

ENHANCE LA JOLLA

MAINTENANCE ASSESSMENT DISTRICT



LA JOLLA MAINTENANCE ASSESSMENT DISTRICT MANAGEMENT DISTRICT PLAN

*Prepared pursuant to the City of San Diego Maintenance Assessment District
Ordinance, San Diego Municipal Code §65.0201 et seq.*

September 14, 2016

La Jolla MAD
DISTRICT OPERATING PLAN

CONTENTS

I. Overview..... 3

II. Boundaries..... 4

III. Service Plan & Budget..... 5

 A. Service Plan 5

 B. Annual Budget 6

 C. Assessment Budget 7

 D. Assessment Budget by Benefit Zone 7

 E. Benefit Zones and Assessment Methodology Rationale 8

 F. Basis of Assessment Methodology 9

 G. Assessable Land Use 10

 H. Exemptions 11

 I. Highest Assessment, Lowest Assessment 11

IV. Governance 12

 A. Owners’ Association 12

 B. Brown Act & Public Records Act Compliance 12

Appendix I – Total Estimated Amount Proposed to be Expended..... 13

Appendix II – Assessment by Parcel..... 14

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I. OVERVIEW

Developed by a growing coalition of property owners, the La Jolla Maintenance Assessment District (LJMAD) is a benefit assessment district whose main goal is to provide improvements and activities which constitute and convey a special benefit to assessed parcels. The LJMAD will be formed pursuant to the Landscape and Lighting Act of 1972, California Streets and Highways Code section 22500 et seq. and the City of San Diego Maintenance Assessment District Ordinance, San Diego Municipal Code §65.0201 et seq.

Location: The LJMAD generally includes parcels in the La Jolla area. The LJMAD has been divided into two benefit zones, Zone 1 and Zone 2, as detailed in Section III. The service area includes approximately 1,347 parcels with 1,158 property owners.

Purpose: The purpose of the LJMAD is to provide activities and improvements which constitute and convey a special benefit to assessed parcels. The LJMAD will provide maintenance and related administration directly and only to assessed parcels within its boundaries.

Budget: The LJMAD annual assessment budget for the initial year of its operation is anticipated to be \$502,377.88. The annual budget may be subject to an increase in assessment rates of no more than three percent (3%) per year. The assessment funds will be supplemented by non-assessment funds, so that the total budget for the initial year is estimated at \$549,948.

Cost: The assessment rate (cost to the parcel owner) is based on parcel type, parcel square footage, and benefit zone. The initial annual rate to each parcel is shown in the table below. Assessment rates may be subject to an increase of no more than three percent (3%) per year.

	Initial Parcel Assessment Rate (\$/LSF)	Private Tax- Exempt Parcel Assessment Rate (\$/LSF)	Residential Condo/SFR Assessment Rate (\$/yr)
Benefit Zone			
Zone 1	\$0.1015	\$0.0338	\$86.87
Zone 2	\$0.0846	\$0.0282	\$86.87

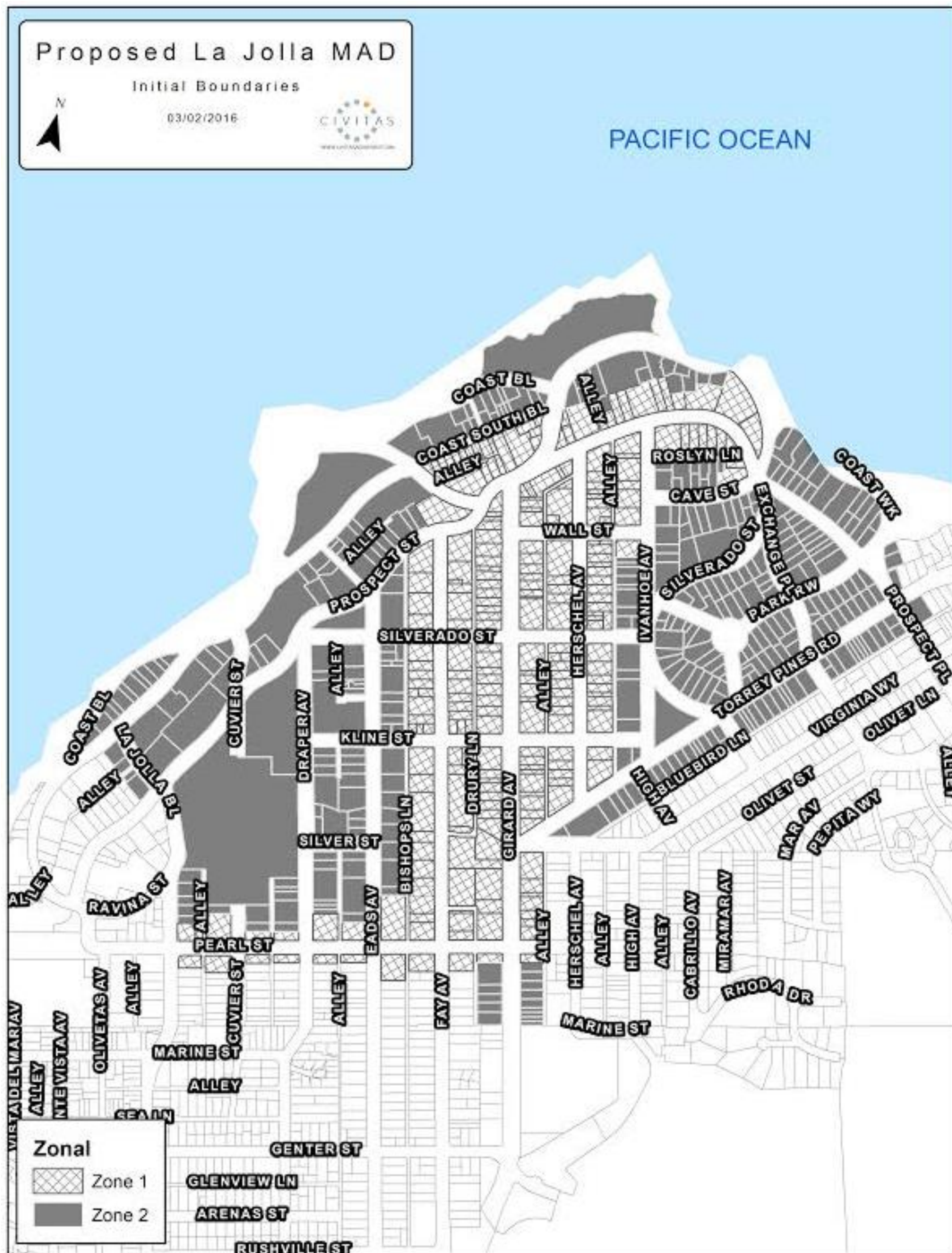
Formation: The “Right to Vote on Taxes Act” (also known as Proposition 218) requires a ballot vote in which more than 50% of the ballots received, weighted by assessment, be in support of the LJMAD.

Management: There will be a new public benefit non-profit corporation, Enhance La Jolla (ELJ), established to serve as the Owners’ Association for the LJMAD. A majority of members of the ELJ board will be representatives of property owners paying the LJMAD assessment.

Duration: The LJMAD will continue until it is disestablished pursuant to San Diego Municipal Code section 65.0221.

II. BOUNDARIES

The LJMAD generally includes parcels in the La Jolla area. The LJMAD boundary generally includes those parcels between the Pacific Ocean, La Jolla Boulevard, Pearl Street, Girard Avenue and Torrey Pines Road. The LJMAD has been divided into two benefit zones, Zone 1 and Zone 2. The LJMAD boundary is illustrated by the map below. The service area includes approximately 1,348 parcels with 1,158 property owners. A larger map is available on request by calling (916)437-4300 or (800)999-7781.



III. SERVICE PLAN & BUDGET

A. Service Plan

The LJMAD District Plan is driven by the costs of the direct improvements and activities that confer a special benefit on real property within the District. On that basis, the direct costs of improvements and activities including maintenance programs were determined. Though LJMAD improvements and activities may result in higher land values, appreciation of property values, under the California Constitution, is not considered a special benefit and therefore cannot be assessed. All improvements and activities to be provided are over and beyond what the City is currently providing. Assessment funds shall be used to provide improvements and activities that enhance La Jolla. Improvements and activities to be provided and the related estimated costs are as follows:

Zone 1: Specific Improvements and Activities

Category 1: Maintenance **\$223,074.11** **84.3% of Zone 1 Budget**

The maintenance program will work to make public areas of the district a clean, attractive destination. This program will include sidewalk power washing, trash collection, maintenance and replacement of City-owned trash cans and LJMAD-owned trashcans, weed abatement, and landscape improvements. Trash collection will be in addition to any collection by the City. If there are funds available from the maintenance budget, those funds may be used to provide additional maintenance services, such as graffiti removal or gutter sweeping.

Services and Costs:

- Trash Collection, Trashcan Liner Replacement and Litter Pick Up: Includes all City-owned trashcans. Trash collection 2x/ week and trashcan liner replacement 2x/week. \$4,815/month = \$57,780 annually.
- Power Washing: Power washing of sidewalks 1x/year, approximately 860,000 linear feet = \$70,490 annually.
- Landscape Maintenance: Includes shrub and ground cover maintenance: shrubs and ground cover to be trimmed and edged monthly, fertilize shrubs and ground cover, manual watering of pots 1/x week, weed abatement and power wash by request of property owners. Includes tree maintenance: tree trimming 2x/year, tree fertilization 2x/year, and weed abatement. \$7,900/month = \$94,800 annually.

Zone 2: Specific Improvements and Activities

Category 1: Maintenance **\$200,447.09** **84.3% of Zone 2 Budget**

The maintenance program will work to make public areas of the district a clean, attractive destination. This program will include trash collection, weed abatement and landscape improvements. Trash collection will be in addition to any collection by the City. If there are funds available from the maintenance budget, those funds may be used to provide additional maintenance services, such as graffiti removal or gutter sweeping.

Services and Costs:

- Litter Pick Up: Litter pick up 2x/week. \$3,675/month = \$44,100 annually.

- Power Washing: Power washing of sidewalk. Estimated \$30,062 annually.
- Landscape Maintenance: Includes shrub and ground cover maintenance: shrubs and ground cover to be trimmed and edged monthly, fertilize shrubs and ground cover, manual watering of pots 1/x week, weed abatement and power wash by request of property owners. Includes tree maintenance: tree trimming 2x/year, tree fertilization 2x/year, and weed abatement. \$10,520/month = \$126,240 annually.

District-Wide Improvements and Activities

Category 2: Administration \$50,237.79 10.0% of District Budget

The administration portion of the budget will be utilized for administrative costs associated with providing the improvements and activities. Those costs may include rent, telephone charges, legal fees, accounting fees, postage, administrative staff, insurance, and other general office expenses. The cost for LJMAD Administration is anticipated to be \$50,237.79 annually.

Category 3: Contingency/Reserve \$25,118.89 5.0% of District Budget

A prudent portion of the budget will be allocated to a contingency/reserve fund. This fund will be used to replace actual revenue shortfalls when carrying out LJMAD improvements and activities and to react to unforeseen situations. The utilization of these funds will be at the discretion of ELJ's Board of Directors but within the approved scope of improvements and activities to be provided according to this Plan. The amount retained in the Contingency/Reserve is anticipated be \$25,118.89 annually.

Category 4: City Fee \$3,500.00 0.7% of District Budget

The City of San Diego will retain a portion of the assessment to cover its actual costs in collecting and administering the assessment. Pursuant to San Diego City Council Policy, the City may recover either \$3,500 or four percent 4% of annual district assessments, whichever is less, to cover costs associated with administering self-managed districts from respective assessments unless otherwise directed by Council during the annual budget process. Four percent (4%) of the LJMAD assessment budget is \$20,095.11. Thus, in the initial year the City's fee shall be limited to the lesser amount of \$3,500.00. The actual rate in any year shall be set by Council Policy and reflected in the Agreement between the Owners' Association and City, but in no event shall the City Fee exceed four percent (4%) of the amount collected.

B. Annual Budget

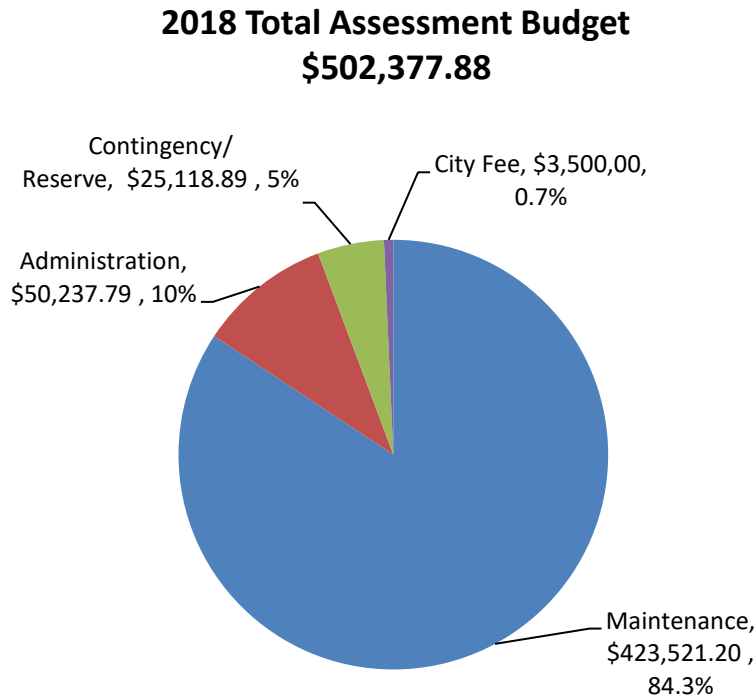
The overall budget shall remain consistent with this Plan. In the event of a legal challenge, assessment funds may be used to defend the LJMAD. The annual budget is based on the following assumptions and guidelines:

1. The cost of providing improvements and activities may vary depending upon the market cost for those improvements and activities. Expenditures may require adjustment up or down to continue the intended level of improvements and activities. Funds not spent in any given year shall be rolled over to the next year.
2. ELJ shall annually have the ability to re-allocate up to fifteen percent (15%) of the budget allocation by line item within the budgeted categories. Any change will be approved by ELJ and submitted with the Annual Report.

3. The assessment rate may be subject to annual increases that will not exceed three percent (3%) per year. Increases will be recommended by ELJ to the City Council annually, and will vary each year.
4. Other than funds spent on district-wide improvements and activities that cannot be allocated to a specific zone, assessment collected in each Benefit Zone may only be used to provide improvements and activities to assessed parcels in that particular Benefit Zone, they may not be used to provide improvements and activities in other Benefit Zones. This Plan recognizes that there will be improvements and activities provided to the district-at-large; those improvements and activities will be paid for by revenue provided from each zone.

C. Assessment Budget

The total improvement and activity budget for 2018 that is funded by property assessments is \$502,377.88. The breakdown of the assessment fund budget is shown in the following graph.



D. Assessment Budget by Benefit Zone

Other than funds spent on district-wide improvements and activities that cannot be allocated to a specific zone, assessment funds may only be spent on improvements and activities provided in the zone from which they were derived. The budget for 2018, broken down by zone, is below. A detailed budget is provided in Appendix 2.

	Zone 1	Zone 2	Category Total
Maintenance	\$223,074.11	\$200,447.09	\$423,521.20
Administration	\$26,460.89	\$23,776.89	\$50,237.79
Contingency/Reserve	\$13,230.45	\$11,888.45	\$25,118.89
City Fee	\$1,843.50	\$1,656.50	\$3,500.00
Zone Totals	\$264,608.95	\$237,768.93	\$502,377.88

E. Benefit Zones and Assessment Methodology Rationale

It is proposed that there will be six (6) special assessment variables in the district.

1. Benefit Zone. Parcels in Zone 1 will receive all improvements and activities in the plan and therefore will be assessed for parcel square footage. Zone 1 is the most heavily trafficked business area of the district and will require more frequent and intensive provision of improvements and activities. Parcels in Zone 2 will receive maintenance and related administration programs and therefore will be assessed for parcel square footage. Parcels in Zone 2 are primarily residential and will require less frequent and intensive provision of improvements and activities. However, parcels in zone two will receive more landscape services. Therefore, parcels in each Zone are assessed at a rate commensurate with the benefit they will receive from the improvements and activities to be provided.
2. Private Tax-Exempt. Private tax-exempt parcels are those parcels owned by and used for tax-exempt entities. These parcels generally include: churches, cemeteries, mausoleums, mortuaries and hospitals. Parcels with a use code of 71-79 are considered private tax-exempt parcels. These parcels will receive all improvements and activities in this plan and therefore will be assessed for parcel square footage. The primary purpose of the LJMAD is to benefit parcels with commercial, public and residential uses. Although they do not share an interest in increased commerce, the private tax-exempt parcels will benefit from maintenance and related administration programs to be provided. Therefore, private tax-exempt parcels are assessed at a rate commensurate with the benefit they will receive from the improvements and activities to be provided.
3. Residential. Residential parcels include single family residential housing. Multi-family residential units will be assessed at the standard assessment rate based on parcel size. These parcels will specially benefit from the LJMAD's improvements and activities, such as trash collection. Therefore, residential parcels are assessed at a rate commensurate with the benefit they will receive from the improvements and activities to be provided. Single-family residential parcels are those that are occupied by one or two separate buildings designed for single-family occupancy. These parcels differ from multi-family parcels in that there are two separate buildings, each designed for single-family purposes – rather than one building with multiple units. These parcels will be assessed on a per-building basis. A single-family residential parcel with one building will be assessed \$86.87 per year. A single-family parcel with two buildings will be assessed \$173.74 per year.
4. Residential Condominiums. These parcels will specially benefit from the LJMAD's improvements and activities, such as trash collection. Therefore, residential condominiums are assessed at a rate commensurate with the benefit they will receive from the improvements and activities to be provided.
5. Mixed-Use. Mixed-Use parcels are those with residential condominiums and other uses in a single building. The size assessment for each commercial parcel in a mixed-use building is based upon its individual built square footage, as determined by the county assessor's records. Residential condominium parcels in a mixed-use building are assessed per subsection 4 above.
6. Public. Pursuant to Article XIII D of the California Constitution, "parcels within a district that are owned or used by any agency, the State of California or the United States shall not be exempt from assessment unless the agency can demonstrate by clear and convincing evidence that those publicly owned parcels in fact receive no special benefit." Public parcels such as parks will benefit in that they will be cleaner, more attractive and inviting to visitors. Thus, public parks will be assessed at the standard assessment rate for each Zone. Public parcels will receive all district

improvements and activities, which are supplemental to those provided by the City of San Diego Park and Recreation Department. ELJ will coordinate with La Jolla Parks and Beaches, Inc., La Jolla Parks and Recreation Inc., and the City of San Diego Park and Recreation Department to ensure the park is serviced efficiently.

F. Basis of Assessment Methodology

1. Maintenance program costs of approximately \$406,926.07 per year are generated by the following parcel variables:

- a. $\$0.0855678630$ per parcel square foot x 2,441,187 square feet (Zone 1 standard) = \$208,887.15
- b. $\$0.0713206030$ per parcel square foot x 1,726,586 square feet (Zone 2 standard) = \$123,141.15
- c. $\$0.0284945199$ per parcel square foot x 80,115 square feet (Zone 1 tax-exempt) = \$2,282.84
- d. $\$0.0237735343$ per parcel square foot x 826,024 square feet (Zone 2 tax-exempt) = \$19,637.51
- e. $\$73.2342882419$ per parcel x 950 parcels (SFR/Residential Condo) = \$69,572.57

\$353,948.63 From parcel square footage assessments for the entire district, except single family residential and residential condos.

\$69,572.57 From single family residential/residential condo assessments.

\$423,521.20 Total estimated first year costs for maintenance programs.

2. Administration program costs of approximately \$50,237.79 per year are generated by the following parcel variables:

- a. $\$0.0101499967$ per parcel square foot x 2,441,187 square feet (Zone 1 standard) = \$24,778.04
- b. $\$0.0084600014$ per parcel square foot x 1,726,586 square feet (Zone 2 standard) = \$14,606.92
- c. $\$0.0033800162$ per parcel square foot x 80,115 square feet (Zone 1 tax-exempt) = \$270.79
- d. $\$0.0028200028$ per parcel square foot x 826,024 square feet (Zone 2 tax-exempt) = \$2,329.39
- e. $\$8.6870000000$ per parcel x 950 parcels (SFR/Residential Condo) = \$8,252.65

\$41,985.14 From parcel square footage assessments for the entire district, except single family residential and residential condos.

\$8,252.65 From single family residential/residential condo assessments.

\$50,237.79 Total estimated first year costs for administration.

3. Contingency/reserve costs of approximately \$25,118.89 per year are generated by the following parcel variables:

- a. $\$0.0050749983$ per parcel square foot x 2,441,187 square feet (Zone 1 standard) = \$12,389.02

- b. $\$0.0042300007$ per parcel square foot x 1,726,586 square feet (Zone 2 standard) = \$7,303.46
- c. $\$0.0016899457$ per parcel square foot x 80,115 square feet (Zone 1 tax-exempt) = \$135.39
- d. $\$0.0014099953$ per parcel square foot x 826,024 square feet (Zone 2 tax-exempt) = \$1,164.69
- e. $\$4.3435052632$ per parcel x 950 parcels (SFR/Residential Condo) = \$4,126.33

\$20,992.57 From parcel square footage for the entire district, except single family residential and residential condos.

\$4,126.33 From single family residential/residential condo assessments.

\$25,118.89 Total estimated first year allocation for contingency/reserve.

4. City fee costs of approximately \$3,500.00 per year are generated by the following parcel variables:
- a. $\$0.0007071370$ per parcel square foot x 2,441,187 square feet (Zone 1 standard) = \$1,726.25
 - b. $\$0.0005893970$ per parcel square foot x 1,726,586 square feet (Zone 2 standard) = \$1,017.64
 - c. $\$0.0002354801$ per parcel square foot x 80,115 square feet (Zone 1 tax-exempt) = \$18.87
 - d. $\$0.0001964657$ per parcel square foot x 826,024 square feet (Zone 2 tax-exempt) = \$162.29
 - e. $\$0.6052117581$ per parcel x 950 parcels (SFR/Residential Condo) = \$574.95

\$2,925.05 From parcel square footage assessments for the entire district, except single family residential and residential condos.

\$574.95 From single family residential/residential condo assessments.

\$20,095.11 Total estimated first year costs for City fee.

5. Summary of assessable property variable costs for the LJMAD:
- a. Zone 1 standard parcel square footage: \$0.1015 per square foot.
 - b. Zone 2 standard parcel square footage: \$0.0846 per square foot.
 - c. Zone 1 private tax-exempt parcel square footage: \$0.0338 per square foot.
 - d. Zone 2 private tax-exempt parcel square footage: \$0.0282 per square foot.
 - e. Single family residential/residential condos: \$86.87 per parcel.

G. Assessable Land Use

Assessable = **(a)**

- 1. Retail: restaurant, coffee shop, walk in traffic related; **(a)**
- 2. Office: higher education, commercial condo, parking structures open to the public; **(a)**
- 3. Industrial, warehouse, manufacturing, distribution; **(a)**
- 4. Health related, tax-exempt; **(a)**
- 5. Multi-unit housing, for profit; **(a)**
- 6. Multi-unit housing, non-profit; **(a)**

7. Government building; **(a)**
8. Single family residential used as residential, up to four (4) units per parcel; **(a)**
9. Non-profit ecumenical, tax-exempt; **(a)**
10. Residential condo. **(a)**
11. Parks. **(a)**

H. Exemptions

No benefiting parcels, non-profit, public or private, will be exempted from the LJMAD.

I. Highest Assessment, Lowest Assessment

1. Highest assessment for a single property owner: \$19,490.68
2. Lowest assessment for a single property owner: \$49.45

IV. GOVERNANCE

A. Owners' Association

Enhance La Jolla (ELJ) will serve as the Owners' Association for the LJMAD, with oversight from the San Diego City Council. The Board of Directors of ELJ and its staff are charged with the day-to-day operations of the LJMAD. A majority of the Board of Directors of Enhance La Jolla must be representatives of parcel owners paying the assessment.

ELJ will not conduct activities in La Jolla parks without approval from La Jolla Parks and Beaches Inc., La Jolla Parks and Recreation Inc., and the City of San Diego Park and Recreation Department.

If a different Owners' Association is designated, all references herein to ELJ shall be deemed to refer to the designated Owners' Association. If the LJMAD is administered by the City of San Diego (City), the City shall administer the District in accordance with all applicable law, including Chapter 6, Article 5, Division 2 of the San Diego Municipal Code.

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 ELJ 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.

APPENDIX I – TOTAL ESTIMATED AMOUNT PROPOSED TO BE EXPENDED

The estimated assessment amounts proposed to be expended shown in the line items below were developed based on the estimated costs of providing services and the service areas in each zone. The costs below are estimated, the actual line item costs will fluctuate.

		Zone 1			
Maintenance – 84.3%		Commercial	Private Tax-Exempt	SFR/Residential Condo	Category Total
	<i>Litter Control</i>	\$55,989.88	\$611.89	\$1,177.78	\$57,779.54
	<i>Power Washing</i>	\$68,306.94	\$746.49	\$1,436.87	\$70,490.30
	<i>Landscaping</i>	\$91,867.80	\$1,003.98	\$1,932.49	\$94,804.27
Administration – 10.0%		\$25,641.29	\$280.22	\$539.38	\$26,460.89
Contingency/Reserve – 5.0%		\$12,820.65	\$140.11	\$269.69	\$13,230.45
City Fee – 0.7%		\$1,786.40	\$19.52	\$37.58	\$1,843.50
		Zone 2			
Maintenance – 84.3%		Commercial	Private Tax-Exempt	SFR/Residential Condo	
	<i>Litter Control</i>	\$26,113.66	\$4,164.36	\$13,821.94	\$44,099.96
	<i>Power Washing</i>	\$17,801.51	\$2,838.82	\$9,422.33	\$30,062.65
	<i>Landscaping</i>	\$74,778.97	\$11,925.04	\$39,580.46	\$126,284.47
Administration – 10.0%		\$14,079.41	\$2,245.25	\$7,452.22	\$23,776.89
Contingency/Reserve – 5.0%		\$7,039.71	\$1,122.63	\$3,726.11	\$11,888.45
City Fee – 0.7%		\$980.89	\$156.42	\$519.19	\$1,656.50
TOTAL					\$502,377.87

APPENDIX II – ASSESSMENT BY PARCEL

APN	ASSESSMENT
3500100100	\$19,490.68
3500210100	\$285.72
3500212000	\$321.08
3500212100	\$298.49
3500212401	\$86.87
3500212402	\$86.87
3500212403	\$86.87
3500212404	\$86.87
3500212405	\$86.87
3500212406	\$86.87
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3500212408	\$86.87
3500212409	\$86.87
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3500212427	\$86.87
3500212428	\$86.87
3500212501	\$86.87
3500212502	\$86.87
3500212503	\$86.87
3500212504	\$86.87
3500212505	\$86.87
3500212506	\$86.87
3500212507	\$86.87

APN	ASSESSMENT
3501920700	\$86.87
3501920800	\$86.87
3501920900	\$86.87
3501921000	\$86.87
3501921100	\$86.87
3501921200	\$86.87
3501921300	\$86.87
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3501921500	\$86.87
3501921600	\$86.87
3501921700	\$86.87
3501921800	\$86.87
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3502020600	\$86.87
3502020700	\$86.87
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3502020900	\$86.87
3502022100	\$86.87
3502022200	\$86.87
3502022300	\$86.87
3502022400	\$86.87
3502023000	\$86.87
3502023100	\$86.87
3502900100	\$86.87
3502900200	\$274.47
3502900301	\$86.87
3502900302	\$86.87
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3502900305	\$86.87
3502900306	\$86.87
3502900307	\$86.87
3502900308	\$86.87
3502900309	\$86.87
3502900310	\$86.87
3502900311	\$86.87
3502900312	\$86.87
3502900400	\$173.74
3502900500	\$173.74
3502900600	\$86.87
3502900700	\$409.72
3502900800	\$739.26
3502900900	\$313.72
3502901000	\$86.87

3500212552	\$86.87
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3500911200	\$430.63
3500911500	\$304.52
3500911600	\$2,388.43
3500911700	\$360.07
3500920400	\$780.14
3500920500	\$603.35
3500920700	\$678.29
3500921000	\$330.92
3500921100	\$1,455.18
3500921200	\$1,485.44
3500921300	\$746.53
3500921600	\$351.43
3500921700	\$1,516.61
3500921800	\$1,855.45
3500921900	\$1,067.39
3500922100	\$1,917.19
3500922200	\$372.04
3500922300	\$335.90
3501000100	\$629.75
3501000200	\$764.50
3501000300	\$874.06
3501000400	\$910.11
3501000500	\$920.67
3501000600	\$939.05
3501000900	\$423.59
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3501001100	\$332.41
3501001600	\$317.02
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3501100600	\$762.09
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3504622700	\$4,113.51
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3501221500	\$86.87
3501221600	\$86.87
3501221700	\$642.32
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3504712701	\$93.46
3504712702	\$89.32
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3504720100	\$3,007.73
3504720200	\$3,626.92

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3501710900	\$2,100.12
3501711000	\$2,588.81
3501711100	\$86.87
3501720400	\$748.43
3501810100	\$953.77
3501810200	\$839.23
3501810300	\$708.45
3501810400	\$512.17
3501810900	\$709.16
3501811000	\$711.09
3501811100	\$710.17
3501811600	\$694.44
3501811700	\$534.51
3501811800	\$146.83
3501812100	\$2,128.59
3501812200	\$2,476.98
3501812300	\$2,830.74
3501820100	\$177.59
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3501820300	\$710.48
3501820400	\$710.48
3501820500	\$355.19
3501820600	\$710.48
3501820700	\$710.48
3501820800	\$710.48
3501820900	\$710.48
3501821000	\$710.48
3501821100	\$228.36
3501821200	\$228.36

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3504720800	\$2,830.74
3504720900	\$2,156.82
3504721101	\$2,131.84
3504721102	\$2,131.84
3504721103	\$2,131.84
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3504721106	\$2,131.84
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3504721300	\$1,421.16
3504810100	\$236.45
3504810200	\$709.97
3504810400	\$1,420.04
3504810500	\$354.99
3504810600	\$1,062.21
3504810700	\$712.81
3504810900	\$1,868.14
3504811200	\$710.28
3504811300	\$354.70
3504811401	\$284.62
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3504811403	\$86.87
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3504811600	\$354.99
3504811700	\$354.99

3501821300	\$456.73
3501821400	\$507.40
3501821500	\$569.75
3501821600	\$317.10
3501821700	\$591.32
3501822000	\$295.79
3501822100	\$591.57
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3501822300	\$295.87
3501822400	\$355.08
3501822500	\$1,349.88
3501822601	\$86.87
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3501910500	\$1,399.77
3501910600	\$86.87
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3501910800	\$86.87
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3501911700	\$86.87
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3504821000	\$354.63
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3504830100	\$723.44
3504830200	\$594.54
3504830300	\$563.92
3504830400	\$904.53
3504830500	\$2,400.56
3504830600	\$366.58
3505921900	\$1,413.85
3505922100	\$917.62
3506010100	\$679.61
3506011900	\$678.49
3506020100	\$666.41
3506021800	\$677.48
3506110100	\$2,041.27
3506111500	\$1,435.68
3506120900	\$889.90
3506121000	\$211.05
3506121100	\$580.33
3506121200	\$606.55
3506121500	\$720.02
3506121600	\$1,489.85
3506121700	\$1,356.07
3506210300	\$995.81
3506210400	\$324.02
3506210500	\$989.92
3506210600	\$659.91
3506210700	\$528.01
3506210800	\$990.22
3506211800	\$1,979.73
3506510300	\$549.79
3506510400	\$549.88
3506510501	\$549.96
3506510502	\$549.96
3506510503	\$86.87
3506510504	\$86.87
3506510600	\$549.96
3506510700	\$549.96
3506510900	\$275.06

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3501920500	\$86.87
3501920600	\$86.87

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3506512700	\$275.06
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