
File ID: 2026-00961

5/12/2026

Renewal of Midtown Property and Business Improvement District No. 2026-01 and Ballot Results

File ID: 2026-00961

Location: District 4

Recommendation: Adopt a **Resolution** renewing the Midtown Property and Business Improvement District (District) No. 2026-01 for a ten-year term, confirming and levying an assessment, and approving the District budget and assessment for Fiscal Year (FY) 2026/27.

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Presenter: None

Attachments:

- 1-Description/Analysis
- 2-Schedule of Proceedings
- 3-Resolution to Renew District
- 4-Exhibit A, Management District Plan
- 5-Exhibit B, Map of District
- 6-Exhibit C, District Fund Budget & Assessment

Description/Analysis

Issue Detail: The District was initially established in 2007, formed under the California Property and Business Improvement law of 1994 found in California Streets and Highways Code section 36600 et seq. (PBID Law). The District is a benefit assessment district intended to improve the Midtown Sacramento area and Alhambra Corridor, the boundaries of which are shown in Exhibit B to the attached Resolution. The current District is set to expire on December 31, 2026, and property owners within the District have proposed to renew the District for a new ten-year term. The renewed District will provide maintenance, safety, placemaking, capital improvements, mobility, advocacy, and communication services over and above those provided by the City. Property owners representing over 50% of the affected parcels within the District submitted petitions to the City requesting renewal of the District for a ten-year term that would run through December 31, 2036.

The total District assessment budget for the first year of the renewed term would be approximately \$3,024,369. The District Fund Budget & Assessment, included as Exhibit C to the attached Resolution, includes a breakdown of the budget for the first year of the renewal term. There are approximately 901 assessed properties in the District service area. The City currently owns 13 parcels within the District and will benefit from the District services, as will the other property owners in the District area. The Management District Plan (MDP), which contains an Engineer's Report, outlines the activities and improvements to be provided by the District and the special benefits conferred on property owners in the District area that justify the stated assessment amounts. The MDP is included as Exhibit A to the attached Resolution.

On March 17, 2026, Council adopted a Resolution of Intention (Resolution No. 2026-0071) to renew the District, directing staff to mail assessment ballots and notices of public hearing to the owners of real property within the District and setting May 5, 2026, as the date for a public hearing on the proposed renewed District and assessment. Public Hearing notices were mailed to all affected property owners on March 19, 2026.

At the conclusion of the public hearing on May 5, 2026, the City Clerk tabulated the assessment ballots submitted and not withdrawn to determine whether there was a majority protest against the proposed District assessment (i.e., whether a majority of the weighted ballots submitted are opposed to the District and assessment). Based on the City Clerk's ballot tabulation, there is not a majority protest. As such, staff recommends that the Council adopt a resolution renewing the District for a ten-year term; thereby also approving the annual District fund budget and levying the assessment as shown in Exhibit C to the attached Resolution.

The District did not prepare an Annual Report for FY2026/27 because the District was undergoing the renewal process and a new MDP was prepared and approved by City Council. The District will begin preparing Annual Reports again for FY2027/28.

Policy Considerations: The renewal proceedings described in this report are in accordance with the PBID Law.

Economic Impacts: None.

Environmental Considerations: Renewal of the District creates a funding mechanism for services and does not have a significant effect on the environment. Accordingly, renewal of the District does not in itself constitute a project under the California Environmental Quality Act (CEQA) and is therefore exempt from CEQA review pursuant to CEQA Guidelines Section 15378(b)(4).

Sustainability: Not applicable.

Commission/Committee Action: Not applicable.

Rationale for Recommendation: Renewal of the District will allow District activities to continue. District services in the renewal term will provide maintenance, safety, placemaking, capital improvements, mobility, advocacy, and communication services above what the City currently provides. This includes, but is not limited to, graffiti abatement, litter removal, streetscape maintenance, safety services, event support services, placemaking, mobility projects, and advocacy to increase visitation and commerce to assessed parcels, resulting in increased economic activity and revenue.

The Midtown Association, a nonprofit entity that serves as the governing body of the District, serves as a key partner to the City's economic development efforts. In addition, the Midtown Association has the potential to serve as a critical partner in identifying both business needs and opportunities, as it will in many instances be the first entity contacted by local businesses.

Financial Considerations: Financing for the District is provided by the levy of assessments upon properties that benefit from improvements and activities. There are approximately 901 assessed parcels in the District service area. The total District assessment budget for the first year of the renewal term will be approximately \$3,024,369. Approximately \$3,779.59 in City and County administration fees will be deducted from the assessments paid to the District for the costs of accounting and administration work. Upon renewal of the District, the City will continue to participate as a property owner. City-owned property will have a total first year annual assessment of approximately \$92,962. Future increases in the District's assessment rates are capped at 6% annually. Assessment payments for the City-owned properties would continue to be funded by the General Fund.

Local Business Enterprise (LBE): Not applicable.

**SCHEDULE OF PROCEEDINGS
MIDTOWN PROPERTY AND BUSINESS IMPROVEMENT DISTRICT #2026-01**

December 2025- March 2026	Petition Drive
January 27, 2026	City Council - Authorization of City Manager Signature to Vote for Inclusion of City-Owned Properties in Renewal
March 17, 2026	City Council Resolution of Intention to Renew
May 5, 2026	City Council - Public Hearing - Ballot Count
May 12, 2026	City Council – Ballot Results
August 2026	Assessment Roll to County

RESOLUTION NO.

Adopted by the Sacramento City Council

RESOLUTION RENEWING MIDTOWN PROPERTY AND BUSINESS IMPROVEMENT DISTRICT NO. 2026-01, CONFIRMING AND LEVYING ASSESSMENT, AND APPROVING DISTRICT BUDGET AND ASSESSMENT FOR FISCAL YEAR (FY) 2026/27

BACKGROUND:

- A. The Midtown Property and Business Improvement District No. 2026-01 (District) was initially established in 2007 under the Property and Business Improvement District Law of 1994 (California Streets and Highways Code section 36600 et seq.) (referred to as the “PBID Law”) by City Council for a five-year term and was renewed in 2012 for another five-year term. The District was then renewed for a ten-year term in 2016 and is set to expire on December 31, 2026.
- B. The property owners within the boundaries of the District have submitted petitions to the City to renew the District for a ten-year term running from January 1, 2027, through December 31, 2036. Included with the petitions was a summary of the Management District Plan (MDP) that described the proposed assessment to be levied on properties within the District to pay for the improvements and activities specified in the MDP. Accordingly, renewal of the District by the City Council is sought in accordance with Streets and Highways Code sections 36630 and 36660.
- C. During the public hearing on May 5, 2026, Council: (1) heard all protests against the proposed assessment from property owners within the District; and (2) accepted testimony from all interested persons, whether or not they own property within the District.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

- Section 1. The Background statements above are true and correct.
- Section 2. The proposed improvements and activities for the renewed District, which constitute a special benefit, include the following: (1) graffiti and litter removal; (2) streetscape maintenance services; (3) safety services; (4) event support services; (5) placemaking; (6) mobility projects; and (7)

advocacy to assessed parcels. The proposed improvements and activities for the District are all intended to make the District safer, cleaner, and aid in the attraction of new jobs, businesses, and development projects. All improvements and activities are defined within the MDP. The MDP is attached hereto as Exhibit A and is on file with the Infrastructure Finance Division of the Department of Finance, designated by the City Clerk to be repository of documents associated with special districts.

- Section 3. The total amount of the proposed assessments for the first year of the District's renewal term is approximately \$3,024,369. Future assessment rates will be subject to an increase of up to 6% annually and no more than the actual annual increase in costs. Exhibit C, attached hereto and incorporated herein, includes a breakdown of the assessment per parcel.
- Section 4. The assessments for the renewed District will be levied on property within the District.
- Section 5. Bonds will not be issued for the District.
- Section 6. A description of the exterior boundaries of the proposed renewal District is contained in Exhibit B, attached hereto and incorporated herein.
- Section 7. The property owners who signed the petitions collectively will pay more than 50% of the proposed assessments. Accordingly, on March 17, 2026, City Council adopted Resolution No. 2026-0071 entitled "Resolution of Intention to Renew the Midtown Property and Business Improvement District No. 2026-01" (Resolution of Intention).
- Section 8. On March 19, 2026, the City Clerk mailed to each property owner of record of each parcel within the District's boundaries a notice concerning the public hearing on the renewal of the District and the proposed assessments, pursuant to Streets and Highways Code section 36623, Government Code section 53753, and City Code Chapter 3.44. Each notice included the information about the assessment and the ballot procedure. A public hearing on renewal of the District was held on May 5, 2026, at 2:00 pm in the City Council chambers, New City Hall, 915 "I" Street (first floor), Sacramento, California.
- Section 9. During the public hearing on May 5, 2026, the City Council heard and received all objections and protests to the renewal of the District and the proposed assessment. The City Clerk has received, been given custody of, and tabulated the assessment ballots returned and not withdrawn by the

owners of property located within the District. The Clerk's Certificate of Ballot Procedure Results for the Mailed-Ballot, Property Owner Majority Protest Proceeding indicates that, of the assessment ballots signed and returned to the City Clerk, and not withdrawn, prior to the close of the public hearing on May 5, 2026, and weighting the ballots for each property according to the proportional assessment obligation of each property, 88.71% of the assessment ballots were in favor of the renewal of the District and levy of the assessments proposed, and 11.29% were opposed. Thus, the number of assessment ballots submitted and not withdrawn in opposition to the proposed assessment did not exceed the number of ballots submitted and not withdrawn in favor of the proposed assessment. Therefore, a majority protest against the proposed assessment does not exist.

Section 10. Properties within the District will be subject to any amendments to the PBID Law.

Section 11. The improvements and activities to be conferred on properties in the District will be funded by the levy of the assessments. The revenue from the levy of assessments shall not be used: to provide improvements or activities that directly benefit properties outside the District; to provide improvements or activities outside the District; or for any purpose other than the purposes specified in the Resolution of Intention, this Resolution of Renewal, and the MDP. Notwithstanding the foregoing, improvements and activities that must be provided outside the District boundaries to create a special benefit to the assessed businesses may be provided, but shall be limited to marketing or signage pointing to the District.

Section 12. The properties within the boundaries of the District will be benefited by the improvements and activities to be funded by the proposed assessments and property within the District will receive a special benefit.

Section 13. The MDP for the District quantifies the amount of special benefit conferred on the properties within the District as 97.64% of the improvements and activities provided in the District, with 2.7% of the improvements and activities constituting a general benefit to those outside of the District. The total amount of all special benefits to be conferred on the properties in the District for FY2026/27 is \$3,024,369.

- Section 14. The Resolution of Intention stated the City Council's finding that the MDP satisfied all requirements of Streets and Highways Code section 36622. The City Council hereby approves the MDP attached hereto as Exhibit A (which includes the Engineer's Report) on the proposal to levy an annual assessment on properties within the District.
- Section 15. The City Council hereby renews the District for a ten-year term beginning January 1, 2027, with an expiration date of December 31, 2036, for the area generally shown in Exhibit B, attached hereto and by this reference made a part of this resolution, and as shown in the MDP.
- Section 16. The City Council hereby confirms the assessment diagram and assessment roll to be recorded along with a notice in the Sacramento County Recorder's Office pursuant to Streets and Highways Code section 36627 following adoption of this Resolution of Renewal, and the City Council levies the assessments detailed in the MDP on the properties within the District to fund the improvements and activities described in the MDP. In accordance with Streets and Highways Code section 36631 and the MDP, the assessments to fund the improvements and activities for the District will be collected at the same time and in the same manner as ad valorem property taxes and will have the same lien priorities and penalties for delinquent payment.
- Section 17. The City Council hereby approves the FY2026/27 annual budget and parcel assessments for the District as set forth in Exhibit C attached hereto and incorporated herein.
- Section 18. The City Manager or City Manager's designee is hereby directed to take all necessary actions to complete the renewal of the District and levy the assessments.
- Section 19. The City Clerk is directed to record, in the Sacramento County Recorder's Office, a notice and assessment diagram as required by Streets and Highways Code section 36627.
- Section 20. Exhibits A, B, and C are part of this resolution.

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Exhibit A: Management District Plan

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**MIDTOWN PROPERTY
AND BUSINESS
IMPROVEMENT DISTRICT
MANAGEMENT DISTRICT PLAN AND ENGINEER'S REPORT**

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I. OVERVIEW

Developed by a growing coalition of property owners, the Midtown Property and Business Improvement District (MPBID) is a benefit assessment district whose main goal is to provide improvements, maintenance, and activities which constitute and convey a special benefit to assessed parcels. This approach has been used successfully in other cities throughout the country to provide special benefits to property owners, namely increased sales, attraction of new tenants, and increased occupancies. The MPBID was initially created in 2008 for a five (5) year term, renewed in 2013 for a five (5) year term, and renewed in 2017 for a ten (10) year term. Property owners now wish to renew the MPBID for an additional ten (10) year term. As required by state law, property owners have created this Management District Plan (Plan) to renew the MPBID.

Location: The MPBID's parcel assessments will be imposed solely on property-based parcels and in accordance with the provisions of Article XIII D of the California Constitution (Proposition 218). The District generally includes parcels in the Midtown Sacramento Area and Alhambra Corridor. The MPBID has further been divided into five benefit zones. The boundaries of the MPBID and its benefit zones are shown on the map in Section IV and in the map book attached herein as Appendix 3.

Purpose: The purpose of the MPBID is to provide improvements, maintenance, and activities which constitute and convey a special benefit to assessed parcels. The MPBID will provide maintenance and safety, placemaking, capital improvements, mobility, and communications, advocacy, and administration directly and only to assessed parcels within its boundaries. The level of improvements, maintenance, and activities provided to assessed parcels in each zone will vary based on service needs.

Budget: The MPBID annual assessment budget for the initial year of its ten (10) year operation is anticipated to be \$3,024,368.78 ("Special Benefit Budget"). The MPBID has been divided into two benefit zones, each with additional subzones. Each benefit zone has a separate budget: \$2,365,308.42 for Midtown (\$2,138,344.09 for Midtown A, \$148,630.11 for Midtown B, and \$78,334.22 for Midtown C) and \$659,060.36 for Alhambra (\$588,219.20 for Alhambra A and \$70,841.16 for Alhambra B). The annual assessment budget may be subject to an increase in assessment rates of no more than six percent (6%) per year, upon approval by the Midtown PBID Corporation, dba the Midtown Association (MA) Board of Directors.

The assessment funds will be supplemented by non-assessment funds (such as grants and event income), so that the total budget for the initial year is estimated at \$3,169,845.65 ("total budget"). The amount of non-assessment funds is the minimum amount necessary to pay for the general benefit provided by MPBID programs. Further detail on the separation of special and general benefit is provided in Section VIII.

Cost: The assessment rate (cost to the parcel owner) is based on parcel type, parcel square footage, building square footage, and benefit zone. The assessment methodology has been created to ensure that the assessment paid by each parcel is commensurate with the benefit received. Further detail on the assessment methodology is provided in Section VIII.

The initial annual assessment rate applied to each parcel is shown in the table below. Assessment rates may be subject to an increase of no more than six percent (6%) per year, as shown in Appendix 1.

Zone 1 - Midtown

Parcel Type	Zone 1A		Zone 1B		Zone 1C	
	Parcel Rate (per sq. ft.)	Building Rate (per sq. ft.)	Parcel Rate (per sq. ft.)	Building Rate (per sq. ft.)	Parcel Rate (per sq. ft.)	Building Rate (per sq. ft.)
Standard	\$0.23	\$0.05	\$0.12	\$0.05	\$0.23	\$0.05
Industrial	\$0.23	\$0.05	\$0.12	\$0.05	\$0.132	\$0.05
Public	\$0.19	\$0.05	\$0.12	\$0.05	\$0.19	\$0.05
Healthcare/Religious /Tax Exempt	\$0.14	\$0.05	\$0.12	\$0.05	\$0.14	\$0.05

Zone 2 – Alhambra Corridor

Parcel Type	Zone 2A		Zone 2B	
	Parcel Rate (per sq. ft.)	Building Rate (per sq. ft.)	Parcel Rate (per sq. ft.)	Building Rate (per sq. ft.)
Standard	\$0.22	\$0.05	\$0.12	-
Public	\$0.17	\$0.05	\$0.12	-
Healthcare/Religious/Tax Exempt	\$0.13	\$0.05	\$0.12	-

Renewal: MPBID renewal requires submittal of petitions from property owners representing more than 50% of the total assessment. The “Right to Vote on Taxes Act” (also known as Proposition 218) requires a ballot vote in which more than fifty percent (50%) of the ballots received, weighted by assessment, be in support of the MPBID.

Duration: The MPBID will have a ten (10) year life, beginning on January 1, 2027 through December 31, 2036. After ten (10) years, the MPBID may be renewed pursuant to the Property and Business Improvement District Law of 1994, Streets and Highways Code section 36600 et seq. if property owners support continuing the MPBID programs by repeating the petition, ballot, and City Council hearing process.

Management: The MA shall continue to serve as the Owners’ Association for the MPBID. The Owners’ Association is charged with managing funds and implementing programs in accordance with this Plan and must provide annual reports to the City Council.

II. BACKGROUND

The International Downtown Association estimates that more than 2,500 Property and Business Improvement Districts (PBIDs) currently operate throughout North America. PBIDs are a time-tested tool for property owners who wish to come together and obtain collective services which benefit their properties.

PBIDs provide supplemental services in addition to those provided by local government. They may also finance physical and capital improvements. These improvements, maintenance, and activities are concentrated within a distinct geographic area and are funded by a special parcel assessment. Services and improvements are only provided to those who pay the assessment.

Although funds are collected by the local government, they are then directed to a private nonprofit. The nonprofit implements services and provides day-to-day oversight. The nonprofit is managed by a Board of Directors representing those who pay the assessment, to help ensure the services meet the needs of property owners and are responsive to changing conditions within the PBID.

PBIDs all over the globe have been proven to work by providing services that improve the overall viability of commercial districts, resulting in higher lease rates, occupancy rates, and sales volumes.

The MPBID will be renewed pursuant to a state law that took effect in January of 1995. The “Property and Business Improvement District Law of 1994,” which was signed into law by Governor Pete Wilson, ushered in a new generation of Property and Business Improvement Districts in California. Key provisions of the law include:

- Allows a wide variety of services which are tailored to meet specific needs of assessed properties in each individual PBID;
- Requires property owner input and support throughout the renewal process;
- Requires written support on both a petition and ballot from property owners paying 50% of proposed assessments;
- Allows for a designated, private nonprofit corporation to manage funds and implement programs, with oversight from property owners and the City;
- Requires limits for assessment rates to ensure that they do not exceed the amount owners are willing to pay; and
- Requires the PBID be renewed after a certain time period, making it accountable to property owners.

The “Property and Business Improvement Business District Law of 1994” is provided in Appendix 2 of this document.

III. ACCOMPLISHMENTS

During its first three terms, the MPBID successfully provided many services to District properties. The MPBID's services supplemented City services and helped create an identity and vibrancy in Midtown. Midtown has become the destination neighborhood in Sacramento for arts, dining, culture, and activities. The renewed MPBID will continue building upon previous successes and improving the efficiency and effectiveness of the property-related services it provides.

Category 1: Maintenance and Safety

- a. **Graffiti Abatement:** As part of the District's maintenance program, regular graffiti removal has been and will continue to be undertaken throughout the District. Graffiti removal is provided to all properties within the District, usually within 24 hours of reporting, so long as it is under a height of 10 feet and the property is being reasonably maintained by the property owner. Since 2017, over 40K tags and stickers have been removed from properties throughout the District. The renewed District will continue providing maintenance services, keeping the MPBID a clean, attractive place to do business and to visit.
- b. **Litter Removal:** Litter removal is also part of the District's maintenance program. Since 2017, 286 tons of litter have been removed from the District. Efforts have included, and will continue to include, additional clean-up services after Second Saturday and other events, community and neighborhood clean ups, and hot spot management with proactive cleaning at sites that are regularly disrupted so long as the area properties are being reasonably maintained by the property owner. New trash receptacles continued to be installed during the third term of the MPBID throughout the District, which will continue to have their exteriors maintained by the renewed District. The District also strongly advocates for common sense trash management by the city and waste haulers to eliminate illegal dumping, scavenging, and to beautify the district including piloting new trash receptacles and management techniques.
- c. **Streetscape Maintenance:** The District's maintenance program also ensures a clean, safe and beautiful street environment. Most prominently, the District has cleaned biohazards and completed both scheduled and requested pressure washings with 11.8K biohazards cleaned and nearly 10K hours of pressure washing conducted since 2017. Additionally, areas that have been subject to repeated blight are improved with murals to discourage repeated graffiti, themed and improved landscaping has been added in key areas to enhance the brand of those areas, and lighting is added to improve the visibility of key areas.
- d. **Safety:** The District has provided and will continue to provide safety services throughout the District to protect the assessed properties. These services include a dispatch system which has responded to 34.4K calls since 2017, proactive elimination of behaviors that could be viewed as harassing by District visitors, proactive patrol of the District, patrolling and move-alongs of individuals loitering in dangerous situations, and coordination with the police department, social service providers, and private security firms operating within the District boundaries. A homeless outreach program was implemented, connecting 627 unhoused individuals with housing and support connections since 2017 and registering a 50% decrease in visible homelessness since 2017, recorded during the bi-monthly Point-in-Time Count. Increased safety services have also been provided to protect the interests of property owners during special events with an additional

investment of 10K hours of police patrol since 2017. The safety program has improved lighting throughout the District, with 51 active safety lights installed since 2017, and will continue to improve and maintain lighting.

Category 2: Placemaking, Capital Improvements, and Mobility

Events and Activations: The District has provided event support services in Midtown and created its own programming through mainstay events such as the Midtown Farmers Market, Midtown Second Saturday, Midtown Love, and the Halloween Festival and Pooch Parade. Since 2017, more than \$385K in event support services have been provided for 359 events that brought nearly 513K attendees to Midtown. In that same span, the Midtown Farmers Market hosted 518 markets, providing 45K vendor stalls for small businesses and attracting more than 839K visitors, generating an estimated \$13.3M in economic impact. In 2024, the Midtown Farmers Market achieved the designation of the #1 farmers market in California and #3 farmers market in the US as named by the American Farmland Trust, maintaining this designation and also earning recognition as the #1 market in the American Southwest. Reinvigorated in 2023 post-pandemic, Midtown Second Saturday programming in the months of May-October has supported the local arts culture by providing nearly 350 paid opportunities for artists throughout district-wide events that brought more than 138K visitors to Midtown with zero recorded public safety incidents.

Placemaking, Pilot Projects, and Capital Improvements: Following best practices set forth by the International Downtown Association, the District has leveraged private funds to attract public investment, invest and inspire capital improvements, and build a sense of *place* in Midtown. Investments into public spaces have been a priority and have resulted in projects such as the installation of murals, utility box art wraps, road closure bollards, lighting, landscaping improvements, and the establishment of the 501(c)(3) Midtown Parks. Since 2017, the District has drawn more than \$12M into investment in the infrastructure of Midtown and has scoped out plans that are currently moving forward to increase safety and vibrancy of the district through the Paragary Pathway and K Street Connectivity lighting projects. Since its inception in 2019, Midtown Parks has raised \$336K in support of its mission to increase health and community engagement by investing in Midtown's six parks and public spaces. This includes a \$65K investment to install 105 lights to the exterior of Sutter's Fort State Historic Park to increase nighttime vibrancy and safety in the Midtown Sutter area. The District also identified 13 key activity centers across Midtown, including all six of its parks, and created an aspirational list of amenities for each center such as lighting, art, outside seating, bike racks, and more. Of those locations, all 13 currently have more than half of the amenities installed with plans in place for remaining installations, and four of them are complete with 100% of the amenities available to the public.

Mobility: To emphasize and embrace alternative transportation that incentivizes greater housing density rather than car dependency, the District has advocated for, and invested in, several mobility projects in the Central City including the installation of wayfinding signage, the Central City Mobility Project, the Stockton Boulevard Complete Street plan, an "Ease Into Midtown" educational transportation campaign, and coordination with micromobility providers. In addition to identifying 13 key activity centers in the District for installation of amenities, the District facilitated the installation of digitally connected wayfinding signage at each activity center to help visitors navigate Midtown on foot or bike. The project raised and invested more than \$60K and received more than 615K digital impressions through social media, e-newsletters, and a dedicated webpage with information about each activity center.

Category 3: Advocacy, Communications, & Administration

Advocacy: Through advocacy pillars of infill development, economic development, active transportation, and public safety, the District has facilitated policy advancement through development of an infill affordable housing incentive package to spur new housing development, the expansion of the Central City Entertainment Zone, advancement of the Missing Middle Housing Ordinance, a permanent Al Fresco Dining Program, and streamlining of entitlement review. Since 2017, these efforts have led to the development of 76 new projects that have introduced more than 4.3K new residential units and nearly 731K square feet of new commercial development.

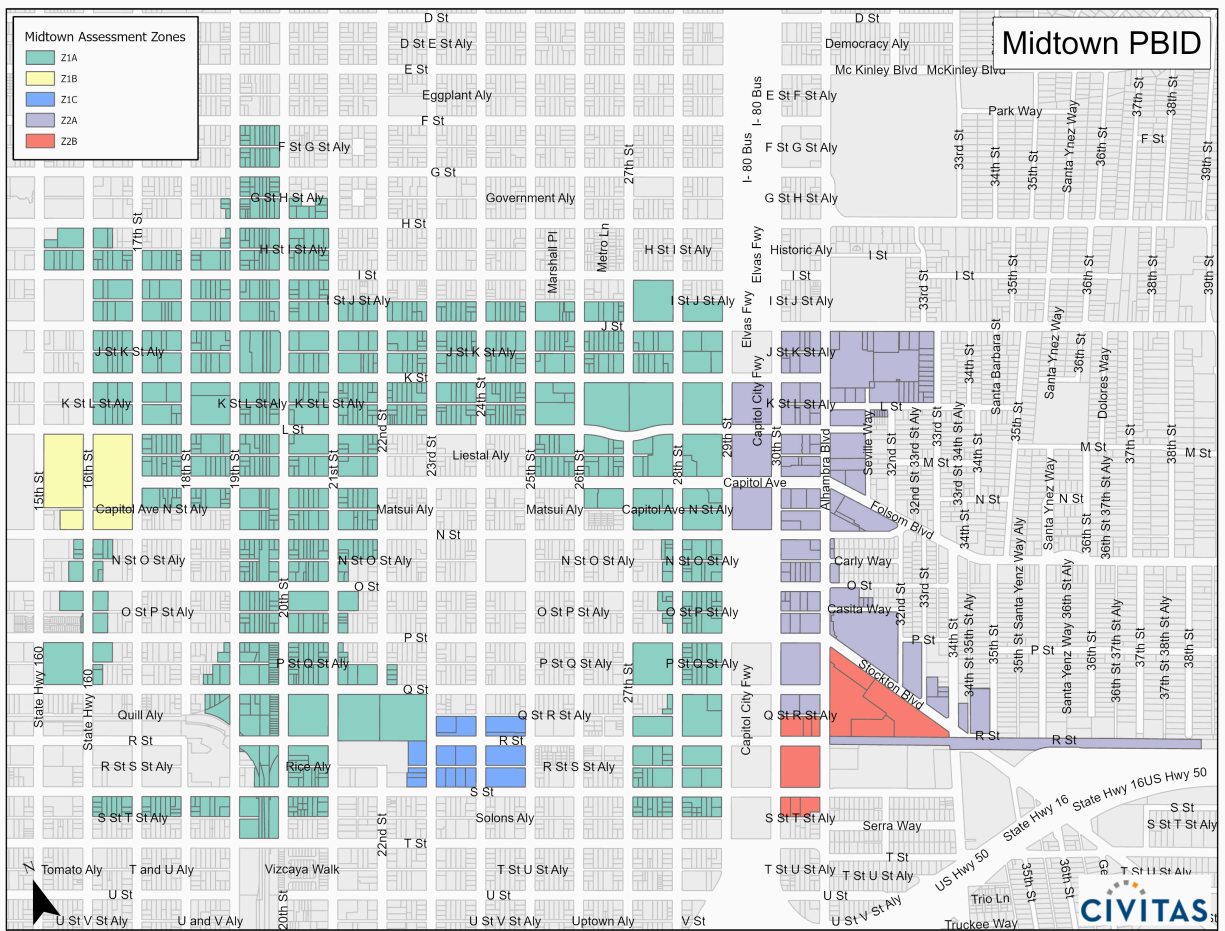
Communications: Through the District's communication efforts, Midtown has increased its visibility through several brands that promote routine happenings in the district. Since 2017, the District has created or revamped brands including logos, banners, and digital campaigns for the Alhambra corridor, Midtown Parks, Midtown Second Saturday, Midtown Love, Midtown Farmers Market, Explore Midtown, and the Explore Midtown Pass. These brands collectively generated more than 1.4K media stories, 9.6K mentions of Midtown, 160K total social media followers, and over 11K e-newsletter subscribers.

The District leadership has demonstrated prudent administrative practices with a clean annual audit, an office that acts as a hub for property owners, a focus on attracting and retaining high performing staff, and professional management.

IV. BOUNDARIES

The renewed MPBID generally includes parcels in the Midtown Sacramento Area and Alhambra Corridor. The approximate District boundaries are F Street to the north, 15th Street (State Hwy 160) to the west, T Street to the south, and 35th Street to the east. There is one parcel on R Street that extends just beyond 38th Street.

The MPBID has been divided into five benefit zones, Midtown (Zones 1a, 1b, and 1c) and the Alhambra Corridor (Zone 2a and 2b). The service area includes approximately 1,420 properties, of which 901 are assessed properties, with 515 assessed property owners. The MPBID boundary is illustrated by the map below. A detailed map series is attached herein as Appendix 3. A larger map is available on request by calling Civitas at (916)437-4300.



V. SERVICE PLAN & BUDGET

A. Renewal

Property and business owners in the MPBID were concerned about the need for coordinated supplemental services in the area for several years. City services and efforts in the area have been welcomed, but limited resources have not allowed for a more comprehensive approach to managing the commercial area. The MPBID was initially formed to address these needs. Property owners in the boundaries of the MPBID now wish to renew the MPBID to continue this mission.

A service plan to provide special benefits to assessed properties was developed using several methods. A series of property owner meetings, a survey of property owners, and an analysis of current property conditions and needs were all conducted. The primary needs identified were maintenance and safety, placemaking, capital improvements, mobility, communications, and advocacy and administration. To meet those needs, the MPBID will provide maintenance and safety, placemaking, capital improvements, mobility, communications, advocacy and related administration to assessed parcels within its boundaries.

B. Improvements, Maintenance, and Activities

The renewed MPBID will provide supplemental improvements, maintenance, and activities that are above and beyond those provided by the City and other government agencies. All of the services to be provided by the MPBID will supplement, not supplant existing services provided by the City or other government agencies. The improvements, maintenance, and activities will be provided directly and only to assessed parcels; they will not be provided to parcels that are not assessed.

Each and every service is unique to the MPBID, thus the benefits provided are particular and distinct to each assessed parcel. Each of the improvements, maintenance, and activities is focused on removing barriers and creating incentives that promote economic activity to attract investment and increase commerce throughout Midtown. Each benefit zone will receive a customized level of services based on its particular needs. A proportionate assessment rate has been assigned to each benefit zone, reflecting the relative level of special benefit received by assessed parcels within that zone. A detailed table illustrating the services provided to each zone can be found in Appendix 6.

Zone 1: Midtown Specific Services

Zone 1a is the main commercial core of the Midtown zone with the highest concentration of businesses, visitor activity, and public-facing amenities. As the economic and cultural core, Zone 1a will receive and directly benefit from all daytime and nighttime MPBID services.

Zone 1b consists of a small cluster of state office parcels located at the eastern end of the California State Capitol Park, characterized by a daytime workforce and limited evening or weekend activity. Because this zone primarily serves daytime employees, Zone 1b will only receive and directly benefit from all daytime MPBID services and will not receive nighttime MPBID services.

Zone 1c is a small industrial corridor with a mix of commercial businesses. Industrial parcels within Zone 1c will only receive Maintenance and Safety services. Because these industrial parcels operate primarily as production and distribution sites, they do not generate or rely on the same level of activity found in commercial or retail areas. A visitor to these industrial parcels is unlikely to travel to these

parcels to purchase products or engage in on-site services, meaning they receive little to no direct benefit from placemaking elements, capital improvements, or broader advocacy and communications programs designed to attract visitors, enhance the district's identity, or support customer-facing businesses. Instead, the primary benefit to industrial parcels is the provision of Maintenance and Safety services, which ensure clean, accessible, and safe surroundings for employees, service providers, and delivery operations.

Category 1: Maintenance and Safety

Graffiti/Litter/Streetscape Maintenance: The MPBID maintenance program will maintain increased frequency of graffiti and sticker removal, sidewalk pressure washing, gutter and storm drain cleaning, and litter removal. Additionally, the sidewalks that front parks will receive steam washing services for hardscape areas. Maintenance personnel will collect debris from sidewalks throughout the MPBID on a regular basis and continue to work with property owners to reduce illegal dumping in alleys and thoroughfares. Proactive art installations including murals will be used to deter negative activity like graffiti.

Maintenance shall also include specific projects such as maintaining the bulb outs on 16th street improvements, up to \$5,000 annually to fund landscaping projects and programs such as lighting installation or maintenance for state park facilities and for city park facilities, designing an inventory of park strip improvements which property owners can coordinate for installation along the frontage of their buildings for a cohesive, beautiful landscape plan, and support of public transportation by maintaining transit bus, train, and light rail stations in coordination with agency partners at the rate they contribute to the district for parcels that do not receive other benefits.

Safety: All Zone 1 sub-zones (Zone 1a, Zone 1b, and Zone 1c) will receive proactive and responsive safety services during the day, however, only Zone 1a and Zone 1c will receive proactive services at night. The MPBID will pay for camera monitoring services for any assessed property owner who opts to use their own equipment into all required monitoring systems which might include a combination of police and private monitoring services. The homeless outreach program will continue to be a significant part of the MPBID's safety program.

During the day the MPBID will improve safety in all Zone 1 sub-zones by:

- Providing daytime police and security patrols/homeless outreach;
- Working with the City and County to prevent crime within the MPBID by addressing the issues within the MPBID causing it, including homelessness, poverty, substance abuse, access to dumpsters, and unemployment;
- Providing security at events and providing a deterrent presence to public nuisances; and
- Dissemination of safety information, especially as it relates to rail safety and preventing crime.

During the evening, the MPBID will improve safety in Zone 1a and Zone 1c by:

- Providing patrols to secure commercial and entertainment corridors;
- Improving safety for employees, customers, and other visitors with additional lighting and proactive programming; and
- Serving as a liaison to the Sacramento Police Department.

Category 2: Placemaking, Capital Improvements, and Mobility

The MPBID will continue to use a multi-faceted approach to planning, design and management of public spaces to maintain a clean, safe and beautiful community. MPBID dollars will be leveraged to create a unique sense of place and increase the usability and walkability of parks and public spaces. Examples include installing banners on major commercial corridors, art wraps, adding bike racks and pedestrian amenities, hosting engaging programming at and around multifamily properties (4 units or greater), enhanced street and alley amenities and programming, capital improvements like park amphitheaters and pedestrian plazas, artistic lighting, dedicated programming through events like Second Saturday, upgraded parking signage, and working towards implementation of curbside management strategies and technologies. Mobility efforts will focus on increasing visitation to Midtown and utilization of existing parking and public transportation infrastructure.

Zone 2: Alhambra Corridor Specific Services

Zone 2a is the main commercial core of the Alhambra Corridor, featuring a dense mix of retail, restaurants, offices, and other public-facing businesses. Due to its high levels of visitor and employee activity, Zone 2a will benefit from all district services. Maintenance and Safety will keep streets and sidewalks clean and secure, while Placemaking and Capital Improvements will enhance the area's appearance and functionality. Advocacy and Communications will promote the corridor, support local businesses, and attract more visitors. Related Administration ensures these services are managed efficiently.

Zone 2b encompasses the area surrounding the transit station and serves as the gateway to adjacent public-owned parcels. This zone will receive Placemaking and Capital Improvements, Advocacy and Communications, and related Administration services, but not Maintenance and Safety. Placemaking and Capital Improvements services will enhance the appearance and functionality of sidewalks, plazas, and open spaces, creating a welcoming environment for commuters and visitors. Advocacy and Communications services will support coordination with city agencies and stakeholders, promoting the area as a functional and attractive gateway. Related Administration ensures these programs are effectively managed. Maintenance and Safety services are not included because the zone primarily serves as a transit corridor and gateway rather than a destination; visitors and users pass through rather than linger, and existing city cleaning and security protocols already address basic cleanliness and safety needs, so additional district-funded services would provide minimal incremental benefit.

Category 1: Maintenance and Safety

Zone 2a will receive all maintenance and safety services, whereas Zone 2b will not receive any maintenance and safety services.

Graffiti/Litter/Streetscape Maintenance: Zone 2a will receive maintenance services. Zone 2b will not receive maintenance services. The MPBID maintenance program will maintain increased frequency of graffiti and sticker removal, sidewalk pressure washing, gutter and storm drain cleaning, and litter removal. Maintenance personnel will collect debris from sidewalks throughout the MPBID on a regular basis and continue to work with property owners to reduce illegal dumping in alleys and thoroughfares.

Maintenance shall also include specific projects such as maintaining the Alhambra and Stockton Blvd improvements, designing an inventory of park strip improvements which property owners can coordinate for installation along the frontage of their buildings for a cohesive, beautiful landscape plan, and support of public transportation by maintaining transit bus, train, and light rail stations in coordination with agency partners at the rate they contribute to the district for parcels that do not receive other benefits.

Safety: Zone 2a will receive safety services during the day and at night. Zone 2b will not receive safety services. The MPBID will pay for camera monitoring services for any assessed property owner in Zone 2a who opts to use their own equipment into all required monitoring systems which might include a combination of police and private monitoring services. The homeless outreach program will continue to be a significant part of the MPBID's safety program in Zone 2a.

During the day the MPBID will improve safety in Zone 2a by:

- Providing daytime security patrols/homeless outreach;
- Working with the City and County to prevent crime within the MPBID by addressing the issues within the MPBID causing it, including homelessness, poverty, substance abuse, access to dumpsters, and unemployment;
- Providing security at events and providing a deterrent presence to public nuisances; and
- Dissemination of safety information, especially as it relates to rail safety and preventing crime.

During the evening, the MPBID will improve safety in Zone 2a by:

- Providing patrols to secure commercial and entertainment corridors;
- Improving safety for employees, customers, and other visitors with additional lighting and proactive programming; and
- Serving as a liaison to the Sacramento Police Department.

Category 2: Placemaking, Capital Improvements, and Mobility

Placemaking, Capital Improvements, and Mobility will be the first priority for Zone 2b, and the second priority for Zone 2a. Placemaking is a multi-faceted approach to planning, design and management of public spaces. Placemaking and capital improvements will aim to leverage PBID funds to attract additional investment with the intention of creating welcoming MPBID entrance points and enhanced landscaping. The MPBID will advocate for master planning efforts that create a gateway into the Corridor, with an emphasis on Stockton Boulevard. Mobility efforts will focus on increasing visitation to the Alhambra Corridor and utilization of existing parking and public transportation infrastructure.

District-Wide Services

Category 3: Advocacy, Communications, and Administration

Advocacy and Communications: The MPBID will continue to advocate on behalf of Midtown and act as the voice of the stakeholders in the District. Regular District communications that support the advocacy agenda and attract visitors will be provided via email newsletters, social media, a proactive Public Relations strategy, and a District website. As Midtown evolves, communication strategies will evolve as well to preserve and grow Midtown's role as a destination in the region.

The MPBID leadership will continue to be the go-to business organization providing a strong leadership role to create a forward thinking, innovative, and business friendly environment. This includes advocacy in the realm of development support, economic development, and reducing homelessness. Specifically, the MPBID will measure the desirability of living on this corridor for current and potential residents, then implement the MPBID's improvements, maintenance, and activities within the District's boundaries, and re-measure for desirability. This will include an ongoing "Live Midtown" campaign that uses Explore Midtown channels to share the Midtown lifestyle and associate with multifamily (4 units or greater) properties with available units within the MPBID boundaries.

Administration: Administration will include a proportionate allocation of standard office expenses such as rent, insurance, legal and accounting fees, and telephone charges. The administration budget will also include City and County administrative fees for levying, collecting, and forwarding the assessment and accounting. City and County administrative costs will be actual costs, subject to the requirements of state law and compliant with generally accepted methods for costing under Federal regulations (OMB Circulars). In addition, all City administrative costs will be accounted for in detail and available if requested. City and County administrative costs have averaged \$6,000 annually over recent years in the existing MPBID. Because of the changed configuration of the renewed MPBID, costs are estimated to increase to a total of up to \$10,000 per year. To provide some certainty to the MPBID budget, City and County administrative costs will be capped at \$10,000 for any current year's cost but will be subject to adjustment in the subsequent year for any excess costs.

Category 4: Contingency Reserve

The budget includes a prudent fiscal reserve. Changes in data and other issues may change the revenue and expenses. In order to buffer the organization for unexpected changes in revenue, to prepare for the cost of renewal, and/or allow the MPBID to fund other overhead costs, the reserve is included as a budget item.

C. Annual Assessment Budget

A projected ten (10) year budget for the MPBID is provided below in Section F. The overall assessment budget shall remain consistent with this Plan. In the event of a legal challenge, assessment funds may be used to defend the MPBID. The annual assessment budget is based on the following assumptions and guidelines:

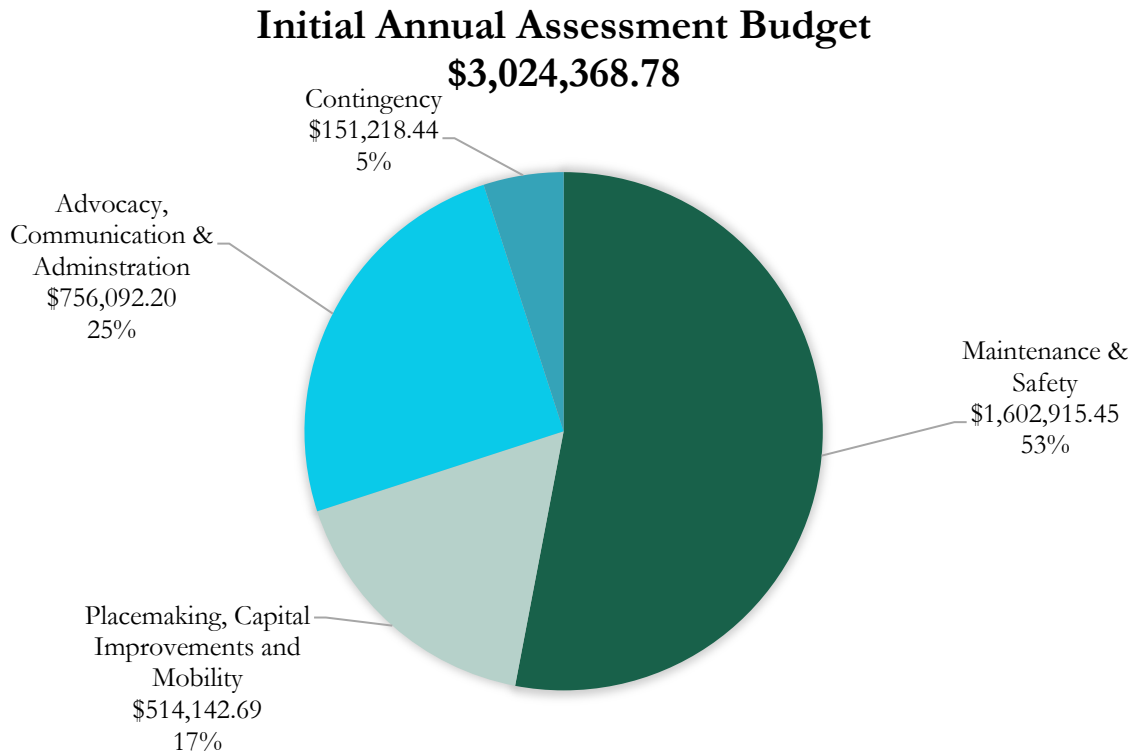
1. The cost of providing improvements, maintenance, and activities may vary depending upon the market cost for those improvements, maintenance, and activities. Expenditures may require adjustment up or down to continue the intended level of improvements, maintenance, and activities. The MA Board shall have the authority to adjust budget allocations between the categories by no more than twenty percent (20%) of the total budget per year. Any change will be approved by the MA Board and submitted with the Annual Report.
2. Funds not spent in any given year may be rolled over to the next year.
3. The assessment rate may be subject to annual increases that will not exceed six percent (6%) per year. Increases will be determined by the MA Board and may vary each year. The projections below illustrate the maximum annual six percent (6%) increase for all budget items.
4. Other than funds spent on district-wide services that cannot be allocated to a specific zone, assessment funds collected in each Benefit Zone may only be used to provide services to assessed

parcels in that particular Benefit Zone, they may not be used to provide services in other Benefit Zones. This Plan recognizes that there will be services provided to the district at- large; those services will be paid for by revenue provided from each zone. The table in Section V (E) illustrates the categorical budget by Benefit Zone for the initial year of operation.

- Each budget category includes all costs related to providing that improvement, maintenance, or activity. For example, maintenance and safety includes the cost of staff time dedicated to overseeing and implementing maintenance and safety. Staff time dedicated purely to administrative tasks is allocated to the administration portion of the budget. The costs of an individual staff members' time may be allocated to multiple budget categories. The staff levels necessary to provide the MPBID services will be determined by the MA on an as-needed basis.

D. Assessment Budget

The total improvement, maintenance and activity budget for 2027 that is funded by property assessments is \$3,024,368.78. In addition to the assessment revenue, the programs will be supplemented by non-assessment funds. The total of non-assessment funds, and the determination of special and general benefit, is included in the Engineer's Report provided in Section VIII. The total of assessment and non-assessment funds is provided in Appendix 5. Below is an illustration of the estimated total assessment budget allocations for each budget category for the initial year of the ten (10) year term of the MPBID. Non-assessment funds may be shifted between budget categories as needed by the Board of the MA.



E. Assessment Budget by Benefit Zone

Funds may only be spent on improvements, maintenance, and activities provided in the zone from which the funds were derived. The budget for \$3,024,368.78, broken down by zone, is below.

Service Category	%	Total Budget	Midtown 1a	Midtown 1b	Midtown 1c	Alhambra 2a	Alhambra 2b
Maintenance & Safety	53%	\$1,602,915.45	\$1,160,505.41	\$80,663.37	\$42,512.94	\$319,233.73	\$0.00
Placemaking, Capital Improvements and Mobility	17%	\$514,142.69	\$363,518.49	\$25,267.12	\$13,316.82	\$99,997.26	\$12,043.00
Advocacy, Communication & Administration	25%	\$756,092.20	\$534,586.03	\$37,157.53	\$19,583.56	\$147,054.80	\$17,710.29
Contingency	5%	\$151,218.44	\$106,917.21	\$7,431.51	\$3,916.71	\$29,410.96	\$3,542.06
Total	100%	\$3,024,368.78	\$2,165,527.13	\$150,519.52	\$79,330.02	\$595,696.76	\$33,295.35

F. Annual Maximum Assessment Budget

The assessment budget below assumes the maximum annual increase of six percent (6%) is enacted and that there are no changes to the parcel data. While the district operates on a calendar-year basis (January 1 – December 30), assessments are collected in accordance with the fiscal year (July 1 – June 30).

Year	Assessment Budget
2027/ FY26-27	\$3,024,368.78
2028/ FY27-28	\$3,205,830.91
2029/ FY28-29	\$3,398,180.76
2030/ FY29-30	\$3,602,071.61
2031/ FY30-31	\$3,818,195.90
2032/ FY31-32	\$4,047,287.66
2033/ FY32-33	\$4,290,124.92
2034/ FY33-34	\$4,547,532.41
2035/ FY34-35	\$4,820,384.36
2036/ FY35-36	\$5,109,607.42

VI. ASSESSMENT RATE

A. Assessment Formula

The assessment rate (cost to the parcel owner) is based on parcel type, parcel square footage, building square footage, and benefit zone. The assessment methodology has been created to ensure that the assessment paid by each parcel is commensurate with the benefit received, as described in Section VIII.

Individual assessed parcels shall be assessed an assessment rate according to each assessed parcel's proportionate special benefit derived from the services provided to each assessed parcel, as shown in the table below.

Zone 1 - Midtown

Parcel Type	Zone 1A		Zone 1B		Zone 1C	
	Parcel Rate (per sq. ft.)	Building Rate (per sq. ft.)	Parcel Rate (per sq. ft.)	Building Rate (per sq. ft.)	Parcel Rate (per sq. ft.)	Building Rate (per sq. ft.)
Standard	\$0.23	\$0.05	\$0.12	\$0.05	\$0.23	\$0.05
Industrial	\$0.23	\$0.05	\$0.12	\$0.05	\$0.132	\$0.05
Public	\$0.19	\$0.05	\$0.12	\$0.05	\$0.19	\$0.05
Healthcare/Religious/ Tax Exempt	\$0.14	\$0.05	\$0.12	\$0.05	\$0.14	\$0.05

Zone 2 – Alhambra Corridor

Parcel Type	Zone 2A		Zone 2B	
	Parcel Rate (per sq. ft.)	Building Rate (per sq. ft.)	Parcel Rate (per sq. ft.)	Building Rate (per sq. ft.)
Standard	\$0.22	\$0.05	\$0.12	-
Public	\$0.17	\$0.05	\$0.12	-
Healthcare/Religious/Tax Exempt	\$0.13	\$0.05	\$0.12	-

B. Changes in Zoning, Type, Building Square Footage, or Parcel Size

If the zoning, type, building square footage, or size of a parcel within the MPBID boundary changes during the term of the MPBID, the assessment amount may be modified according to the assessment methodology detailed in this Plan that is applicable to the parcel. These changes may be a result of land adjustments including but not limited to lot splits, consolidations, right-of-way setbacks, new construction, or changes in zoning.

C. Assessment Ballot and Public Notice

During the hearing process, an Assessment Ballot and a Public Notice will be sent to owners of each parcel in the MPBID. The Assessment Ballot provides an estimated assessment. The final individual assessment for any particular parcel may change, up or down, if the parcel type, parcel square footage or building square footage differ from those found on the Assessment Notice. A list of parcels to be included in the MPBID is provided within Appendix 4.

D. Time and Manner for Collecting Assessments

As provided by State Law, the MPBID assessment will appear as a separate line item on annual property tax bills prepared by the County of Sacramento (County). Parcels which do not receive property tax bills will be invoiced by the City. Property tax bills are generally distributed in the fall, and payment is expected by lump sum or installment. The County shall distribute funds collected to the City, which shall forward them to the MA. Existing laws for enforcement and appeal of property taxes, including overdue charges and interest, apply to the MPBID assessments.

E. Bonds

Bonds shall not be issued.

VII. GOVERNANCE

A. Owners' Association

The City Council, through adoption of this Management District Plan, has the right, pursuant to Streets and Highways Code §36651, to identify the body that shall implement the proposed program, which shall be the Owners' Association of the MPBID as defined in Streets and Highways Code §36612. The City Council has determined that the MA will continue to serve as the Owners' Association for the MPBID. The Board of Directors of MA and its staff are charged with the day-to-day operations of the MPBID.

The Board of Directors of MA shall be comprised of representatives from small, medium, and large MPBID assessed property owners. The Board may include a representative from the City. The Board must represent a variety of interests within the MPBID and respond to the needs of property owners from the various benefit zones within the MPBID. The Board of Directors shall act in the best interests of all assessed properties within the MPBID. The diverse representation described above ensures that the interests of all the properties in the MPBID shall be fairly represented.

B. Brown Act & Public Records Act Compliance

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. The Owners' Association is, however, subject to government regulations relating to transparency, namely the Ralph M. Brown Act and the California Public Records Act. These regulations are designed to promote public accountability. The Owners' Association must act as a legislative body under the Ralph M. Brown Act (Government Code §54950 et seq.). Thus, meetings of the MA Board of Directors and certain committees must be held in compliance with the public notice and other requirements of the Brown Act. The Owners' Association is also subject to the record keeping and disclosure requirements of the California Public Records Act.

C. Annual Report

The MA shall present an annual report at the end of each year of operation to the City Council pursuant to Streets and Highways Code §36650 (see Appendix 2). The annual report is a prospective report for the upcoming year and must include:

1. Any proposed changes in the boundaries of the MPBID or in any benefit zones or classification of property within the district;
2. The improvements, maintenance, and activities to be provided for that fiscal year;
3. The estimated cost of providing the improvements, maintenance, and activities to be provided for that fiscal year;
4. The method and basis of levying the assessment in sufficient detail to allow each real property owner to estimate the amount of the assessment to be levied against his or her property for that fiscal year;
5. The estimated amount of any surplus or deficit revenues to be carried over from a previous fiscal year; and
6. The estimated amount of any contributions to be made from sources other than assessments levied pursuant to this Plan.

VIII. ENGINEER'S REPORT

The MPBID's parcel assessments will be imposed solely on property-based parcels and in accordance with the provisions of Article XIII D of the California Constitution (Proposition 218). Proposition 218 provides that "only special benefits are assessable,"¹ and requires the City to "separate the general benefits from the special benefits conferred on a parcel."² Special benefits are a "particular and distinct benefit over and above general benefits conferred on real property located in the district or to the public at large."³ Conversely, a general benefit is "conferred on real property located in the district or to the public at large."⁴ Assessment law also mandates that "no assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel."⁵

The Engineer determined the total cost of the improvements, maintenance and activities of the MPBID, quantified the general benefit accruing to the public-at-large, assessed parcels, and non-assessed parcels adjacent to and within the MPBID, and separated that amount from the special benefit accruing to the assessed parcels. Then, the Engineer determined the proportionate special benefit derived by each assessed parcel within the MPBID and allocated the special benefit value of the improvements, maintenance, and activities accordingly. The Engineer's determinations and detailed calculations are summarized in this report.

A. Separation of General and Special Benefits

Each of the improvements, maintenance and activities of the MPBID, and the associated costs and assessments within the MPBID, were reviewed, identified, and allocated based on special and general benefits pursuant to Article XIII D of the California Constitution. The assessment has been apportioned based on the proportional special benefits conferred to the assessed parcels located within the MPBID boundaries as determined below.

1. General Benefits

Proposition 218 provides that, for all assessments imposed, there must be a separation and accounting of general and special benefits. Special benefits are conferred directly and only upon assessed parcels. A general benefit may be conferred on the public-at-large, assessed parcels, or non-assessed parcels. Existing City and other public services, which are available to every person and parcel, everywhere within the City, are an example of services that only provide a general benefit. Although the MPBID's boundaries have been narrowly drawn and programs have been carefully designed to provide special benefits, it is acknowledged that there will be incidental general benefits as a result of the MPBID's improvements, maintenance, and activities.

The California Constitution mandates that "only special benefits are assessable, and an agency shall separate the general benefits from the special benefits."⁶ "Generally, this separation and quantification of general and special benefits must be accomplished by apportioning the cost of a service or improvement between the two and assessing property owners only for the portion of the cost representing special benefits."⁷ The first step that must be undertaken to separate general and special benefits provided by the MPBID's improvements, maintenance, and activities is to identify and quantify the general benefits. This method of computing the value of general benefit involves a composite of three distinct types of general benefit — general benefit to assessed parcels within the

¹ Cal. Const., art. XIII D, §4(a)

² Cal. Const., art. XIII D, §4(a)

³ Id., §2(i)

⁴ Cal. Const., art. XIII D §2(i)

⁵ Cal. Const., art. XIII D, §4(a)

⁶ Cal. Const., art. XIII D §4(a)

⁷ Golden Hill v. San Diego

MPBID, general benefit to the public at large, and general benefit to non-assessed parcels within and surrounding the MPBID.

a. General Benefit to the Public-at-Large and Assessed Parcels

Although the MPBID's improvements, maintenance, and activities are narrowly designed and carefully implemented to specially benefit only the assessed parcels, they will generate an incidental general benefit to the public-at-large and assessed parcels within the MPBID. To account for the general benefit received by the public at large and assessed parcels, a percentage of the total MPBID budget has been calculated to pay for these costs.

i. General Benefit to the Public-at-Large

Intercept surveys conducted in other districts show that approximately 97.64% of pedestrian traffic within the MPBID boundaries is engaged in business at assessed parcels, while the remaining approximately 2.36% is simply passing through and not engaging in business at the assessed parcels.⁸ Other, similar districts have found general benefit in the amounts of: 2.30% in the Fashion District Business Improvement District in Los Angeles, 1.89% in the Arts District Los Angeles Business Improvement District, and 2.4% in North Park, San Diego. Out of an abundance of caution, this Engineer used 2.5%. The 2.5% of traffic passing through does not have any connection to the assessed parcels, and therefore improvements, maintenance, and activities of the MPBID that benefit these individuals do not represent a special benefit to the assessed parcels. The 2.5% will, however, receive a derivative and indirect general benefit as a result of the improvements, maintenance, and activities being provided in the MPBID. Therefore, it is estimated that 2.5% of the benefit created by the MPBID's improvements, maintenance, and activities is general benefit provided to the public-at-large. To ensure that the MPBID assessment dollars do not fund general benefits to the public-at-large, that portion of the cost of improvements, maintenance, and activities will be paid for with funds not obtained through assessments. Using the 2.5% figure, based on the initial renewal term year improvement, maintenance, and activities budget, the value of this general benefit to the public-at-large is \$79,289.94 ($\$3,171,597.55 * 0.025$).

ii. General Benefit to Assessed Parcels

Although MPBID improvements, maintenance, and activities have been directed at assessed parcels to a degree and level proportionate to their assessment rate, out of an abundance of caution, this report accounts for the potential general benefits received by assessed parcels. General benefits to assessed parcels includes incidental benefits to parcels that are paying a lower rate, but incidentally, receive a slightly higher level of benefit because they are abutted by parcels paying a higher rate for an increased level of services.

In the opinion of this Engineer, the assessed parcels shall receive 0.30% of general benefit. Three City of Sacramento districts that renewed recently also found general benefit to the assessed parcels in the amount of 0.10% (Downtown Sacramento PBID and 16 PBID which both renewed in 2025, and the River District which renewed in 2024). Out of an abundance of caution, this Engineer used 0.30% as the general benefit to assessed parcels in the MPBID. The 0.30% of the budget for each service category will be paid for by funds not obtained through assessments to pay for general benefits to assessed parcels. This portion of the budget totals \$9,509.54 ($\$3,169,845.65 * 0.003$).

b. General Benefit to Non-Assessed Parcels

General benefit occurs when improvements, maintenance, or activities, while specifically provided to benefit assessed parcels, incidentally provide benefit to nearby non-assessed parcels. For example, if a

⁸ Surveys conducted in: Downtown Pomona (2018); Downtown Burbank (October 2017); and North Park, San Diego (January 2015)

district funds regular street cleaning and beautification efforts along commercial corridors, the assessed parcels directly benefit through enhanced cleanliness and aesthetics that improve business appeal. However, non-assessed parcels, such as parcels zoned exclusively for residential use located within or outside, but adjacent to the district boundaries, may also experience a cleaner and more attractive environment. While they do not receive the targeted special benefit, the improved surroundings contribute to a more pleasant neighborhood, reduced litter, and a heightened perception of safety, which are general benefits.

In quantifying these general benefits, the Engineer has determined benefit factors to account for the proportion of MPBID services that extend beyond assessed parcels. For instance, non-assessed parcels inside the MPBID boundaries receive a general benefit because they are surrounded by assessed properties that are receiving special benefits. Similarly, parcels outside, but adjacent to the MPBID boundaries, may experience some spillover benefits from the MPBID improvements, maintenance, and activities. The calculation of general benefit to non-assessed parcels can be found in part (e) of this section under “calculations.”

Although they are only provided directly to the assessed parcels, the MPBID’s improvements, maintenance, and activities may also confer general benefits upon non-assessed parcels within and surrounding the MPBID. Non-assessed parcels within the MPBID include parcels zoned exclusively for residential use with less than 4 units and various irregular road or utility easement parcels which will not receive or benefit from any MPBID services. According to Streets and Highways Code section 36632(c) of the Property and Business Improvement District Law of 1994, “Properties zoned solely for residential use, or that are zoned for agricultural use, are conclusively presumed not to benefit from the improvements and services funded through these assessments, and shall not be subject to any assessment pursuant to this part.” Although parcels zoned for residential or agricultural use do not receive special benefit, they are still considered to receive general benefits. A California Court of Appeal has stated that “services specifically intended for assessed parcels concomitantly confer collateral general benefits to surrounding properties.”⁹ It is reasonable to conclude that the improvements, maintenance and activities within the MPBID will have an incidental impact on non-assessed parcels surrounding or within the MPBID boundaries. A California Court of Appeal has also noted that “the characterization of a benefit may depend on whether the parcel receives a direct advantage from the improvement...or receives an indirect, derivative advantage resulting from the overall public benefits of the improvement.”¹⁰ Those derivative and indirect impacts are considered general benefits and will be quantified and separated. In this Engineer’s opinion, because services are provided only within the MPBID and on its perimeter, parcels separated from the MPBID by at least one intervening parcel will not receive spillover benefits.

After defining the general and special benefits to assessed parcels within the MPBID, the general benefit to the public-at-large within the MPBID, and general benefit to non-assessed parcels within and surrounding the MPBID, the table below determines how the MPBID budget will be distributed into each category.

The total MPBID activity budget for improvements, maintenance, and activities for the initial year of its ten (10) year renewed operation is \$3,171,597.55. After reducing the improvements, maintenance, and activities budget by the general benefit to the public-at-large and assessed parcels (\$88,804.74), the remaining benefit to parcels is \$3,082,792.81. The general benefit to the public-at-large and the

⁹ *Beutz v. Riverside* (2010) 184 Cal.App.4th 1516

¹⁰ *Tiburón v. Bonander* (2009) 180 Cal.App.4th 1057, 1077

general benefit to assessed parcels has been proportionally allocated to the MPBID’s improvements, maintenance, and activity categories as shown in the following table.

<u>Category</u>	<u>Total</u>	<u>General Benefit to Public-at-Large</u>	<u>General Benefit to Assessed Parcels</u>	<u>Remaining Benefit to Parcels</u>
Maintenance and Safety	\$1,684,050.25	\$42,101.26	\$5,052.15	\$1,636,896.84
Placemaking, Capital Improvements, and Mobility	\$537,915.38	\$13,447.88	\$1,613.75	\$522,853.75
Advocacy, Communications, and Administration	\$791,052.04	\$19,776.30	\$2,373.16	\$768,902.58
Contingency Reserve	\$158,579.88	\$3,964.50	\$475.74	\$154,139.64
Total	\$3,171,597.55	\$79,289.94	\$9,514.80	\$3,082,792.81

The remaining benefit, or service cost, to parcels has been distributed to both assessed and non-assessed parcels using the following methodology. First, in order to determine the general benefit to non-assessed parcels, the Engineer assigned each parcel group a benefit factor, determined the appropriate parcel characteristic to use in the calculation, and multiplied the benefit factor by the benefit characteristic to determine the benefit units attributable to each parcel group. The Engineer then apportioned the remaining improvements, maintenance, and services cost (service cost minus general benefit to the public-at-large) in accordance with the benefit units derived by each parcel group.

c. Benefit Factors

All parcels within and adjacent to the MPBID have been assigned a benefit factor to mathematically represent the proportional special and general benefit and quantify the value of each. The determination of benefit factors for each type of activity follows.

i. Direct Improvements, Maintenance, and Activities

The improvements, maintenance, and activities (those that are physically provided via a person or people working throughout the MPBID) to be provided by the MPBID generate three types of special benefits:

- *Service* – The primary special benefit provided by the MPBID’s physical activities is the actual service. That is, the actual cleanliness, safety, and beautification created by maintenance

personnel, security patrols, and placemaking, activations, capital improvements, and mobility projects. The graffiti/litter/streetscape maintenance program provides benefits related to graffiti and sticker removal, sidewalk pressure washing, gutter and storm drain cleaning, and litter removal services (above and beyond what the City provides) that are directly provided to assessed parcel owners across all zones, with the exception of Zone 2b. Safety services include daytime and nighttime security patrols, camera monitoring services for participating property owners, homeless outreach programs, and liaison services with the Sacramento Police Department. Zone 2b will not receive safety services. All other zones will receive day and night safety services, with the exception of Zone 1b, which will only receive safety services during the day. The Placemaking, Capital Improvements, and Mobility program provides benefits through public space planning, design and management; art installations such as banners, bike rack installations, enhanced street and alley amenities and programming; upgraded parking signage, implementation of curbside management strategies and technologies; and hosting engaging programming including Second Saturday events, a holiday market, and other activations that are directly provided to assessed parcels across all zones.

- *Presence* – The MPBID’s physical activities also provide the special benefit of an individual’s presence on the assessed parcel as the activities are provided, which can have a deterrent effect and creates a positive impression that the area is well-maintained and safe. The “Disneyland effect” is the benefit the parcels receive from the observation that parcels are being maintained. There are studies which link the perception of cleanliness to a perception of increased security. An increased perception of security within the MPBID fosters a sense of safety among visitors, encouraging more frequent visits and boosting overall foot traffic. The visible presence of the MPBID’s dedicated maintenance and safety teams enhances both the perception and reality of a well-maintained, safe, and inviting public space, providing direct benefits to assessed parcels. The maintenance team regularly patrols the MPBID, addressing cleanliness and upkeep needs by removing litter, pressure washing sidewalks adjacent to properties, and removing graffiti, all contributing to an attractive environment for property owners, tenants, and visitors. The safety program provides proactive and visible security patrols during both day and night, particularly in the evening, securing commercial and entertainment corridors for residents and theatre visitors (for all zones except Zone 2b which will not receive any security services, and Zone 1b which will not receive evening security services). These efforts are supplemented by placemaking, capital improvements, and mobility initiatives that create a unique sense of place, enhance the area's designation as an arts destination within greater Midtown, and increase the usability and walkability of parks and public spaces.
- *Proximity* – The MPBID’s physical activities also provide the special benefit of being in proximity to a cleaner, safer and more beautified parcel. Assessed parcels within the MPBID receive the special benefit of being within a unified boundary of cleaner, safer, and more beautified parcels. Neighboring parcels enjoy the spillover benefits of being adjacent to increased safety, cleanliness, and beautification. The further away you are from the MPBID, the less spillover benefit you will receive. Maintenance services within the MPBID benefit the assessed parcels by providing a cleaner environment for the parcel itself as well as the surrounding areas, including sidewalks, gutters, and storm drains. Safety services within the MPBID benefit the assessed parcels through comprehensive day and night security patrols, camera monitoring services, and homeless outreach programs. Placemaking, Capital

Improvement, and Mobility programs within the MPBID benefit assessed parcels through enhanced street and alley amenities, upgraded public signage, public space planning, design and management, and community programming that supports the area's development as an arts destination while improving walkability and usability of parks and public spaces.

The majority of the special benefit received by the assessed parcels is the result of the MPBID's direct services; onsite presence and proximity are lesser benefits. It is this Engineer's estimation that seventy-five percent (75%) of the special benefit from the MPBID's physical activities is the service, while the presence and proximity benefits each account for twelve and one-half percent (12.5% presence, 12.5% proximity) of the special benefit. Assessed parcels will receive all three benefits; non-assessed parcels within and adjacent to the MPBID will not be directly serviced and therefore only receive the general benefit of proximity.

ii. Universal Activities

Some of the MPBID's improvements, maintenance, and activities, such as advocacy, communications, and administration, are distinct in that they are not provided to a targeted area within the MPBID, rather they are provided via email newsletters, social media, public relations strategies, the ExploreMidtown website, and other forms of media, and targeted at an audience inside and outside the MPBID in an effort to bring the audience and attract employees, customers, and residents into the MPBID. These improvements, maintenance, and activities are called "universal activities" and provide two types of special benefits:

- Direct Exposure – The primary special benefit provided by the MPBID's universal activities is exposure. The universal activities increase awareness of the MPBID as an arts destination and desirable residential community through targeted communications including the "Live Midtown" campaign, which promotes the Midtown lifestyle and multifamily properties with available units. The MPBID's advocacy efforts further enhance this exposure by providing strong leadership and creating a forward-thinking, innovative, and business-friendly environment.
- Incidental Exposure – The MPBID's universal activities will also have a special benefit of incidental exposure, such as word-of-mouth exposure, that results from the direct exposure and increases awareness of the MPBID as an arts destination and residential community. Because improvements, maintenance, and activities such as advocacy, communications, and administration are intended to increase awareness, any additional, incidental exposure created as a direct result by the MPBID improvements, maintenance, and activities is an intended, special benefit to assessed parcels. Additionally, because non-assessed parcels are not included nor intended to receive benefits from any universal activities of advocacy, communications, and administration, any incidental exposure they receive is a general benefit.

The majority of the benefit from these advocacy, communications, and administration activities is the direct exposure; the incidental exposure is a lesser benefit. It is this Engineer's estimation that ninety percent (90%) of the special benefit from the advocacy, communications, and administration universal activities is direct exposure, while ten percent (10%) is incidental exposure. Assessed parcels will receive both as special benefits; non-assessed parcels within and adjacent to the MPBID will not be directly targeted, however will receive the spillover benefit of incidental exposure.

iii. Factors Determined

Based on the foregoing analysis, all assessed parcels within the MPBID specially benefit from the MPBID's activities and have been assigned a benefit factor of 1.0 (standard benefit).

In this context, standard benefit refers to the full proportional special benefit that assessed parcels receive from the MPBID's improvements, maintenance, and activities, as determined by the Engineer's analysis. This benefit is measured by a benefit factor of 1.0, indicating that assessed parcels are the primary recipients of the improvements, maintenance, and activities provided. The benefit factor of 1.0 reflects that these parcels especially or specifically benefit from the MPBID's improvements in a manner commensurate with their assessment.

By contrast, non-assessed parcels receive only a portion of the general benefits, primarily in the form of indirect or spillover effects. Because these general benefits are secondary to the special benefit provided to assessed parcels, non-assessed parcels are assigned reduced benefit factors. Specifically, non-assessed parcels will benefit from 10% of the advocacy, communications, and administration universal services and 12.5% of the direct improvements, maintenance, and activities; therefore, non-assessed parcels have been assigned benefit factors of 0.10 and 0.125, respectively.

d. Non-Assessed Benefit Characteristics

There are two types of parcels that are not assessed: those within the MPBID and those immediately adjacent to and accessible from the MPBID. Because they generally benefit in a differing manner, distinct parcel characteristics are used to quantify the general benefit to each type.

- i. *Inside* – Non-assessed parcels inside of the MPBID are surrounded by parcels that are assessed and receiving full special benefits; they will, therefore, receive the general benefit of proximity. These parcels are impacted on more than one side by the MPBID's improvements, maintenance, and activities and improvements, maintenance, and activities are provided all around them. Because these parcels are surrounded by specially benefitted parcels, it is appropriate that parcel square footage be used to measure the general benefit they receive.
- ii. *Adjacent* – Adjacent parcels are those that are outside the MPBID, but immediately adjacent to the MPBID boundaries. To be immediately adjacent to the MPBID boundaries means to be immediately adjacent to or directly across the street from specially benefitted parcels within the MPBID, and accessible from specially benefitted parcels. These parcels generally benefit differently than those inside the MPBID, because these parcels are adjacent to, rather than surrounded by, specially benefitted parcels. Square footage is not an appropriate measure of benefit to these parcels. Because the parcels are not surrounded by serviced parcels, a long, shallow parcel with the same square footage as a deep, narrow parcel will receive a different level of general benefit. Likewise, two parcels with the same depth but a different width outside, but adjacent to the MPBID boundaries will benefit differently. To account for this difference, it is appropriate that parcel linear frontage be used to measure the general benefit the parcels adjacent to the MPBID boundaries receive.

e. Calculations

To quantify and separate the general benefit to non-assessed parcels, the following calculations were undertaken for each budget category.

- i. The total activity budget for each category was determined by costs of services that will be provided by the MPBID to the assessed property owners. The amount of general benefit to the public-at-large and assessed parcels was subtracted from the category budget.

- ii. Because all assessed parcels within the MPBID specially benefit from the MPBID's activities, assessed parcels were assigned a benefit factor of 1.0. Similarly, non-assessed parcels have been assigned benefit factors based on the portion of the benefit they will receive. Each activity was assigned a benefit factor based on the type of improvements, maintenance, and activities to be provided by that category. The benefit factor applicable to each activity was multiplied by the parcel square footage or linear frontage of assessed and non-assessed parcels, to determine the number of benefit units received by each parcel group. This approach ensures that the general benefit to non-assessed parcels is proportionally tied to the special benefits received by assessed parcels, reflecting the indirect and derivative impacts of the MPBID's improvements, maintenance, and activities.
- iii. For each activity category, the benefit units for all parcel groups were summed, and the percentage of benefit units attributable to each parcel group was calculated.
- iv. The total remaining improvement, maintenance, and activity budget, less the amount already determined to be general benefit to the public-at-large and assessed parcels, was allocated to general and special benefit categories for each parcel group using the calculated benefit percent and applicable benefit characteristic methodology.
- v. The special and general benefit resulting from the Contingency Reserve portion of the budget was determined based on the proportional allocation of benefits derived from Maintenance and Safety, Placemaking, Capital Improvements, and Mobility, and Advocacy, Communications, and Administration improvements, maintenance and activities from the Contingency Reserve budget category. The Contingency Reserve budget of the MPBID benefits property owners by providing a buffer for the organization for unexpected changes in revenue, to prepare for the cost of renewal, and/or to allow the MPBID to fund other overhead costs to support the delivery of special benefit programs to assessed properties within the MPBID.

- **Maintenance and Safety**

Maintenance services will be provided directly to assessed parcels in all zones except Zone 2b. Maintenance services will be provided to assessed parcels via dedicated maintenance personnel that will patrol and service the MPBID according to schedules that are periodically evaluated to ensure that parcels' needs are being met in the most effective and efficient manner possible. These maintenance personnel will provide graffiti and sticker removal, sidewalk pressure washing, gutter and storm drain cleaning, litter removal, and bulb-out maintenance.

Safety services will be provided directly to assessed parcels in all zones except Zone 2b. Safety services will be provided to assessed parcels via dedicated daytime and evening proactive and visible security patrols and homeless outreach, with the exception of Zone 1b, which will only receive safety services during the day.

Because the maintenance and safety services are provided along streets and alleys, rather than to the entire parcel, linear street frontage is an appropriate measure of the general benefit the maintenance and safety services provide to parcels.

Within all zones that receive maintenance and safety services as described above, maintenance and safety services will be provided along both sides of each street, with parcels along each side receiving 50% of the benefit provided by the service. Although not every parcel in the MPBID directly faces a

serviced street, all of the assessed parcels will benefit from the services being provided as those serviced streets are the only method of ingress and egress to the assessed parcels.

Along the perimeters of all zones that receive maintenance and safety services as described above, maintenance and safety services will only be provided to the side of the street that abuts the assessed parcels. It is, however, reasonable to conclude that parcels abutting the non-serviced side of the street will receive spillover benefits from the opposite side of the street being serviced.

Maintenance and safety services are not provided in Zone 2b, thus there is no benefit to parcels within or surrounding Zone 2b.

The table below calculates the amount of benefit provided to parcels by the Maintenance and Safety programs and separates that benefit value between special benefits provided to assessed parcels and general benefits indirectly received by adjacent parcels outside the MPBID and non-assessed parcels within the MPBID.

The remaining budget for maintenance and safety services, minus the amount of general benefit to the public-at-large and assessed parcels, is \$1,636,896.84. The calculations below determine the amount of general benefit to assessed and non-assessed parcels within all zones except for Zone 2b. The benefit percentages are determined by adding both the assessed and non-assessed benefit units together, then dividing the benefit units for the assessed (or non-assessed) by the total of the benefit units. This is the percentage of assessed (or non-assessed) benefits.

<u>Parcel Type</u>	<u>Square Footage</u>	<u>Benefit Factor</u>	<u>Benefit Units</u>	<u>Benefit Percent</u>	<u>Remaining Budget</u>	
Assessed	11,931,049	1	11,931,049.08	98.726%	X \$1,636,896.84	= \$1,616,045.71
Non-assessed	1,231,529	0.125	153,941.13	1.274%	X \$1,636,896.84	= \$20,851.13

The Maintenance and Safety budget, minus the amount of general benefit to the public at large, assessed parcels, and non-assessed parcels within the MPBID, is \$1,616,045.71. The calculations below determine the amount of general benefit to parcels adjacent to the MPBID but outside the MPBID. The benefit percentages are determined by adding both the inside and adjacent benefit units together, then dividing the benefit units for the assessed (or non-assessed) by the total of the benefit units. This is the percentage of assessed (or non-assessed) benefits.

<u>Parcel Type</u>	<u>Linear Frontage</u>	<u>Benefit Factor</u>	<u>Benefit Units</u>	<u>Benefit Percent</u>	<u>Benefit Value</u>	
Inside	184,414.00	1.000	184,414.00	99.188%	X \$1,616,045.71	= \$1,602,915.45
Adjacent	12,085.00	0.125	1,510.63	0.812%	X \$1,616,045.71	= \$13,130.26

Therefore, the allocation of the maintenance and safety budget is as follows:

General Benefit – Public at Large	\$42,101.26
General Benefit – Assessed Parcels	\$5,052.15

General Benefit – Non-Assessed Inside Parcels	\$20,851.13
General Benefit –Adjacent Parcels	\$13,130.26
Special Benefit	\$1,602,915.45
Total	\$1,684,050.25

- **Placemaking, Capital Improvements, and Mobility**

Unlike maintenance and safety services, placemaking, capital improvements, and mobility services are not provided via physical patrols within the MPBID. Rather, the Placemaking, Capital Improvements, and Mobility program is directed at creating a unique sense of place, increasing the usability and walkability of parks and public spaces, and providing enhanced street and alley amenities, programming, and upgraded curbside management strategies and technologies. Mobility services include installing bicycling infrastructure, such as bike racks and micromobility stations, building wayfinding infrastructure for visitors to move about the MPBID, and it includes positive messaging about getting to and around the MPBID. Unlike physical patrols, such as those provided in the Maintenance and Safety budget category and which consist of regular sweeps of dedicated staff looking for safety/maintenance issues in the MPBID, services in the Placemaking, Capital Improvements and Mobility category are provided in person, but will occur periodically rather than as a part of regular patrols of the MPBID. The Placemaking, Capital Improvements, and Mobility budget, minus the amount of general benefit to the public-at-large and assessed parcels, is \$522,853.75.

The calculations below determine the amount of general benefit to non-assessed parcels within the MPBID. The benefit percentages are determined by adding both the assessed and non-assessed benefit units together, then dividing the benefit units for the assessed (or non-assessed) by the total of the benefit units. This is the percentage of assessed (or non-assessed) benefits.

<u>Parcel Type</u>	<u>Square Footage</u>	<u>Benefit Factor</u>	<u>Benefit Units</u>	<u>Benefit Percent</u>	<u>Remaining Budget</u>	
Assessed	11,931,049	1.00	11,931,049.08	98.978%	X \$522,853.75	= \$517,511.96
Non-assessed	1,231,529	0.10	123,152.90	1.022%	X \$522,853.75	= \$5,341.79

The Placemaking, Capital Improvements, and Mobility budget, minus the amount of general benefit to the public-at-large, assessed parcels, and non-assessed parcels within the MPBID, is \$517,511.96. The calculations below determine the amount of general benefit to parcels adjacent to but outside the MPBID. The benefit percentages are determined by adding both the inside and adjacent benefit units together, then dividing the benefit units for the assessed (or non-assessed) by the total of the benefit units. This is the percentage of assessed (or non-assessed) benefits.

<u>Parcel Type</u>	<u>Linear Frontage</u>	<u>Benefit Factor</u>	<u>Benefit Units</u>	<u>Benefit Percent</u>	<u>Benefit Value</u>	
Non-Assessed Inside	184,414.00	1.000	184,414.00	99.349%	X \$517,511.96	= \$514,142.69

Adjacent	12,085.00	0.10	1,208.50	0.651%	X \$517,511.96	= \$3,369.27
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Therefore, the allocation of the Placemaking, Capital Improvements, and Mobility budget is as follows:

General Benefit – Public At Large	\$13,447.88
General Benefit – Assessed Parcels	\$1,613.75
General Benefit – Non-Assessed Inside Parcels	\$3,369.27
General Benefit – Adjacent Parcels	\$5,341.79
Special Benefit	\$514,142.69
Total	\$537,915.38

- **Advocacy, Communications, and Administration**

Unlike the aforementioned services, the advocacy, communications, and administration services are not provided to a targeted area within the MPBID. Rather, the Advocacy, Communications, and Administration program is primarily directed at communication strategies to preserve and grow the MPBID’s role as an arts destination in the region and create a forward-thinking, innovative, and business-friendly environment. Although the program will only feature assessed parcels and the buildings thereon, it is reasonable to conclude that there will be a minor, derivative and indirect benefit to parcels adjacent to but outside of the MPBID. Because these services are highly focused, and are not physically provided along streets, it is the Engineer’s estimation that the adjacent parcels will receive a general benefit equal to ten percent (10%) of the standard benefit. Based on this estimation, adjacent parcels would have a benefit factor of 0.10 (1.00 x 10%).

The Advocacy, Communications, and Administration budget, minus the amount of general benefit to the public-at-large, assessed parcels, and non-assessed parcels within the MPBID, is \$768,902.58. The calculations below determine the amount of general benefit to non-assessed parcels within the MPBID. The benefit percentages are determined by adding both the assessed and non-assessed units together, then dividing the benefit units for the assessed (or non-assessed) by the total of the benefit units. This is the percentage of assessed (or non-assessed) benefits.

<u>Parcel Type</u>	<u>Square Footage</u>	<u>Benefit Factor</u>	<u>Benefit Units</u>	<u>Benefit Percent</u>	<u>Remaining Budget</u>	
Assessed	11,931,049	1.00	11,931,049.08	98.978%	X \$768,902.58	= \$761,047.02
Non-assessed	1,231,529	0.10	123,152.90	1.022%	X \$768,902.58	= \$7,855.56

The Advocacy, Communications, and Administration budget, minus the amount of general benefit to the public, assessed parcels, and non-assessed parcels within the MPBID, is \$761,047.02. The

calculations below determine the amount of general benefit to parcels adjacent to but outside the MPBID. The benefit percentages are determined by adding both the inside and adjacent benefit units together, then dividing the benefit units for the assessed (or non-assessed) by the total of the benefit units. This is the percentage of assessed (or non-assessed) benefits.

<u>Parcel Type</u>	<u>Linear Frontage</u>	<u>Benefit Factor</u>	<u>Benefit Units</u>	<u>Benefit Percent</u>	<u>Benefit Value</u>	
Non-Assessed Inside	184,414.00	1.000	184,414.00	99.349%	X \$761,047.02	= \$756,092.20
Adjacent	12,085.00	0.10	1,208.50	0.651%	X \$761,047.02	= \$4,954.82

Therefore, the allocation of the Advocacy, Communications, and Administration budget is as follows:

General Benefit – Public At Large	\$19,776.30
General Benefit – Assessed Parcels	\$2,373.16
General Benefit – Non-Assessed Inside Parcels	\$7,855.56
General Benefit – Adjacent Parcels	\$4,954.82
Special Benefit	\$756,092.20
Total	\$791,052.04

- **Contingency Reserve**

The Contingency Reserve budget line item relates to the specific improvements, maintenance, and activities to be provided. These costs have been allocated proportionally based on the special and general benefit provided by each category.

	<u>Special Benefit to Parcels</u>	<u>General Benefit to Parcels</u>
Maintenance and Safety	\$1,602,915.45	\$33,981.40
Placemaking, Capital Improvements, and Mobility	\$514,142.69	\$8,711.06
Advocacy, Communications, and Administration	\$756,092.20	\$12,810.38
Activity Totals	\$2,873,150.34	\$55,502.83

Percent	98.16%	1.90%
Contingency Reserve	\$151,218.44	\$2,921.20
Total Parcel Benefits	\$3,024,368.78	\$58,424.03

- **Total Benefits**

Based on the foregoing calculations, the total benefits to assessed parcels, non-assessed parcels, and the public-at-large are:

	<u>General Benefit to Assessed Parcels</u>	<u>Special Benefit to Assessed Parcels</u>	<u>General Benefit to Non-Assessed Parcels</u>	<u>General Benefit to Public-at-Large</u>	<u>Total</u>
Maintenance and Safety	\$5,052.15	\$1,602,915.45	\$33,981.40	\$42,101.26	\$1,684,050.25
Placemaking, Capital Improvements, and Mobility	\$1,613.75	\$514,142.69	\$8,711.06	\$13,447.88	\$537,915.38
Advocacy, Communications, and Administration	\$2,373.16	\$756,092.20	\$12,810.38	\$19,776.30	\$791,052.04
Contingency Reserve	\$475.74	\$151,218.44	\$2,921.20	\$3,964.50	\$158,579.88
Total	\$9,514.80	\$3,024,368.78	\$58,424.04	\$79,289.94	\$3,171,597.55

f. Non-Assessment Funding

The programs funded by the MPBID receive additional non-assessment funding in the form of grants, corporate sponsorships, event income, and other miscellaneous funds. These funding sources are anticipated to equal or exceed the amount of general benefit conferred annually by the MPBID's improvements, maintenance, and activities, \$147,228.78. These non-assessment funds will be used to pay for the general benefit provided by the MPBID's improvements, maintenance, and activities, ensuring

that parcel assessments will only be used to provide special benefits and “any additional costs of providing general benefits [are] not included in the amounts assessed.”¹¹

2. Special Benefits

The improvements, maintenance, and activities to be provided by the MPBID convey special benefits directly to the assessed parcels. Assessment law requires that “the proportionate special benefit derived by each identified parcel shall be determined in relationship to the entirety of the capital cost of a public improvement, the maintenance and operation expenses of a public improvement, or the cost of the property related service being provided.”¹² Further, “no assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel.”¹³ Special benefit “includes incidental or collateral effects that arise from the improvements, maintenance or activities of property-based districts even if those incidental or collateral effects benefit property or persons not assessed.”¹⁴

To determine the total special benefit value to be conveyed to the assessed parcels, we deduct the general benefit value (\$147,228.78) from the total value of the improvements, maintenance, and activities (\$3,171,597.55). The remaining \$3,024,368.78 is considered the special benefit to assessed parcels (the “Total Assessment”). The Total Assessment represents the total value of the special benefit to be provided by the improvements, maintenance, and activities. The Total Assessment has been proportionally divided among the assessed parcels so that no assessment exceeds the reasonable cost of the proportional special benefit conferred on a parcel. The assessment rate has been designed to ensure that “properties that receive the same proportionate special benefit pay the same assessment.”¹⁵

Service Provided	Total Benefit Value	General Benefit to Assessed Parcels	General Benefit to Public-at-Large	General Benefit to Non-Assessed	Special Benefit to Assessed Parcels (Total Assessment)
Maintenance and Safety	\$1,684,050.25	\$5,052.15	\$42,101.26	\$33,981.40	\$1,602,915.45
Placemaking, Capital Improvements, and Mobility	\$537,915.38	\$1,613.75	\$13,447.88	\$8,711.06	\$514,142.69
Advocacy, Communications, and Administration	\$791,052.04	\$2,373.16	\$19,776.30	\$12,810.38	\$756,092.20

¹¹ Streets and Highways Code section 36632(a)

¹² Cal. Const., art XIII D §4(a)

¹³ Ibid

¹⁴ Streets and Highways Code section 36615.5

¹⁵ Tiburon v. Bonander (2009) 180 Cal.App.4th 1057

Contingency Reserve	\$158,579.88	\$475.74	\$3,964.50	\$2,921.20	\$151,218.44
Total	\$3,171,597.55	\$9,514.80	\$79,289.94	\$58,424.04	\$3,024,368.78

B. Assessment Methodology

1. Base Formula

Each parcel will be assessed based on proportional special benefits received. The variables used for the annual assessment formula are parcel size, building size, benefit zone, and parcel type. These variables are all appropriate measures of the proportional special benefit because the need for services, level of services, and quantity of services are all relative to these variables; thus the special benefit provided to each parcel by the services can be proportionally measured using these variables.

a. Determination of Assessment Rates

Parcel size is an appropriate assessment basis and measure of benefit “because not all parcels in the district are identical in size...some will receive more special benefit than others,”¹⁶ thus parcel size relates to the quantity of services and resultant benefit to be provided. Each of the variables used relates directly to the service level and special benefit provided to each parcel. Parcel square footage is the size of the parcel, measured in square feet. Building square footage is the size of any buildings on the parcel, measured in square feet. Size is an appropriate measure of proportional special benefit because it relates directly to the quantity of services provided to the parcel, the highest and best use of a parcel, and reflects the long-term value implications of the MPBID. The larger a parcel and the building thereon, the more services and benefit the parcel will receive.

The cost of providing services is primarily dependent upon the parcel size; building size plays a lesser role because services such as maintenance and safety are focused on the parcel's frontage and immediate surroundings rather than the building's interior. Larger parcels inherently require more resources to deliver these services, making parcel size a stronger determinant of service costs than building size.

To determine the assessment rates, the special benefit value was divided by the total assessable parcel and building square footage per zone, as shown in the tables below.

Parcel Type	Initial Parcel Size Budget	Parcel Square Footage (sq. ft.)	Initial Parcel Assessment Rate (\$/sq.ft./yr)
Zone 1A			
Standard	\$1,415,103.08	÷ 6,152,622	= \$0.23
Publicly-Owned	\$147,183.88	÷ 774,652	= \$0.19
Healthcare/Religious/Tax Exempt	\$148,109.08	÷ 1,057,922	= \$0.14

¹⁶ *Dabms v. Downtown Pomona* (2009) 173 Cal.App.4th 1201

Zone 1B					
Standard	\$9,827.16	÷	81,893	=	\$0.12
Publicly-Owned	\$46,104.00	÷	384,200	=	\$0.12
Healthcare/Religious/Tax Exempt	N/A	÷	N/A	=	N/A*
Zone 1C					
Standard	\$46,988.08	÷	204,296	=	\$0.23
Industrial	\$20,021.89	÷	151,681	=	\$0.132
Publicly-Owned	N/A	÷	N/A	=	N/A
Healthcare/Religious/Tax Exempt	N/A	÷	N/A	=	N/A

Parcel Type	Initial Parcel Size Budget	Parcel Square Footage (sq. ft.)	Initial Parcel Assessment Rate (\$/sq.ft./yr)
Zone 2A			
Standard	\$454,703.04	÷	2,066,832 = \$0.22
Publicly-Owned	\$57,094.16	÷	335,848 = \$0.17
Healthcare/Religious/Tax Exempt	\$16,998.80	÷	130,760 = \$0.13
Zone 2B			
Standard	\$70,841.16	÷	590,343 = 0.12
Publicly-Owned	N/A	÷	N/A = N/A
Healthcare/Religious/Tax Exempt	N/A	÷	N/A = N/A

Parcel Type	Initial Building Size Budget	Building Square Footage (sq. ft.)	Initial Building Assessment Rate (\$/sq.ft./yr)
Zone 1A			
Standard	\$272,058.00	÷	5,441,160 = \$0.05
Publicly-Owned	\$4,632.35	÷	92,647 = \$0.05

Healthcare/Religious/Tax Exempt	\$151,257.70	÷	3,025,154	=	\$0.05
Zone 1B					
Standard	\$7,237.95	÷	144,759	=	\$0.05
Publicly-Owned	\$85,461.00	÷	1,709,220	=	\$0.05
Healthcare/Religious/Tax Exempt	N/A	÷	N/A	=	N/A
Zone 1C					
Standard	\$6,158.05	÷	123,161	=	\$0.05
Industrial	\$5,166.20	÷	103,324	=	\$0.05
Publicly-Owned	N/A	÷	N/A	=	N/A
Healthcare/Religious/Tax Exempt	N/A	÷	N/A	=	N/A

Parcel Type	Initial Building Size Budget		Building Square Footage (sq. ft.)		Initial Building Assessment Rate (\$/sq.ft./yr)
Zone 2A					
Standard	\$39,378.15	÷	787,563	=	\$0.05
Publicly-Owned	N/A	÷	N/A	=	N/A
Healthcare/Religious/Tax Exempt	\$20,045.05	÷	400,901	=	\$0.05
Zone 2B					
Standard	\$0.00	÷	0	=	\$0.00
Publicly-Owned	\$0.00	÷	0	=	\$0.00
Healthcare/Religious/Tax Exempt	\$0.00	÷	0	=	\$0.00

*As of the date of this Engineer's Report, parcel classifications shown as 'N/A' in the charts above reflect that there are currently no parcels of that classification within that zone and/or no buildings located on parcels within that classification. Should a parcel type change or building square footage be added during the term of the MPBID, these parcels would then be subject to the assessment rates described in the Summary of Assessment Rates below.

b. Summary of Assessment Rates

Therefore, the annual assessment cost to parcels is as shown below. All assessment rates may be subject to an increase of no more than six percent (6%) per year. Maximum annual assessment rates

are shown in Appendix 1. If you would like more information about parcel assessments, please call Civitas at (916) 437-4300.

Zone 1 - Midtown

Parcel Type	Zone 1A		Zone 1B		Zone 1C	
	Parcel Rate (per sq. ft.)	Building Rate (per sq. ft.)	Parcel Rate (per sq. ft.)	Building Rate (per sq. ft.)	Parcel Rate (per sq. ft.)	Building Rate (per sq. ft.)
Standard	\$0.23	\$0.05	\$0.12	\$0.05	\$0.23	\$0.05
Industrial	\$0.23	\$0.05	\$0.12	\$0.05	\$0.132	\$0.05
Public	\$0.19	\$0.05	\$0.12	\$0.05	\$0.19	\$0.05
Healthcare/Religious/Tax Exempt	\$0.14	\$0.05	\$0.12	\$0.05	\$0.14	\$0.05

Zone 2 – Alhambra Corridor

Parcel Type	Zone 2A		Zone 2B	
	Parcel Rate (per sq. ft.)	Building Rate (per sq. ft.)	Parcel Rate (per sq. ft.)	Building Rate (per sq. ft.)
Standard	\$0.22	\$0.05	\$0.12	-
Public	\$0.17	\$0.05	\$0.12	-
Healthcare/Religious/Tax Exempt	\$0.13	\$0.05	\$0.12	-

Sample assessment calculations are shown in Appendix 4.

c. Parcel Types

i. Standard Parcels

Standard parcels include all parcels which are not zoned exclusively for residential use with less than four (4) units, parcels which are publicly-owned, healthcare or religious organization use parcels, or privately-owned tax-exempt parcels. Standard parcels will receive and benefit from all MPBID improvements, maintenance, and activities, and will therefore be assessed the full rate.

ii. Publicly-Owned Parcels

The California Constitution, in Article XIII D, provides that “parcels within a district that are owned or used by any agency, [or by] the State of California...shall not be exempt from assessment unless the agency can demonstrate by clear and convincing evidence that those publicly owned parcels in fact receive no special benefit.” No public agency owning parcels in the MPBID has made such a demonstration.

Therefore, publicly owned parcels will be assessed, however they shall be assessed at a lower rate than standard parcels. Although these publicly-owned parcels do not have a commercial component, they will benefit from MPBID Maintenance and Safety improvements, maintenance, and activities which will reduce nuisance behaviors and the occurrence of detrimental activities such as graffiti, littering, loitering, and criminal activity, which negatively impact the parcels and have high remediation costs. However, these parcels will benefit to a lesser degree from other MPBID services than parcels occupied

by for-profit businesses because they do not enjoy the benefits of increased profits resulting from increased commerce.

iii. Healthcare, Religious Organization Use, or Privately-Owned Tax-Exempt Parcels

Because they do not have a commercial component and do not engage in commercial or customer attraction activities, healthcare and religious organization use parcels (as identified by the parcel use code, parcel ownership data, and other parcel data indicated on the County Assessor's records to determine the actual use of the parcel), and privately-owned tax-exempt parcels will benefit from MPBID services to a lesser degree than standard parcels, and publicly-owned parcels. Though these parcels will benefit from MPBID Maintenance and Safety improvements, maintenance, and activities, they will receive lesser benefit from the Placemaking, Capital Improvements, and Mobility improvements, maintenance, and activities, which are designed to create a unique sense of place and increase the usability and walkability of parks and public spaces within the MPBID, and from Advocacy, Communications, and Administration improvements, maintenance, and activities, which are designed to preserve and grow MPBID's role as an arts destination in the region. Therefore, these parcels will be assessed at a lower rate, commensurate with the benefits received.

iv. Commercial Condominium Parcels

Commercial condominium parcels are not considered exclusively zoned for residential purposes and will benefit from activities and improvements; therefore, they will be assessed. Commercial condominium parcels will specially benefit in that they will be cleaner, safer, promoted to potential tenants, and more easily accessible and attractive to both current and future tenants. Each individual condominium is assessed based on its proportional share of the parcel square footage as determined by its proportional share of the total building square footage.

d. Changes in Data

It is the intent of this Plan and Engineer's Report that each parcel included in the MPBID can be clearly identified. Every effort has been made to ensure that all parcels included in the MPBID are consistent in the boundary description, the boundary map, and the assessment calculation table. However, if inconsistencies arise, the order of precedence shall be: 1) the assessment calculation table, 2) the boundary map, and 3) the boundary description.

If the zoning, property use, ownership, building square footage, or size of a parcel changes during the term of this MPBID, the assessment calculation may be modified accordingly.

C. Engineer's Certification

I hereby certify, to the best of my knowledge and experience, that each of the identified benefiting parcels located within the Midtown Property and Business Improvement District will receive a special benefit over and above the general benefits conferred and that the amount of the assessment is no greater than the proportional special benefits conferred on each assessed parcel, as described in this Engineer's Report.

Preparation of the Engineer's Report for the Midtown Property and Business Improvement District was completed by:



Ross E. Peabody

December 12, 2025

Date



This Engineer's Report is intended to be distributed as part of the Management District Plan in its entirety, including the Boundary Description (Section IV), the Parcel Assessment Calculation Table (Appendix 4), and the Boundary Map (Appendix 3). Reproduction and distribution of only Section VIII of this Management District Plan violates the intent of this stamp and signature.

APPENDIX 1 – MAXIMUM ANNUAL ASSESSMENT RATES

The table below illustrates the maximum annual assessment rate with the assumption that the rates will be increased annually by six percent (6%) with approval of the MA. The maximum rates listed are a required disclosure and not the anticipated course of action.

Zone 1A								
	Standard		Industrial		Public		Healthcare/ Religious/Tax Exempt	
Year	Parcel Rate	Bldg. Rate	Parcel Rate	Bldg. Rate	Parcel Rate	Bldg. Rate	Parcel Rate	Bldg. Rate
2026/2027	\$0.2300	\$0.0500	\$0.2300	\$0.0500	\$0.1900	\$0.0500	\$0.1400	\$0.0500
2027/2028	\$0.2438	\$0.0530	\$0.2438	\$0.0530	\$0.2014	\$0.0530	\$0.1484	\$0.0530
2028/2029	\$0.2584	\$0.0562	\$0.2584	\$0.0562	\$0.2135	\$0.0562	\$0.1573	\$0.0562
2029/2030	\$0.2739	\$0.0596	\$0.2739	\$0.0596	\$0.2263	\$0.0596	\$0.1667	\$0.0596
2030/2031	\$0.2904	\$0.0631	\$0.2904	\$0.0631	\$0.2399	\$0.0631	\$0.1767	\$0.0631
2031/2032	\$0.3078	\$0.0669	\$0.3078	\$0.0669	\$0.2543	\$0.0669	\$0.1874	\$0.0669
2032/2033	\$0.3263	\$0.0709	\$0.3263	\$0.0709	\$0.2695	\$0.0709	\$0.1986	\$0.0709
2033/2034	\$0.3458	\$0.0752	\$0.3458	\$0.0752	\$0.2857	\$0.0752	\$0.2105	\$0.0752
2034/2035	\$0.3666	\$0.0797	\$0.3666	\$0.0797	\$0.3028	\$0.0797	\$0.2231	\$0.0797
2035/2036	\$0.3886	\$0.0845	\$0.3886	\$0.0845	\$0.3210	\$0.0845	\$0.2365	\$0.0845

Zone 1B								
	Standard		Industrial		Public		Healthcare/ Religious/Tax Exempt	
Year	Parcel Rate	Bldg. Rate	Parcel Rate	Bldg. Rate	Parcel Rate	Bldg. Rate	Parcel Rate	Bldg. Rate
2026/2027	\$0.0012	\$0.0500	\$0.1200	\$0.0500	\$0.1200	\$0.0500	\$0.1200	\$0.0500
2027/2028	\$0.0013	\$0.0530	\$0.1272	\$0.0530	\$0.1272	\$0.0530	\$0.1272	\$0.0530
2028/2029	\$0.0013	\$0.0562	\$0.1348	\$0.0562	\$0.1348	\$0.0562	\$0.1348	\$0.0562
2029/2030	\$0.0014	\$0.0596	\$0.1429	\$0.0596	\$0.1429	\$0.0596	\$0.1429	\$0.0596
2030/2031	\$0.0015	\$0.0631	\$0.1515	\$0.0631	\$0.1515	\$0.0631	\$0.1515	\$0.0631
2031/2032	\$0.0016	\$0.0669	\$0.1606	\$0.0669	\$0.1606	\$0.0669	\$0.1606	\$0.0669

2032/2033	\$0.0017	\$0.0709	\$0.1702	\$0.0709	\$0.1702	\$0.0709	\$0.1702	\$0.0709
2033/2034	\$0.0018	\$0.0752	\$0.1804	\$0.0752	\$0.1804	\$0.0752	\$0.1804	\$0.0752
2034/2035	\$0.0019	\$0.0797	\$0.1913	\$0.0797	\$0.1913	\$0.0797	\$0.1913	\$0.0797
2035/2036	\$0.0020	\$0.0845	\$0.2027	\$0.0845	\$0.2027	\$0.0845	\$0.2027	\$0.0845

Zone 1C								
	Standard		Industrial		Public		Healthcare/ Religious/Tax Exempt	
Year	Parcel Rate	Bldg. Rate	Parcel Rate	Bldg. Rate	Parcel Rate	Bldg. Rate	Parcel Rate	Bldg. Rate
2026/2027	\$0.2300	\$0.0500	\$0.1300	\$0.0500	\$0.1900	\$0.0500	\$0.1400	\$0.0500
2027/2028	\$0.2438	\$0.0530	\$0.1378	\$0.0530	\$0.2014	\$0.0530	\$0.1484	\$0.0530
2028/2029	\$0.2584	\$0.0562	\$0.1461	\$0.0562	\$0.2135	\$0.0562	\$0.1573	\$0.0562
2029/2030	\$0.2739	\$0.0596	\$0.1548	\$0.0596	\$0.2263	\$0.0596	\$0.1667	\$0.0596
2030/2031	\$0.2904	\$0.0631	\$0.1641	\$0.0631	\$0.2399	\$0.0631	\$0.1767	\$0.0631
2031/2032	\$0.3078	\$0.0669	\$0.1740	\$0.0669	\$0.2543	\$0.0669	\$0.1874	\$0.0669
2032/2033	\$0.3263	\$0.0709	\$0.1844	\$0.0709	\$0.2695	\$0.0709	\$0.1986	\$0.0709
2033/2034	\$0.3458	\$0.0752	\$0.1955	\$0.0752	\$0.2857	\$0.0752	\$0.2105	\$0.0752
2034/2035	\$0.3666	\$0.0797	\$0.2072	\$0.0797	\$0.3028	\$0.0797	\$0.2231	\$0.0797
2035/2036	\$0.3886	\$0.0845	\$0.2196	\$0.0845	\$0.3210	\$0.0845	\$0.2365	\$0.0845

Zone 2A						
	Standard		Public		Healthcare/ Religious/Tax Exempt	
Year	Parcel Rate	Bldg. Rate	Parcel Rate	Bldg. Rate	Parcel Rate	Bldg. Rate
2026/2027	\$0.2200	\$0.0500	\$0.1700	\$0.0500	\$0.1200	\$0.0500
2027/2028	\$0.2332	\$0.0530	\$0.1802	\$0.0530	\$0.1272	\$0.0530
2028/2029	\$0.2472	\$0.0562	\$0.1910	\$0.0562	\$0.1348	\$0.0562
2029/2030	\$0.2620	\$0.0596	\$0.2025	\$0.0596	\$0.1429	\$0.0596
2030/2031	\$0.2777	\$0.0631	\$0.2146	\$0.0631	\$0.1515	\$0.0631
2031/2032	\$0.2944	\$0.0669	\$0.2275	\$0.0669	\$0.1606	\$0.0669
2032/2033	\$0.3121	\$0.0709	\$0.2411	\$0.0709	\$0.1702	\$0.0709
2033/2034	\$0.3308	\$0.0752	\$0.2556	\$0.0752	\$0.1804	\$0.0752
2034/2035	\$0.3506	\$0.0797	\$0.2710	\$0.0797	\$0.1913	\$0.0797
2035/2036	\$0.3717	\$0.0845	\$0.2872	\$0.0845	\$0.2027	\$0.0845

Zone 2B			
	Standard	Public	Healthcare/ Religious/ Tax Exempt
Year	Parcel Rate	Parcel Rate	Parcel Rate
2026/2027	\$0.1200	\$0.1200	\$0.1200
2027/2028	\$0.1272	\$0.1272	\$0.1272
2028/2029	\$0.1348	\$0.1348	\$0.1348
2029/2030	\$0.1429	\$0.1429	\$0.1429
2030/2031	\$0.1515	\$0.1515	\$0.1515
2031/2032	\$0.1606	\$0.1606	\$0.1606
2032/2033	\$0.1702	\$0.1702	\$0.1702
2033/2034	\$0.1804	\$0.1804	\$0.1804
2034/2035	\$0.1913	\$0.1913	\$0.1913
2035/2036	\$0.2027	\$0.2027	\$0.2027

APPENDIX 2 – PBID LAW

CURRENT THROUGH ALL LEGISLATION OF THE 2024 REGULAR AND SPECIAL SESSIONS

STREETS AND HIGHWAYS CODE

DIVISION 18. PARKING

PART 7. PROPERTY AND BUSINESS IMPROVEMENT DISTRICT LAW OF 1994

CHAPTER 1. General Provisions

ARTICLE 1. Declarations

36600. Citation of part

This part shall be known and may be cited as the “Property and Business Improvement District Law of 1994.”

36601. Legislative findings and declarations; Legislative guidance

The Legislature finds and declares all of the following:

- (a) Businesses located and operating within business districts in some of this state’s communities are economically disadvantaged, are underutilized, and are unable to attract customers due to inadequate facilities, services, and activities in the business districts.
- (b) It is in the public interest to promote the economic revitalization and physical maintenance of business districts in order to create jobs, attract new businesses, and prevent the erosion of the business districts.
- (c) It is of particular local benefit to allow business districts to fund business related improvements, maintenance, and activities through the levy of assessments upon the businesses or real property that receive benefits from those improvements.
- (d) Assessments levied for the purpose of conferring special benefit upon the real property or a specific benefit upon the businesses in a business district are not taxes for the general benefit of a city, even if property, businesses, or persons not assessed receive incidental or collateral effects that benefit them.
- (e) Property and business improvement districts formed throughout this state have conferred special benefits upon properties and businesses within their districts and have made those properties and businesses more useful by providing the following benefits:
 - (1) Crime reduction. A study by the Rand Corporation has confirmed a 12-percent reduction in the incidence of robbery and an 8-percent reduction in the total incidence of violent crimes within the 30 districts studied.
 - (2) Job creation.
 - (3) Business attraction.
 - (4) Business retention.
 - (5) Economic growth.
 - (6) New investments.
- (f) With the dissolution of redevelopment agencies throughout the state, property and business improvement districts have become even more important tools with which communities can combat blight, promote economic opportunities, and create a clean and safe environment.
- (g) Since the enactment of this act, the people of California have adopted Proposition 218, which added Article XIII D to the Constitution in order to place certain requirements and restrictions on the formation of, and activities, expenditures, and assessments by property-based districts. Article XIII D of the Constitution provides that property-based districts may only levy assessments for special benefits.
- (h) The act amending this section is intended to provide the Legislature’s guidance with regard to this act, its interaction with the provisions of Article XIII D of the Constitution, and the determination of special benefits in property-based districts.
 - (1) The lack of legislative guidance has resulted in uncertainty and inconsistent application of this act, which discourages the use of assessments to fund needed improvements, maintenance, and activities in property-based districts, contributing to blight and other underutilization of property.
 - (2) Activities undertaken for the purpose of conferring special benefits upon property to be assessed inherently produce incidental or collateral effects that benefit property or persons not

assessed. Therefore, for special benefits to exist as a separate and distinct category from general benefits, the incidental or collateral effects of those special benefits are inherently part of those special benefits. The mere fact that special benefits produce incidental or collateral effects that benefit property or persons not assessed does not convert any portion of those special benefits or their incidental or collateral effects into general benefits.

(3) It is of the utmost importance that property-based districts created under this act have clarity regarding restrictions on assessments they may levy and the proper determination of special benefits. Legislative clarity with regard to this act will provide districts with clear instructions and courts with legislative intent regarding restrictions on property-based assessments, and the manner in which special benefits should be determined.

36602. Purpose of part

The purpose of this part is to supplement previously enacted provisions of law that authorize cities to levy assessments within property and business improvement districts, to ensure that those assessments conform to all constitutional requirements and are determined and assessed in accordance with the guidance set forth in this act. This part does not affect or limit any other provisions of law authorizing or providing for the furnishing of improvements or activities or the raising of revenue for these purposes.

36603. Preemption of authority or charter city to adopt ordinances levying assessments

Nothing in this part is intended to preempt the authority of a charter city to adopt ordinances providing for a different method of levying assessments for similar or additional purposes from those set forth in this part. A property and business improvement district created pursuant to this part is expressly exempt from the provisions of the Special Assessment Investigation, Limitation and Majority Protest Act of 1931 (Division 4 (commencing with Section 2800)).

36603.5. Part prevails over conflicting provisions

Any provision of this part that conflicts with any other provision of law shall prevail over the other provision of law, as to districts created under this part.

36604. Severability

This part is intended to be construed liberally and, if any provision is held invalid, the remaining provisions shall remain in full force and effect. Assessments levied under this part are not special taxes.

ARTICLE 2. Definitions

36606. “Activities”

“Activities” means, but is not limited to, all of the following that benefit businesses or real property in the district:

- (a) Promotion of public events.
- (b) Furnishing of music in any public place.
- (c) Promotion of tourism within the district.
- (d) Marketing and economic development, including retail retention and recruitment.
- (e) Providing security, sanitation, graffiti removal, street and sidewalk cleaning, and other municipal services supplemental to those normally provided by the municipality.
- (f) Other services provided for the purpose of conferring special benefit upon assessed real property or specific benefits upon assessed businesses located in the district.

36606.5. “Assessment”

“Assessment” means a levy for the purpose of acquiring, constructing, installing, or maintaining improvements and providing activities that will provide certain benefits to properties or businesses located within a property and business improvement district.

36607. “Business”

“Business” means all types of businesses and includes financial institutions and professions.

36608. “City”

“City” means a city, county, city and county, or an agency or entity created pursuant to Article 1 (commencing with Section 6500) of Chapter 5 of Division 7 of Title 1 of the Government Code, the public member agencies of which includes only cities, counties, or a city and county, or the State of California.

36609. “City council”

“City council” means the city council of a city or the board of supervisors of a county, or the agency, commission, or board created pursuant to a joint powers agreement and which is a city within the meaning of this part.

36609.4. “Clerk”

“Clerk” means the clerk of the legislative body.

36609.5. “General benefit”

“General benefit” means, for purposes of a property-based district, any benefit that is not a “special benefit” as defined in Section 36615.5.

36610. “Improvement”

“Improvement” means the acquisition, construction, installation, or maintenance of any tangible property with an estimated useful life of five years or more including, but not limited to, the following:

- (a) Parking facilities.
- (b) Benches, booths, kiosks, display cases, pedestrian shelters and signs.
- (c) Trash receptacles and public restrooms.
- (d) Lighting and heating facilities.
- (e) Decorations.
- (f) Parks.
- (g) Fountains.
- (h) Planting areas.
- (i) Closing, opening, widening, or narrowing of existing streets.
- (j) Facilities or equipment, or both, to enhance security of persons and property within the district.
- (k) Ramps, sidewalks, plazas, and pedestrian malls.
- (l) Rehabilitation or removal of existing structures.

36611. “Management district plan”; “Plan”

“Management district plan” or “plan” means a proposal as defined in Section 36622.

36612. “Owners’ association”

“Owners’ association” means a private nonprofit entity that is under contract with a city to administer or implement improvements, maintenance, and activities 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. Notwithstanding this section, an owners' association shall comply with the Ralph M. Brown Act (Chapter 9 (commencing with Section 54950) of Part 1 of Division 2 of Title 5 of the Government Code), at all times when matters within the subject matter of the district are heard, discussed, or deliberated, and with the California Public Records Act (Division 10 (commencing with Section 7920.000) of Title 1 of the Government Code), for all records relating to activities of the district.

36614. "Property"

"Property" means real property situated within a district.

36614.5. "Property and business improvement district"; "District"

"Property and business improvement district," or "district," means a property and business improvement district established pursuant to this part.

36614.6. "Property-based assessment"

"Property-based assessment" means any assessment made pursuant to this part upon real property.

36614.7. "Property-based district"

"Property-based district" means any district in which a city levies a property-based assessment.

36615. "Property owner"; "Business owner"; "Owner"

"Property owner" means any person shown as the owner of land on the last equalized assessment roll or otherwise known to be the owner of land by the city council. "Business owner" means any person recognized by the city as the owner of the business. "Owner" means either a business owner or a property owner. The city council has no obligation to obtain other information as to the ownership of land or businesses, and its determination of ownership shall be final and conclusive for the purposes of this part. Wherever this part requires the signature of the property owner, the signature of the authorized agent of the property owner shall be sufficient. Wherever this part requires the signature of the business owner, the signature of the authorized agent of the business owner shall be sufficient.

36615.5. "Special benefit"

(a) "Special benefit" means, for purposes of a property-based district, a particular and distinct benefit over and above general benefits conferred on real property located in a district or to the public at large. Special benefit includes incidental or collateral effects that arise from the improvements, maintenance, or activities of property-based districts even if those incidental or collateral effects benefit property or persons not assessed. Special benefit excludes general enhancement of property value.

(b) "Special benefit" also includes, for purposes of a property-based district, a particular and distinct benefit provided directly to each assessed parcel within the district. Merely because parcels throughout an assessment district share the same special benefits does not make the benefits general.

36616. "Tenant"

"Tenant" means an occupant pursuant to a lease of commercial space or a dwelling unit, other than an owner.

ARTICLE 3. Prior Law

36617. Alternate method of financing certain improvements and activities; Effect on other provisions

This part provides an alternative method of financing certain improvements and activities. The provisions of this part shall not affect or limit any other provisions of law authorizing or providing for the furnishing of improvements

or activities or the raising of revenue for these purposes. Every improvement area established pursuant to the Parking and Business Improvement Area Law of 1989 (Part 6 (commencing with Section 36500) of this division) is valid and effective and is unaffected by this part.

CHAPTER 2. Establishment

36620. Establishment of property and business improvement district

A property and business improvement district may be established as provided in this chapter.

36620.5. Requirement of consent of city council

A county may not form a district within the territorial jurisdiction of a city without the consent of the city council of that city. A city may not form a district within the unincorporated territory of a county without the consent of the board of supervisors of that county. A city may not form a district within the territorial jurisdiction of another city without the consent of the city council of the other city.

36621. Initiation of proceedings; Petition of property or business owners in proposed district

(a) Upon the submission of a written petition, signed by the property or business owners in the proposed district who will pay more than 50 percent of the assessments proposed to be levied, the city council may initiate proceedings to form a district by the adoption of a resolution expressing its intention to form a district. The amount of assessment attributable to property or a business owned by the same property or business owner that is in excess of 40 percent of the amount of all assessments proposed to be levied, shall not be included in determining whether the petition is signed by property or business owners who will pay more than 50 percent of the total amount of assessments proposed to be levied.

(b) The petition of property or business owners required under subdivision (a) shall include a summary of the management district plan. That summary shall include all of the following:

- (1) A map showing the boundaries of the district.
- (2) Information specifying where the complete management district plan can be obtained.
- (3) Information specifying that the complete management district plan shall be furnished upon request.

(c) The resolution of intention described in subdivision (a) shall contain all of the following:

- (1) A brief description of the proposed improvements, maintenance, and activities, the amount of the proposed assessment, a statement as to whether the assessment will be levied on property or businesses within the district, a statement as to whether bonds will be issued, and a description of the exterior boundaries of the proposed district, which may be made by reference to any plan or map that is on file with the clerk. The descriptions and statements do not need to be detailed and shall be sufficient if they enable an owner to generally identify the nature and extent of the improvements, maintenance, and activities, and the location and extent of the proposed district.
- (2) A time and place for a public hearing on the establishment of the property and business improvement district and the levy of assessments, which shall be consistent with the requirements of Section 36623.

36622. Contents of management district plan

The management district plan shall include, but is not limited to, all of the following:

- (a) If the assessment will be levied on property, a map of the district in sufficient detail to locate each parcel of property and, if businesses are to be assessed, each business within the district. If the assessment will be levied on businesses, a map that identifies the district boundaries in sufficient detail to allow a business owner to reasonably determine whether a business is located within the district boundaries. If the assessment will be levied on property and businesses, a map of the district in sufficient detail to locate each parcel of property and to allow a business owner to reasonably determine whether a business is located within the district boundaries.
- (b) The name of the proposed district.

- (c) A description of the boundaries of the district, including the boundaries of benefit zones, proposed for establishment or extension in a manner sufficient to identify the affected property and businesses included, which may be made by reference to any plan or map that is on file with the clerk. The boundaries of a proposed property assessment district shall not overlap with the boundaries of another existing property assessment district created pursuant to this part. This part does not prohibit the boundaries of a district created pursuant to this part to overlap with other assessment districts established pursuant to other provisions of law, including, but not limited to, the Parking and Business Improvement Area Law of 1989 (Part 6 (commencing with Section 36500)). This part does not prohibit the boundaries of a business assessment district created pursuant to this part to overlap with another business assessment district created pursuant to this part. This part does not prohibit the boundaries of a business assessment district created pursuant to this part to overlap with a property assessment district created pursuant to this part.
- (d) The improvements, maintenance, and activities proposed for each year of operation of the district and the estimated cost thereof. If the improvements, maintenance, and activities proposed for each year of operation are the same, a description of the first year's proposed improvements, maintenance, and activities and a statement that the same improvements, maintenance, and activities are proposed for subsequent years shall satisfy the requirements of this subdivision.
- (e) The total annual amount proposed to be expended for improvements, maintenance, or activities, and debt service in each year of operation of the district. If the assessment is levied on businesses, this amount may be estimated based upon the assessment rate. If the total annual amount proposed to be expended in each year of operation of the district is not significantly different, the amount proposed to be expended in the initial year and a statement that a similar amount applies to subsequent years shall satisfy the requirements of this subdivision.
- (f) The proposed source or sources of financing, including the proposed method and basis of levying the assessment in sufficient detail to allow each property or business owner to calculate the amount of the assessment to be levied against their property or business. The plan also shall state whether bonds will be issued to finance improvements.
- (g) The time and manner of collecting the assessments.
- (h) The specific number of years in which assessments will be levied. In a new district, the maximum number of years shall be five. Upon renewal, a district shall have a term not to exceed 10 years. Notwithstanding these limitations, a district created pursuant to this part to finance capital improvements with bonds may levy assessments until the maximum maturity of the bonds. The management district plan may set forth specific increases in assessments for each year of operation of the district.
- (i) The proposed time for implementation and completion of the management district plan.
- (j) Any proposed rules and regulations to be applicable to the district.
- (k)
- (1) A list of the properties or businesses to be assessed, including the assessor's parcel numbers for properties to be assessed, and a statement of the method or methods by which the expenses of a district will be imposed upon benefited real property or businesses, in proportion to the benefit received by the property or business, to defray the cost thereof.
 - (2) In a property-based district, the proportionate special benefit derived by each identified parcel shall be determined exclusively in relationship to the entirety of the capital cost of a public improvement, the maintenance and operation expenses of a public improvement, or the cost of the activities. An assessment shall not be imposed on any parcel that exceeds the reasonable cost of the proportional special benefit conferred on that parcel. Only special benefits are assessable, and a property-based district shall separate the general benefits, if any, from the special benefits conferred on a parcel. Parcels within a property-based district that are owned or used by any city, public agency, the State of California, or the United States shall not be exempt from assessment unless the governmental entity can demonstrate by clear and convincing evidence that those publicly owned parcels in fact receive no special benefit. The value of any incidental, secondary, or collateral effects that arise from the improvements, maintenance, or activities of a property-based district and that benefit property or persons not assessed shall not be deducted from the entirety of the cost of any special benefit or affect the proportionate special benefit derived by each identified parcel.
 - (3) In a property-based district, properties throughout the district may share the same special benefits. In a district with boundaries that define which parcels are to receive improvements,

maintenance, or activities over and above those services provided by the city, the improvements, maintenance, or activities themselves may constitute a special benefit. The city may impose assessments that are less than the proportional special benefit conferred, but shall not impose assessments that exceed the reasonable costs of the proportional special benefit conferred. Because one or more parcels pay less than the special benefit conferred does not necessarily mean that other parcels are assessed more than the reasonable cost of their special benefit.

(l) In a property-based district, a detailed engineer's report prepared by a registered professional engineer certified by the State of California supporting all assessments contemplated by the management district plan.

(m) Any other item or matter required to be incorporated therein by the city council.

36623. Procedure to levy assessment

(a) If a city council proposes to levy a new or increased property assessment, the notice and protest and hearing procedure shall comply with Section 53753 of the Government Code.

(b) If a city council proposes to levy a new or increased business assessment, the notice and protest and hearing procedure shall comply with Section 54954.6 of the Government Code, except that notice shall be mailed to the owners of the businesses proposed to be assessed. A protest may be made orally or in writing by any interested person. Every written protest shall be filed with the clerk at or before the time fixed for the public hearing. The city council may waive any irregularity in the form or content of any written protest. A written protest may be withdrawn in writing at any time before the conclusion of the public hearing. Each written protest shall contain a description of the business in which the person subscribing the protest is interested sufficient to identify the business and, if a person subscribing is not shown on the official records of the city as the owner of the business, the protest shall contain or be accompanied by written evidence that the person subscribing is the owner of the business or the authorized representative. A written protest that does not comply with this section shall not be counted in determining a majority protest. If written protests are received from the owners or authorized representatives of businesses in the proposed district that will pay 50 percent or more of the assessments proposed to be levied and protests are not withdrawn so as to reduce the protests to less than 50 percent, no further proceedings to levy the proposed assessment against such businesses, as contained in the resolution of intention, shall be taken for a period of one year from the date of the finding of a majority protest by the city council.

(c) If a city council proposes to conduct a single proceeding to levy both a new or increased property assessment and a new or increased business assessment, the notice and protest and hearing procedure for the property assessment shall comply with subdivision (a), and the notice and protest and hearing procedure for the business assessment shall comply with subdivision (b). If a majority protest is received from either the property or business owners, that respective portion of the assessment shall not be levied. The remaining portion of the assessment may be levied unless the improvement or other special benefit was proposed to be funded by assessing both property and business owners.

36624. Changes to proposed assessments

At the conclusion of the public hearing to establish the district, the city council may adopt, revise, change, reduce, or modify the proposed assessment or the type or types of improvements, maintenance, and activities to be funded with the revenues from the assessments. Proposed assessments may only be revised by reducing any or all of them. At the public hearing, the city council may only make changes in, to, or from the boundaries of the proposed property and business improvement district that will exclude territory that will not benefit from the proposed improvements, maintenance, and activities. Any modifications, revisions, reductions, or changes to the proposed assessment district shall be reflected in the notice and map recorded pursuant to Section 36627.

36625. Resolution of formation

(a) If the city council, following the public hearing, decides to establish a proposed property and business improvement district, the city council shall adopt a resolution of formation that shall include, but is not limited to, all of the following:

- (1) A brief description of the proposed improvements, maintenance, and activities, the amount of the proposed assessment, a statement as to whether the assessment will be levied on property, businesses, or both within the district, a statement on whether bonds will be issued, and a description of the exterior boundaries of the proposed district, which may be made by reference to any plan or map that is on file with the clerk. The descriptions and statements need not be detailed and shall be sufficient if they enable an owner to generally identify the nature and extent of the improvements, maintenance, and activities and the location and extent of the proposed district.
 - (2) The number, date of adoption, and title of the resolution of intention.
 - (3) The time and place where the public hearing was held concerning the establishment of the district.
 - (4) A determination regarding any protests received. The city shall not establish the district or levy assessments if a majority protest was received.
 - (5) A statement that the properties, businesses, or properties and businesses in the district established by the resolution shall be subject to any amendments to this part.
 - (6) A statement that the improvements, maintenance, and activities to be conferred on businesses and properties in the district will be funded by the levy of the assessments. The revenue from the levy of assessments within a district shall not be used to provide improvements, maintenance, or activities outside the district or for any purpose other than the purposes specified in the resolution of intention, as modified by the city council at the hearing concerning establishment of the district. Notwithstanding the foregoing, improvements and activities that must be provided outside the district boundaries to create a special or specific benefit to the assessed parcels or businesses may be provided, but shall be limited to marketing or signage pointing to the district.
 - (7) A finding that the property or businesses within the area of the property and business improvement district will be benefited by the improvements, maintenance, and activities funded by the proposed assessments, and, for a property-based district, that property within the district will receive a special benefit.
 - (8) In a property-based district, the total amount of all special benefits to be conferred on the properties within the property-based district.
- (b) The adoption of the resolution of formation and, if required, recordation of the notice and map pursuant to Section 36627 shall constitute the levy of an assessment in each of the fiscal years referred to in the management district plan.

36627. Notice and assessment diagram

Following adoption of the resolution establishing district assessments on properties pursuant to Section 36625, the clerk shall record a notice and an assessment diagram pursuant to Section 3114. No other provision of Division 4.5 (commencing with Section 3100) applies to an assessment district created pursuant to this part.

36628. Establishment of separate benefit zones within district; Categories of businesses

The city council may establish one or more separate benefit zones within the district based upon the degree of benefit derived from the improvements or activities to be provided within the benefit zone and may impose a different assessment within each benefit zone. If the assessment is to be levied on businesses, the city council may also define categories of businesses based upon the degree of benefit that each will derive from the improvements or activities to be provided within the district and may impose a different assessment or rate of assessment on each category of business, or on each category of business within each zone.

36628.5. Assessments on businesses or property owners

The city council may levy assessments on businesses or on property owners, or a combination of the two, pursuant to this part. The city council shall structure the assessments in whatever manner it determines corresponds with the distribution of benefits from the proposed improvements, maintenance, and activities, provided that any property-based assessment conforms with the requirements set forth in paragraph (2) of subdivision (k) of Section 36622.

36629. Provisions and procedures applicable to benefit zones and business categories

All provisions of this part applicable to the establishment, modification, or disestablishment of a property and business improvement district apply to the establishment, modification, or disestablishment of benefit zones or categories of business. The city council shall, to establish, modify, or disestablish a benefit zone or category of business, follow the procedure to establish, modify, or disestablish a property and business improvement district.

36630. Expiration of district; Creation of new district

If a property and business improvement district expires due to the time limit set pursuant to subdivision (h) of Section 36622, a new management district plan may be created and the district may be renewed pursuant to this part.

CHAPTER 3. Assessments

36631. Time and manner of collection of assessments; Delinquent payments

The collection of the assessments levied pursuant to this part shall be made at the time and in the manner set forth by the city council in the resolution levying the assessment. Assessments levied on real property may be collected at the same time and in the same manner as for the ad valorem property tax, and may provide for the same lien priority and penalties for delinquent payment. All delinquent payments for assessments levied pursuant to this part may be charged interest and penalties.

36632. Assessments to be based on estimated benefit; Classification of real property and businesses; Exclusion of residential and agricultural property

- (a) The assessments levied on real property pursuant to this part shall be levied on the basis of the estimated benefit to the real property within the property and business improvement district. The city council may classify properties for purposes of determining the benefit to property of the improvements and activities provided pursuant to this part.
- (b) Assessments levied on businesses pursuant to this part shall be levied on the basis of the estimated benefit to the businesses within the property and business improvement district. The city council may classify businesses for purposes of determining the benefit to the businesses of the improvements and activities provided pursuant to this part.
- (c) Properties zoned solely for residential use, or that are zoned for agricultural use, are conclusively presumed not to benefit from the improvements and service funded through these assessments, and shall not be subject to any assessment pursuant to this part.

36633. Time for contesting validity of assessment

The validity of an assessment levied under this part shall not be contested in an action or proceeding unless the action or proceeding is commenced within 30 days after the resolution levying the assessment is adopted pursuant to Section 36625. An appeal from a final judgment in an action or proceeding shall be perfected within 30 days after the entry of judgment.

36634. Service contracts authorized to establish levels of city services

The city council may execute baseline service contracts that would establish levels of city services that would continue after a property and business improvement district has been formed.

36635. Request to modify management district plan

The owners' association may, at any time, request that the city council modify the management district plan. Any modification of the management district plan shall be made pursuant to this chapter.

36636. Modification of plan by resolution after public hearing; Adoption of resolution of intention

(a) Upon the written request of the owners' association, the city council may modify the management district plan after conducting one public hearing on the proposed modifications. The city council may modify the improvements and activities to be funded with the revenue derived from the levy of the assessments by adopting a resolution determining to make the modifications after holding a public hearing on the proposed modifications. If the modification includes the levy of a new or increased assessment, the city council shall comply with Section 36623. Notice of all other public hearings pursuant to this section shall comply with both of the following:

(1) The resolution of intention shall be published in a newspaper of general circulation in the city once at least seven days before the public hearing.

(2) A complete copy of the resolution of intention shall be mailed by first class mail, at least 10 days before the public hearing, to each business owner or property owner affected by the proposed modification.

(b) The city council shall adopt a resolution of intention which states the proposed modification prior to the public hearing required by this section. The public hearing shall be held not more than 90 days after the adoption of the resolution of intention.

36637. Reflection of modification in notices recorded and maps

Any subsequent modification of the resolution shall be reflected in subsequent notices and maps recorded pursuant to Division 4.5 (commencing with Section 3100), in a manner consistent with the provisions of Section 36627.

36638. Assessment as government imposed fee on Civ C § 1770 transaction [Operative July 1, 2024]

(a) A business assessment pursuant to this part is a fee imposed by a government on the transaction for purposes of paragraph (29) of subdivision (a) of Section 1770 of the Civil Code.

(b) This section shall become operative on July 1, 2024.

CHAPTER 3.5. Financing

36640. Bonds authorized; Procedure; Restriction on reduction or termination of assessments

(a) The city council may, by resolution, determine and declare that bonds shall be issued to finance the estimated cost of some or all of the proposed improvements described in the resolution of formation adopted pursuant to Section 36625, if the resolution of formation adopted pursuant to that section provides for the issuance of bonds, under the Improvement Bond Act of 1915 (Division 10 (commencing with Section 8500)) or in conjunction with Marks-Roos Local Bond Pooling Act of 1985 (Article 4 (commencing with Section 6584) of Chapter 5 of Division 7 of Title 1 of the Government Code). Either act, as the case may be, shall govern the proceedings relating to the issuance of bonds, although proceedings under the Bond Act of 1915 may be modified by the city council as necessary to accommodate assessments levied upon business pursuant to this part.

(b) The resolution adopted pursuant to subdivision (a) shall generally describe the proposed improvements specified in the resolution of formation adopted pursuant to Section 36625, set forth the estimated cost of those improvements, specify the number of annual installments and the fiscal years during which they are to be collected. The amount of debt service to retire the bonds shall not exceed the amount of revenue estimated to be raised from assessments over 30 years.

(c) Notwithstanding any other provision of this part, assessments levied to pay the principal and interest on any bond issued pursuant to this section shall not be reduced or terminated if doing so would interfere with the timely retirement of the debt.

CHAPTER 4. Governance

36650. Report by owners' association; Approval or modification by city council

(a) The owners' association shall cause to be prepared a report for each fiscal year, except the first year, for which assessments are to be levied and collected to pay the costs of the improvements, maintenance, and activities described in the report. The owners' association's first report shall be due after the first year of operation of the district. The report may propose changes, including, but not limited to, the boundaries of the property and business improvement district or any benefit zones within the district, the basis and method of levying the assessments, and any changes in the classification of property, including any categories of business, if a classification is used.

(b) The report shall be filed with the clerk and shall refer to the property and business improvement district by name, specify the fiscal year to which the report applies, and, with respect to that fiscal year, shall contain all of the following information:

(1) Any proposed changes in the boundaries of the property and business improvement district or in any benefit zones or classification of property or businesses within the district.

(2) The improvements, maintenance, and activities to be provided for that fiscal year.

(3) An estimate of the cost of providing the improvements, maintenance, and activities for that fiscal year.

(4) The method and basis of levying the assessment in sufficient detail to allow each real property or business owner, as appropriate, to estimate the amount of the assessment to be levied against his or her property or business for that fiscal year.

(5) The estimated amount of any surplus or deficit revenues to be carried over from a previous fiscal year.

(6) The estimated amount of any contributions to be made from sources other than assessments levied pursuant to this part.

(c) The city council may approve the report as filed by the owners' association or may modify any particular contained in the report and approve it as modified. Any modification shall be made pursuant to Sections 36635 and 36636.

The city council shall not approve a change in the basis and method of levying assessments that would impair an authorized or executed contract to be paid from the revenues derived from the levy of assessments, including any commitment to pay principal and interest on any bonds issued on behalf of the district.

36651. Designation of owners' association to provide improvements, maintenance, and activities

The management district plan may, but is not required to, state that an owners' association will provide the improvements, maintenance, and activities described in the management district plan. If the management district plan designates an owners' association, the city shall contract with the designated nonprofit corporation to provide services.

CHAPTER 5. Renewal

36660. Renewal of district; Transfer or refund of remaining revenues; District term limit

(a) Any district previously established whose term has expired, or will expire, may be renewed by following the procedures for establishment as provided in this chapter.

(b) Upon renewal, any remaining revenues derived from the levy of assessments, or any revenues derived from the sale of assets acquired with the revenues, shall be transferred to the renewed district. If the renewed district includes additional parcels or businesses not included in the prior district, the remaining revenues shall be spent to benefit only the parcels or businesses in the prior district. If the renewed district does not include parcels or businesses included in the prior district, the remaining revenues attributable to these parcels shall be refunded to the owners of these parcels or businesses.

(c) Upon renewal, a district shall have a term not to exceed 10 years, or, if the district is authorized to issue bonds, until the maximum maturity of those bonds. There is no requirement that the boundaries, assessments, improvements, or activities of a renewed district be the same as the original or prior district.

CHAPTER 6. Disestablishment

36670. Circumstances permitting disestablishment of district; Procedure

(a) Any district established or extended pursuant to the provisions of this part, where there is no indebtedness, outstanding and unpaid, incurred to accomplish any of the purposes of the district, may be disestablished by resolution by the city council in either of the following circumstances:

(1) If the city council finds there has been misappropriation of funds, malfeasance, or a violation of law in connection with the management of the district, it shall notice a hearing on disestablishment.

(2) During the operation of the district, there shall be a 30-day period each year in which assesses may request disestablishment of the district. The first such period shall begin one year after the date of establishment of the district and shall continue for 30 days. The next such 30-day period shall begin two years after the date of the establishment of the district. Each successive year of operation of the district shall have such a 30-day period. Upon the written petition of the owners or authorized representatives of real property or the owners or authorized representatives of businesses in the district who pay 50 percent or more of the assessments levied, the city council shall pass a resolution of intention to disestablish the district. The city council shall notice a hearing on disestablishment.

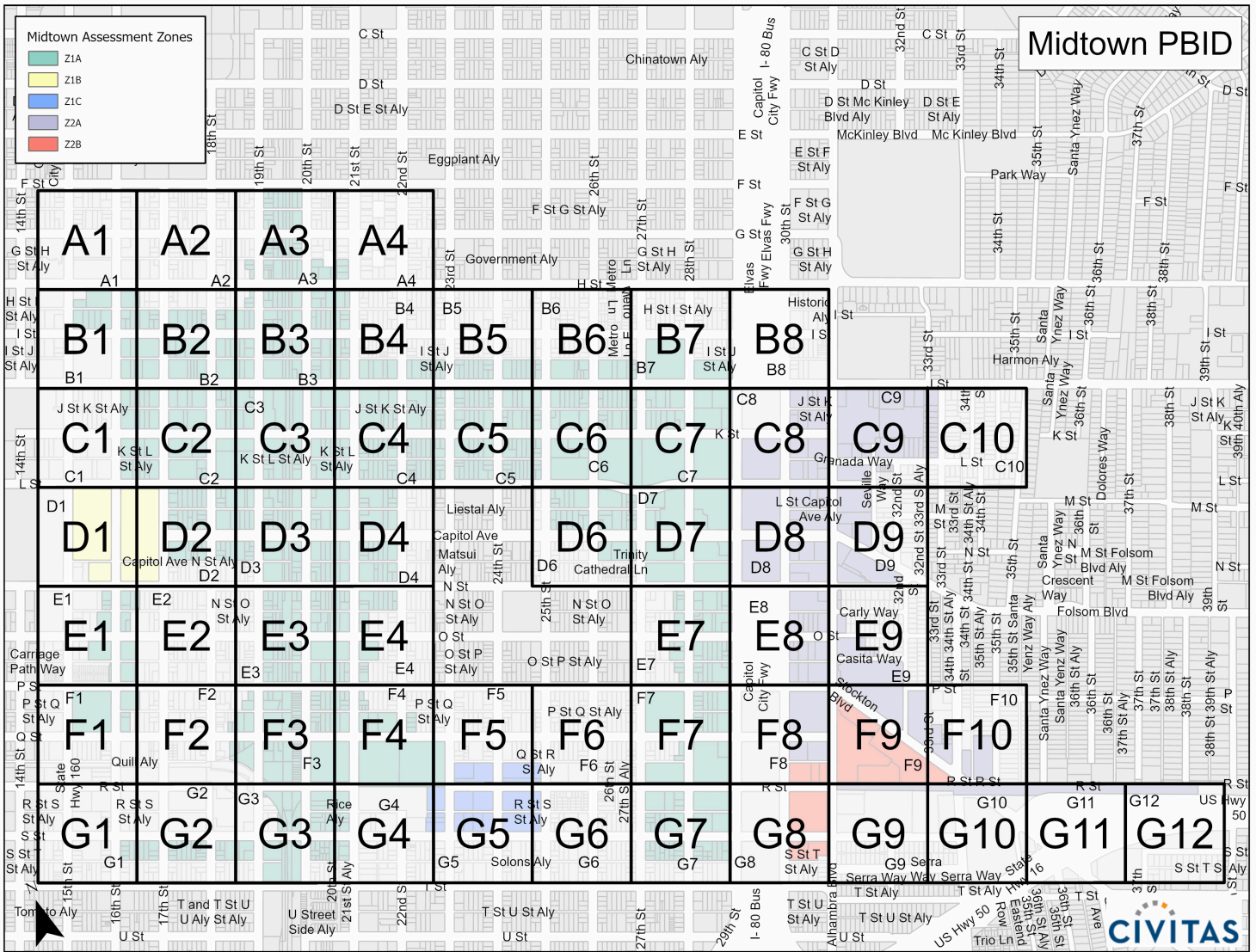
(b) The city council shall adopt a resolution of intention to disestablish the district prior to the public hearing required by this section. The resolution shall state the reason for the disestablishment, shall state the time and place of the public hearing, and shall contain a proposal to dispose of any assets acquired with the revenues of the assessments levied within the property and business improvement district. The notice of the hearing on disestablishment required by this section shall be given by mail to the property owner of each parcel or to the owner of each business subject to assessment in the district, as appropriate. The city shall conduct the public hearing not less than 30 days after mailing the notice to the property or business owners. The public hearing shall be held not more than 60 days after the adoption of the resolution of intention.

36671. Refund of remaining revenues upon disestablishment or expiration without renewal of district; Calculation of refund; Use of outstanding revenue collected after disestablishment of district

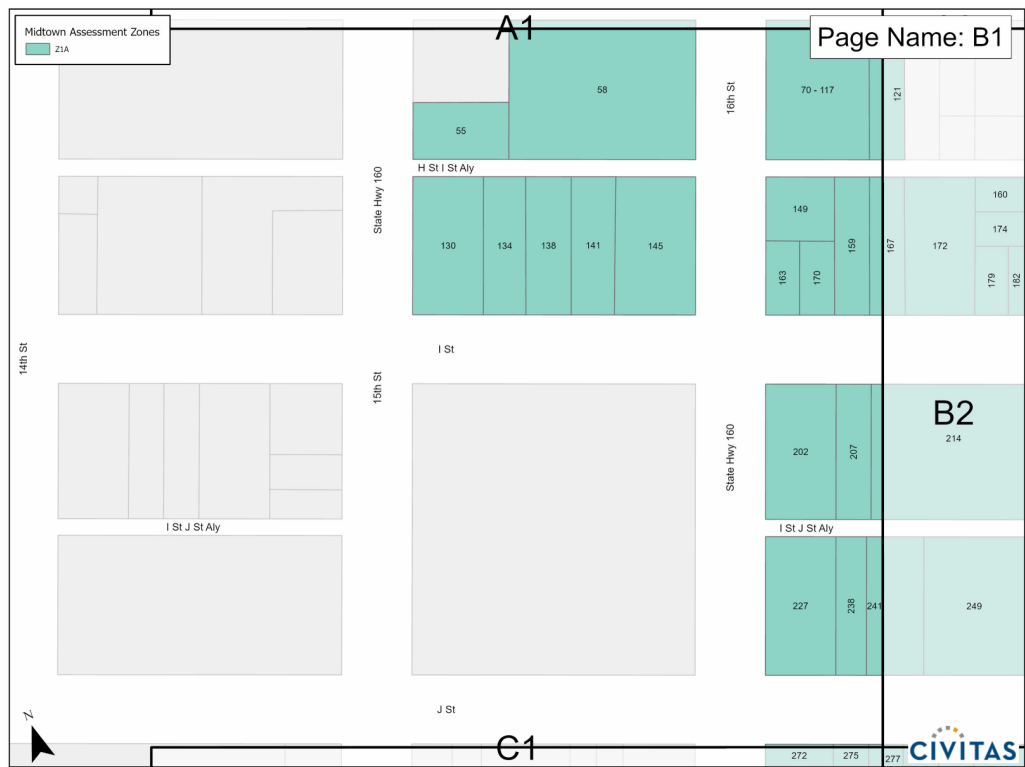
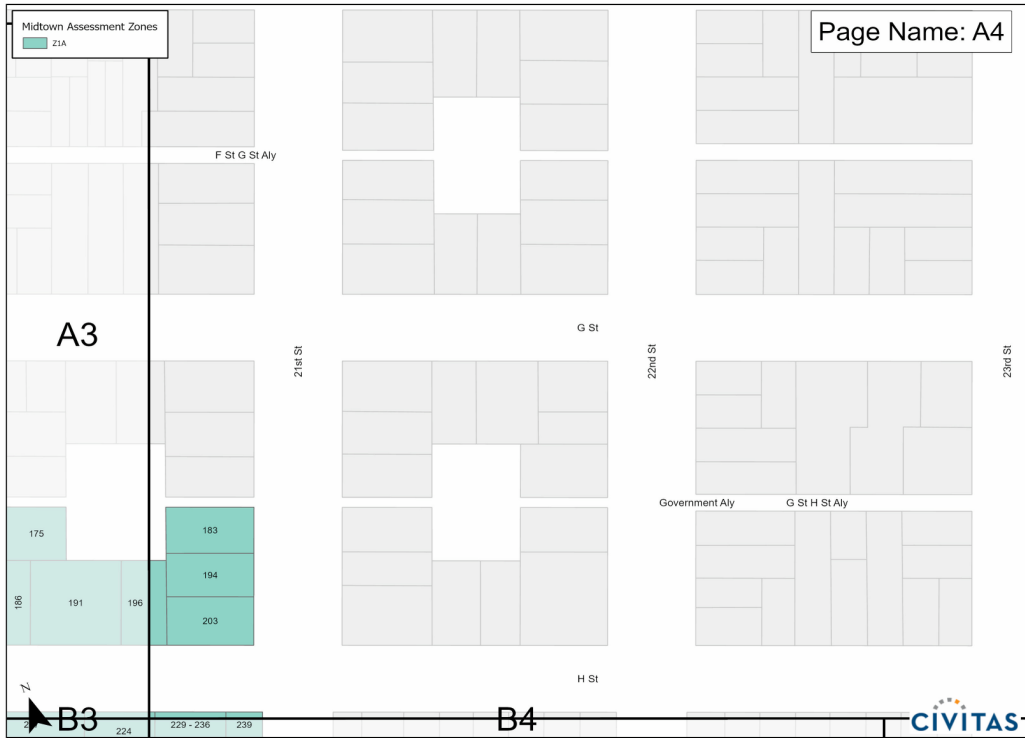
(a) Upon the disestablishment or expiration without renewal of a district, any remaining revenues, after all outstanding debts are paid, derived from the levy of assessments, or derived from the sale of assets acquired with the revenues, or from bond reserve or construction funds, shall be refunded to the owners of the property or businesses then located and operating within the district in which assessments were levied by applying the same method and basis that was used to calculate the assessments levied in the fiscal year in which the district is disestablished or expires. All outstanding assessment revenue collected after disestablishment shall be spent on improvements and activities specified in the management district plan.

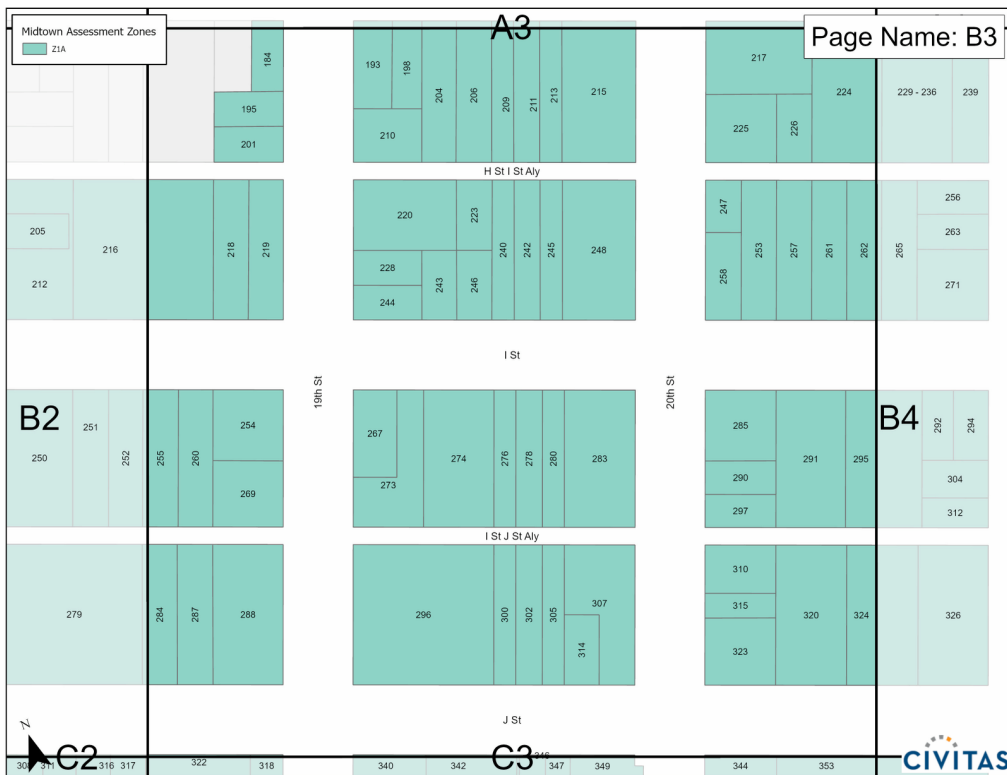
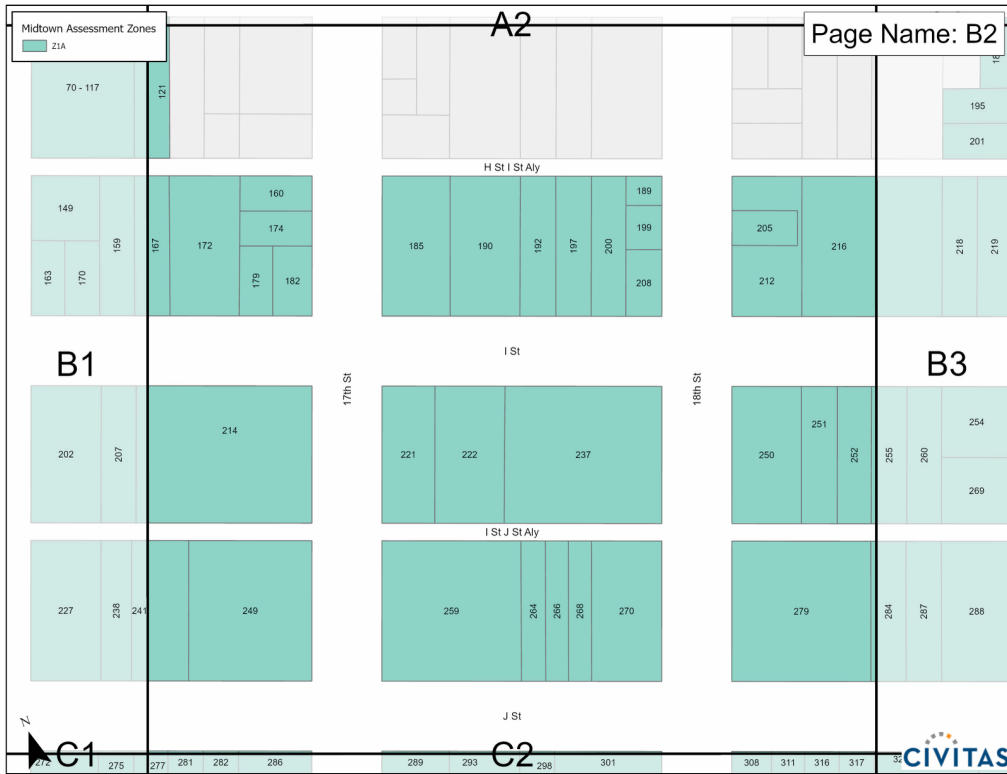
(b) If the disestablishment occurs before an assessment is levied for the fiscal year, the method and basis that was used to calculate the assessments levied in the immediate prior fiscal year shall be used to calculate the amount of any refund.

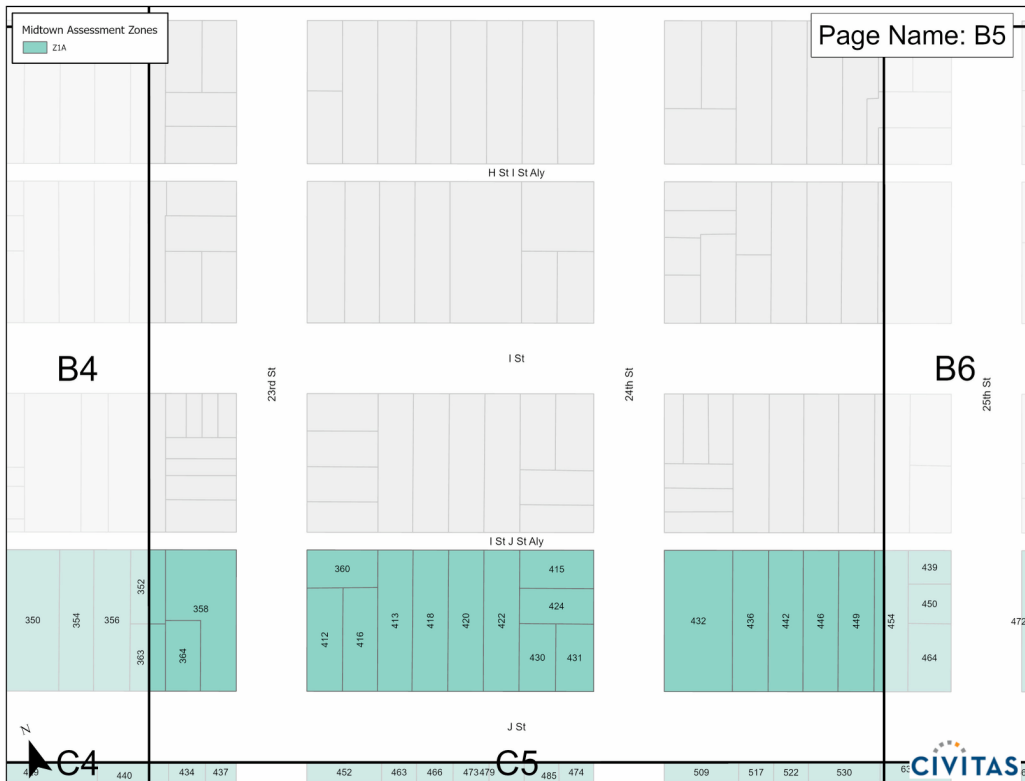
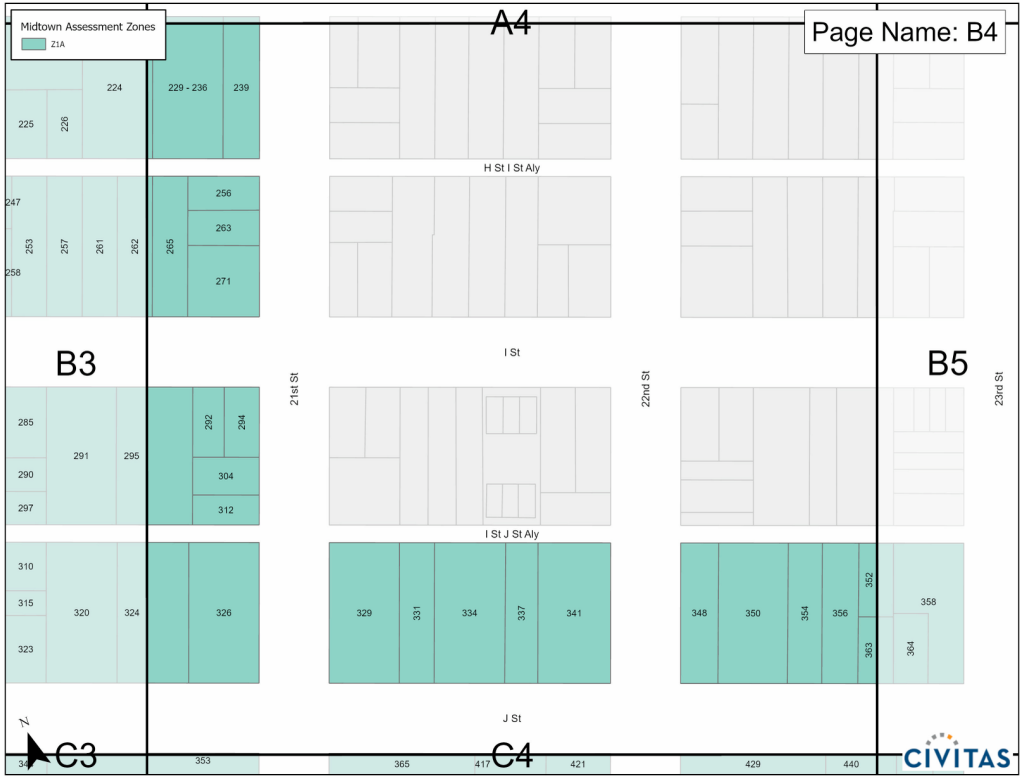
APPENDIX 3 – MAP BOOK

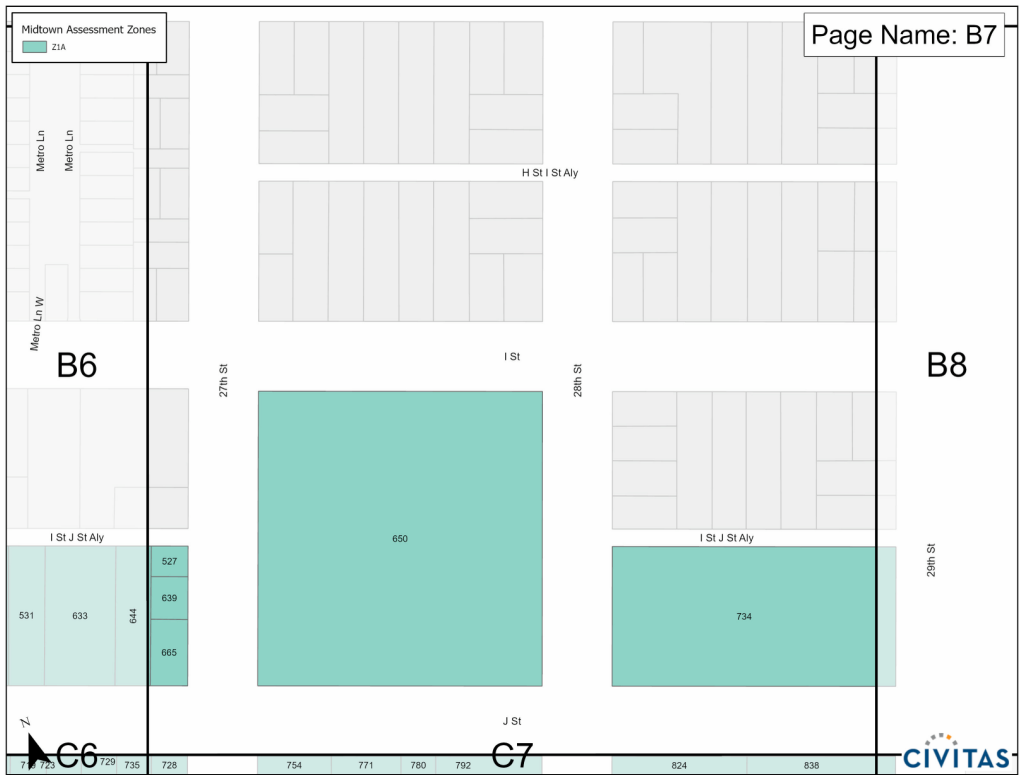




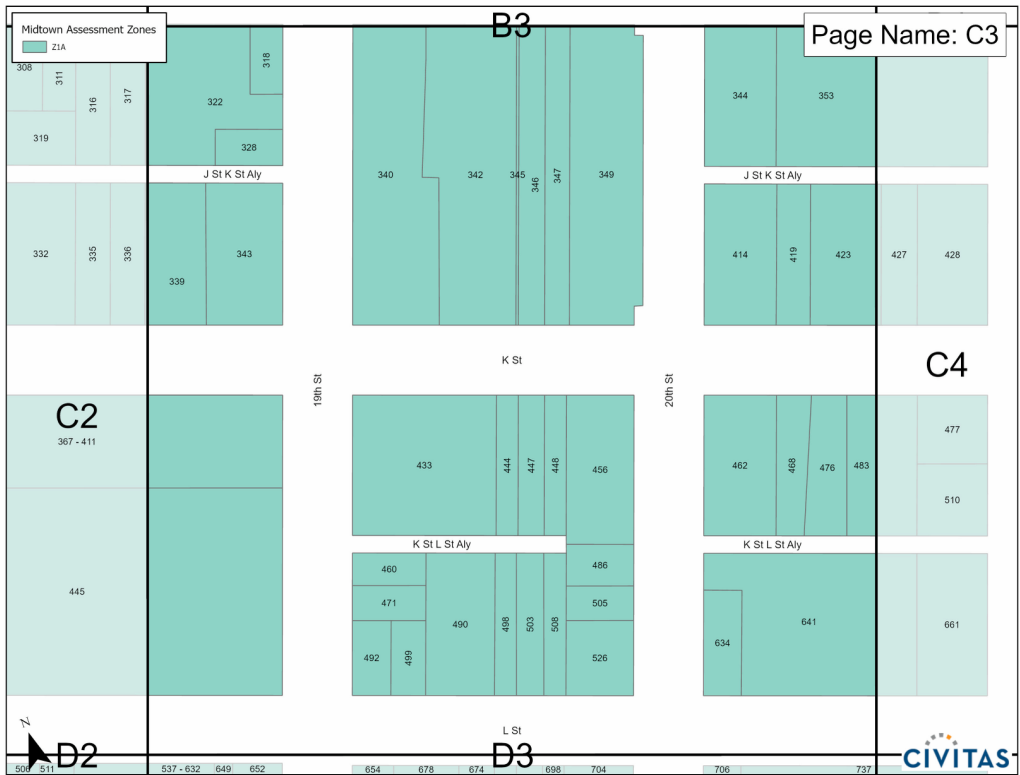


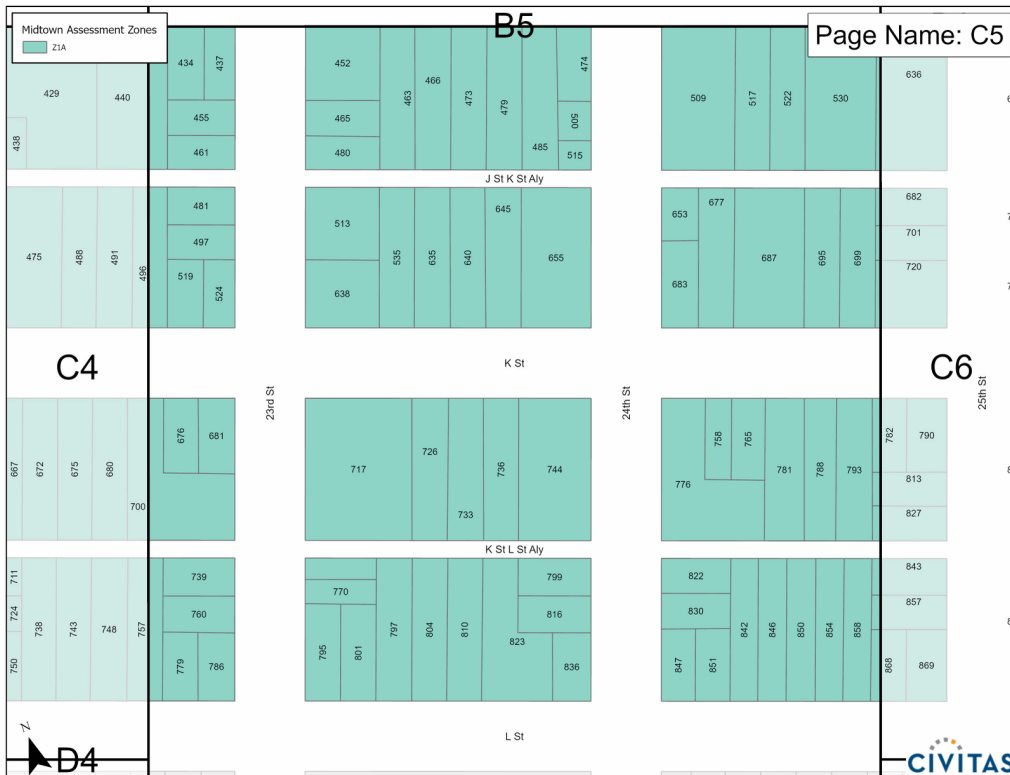
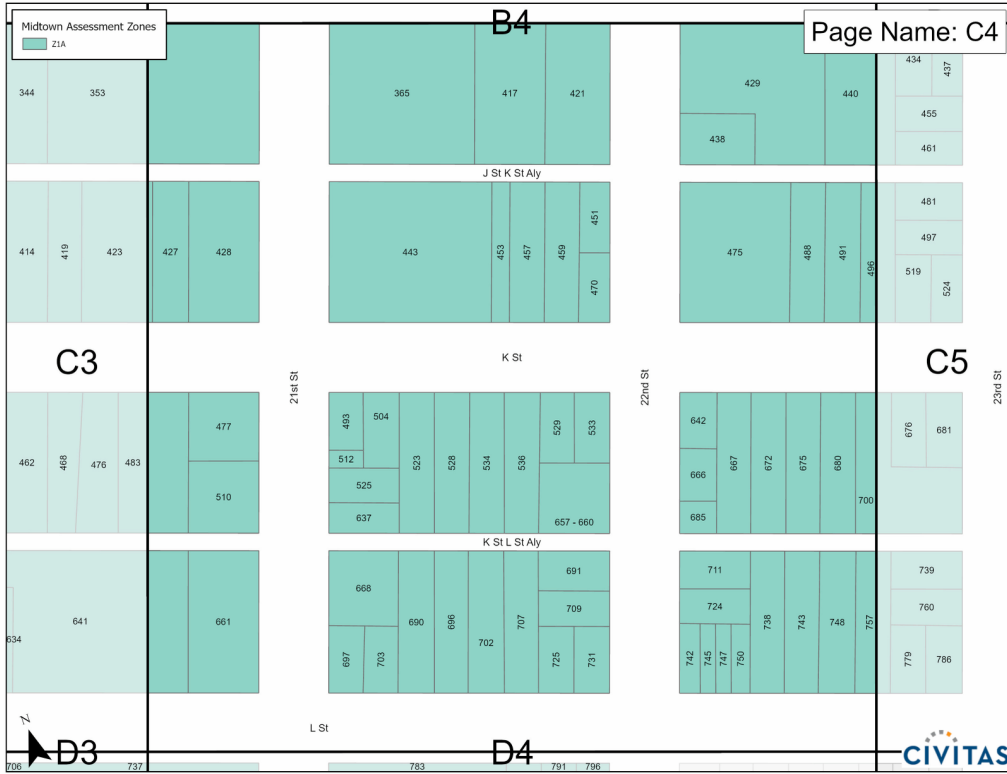


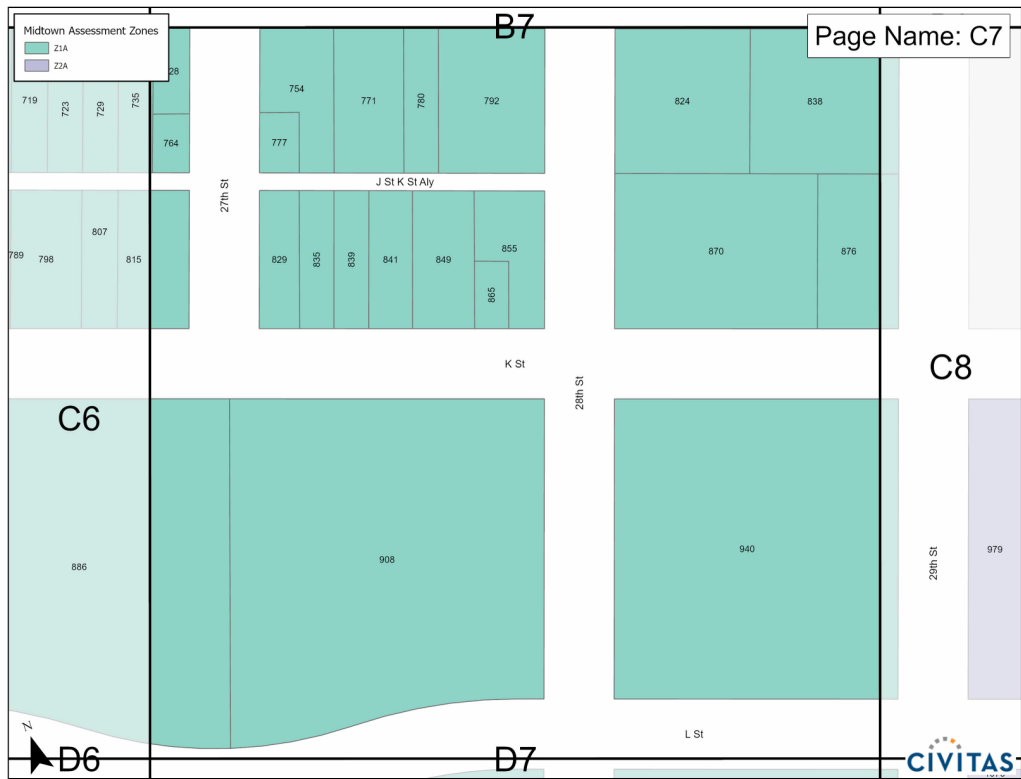
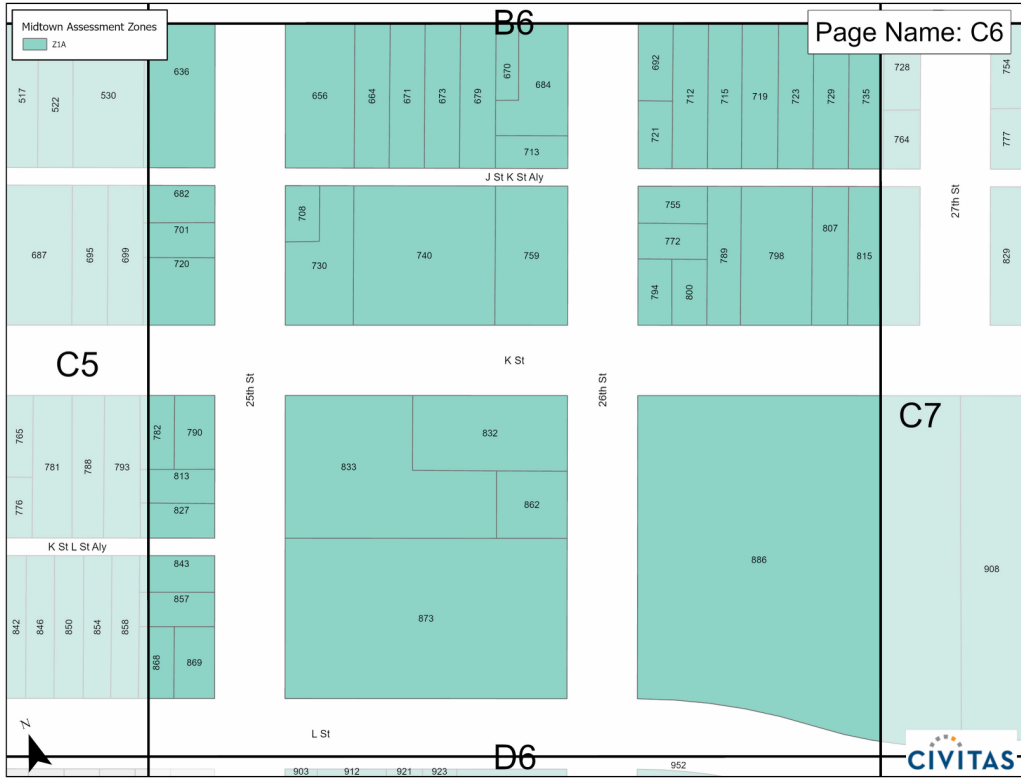


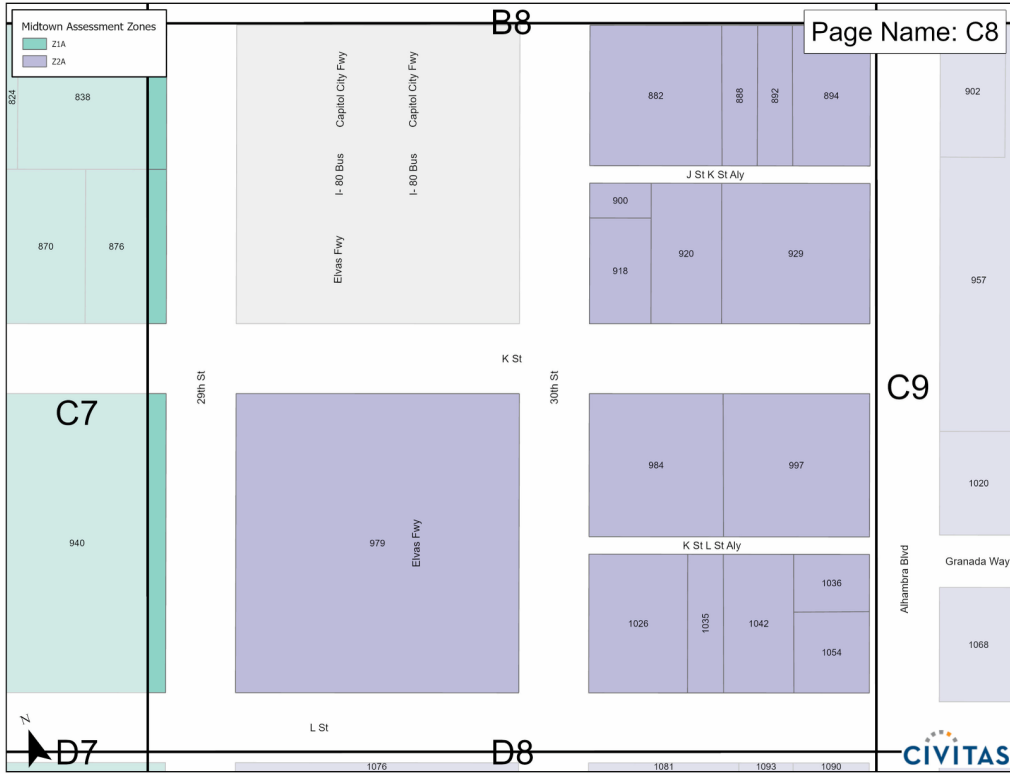


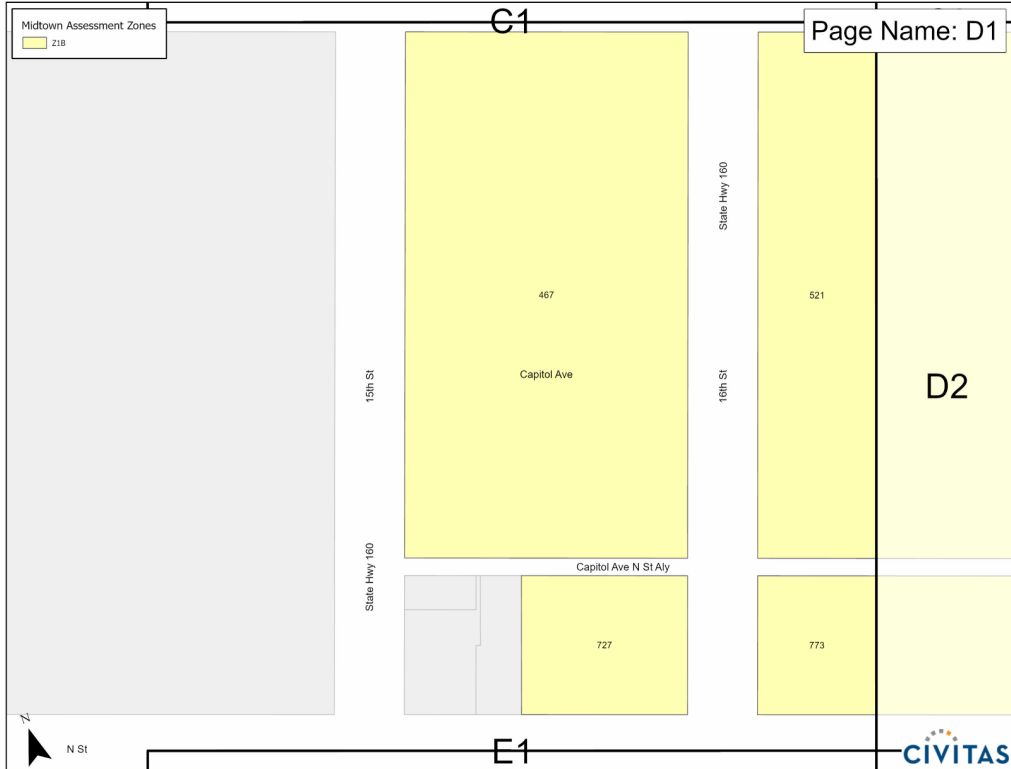
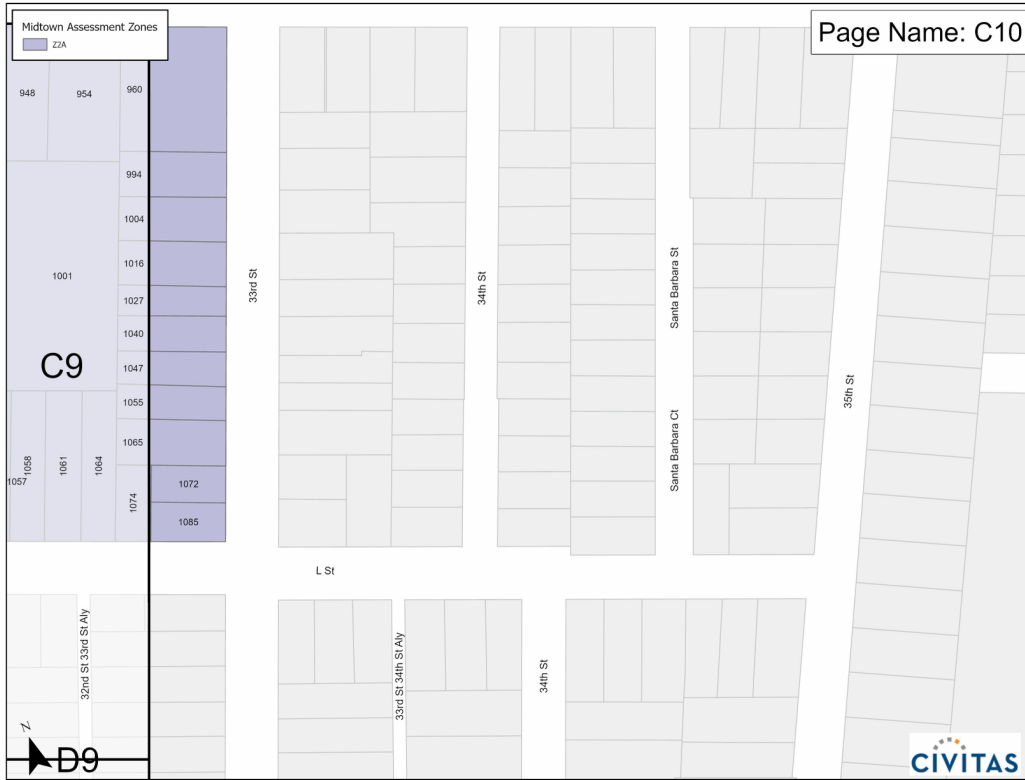


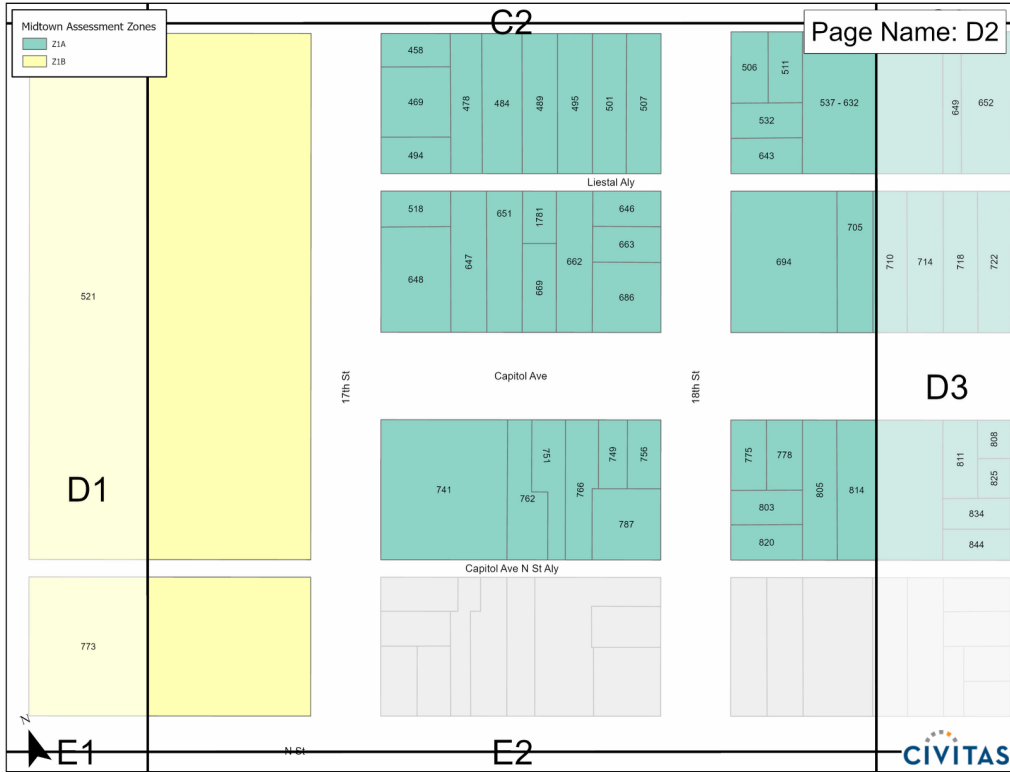


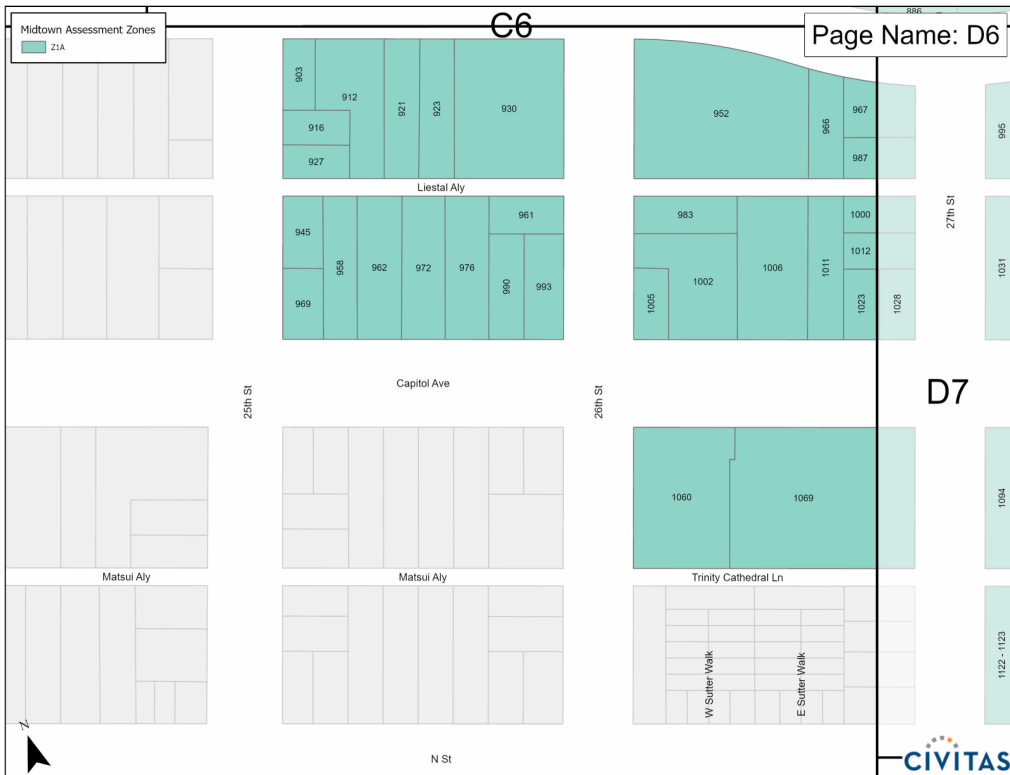
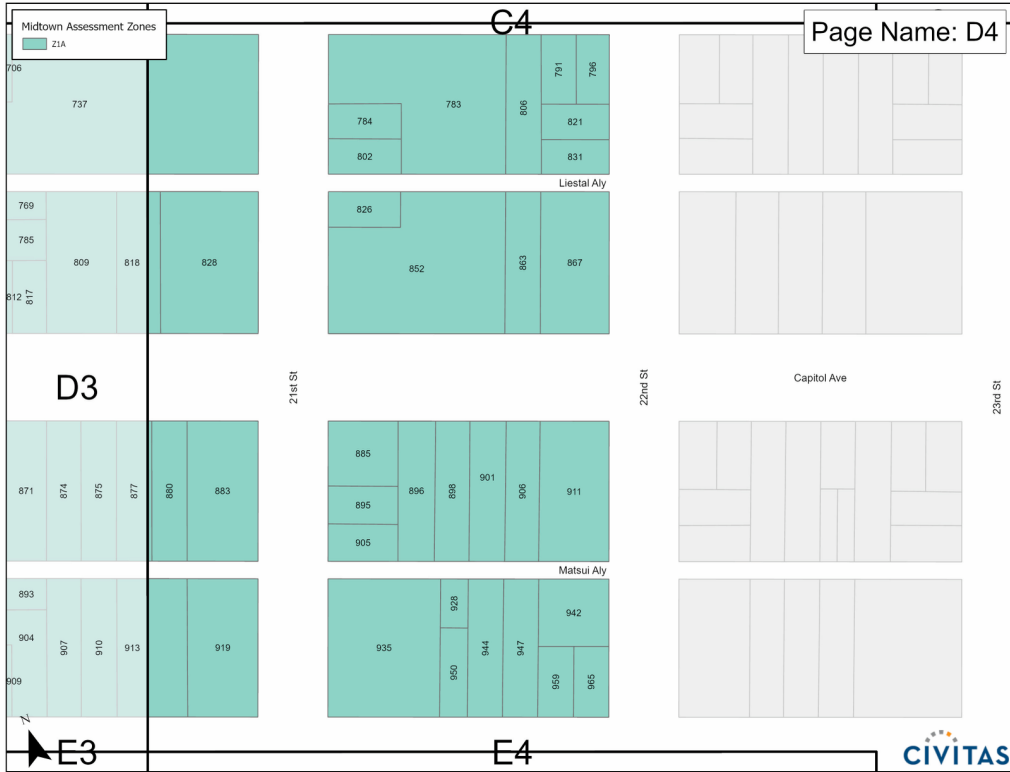


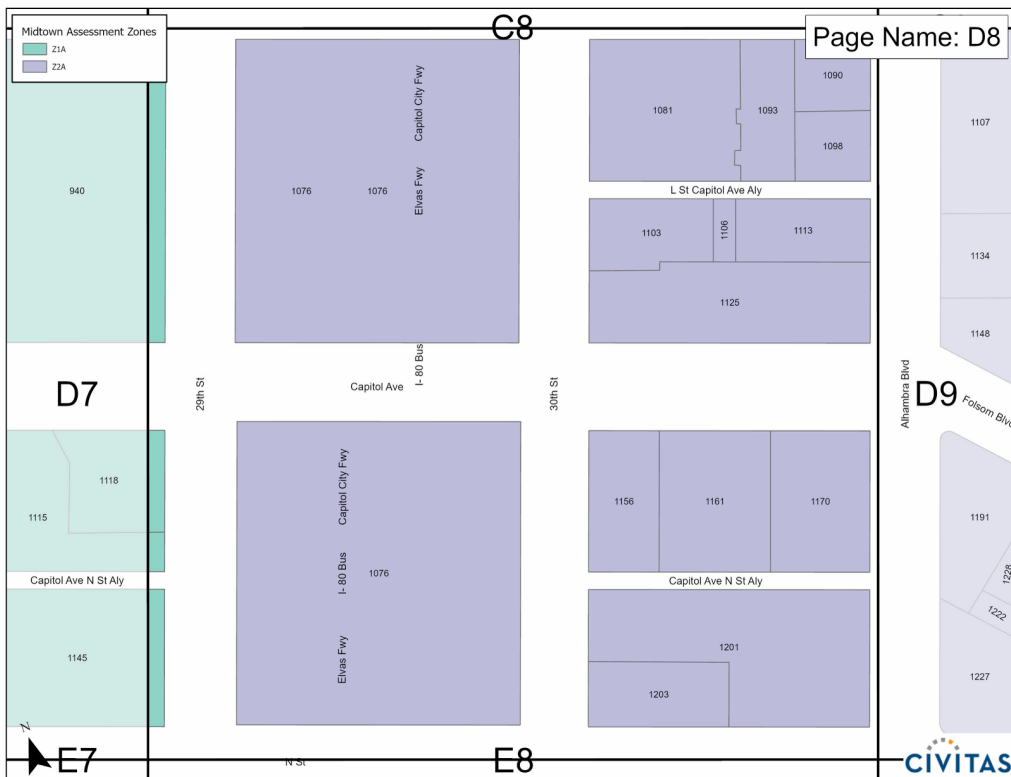


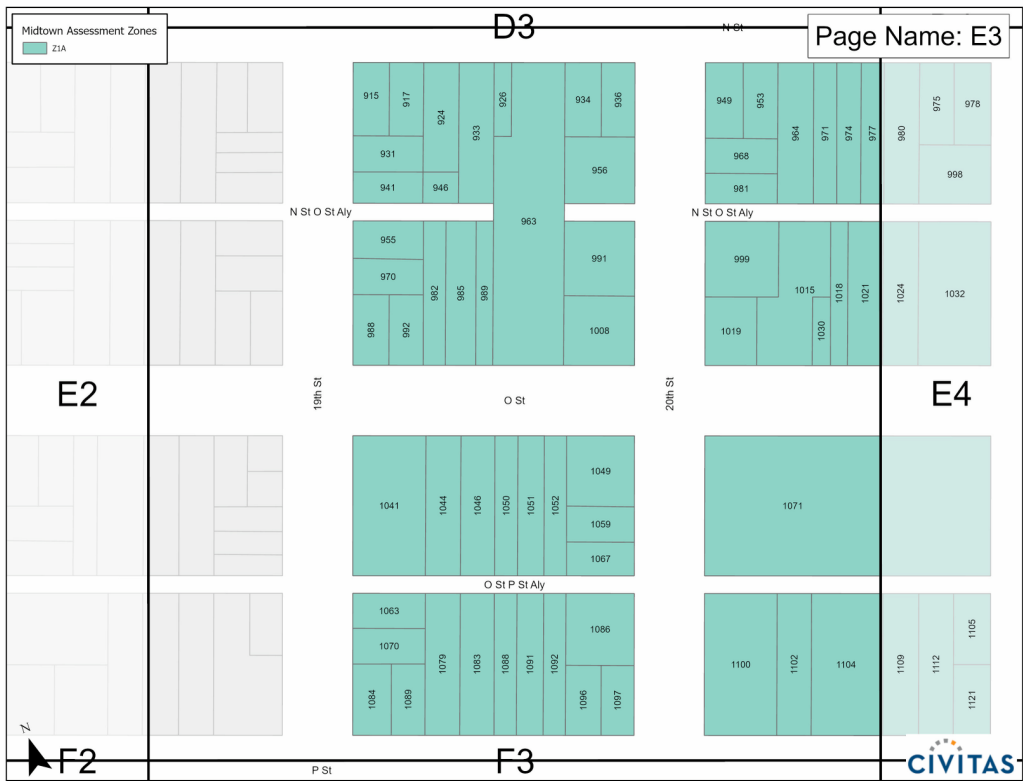
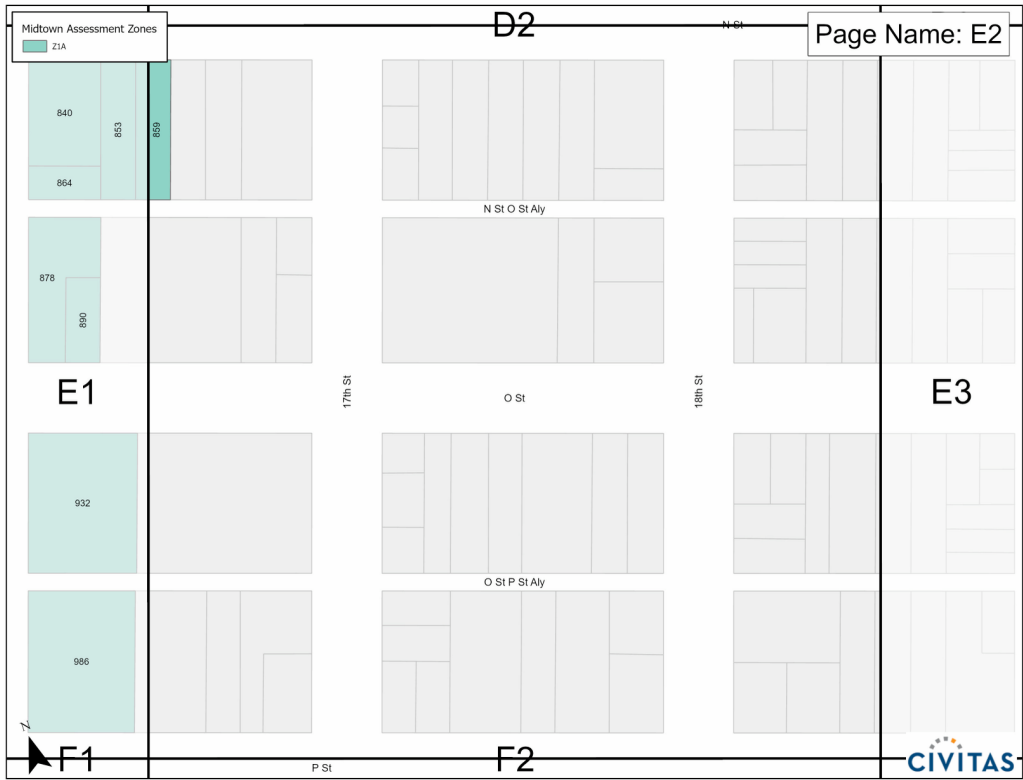


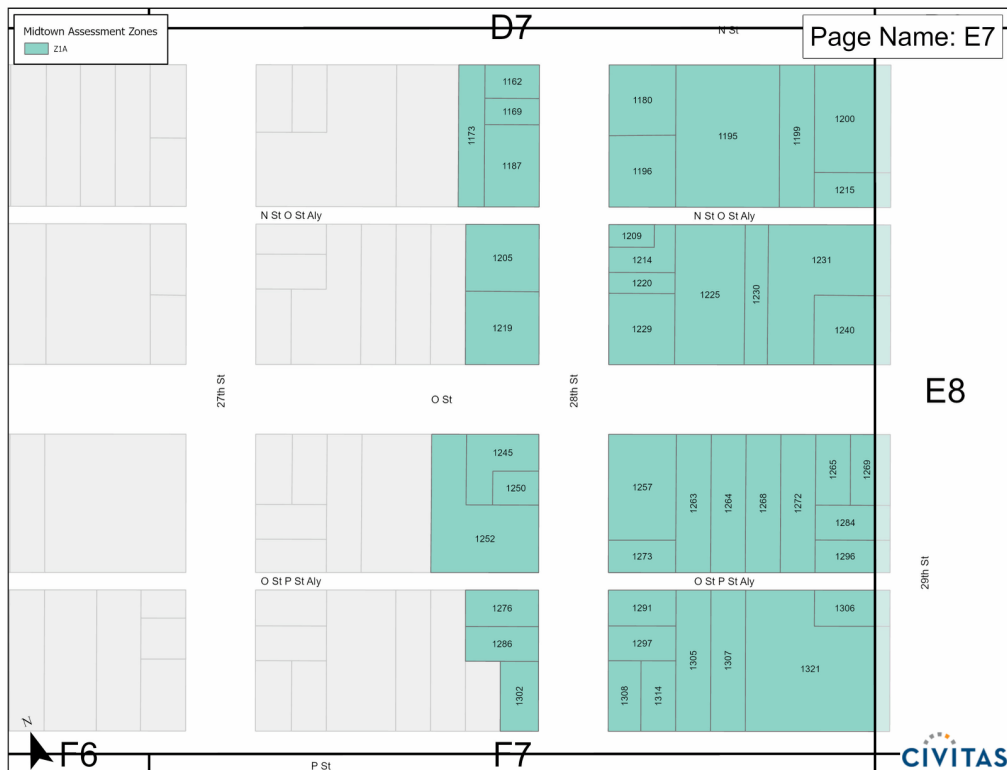
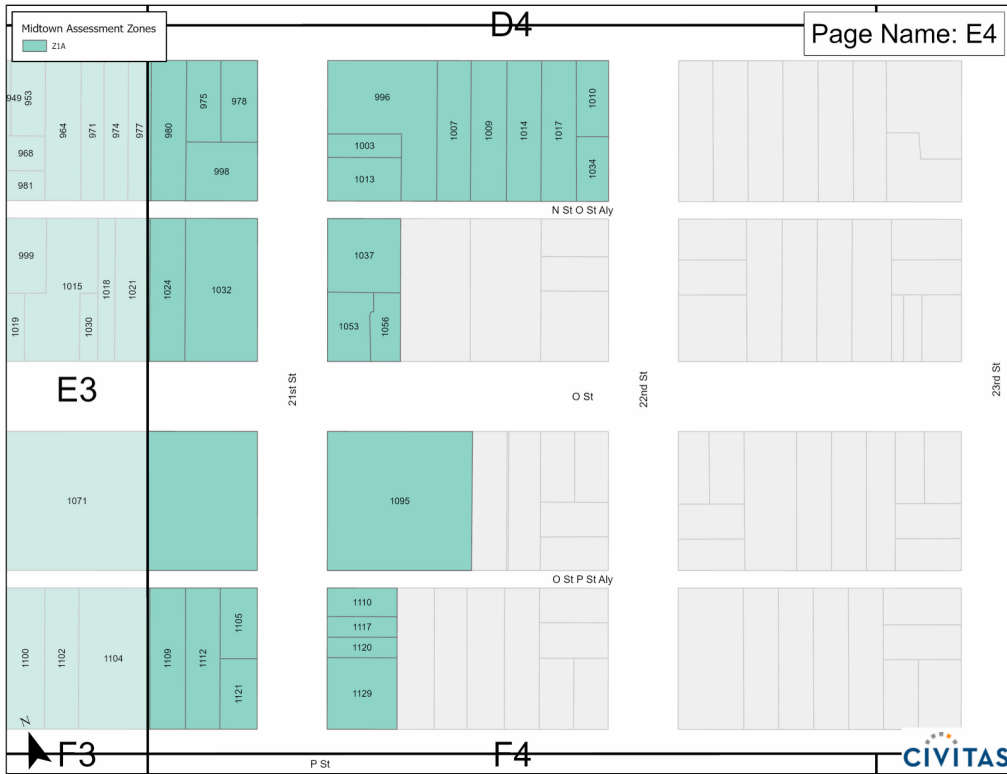


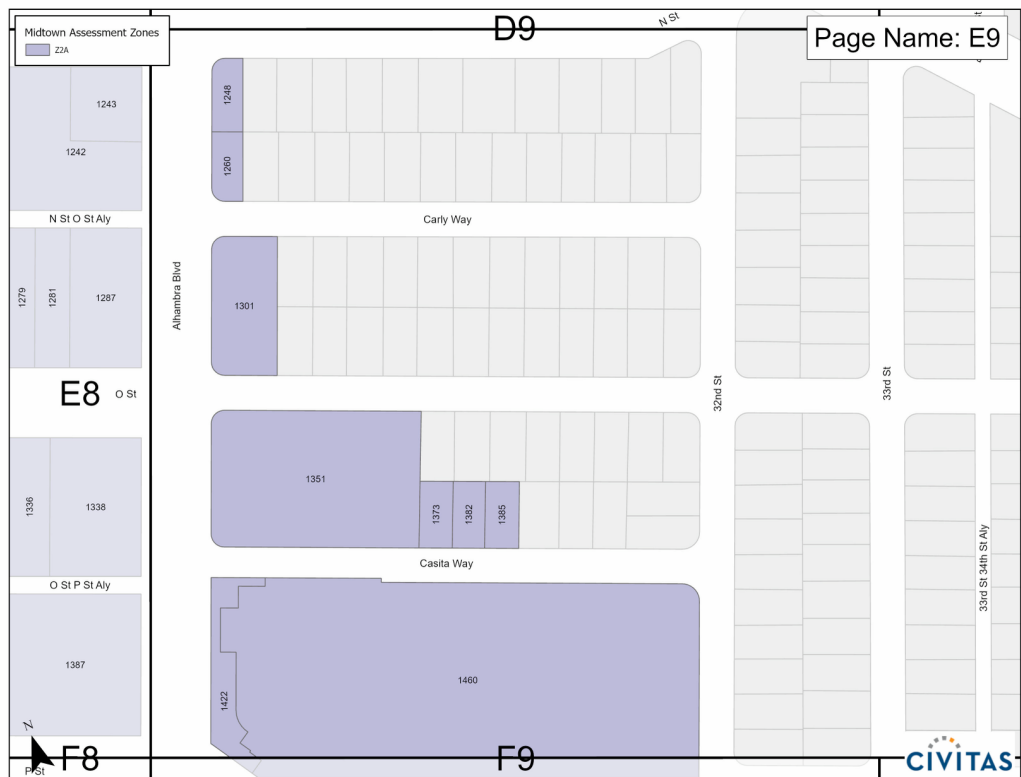
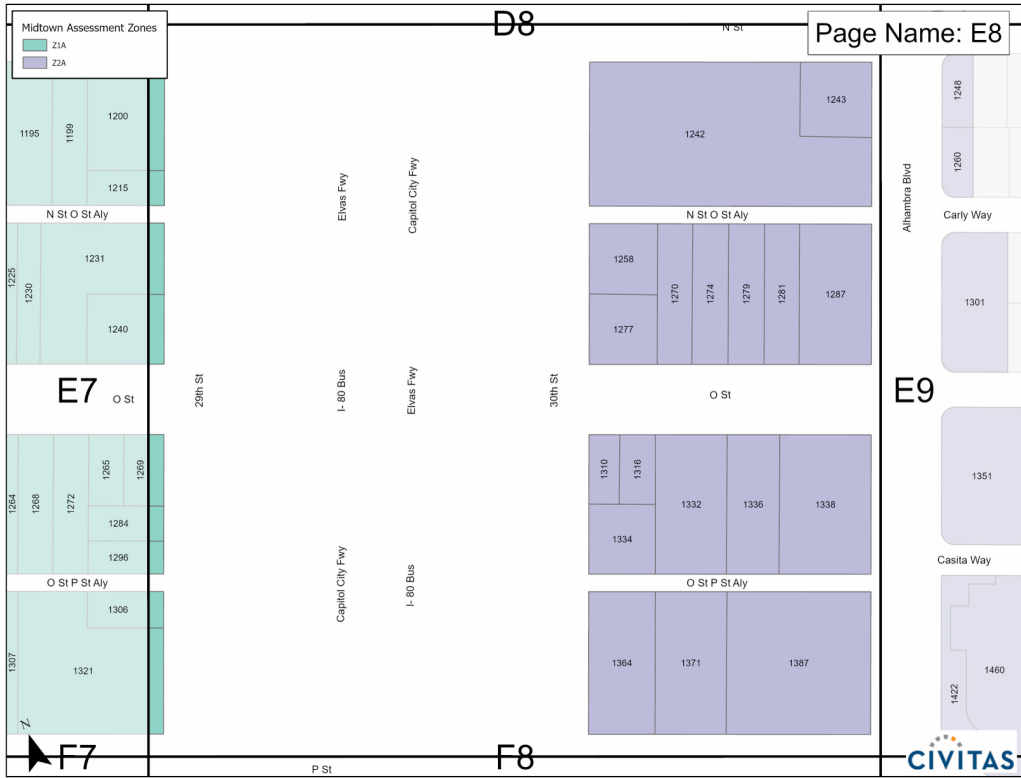


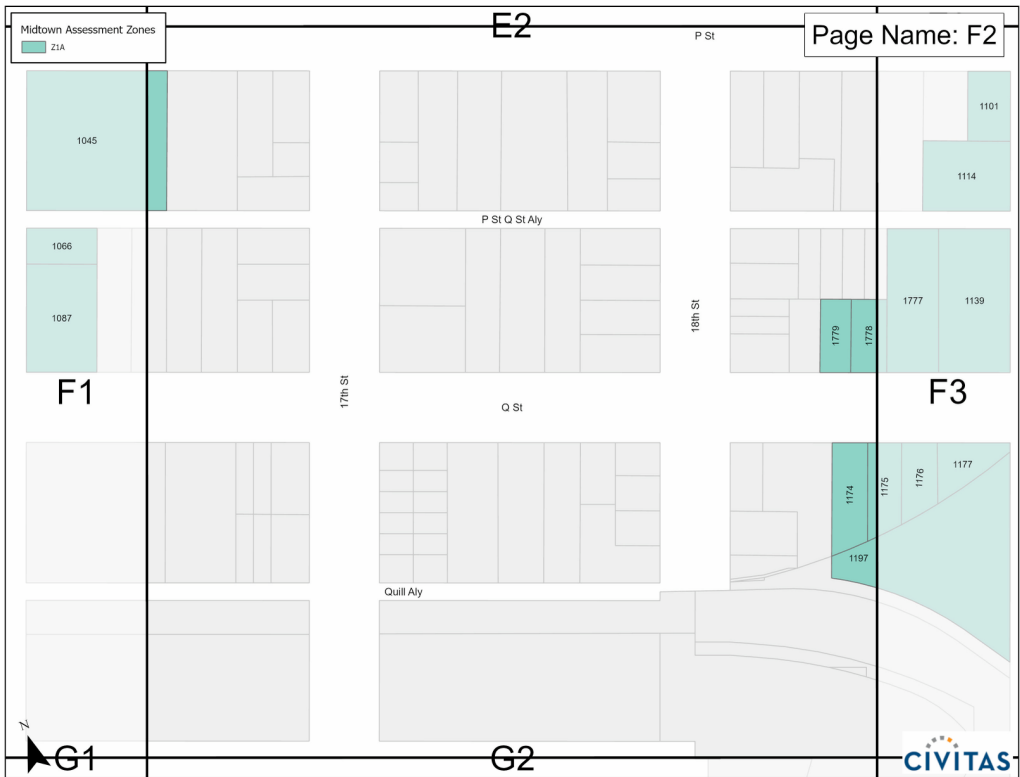


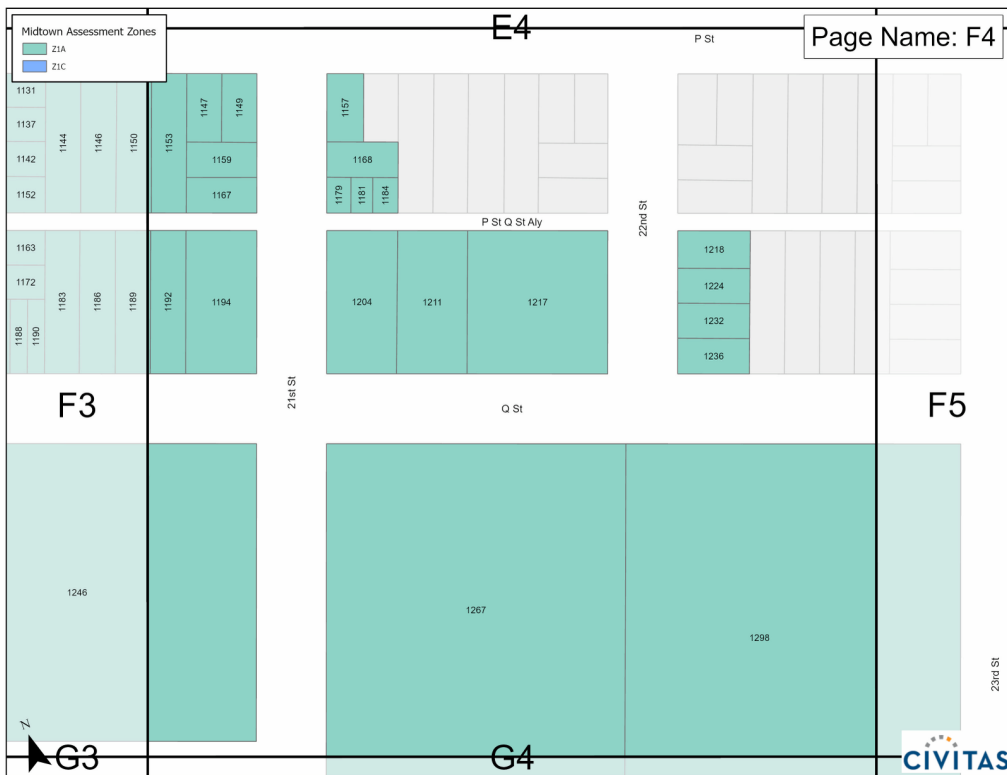
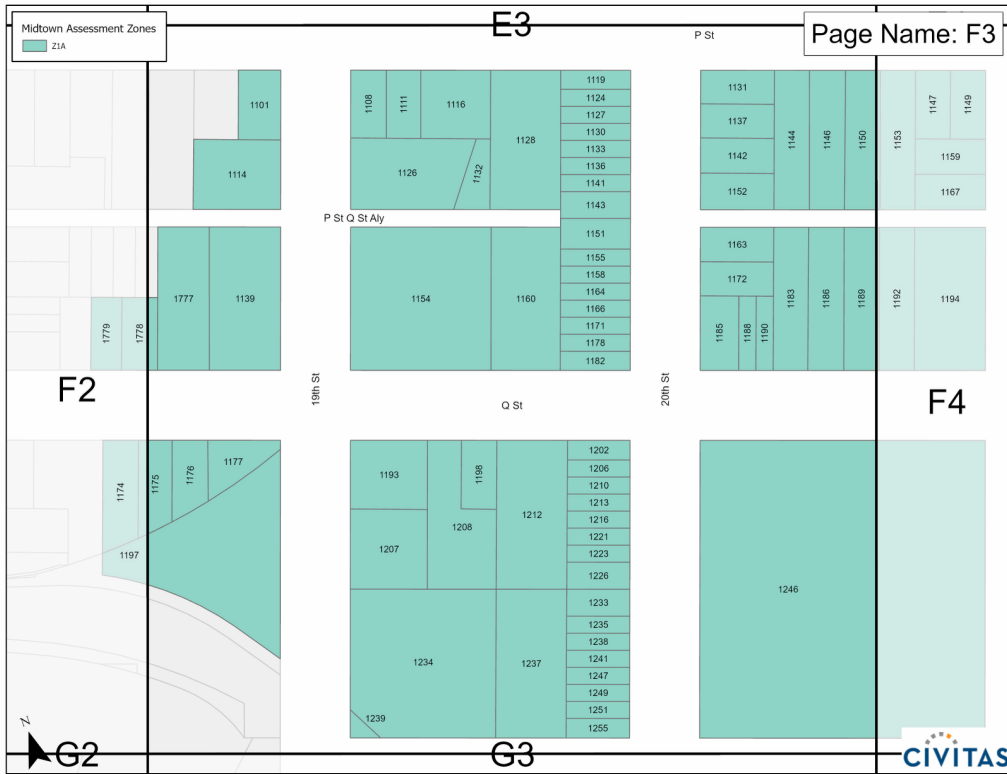


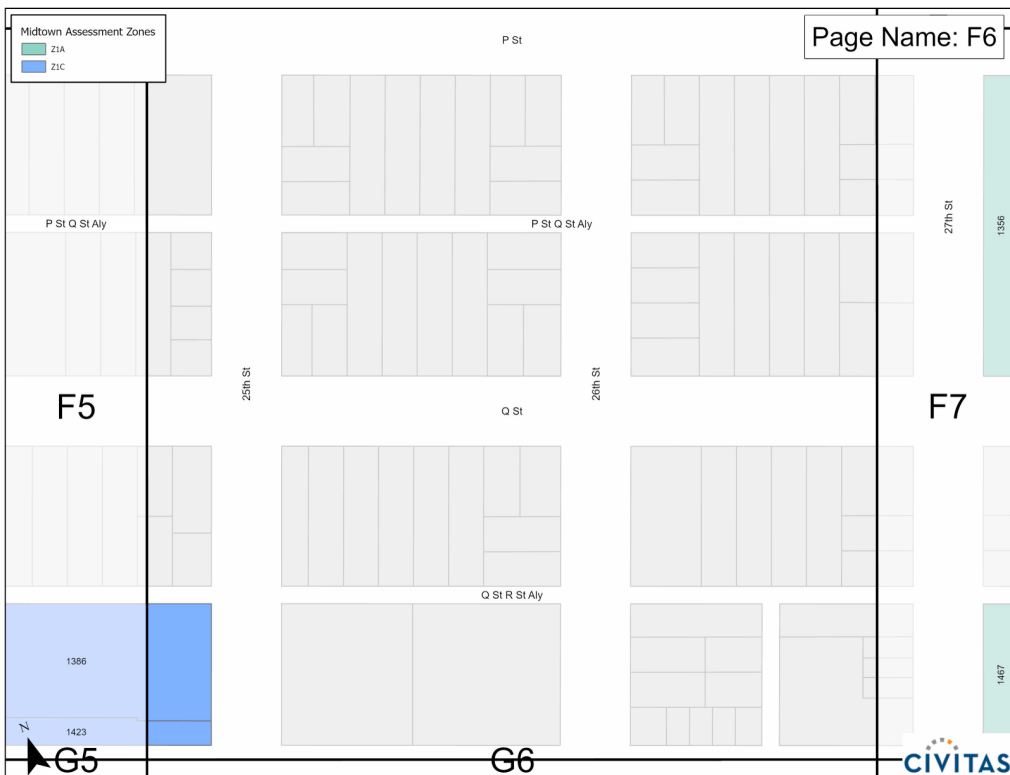
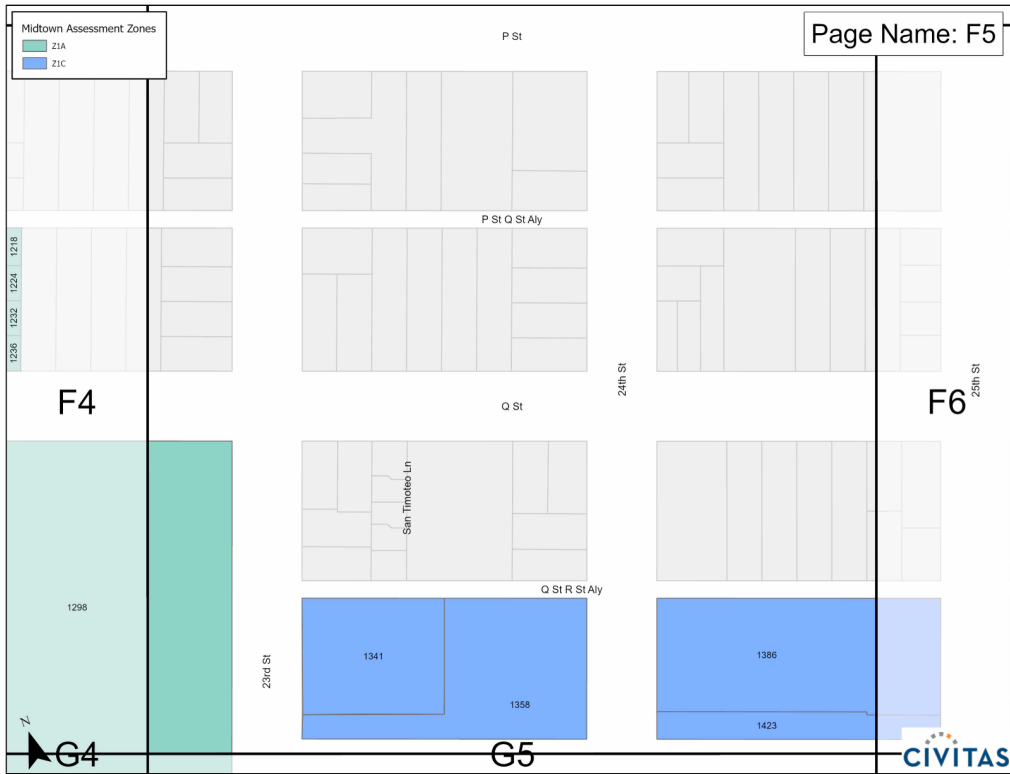


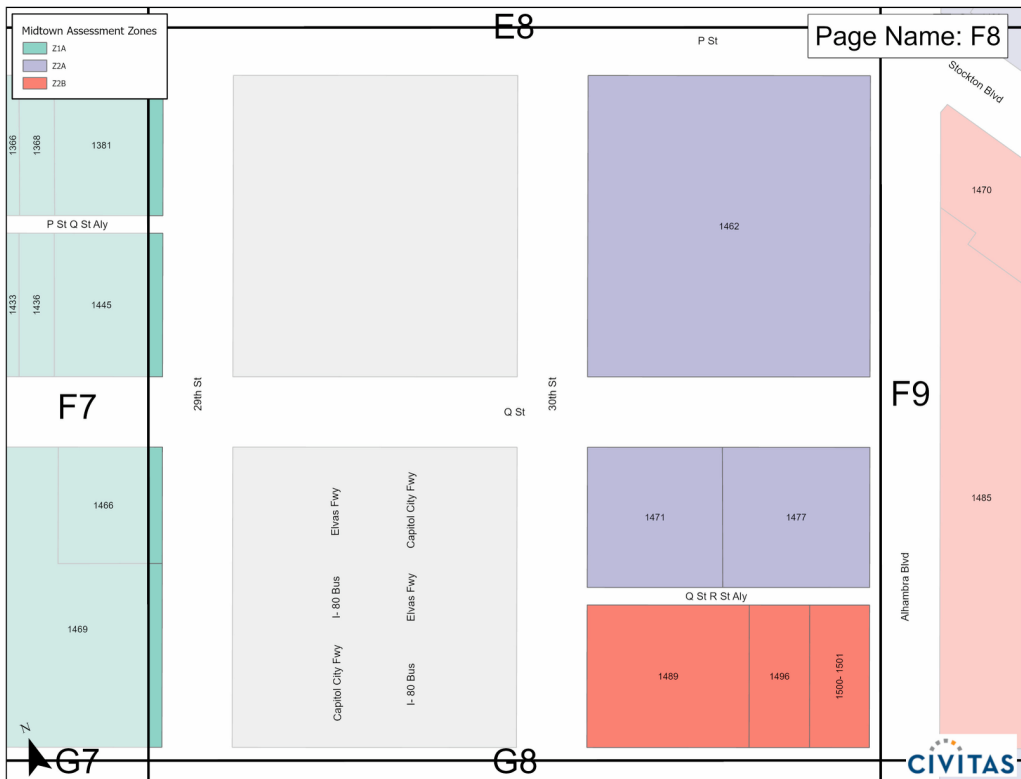
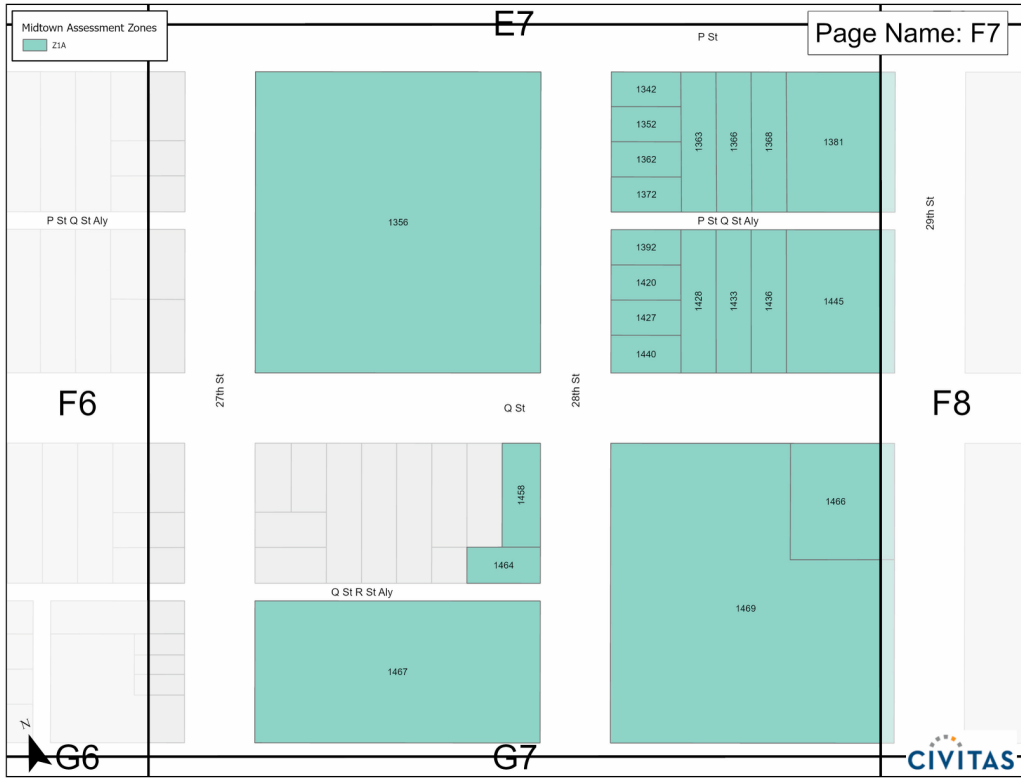


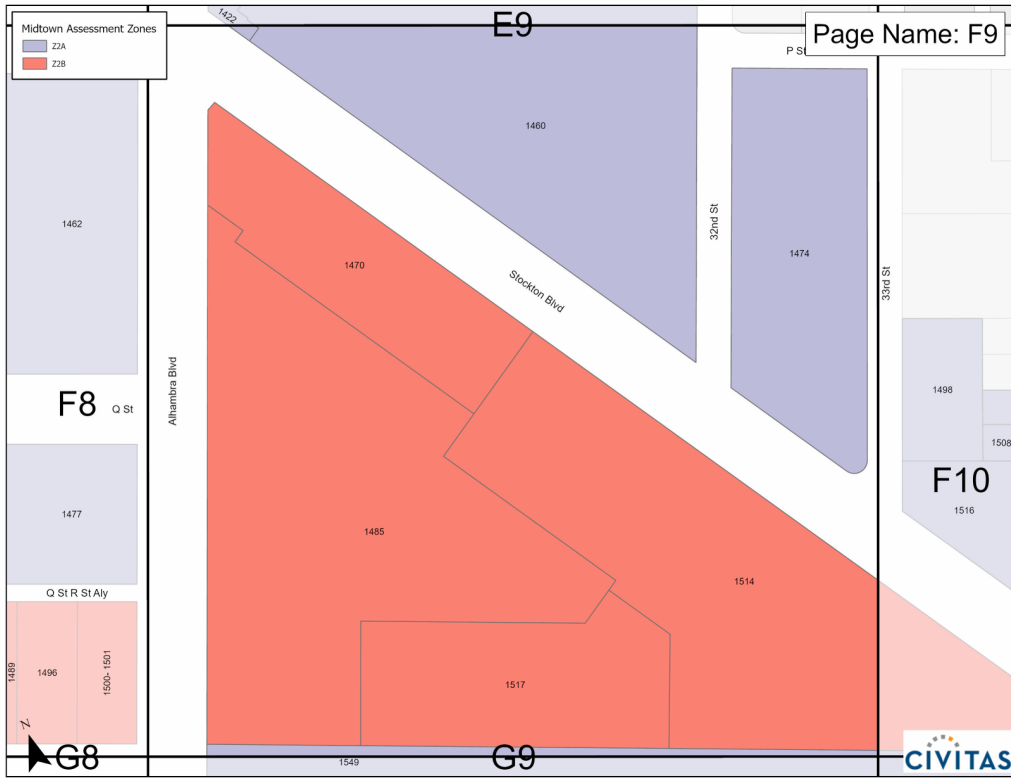


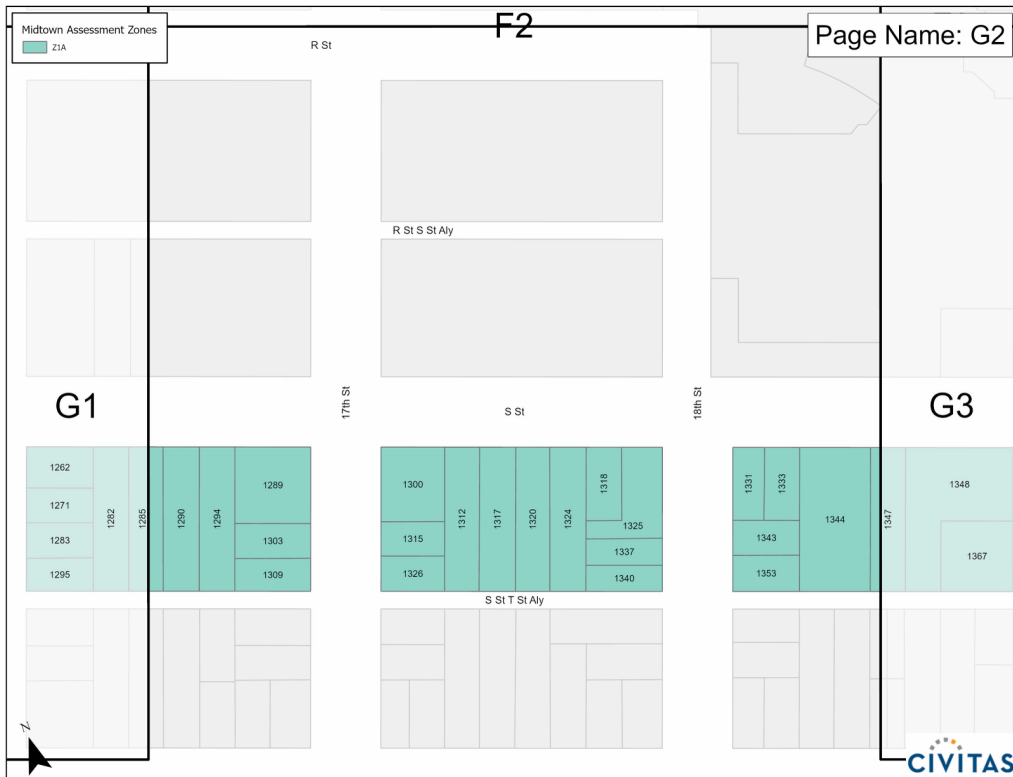
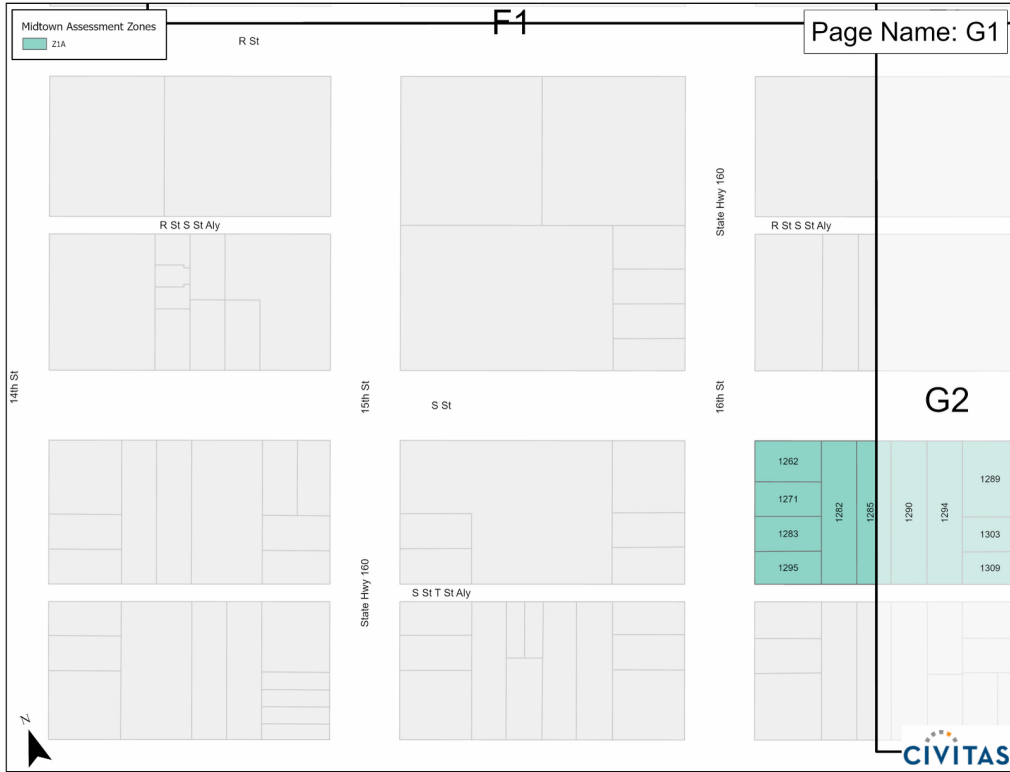


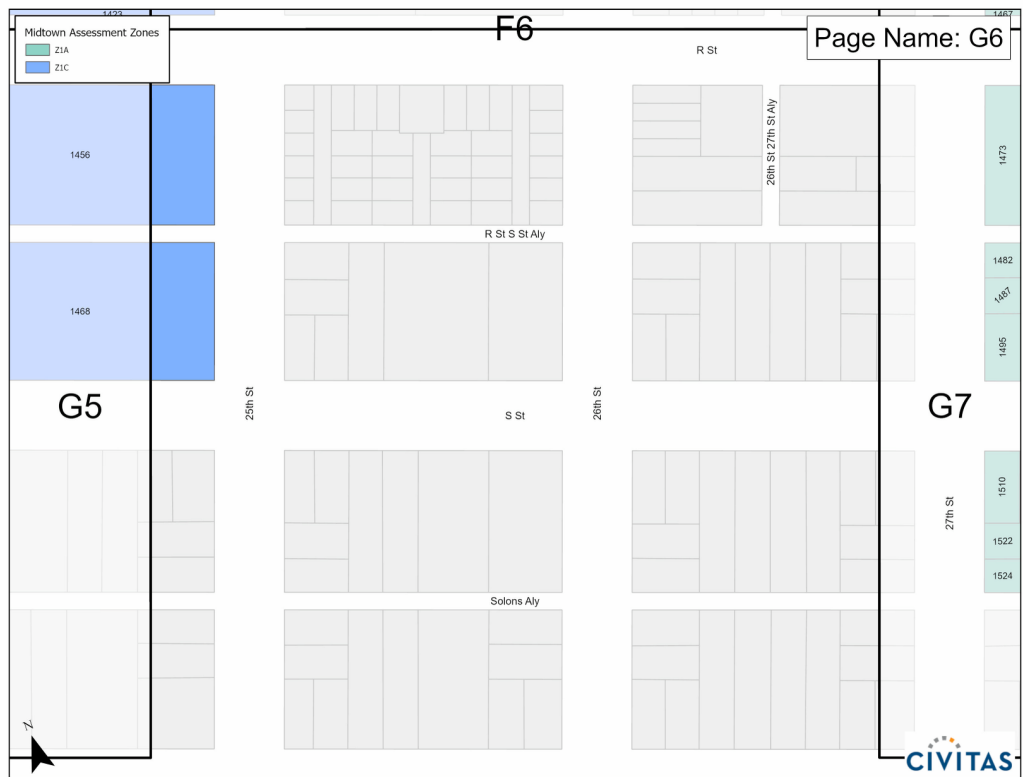
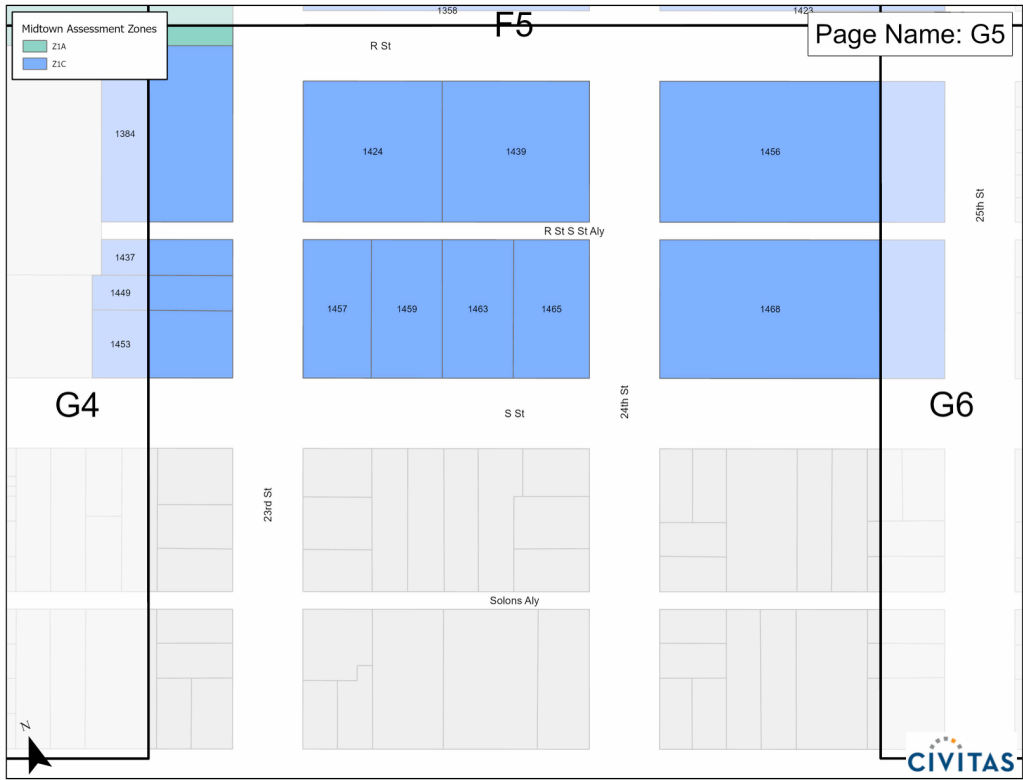


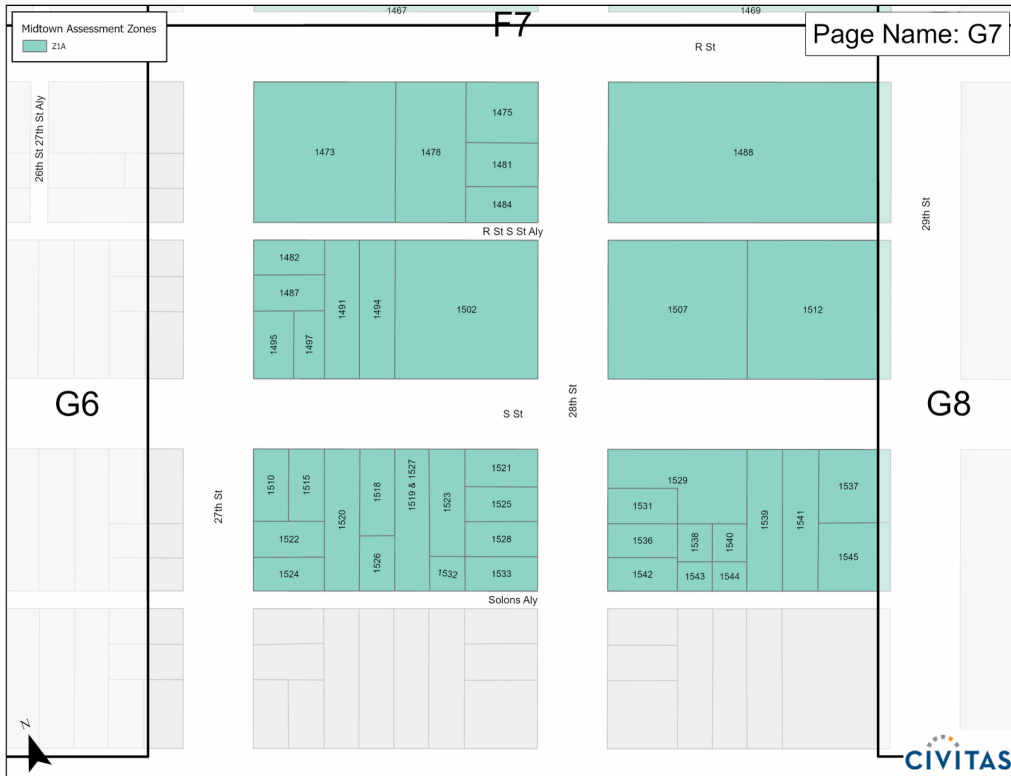


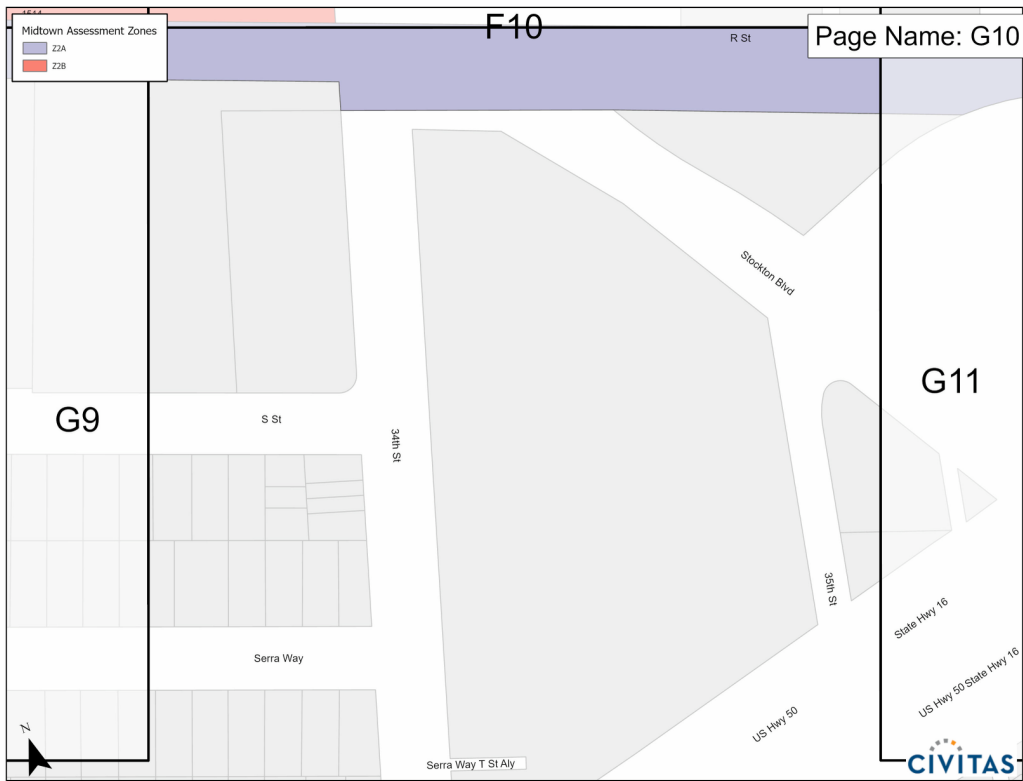
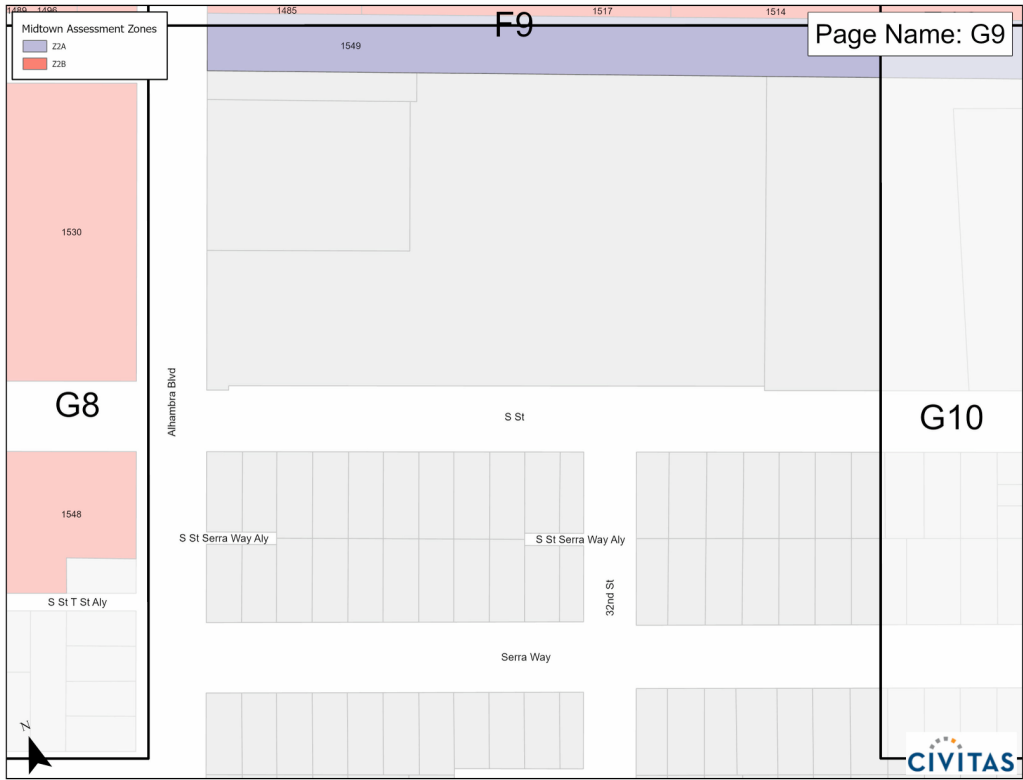


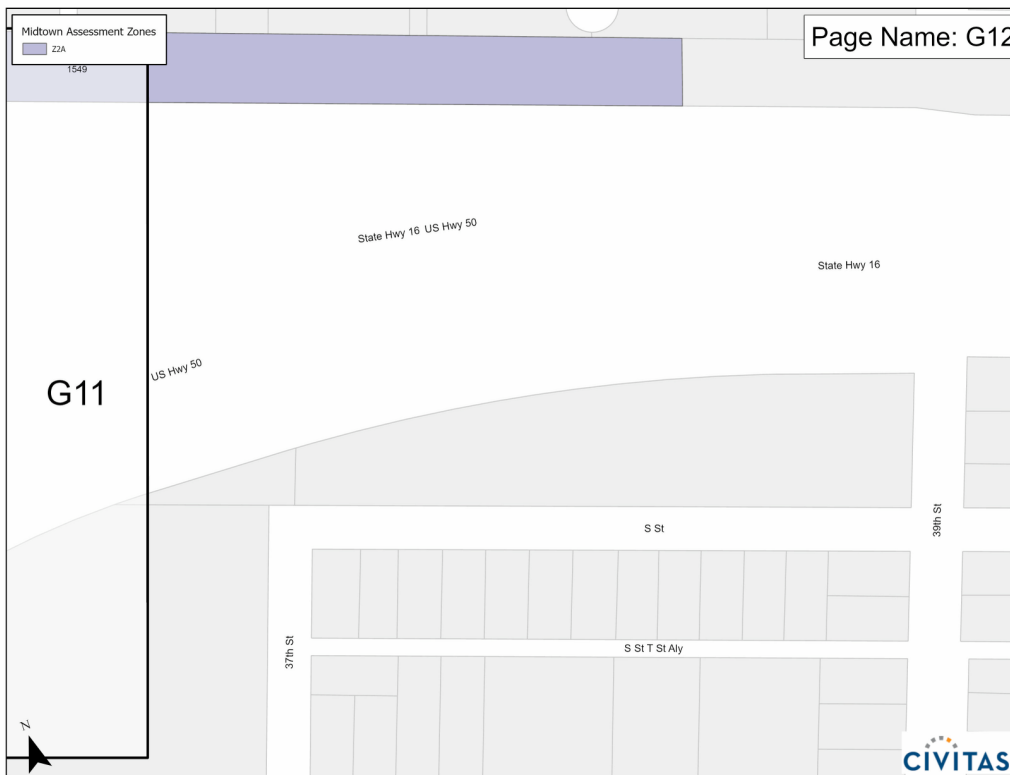
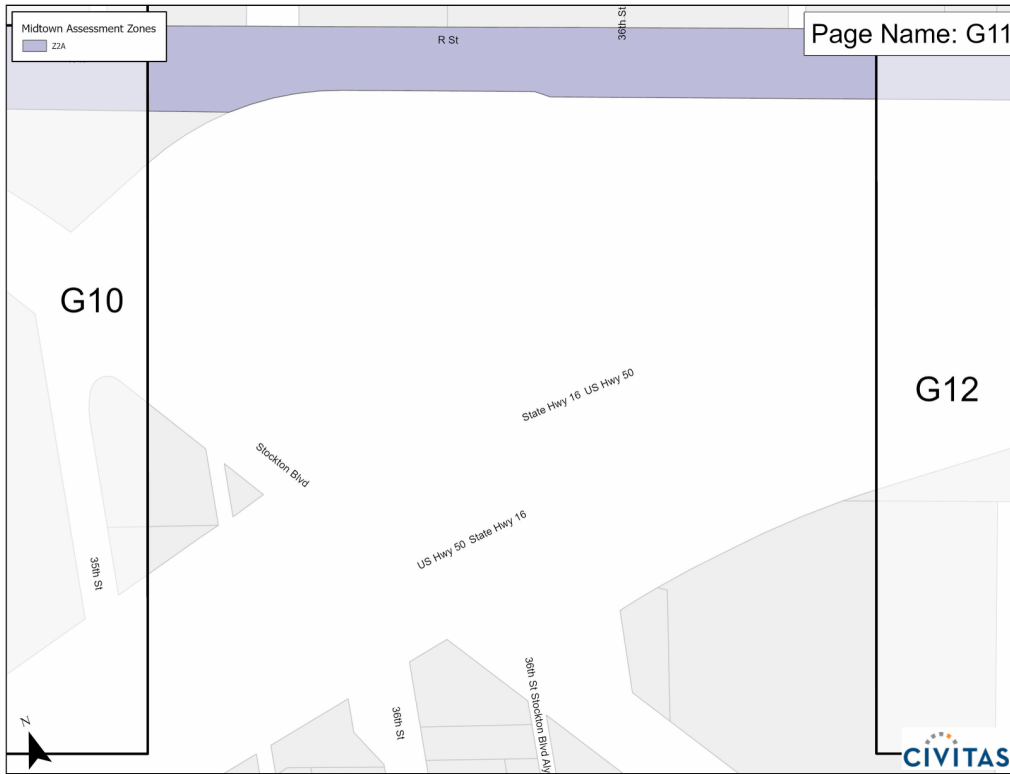












APPENDIX 4 – PARCEL ASSESSMENT CALCULATIONS

Map Key	Assessor's Parcel Number (APN)	Zone	Parcel Type	Parcel Size (sq. ft.)	Building Size (sq. ft.)	Total Initial Annual Assessment
	NO APN	Z2A	STD	108,900	0	\$23,958.00
11	003-0173-003-0000	Z1A	STD	3,049	3,124	\$0.00
12	003-0173-004-0000	Z1A	STD	3,049	2,365	\$0.00
15	003-0173-002-0000	Z1A	STD	3,049	1,123	\$0.00
16	003-0173-005-0000	Z1A	STD	6,534	1,083	\$0.00
18	003-0173-006-0000	Z1A	STD	6,400	5,040	\$1,724.00
19	003-0173-018-0000	Z1A	STD	4,000	0	\$920.00
20	003-0173-023-0000	Z1A	STD	4,800	0	\$1,104.00
21	003-0173-001-0000	Z1A	STD	3,049	2,400	\$0.00
22	003-0173-019-0000	Z1A	STD	4,000	0	\$920.00
24	003-0173-008-0000	Z1A	STD	6,534	0	\$0.00
27	003-0173-009-0000	Z1A	STD	6,400	0	\$1,472.00
32	003-0173-017-0000	Z1A	STD	3,200	2,008	\$836.40
33	003-0173-016-0000	Z1A	STD	3,049	1,999	\$0.00
35	003-0173-013-0000	Z1A	STD	6,400	3,340	\$1,639.00
36	003-0173-015-0000	Z1A	STD	3,049	5,742	\$988.37
37	003-0173-012-0000	Z1A	STD	6,400	3,340	\$1,639.00
38	003-0173-021-0000	Z1A	STD	4,000	0	\$920.00
39	003-0173-014-0000	Z1A	STD	3,049	1,582	\$0.00
41	003-0173-022-0000	Z1A	STD	4,000	0	\$920.00
42	003-0173-020-0000	Z1A	STD	4,000	0	\$920.00
43	003-0173-010-0000	Z1A	STD	12,800	12,800	\$3,584.00
55	006-0061-001-0000	Z1A	P	6,600	0	\$1,254.00
57	003-0174-004-0000	Z1A	STD	3,049	3,063	\$854.42
58	006-0061-003-0000	Z1A	P	33,977	13,600	\$7,135.63
63	003-0174-005-0000	Z1A	STD	3,200	2,790	\$0.00
64	003-0174-003-0000	Z1A	STD	3,049	2,543	\$0.00
68	003-0174-009-0000	Z1A	STD	3,200	6,138	\$1,042.90
69	003-0174-002-0000	Z1A	STD	3,049	2,678	\$0.00
70	006-0063-020-0002	Z1A	STD	512	1,065	\$171.11
71	006-0063-020-0003	Z1A	STD	487	1,005	\$162.21
72	006-0063-020-0004	Z1A	STD	926	1,799	\$303.01
73	006-0063-020-0005	Z1A	STD	614	1,205	\$201.53

74	006-0063-020-0001	Z1A	STD	2,122	4,061	\$691.00
75	006-0063-020-0014	Z1A	STD	0	0	\$0.00
76	006-0063-020-0024	Z1A	STD	0	0	\$0.00
77	006-0063-020-0025	Z1A	STD	0	0	\$0.00
78	006-0063-020-0022	Z1A	STD	0	0	\$0.00
79	006-0063-020-0020	Z1A	STD	0	0	\$0.00
80	006-0063-020-0049	Z1A	STD	1	0	\$0.00
81	006-0063-020-0018	Z1A	STD	0	0	\$0.00
82	006-0063-020-0017	Z1A	STD	0	0	\$0.00
83	006-0063-020-0026	Z1A	STD	0	0	\$0.00
84	006-0063-020-0015	Z1A	STD	0	0	\$0.00
85	006-0063-020-0021	Z1A	STD	0	0	\$0.00
86	006-0063-020-0012	Z1A	STD	0	0	\$0.00
87	006-0063-020-0011	Z1A	STD	0	0	\$0.00
88	006-0063-020-0013	Z1A	STD	0	0	\$0.00
89	006-0063-020-0010	Z1A	STD	0	0	\$0.00
90	006-0063-020-0009	Z1A	STD	0	0	\$0.00
91	006-0063-020-0008	Z1A	STD	0	0	\$0.00
92	006-0063-020-0007	Z1A	STD	0	0	\$0.00
93	006-0063-020-0006	Z1A	STD	0	0	\$0.00
94	006-0063-020-0016	Z1A	STD	0	0	\$0.00
95	006-0063-020-0042	Z1A	STD	0	0	\$0.00
96	006-0063-020-0047	Z1A	STD	0	0	\$0.00
97	006-0063-020-0045	Z1A	STD	0	0	\$0.00
98	006-0063-020-0019	Z1A	STD	0	0	\$0.00
99	006-0063-020-0046	Z1A	STD	0	0	\$0.00
100	006-0063-020-0027	Z1A	STD	0	0	\$0.00
101	006-0063-020-0041	Z1A	STD	0	0	\$0.00
102	006-0063-020-0043	Z1A	STD	0	0	\$0.00
103	006-0063-020-0040	Z1A	STD	0	0	\$0.00
104	006-0063-020-0039	Z1A	STD	0	0	\$0.00
105	006-0063-020-0038	Z1A	STD	0	0	\$0.00
106	006-0063-020-0031	Z1A	STD	0	0	\$0.00
107	006-0063-020-0044	Z1A	STD	0	0	\$0.00
108	006-0063-020-0028	Z1A	STD	0	0	\$0.00
109	006-0063-020-0030	Z1A	STD	0	0	\$0.00
110	006-0063-020-0037	Z1A	STD	0	0	\$0.00
111	006-0063-020-0032	Z1A	STD	0	0	\$0.00

112	006-0063-020-0033	Z1A	STD	0	0	\$0.00
113	006-0063-020-0034	Z1A	STD	0	0	\$0.00
114	006-0063-020-0036	Z1A	STD	0	0	\$0.00
115	006-0063-020-0035	Z1A	STD	0	0	\$0.00
116	006-0063-020-0029	Z1A	STD	0	0	\$0.00
117	006-0063-020-0023	Z1A	STD	0	0	\$0.00
118	003-0174-007-0000	Z1A	STD	6,400	5,200	\$1,732.00
119	003-0174-021-0000	Z1A	STD	4,000	0	\$920.00
120	003-0174-026-0000	Z1A	STD	4,800	0	\$1,104.00
121	006-0063-003-0000	Z1A	STD	6,534	3,763	\$0.00
123	003-0174-001-0000	Z1A	STD	3,049	3,190	\$0.00
124	003-0174-006-0000	Z1A	STD	3,200	1,751	\$823.55
125	003-0174-022-0000	Z1A	STD	4,000	0	\$920.00
126	003-0174-010-0000	Z1A	STD	3,049	5,886	\$995.57
129	003-0172-012-0000	Z1A	STD	3,200	1,820	\$827.00
130	006-0061-010-0000	Z1A	P	12,632	12,215	\$3,010.83
134	006-0061-009-0000	Z1A	STD	8,000	0	\$1,840.00
136	003-0174-011-0000	Z1A	STD	3,049	3,200	\$0.00
138	006-0061-008-0000	Z1A	STD	8,000	0	\$1,840.00
139	003-0172-013-0000	Z1A	STD	3,049	3,068	\$0.00
140	003-0174-020-0000	Z1A	STD	3,200	3,478	\$0.00
141	006-0061-007-0000	Z1A	STD	8,000	8,196	\$2,249.80
144	003-0174-012-0000	Z1A	STD	3,049	0	\$701.27
145	006-0061-012-0000	Z1A	STD	14,490	14,534	\$4,059.40
146	003-0174-034-0000	Z1A	STD	1,615	2,115	\$0.00
149	006-0063-017-0000	Z1A	STD	6,400	4,800	\$1,712.00
151	003-0174-033-0000	Z1A	STD	1,610	2,115	\$0.00
152	003-0172-014-0000	Z1A	STD	3,049	3,420	\$0.00
155	003-0174-016-0000	Z1A	STD	12,800	7,396	\$3,313.80
158	003-0174-028-0000	Z1A	STD	3,600	3,376	\$0.00
159	006-0063-014-0000	Z1A	STD	6,400	0	\$1,472.00
160	006-0063-008-0000	Z1A	STD	3,049	3,168	\$0.00
161	003-0174-024-0000	Z1A	STD	4,000	0	\$920.00
162	003-0174-031-0000	Z1A	STD	1,402	1,872	\$0.00
163	006-0063-016-0000	Z1A	STD	3,200	0	\$736.00
164	003-0174-032-0000	Z1A	STD	1,402	1,872	\$0.00
165	003-0174-025-0000	Z1A	STD	4,800	0	\$1,104.00
167	006-0063-013-0000	Z1A	STD	6,400	0	\$1,472.00

169	003-0174-023-0000	Z1A	STD	4,000	0	\$920.00
170	006-0063-015-0000	Z1A	STD	3,200	0	\$736.00
171	003-0174-014-0000	Z1A	STD	6,400	0	\$1,472.00
172	006-0063-012-0000	Z1A	STD	12,632	10,483	\$3,429.51
174	006-0063-009-0000	Z1A	STD	3,200	0	\$736.00
175	003-0176-016-0000	Z1A	STD	6,400	4,383	\$1,691.15
176	003-0174-013-0000	Z1A	STD	6,400	6,400	\$1,792.00
179	006-0063-011-0000	Z1A	STD	2,800	0	\$644.00
182	006-0063-010-0000	Z1A	STD	3,485	9,928	\$1,297.95
183	003-0176-010-0000	Z1A	STD	5,227	1,621	\$0.00
184	007-0011-010-0000	Z1A	STD	3,485	2,947	\$0.00
185	006-0065-023-0000	Z1A	STD	12,800	8,798	\$3,383.90
186	003-0176-015-0000	Z1A	STD	6,000	2,783	\$1,519.15
189	006-0065-010-0000	Z1A	STD	1,742	1,829	\$0.00
190	006-0065-022-0000	Z1A	STD	12,800	9,085	\$3,398.25
191	003-0176-019-0000	Z1A	STD	10,300	6,052	\$2,671.60
192	006-0065-015-0000	Z1A	STD	6,400	6,400	\$1,792.00
193	007-0013-002-0000	Z1A	STD	4,356	3,091	\$0.00
194	003-0176-011-0000	Z1A	STD	5,227	3,216	\$0.00
195	007-0011-011-0000	Z1A	STD	3,049	3,932	\$0.00
196	003-0176-013-0000	Z1A	STD	4,775	0	\$1,098.25
197	006-0065-014-0000	Z1A	STD	6,400	2,903	\$1,617.15
198	007-0013-003-0000	Z1A	STD	3,500	2,191	\$0.00
199	006-0065-011-0000	Z1A	STD	2,178	2,143	\$0.00
200	006-0065-013-0000	Z1A	STD	6,400	3,586	\$1,651.30
201	007-0011-012-0000	Z1A	STD	3,200	3,896	\$0.00
202	006-0064-014-0000	Z1A	STD	12,800	1,368	\$3,012.40
203	003-0176-012-0000	Z1A	STD	6,000	7,152	\$1,737.60
204	007-0013-004-0000	Z1A	STD	6,534	3,359	\$0.00
205	007-0011-028-0000	Z1A	STD	3,000	0	\$690.00
206	007-0013-005-0000	Z1A	STD	6,400	4,760	\$0.00
207	006-0064-003-0000	Z1A	STD	6,400	9,906	\$1,967.30
208	006-0065-012-0000	Z1A	STD	2,800	1,991	\$743.55
209	007-0013-016-0000	Z1A	STD	4,000	0	\$920.00
210	007-0013-001-0000	Z1A	STD	4,800	3,333	\$0.00
211	007-0013-021-0000	Z1A	STD	4,800	0	\$1,104.00
212	007-0011-027-0000	Z1A	STD	9,800	10,632	\$2,785.60
213	007-0013-017-0000	Z1A	STD	4,000	0	\$920.00

214	006-0064-013-0000	Z1A	STD	32,000	32,000	\$8,960.00
215	007-0013-007-0000	Z1A	STD	12,800	8,000	\$3,344.00
216	007-0011-023-0000	Z1A	STD	25,600	11,960	\$6,486.00
217	007-0015-018-0000	Z1A	STD	9,600	2,080	\$2,312.00
218	007-0011-015-0000	Z1A	STD	6,400	3,840	\$1,664.00
219	007-0011-024-0000	Z1A	STD	6,400	4,948	\$1,719.40
220	007-0013-015-0000	Z1A	STD	9,600	9,600	\$2,688.00
221	006-0066-001-0000	Z1A	STD	9,600	17,661	\$3,091.05
222	006-0066-014-0000	Z1A	STD	13,199	9,600	\$3,515.77
223	007-0013-010-0000	Z1A	STD	3,200	1,444	\$808.20
224	007-0015-005-0000	Z1A	STD	12,800	11,840	\$3,536.00
225	007-0015-001-0000	Z1A	STD	6,400	0	\$1,472.00
226	007-0015-004-0000	Z1A	STD	3,200	0	\$736.00
227	006-0064-012-0000	Z1A	STD	12,800	0	\$2,944.00
228	007-0013-014-0000	Z1A	STD	3,200	2,306	\$851.30
229	007-0015-019-0002	Z1A	STD	0	1,328	\$0.00
230	007-0015-019-0008	Z1A	STD	0	1,118	\$0.00
231	007-0015-019-0006	Z1A	STD	0	1,328	\$0.00
232	007-0015-019-0007	Z1A	STD	0	1,328	\$0.00
233	007-0015-019-0003	Z1A	STD	0	1,328	\$0.00
234	007-0015-019-0001	Z1A	STD	0	1,118	\$0.00
235	007-0015-019-0004	Z1A	STD	0	1,328	\$0.00
236	007-0015-019-0005	Z1A	STD	0	1,328	\$0.00
237	006-0066-016-0000	Z1A	STD	28,830	21,690	\$7,715.40
238	006-0064-011-0000	Z1A	STD	5,600	0	\$1,288.00
239	007-0015-007-0000	Z1A	STD	6,400	7,149	\$1,829.45
240	007-0013-019-0000	Z1A	STD	4,000	0	\$920.00
241	006-0064-015-0000	Z1A	STD	10,400	6,400	\$2,712.00
242	007-0013-020-0000	Z1A	STD	4,800	0	\$1,104.00
243	007-0013-012-0000	Z1A	STD	3,049	1,550	\$0.00
244	007-0013-013-0000	Z1A	STD	3,049	1,779	\$790.22
245	007-0013-018-0000	Z1A	STD	4,000	0	\$920.00
246	007-0013-011-0000	Z1A	STD	3,049	2,716	\$837.07
247	007-0015-017-0000	Z1A	STD	2,614	2,874	\$0.00
248	007-0013-008-0000	Z1A	STD	12,800	0	\$2,944.00
249	006-0064-008-0000	Z1A	STD	22,400	9,680	\$5,636.00
250	007-0012-018-0000	Z1A	HRTE	12,800	12,800	\$2,432.00
251	007-0012-005-0000	Z1A	STD	6,534	4,000	\$0.00

252	007-0012-006-0000	Z1A	STD	6,400	3,869	\$1,665.45
253	007-0015-015-0000	Z1A	STD	6,400	4,672	\$1,705.60
254	007-0012-009-0000	Z1A	STD	6,400	0	\$1,472.00
255	007-0012-007-0000	Z1A	STD	6,534	3,439	\$0.00
256	007-0015-008-0000	Z1A	STD	3,200	3,040	\$888.00
257	007-0015-014-0000	Z1A	STD	6,534	4,434	\$0.00
258	007-0015-016-0000	Z1A	STD	4,000	2,735	\$1,056.75
259	006-0066-017-0000	Z1A	STD	25,600	23,500	\$7,063.00
260	007-0012-008-0000	Z1A	STD	6,400	3,544	\$0.00
261	007-0015-013-0000	Z1A	STD	6,534	2,554	\$0.00
262	007-0015-012-0000	Z1A	STD	6,400	2,546	\$0.00
263	007-0015-009-0000	Z1A	STD	3,200	2,132	\$0.00
264	006-0066-009-0000	Z1A	STD	4,267	0	\$981.41
265	007-0015-011-0000	Z1A	STD	6,400	3,244	\$0.00
266	006-0066-008-0000	Z1A	STD	4,267	2,910	\$1,126.91
267	007-0014-016-0000	Z1A	STD	5,000	0	\$1,150.00
268	006-0066-007-0000	Z1A	STD	4,267	1,867	\$1,074.76
269	007-0012-010-0000	Z1A	STD	6,400	6,400	\$1,792.00
270	006-0066-006-0000	Z1A	STD	12,800	10,632	\$3,475.60
271	007-0015-010-0000	Z1A	STD	6,534	11,958	\$2,100.72
272	006-0123-001-0000	Z1A	STD	12,800	0	\$2,944.00
273	007-0014-017-0000	Z1A	STD	7,800	4,280	\$2,008.00
274	007-0014-006-0000	Z1A	STD	12,800	20,000	\$3,944.00
275	006-0123-002-0000	Z1A	STD	6,400	0	\$1,472.00
276	007-0014-019-0000	Z1A	STD	4,000	0	\$920.00
277	006-0123-003-0000	Z1A	STD	6,400	0	\$1,472.00
278	007-0014-024-0000	Z1A	STD	4,800	0	\$1,104.00
279	007-0012-017-0000	Z1A	STD	25,600	34,508	\$7,613.40
280	007-0014-020-0000	Z1A	STD	4,000	0	\$920.00
281	006-0123-004-0000	Z1A	STD	6,400	10,800	\$2,012.00
282	006-0123-005-0000	Z1A	STD	6,534	0	\$1,502.82
283	007-0014-008-0000	Z1A	STD	12,800	0	\$2,944.00
284	007-0012-013-0000	Z1A	STD	6,400	3,272	\$1,635.60
285	007-0016-003-0000	Z1A	STD	6,403	6,400	\$1,792.69
286	006-0123-006-0000	Z1A	STD	12,632	13,789	\$3,594.81
287	007-0012-012-0000	Z1A	STD	6,400	3,200	\$1,632.00
288	007-0012-011-0000	Z1A	STD	12,800	130,512	\$9,469.60
289	006-0125-001-0000	Z1A	STD	12,800	12,800	\$3,584.00

290	007-0016-002-0000	Z1A	STD	3,220	3,200	\$900.60
291	007-0016-020-0000	Z1A	STD	12,667	0	\$2,913.41
292	007-0016-008-0000	Z1A	STD	2,614	3,074	\$0.00
293	006-0125-016-0000	Z1A	STD	12,800	0	\$2,944.00
294	007-0016-009-0000	Z1A	STD	3,049	450	\$0.00
295	007-0016-007-0000	Z1A	STD	13,733	9,360	\$3,626.59
296	007-0014-015-0000	Z1A	STD	25,600	6,198	\$6,197.90
297	007-0016-001-0000	Z1A	STD	3,200	3,200	\$896.00
298	006-0125-004-0000	Z1A	STD	6,400	5,347	\$1,739.35
299	006-0123-015-0000	Z1A	STD	19,200	1,512	\$4,491.60
300	007-0014-022-0000	Z1A	STD	4,000	0	\$920.00
301	006-0125-015-0000	Z1A	STD	19,200	30,499	\$5,940.95
302	007-0014-023-0000	Z1A	STD	4,800	0	\$1,104.00
303	006-0123-010-0000	Z1A	STD	6,400	0	\$1,472.00
304	007-0016-010-0000	Z1A	STD	3,225	1,601	\$821.80
305	007-0014-021-0000	Z1A	STD	4,000	0	\$920.00
306	006-0123-009-0000	Z1A	STD	6,400	0	\$1,472.00
307	007-0014-018-0000	Z1A	STD	9,600	12,640	\$2,840.00
308	007-0081-002-0000	Z1A	STD	4,200	3,816	\$1,156.80
309	006-0123-008-0000	Z1A	STD	6,400	4,800	\$1,712.00
310	007-0016-017-0000	Z1A	STD	4,218	4,200	\$1,180.14
311	007-0081-003-0000	Z1A	STD	3,800	1,735	\$960.75
312	007-0016-011-0000	Z1A	STD	2,775	0	\$638.25
313	006-0123-007-0000	Z1A	STD	12,800	90,594	\$7,473.70
314	007-0014-011-0000	Z1A	STD	3,200	3,765	\$924.25
315	007-0016-016-0000	Z1A	STD	2,207	3,312	\$673.21
316	007-0081-004-0000	Z1A	STD	6,400	6,634	\$1,803.70
317	007-0081-005-0000	Z1A	STD	6,400	7,526	\$1,848.30
318	007-0081-008-0000	Z1A	STD	3,200	2,382	\$855.10
319	007-0081-001-0000	Z1A	STD	4,800	0	\$1,104.00
320	007-0016-014-0000	Z1A	STD	12,632	10,680	\$3,439.36
321	006-0125-017-0000	Z1A	STD	21,008	12,800	\$5,471.84
322	007-0081-028-0000	Z1A	STD	19,200	12,960	\$5,064.00
323	007-0016-015-0000	Z1A	STD	6,400	18,277	\$2,385.85
324	007-0016-019-0000	Z1A	STD	12,896	25,600	\$4,246.08
325	006-0125-011-0000	Z1A	P	4,792	0	\$910.48
326	007-0016-018-0000	Z1A	STD	12,717	20,328	\$3,941.31
327	006-0125-014-0000	Z1A	P	25,700	0	\$4,883.00

328	007-0081-010-0000	Z1A	STD	3,200	2,887	\$880.35
329	007-0022-028-0000	Z1A	STD	12,981	11,108	\$3,541.03
330	006-0124-001-0000	Z1A	STD	19,200	54,750	\$7,153.50
331	007-0022-016-0000	Z1A	STD	6,400	6,248	\$1,784.40
332	007-0081-019-0000	Z1A	STD	12,800	19,738	\$3,930.90
333	006-0124-011-0000	Z1A	STD	12,858	8,000	\$3,357.34
334	007-0022-015-0000	Z1A	STD	12,800	18,894	\$3,888.70
335	007-0081-018-0000	Z1A	STD	6,400	0	\$1,472.00
336	007-0081-017-0000	Z1A	STD	6,400	3,603	\$1,652.15
337	007-0022-014-0000	Z1A	STD	5,920	2,220	\$1,472.60
338	006-0124-012-0000	Z1A	STD	19,283	48,062	\$6,838.19
339	007-0081-022-0000	Z1A	STD	11,200	11,679	\$3,159.95
340	007-0083-018-0000	Z1A	STD	28,913	16,441	\$7,472.04
341	007-0022-013-0000	Z1A	STD	13,068	29,558	\$4,483.54
342	007-0083-017-0000	Z1A	STD	33,315	8,758	\$8,100.35
343	007-0081-027-0000	Z1A	HRTE	14,400	24,813	\$3,256.65
344	007-0085-001-0000	Z1A	STD	12,800	12,800	\$3,584.00
345	007-0083-013-0000	Z1A	STD	950	0	\$218.50
346	007-0083-015-0000	Z1A	STD	10,200	0	\$2,346.00
347	007-0083-014-0000	Z1A	STD	9,680	0	\$2,226.40
348	007-0024-022-0000	Z1A	STD	6,400	5,370	\$1,740.50
349	007-0083-003-0000	Z1A	STD	26,010	51,680	\$8,566.30
350	007-0024-025-0000	Z1A	STD	12,800	6,758	\$3,281.90
351	006-0126-020-0000	Z1A	STD	32,000	118,613	\$13,290.65
352	007-0024-037-0000	Z1A	STD	3,387	0	\$779.01
353	007-0085-017-0000	Z1A	STD	38,400	42,740	\$10,969.00
354	007-0024-019-0000	Z1A	STD	6,400	4,000	\$1,672.00
355	006-0124-010-0000	Z1A	STD	16,000	0	\$3,680.00
356	007-0024-018-0000	Z1A	STD	6,534	3,464	\$0.00
357	006-0126-021-0000	Z1A	STD	19,200	97,852	\$9,308.60
358	007-0024-023-0000	Z1A	STD	9,600	8,848	\$2,650.40
359	006-0124-009-0000	Z1A	STD	9,600	8,182	\$2,617.10
360	007-0026-023-0000	Z1A	STD	3,200	0	\$736.00
361	006-0124-008-0000	Z1A	STD	6,400	4,000	\$1,672.00
362	006-0124-007-0000	Z1A	HRTE	6,400	6,400	\$1,216.00
363	007-0024-036-0000	Z1A	STD	3,090	3,464	\$0.00
364	007-0024-016-0000	Z1A	STD	3,049	3,088	\$0.00
365	007-0091-001-0000	Z1A	HRTE	25,600	32,062	\$5,187.10

366	006-0124-006-0000	Z1A	HRTE	12,632	19,443	\$2,740.63
367	007-0082-002-0035	Z1A	STD	0	955	\$0.00
368	007-0082-002-0025	Z1A	STD	0	955	\$0.00
369	007-0082-002-0027	Z1A	STD	0	955	\$0.00
370	007-0082-002-0028	Z1A	STD	0	1,037	\$0.00
371	007-0082-002-0029	Z1A	STD	0	1,037	\$0.00
372	007-0082-002-0030	Z1A	STD	0	1,037	\$0.00
373	007-0082-002-0045	Z1A	STD	0	1,325	\$0.00
374	007-0082-002-0031	Z1A	STD	0	1,124	\$0.00
375	007-0082-002-0032	Z1A	STD	0	1,124	\$0.00
376	007-0082-002-0044	Z1A	STD	0	1,325	\$0.00
377	007-0082-002-0013	Z1A	STD	0	1,124	\$0.00
378	007-0082-002-0034	Z1A	STD	0	955	\$0.00
379	007-0082-002-0036	Z1A	STD	0	955	\$0.00
380	007-0082-002-0037	Z1A	STD	0	1,037	\$0.00
381	007-0082-002-0039	Z1A	STD	0	1,037	\$0.00
382	007-0082-002-0038	Z1A	STD	0	1,037	\$0.00
383	007-0082-002-0040	Z1A	STD	0	1,404	\$0.00
384	007-0082-002-0041	Z1A	STD	0	1,404	\$0.00
385	007-0082-002-0043	Z1A	STD	0	1,170	\$0.00
386	007-0082-002-0042	Z1A	STD	0	1,170	\$0.00
387	007-0082-002-0024	Z1A	STD	0	1,124	\$0.00
388	007-0082-002-0033	Z1A	STD	0	1,124	\$0.00
389	007-0082-002-0001	Z1A	STD	0	1,404	\$0.00
390	007-0082-002-0005	Z1A	STD	0	1,325	\$0.00
391	007-0082-002-0002	Z1A	STD	0	1,404	\$0.00
392	007-0082-002-0023	Z1A	STD	0	1,124	\$0.00
393	007-0082-002-0006	Z1A	STD	0	1,325	\$0.00
394	007-0082-002-0007	Z1A	STD	0	1,124	\$0.00
395	007-0082-002-0004	Z1A	STD	0	1,170	\$0.00
396	007-0082-002-0008	Z1A	STD	0	1,124	\$0.00
397	007-0082-002-0009	Z1A	STD	0	955	\$0.00
398	007-0082-002-0010	Z1A	STD	0	955	\$0.00
399	007-0082-002-0015	Z1A	STD	0	1,124	\$0.00
400	007-0082-002-0011	Z1A	STD	0	1,037	\$0.00
401	007-0082-002-0014	Z1A	STD	0	1,124	\$0.00
402	007-0082-002-0016	Z1A	STD	0	955	\$0.00
403	007-0082-002-0018	Z1A	STD	0	955	\$0.00

404	007-0082-002-0017	Z1A	STD	0	955	\$0.00
405	007-0082-002-0003	Z1A	STD	0	1,170	\$0.00
406	007-0082-002-0019	Z1A	STD	0	1,037	\$0.00
407	007-0082-002-0020	Z1A	STD	0	1,037	\$0.00
408	007-0082-002-0021	Z1A	STD	0	1,037	\$0.00
409	007-0082-002-0022	Z1A	STD	0	1,124	\$0.00
410	007-0082-002-0012	Z1A	STD	0	1,037	\$0.00
411	007-0082-002-0026	Z1A	STD	0	955	\$0.00
412	007-0026-022-0000	Z1A	STD	4,800	3,747	\$0.00
413	007-0026-020-0000	Z1A	STD	6,400	8,565	\$1,900.25
414	007-0085-012-0000	Z1A	STD	12,800	5,570	\$3,222.50
415	007-0026-013-0000	Z1A	STD	3,049	4,400	\$921.27
416	007-0026-021-0000	Z1A	STD	4,800	3,843	\$1,296.15
417	007-0091-002-0000	Z1A	HRTE	12,800	2,464	\$1,915.20
418	007-0026-019-0000	Z1A	STD	6,400	4,672	\$1,705.60
419	007-0085-011-0000	Z1A	STD	6,400	5,267	\$1,735.35
420	007-0026-018-0000	Z1A	STD	6,400	2,918	\$1,617.90
421	007-0091-011-0000	Z1A	STD	12,632	0	\$2,905.36
422	007-0026-017-0000	Z1A	STD	6,400	4,400	\$1,692.00
423	007-0085-015-0000	Z1A	STD	12,800	0	\$2,944.00
424	007-0026-014-0000	Z1A	STD	3,200	3,080	\$890.00
425	006-0126-022-0000	Z1A	HRTE	38,400	28,750	\$6,813.50
426	006-0126-008-0000	Z1A	STD	6,000	0	\$1,380.00
427	007-0085-008-0000	Z1A	STD	6,400	0	\$1,472.00
428	007-0085-013-0000	Z1A	STD	12,800	7,614	\$3,324.70
429	007-0093-025-0000	Z1A	STD	20,800	9,648	\$5,266.40
430	007-0026-016-0000	Z1A	STD	3,200	3,160	\$894.00
431	007-0026-015-0000	Z1A	STD	3,200	4,332	\$952.60
432	007-0032-022-0000	Z1A	STD	12,800	24,444	\$4,166.20
433	007-0084-023-0000	Z1A	HRTE	25,600	20,560	\$4,612.00
434	007-0093-008-0000	Z1A	STD	3,200	4,432	\$957.60
435	006-0126-010-0000	Z1A	HRTE	3,400	2,716	\$611.80
436	007-0032-021-0000	Z1A	STD	6,400	3,640	\$1,654.00
437	007-0093-009-0000	Z1A	STD	3,049	6,106	\$1,006.57
438	007-0093-001-0000	Z1A	STD	4,800	3,578	\$1,282.90
439	007-0032-014-0000	Z1A	STD	1,440	980	\$0.00
440	007-0093-007-0000	Z1A	STD	12,800	7,319	\$3,309.95
441	006-0126-009-0000	Z1A	STD	3,400	5,250	\$1,044.50

442	007-0032-020-0000	Z1A	STD	6,400	6,400	\$1,792.00
443	007-0091-010-0000	Z1A	STD	28,800	25,600	\$7,904.00
444	007-0084-024-0000	Z1A	STD	4,000	0	\$920.00
445	007-0082-015-0000	Z1A	STD	77,101	178,895	\$26,677.98
446	007-0032-024-0000	Z1A	STD	6,481	17,602	\$2,370.73
447	007-0084-029-0000	Z1A	STD	4,800	0	\$1,104.00
448	007-0084-025-0000	Z1A	STD	4,000	0	\$920.00
449	007-0032-018-0000	Z1A	STD	6,534	0	\$1,502.82
450	007-0032-015-0000	Z1A	STD	1,742	2,137	\$0.00
451	007-0091-005-0000	Z1A	STD	3,200	2,507	\$861.35
452	007-0095-003-0000	Z1A	STD	6,400	8,592	\$1,901.60
453	007-0091-009-0000	Z1A	STD	3,200	0	\$736.00
454	007-0032-017-0000	Z1A	STD	6,534	0	\$1,502.82
455	007-0093-010-0000	Z1A	STD	3,049	2,365	\$0.00
456	007-0084-031-0000	Z1A	STD	13,600	3,200	\$3,288.00
457	007-0091-008-0000	Z1A	STD	6,400	0	\$1,472.00
458	006-0175-003-0000	Z1A	STD	3,200	8,325	\$1,152.25
459	007-0091-007-0000	Z1A	STD	6,400	0	\$1,472.00
460	007-0084-020-0000	Z1A	STD	3,200	0	\$736.00
461	007-0093-011-0000	Z1A	STD	3,049	2,073	\$0.00
462	007-0086-020-0000	Z1A	STD	12,800	14,976	\$3,692.80
463	007-0095-004-0000	Z1A	STD	6,400	5,951	\$1,769.55
464	007-0032-016-0000	Z1A	STD	3,200	3,168	\$894.40
465	007-0095-002-0000	Z1A	STD	3,049	3,436	\$0.00
466	007-0095-005-0000	Z1A	STD	6,400	5,100	\$1,727.00
467	006-0172-019-0000	Z1B	P	192,100	611,352	\$53,619.60
468	007-0086-004-0000	Z1A	STD	5,680	0	\$1,306.40
469	006-0175-002-0000	Z1A	STD	6,400	0	\$1,472.00
470	007-0091-006-0000	Z1A	STD	3,200	5,482	\$1,010.10
471	007-0084-019-0000	Z1A	STD	3,200	0	\$736.00
472	007-0034-027-0000	Z1A	HRTE	32,000	99,145	\$9,437.25
473	007-0095-006-0000	Z1A	STD	6,400	2,400	\$1,592.00
474	007-0095-009-0000	Z1A	STD	3,200	6,160	\$1,044.00
475	007-0093-024-0000	Z1A	STD	19,200	15,084	\$5,170.20
476	007-0086-005-0000	Z1A	STD	7,120	12,800	\$2,277.60
477	007-0086-007-0000	Z1A	STD	6,400	7,280	\$1,836.00
478	006-0175-004-0000	Z1A	STD	5,600	0	\$1,288.00
479	007-0095-007-0000	Z1A	STD	6,400	6,080	\$1,776.00

480	007-0095-001-0000	Z1A	STD	3,049	1,133	\$757.92
481	007-0093-012-0000	Z1A	STD	3,200	2,963	\$884.15
482	007-0034-013-0000	Z1A	STD	6,534	8,600	\$1,932.82
483	007-0086-006-0000	Z1A	STD	12,800	8,000	\$3,344.00
484	006-0175-005-0000	Z1A	STD	7,200	12,800	\$2,296.00
485	007-0095-008-0000	Z1A	STD	6,400	3,012	\$1,622.60
486	007-0084-011-0000	Z1A	STD	4,000	0	\$920.00
487	007-0034-025-0000	Z1A	STD	4,572	5,479	\$1,325.51
488	007-0093-018-0000	Z1A	STD	6,400	2,236	\$1,583.80
489	006-0175-006-0000	Z1A	STD	6,400	6,400	\$1,792.00
490	007-0084-016-0000	Z1A	STD	12,800	4,950	\$3,191.50
491	007-0093-017-0000	Z1A	STD	6,534	3,849	\$0.00
492	007-0084-018-0000	Z1A	STD	3,200	0	\$736.00
493	007-0092-004-0000	Z1A	STD	2,400	2,400	\$672.00
494	006-0175-001-0000	Z1A	STD	3,200	0	\$736.00
495	006-0175-007-0000	Z1A	STD	6,400	0	\$1,472.00
496	007-0093-016-0000	Z1A	STD	6,400	0	\$1,472.00
497	007-0093-013-0000	Z1A	STD	3,049	1,295	\$0.00
498	007-0084-027-0000	Z1A	STD	4,000	0	\$920.00
499	007-0084-017-0000	Z1A	STD	3,200	0	\$736.00
500	007-0095-010-0000	Z1A	STD	1,800	2,817	\$554.85
501	006-0175-008-0000	Z1A	STD	6,400	0	\$1,472.00
502	007-0034-026-0000	Z1A	STD	2,894	3,104	\$820.82
503	007-0084-028-0000	Z1A	STD	4,800	0	\$1,104.00
504	007-0092-005-0000	Z1A	STD	3,200	0	\$736.00
505	007-0084-012-0000	Z1A	STD	3,200	0	\$736.00
506	007-0141-003-0000	Z1A	STD	3,200	4,074	\$939.70
507	006-0175-022-0000	Z1A	STD	6,400	9,990	\$1,971.50
508	007-0084-026-0000	Z1A	STD	4,000	0	\$920.00
509	007-0101-001-0000	Z1A	STD	12,800	7,663	\$3,327.15
510	007-0086-008-0000	Z1A	STD	6,400	4,800	\$1,712.00
511	007-0141-004-0000	Z1A	STD	3,200	3,620	\$0.00
512	007-0092-003-0000	Z1A	STD	871	871	\$243.88
513	007-0095-022-0000	Z1A	HRTE	6,534	8,262	\$1,327.86
514	007-0034-015-0000	Z1A	STD	2,134	3,500	\$665.82
515	007-0095-011-0000	Z1A	STD	1,400	2,200	\$432.00
516	007-0034-014-0000	Z1A	STD	3,200	4,132	\$942.60
517	007-0101-002-0000	Z1A	STD	6,400	2,400	\$1,592.00

518	006-0175-020-0000	Z1A	STD	3,049	0	\$0.00
519	007-0093-015-0000	Z1A	STD	3,200	3,530	\$0.00
520	007-0036-020-0000	Z1A	STD	19,200	16,447	\$5,238.35
521	006-0174-017-0000	Z1B	P	192,100	1,097,868	\$77,945.40
522	007-0101-003-0000	Z1A	STD	6,400	0	\$1,472.00
523	007-0092-006-0000	Z1A	STD	6,400	8,760	\$1,910.00
524	007-0093-014-0000	Z1A	STD	3,200	3,776	\$0.00
525	007-0092-002-0000	Z1A	STD	3,200	2,925	\$882.25
526	007-0084-030-0000	Z1A	STD	6,400	4,450	\$1,694.50
527	007-0036-008-0000	Z1A	STD	1,307	1,808	\$0.00
528	007-0092-007-0000	Z1A	STD	6,400	6,400	\$1,792.00
529	007-0092-010-0000	Z1A	STD	3,200	2,289	\$850.45
530	007-0101-004-0000	Z1A	STD	12,800	6,720	\$3,280.00
531	007-0036-014-0000	Z1A	STD	6,400	4,600	\$1,702.00
532	007-0141-002-0000	Z1A	STD	3,049	2,252	\$0.00
533	007-0092-011-0000	Z1A	STD	3,049	4,788	\$0.00
534	007-0092-008-0000	Z1A	STD	6,400	3,200	\$1,632.00
535	007-0095-019-0000	Z1A	STD	6,400	4,282	\$1,686.10
536	007-0092-009-0000	Z1A	STD	6,400	4,400	\$1,692.00
537	007-0141-022-0062	Z1A	STD	0	1,125	\$0.00
538	007-0141-022-0063	Z1A	STD	0	1,076	\$0.00
539	007-0141-022-0064	Z1A	STD	0	1,219	\$0.00
540	007-0141-022-0066	Z1A	STD	0	656	\$0.00
541	007-0141-022-0065	Z1A	STD	0	1,243	\$0.00
542	007-0141-022-0067	Z1A	STD	0	662	\$0.00
543	007-0141-022-0061	Z1A	STD	0	942	\$0.00
544	007-0141-022-0070	Z1A	STD	0	1,264	\$0.00
545	007-0141-022-0068	Z1A	STD	0	693	\$0.00
546	007-0141-022-0056	Z1A	STD	0	1,058	\$0.00
547	007-0141-022-0071	Z1A	STD	0	1,237	\$0.00
548	007-0141-022-0060	Z1A	STD	0	942	\$0.00
549	007-0141-022-0069	Z1A	STD	0	749	\$0.00
550	007-0141-022-0059	Z1A	STD	0	942	\$0.00
551	007-0141-022-0058	Z1A	STD	0	942	\$0.00
552	007-0141-022-0050	Z1A	STD	0	656	\$0.00
553	007-0141-022-0055	Z1A	STD	0	1,237	\$0.00
554	007-0141-022-0054	Z1A	STD	0	1,264	\$0.00
555	007-0141-022-0053	Z1A	STD	0	749	\$0.00

556	007-0141-022-0095	Z1A	STD	0	2,092	\$0.00
557	007-0141-022-0052	Z1A	STD	0	693	\$0.00
558	007-0141-022-0051	Z1A	STD	0	662	\$0.00
559	007-0141-022-0057	Z1A	STD	0	1,125	\$0.00
560	007-0141-022-0084	Z1A	STD	0	2,092	\$0.00
561	007-0141-022-0072	Z1A	STD	0	1,058	\$0.00
562	007-0141-022-0096	Z1A	STD	1	0	\$0.00
563	007-0141-022-0038	Z1A	STD	0	1,264	\$0.00
564	007-0141-022-0094	Z1A	STD	0	2,043	\$0.00
565	007-0141-022-0092	Z1A	STD	0	1,383	\$0.00
566	007-0141-022-0049	Z1A	STD	0	1,243	\$0.00
567	007-0141-022-0090	Z1A	STD	0	1,044	\$0.00
568	007-0141-022-0091	Z1A	STD	0	1,044	\$0.00
569	007-0141-022-0089	Z1A	STD	0	1,044	\$0.00
570	007-0141-022-0087	Z1A	STD	0	1,383	\$0.00
571	007-0141-022-0093	Z1A	STD	0	1,542	\$0.00
572	007-0141-022-0085	Z1A	STD	0	1,861	\$0.00
573	007-0141-022-0088	Z1A	STD	0	1,044	\$0.00
574	007-0141-022-0073	Z1A	STD	0	1,125	\$0.00
575	007-0141-022-0083	Z1A	STD	0	662	\$0.00
576	007-0141-022-0082	Z1A	STD	0	656	\$0.00
577	007-0141-022-0080	Z1A	STD	0	1,219	\$0.00
578	007-0141-022-0081	Z1A	STD	0	1,243	\$0.00
579	007-0141-022-0078	Z1A	STD	0	1,125	\$0.00
580	007-0141-022-0079	Z1A	STD	0	1,076	\$0.00
581	007-0141-022-0077	Z1A	STD	0	942	\$0.00
582	007-0141-022-0075	Z1A	STD	0	942	\$0.00
583	007-0141-022-0074	Z1A	STD	0	942	\$0.00
584	007-0141-022-0086	Z1A	STD	0	1,542	\$0.00
585	007-0141-022-0076	Z1A	STD	0	942	\$0.00
586	007-0141-022-0048	Z1A	STD	0	1,219	\$0.00
587	007-0141-022-0022	Z1A	STD	0	1,264	\$0.00
588	007-0141-022-0021	Z1A	STD	0	749	\$0.00
589	007-0141-022-0020	Z1A	STD	0	693	\$0.00
590	007-0141-022-0019	Z1A	STD	0	662	\$0.00
591	007-0141-022-0018	Z1A	STD	0	656	\$0.00
592	007-0141-022-0017	Z1A	STD	0	1,243	\$0.00
593	007-0141-022-0015	Z1A	STD	0	1,076	\$0.00

594	007-0141-022-0014	Z1A	STD	0	1,125	\$0.00
595	007-0141-022-0023	Z1A	STD	0	1,237	\$0.00
596	007-0141-022-0016	Z1A	STD	0	1,219	\$0.00
597	007-0141-022-0012	Z1A	STD	0	942	\$0.00
598	007-0141-022-0010	Z1A	STD	0	942	\$0.00
599	007-0141-022-0011	Z1A	STD	0	942	\$0.00
600	007-0141-022-0008	Z1A	STD	0	1,058	\$0.00
601	007-0141-022-0040	Z1A	STD	0	1,058	\$0.00
602	007-0141-022-0007	Z1A	STD	0	1,237	\$0.00
603	007-0141-022-0006	Z1A	STD	0	1,264	\$0.00
604	007-0141-022-0005	Z1A	STD	0	749	\$0.00
605	007-0141-022-0003	Z1A	STD	12,623	0	\$2,903.38
606	007-0141-022-0002	Z1A	STD	239	1,889	\$149.33
607	007-0141-022-0001	Z1A	STD	384	3,744	\$275.46
608	007-0141-022-0004	Z1A	STD	0	693	\$0.00
609	007-0141-022-0013	Z1A	STD	0	942	\$0.00
610	007-0141-022-0035	Z1A	STD	0	662	\$0.00
611	007-0141-022-0047	Z1A	STD	0	1,076	\$0.00
612	007-0141-022-0046	Z1A	STD	0	1,125	\$0.00
613	007-0141-022-0045	Z1A	STD	0	942	\$0.00
614	007-0141-022-0044	Z1A	STD	0	942	\$0.00
615	007-0141-022-0043	Z1A	STD	0	942	\$0.00
616	007-0141-022-0041	Z1A	STD	0	1,125	\$0.00
617	007-0141-022-0042	Z1A	STD	0	942	\$0.00
618	007-0141-022-0009	Z1A	STD	0	1,125	\$0.00
619	007-0141-022-0039	Z1A	STD	0	1,237	\$0.00
620	007-0141-022-0024	Z1A	STD	0	1,058	\$0.00
621	007-0141-022-0034	Z1A	STD	0	656	\$0.00
622	007-0141-022-0033	Z1A	STD	0	1,243	\$0.00
623	007-0141-022-0032	Z1A	STD	0	1,219	\$0.00
624	007-0141-022-0036	Z1A	STD	0	693	\$0.00
625	007-0141-022-0031	Z1A	STD	0	1,076	\$0.00
626	007-0141-022-0029	Z1A	STD	0	942	\$0.00
627	007-0141-022-0030	Z1A	STD	0	1,125	\$0.00
628	007-0141-022-0028	Z1A	STD	0	942	\$0.00
629	007-0141-022-0027	Z1A	STD	0	942	\$0.00
630	007-0141-022-0026	Z1A	STD	0	942	\$0.00
631	007-0141-022-0025	Z1A	STD	0	1,125	\$0.00

632	007-0141-022-0037	Z1A	STD	0	749	\$0.00
633	007-0036-021-0000	Z1A	STD	12,800	7,683	\$3,328.15
634	007-0086-018-0000	Z1A	STD	4,600	0	\$1,058.00
635	007-0095-018-0000	Z1A	STD	6,534	2,806	\$1,643.12
636	007-0101-016-0000	Z1A	STD	12,800	4,640	\$3,176.00
637	007-0092-001-0000	Z1A	STD	3,200	2,694	\$870.70
638	007-0095-024-0000	Z1A	STD	6,400	15,635	\$2,253.75
639	007-0036-009-0000	Z1A	STD	1,742	2,068	\$0.00
640	007-0095-017-0000	Z1A	STD	6,400	5,428	\$1,743.40
641	007-0086-021-0000	Z1A	STD	33,800	0	\$7,774.00
642	007-0094-003-0000	Z1A	STD	2,400	2,400	\$672.00
643	007-0141-001-0000	Z1A	STD	3,200	3,040	\$888.00
644	007-0036-011-0000	Z1A	STD	6,400	5,350	\$1,739.50
645	007-0095-016-0000	Z1A	STD	6,400	3,287	\$1,636.35
646	006-0175-011-0000	Z1A	STD	3,049	1,614	\$0.00
647	006-0175-018-0000	Z1A	STD	6,534	8,060	\$1,905.82
648	006-0175-019-0000	Z1A	STD	9,583	2,107	\$0.00
649	007-0141-009-0000	Z1A	STD	3,049	2,460	\$0.00
650	007-0042-001-0000	Z1A	P	108,900	0	\$20,691.00
651	006-0175-017-0000	Z1A	STD	6,400	1,780	\$0.00
652	007-0141-010-0000	Z1A	STD	9,600	2,627	\$2,339.35
653	007-0101-015-0000	Z1A	STD	2,400	2,230	\$663.50
654	007-0143-002-0000	Z1A	STD	3,600	3,250	\$990.50
655	007-0095-023-0000	Z1A	STD	12,632	6,327	\$3,221.71
656	007-0103-001-0000	Z1A	STD	12,800	11,144	\$3,501.20
657	007-0092-027-0001	Z1A	STD	6,498	2,897	\$1,639.39
658	007-0092-027-0002	Z1A	STD	6,498	1,295	\$1,559.29
659	007-0092-027-0004	Z1A	STD	6,498	3,431	\$0.00
660	007-0092-027-0003	Z1A	STD	6,498	4,056	\$0.00
661	007-0086-023-0000	Z1A	STD	12,800	6,400	\$3,264.00
662	006-0175-015-0000	Z1A	STD	6,534	6,056	\$1,805.62
663	006-0175-012-0000	Z1A	STD	3,049	4,652	\$0.00
664	007-0103-002-0000	Z1A	STD	6,400	3,241	\$1,634.05
665	007-0036-010-0000	Z1A	STD	3,049	3,428	\$0.00
666	007-0094-002-0000	Z1A	STD	2,400	2,400	\$672.00
667	007-0094-004-0000	Z1A	STD	6,400	2,412	\$1,592.60
668	007-0092-024-0000	Z1A	STD	6,534	8,482	\$1,926.92
669	006-0175-024-0000	Z1A	STD	4,051	1,442	\$1,003.83

670	007-0103-006-0000	Z1A	STD	2,134	3,280	\$654.82
671	007-0103-003-0000	Z1A	STD	6,400	5,831	\$1,763.55
672	007-0094-005-0000	Z1A	STD	6,400	4,916	\$1,717.80
673	007-0103-004-0000	Z1A	STD	6,400	2,734	\$1,608.70
674	007-0143-004-0000	Z1A	STD	4,600	2,853	\$0.00
675	007-0094-006-0000	Z1A	STD	6,400	3,527	\$1,648.35
676	007-0094-009-0000	Z1A	STD	3,200	2,350	\$853.50
677	007-0101-013-0000	Z1A	STD	6,400	2,400	\$1,592.00
678	007-0143-019-0000	Z1A	STD	11,000	10,030	\$3,031.50
679	007-0103-005-0000	Z1A	STD	6,400	5,079	\$1,725.95
680	007-0094-007-0000	Z1A	STD	6,534	3,290	\$0.00
681	007-0094-010-0000	Z1A	STD	3,200	2,918	\$0.00
682	007-0101-007-0000	Z1A	STD	3,200	3,132	\$0.00
683	007-0101-014-0000	Z1A	STD	4,000	0	\$920.00
684	007-0103-020-0000	Z1A	STD	7,466	16,960	\$2,565.18
685	007-0094-001-0000	Z1A	STD	1,742	2,216	\$0.00
686	006-0175-026-0001	Z1A	STD	2,577	0	\$592.71
687	007-0101-012-0000	Z1A	STD	12,800	6,240	\$3,256.00
688	007-0143-001-0000	Z1A	STD	6,400	7,450	\$1,844.50
689	007-0143-020-0000	Z1A	STD	4,000	0	\$920.00
690	007-0092-021-0000	Z1A	STD	6,534	504	\$1,528.02
691	007-0092-014-0000	Z1A	STD	3,200	1,282	\$800.10
692	007-0105-002-0000	Z1A	STD	3,200	3,351	\$903.55
693	007-0143-025-0000	Z1A	STD	4,800	0	\$1,104.00
694	007-0141-020-0000	Z1A	STD	19,200	20,882	\$5,460.10
695	007-0101-011-0000	Z1A	STD	6,534	1,540	\$1,579.82
696	007-0092-020-0000	Z1A	STD	6,534	4,912	\$0.00
697	007-0092-023-0000	Z1A	STD	3,049	6,400	\$1,021.27
698	007-0143-021-0000	Z1A	STD	4,000	0	\$920.00
699	007-0101-010-0000	Z1A	STD	6,400	6,820	\$1,813.00
700	007-0094-008-0000	Z1A	STD	12,800	3,908	\$3,139.40
701	007-0101-008-0000	Z1A	STD	3,049	2,966	\$0.00
702	007-0092-019-0000	Z1A	STD	6,534	3,361	\$0.00
703	007-0092-022-0000	Z1A	STD	3,200	2,208	\$846.40
704	007-0143-007-0000	Z1A	STD	12,800	4,182	\$3,153.10
705	007-0430-001-0001	Z1A	STD	6,400	2,700	\$1,607.00
706	007-0145-002-0000	Z1A	STD	3,200	2,360	\$854.00
707	007-0092-018-0000	Z1A	STD	6,400	0	\$1,472.00

708	007-0103-021-0000	Z1A	STD	2,400	1,520	\$628.00
709	007-0092-015-0000	Z1A	HRTE	3,200	0	\$448.00
710	007-0141-014-0000	Z1A	STD	6,400	4,817	\$1,712.85
711	007-0094-022-0000	Z1A	STD	3,049	2,482	\$0.00
712	007-0105-003-0000	Z1A	STD	6,400	6,091	\$1,776.55
713	007-0103-010-0000	Z1A	STD	3,200	0	\$736.00
714	007-0141-013-0000	Z1A	STD	6,534	3,758	\$0.00
715	007-0105-004-0000	Z1A	STD	6,534	2,408	\$0.00
716	007-0143-016-0000	Z1A	STD	3,049	1,827	\$0.00
717	007-0096-027-0000	Z1A	STD	19,470	40,000	\$6,478.10
718	007-0141-012-0000	Z1A	STD	6,400	5,049	\$1,724.45
719	007-0105-005-0000	Z1A	STD	6,400	5,400	\$1,742.00
720	007-0101-009-0000	Z1A	STD	6,400	2,000	\$1,572.00
721	007-0105-001-0000	Z1A	STD	3,200	3,351	\$0.00
722	007-0141-011-0000	Z1A	STD	6,400	4,122	\$1,678.10
723	007-0105-006-0000	Z1A	STD	6,400	4,262	\$1,685.10
724	007-0094-021-0000	Z1A	STD	3,049	2,784	\$0.00
725	007-0092-017-0000	Z1A	HRTE	3,200	3,622	\$629.10
726	007-0096-003-0000	Z1A	STD	6,421	2,977	\$1,625.68
727	006-0172-020-0000	Z1B	STD	30,492	124,509	\$9,884.49
728	007-0105-009-0000	Z1A	STD	3,600	3,265	\$991.25
729	007-0105-007-0000	Z1A	STD	6,534	4,508	\$1,728.22
730	007-0103-023-0000	Z1A	STD	10,400	4,870	\$2,635.50
731	007-0092-016-0000	Z1A	HRTE	3,200	3,622	\$629.10
732	007-0143-015-0000	Z1A	STD	3,200	2,100	\$841.00
733	007-0096-004-0000	Z1A	STD	6,400	2,792	\$1,611.60
734	007-0044-023-0000	Z1A	HRTE	51,836	88,327	\$11,673.39
735	007-0105-008-0000	Z1A	STD	6,400	6,090	\$0.00
736	007-0096-005-0000	Z1A	STD	6,534	0	\$1,502.82
737	007-0145-015-0000	Z1A	STD	47,916	162,981	\$19,169.73
738	007-0094-018-0000	Z1A	STD	6,534	3,404	\$1,673.02
739	007-0094-011-0000	Z1A	STD	3,200	2,665	\$0.00
740	007-0103-022-0000	Z1A	STD	25,600	24,516	\$7,113.80
741	006-0176-001-0000	Z1A	STD	23,400	12,800	\$6,022.00
742	007-0094-023-0000	Z1A	STD	1,823	1,528	\$0.00
743	007-0094-017-0000	Z1A	STD	6,534	0	\$0.00
744	007-0096-006-0000	Z1A	STD	12,800	5,175	\$3,202.75
745	007-0094-024-0000	Z1A	STD	1,425	1,505	\$0.00

746	007-0143-012-0000	Z1A	STD	6,400	3,647	\$1,654.35
747	007-0094-025-0000	Z1A	STD	1,425	1,505	\$0.00
748	007-0094-016-0000	Z1A	STD	6,534	2,790	\$0.00
749	006-0176-004-0000	Z1A	STD	2,614	2,600	\$731.22
750	007-0094-026-0000	Z1A	STD	1,823	1,505	\$0.00
751	006-0176-021-0000	Z1A	STD	4,790	3,953	\$1,299.35
752	007-0143-014-0000	Z1A	STD	3,200	2,686	\$870.30
753	007-0143-011-0000	Z1A	STD	6,400	2,756	\$1,609.80
754	007-0111-022-0000	Z1A	STD	10,000	14,728	\$3,036.40
755	007-0105-022-0000	Z1A	STD	3,049	1,280	\$0.00
756	006-0176-005-0000	Z1A	STD	3,200	1,605	\$816.25
757	007-0094-015-0000	Z1A	STD	6,534	3,795	\$0.00
758	007-0102-004-0000	Z1A	STD	2,700	4,070	\$824.50
759	007-0103-011-0000	Z1A	HRTE	12,632	12,650	\$2,400.98
760	007-0094-012-0000	Z1A	STD	3,049	1,263	\$0.00
761	007-0143-023-0000	Z1A	STD	4,000	0	\$920.00
762	006-0176-020-0000	Z1A	STD	5,886	5,154	\$1,611.48
763	007-0143-013-0000	Z1A	STD	3,200	2,309	\$851.45
764	007-0105-010-0000	Z1A	STD	2,614	4,586	\$0.00
765	007-0102-005-0000	Z1A	STD	3,600	2,033	\$929.65
766	006-0176-003-0000	Z1A	STD	5,227	3,824	\$0.00
767	007-0143-024-0000	Z1A	STD	4,800	0	\$1,104.00
768	007-0143-022-0000	Z1A	STD	4,000	0	\$920.00
769	007-0145-013-0000	Z1A	STD	2,614	1,992	\$0.00
770	007-0096-018-0000	Z1A	STD	2,178	2,059	\$0.00
771	007-0111-025-0000	Z1A	STD	12,800	9,721	\$3,430.05
772	007-0105-021-0000	Z1A	STD	3,049	1,583	\$0.00
773	006-0174-016-0000	Z1B	STD	51,401	20,250	\$7,180.62
774	007-0143-027-0000	Z1A	STD	13,058	2,880	\$3,147.34
775	007-0142-003-0000	Z1A	STD	3,200	2,940	\$883.00
776	007-0102-026-0000	Z1A	STD	12,900	7,987	\$3,366.35
777	007-0111-001-0000	Z1A	STD	2,614	1,416	\$0.00
778	007-0142-004-0000	Z1A	STD	3,200	3,040	\$888.00
779	007-0094-014-0000	Z1A	STD	3,049	1,655	\$0.00
780	007-0111-006-0000	Z1A	STD	6,400	3,808	\$1,662.40
781	007-0102-006-0000	Z1A	STD	6,400	5,034	\$1,723.70
782	007-0102-009-0000	Z1A	STD	3,200	1,812	\$0.00
783	007-0151-023-0000	Z1A	STD	25,600	92,480	\$10,512.00

784	007-0151-002-0000	Z1A	STD	3,200	3,298	\$900.90
785	007-0145-012-0000	Z1A	STD	3,600	0	\$828.00
786	007-0094-013-0000	Z1A	STD	3,049	2,575	\$0.00
787	006-0176-006-0000	Z1A	STD	6,534	3,175	\$1,661.57
788	007-0102-007-0000	Z1A	STD	6,400	7,155	\$1,829.75
789	007-0105-018-0000	Z1A	STD	6,534	7,286	\$1,867.12
790	007-0102-010-0000	Z1A	STD	3,200	3,068	\$889.40
791	007-0151-008-0000	Z1A	STD	3,049	2,223	\$0.00
792	007-0111-020-0000	Z1A	STD	19,200	15,426	\$5,187.30
793	007-0102-027-0000	Z1A	STD	6,400	5,674	\$1,755.70
794	007-0105-020-0000	Z1A	STD	3,200	2,797	\$0.00
795	007-0096-025-0000	Z1A	STD	4,280	1,658	\$1,067.30
796	007-0151-009-0000	Z1A	STD	3,200	4,358	\$953.90
797	007-0096-014-0000	Z1A	STD	6,400	1,240	\$0.00
798	007-0105-023-0000	Z1A	STD	12,800	9,200	\$3,404.00
799	007-0096-007-0000	Z1A	STD	3,200	2,206	\$846.30
800	007-0105-019-0000	Z1A	STD	3,049	1,934	\$0.00
801	007-0096-026-0000	Z1A	STD	4,280	1,732	\$0.00
802	007-0151-001-0000	Z1A	STD	3,200	4,252	\$948.60
803	007-0142-002-0000	Z1A	STD	3,200	0	\$736.00
804	007-0096-013-0000	Z1A	STD	6,534	3,144	\$0.00
805	007-0142-005-0000	Z1A	STD	6,534	0	\$1,502.82
806	007-0151-007-0000	Z1A	STD	6,534	3,443	\$0.00
807	007-0105-015-0000	Z1A	STD	6,400	5,148	\$1,729.40
808	007-0142-010-0000	Z1A	STD	1,742	1,869	\$0.00
809	007-0145-009-0000	Z1A	STD	12,800	0	\$2,944.00
810	007-0096-012-0000	Z1A	STD	6,534	0	\$1,502.82
811	007-0142-009-0000	Z1A	STD	3,485	1,050	\$0.00
812	007-0145-011-0000	Z1A	STD	3,200	0	\$736.00
813	007-0102-011-0000	Z1A	STD	3,049	2,277	\$0.00
814	007-0142-024-0000	Z1A	P	19,166	56,232	\$6,453.14
815	007-0105-025-0000	Z1A	STD	12,806	5,058	\$3,198.28
816	007-0096-008-0000	Z1A	STD	3,049	2,552	\$0.00
817	007-0145-010-0000	Z1A	STD	3,049	2,526	\$0.00
818	007-0145-008-0000	Z1A	STD	8,000	0	\$1,840.00
819	006-0231-008-0000	Z1A	STD	6,534	22,518	\$2,628.72
820	007-0142-001-0000	Z1A	STD	3,049	1,844	\$0.00
821	007-0151-010-0000	Z1A	STD	3,049	2,218	\$0.00

822	007-0102-025-0000	Z1A	STD	3,200	2,888	\$880.40
823	007-0096-022-0000	Z1A	HRTE	9,600	10,516	\$1,869.80
824	007-0113-026-0000	Z1A	STD	25,600	0	\$5,888.00
825	007-0142-011-0000	Z1A	STD	1,742	3,694	\$585.36
826	007-0151-021-0000	Z1A	STD	3,049	4,646	\$933.57
827	007-0102-012-0000	Z1A	STD	3,049	1,974	\$0.00
828	007-0145-014-0000	Z1A	STD	17,600	0	\$4,048.00
829	007-0111-019-0000	Z1A	STD	6,400	7,414	\$1,842.70
830	007-0102-024-0000	Z1A	STD	3,049	2,846	\$843.57
831	007-0151-011-0000	Z1A	STD	3,049	1,698	\$0.00
832	007-0104-002-0000	Z1A	HRTE	13,760	13,485	\$2,600.65
833	007-0104-017-0000	Z1A	HRTE	31,040	38,436	\$6,267.40
834	007-0142-012-0000	Z1A	STD	2,614	2,095	\$0.00
835	007-0111-018-0000	Z1A	STD	6,400	5,199	\$1,731.95
836	007-0096-009-0000	Z1A	STD	3,200	2,300	\$851.00
837	006-0231-009-0000	Z1A	STD	3,049	0	\$701.27
838	007-0113-034-0000	Z1A	STD	25,600	3,012	\$6,038.60
839	007-0111-017-0000	Z1A	STD	6,400	5,199	\$1,731.95
840	006-0233-027-0000	Z1A	P	9,600	1,000	\$1,874.00
841	007-0111-016-0000	Z1A	STD	8,000	8,645	\$2,272.25
842	007-0102-021-0000	Z1A	STD	5,120	0	\$1,177.60
843	007-0102-013-0000	Z1A	STD	3,200	1,788	\$0.00
844	007-0142-013-0000	Z1A	STD	2,614	2,306	\$0.00
845	007-0144-020-0000	Z1A	STD	25,600	40,500	\$7,913.00
846	007-0102-020-0000	Z1A	STD	5,120	6,062	\$1,480.70
847	007-0102-023-0000	Z1A	STD	3,200	3,471	\$909.55
848	006-0231-023-0000	Z1A	P	3,485	4,200	\$872.15
849	007-0111-015-0000	Z1A	STD	11,326	86,087	\$6,909.33
850	007-0102-019-0000	Z1A	STD	5,120	1,363	\$1,245.75
851	007-0102-022-0000	Z1A	STD	3,200	0	\$736.00
852	007-0151-028-0000	Z1A	STD	29,360	140,565	\$13,781.05
853	006-0233-004-0000	Z1A	P	6,534	0	\$1,241.46
854	007-0102-018-0000	Z1A	STD	5,227	5,138	\$1,459.11
855	007-0111-026-0000	Z1A	STD	9,600	2,086	\$2,312.30
856	007-0144-025-0000	Z1A	STD	2,400	0	\$552.00
857	007-0102-014-0000	Z1A	STD	3,049	0	\$0.00
858	007-0102-017-0000	Z1A	STD	5,120	3,324	\$1,343.80
859	006-0233-005-0000	Z1A	P	6,534	3,000	\$1,391.46

860	007-0144-026-0000	Z1A	STD	6,400	0	\$1,472.00
861	007-0144-024-0000	Z1A	STD	4,000	0	\$920.00
862	007-0104-018-0000	Z1A	HRTE	6,400	9,803	\$1,386.15
863	007-0151-016-0000	Z1A	STD	6,400	0	\$1,472.00
864	006-0233-001-0000	Z1A	P	3,049	2,400	\$699.31
865	007-0111-014-0000	Z1A	STD	3,200	3,104	\$0.00
866	007-0144-006-0000	Z1A	STD	13,600	0	\$3,128.00
867	007-0151-022-0000	Z1A	STD	12,800	21,693	\$4,028.65
868	007-0102-016-0000	Z1A	STD	3,049	3,400	\$0.00
869	007-0102-015-0000	Z1A	STD	3,049	2,520	\$0.00
870	007-0113-033-0000	Z1A	HRTE	43,010	94,635	\$10,753.15
871	007-0146-001-0000	Z1A	STD	12,800	6,600	\$3,274.00
872	006-0231-025-0000	Z1A	STD	19,602	33,452	\$6,181.06
873	007-0104-019-0000	Z1A	HRTE	58,370	49,968	\$10,670.20
874	007-0146-002-0000	Z1A	STD	6,400	17,934	\$2,368.70
875	007-0146-003-0000	Z1A	STD	6,400	17,934	\$2,368.70
876	007-0113-032-0000	Z1A	STD	14,866	54,442	\$6,141.28
877	007-0146-004-0000	Z1A	STD	6,400	17,934	\$2,368.70
878	006-0233-023-0000	Z1A	P	9,148	0	\$1,738.12
879	007-0144-021-0000	Z1A	STD	25,600	0	\$5,888.00
880	007-0146-005-0000	Z1A	STD	6,400	3,952	\$1,669.60
881	007-0144-007-0000	Z1A	STD	4,000	0	\$920.00
882	007-0121-016-0000	Z2A	STD	25,600	4,933	\$5,878.65
883	007-0146-006-0000	Z1A	STD	12,800	12,399	\$3,563.95
884	007-0144-022-0000	Z1A	STD	2,880	0	\$662.40
885	007-0152-022-0000	Z1A	STD	6,400	3,986	\$1,671.30
886	007-0106-001-0000	Z1A	P	132,422	0	\$25,160.18
887	007-0144-027-0000	Z1A	STD	5,920	0	\$1,361.60
888	007-0121-004-0000	Z2A	STD	6,400	3,600	\$1,588.00
889	007-0144-008-0000	Z1A	STD	3,049	2,132	\$0.00
890	006-0233-019-0000	Z1A	P	3,485	0	\$662.15
891	007-0144-023-0000	Z1A	STD	4,000	0	\$920.00
892	007-0121-005-0000	Z2A	STD	6,400	1,518	\$1,483.90
893	007-0146-014-0000	Z1A	STD	3,200	0	\$736.00
894	007-0121-006-0000	Z2A	STD	12,800	1,872	\$2,909.60
895	007-0152-023-0000	Z1A	STD	3,320	3,200	\$923.60
896	007-0152-004-0000	Z1A	STD	6,534	7,280	\$1,866.82
897	007-0144-010-0000	Z1A	STD	3,049	792	\$0.00

898	007-0152-005-0000	Z1A	STD	6,400	0	\$1,472.00
899	007-0144-009-0000	Z1A	STD	3,200	3,031	\$887.55
900	007-0121-013-0000	Z2A	STD	3,049	0	\$670.78
901	007-0152-006-0000	Z1A	STD	6,400	0	\$1,472.00
902	007-0123-045-0000	Z2A	STD	12,800	5,949	\$3,113.45
903	007-0163-003-0000	Z1A	STD	3,049	2,250	\$0.00
904	007-0146-012-0000	Z1A	STD	6,400	4,800	\$1,712.00
905	007-0152-001-0000	Z1A	STD	3,080	2,850	\$850.90
906	007-0152-007-0000	Z1A	STD	6,400	0	\$1,472.00
907	007-0146-011-0000	Z1A	STD	6,534	2,240	\$1,614.82
908	007-0112-001-0000	Z1A	P	132,422	0	\$25,160.18
909	007-0146-013-0000	Z1A	STD	3,049	2,566	\$829.57
910	007-0146-010-0000	Z1A	STD	6,400	0	\$0.00
911	007-0152-008-0000	Z1A	HRTE	12,800	12,325	\$2,408.25
912	007-0163-004-0000	Z1A	STD	9,600	10,602	\$2,738.10
913	007-0146-015-0000	Z1A	STD	12,800	8,806	\$3,384.30
914	006-0232-019-0000	Z1A	STD	31,363	67,638	\$10,595.39
915	007-0243-003-0000	Z1A	STD	3,049	0	\$701.27
916	007-0163-002-0000	Z1A	STD	3,049	1,912	\$0.00
917	007-0243-004-0000	Z1A	STD	3,049	0	\$701.27
918	007-0121-012-0000	Z2A	STD	9,600	4,312	\$2,327.60
919	007-0146-007-0000	Z1A	STD	12,800	14,490	\$3,668.50
920	007-0121-015-0000	Z2A	STD	12,969	9,376	\$3,321.98
921	007-0163-005-0000	Z1A	STD	6,534	6,916	\$1,848.62
922	007-0123-043-0000	Z2A	STD	6,400	0	\$1,408.00
923	007-0163-006-0000	Z1A	STD	6,400	3,329	\$1,638.45
924	007-0243-005-0000	Z1A	STD	4,792	0	\$1,102.16
925	007-0123-006-0000	Z2A	STD	8,500	15,000	\$2,620.00
926	007-0243-028-0000	Z1A	STD	1,600	0	\$368.00
927	007-0163-001-0000	Z1A	STD	3,049	1,820	\$0.00
928	007-0152-016-0000	Z1A	STD	1,920	0	\$0.00
929	007-0121-014-0000	Z2A	STD	25,600	3,317	\$5,797.85
930	007-0163-021-0000	Z1A	STD	19,605	58,152	\$7,416.75
931	007-0243-002-0000	Z1A	STD	3,049	0	\$701.27
932	006-0234-029-0000	Z1A	STD	19,553	0	\$4,497.19
933	007-0243-007-0000	Z1A	STD	6,534	0	\$1,502.82
934	007-0243-009-0000	Z1A	STD	3,049	1,770	\$0.00
935	007-0152-020-0000	Z1A	STD	20,480	7,733	\$5,097.05

936	007-0243-010-0000	Z1A	STD	3,049	3,346	\$0.00
937	007-0123-049-0001	Z2A	STD	12,022	3,648	\$2,827.24
938	007-0123-049-0002	Z2A	STD	11,317	3,434	\$2,661.44
939	007-0123-049-0003	Z2A	STD	13,139	3,987	\$3,089.93
940	007-0450-002-0000	Z1A	HRTE	203,861	1,095,507	\$83,315.89
941	007-0243-001-0000	Z1A	STD	3,049	0	\$701.27
942	007-0152-021-0000	Z1A	STD	6,400	1,940	\$1,569.00
943	007-0123-009-0000	Z2A	STD	1,307	0	\$287.54
944	007-0152-014-0000	Z1A	STD	6,534	0	\$0.00
945	007-0163-018-0000	Z1A	STD	3,920	5,570	\$1,180.10
946	007-0243-006-0000	Z1A	STD	1,742	0	\$400.66
947	007-0152-013-0000	Z1A	STD	6,534	2,776	\$0.00
948	007-0123-010-0000	Z2A	STD	12,800	4,800	\$3,056.00
949	007-0245-003-0000	Z1A	STD	3,049	2,604	\$0.00
950	007-0152-015-0000	Z1A	STD	3,049	1,906	\$0.00
951	006-0350-052-0000	Z1A	STD	436	0	\$100.28
952	007-0165-018-0000	Z1A	HRTE	28,563	36,143	\$5,805.97
953	007-0245-004-0000	Z1A	STD	3,200	0	\$736.00
954	007-0123-011-0000	Z2A	STD	12,758	5,610	\$3,087.26
955	007-0243-023-0000	Z1A	STD	3,049	0	\$701.27
956	007-0243-011-0000	Z1A	STD	6,534	1,659	\$1,585.77
957	007-0123-046-0000	Z2A	STD	139,392	36,148	\$32,473.64
958	007-0163-016-0000	Z1A	STD	6,400	3,599	\$0.00
959	007-0152-011-0000	Z1A	STD	3,049	1,135	\$0.00
960	007-0123-052-0000	Z2A	STD	18,339	7,346	\$4,401.88
961	007-0163-011-0000	Z1A	STD	3,049	2,940	\$848.27
962	007-0163-015-0000	Z1A	STD	8,000	3,095	\$1,994.75
963	007-0243-027-0000	Z1A	STD	25,600	0	\$5,888.00
964	007-0245-005-0000	Z1A	STD	6,534	7,797	\$1,892.67
965	007-0152-010-0000	Z1A	STD	3,049	2,195	\$0.00
966	007-0165-005-0000	Z1A	STD	4,777	2,183	\$0.00
967	007-0165-006-0000	Z1A	STD	4,792	10,905	\$1,647.41
968	007-0245-002-0000	Z1A	STD	3,049	0	\$701.27
969	007-0163-017-0000	Z1A	STD	4,000	2,977	\$1,068.85
970	007-0243-022-0000	Z1A	STD	3,049	0	\$701.27
971	007-0245-006-0000	Z1A	STD	4,356	1,561	\$0.00
972	007-0163-014-0000	Z1A	STD	8,000	4,094	\$0.00
973	006-0350-051-0000	Z1A	STD	2,096	3,040	\$634.08

974	007-0245-007-0000	Z1A	STD	4,320	1,050	\$1,046.10
975	007-0245-010-0000	Z1A	STD	3,485	0	\$0.00
976	007-0163-019-0000	Z1A	STD	8,000	3,654	\$0.00
977	007-0245-008-0000	Z1A	STD	4,356	1,050	\$0.00
978	007-0245-011-0000	Z1A	STD	3,520		\$809.60
979	007-0118-001-0000	Z2A	P	108,900	0	\$18,513.00
980	007-0245-009-0000	Z1A	STD	6,400	1,884	\$1,566.20
981	007-0245-001-0000	Z1A	STD	3,049	1,492	\$0.00
982	007-0243-019-0000	Z1A	STD	3,920	0	\$901.60
983	007-0165-019-0000	Z1A	STD	4,800	1,850	\$1,196.50
984	007-0122-018-0000	Z2A	STD	25,600	4,084	\$5,836.20
985	007-0243-018-0000	Z1A	STD	5,663	0	\$1,302.49
986	006-0234-028-0000	Z1A	STD	19,468	87,867	\$8,870.99
987	007-0165-007-0000	Z1A	STD	3,920	4,608	\$1,132.00
988	007-0243-021-0000	Z1A	STD	3,049	0	\$701.27
989	007-0243-017-0000	Z1A	STD	3,049	0	\$701.27
990	007-0163-020-0000	Z1A	STD	4,792	2,296	\$0.00
991	007-0243-026-0000	Z1A	STD	6,400	5,688	\$1,756.40
992	007-0243-020-0000	Z1A	STD	3,049	0	\$701.27
993	007-0163-012-0000	Z1A	STD	4,800	2,490	\$1,228.50
994	007-0123-014-0000	Z2A	STD	6,116	4,164	\$0.00
995	007-0171-001-0000	Z1A	HRTE	19,440	19,440	\$3,693.60
996	007-0251-025-0000	Z1A	STD	12,800	26,440	\$4,266.00
997	007-0122-016-0000	Z2A	STD	25,600	17,185	\$6,491.25
998	007-0245-022-0000	Z1A	STD	5,760	6,960	\$1,672.80
999	007-0245-021-0000	Z1A	STD	6,534	4,862	\$0.00
1000	007-0165-008-0000	Z1A	STD	3,049	2,717	\$0.00
1001	007-0123-051-0000	Z2A	STD	94,961	0	\$20,891.42
1002	007-0165-020-0000	Z1A	STD	11,200	4,595	\$2,805.75
1003	007-0251-003-0000	Z1A	STD	2,133	766	\$528.89
1004	007-0123-015-0000	Z2A	STD	6,098	1,204	\$0.00
1005	007-0165-015-0000	Z1A	STD	3,200	2,100	\$841.00
1006	007-0165-013-0000	Z1A	STD	12,800	3,564	\$3,122.20
1007	007-0251-007-0000	Z1A	STD	6,534	1,571	\$0.00
1008	007-0243-024-0000	Z1A	STD	6,400	3,200	\$1,632.00
1009	007-0251-008-0000	Z1A	STD	6,534	4,348	\$1,720.22
1010	007-0251-011-0000	Z1A	STD	3,200	1,812	\$0.00
1011	007-0165-012-0000	Z1A	STD	6,400	2,902	\$1,617.10

1012	007-0165-009-0000	Z1A	STD	3,049	2,353	\$0.00
1013	007-0251-024-0000	Z1A	STD	4,266	6,002	\$1,281.28
1014	007-0251-009-0000	Z1A	STD	6,400	0	\$1,472.00
1015	007-0245-019-0000	Z1A	HRTE	10,000	10,400	\$1,920.00
1016	007-0123-016-0000	Z2A	STD	6,093	2,993	\$0.00
1017	007-0251-010-0000	Z1A	STD	6,534	3,165	\$0.00
1018	007-0245-017-0000	Z1A	STD	3,200	0	\$736.00
1019	007-0245-020-0000	Z1A	STD	4,400	0	\$1,012.00
1020	007-0123-039-0000	Z2A	STD	14,095	6,788	\$3,440.30
1021	007-0245-016-0000	Z1A	STD	6,400	7,324	\$1,838.20
1022	007-0123-034-0000	Z2A	STD	2,095	0	\$0.00
1023	007-0165-011-0000	Z1A	STD	3,049	2,276	\$0.00
1024	007-0245-015-0000	Z1A	STD	6,400	6,083	\$1,776.15
1025	007-0450-001-0000	Z1A	HRTE	60,548	756,831	\$46,318.27
1026	007-0122-017-0000	Z2A	STD	19,200	10,208	\$4,734.40
1027	007-0123-017-0000	Z2A	STD	4,265	822	\$0.00
1028	007-0165-010-0000	Z1A	STD	3,049	2,836	\$0.00
1029	007-0123-038-0000	Z2A	STD	9,585	0	\$2,108.70
1030	007-0245-018-0000	Z1A	STD	1,600	0	\$368.00
1031	007-0171-016-0000	Z1A	STD	12,800	54,456	\$5,666.80
1032	007-0245-014-0000	Z1A	STD	12,800	9,711	\$3,429.55
1033	007-0123-050-0000	Z2A	STD	336	0	\$73.92
1034	007-0251-012-0000	Z1A	STD	3,049	4,210	\$911.77
1035	007-0122-009-0000	Z2A	STD	6,400	0	\$1,408.00
1036	007-0122-005-0000	Z2A	STD	5,600	0	\$1,232.00
1037	007-0251-023-0000	Z1A	HRTE	6,428	6,700	\$1,234.92
1038	007-0171-011-0000	Z1A	STD	6,400	0	\$1,472.00
1039	007-0123-037-0000	Z2A	P	9,148	0	\$1,555.16
1040	007-0123-018-0000	Z2A	STD	4,872	0	\$1,071.84
1041	007-0244-029-0000	Z1A	STD	12,800	13,955	\$3,641.75
1042	007-0122-015-0000	Z2A	STD	12,800	0	\$2,816.00
1043	006-0291-001-0000	Z1A	P	108,900	0	\$20,691.00
1044	007-0244-005-0000	Z1A	STD	6,400	3,280	\$1,636.00
1045	006-0293-030-0000	Z1A	STD	25,600	78,894	\$9,832.70
1046	007-0244-006-0000	Z1A	STD	6,400	3,200	\$1,632.00
1047	007-0123-019-0000	Z2A	STD	4,564	1,452	\$0.00
1048	007-0123-042-0000	Z2A	STD	37,563	34,950	\$10,011.36
1049	007-0244-008-0000	Z1A	STD	6,400	3,200	\$1,632.00

1050	007-0244-023-0000	Z1A	STD	4,000	0	\$920.00
1051	007-0244-028-0000	Z1A	STD	4,800	0	\$1,104.00
1052	007-0244-024-0000	Z1A	STD	4,000	0	\$920.00
1053	007-0251-022-0000	Z1A	STD	3,770	2,006	\$967.40
1054	007-0122-006-0000	Z2A	STD	7,200	3,847	\$1,776.35
1055	007-0123-020-0000	Z2A	STD	4,560	994	\$0.00
1056	007-0251-021-0000	Z1A	STD	2,614	1,244	\$0.00
1057	007-0123-028-0000	Z2A	STD	6,534	3,840	\$1,629.48
1058	007-0123-027-0000	Z2A	STD	6,534	1,440	\$1,509.48
1059	007-0244-009-0000	Z1A	STD	3,200	1,728	\$822.40
1060	007-0166-016-0000	Z1A	STD	18,507	53,000	\$6,906.61
1061	007-0123-026-0000	Z2A	STD	6,534	1,134	\$0.00
1062	007-0450-003-0000	Z1A	HRTE	18,034	37,095	\$4,379.51
1063	007-0244-020-0000	Z1A	STD	3,200	3,200	\$896.00
1064	007-0123-025-0000	Z2A	STD	6,534	1,104	\$0.00
1065	007-0123-021-0000	Z2A	STD	6,076	999	\$0.00
1066	006-0293-024-0000	Z1A	STD	3,200	3,360	\$904.00
1067	007-0244-010-0000	Z1A	STD	3,049	1,022	\$0.00
1068	007-0182-001-0000	Z2A	STD	37,776	17,908	\$9,206.12
1069	007-0166-014-0000	Z1A	HRTE	32,695	25,152	\$5,834.90
1070	007-0244-019-0000	Z1A	STD	3,200	1,902	\$0.00
1071	007-0246-015-0000	Z1A	HRTE	51,836	51,714	\$9,842.74
1072	007-0123-022-0000	Z2A	STD	3,418	1,144	\$0.00
1073	007-0460-001-0000	Z2A	STD	1,898	2,045	\$0.00
1074	007-0123-024-0000	Z2A	STD	3,360	1,092	\$0.00
1075	007-0460-002-0000	Z2A	STD	1,196	1,819	\$0.00
1076	007-0177-001-0000	Z2A	P	108,900	0	\$18,513.00
1077	007-0460-003-0000	Z2A	STD	1,198	1,819	\$0.00
1078	007-0460-004-0000	Z2A	STD	1,201	1,819	\$0.00
1079	007-0244-016-0000	Z1A	STD	6,534	2,105	\$0.00
1080	007-0460-005-0000	Z2A	STD	1,203	1,990	\$0.00
1081	007-0181-013-0000	Z2A	STD	28,948	22,164	\$7,476.76
1082	007-0460-006-0000	Z2A	STD	1,469	2,045	\$0.00
1083	007-0244-015-0000	Z1A	STD	6,400	4,196	\$1,681.80
1084	007-0244-018-0000	Z1A	STD	3,200	3,430	\$907.50
1085	007-0123-023-0000	Z2A	STD	3,418	1,485	\$0.00
1086	007-0244-011-0000	Z1A	HRTE	6,400	0	\$896.00
1087	006-0293-028-0000	Z1A	STD	9,600	6,040	\$2,510.00

1088	007-0244-026-0000	Z1A	STD	4,000	0	\$920.00
1089	007-0244-017-0000	Z1A	STD	3,200	2,457	\$0.00
1090	007-0181-002-0000	Z2A	STD	6,400	0	\$1,408.00
1091	007-0244-027-0000	Z1A	STD	4,800	0	\$1,104.00
1092	007-0244-025-0000	Z1A	STD	4,000	0	\$920.00
1093	007-0181-014-0000	Z2A	STD	10,256	0	\$2,256.32
1094	007-0172-022-0000	Z1A	HRTE	38,866	44,923	\$7,687.39
1095	007-0252-028-0000	Z1A	STD	25,920	60,378	\$8,980.50
1096	007-0244-013-0000	Z1A	STD	3,049	1,368	\$0.00
1097	007-0244-012-0000	Z1A	STD	3,200	2,670	\$869.50
1098	007-0181-003-0000	Z2A	STD	6,400	0	\$1,408.00
1099	007-0172-024-0000	Z1A	STD	12,807	68,445	\$6,367.86
1100	007-0246-010-0000	Z1A	STD	12,800	10,291	\$3,458.55
1101	007-0311-008-0000	Z1A	STD	3,920	4,396	\$0.00
1102	007-0246-009-0000	Z1A	STD	6,400	4,772	\$1,710.60
1103	007-0181-011-0000	Z2A	STD	11,431	7,829	\$2,906.27
1104	007-0246-011-0000	Z1A	STD	12,800	8,220	\$3,355.00
1105	007-0246-013-0000	Z1A	STD	3,246	1,251	\$809.13
1106	007-0181-012-0000	Z2A	STD	1,802	0	\$396.44
1107	007-0183-008-0000	Z2A	STD	59,677	103,652	\$18,311.54
1108	007-0313-002-0000	Z1A	STD	3,200	2,438	\$857.90
1109	007-0246-006-0000	Z1A	STD	6,534	3,160	\$1,660.82
1110	007-0252-023-0000	Z1A	STD	2,640	5,120	\$863.20
1111	007-0313-003-0000	Z1A	STD	3,049	1,664	\$0.00
1112	007-0246-005-0000	Z1A	STD	6,400	3,435	\$1,643.75
1113	007-0181-010-0000	Z2A	STD	10,633	0	\$2,339.26
1114	007-0311-021-0000	Z1A	STD	8,000	3,171	\$1,998.55
1115	007-0174-004-0000	Z1A	STD	38,820	0	\$8,928.60
1116	007-0313-004-0000	Z1A	STD	6,400	6,400	\$1,792.00
1117	007-0252-022-0000	Z1A	STD	1,880	0	\$432.40
1118	007-0174-005-0000	Z1A	STD	12,380	0	\$2,847.40
1119	007-0440-032-0000	Z1A	STD	1,757	1,911	\$0.00
1120	007-0252-021-0000	Z1A	STD	1,880	0	\$432.40
1121	007-0246-014-0000	Z1A	STD	3,246	2,195	\$0.00
1122	007-0172-025-0001	Z1A	HRTE	25,918	293,081	\$18,282.57
1123	007-0172-025-0002	Z1A	HRTE	25,918	0	\$3,628.52
1124	007-0440-031-0000	Z1A	STD	1,566	1,722	\$0.00
1125	007-0181-009-0000	Z2A	STD	27,868	5,729	\$6,417.41

1126	007-0313-001-0000	Z1A	STD	10,454	4,586	\$2,633.72
1127	007-0440-030-0000	Z1A	STD	1,566	1,868	\$0.00
1128	007-0313-006-0000	Z1A	STD	12,632	0	\$2,905.36
1129	007-0252-020-0000	Z1A	STD	6,400	12,180	\$2,081.00
1130	007-0440-029-0000	Z1A	STD	1,566	1,722	\$0.00
1131	007-0315-004-0000	Z1A	STD	3,200	0	\$736.00
1132	007-0313-005-0000	Z1A	STD	2,614	0	\$601.22
1133	007-0440-028-0000	Z1A	STD	1,566	1,722	\$0.00
1134	007-0183-003-0000	Z2A	STD	27,542	10,340	\$6,576.24
1136	007-0440-027-0000	Z1A	STD	1,566	1,868	\$0.00
1137	007-0315-003-0000	Z1A	STD	3,200	0	\$736.00
1139	007-0311-011-0000	Z1A	STD	12,800	7,022	\$3,295.10
1141	007-0440-026-0000	Z1A	STD	1,566	1,722	\$0.00
1142	007-0315-002-0000	Z1A	STD	3,200	3,200	\$896.00
1143	007-0440-025-0000	Z1A	STD	2,553	1,911	\$0.00
1144	007-0315-005-0000	Z1A	STD	6,534	4,793	\$1,742.47
1145	007-0174-003-0000	Z1A	STD	51,401	0	\$11,822.23
1146	007-0315-006-0000	Z1A	STD	6,400	5,440	\$1,744.00
1147	007-0315-009-0000	Z1A	STD	3,200	2,836	\$0.00
1148	007-0183-005-0000	Z2A	STD	11,693	2,618	\$2,703.36
1149	007-0315-010-0000	Z1A	STD	3,200	0	\$736.00
1150	007-0315-007-0000	Z1A	STD	6,400	5,440	\$1,744.00
1151	007-0440-024-0000	Z1A	STD	2,557	1,911	\$0.00
1152	007-0315-001-0000	Z1A	STD	3,049	2,150	\$0.00
1153	007-0315-008-0000	Z1A	STD	6,400	0	\$1,472.00
1154	007-0313-017-0000	Z1A	STD	25,744	61,445	\$8,993.37
1155	007-0440-023-0000	Z1A	STD	1,565	1,751	\$0.00
1156	007-0211-001-0000	Z2A	STD	12,800	3,855	\$3,008.75
1157	007-0321-003-0000	Z1A	STD	3,200	3,576	\$0.00
1158	007-0440-022-0000	Z1A	STD	1,565	1,897	\$0.00
1159	007-0315-011-0000	Z1A	STD	3,200	3,020	\$887.00
1160	007-0313-012-0000	Z1A	STD	13,068	0	\$3,005.64
1161	007-0211-008-0000	Z2A	STD	21,600	6,153	\$5,059.65
1162	007-0271-009-0000	Z1A	STD	2,400	2,082	\$656.10
1163	007-0315-024-0000	Z1A	STD	3,049	0	\$701.27
1164	007-0440-021-0000	Z1A	STD	1,565	1,751	\$0.00
1165	007-0183-004-0000	Z2A	STD	28,476	11,400	\$6,834.72
1166	007-0440-020-0000	Z1A	STD	1,565	1,751	\$0.00

1167	007-0315-012-0000	Z1A	STD	3,200	3,020	\$887.00
1168	007-0321-002-0000	Z1A	STD	3,049	2,370	\$0.00
1169	007-0271-010-0000	Z1A	STD	1,810	1,854	\$509.00
1170	007-0211-012-0000	Z2A	STD	16,800	3,490	\$3,870.50
1171	007-0440-019-0000	Z1A	STD	1,565	1,897	\$0.00
1172	007-0315-023-0000	Z1A	STD	3,049	2,750	\$0.00
1173	007-0271-008-0000	Z1A	STD	4,800	2,005	\$1,204.25
1174	007-0312-006-0000	Z1A	P	5,227	0	\$993.13
1175	007-0312-007-0000	Z1A	P	4,356	0	\$827.64
1176	007-0312-008-0000	Z1A	P	3,485	0	\$662.15
1177	007-0312-009-0000	Z1A	P	3,485	0	\$662.15
1178	007-0440-018-0000	Z1A	STD	1,564	1,722	\$0.00
1179	007-0321-024-0000	Z1A	STD	1,078	1,895	\$0.00
1180	007-0273-002-0000	Z1A	STD	6,270	6,865	\$1,785.35
1181	007-0321-025-0000	Z1A	STD	1,005	1,781	\$0.00
1182	007-0440-017-0000	Z1A	STD	1,751	1,940	\$0.00
1183	007-0315-020-0000	Z1A	STD	6,400	1,440	\$1,544.00
1184	007-0321-026-0000	Z1A	STD	1,162	1,768	\$0.00
1185	007-0315-022-0000	Z1A	STD	3,049	5,004	\$951.47
1186	007-0315-019-0000	Z1A	STD	6,400	3,600	\$1,652.00
1187	007-0271-030-0000	Z1A	STD	5,415	0	\$1,245.45
1188	007-0315-025-0000	Z1A	STD	1,622	2,503	\$0.00
1189	007-0315-018-0000	Z1A	STD	6,400	3,248	\$1,634.40
1190	007-0315-026-0000	Z1A	STD	1,622	2,983	\$0.00
1191	007-0214-002-0000	Z2A	STD	17,246	4,739	\$4,031.07
1192	007-0315-017-0000	Z1A	STD	6,400	1,344	\$1,539.20
1193	007-0314-018-0000	Z1A	STD	6,400	2,825	\$1,613.25
1194	007-0315-027-0000	Z1A	STD	12,979	7,340	\$0.00
1195	007-0273-003-0000	Z1A	STD	19,200	19,200	\$5,376.00
1196	007-0273-001-0000	Z1A	STD	6,622	7,510	\$1,898.56
1197	007-0312-029-0000	Z1A	P	21,853	0	\$4,152.07
1198	007-0314-006-0000	Z1A	STD	3,200	3,200	\$896.00
1199	007-0273-004-0000	Z1A	STD	6,534	0	\$1,502.82
1200	007-0273-022-0000	Z1A	STD	9,583	0	\$2,204.09
1201	007-0211-010-0000	Z2A	STD	38,400	33,092	\$10,102.60
1202	007-0440-016-0000	Z1A	STD	1,796	1,940	\$0.00
1203	007-0211-011-0000	Z2A	STD	12,800	3,857	\$3,008.85
1204	007-0321-016-0000	Z1A	STD	12,800	0	\$2,944.00

1205	007-0271-028-0000	Z1A	STD	6,400	3,588	\$1,651.40
1206	007-0440-015-0000	Z1A	STD	1,564	1,751	\$0.00
1207	007-0314-001-0000	Z1A	STD	6,400	6,400	\$1,792.00
1208	007-0314-017-0000	Z1A	STD	9,600	0	\$2,208.00
1209	007-0273-019-0000	Z1A	STD	1,512	1,512	\$423.36
1210	007-0440-014-0000	Z1A	STD	1,564	1,868	\$0.00
1211	007-0321-020-0000	Z1A	STD	12,800	6,320	\$3,260.00
1212	007-0314-008-0000	Z1A	STD	13,504	0	\$3,105.92
1213	007-0440-013-0000	Z1A	STD	1,564	1,751	\$0.00
1214	007-0273-018-0000	Z1A	STD	2,968	0	\$682.64
1215	007-0273-008-0000	Z1A	STD	3,485	0	\$801.55
1216	007-0440-012-0000	Z1A	STD	1,564	1,751	\$0.00
1217	007-0321-019-0000	Z1A	STD	25,600	6,028	\$6,189.40
1218	007-0323-024-0000	Z1A	STD	3,049	0	\$701.27
1219	007-0271-016-0000	Z1A	STD	6,400	4,223	\$1,683.15
1220	007-0273-017-0000	Z1A	STD	1,920	2,499	\$566.55
1221	007-0440-011-0000	Z1A	STD	1,565	1,897	\$0.00
1222	007-0214-006-0000	Z2A	STD	1,811	0	\$398.42
1223	007-0440-010-0000	Z1A	STD	1,565	1,722	\$0.00
1224	007-0323-023-0000	Z1A	STD	3,200	0	\$736.00
1225	007-0273-015-0000	Z1A	STD	12,800	8,000	\$3,344.00
1226	007-0440-009-0000	Z1A	STD	2,556	1,940	\$0.00
1227	007-0214-007-0000	Z2A	STD	27,213	31,376	\$7,555.66
1228	007-0214-005-0000	Z2A	HRTE	72,310	258,252	\$22,312.90
1229	007-0273-025-0000	Z1A	STD	6,400	4,500	\$1,697.00
1230	007-0273-014-0000	Z1A	STD	4,267	2,650	\$1,113.91
1231	007-0273-026-0000	Z1A	STD	14,986	1,229	\$3,508.23
1232	007-0323-022-0000	Z1A	STD	3,049	2,835	\$843.02
1233	007-0440-008-0000	Z1A	STD	2,554	1,940	\$0.00
1234	007-0314-015-0000	Z1A	STD	25,380	25,400	\$7,107.40
1235	007-0440-007-0000	Z1A	STD	1,565	1,751	\$0.00
1236	007-0323-021-0000	Z1A	STD	3,200	2,100	\$841.00
1237	007-0314-014-0000	Z1A	STD	13,504	0	\$3,105.92
1238	007-0440-006-0000	Z1A	STD	1,566	1,868	\$0.00
1239	007-0314-016-0000	Z1A	STD	436	0	\$100.28
1240	007-0273-011-0000	Z1A	STD	6,534	6,368	\$1,821.22
1241	007-0440-005-0000	Z1A	STD	1,566	1,722	\$0.00
1242	007-0212-019-0000	Z2A	STD	44,867	23,051	\$11,023.29

1243	007-0212-018-0000	Z2A	STD	6,400	2,554	\$1,535.70
1244	007-0214-008-0000	Z2A	HRTE	110	0	\$14.30
1245	007-0272-009-0000	Z1A	STD	4,356	3,544	\$0.00
1246	007-0316-003-0000	Z1A	STD	110,642	200,616	\$35,478.46
1247	007-0440-004-0000	Z1A	STD	1,566	1,751	\$0.00
1248	007-0215-001-0000	Z2A	STD	3,410	1,610	\$830.70
1249	007-0440-003-0000	Z1A	STD	1,566	1,897	\$0.00
1250	007-0272-010-0000	Z1A	STD	2,178	2,562	\$0.00
1251	007-0440-002-0000	Z1A	STD	1,566	1,751	\$0.00
1252	007-0272-028-0000	Z1A	STD	12,800	13,208	\$3,604.40
1255	007-0440-001-0000	Z1A	STD	1,806	1,940	\$0.00
1257	007-0274-027-0000	Z1A	STD	9,583	6,464	\$2,527.29
1258	007-0212-016-0000	Z2A	STD	6,534	1,914	\$1,533.18
1260	007-0215-027-0000	Z2A	STD	3,363	0	\$739.86
1261	010-0023-023-0000	Z1A	STD	467	0	\$107.41
1262	009-0094-004-0000	Z1A	STD	3,200	4,436	\$957.80
1263	007-0274-005-0000	Z1A	STD	6,400	4,000	\$1,672.00
1264	007-0274-006-0000	Z1A	STD	6,534	11,139	\$2,059.77
1265	007-0274-009-0000	Z1A	STD	3,200	1,500	\$811.00
1267	007-0324-006-0000	Z1A	STD	124,146	0	\$28,553.58
1268	007-0274-007-0000	Z1A	STD	6,534	0	\$1,502.82
1269	007-0274-010-0000	Z1A	STD	3,049	1,192	\$0.00
1270	007-0212-014-0000	Z2A	STD	6,534	2,280	\$1,551.48
1271	009-0094-003-0000	Z1A	STD	3,200	3,146	\$893.30
1272	007-0274-008-0000	Z1A	STD	6,534	5,180	\$1,761.82
1273	007-0274-001-0000	Z1A	STD	3,049	2,176	\$0.00
1274	007-0212-013-0000	Z2A	STD	6,400	3,300	\$1,573.00
1276	007-0272-013-0000	Z1A	STD	3,049	3,849	\$893.72
1277	007-0212-015-0000	Z2A	STD	6,400	3,630	\$1,589.50
1278	010-0023-022-0000	Z1A	STD	17,733	0	\$4,078.59
1279	007-0212-012-0000	Z2A	STD	6,400	1,342	\$1,475.10
1281	007-0212-011-0000	Z2A	STD	6,534	7,478	\$1,811.38
1282	009-0094-005-0000	Z1A	STD	6,400	2,525	\$0.00
1283	009-0094-002-0000	Z1A	STD	3,200	994	\$0.00
1284	007-0274-011-0000	Z1A	STD	3,049	1,159	\$0.00
1285	009-0094-006-0000	Z1A	STD	6,400	1,092	\$0.00
1286	007-0272-014-0000	Z1A	STD	3,049	1,308	\$0.00
1287	007-0212-010-0000	Z2A	STD	12,800	9,914	\$3,311.70

1288	010-0023-027-0000	Z1A	STD	14,179	0	\$3,261.17
1289	009-0094-009-0000	Z1A	STD	6,400	8,911	\$1,917.55
1290	009-0094-007-0000	Z1A	STD	6,400	4,860	\$0.00
1291	007-0274-023-0000	Z1A	STD	3,200	2,832	\$877.60
1293	010-0023-018-0000	Z1A	STD	10,930	6,887	\$2,858.25
1294	009-0094-008-0000	Z1A	STD	6,400	3,128	\$0.00
1295	009-0094-001-0000	Z1A	STD	3,200	1,813	\$826.65
1296	007-0274-012-0000	Z1A	STD	3,049	0	\$701.27
1297	007-0274-022-0000	Z1A	STD	3,049	0	\$701.27
1298	007-0324-007-0000	Z1A	STD	123,710	0	\$28,453.30
1299	010-0023-024-0000	Z1A	STD	221	0	\$50.83
1300	009-0096-003-0000	Z1A	STD	6,400	7,484	\$0.00
1301	007-0216-029-0000	Z2A	STD	13,090	8,912	\$3,325.40
1302	007-0272-015-0000	Z1A	STD	3,049	3,730	\$0.00
1303	009-0094-010-0000	Z1A	STD	3,200	2,001	\$0.00
1305	007-0274-019-0000	Z1A	STD	6,534	3,944	\$0.00
1306	007-0274-013-0000	Z1A	STD	3,200	0	\$736.00
1307	007-0274-018-0000	Z1A	STD	6,534	8,370	\$1,921.32
1308	007-0274-021-0000	Z1A	STD	3,200	2,646	\$868.30
1309	009-0094-011-0000	Z1A	STD	3,200		\$0.00
1310	007-0281-003-0000	Z2A	STD	3,049	0	\$670.78
1311	010-0025-002-0000	Z1A	STD	6,400	0	\$1,472.00
1312	009-0096-004-0000	Z1A	STD	6,400	4,739	\$0.00
1313	010-0025-003-0000	Z1A	STD	38,400	73,600	\$12,512.00
1314	007-0274-020-0000	Z1A	STD	3,049	1,589	\$0.00
1315	009-0096-002-0000	Z1A	STD	3,200	684	\$0.00
1316	007-0281-004-0000	Z2A	STD	3,049	1,126	\$0.00
1317	009-0096-005-0000	Z1A	STD	6,400	2,116	\$0.00
1318	009-0096-008-0000	Z1A	STD	3,200	592	\$0.00
1320	009-0096-006-0000	Z1A	STD	6,400	1,095	\$0.00
1321	007-0274-026-0000	Z1A	STD	22,748	0	\$5,232.04
1323	010-0025-001-0000	Z1A	STD	6,400	1,740	\$1,559.00
1324	009-0096-007-0000	Z1A	STD	6,400	3,343	\$0.00
1325	009-0096-009-0000	Z1A	STD	4,800	5,024	\$1,355.20
1326	009-0096-001-0000	Z1A	STD	3,200	1,600	\$0.00
1327	010-0023-026-0000	Z1A	STD	6,975	0	\$1,604.25
1328	010-0023-007-0000	Z1A	STD	5,491	0	\$1,262.93
1329	010-0023-025-0000	Z1A	STD	5,825	0	\$1,339.75

1330	010-0023-019-0000	Z1A	STD	16,270	13,881	\$4,436.15
1331	010-0022-003-0000	Z1A	STD	3,200	1,266	\$0.00
1332	007-0281-005-0000	Z2A	STD	12,632	14,032	\$3,480.64
1333	010-0022-004-0000	Z1A	STD	3,049	1,740	\$0.00
1334	007-0281-016-0000	Z2A	STD	6,400	4,220	\$1,619.00
1335	010-0025-018-0000	Z1A	STD	3,815	2,122	\$0.00
1336	007-0281-006-0000	Z2A	HRTE	9,600	5,032	\$1,499.60
1337	009-0096-010-0000	Z1A	STD	2,400	1,872	\$0.00
1338	007-0281-017-0000	Z2A	STD	16,000	18,130	\$4,426.50
1339	010-0025-019-0000	Z1A	STD	5,910	2,122	\$0.00
1340	009-0096-011-0000	Z1A	STD	2,400	1,644	\$0.00
1341	007-0326-016-0000	Z1C	STD	23,444	38,400	\$7,312.12
1342	007-0343-004-0000	Z1A	STD	3,200	3,476	\$909.80
1343	010-0022-002-0000	Z1A	STD	3,049	1,569	\$0.00
1344	010-0022-025-0000	Z1A	STD	12,800	3,943	\$3,141.15
1347	010-0022-007-0000	Z1A	STD	6,534	1,283	\$0.00
1348	010-0022-030-0000	Z1A	STD	12,807	6,894	\$3,290.31
1349	010-0025-023-0000	Z1A	STD	2,134	2,020	\$0.00
1350	010-0025-004-0000	Z1A	STD	3,600	3,355	\$995.75
1351	007-0282-018-0000	Z2A	STD	37,723	18,432	\$9,220.66
1352	007-0343-003-0000	Z1A	STD	3,200	3,856	\$0.00
1353	010-0022-001-0000	Z1A	STD	3,049	2,090	\$0.00
1354	010-0025-020-0000	Z1A	STD	10,667	1,918	\$0.00
1355	010-0025-012-0000	Z1A	STD	6,434	2,644	\$1,612.02
1356	007-0341-001-0000	Z1A	P	108,900	0	\$20,691.00
1357	010-0025-008-0000	Z1A	STD	4,267	2,661	\$0.00
1358	007-0326-017-0000	Z1C	STD	28,461	0	\$6,546.03
1359	010-0025-011-0000	Z1A	STD	3,049	968	\$0.00
1360	010-0025-005-0000	Z1A	STD	2,800	3,611	\$824.55
1361	010-0024-013-0000	Z1A	STD	285	0	\$65.55
1362	007-0343-002-0000	Z1A	STD	3,049	2,288	\$0.00
1363	007-0343-005-0000	Z1A	STD	6,534	3,056	\$0.00
1364	007-0281-014-0000	Z2A	STD	12,800	0	\$2,816.00
1366	007-0343-006-0000	Z1A	STD	6,400	2,221	\$1,583.05
1367	010-0022-024-0000	Z1A	STD	6,400	3,176	\$1,630.80
1368	007-0343-007-0000	Z1A	STD	6,534	1,050	\$0.00
1369	010-0025-022-0000	Z1A	STD	2,178	2,022	\$0.00
1370	010-0024-015-0000	Z1A	STD	288	0	\$66.24

1371	007-0281-013-0000	Z2A	STD	12,800	8,520	\$3,242.00
1372	007-0343-001-0000	Z1A	STD	3,049	4,182	\$910.37
1373	007-0282-019-0000	Z2A	STD	2,831	0	\$622.82
1374	010-0024-014-0000	Z1A	STD	25,315	13,920	\$6,518.45
1375	010-0025-021-0001	Z1A	STD	0	0	\$0.00
1376	010-0025-021-0002	Z1A	STD	0	1,323	\$0.00
1377	010-0025-021-0003	Z1A	STD	0	1,323	\$0.00
1378	010-0025-021-0004	Z1A	STD	0	0	\$0.00
1379	010-0025-021-0005	Z1A	STD	6,400	1,033	\$1,523.65
1380	010-0025-021-0006	Z1A	STD	1	0	\$0.00
1381	007-0343-026-0000	Z1A	STD	19,200	3,800	\$4,606.00
1382	007-0282-020-0000	Z2A	STD	2,831	0	\$622.82
1384	010-0033-002-0000	Z1C	I	23,904	23,088	\$4,309.73
1385	007-0282-021-0000	Z2A	STD	2,831	0	\$622.82
1386	007-0332-012-0000	Z1C	STD	42,040	31,059	\$11,222.15
1387	007-0281-015-0000	Z2A	STD	25,600	1,496	\$5,706.80
1392	007-0343-024-0000	Z1A	STD	3,049	2,372	\$0.00
1393	010-0026-003-0000	Z1A	STD	3,200	3,044	\$0.00
1418	010-0026-032-0000	Z1A	STD	2,303	1,501	\$0.00
1419	010-0026-004-0000	Z1A	STD	3,200	1,887	\$0.00
1420	007-0343-023-0000	Z1A	STD	3,049	1,036	\$0.00
1421	010-0026-033-0000	Z1A	STD	2,303	1,521	\$0.00
1422	007-0283-006-0000	Z2A	STD	6,185	0	\$1,360.70
1423	007-0332-010-0000	Z1C	STD	7,918	0	\$1,821.14
1424	010-0035-001-0000	Z1C	I	25,600	15,668	\$4,162.60
1425	010-0024-009-0000	Z1A	STD	8,500	0	\$1,955.00
1426	010-0024-012-0000	Z1A	STD	11,832	0	\$2,721.36
1427	007-0343-022-0000	Z1A	STD	3,200	1,358	\$0.00
1428	007-0343-020-0000	Z1A	STD	6,534	3,890	\$0.00
1429	010-0024-011-0000	Z1A	STD	6,868	0	\$1,579.64
1430	010-0026-031-0000	Z1A	STD	2,000	1,564	\$0.00
1431	010-0026-009-0000	Z1A	STD	3,049	2,340	\$0.00
1432	010-0026-002-0000	Z1A	STD	3,049	2,146	\$0.00
1433	007-0343-019-0000	Z1A	STD	6,400	8,381	\$1,891.05
1434	010-0026-030-0000	Z1A	STD	2,000	1,564	\$0.00
1435	010-0024-016-0000	Z1A	STD	26,912	14,504	\$6,914.96
1436	007-0343-018-0000	Z1A	STD	6,534	2,350	\$0.00
1437	010-0033-007-0000	Z1C	I	5,976	0	\$788.83

1438	010-0026-007-0000	Z1A	STD	6,534	896	\$0.00
1439	010-0035-002-0000	Z1C	STD	25,600	40,517	\$7,913.85
1440	007-0343-021-0000	Z1A	STD	3,200	1,507	\$811.35
1441	010-0026-025-0000	Z1A	STD	1,892	1,606	\$0.00
1442	010-0026-008-0000	Z1A	STD	6,534	4,834	\$1,744.52
1443	010-0024-006-0000	Z1A	STD	25,600	16,324	\$6,704.20
1445	007-0343-029-0000	Z1A	STD	19,470	19,429	\$5,449.55
1446	010-0026-026-0000	Z1A	STD	1,360	1,293	\$0.00
1447	010-0026-027-0000	Z1A	STD	1,475	1,544	\$0.00
1448	010-0026-028-0000	Z1A	STD	1,454	1,544	\$0.00
1449	010-0033-004-0000	Z1C	I	6,400	1,200	\$904.80
1450	010-0026-010-0000	Z1A	STD	6,534	3,399	\$1,672.77
1451	010-0026-029-0000	Z1A	STD	1,475	1,544	\$0.00
1453	010-0033-005-0000	Z1C	I	12,800	12,640	\$2,321.60
1454	010-0026-011-0000	Z1A	STD	3,049	1,588	\$0.00
1456	010-0041-001-0000	Z1C	STD	51,401	0	\$11,822.23
1457	010-0035-006-0000	Z1C	I	12,800	9,600	\$2,169.60
1458	007-0342-011-0000	Z1A	STD	4,792	3,164	\$0.00
1459	010-0035-005-0000	Z1C	I	12,800	3,932	\$1,886.20
1460	007-0283-007-0000	Z2A	STD	211,702	141,251	\$53,636.99
1462	007-0351-001-0000	Z2A	P	108,900	0	\$18,513.00
1463	010-0035-004-0000	Z1C	STD	12,632	5,865	\$3,198.61
1464	007-0342-012-0000	Z1A	STD	3,200	0	\$736.00
1465	010-0035-003-0000	Z1C	STD	12,800	7,320	\$3,310.00
1466	007-0344-002-0000	Z1A	STD	15,216	6,000	\$3,799.68
1467	007-0342-020-0000	Z1A	HRTE	51,401	36,240	\$9,008.14
1468	010-0041-002-0000	Z1C	I	51,401	37,196	\$8,644.73
1469	007-0344-003-0000	Z1A	STD	94,961	84,640	\$26,073.03
1470	007-0353-006-0000	Z2B	STD	48,352	81,107	\$5,802.24
1471	007-0352-011-0000	Z2A	HRTE	25,600	122,425	\$9,449.25
1473	010-0051-001-0000	Z1A	STD	25,600	9,440	\$6,360.00
1474	007-0361-024-0000	Z2A	STD	65,340	17,364	\$15,243.00
1475	010-0051-003-0000	Z1A	HRTE	5,560	3,300	\$943.40
1477	007-0352-006-0000	Z2A	STD	25,600	23,468	\$6,805.40
1478	010-0051-002-0000	Z1A	STD	12,800	9,440	\$3,416.00
1481	010-0051-004-0000	Z1A	HRTE	4,040	0	\$565.60
1482	010-0051-015-0000	Z1A	STD	3,049	1,012	\$0.00
1484	010-0051-005-0000	Z1A	HRTE	3,200	0	\$448.00

1485	007-0353-007-0000	Z2B	STD	144,184	90,275	\$17,302.08
1487	010-0051-014-0000	Z1A	STD	3,049	0	\$701.27
1488	010-0053-003-0000	Z1A	STD	51,836	40,816	\$13,963.08
1489	007-0352-015-0000	Z2B	STD	29,707	137,226	\$3,564.84
1491	010-0051-011-0000	Z1A	STD	6,534	0	\$1,502.82
1494	010-0051-010-0000	Z1A	STD	6,534	5,025	\$1,754.07
1495	010-0051-013-0000	Z1A	STD	3,485	2,046	\$0.00
1496	007-0352-016-0000	Z2B	HRTE	11,064	0	\$1,327.68
1497	010-0051-012-0000	Z1A	STD	3,049	1,350	\$0.00
1498	007-0362-017-0000	Z2A	STD	14,240	2,400	\$3,252.80
1500	007-0352-013-0001	Z2B	HRTE	11,086	0	\$0.00
1501	007-0352-013-0002	Z2B	STD	11,086	0	\$1,330.32
1502	010-0051-016-0000	Z1A	HRTE	25,600	13,824	\$4,275.20
1507	010-0053-015-0000	Z1A	STD	25,600	87,029	\$10,239.45
1508	007-0362-007-0000	Z2A	STD	3,565	3,480	\$958.30
1510	010-0052-003-0000	Z1A	STD	3,049	1,286	\$0.00
1512	010-0053-014-0000	Z1A	STD	25,600	7,263	\$6,251.15
1514	007-0353-004-0000	Z2B	STD	139,392	117,663	\$16,727.04
1515	010-0052-004-0000	Z1A	STD	3,049	3,322	\$0.00
1516	007-0362-016-0000	Z2A	HRTE	23,140	15,192	\$3,767.80
1517	007-0353-005-0000	Z2B	STD	49,658	44,127	\$5,958.96
1518	010-0052-007-0000	Z1A	STD	3,920	1,801	\$0.00
1519	010-0052-027-0000	Z1A	STD	3,292	2,856	\$0.00
1520	010-0052-005-0000	Z1A	STD	6,534	1,108	\$0.00
1521	010-0052-010-0000	Z1A	STD	3,200	2,700	\$871.00
1522	010-0052-002-0000	Z1A	STD	3,049	1,080	\$0.00
1523	010-0052-026-0000	Z1A	STD	4,792	2,414	\$0.00
1524	010-0052-001-0000	Z1A	STD	3,049	1,428	\$0.00
1525	010-0052-011-0000	Z1A	STD	3,200	1,098	\$0.00
1526	010-0052-006-0000	Z1A	STD	2,614	1,086	\$0.00
1527	010-0052-028-0000	Z1A	STD	3,203	0	\$0.00
1528	010-0052-012-0000	Z1A	STD	3,049	3,192	\$860.87
1529	010-0054-031-0000	Z1A	STD	9,712	2,400	\$2,353.76
1530	010-0061-003-0000	Z2B	STD	108,900	280,519	\$13,068.00
1531	010-0054-003-0000	Z1A	STD	3,049	3,390	\$0.00
1532	010-0052-025-0000	Z1A	STD	1,742	3,472	\$0.00
1533	010-0052-013-0000	Z1A	STD	3,200	2,174	\$0.00
1534	007-0363-029-0000	Z2A	STD	59,242	0	\$13,033.24

1535	007-0363-027-0000	Z2A	STD	17,640	0	\$3,880.80
1536	010-0054-002-0000	Z1A	STD	3,049	1,890	\$0.00
1537	010-0054-026-0000	Z1A	STD	6,400	3,200	\$1,632.00
1538	010-0054-029-0000	Z1A	STD	1,873	1,899	\$0.00
1539	010-0054-008-0000	Z1A	STD	6,534	1,127	\$0.00
1540	010-0054-030-0000	Z1A	STD	1,873	1,899	\$0.00
1541	010-0054-009-0000	Z1A	STD	6,534	2,402	\$1,622.92
1542	010-0054-001-0000	Z1A	STD	3,049	1,237	\$0.00
1543	010-0054-027-0000	Z1A	STD	1,350	1,452	\$0.00
1544	010-0054-028-0000	Z1A	STD	1,350	1,452	\$0.00
1545	010-0054-025-0000	Z1A	STD	6,400	3,283	\$1,636.15
1546	010-0062-020-0000	Z2B	HRTE	12,800	20,845	\$1,536.00
1547	010-0062-018-0000	Z2B	STD	12,800	0	\$1,536.00
1548	010-0062-004-0000	Z2B	STD	22,400	18,866	\$2,688.00
1549	010-0010-005-0000	Z2A	STD	246,985	0	\$54,336.70
1777	007-0311-012-0000	Z1A	STD	9,600	6,000	\$2,508.00
1778	007-0311-013-0000	Z1A	STD	3,200	1,261	\$0.00
1779	007-0311-015-0000	Z1A	STD	2,614	1,164	\$0.00
1780	007-0362-006-0000	Z2A	STD	3,560	3,391	\$952.75
1123	007-0172-025-0003	Z1A	STD	0	0	\$0.00
686	006-0175-026-0002	Z1A	STD	1	2,437	\$0.00
686	006-0175-026-0003	Z1A	STD	1	2,197	\$0.00
686	006-0175-026-0004	Z1A	STD	1	0	\$0.00
1781	006-0175-023-0001	Z1A	STD	0	634	\$0.00
1781	006-0175-023-0002	Z1A	STD	0	1,050	\$0.00
1781	006-0175-023-0003	Z1A	STD	0	1,100	\$0.00
1781	006-0175-023-0004	Z1A	STD	1	0	\$0.00
705	007-0430-001-0002	Z1A	STD	1,668	1,803	\$0.00
705	007-0430-001-0003	Z1A	STD	1,668	5,236	\$0.00
705	007-0430-001-0004	Z1A	STD	1,668	1,803	\$0.00
705	007-0430-001-0005	Z1A	STD	1,668	1,309	\$0.00

*Further detail on parcel types and the assessment methodology is provided in Section VIII.

HRTE = Healthcare, Religious, Tax-Exempt

I = Industrial

P = Public

STD = Standard

APPENDIX 5 – TOTAL ESTIMATED COST OF IMPROVEMENTS, MAINTENANCE, AND ACTIVITIES

The estimated maximum cost of the line items below was developed based on the estimated costs of providing improvements, maintenance, and activities in the MPBID. The costs below are estimated; the actual line item costs will fluctuate. The table below shows combined expenditures from assessment and non-assessment funds. Assessment funds are governed by Section V. There is no limit on reallocation of non-assessment funds by the Owners' Association. The total maximum budget may exceed the maximum listed in this table if parcel ownership changes result in parcels being assessed at a higher rate due to a higher estimated benefit.

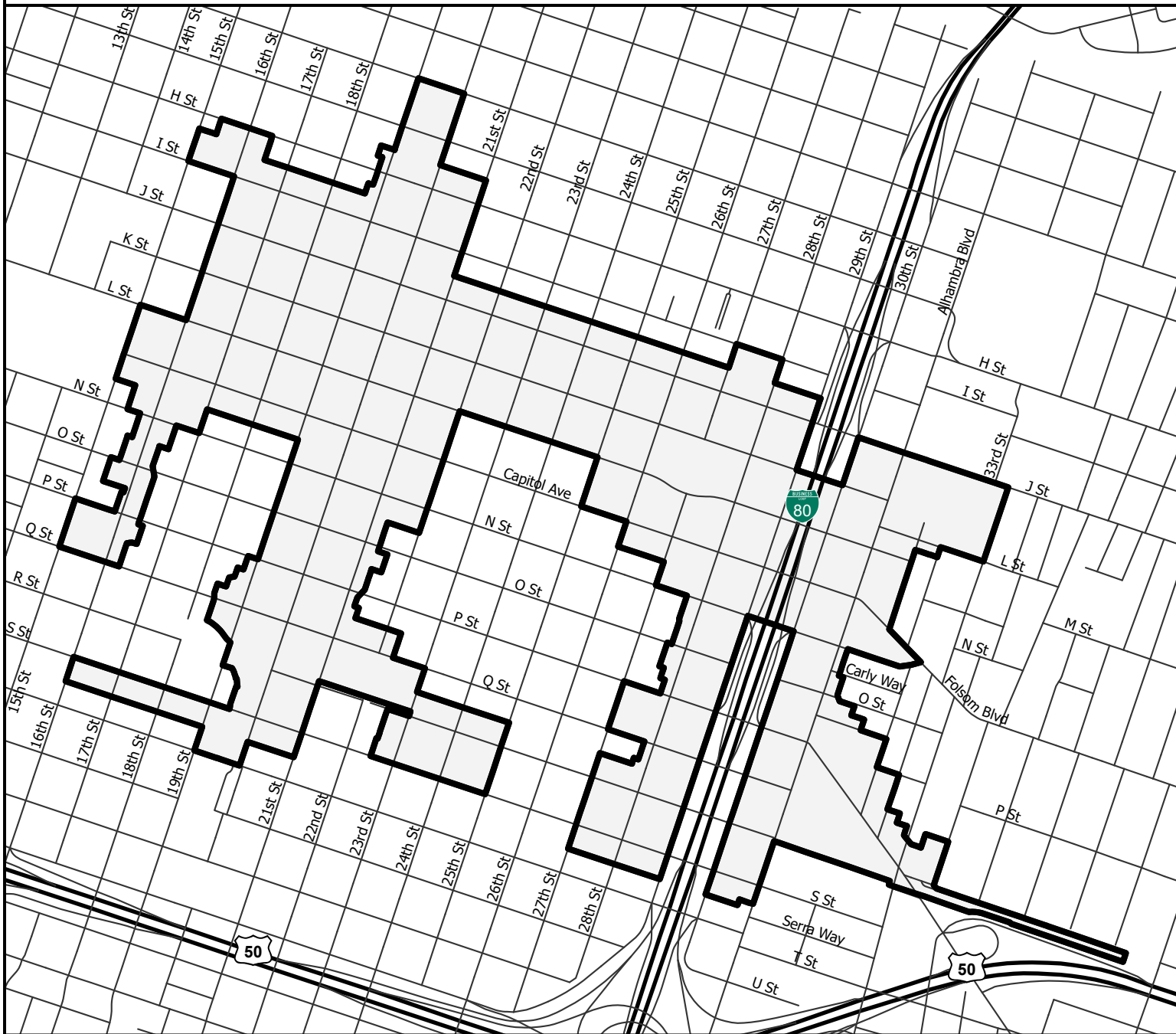
Year	Maintenance & Safety	Placemaking, Capital Improvements and Mobility	Advocacy, Communication & Administration	Total
2027	\$1,602,915.45	\$514,142.69	\$756,092.20	\$2,873,150.34
2028	\$1,699,090.38	\$544,991.25	\$801,457.73	\$3,045,539.36
2029	\$1,801,035.80	\$577,690.73	\$849,545.20	\$3,228,271.72
2030	\$1,909,097.95	\$612,352.17	\$900,517.91	\$3,421,968.03
2031	\$2,023,643.82	\$649,093.30	\$954,548.98	\$3,627,286.11
2032	\$2,145,062.45	\$688,038.90	\$1,011,821.92	\$3,844,923.27
2033	\$2,273,766.20	\$729,321.23	\$1,072,531.24	\$4,075,618.67
2034	\$2,410,192.17	\$773,080.51	\$1,136,883.11	\$4,320,155.79
2035	\$2,554,803.70	\$819,465.34	\$1,205,096.10	\$4,579,365.14
2036	\$2,708,091.93	\$868,633.26	\$1,277,401.86	\$4,854,127.05
Total	\$21,127,699.86	\$6,776,809.37	\$9,965,896.25	\$37,870,405.47

APPENDIX 6 – SERVICES BY ZONE

Zones	Category 1: Maintenance & Safety	Category 2: Placemaking & Capital Improvements	Category 3: Advocacy, Communications, and Admin	Category 4: Contingency Reserve
Midtown 1a	✓	✓	✓	✓
Midtown 1b	✓*	✓	✓	✓
Midtown 1c	✓	✓	✓	✓
Alhambra 2a	✓	✓	✓	✓
Alhambra 2b		✓	✓	✓

* = Daytime Only

Midtown Sacramento Property & Business Improvement District No. 2026-01



Legend



Midtown Sacramento Property & Business Improvement District No. 2026-01

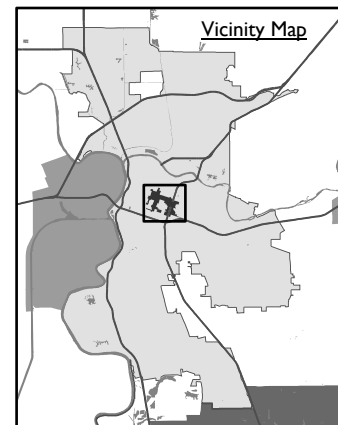


EXHIBIT C

District Fund Budget and Assessment

Purpose: The purpose of the Midtown Zone (MPBID) is to provide activities and improvements which constitute and convey a special benefit to assessed parcels. The MPBID will provide improvements and services intended to make the District safer, cleaner, and aid in the attraction of new jobs, businesses, and development projects for properties in the District, include the following: but are not limited to (1) graffiti and litter removal; (2) streetscape maintenance services; (3) safety services; (4) event support services; (5) placemaking; (6) mobility projects; and (7) advocacy to increase visitation and commerce.

Budget: The MPBID annual assessment budget for the initial year of its ten (10) year renewal term is anticipated to be \$3,024,369. The annual budget will be subject to an increase in assessment rates up to, but no more than six percent (6%) per year. The assessment funds will be supplemented by non-assessment funds (such as grants and event income), so that the total budget for the initial renewal year is estimated at \$3,169,846.

Cost: The assessment rate (cost to the parcel owner) is based on parcel type, parcel square footage, building square footage, and benefit zone. The assessment methodology has been created to ensure that the assessment paid by each parcel is commensurate with the benefit received. The initial annual assessment rate to each parcel is shown in the table below. Assessment rates may be subject to an increase of no more than six percent (6%) per year.

Zone 1 - Midtown

Parcel Type	Zone 1A		Zone 1B		Zone 1C	
	Parcel Rate (per sq. ft.)	Building Rate (per sq. ft.)	Parcel Rate (per sq. ft.)	Building Rate (per sq. ft.)	Parcel Rate (per sq. ft.)	Building Rate (per sq. ft.)
Standard	\$0.23	\$0.05	\$0.12	\$0.05	\$0.23	\$0.05
Industrial	\$0.23	\$0.05	\$0.12	\$0.05	\$0.132	\$0.05
Public	\$0.19	\$0.05	\$0.12	\$0.05	\$0.19	\$0.05
Healthcare/Religious /Tax Exempt	\$0.14	\$0.05	\$0.12	\$0.05	\$0.14	\$0.05

Zone 2 – Alhambra Corridor

Parcel Type	Zone 2A		Zone 2B	
	Parcel Rate (per sq. ft.)	Building Rate (per sq. ft.)	Parcel Rate (per sq. ft.)	Building Rate (per sq. ft.)
Standard	\$0.22	\$0.05	\$0.12	-
Public	\$0.17	\$0.05	\$0.12	-
Healthcare/Religious/Tax Exempt	\$0.13	\$0.05	\$0.12	-