responding property owners**:

- The number 1 priority special benefit service included regular sidewalk and gutter sweeping, graffiti removal and pressure washing by the new CBD. (Approved with 67% of the respondents)
- Number 2 was hiring special ambassadors or private security to walk and bike throughout Chinatown (Approved by 58% of the respondents).
- Number 3 was supporting special events, holiday décor, street festivals, etc. (Approved by 56% of the respondents)
- Number 4 was funding special benefit services to respond to homeless, panhandling and loitering in Chinatown (Approved by 56% of the respondents)

Based upon these results, the Oakland Chinatown CBD Steering Committee determined that there was enough support to come up with a preliminary Management District plan. Based upon the survey results, the following property owners (as determined by their parcel dimensions and ownership), supported the formation of the new Chinatown CBD. (The goal was to receive 30% support by linear frontage, 30% by lot size and 30% by building square footage).

Survey results in support of the Chinatown CBD:

- 34% of the building square footage.
- 36% of the lot size.
- 28% of the linear frontage.
- Average support level: 32.6% of the overall property variables in the study area.

Changes in Oakland's Chinatown

In 2011, the State Legislature dismantled 408 redevelopment agencies, redirecting the flow of funds back to the counties, school districts, and cities rather than reinvesting back into redevelopment areas. The California League of Cities filed a lawsuit to stop this elimination, resulting in a 2011 California Supreme Court ruling ceasing the operations of all redevelopment agencies by February 2012.

Consequently, the method of financing used previously by the City of Oakland to fund Chinatown improvements no longer exists. In the past, the opportunity to fund pedestrian lighting, new sidewalks, and public improvements in Chinatown was typically been through

this redevelopment, tax-increment financing. In light of the loss of that historic funding mechanism, the investigation of a new Chinatown CBD centered on these six questions:

- 1. How to fund the programs that will make Oakland's Chinatown district brand become more positive in Alameda County.
- 2. How to create greater demand for Chinatown's buildings resulting in greater rental rates and commerce to businesses and tenants, particularly in light of the devasting impact of the COVID 19 pandemic, the demonstrations last summer that greatly impacted Chinatown, as well as the increasing violence against the Asian, particularly Chinese- American community throughout the country.
- 3. How to ensure that issues in the public rights of way, including people demonstrating questionable behavior, will be managed more consistent with standards in other communities.
- 4. How to drive more tenants to the buildings in Chinatown and attract more customers and visitors to rebuild the retail and restaurant sectors here.
- 5. How to ensure that the public rights of way will become more orderly and attractive and promote the culture and history of Oakland's Chinatown.
- 6. How to attract new mixed-use developments and new housing that will be built within walking district of the Chinatown/Lake Merritt BART station.

How can a new CBD benefit property owners in Oakland's Chinatown?

In summary, a Oakland Chinatown CBD is a *Special Benefits Assessment District* whereby property owners vote, through a mail ballot procedure, to supplement their property tax bills to pay for and control the assessments they generate through the CBD. *The CBD will not replace current City services, but it can fund solutions to supplement City services in the areas including:*

- Safety, petty criminal and homeless/vacancy problems through the creation of a
 Chinatown Ambassador Program to Increase neighborhood vibrancy through
 beautification and relationship building with merchants, workers and residents,
 including but not limited to: Provide safe passage to and from destinations within
 Chinatown by providing escorts, directions/wayfinding, and general assistance;
 Address non-criminal complaints and de-escalate when possible (loud noises, illegal
 dumping, etc.). Otherwise, contact medical and emergency services. Conduct
 wellness checks of individuals in need, provide linkages and referrals to social
 services and provide local workforce development opportunities.
- Sidewalk cleanliness
- Increase the trimming and replacement of damaging trees and landscaping
- Install/improve decorative amenities such as street furniture/fixtures/equipment/lighting
- Promote and enhance the brand/image of Oakland Chinatown
- Promote the many cultural institutions, events, and community activities throughout greater Chinatown
- Promote a strong social media presence, and facilitate public relations for Oakland Chinatown businesses
- Promote public space development and placemaking for elderly, families, children, residents, employees and visitors

MOST IMPORTANTLY, THESE PROPERTY ASSESSMENT FUNDS WILL NOT REPLACE EXISTING CITY SERVICES IN CHINATOWN AND WILL BE CONTROLLED BY A NEW NON-PROFIT CORPORATION OF PROPERTY AND BUSINESS OWNERS, ESTABLISHED AFTER THE DISTRICT IS VOTED IN BY PROPERTY OWNERS.

Special Benefit Budget Category Analysis

The Oakland Chinatown *Management District Plan* gives the property owners greater flexibility in determining the type and frequency of special benefit services that will be allocated on a year-to-year basis. As Chinatown evolves and re-emerges from the negative impact of COVID 19, services that are needed one year may not be needed the next. *Therefore, "bundles" or categories of special benefit funding are created and divided into four broad categories.*

The proposed Oakland Chinatown Community Benefit District, will fund special benefit services, over and above, what the City of Oakland and Alameda County are currently providing. Special benefits and supplemental to the general benefits paid for out of the City and County budgets. Those bundles including the following:

CIVIL SIDEWALKS

Examples of this category of special benefit services and costs may include, but are not limited to:

- The establishment of a Community Ambassador Program to provide bilingual response and support to the many pedestrians in Chinatown including elderly, families, children, students of the Chinatown neighborhood schools, residents, employees, visitors, customers and businesses located in the district. In addition, the Community Ambassador Program will coordinate responses to homeless issues, aggressive panhandling and mentally ill individuals creating issues in the District's public rights of way. Safety responses may include bike patrols and helping to support a community camera system installed on private properties
- Regular sidewalk and gutter sweeping
- Regular sidewalk steam cleaning
- Beautification of the district
- Enhanced trash emptying (over and above city services)
- Timely graffiti removal, within 72 hours as necessary
- Maintenance of existing and new public spaces that are not part of the City of Oakland Park responsibilities; goal is to make these spaces attractive and useable by all Chinatown stakeholders
- Installation of and maintenance of hanging plants, planting flowers throughout the district
- Personnel to manage the in-house or contracted maintenance and/or security teams.

DISTRICT IDENTITY AND PLACEMAKING

Examples of this category of special benefit services and costs may include, but are not limited to:

- Web site development and updating
- Social media, hiring of a bilingual public relations firm
- Enhancing the current Chamber holiday and seasonal decorations

- Branding of the Oakland Chinatown CBD properties so a positive image is promoted to the public including the development of a new logo
- Banner programs
- Public art displays
- Public space design and improvements
- Personnel to manage the in-house or contracted public relations, web site maintenance or social media contractors

ADMINISTRATION/PROGRAM MANAGEMENT

Examples of this category of special benefit services and costs may include, but is not limited to:

- Staff and administrative costs, contracted or in-house
- Directors and Officers and General Liability Insurance
- Office related expenses
- Rent
- Financial reporting and accounting
- Legal work

CONTINGENCY/CITY AND COUNTY FEES/RESERVE

Examples of this category of special benefit services and costs include, but is not limited to:

• Delinquencies, City/County fees, reserves

Each of the District Management Plan sections allocates a percentage of the total assessment funds to the proposed four categories of services, prioritized in the Plan. The District Management Corporation will have the flexibility to prioritize services and allocations of funds throughout the term of the District. The four categories of services include Civil Sidewalks, District Identity and Placemaking, Administration, and Contingency.

The categories of services and their percentages represent the service plan the Chinatown property owners will be voting on when the District comes up for a mail ballot later this Spring or during the summer.

METHOD OF FINANCING

The financing of the Oakland Chinatown CBD is based upon the levy of special assessments on real properties that receive special benefits from the improvements and activities based upon which Benefit Zone they are located within. See Section 4 for assessment methodology and compliance with Article XIII (d) of the California State Constitution. There will be five factors used in the determination of proportional costs to the parcels in the District. These five factors are:

- Linear frontage, on all sides of the parcel (excluding alleys)
- Lot size or the footprint of the parcel
- Building square footage. (with deductions made for internal, private parking structures within a building)
- Current and future residential condominiums that will be constructed within the
- Location within one of the two geographic benefit zones of the district

In addition, other factors will be used to determined assessments based upon the anticipated benefit with the current land uses:

- 1. Single family residential parcels will be assessed for linear frontage, on all sides, only;
- 2. Residential condominiums will be assessed for their specific parcel building square footage only;
- 3. All public and ecumenically owned and operated parcels will be assessed for linear frontage and lot size only;
- 4. The Oakland Museum and Kaiser Convention Center, (both owned by the City of Oakland and leased to third parties), which are in Benefit Zone 2, will have their assessments applied to their massive building and linear frontages, as well as lot size that matches their building footprint.
- 5. Legally mandated affordable apartments, whether privately or owned by non-profit entities, will pay 50% of the building square footage costs or .10 per building square foot regardless of the Benefit Zone location. Those buildings though will pay full linear frontage and full lot size costs but will be paying \$0.10 per building square foot on the affordable housing apartments. Any commercial properties (unless mandated to be affordable), that are included in the development site, will pay the full assessment costs based upon their Benefit Zone. It will be up to the property owners to identify all legally assigned affordable housing units, either to the consultant writing this plan or the district management corporation once the CBD has been approved.

Data and Benefit Zones

There are 1,293 individual parcels owned by 1,033 property owners in the proposed Oakland Chinatown Community Benefit District.

The data that was obtained by Alameda County as well as input from the various property owners in Chinatown have yielded the following information which is to be used as the basis for the generation of revenue to fund the special benefits outlined in this Management Plan.

That data, as of January 1st, 2021 is as follows:

1,453 in linear feet for single family residences.
501,839 in building square footage for residential condominiums
3,267,092 in building square footage overall
3,170,096 in lot size
47,452 linear feet in linear frontage

The following description summarizes the two different Benefit Zones within the proposed Oakland Chinatown Community Benefit District. Both of the Benefit Zones are geographically based, additionally specific land uses will have different assessments based upon the ownership, use and function of the parcel(s). In general, the benefit one boundaries are proposed as follows:

- Zone 1. Core Area: The core properties, in general that run from the east side of Franklin (except between 6th and 8th street where both sides of the street are assessed), up to 11th Street, then including both sides of Webster Street up to 13th Street, heading east on 13th Street from Webster Street to Lakeside Drive, then running south down Fallon Street, stopping at 12th Street. Parcels south of 10th Street, (except the Oakland Museum and Kaiser Convention Center) shall be in Zone 2. The boundary for Zone 1 continues along the north side of 10th Street, westward to Alice Street, which then turns south including all parcels on the west side of Alice southward to 6th Street and the 880 Freeway. Continuing along the north side of the 880 freeway at Alice Street, running westward to the parcels on the west side of Franklin Street at 6th Street. The western boundary is uneven due to the fact that the Downtown Community Benefit District included various parcels within the historic Chinatown boundaries when the renewed in 2018.
- Zone 2. **Peripheral area**: The parcels, including the majority of single-family residential land uses south of the Lake Merritt BART station including all parcels on the east side of Alice Street to Fallon Street (west side of Fallon only and not including Laney College), and including all of the parcels between the north side of the 880 freeway to the south side of 10th Street between Alice Street and the east end of the Kaiser Convention Center. Benefit Zone 2 parcels include the BART station and related parking lots, the Kaiser Convention Center and the Oakland Museum.

Costs:

The costs per parcel are based upon the five factors listed on Page 8 above. The Benefit Zones are determined by the anticipated special benefits that a parcel will receive based upon its proximity to the core of the district, as well as the frequency of special benefit services that that parcel will be receiving. All assessments must be proportional to the special benefits received so we have agreed upon the following Benefit Zones.

Proposed First Year Chinatown CBD Budget – 2022

Category of Special Benefit Services	Annual Amount First Year	Percentage of total budget
Civil Sidewalks	\$865,000	66%
District Identity/Placemaking	\$180,000	14%
Administration	\$195,000	15%
Contingency	\$ 69,445	5%
Total	<i>\$ 1,309.445</i>	100%

First Year Annual Costs Per Benefit Zone

Property Variable	Benefit Zone 1	Benefit Zone 2	
Building Square Footage	\$ 0.20	\$0.15	
Lot size	\$ O.15	\$0.08	
Linear Frontage	\$ 5.00	\$3.00	
Residential Condos Building Square Foot	\$0.20	\$0.20	
Single Family Residential Linear Frontage Only	\$5.00	\$5.00	

Reimbursement of Formation Funds

This plan authorization the repayment of formation funds advanced by Chinatown stakeholders to cover the costs of the survey, calculation of results, the management district plan creation, approval by the CBD Steering Committee, the Assessment Engineers report, the petition drive and the balloting process to be conducted by the City of Oakland. An amount not to exceed \$120,000 shall be reimbursed to those property owners who invested in this process and they shall be repair in the first three years of the formation of the district, based upon request and need.

<u>Cap</u>

The District budget and assessments may be subject to annual increases not to exceed 5% per year. Increases will be determined by the Owners' Association/District Management Corporation and will vary between 0% and 5% annually. Changes in land uses, the development of vacant parcels, the conversion of tax exempt to profitable land uses, the demolition of buildings, building improvements that increase square footages, and new building construction or residential condominium development, may alter the District's budget and individual property assessments. Linear frontage and parcel size are normally not altered in the redevelopment of a site. Changes to assessments are more likely to occur upon changes to building square footages. Changes may also occur upon the conversion of single parcels to multiple parcels due to the construction of residential and/or commercial condominiums.

Bonds

The District will not issue any bonds related to any program.

District Formation

Under the local enabling ordinance, District formation requires a submission of petitions from property owners in the proposed district representing more than 30% of the total assessments to be paid into the CBD.

Once the City verifies the petitions totaling a minimum of 30% (\$ 392,834.00) of the first year annual budget which is projected to be \$ 1,309,445.00 in assessments to the District, the Oakland City Council may adopt a **Resolution of Intention** to mail out ballots to all affected property owners. The City will then hold a public hearing and tabulate the ballots. The Oakland Chinatown CBD will be formed if the weighted majority of all returned mail

ballots support District formation and if the City Council adopts a **Resolution of Formation** to levy the assessments on the benefiting parcels. The date for that public hearing has not been scheduled but is assumed that it will be held in late July 2021, based upon the successful completion of the petition drive.

Term

Under the Oakland local enabling ordinance, the District may be established for a maximum of 10 years. State law and the local enabling ordinance permits an annual disestablishment of the District based upon petition and vote of the property owners. The threshold needed to trigger the balloting for the formation of the district is the same as the process for disestablishment of the district.

Time and Manner for Collecting Assessments

The Oakland Chinatown CBD assessments will appear as a separate line item on annual property tax bills prepared by the County of Alameda Tax Assessor. The assessments are collected at the same time and in the same manner as ad valorem property taxes paid to the County of Alameda. The assessments have the same lien priority and penalties for delinquent payments as ad valorem property taxes. Any delinquent assessments owed for the first year will be added to the property tax roll for the following year together with any applicable interest and penalties. The "property owner" means any person shown as the owner/taxpayer on the last equalized assessment roll or otherwise known to be the owner/taxpayer by the City.

Government Assessments

The Oakland Chinatown CBD Management Plan assumes that the City of Oakland, the Successor Agency to the Redevelopment Agency of the City of Oakland, BART, the County of Alameda, East Bay MUD, the Oakland Unified School District and other public agencies will pay assessments for the public property they own in the District. Article XIII D, Section 4 of the California Constitution provides that public agencies such as the City and Successor Agency are not exempt from the assessments.

Parcels owned by the City of Oakland, the County, BART, East Bay MUD and the Unified School District and other public agencies identified in Section 7 will receive benefits commensurate with assessments they pay in linear frontage and lot size. These publicly owned parcels are presumed to benefit for the civil sidewalks and administration services to the privately-owned parcels with respect to the special benefit services outlined in this Management District Plan.

Governance

Pursuant to Section 36650 of the California Streets and Highway Code, a District Management Corporation, also known as an Owners' Association will review District budgets and policies annually within the limitations of the Management District Plan. The Management Corporation must file Annual Reports with the City of Oakland and will oversee the day-to-day implementation of services as defined in the Management District Plan.

"Owners' Association" means a private nonprofit entity that is under contract with a city to administer or implement activities and improvements specified in the management district plan. An owners' association may be an existing nonprofit entity or a newly formed nonprofit entity. An owners' association is a private entity and may not be considered a public entity for any purpose, nor may its board members or staff be considered to be public officials for any purpose. (Streets & Highway. Code § 36612.)

A new public benefit non-profit corporation (501c3), will be established once the district has been approved by the property owners and they will serve in the capacity of the Owners Association to run the day to day operations of the district.

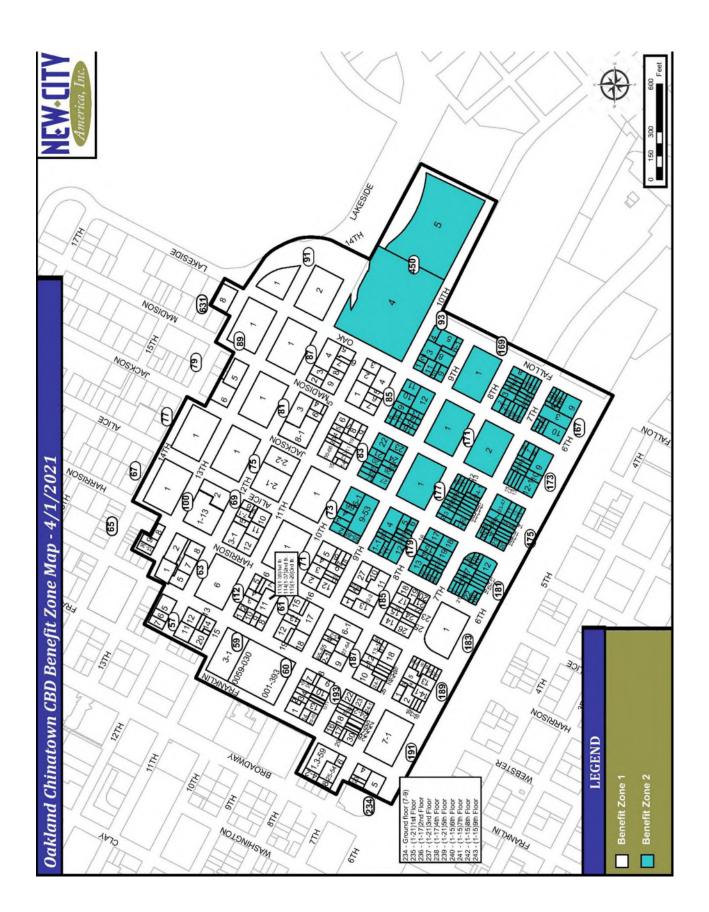
Disestablishment

Under the local enabling ordinance, the Oakland Chinatown CBD property owners will have an annual period in which to submit petitions to the City Council to disestablish the CBD. If the property owners vote by weighted majority to disestablish the District, assessments will be removed from the parcels the following fiscal year. Unexpended surplus funds will be returned to property owners based upon a parcel's percentage contribution to the previous fiscal year's assessments.

Exemptions or Reductions in Rates

Under this Management District Plan and consistent with Proposition 218 and Article XIII (D) of the State Constitution, no parcel receiving special benefits from the establishment of a property assessment district is exempt from payment of the assessment. This Plan acknowledges the special benefit that CBD assessments may have on various land uses within the boundaries of the District.





Assessment Roll of Properties Included

APN	Annual	001 -0173-014-00	\$125.00	001 -0177-001-00	\$7,809.04
	Assessment	001 -0173-015-00	\$125.00	001 -0177-002-00	\$932.60
001 -0167-001-00	\$450.00	001 -0175-001-00	\$525.00	001 -0177-003-00	\$860.50
001 -0167-002-00	\$463.70	001 -0175-002-00	\$150.00	001 -0177-004-00	\$125.00
001 -0167-003-00	\$2,834.80	001 -0175-003-00	\$492.60	001 -0177-005-00	\$532.85
001 -0167-004-00	\$432.80	001 -0175-004-00	\$792.65	001 -0177-006-00	\$125.00
001 -0167-005-00	\$1,377.85	001 -0175-005-00	\$125.00	001 -0177-007-00	\$633.05
001 -0167-006-00	\$125.00	001 -0175-006-00	\$594.05	001 -0177-008-00	\$739.55
001 -0167-007-00	\$125.00	001 -0175-007-00	\$1,274.50	001 -0177-009-00	\$1,381.70
001 -0167-008-00	\$580.25	001 -0175-011-00	\$1,029.90	001 -0177-010-00	\$542.45
001 -0167-009-00	\$2,991.40	001 -0175-012-00	\$624.90	001 -0177-011-00	\$848.90
001 -0167-010-00	\$1,866.10	001 -0175-013-00	\$944.00	001 -0177-012-00	\$643.25
001 -0167-011-00	\$695.90	001 -0175-014-00	\$125.00	001 -0177-013-00	\$225.00
001 -0167-012-00	\$215.00	001 -0175-016-00	\$546.05	001 -0177-014-01	\$1,525.23
001 -0169-001-00	\$7,809.04	001 -0175-017-00	\$125.00	001 -0177-014-02	\$939.22
001 -0169-002-00	\$1,329.10	001 -0175-018-00	\$655.70	001 -0177-015-00	\$125.00
001 -0169-003-00	\$2,050.00	001 -0175-019-00	\$543.65	001 -0177-016-00	\$125.00
001 -0169-004-00	\$747.50	001 -0175-020-00	\$1,575.50	001 -0177-017-00	\$125.00
001 -0169-005-00	\$1,112.45	001 -0175-021-00	\$620.00	001 -0177-018-00	\$125.00
001 -0169-006-00	\$125.00	001 -0175-023-00	\$246.00	001 -0177-019-00	\$125.00
001 -0169-007-00	\$125.00	001 -0175-024-00	\$166.80	001 -0177-020-00	\$1,297.50
001 -0169-008-00	\$1,521.70	001 -0175-025-00	\$123.20	001 -0177-021-00	\$1,295.40
001 -0169-009-00	\$125.00	001 -0175-026-00	\$123.20	001 -0179-001-01	\$1,069.92
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001 -0169-011-00	\$125.00	001 -0175-028-00	\$181.00	001 -0179-002-00	\$275.00
001 -0169-012-00	\$1,073.15	001 -0175-029-00	\$123.20	001 -0179-003-00	\$275.00
001 -0169-013-00	\$606.20	001 -0175-030-00	\$123.20	001 -0179-004-00	\$1,895.00
001 -0169-014-00	\$125.00	001 -0175-031-00	\$181.00	001 -0179-005-00	\$2,187.05
001 -0169-015-00	\$657.80	001 -0175-032-00	\$166.80	001 -0179-006-00	\$1,395.00
001 -0169-016-00	\$657.80	001 -0175-033-00	\$123.20	001 -0179-007-00	\$465.70
001 -0169-017-00	\$575.00	001 -0175-034-00	\$123.20	001 -0179-008-00	\$275.00
001 -0169-018-00	\$690.50	001 -0175-035-00	\$181.00	001 -0179-009-00	\$275.00
001 -0169-019-00	\$145.00	001 -0175-036-00	\$181.00	001 -0179-010-00	\$275.00
001 -0169-020-00	\$768.00	001 -0175-037-00	\$123.20	001 -0179-011-00	\$155.00
001 -0169-021-00	\$822.30	001 -0175-038-00	\$123.20	001 -0179-012-00	\$1,274.48
001 -0171-001-00	\$7,809.04	001 -0175-039-00	\$181.00	001 -0179-013-00	\$1,484.00
001 -0171-002-00	\$13,134.04	001 -0175-040-00	\$240.00	001 -0179-014-00	\$927.15
001 -0173-001-00	\$625.00	001 -0175-041-00	\$211.20	001 -0179-015-00	\$550.00
001 -0173-002-00	\$125.00	001 -0175-042-00	\$181.00	001 -0179-016-00	\$643.40
001 -0173-003-00 001 -0173-004-00	\$125.00 \$125.00	001 -0175-043-00	\$181.00	001 -0179-017-00	\$2,978.10
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001 -0173-007-00	\$586.40	001 -0175-047-00	\$0.00	001 -0179-021-00	\$125.00
001 -0173-008-00	\$6,582.75	001 -0175-049-00	\$123.60	001 -0179-022-00	\$125.00
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001 -0173-012-01	\$2,810.00	001 -0175-052-00	\$0.00	001 -0179-025-00	\$614.70
301 01/3 013 00	7123.00				

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001 -0179-027-00	\$125.00	001 -0187-011-00	\$1,455.00	001 -0187-069-00	\$0.00
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001 -0181-010-00	\$681.76	001 -0187-024-01	\$2,901.50	001 -0187-077-00	\$210.00
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001 -0181-012-00	\$2,584.55	001 -0187-027-00	\$778.50	001 -0187-079-00	\$126.60
001 -0181-013-00	\$600.65	001 -0187-028-00	\$676.30	001 -0187-080-00	\$169.60
001 -0181-014-00	\$650.00	001 -0187-029-00	\$653.20	001 -0187-081-00	\$0.00
001 -0181-015-00	\$582.65	001 -0187-030-00	\$645.50	001 -0187-082-00	\$187.60
001 -0181-016-00	\$599.60	001 -0187-031-00	\$410.30	001 -0187-083-00	\$172.00
001 -0181-018-00	\$665.65	001 -0187-032-00	\$139.60	001 -0187-084-00	\$0.00
001 -0181-019-00	\$505.20	001 -0187-033-00	\$97.80	001 -0187-085-00	\$0.00
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001 -0181-022-00	\$375.00	001 -0187-035-00	\$142.00	001 -0189-002-00	\$1,275.00
001 -0183-001-00	\$13,528.80	001 -0187-036-00	\$196.20	001 -0189-003-00	\$312.50
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001 -0185-013-00	\$2,652.25	001 -0187-042-00	\$132.60	001 -0189-009-00	\$525.00
001 -0185-014-00	\$2,243.60	001 -0187-043-00	\$166.60	001 -0189-010-00	\$933.10
001 -0185-015-00	\$2,000.00	001 -0187-044-00	\$118.60	001 -0189-011-00	\$125.00
001 -0185-016-00	\$1,665.20	001 -0187-045-00	\$127.20	001 -0189-012-00	\$1,436.45
001 -0185-017-00	\$1,500.00	001 -0187-046-00	\$127.20	001 -0189-013-00	\$2,684.00
001 -0185-018-00	\$4,857.50	001 -0187-047-00	\$165.80	001 -0189-014-01	\$2,700.00
001 -0185-019-00	\$2,203.90	001 -0187-048-00	\$136.20	001 -0189-016-00	\$1,531.25
001 -0185-020-00	\$2,256.00	001 -0187-049-00	\$132.60	001 -0189-017-00	\$125.00
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001 -0185-023-00	\$1,005.20	001 -0187-052-00	\$118.60	001 -0193-001-00	\$5,440.00
001 -0185-024-00	\$1,802.40	001 -0187 -052 -00	\$127.20	001 -0193 -001 -00	\$970.00
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001 -0185-027-00	\$5,100.00	001 -0187-050-00	\$130.20	001-0193-007-00	\$1,306.25
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001 -0185-031-00	•	001 -0187-069-00		001-0193-010-00	\$2,230.00
	\$266.80		\$118.60		
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001 -0185-034-00	\$0.00	001 -0187-062-00	\$127.20	001 -0193-013-00	\$2,964.00
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001 -0187-004-00	\$1,149.60	001 -0187-064-00	\$0.00	001 -0193-016-00	\$1,935.10
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001 -0187-006-01	\$14,834.00	001 -0187-066-00	\$178.60	001 -0193-018-00	\$4,420.00
001 -0187-009-00	\$8,419.30	001 -0187-067-00	\$417.20	001 -0193-019-00	\$1,850.00

001 -0193-020-00	\$1,875.00	001 -0195-037-00	\$234.20	001 -0229-038-00	\$130.80
001 -0193-021-00	\$2,441.20	001 -0195-038-00	\$135.20	001 -0229-039-00	\$152.00
001 -0193-022-00	\$3,785.75	001 -0195-039-00	\$137.00	001 -0229-040-00	\$136.40
001 -0193-023-00	\$3,318.75	001 -0195-040-00	\$140.40	001 -0229-041-00	\$136.40
001 -0193-024-01	\$2,059.10	001 -0195-041-00	\$0.00	001 -0229-042-00	\$136.40
001 -0193-024-02	\$1,000.00	001 -0195-042-00	\$221.40	001 -0229-043-00	\$136.40
001 -0193-025-00	\$1,428.60	001 -0195-043-00	\$146.40	001 -0229-044-00	\$136.40
001 -0193-026-00	\$1,203.20	001 -0195-044-00	\$114.40	001 -0229-045-00	\$135.80
001 -0193-027-00	\$420.00	001 -0195-045-00	\$150.20	001 -0229-046-00	\$200.80
001 -0193-028-00	\$320.00	001 -0195-046-00	\$135.20	001 -0229-047-00	\$0.00
001 -0193-029-00	\$1,438.25	001 -0195-047-00	\$137.00	001 -0229-048-00	\$0.00
001 -0193-030-00	\$3,843.75	001 -0195-048-00	\$140.40	001 -0229-049-00	\$0.00
001 -0193-032-00	\$810.65	001 -0195-049-00	\$129.60	001 -0229-050-00	\$0.00
001 -0193-033-00	\$865.25	001 -0195-050-00	\$222.40	001 -0229-051-00	\$0.00
001 -0193-034-00	\$896.60	001 -0195-051-00	\$147.00	001 -0229-052-00	\$0.00
001 -0193-035-00	\$193.00	001 -0195-052-00	\$114.00	001 -0229-053-00	\$0.00
001 -0193-036-00	\$13.20	001 -0195-053-00	\$150.00	001 -0229-054-00	\$0.00
001 -0193-037-00	\$215.80	001 -0195-054-00	\$0.00	001 -0229-055-00	\$0.00
001 -0193-039-01	\$0.00	001 -0229-001-00	\$4,135.60	001 -0229-056-00	\$0.00
001 -0193-040-00	\$60.40	001 -0229-003-00	\$138.60	001 -0229-057-00	\$0.00
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001 -0193-042-00	\$193.00	001 -0229-005-00	\$170.00	001 -0229-059-00	\$0.00
001 -0193-043-00	\$0.00	001 -0229-006-00	\$124.80	001 -0234-002-00	\$1,490.00
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001 -0193-045-00	\$0.00	001 -0229-008-00	\$137.40	001 -0234-004-00	\$2,000.00
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001 -0193-048-00	\$0.00	001 -0229-011-00	\$173.40	001 -0234-008-00	\$642.00
001 -0193-049-00	\$149.80	001 -0229-012-00	\$136.40	001 -0234-009-00	\$0.00
001 -0193-050-00	\$0.00	001 -0229-013-00	\$136.40	001 -0235-001-00	\$169.60
001 -0193-051-00	\$0.00	001 -0229-014-00	\$136.40	001 -0235-002-00	\$212.80
001 -0193-052-00	\$0.00	001 -0229-015-00	\$136.40	001 -0235-003-00	\$231.60
001 -0193 -053 -00	\$0.00	001 -0229-016-00	\$136.40	001 -0235-004-00	\$281.80
001 -0193 -054 -00	\$0.00	001 -0229-017-00	\$135.80	001 -0235-005-00	\$170.80
001 -0193-054-00	\$755.00	001 -0229-017-00	\$200.80	001 -0235-006-00	\$170.80
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001 -0193-050-00	\$880.00	001 -0229-019-00	\$114.40	001 -0235-007-00	\$221.00
001 -0193-057-00	\$725.60	001 -0229-020-00	\$114.40	001 -0235-008-00	\$199.00
001 -0193-059-00	\$0.00	001 -0229-021-00	\$136.20	001 -0235-009-00	\$235.20
001 -0195-004-02	\$980.00	001 -0229-022-00	\$136.20	001 -0235-010-00	\$181.00
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001 -0195-008-00		001 -0229-025-00		001 -0235-012-00	
	\$740.00		\$173.40		\$245.00
001 -0195-025-00	\$4,502.50	001 -0229-026-00	\$136.40	001 -0235-014-00	\$180.40
001 -0195-026-00	\$249.00	001 -0229-027-00	\$136.40	001 -0235-015-00	\$249.20
001 -0195-027-00	\$193.60	001 -0229-028-00	\$136.40	001 -0235-016-00	\$324.60
001 -0195-028-00	\$195.40	001 -0229-029-00	\$136.40	001 -0235-017-00	\$330.80
001 -0195-029-00	\$267.20	001 -0229-030-00	\$136.40	001 -0235-018-00	\$193.20
001 -0195-030-00	\$759.00	001 -0229-031-00	\$135.80	001 -0235-019-00	\$330.80
001 -0195-031-00	\$135.60	001 -0229-032-00	\$200.80	001 -0235-020-00	\$157.00
001 -0195-032-00	\$137.00	001 -0229-033-00	\$170.00	001 -0235-021-00	\$324.60
001 -0195-033-00	\$140.40	001 -0229-034-00	\$114.40	001 -0236-001-00	\$169.60
001 -0195-034-00	\$131.60	001 -0229-035-00	\$136.20	001 -0236-002-00	\$275.20
001 -0195-035-00	\$219.20	001 -0229-036-00	\$136.20	001 -0236-003-00	\$231.60
001 -0195-036-00	\$147.40	001 -0229-037-00	\$136.20	001 -0236-004-00	\$266.20

001 -0236-005-00	\$170.80	001 -0239-004-00	\$266.20	001 -0242-007-00	\$163.80
001 -0236-006-00	\$158.20	001 -0239-005-00	\$170.80	001 -0242-008-00	\$212.00
001 -0236-007-00	\$170.80	001 -0239-006-00	\$158.20	001 -0242-009-00	\$182.60
001 -0236-008-00	\$221.00	001 -0239-007-00	\$170.80	001 -0242-010-00	\$224.80
001 -0236-009-00	\$199.00	001 -0239-008-00	\$221.00	001 -0242-011-00	\$181.00
001 -0236-010-00	\$235.20	001 -0239-009-00	\$199.00	001 -0242-012-00	\$226.60
001 -0236-011-00	\$181.00	001 -0239-010-00	\$235.20	001 -0242-013-00	\$240.40
001 -0236-012-00	\$237.00	001 -0239-011-00	\$181.00	001 -0242-014-00	\$165.60
001 -0236-013-00	\$250.60	001 -0239-012-00	\$237.00	001 -0242-015-00	\$238.80
001 -0236-014-00	\$180.40	001 -0239-013-00	\$250.60	001 -0243-001-00	\$162.40
001 -0236-015-00	\$249.20	001 -0239-014-00	\$180.40	001 -0243-002-00	\$264.00
001 -0236-016-00	\$193.20	001 -0239-015-00	\$249.20	001 -0243-003-00	\$222.00
001 -0236-017-00	\$157.00	001 -0239-016-00	\$172.40	001 -0243-004-00	\$255.80
001 -0237-001-00	\$169.60	001 -0239-017-00	\$174.80	001 -0243-005-00	\$163.80
001 -0237-002-00	\$275.20	001 -0239-018-00	\$193.20	001 -0243-006-00	\$154.00
001 -0237-003-00	\$231.60	001 -0239-019-00	\$174.80	001 -0243-007-00	\$163.80
001 -0237-004-00	\$266.20	001 -0239-020-00	\$157.00	001 -0243-008-00	\$212.00
001 -0237-005-00	\$170.80	001 -0239-021-00	\$172.40	001 -0243-009-00	\$182.60
001 -0237-006-00	\$158.20	001 -0240-001-00	\$169.60	001 -0243-010-00	\$224.80
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001 -0237-008-00	\$221.00	001 -0240-003-00	\$231.60	001 -0243-012-00	\$226.60
001 -0237-009-00	\$199.00	001 -0240-004-00	\$266.20	001 -0243-013-00	\$240.40
001 -0237-010-00	\$235.20	001 -0240-005-00	\$170.80	001 -0243-014-00	\$165.60
001 -0237-011-00	\$181.00	001 -0240-006-00	\$158.20	001 -0243-015-00	\$238.80
001 -0237-012-00	\$237.00	001 -0240-007-00	\$170.80	002 -0057-005-00	\$5,021.80
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001 -0237-014-00	\$180.40	001 -0240-009-00	\$199.00	002 -0057-007-00	\$5,196.20
001 -0237-015-00	\$249.20	001 -0240-010-00	\$235.20	002 -0057-011-00	\$4,800.00
001 -0237-016-00	\$193.20	001 -0240-011-00	\$181.00	002 -0057-012-00	\$6,228.80
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001 -0237-018-00	\$169.60	001 -0240-013-00	\$250.60	002 -0057-014-00	\$5,505.50
001 -0237-019-00	\$275.20	001 -0240-014-00	\$180.40	002 -0057-015-00	\$1,062.50
001 -0237-020-00	\$231.60	001 -0240-015-00	\$249.20	002 -0057-020-00	\$14,318.60
001 -0237-021-00	\$266.20	001 -0241-001-00	\$162.40	002 -0059-003-01	\$10,033.70
001 -0238-001-00	\$170.80	001 -0241-002-00	\$264.00	002 -0059-030-00	\$0.00
001 -0238-002-00	\$158.20	001 -0241-003-00	\$222.00	002 -0060-001-00	\$0.00
001 -0238-003-00	\$170.80	001 -0241-004-00	\$255.80	002 -0060-002-00	\$0.00
001 -0238-004-00	\$221.00	001 -0241-005-00	\$163.80	002 -0060-003-00	\$0.00
001 -0238-005-00	\$199.00	001 -0241-006-00	\$154.00	002 -0060-004-00	\$0.00
001 -0238-006-00	\$158.20	001 -0241-007-00	\$163.80	002 -0060-005-00	\$0.00
001 -0238-007-00	\$181.00	001 -0241-008-00	\$212.00	002 -0060-006-00	\$0.00
001 -0238-008-00	\$237.00	001 -0241-009-00	\$182.60	002 -0060-007-00	\$150.00
001 -0238-009-00	\$250.60	001 -0241-010-00	\$224.80	002 -0060-008-00	\$117.60
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	\$184.20 \$172.20		\$184.40		\$178.60 \$224.40
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002 -0073-013-00	\$438.15	002 -0075-002-01	\$8,357.45	002 -0083-048-00	\$139.20
002 -0073-014-00	\$482.31	002 -0075-002-02	\$5,647.20	002 -0083-049-00	\$227.40
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002 -0085-001-00	\$6,500.00	002 -0112-002-00	\$504.00	002 -0114-007-00	\$48.40
002 -0085-002-00	\$1,600.00	002 -0112-003-00	\$2,400.00	002 -0114-008-00	\$48.40
002 -0085-003-00	\$6,144.20	002 -0112-004-00	\$2,868.00	002 -0114-009-00	\$48.40
002 -0085-004-00	\$6,500.00	002 -0112-005-00	\$3,495.20	002 -0114-010-00	\$97.60
002 -0085-005-00	\$720.00	002 -0112-006-00	\$970.00	002 -0114-011-00	\$52.80
002 -0085-006-00	\$2,024.40	002 -0112-007-00	\$4,382.85	002 -0114-012-00	\$53.80
002 -0085-007-00	\$4,700.00	002 -0112-008-00	\$2,871.60	002 -0114-013-00	\$53.80
002 -0085-008-00	\$1,093.90	002 -0112-009-00	\$1,628.00	002 -0114-014-00	\$106.00
002 -0085-009-00	\$1,045.00	002 -0112-010-00	\$2,453.00	002 -0114-015-00	\$59.40
002 -0085-010-00	\$3,048.75	002 -0112-011-00	\$0.00	002 -0114-016-00	\$74.20
002 -0085-011-00	\$1,125.00	002 -0113-001-00	\$638.75	002 -0114-017-00	\$74.20
002 -0085-012-00	\$5,841.45	002 -0113-002-00	\$111.65	002 -0114-018-00	\$74.20
002 -0085-013-00	\$979.31	002 -0113-003-00	\$58.80	002 -0114-019-00	\$74.20
002 -0085-014-00	\$771.48	002 -0113-004-00	\$84.70	002 -0114-020-00	\$74.20
002 -0085-015-00	\$803.96	002 -0113-005-00	\$84.70	002 -0114-021-00	\$60.00
002 -0085-016-00	\$740.00	002 -0113-006-00	\$84.70	002 -0114-022-00	\$60.00
002 -0085-017-00	\$165.00	002 -0113-007-00	\$84.70	002 -0114-023-00	\$112.20
002 -0085-018-00	\$1,088.20	002 -0113-008-00	\$84.70	002 -0114-024-00	\$26.80
002 -0087-001-00	\$14,104.25	002 -0113-009-00	\$170.80	002 -0114-025-00	\$27.80
002 -0087-002-00	\$1,500.00	002 -0113-010-00	\$91.35	002 -0114-026-00	\$65.20
002 -0087-003-00	\$1,990.00	002 -0113-011-00	\$93.10	002 -0114-027-00	\$65.20
002 -0087-004-00	\$4,300.00	002 -0113-012-00	\$93.10	002 -0114-028-00	\$65.20
002 -0087-005-00	\$4,442.30	002 -0113-013-00	\$93.10	002 -0114-029-00	\$71.40
002 -0087-006-00	\$1,922.05	002 -0113-014-00	\$108.85	002 -0114-030-00	\$30.80
002 -0087-007-00	\$1,192.50	002 -0113-015-00	\$40.25	002 -0114-031-00	\$19.00
002 -0087-008-00	\$1,012.50	002 -0113-016-00	\$103.95	002 -0114-032-00	\$63.20
002 -0087-009-00	\$2,500.00	002 -0113-017-00	\$40.95	002 -0114-033-00	\$65.20
002 -0089-001-00	\$12,465.50	002 -0113-018-00	\$90.30	002 -0114-034-00	\$61.20
002 -0091-001-00	\$6,829.65	002 -0113-019-00	\$40.95	002 -0114-035-00	\$54.60
002 -0091-002-00	\$13,765.25	002 -0113-020-00	\$90.30	002 -0114-036-00	\$37.60
002 -0093-001-00	\$1,900.65	002 -0113-021-00	\$40.95	002 -0114-037-00	\$27.60
002 -0093-002-00	\$997.80	002 -0113 021 00	\$90.30	002 -0115-001-00	\$144.00
002 -0093-002-00	\$4,404.80	002 -0113-023-00	\$45.50	002 -0115-001-00	\$128.00
002 -0093-003-00	\$2,470.90	002 -0113-023-00	\$45.50 \$100.45	002 -0115-002-00	\$134.80
002 -0093-004-00	\$1,166.00	002 -0113-024-00	\$100.45	002 -0115-004-00	\$134.60
002 -0093-005-00		002 -0113-025-00		002 -0115-004-00	\$90.00
	\$1,428.60		\$89.60 \$102.20		
002 -0093-008-00	\$1,709.80	002 -0113-027-00	\$102.20	002 -0115-006-00	\$90.00
002 -0093-009-00	\$850.00	002 -0113-028-00	\$45.50	002 -0115-007-00	\$147.00

\$134.40	002 -0115-020-00	\$96.00	002 -0115-014-00	\$75.60	002 -0115-008-00
\$3,523.10	002 -0631-008-00	\$131.80	002 -0115-015-00	\$147.00	002 -0115-009-00
\$43,225.00	018 -0450-004-00	\$91.00	002 -0115-016-00	\$96.00	002 -0115-010-00
\$47,257.00	018 -0450-005-00	\$72.00	002 -0115-017-00	\$147.00	002 -0115-011-00
		\$92.60	002 -0115-018-00	\$96.00	002 -0115-012-00
		\$125.00	002 -0115-019-00	\$147.00	002 -0115-013-00