

TO: JAMES L. APP, CITY MANAGER
FROM: BOB LATA, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: PROPERTY TAX NEGOTIATION, ANNEXATION #88 (LINNE ROAD ANNEXATION AREA)
DATE: JANUARY 18, 2005

Needs: For the City Council to consider a negotiated exchange of property tax revenue for the Linne Road Annexation Area (Annexation #88). The subject property is approximately 31 acres along the City's easterly boundary, located north of Linne Road, and generally east of a northward extension of Airport Road. A location map is attached as a part of the County Staff Report.

- Facts:
1. Properties which are subject to a jurisdictional change, i.e., annexation, alter service area responsibilities for the affected jurisdictions.
 2. Changes to a jurisdiction's service area responsibilities may impact operating expense and/or income.
 3. As a prerequisite to any jurisdictional change, Revenue & Taxation Code Section 99 requires the affected jurisdictions to negotiate an exchange of property tax revenue.
 4. The County of San Luis Obispo has negotiated a master property tax exchange formula with some cities in the County.
 5. The City of Paso Robles is not party to the master agreement as the exchange rates were not deemed appropriate to, or sufficient to provide for, property based/related services for newly annexed properties.
 6. The County asserts that their operating costs do not necessarily diminish as a consequence of any particular annexation, therefore continuation of their pre-annexation share of property tax revenue income is required.
 7. A negotiation period between the City and County of San Luis Obispo has been initiated and is scheduled to extend 60 days from January 4, 2005. A copy of the Notice to Commence Negotiations is attached.
 8. The subject property is proposed to be residentially zoned. The terms of the County's proposed agreement are that the City will receive 11.3647 percent of annual tax increment revenues and none of the current tax base.

Analysis
and
Conclusion:

When a property is annexed into the City, the responsibility and costs for provision of property based services shifts to the City. Property taxes should be used to offset the cost to provide those property based services. On average, the City receives 17 percent of each property tax dollar for properties already within its jurisdiction. These revenues partially offset the cost of property based services.

Based on the residential zoning of the subject property, the terms of a proposed agreement are that there will be no shift of the base and that the City would receive about 11 percent of the future property tax increment. Should the City and County fail to reach a property tax agreement, the Local Agency Formation Commission (LAFCO) may not continue annexation proceedings.

Attached is a copy of the County's transmittal and staff memo to the Board.

Policy
Reference:

Revenue & Taxation Code Section 99.

Fiscal
Impact:

The agreement as presented by the County would provide no transfer of property tax base revenues and additionally 11.3647 percent of the future property tax increment.

Options:

- a. Adopt Resolution No. 05-xx accepting Negotiated Exchange of Property Tax Revenue and Annual Tax Increment between the County of San Luis Obispo and the City.
- b. Reject Proposed Exchange Rate and Appoint an Ad Hoc Council Committee to re-negotiate.
- c. Amend, modify, or reject options above.

Attachment:

Resolution Accepting Negotiated Exchange of Property Tax Revenue

h:\bob\lafco\Our Town\property tax rpt to cc 20 Dec 04

RESOLUTION NO. 05-

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES
ACCEPTING NEGOTIATED EXCHANGE OF PROPERTY TAX REVENUE AND
ANNUAL TAX INCREMENT BETWEEN THE COUNTY OF SAN LUIS OBISPO AND
THE CITY OF PASO ROBLES ANNEXATION NO. 88
(LINNE ROAD ANNEXATION AREA)

WHEREAS, in the case of jurisdictional change other than a city incorporation or district formation which will alter the service area or responsibility of a local agency, Revenue and Taxation Code Section 99(a)(1) requires that the amount of property tax revenue to be exchanged, if any, and the amount of annual tax increment to be exchanged among the affected local agencies shall be determined by negotiation; and

WHEREAS, when a city is involved, the negotiations are conducted between the City Council and the Board of Supervisors of the County; and

WHEREAS, Revenue and Taxation Code Section 99(b)(6) requires that each local agency, upon completion of negotiations, adopt resolutions whereby said local agencies agree to accept the negotiated exchange of property tax revenues, if any, and annual tax increment and requires that each local agency transmit a copy of each such resolution to the Executive Officer of the Local Agency Formation Commission; and

WHEREAS, no later than the date on which the certificate of completion of the jurisdictional change is recorded with the County Recorder, the Executive Officer shall notify the County Auditor of the exchange of property tax revenues by transmitting a copy of said resolutions to him and the County Auditor shall thereafter make the appropriate adjustments as required by law; and

WHEREAS, the negotiations have taken place concerning the transfer of property tax revenues and annual tax increment between the County of San Luis Obispo and the City of Paso Robles pursuant to Section 99(a)(1) for the jurisdictional change designated as Annexation No. 88 to the City of Paso Robles (Olsen); and

WHEREAS, the negotiating party, to wit: Terese Toomey, Administrative Analyst, County of San Luis Obispo, on behalf of the County and James L. App, City Manager, on behalf of the City of Paso Robles have negotiated the exchange of property tax revenue and annual tax increment between such entities as hereinafter set forth; and

WHEREAS, it is in the public interest that such negotiated exchange of property tax revenues and annual tax increment be consummated.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED by the City Council of the City of El Paso de Robles, State of California, as follows:

1. That the recitals set forth above are true, correct and valid.
2. That the City of Paso Robles agrees to accept the following negotiated exchange of base property tax revenues and annual tax increment: No base and 11.3647 percent of the incremental property tax revenue shall be transferred from the County of San Luis Obispo to the City of Paso Robles.

3. Upon receipt of a certified copy of this resolution and a copy of the recorded certificate of completion, the County Auditor shall make the appropriate adjustments to property tax revenues and annual tax increments as set forth above.
4. That the City Clerk is authorized and directed to transmit a certified copy of the resolution to the Executive Officer of the San Luis Obispo Local Agency Formation Commission who shall then distribute copies in the manner prescribed by law.

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 18thth day of January 2005 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Frank R. Mecham, Mayor

ATTEST:

Sharilyn M. Ryan, Deputy City Clerk

**COUNTY OF SAN LUIS OBISPO BOARD OF SUPERVISORS
AGENDA ITEM TRANSMITTAL**

RECEIVED
CITY MANAGER

(1) DEPARTMENT Administrative Office	(2) MEETING DATE January 4, 2005	(3) CONTACT/PHONE Jim Grant, Deputy County Administrator (805) 781-5011
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(4) SUBJECT
Submittal of a notice to commence negotiations for the exchange of property tax revenue and annual tax increment for Annexation No. 88 to the City of Paso Robles (Linne Road). CITY OF PASO ROBLES

(5) SUMMARY OF REQUEST
This request relates to the annexation of approximately 31.3 acres to the City of Paso Robles currently zoned Agriculture/Residential. The property is located on Linne Road, adjacent to Airport Road, southeast of Chandler Ranch, east of the City of Paso Robles. The purpose of the annexation is to obtain City services in order to facilitate future residential and commercial development of the property. Jurisdictional changes such as this can change service area responsibilities and/or impact operating expenses and revenues. The law requires affected jurisdictions (in this case, the County and the City of Paso Robles) to negotiate an exchange of property tax revenue prior to the Local Agency Formation Commission's approval of the proposed change. A 60-day negotiation period will commence upon approval of this notice. The notice contains information concerning the amount of revenue generated in the annexation area. The County Administrative Office and the City of Paso Robles will negotiate on behalf of their respective agencies and present a resolution for adoption within the 60-day time frame.

(6) RECOMMENDED ACTION
Approve commencement of negotiations for the exchange of property tax revenue for Annexation No. 88 to the City of Paso Robles (Linne Road).

(7) FUNDING SOURCE(S) N/A	(8) CURRENT YEAR COST N/A	(9) ANNUAL COST N/A	(10) BUDGETED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> N/A <input type="checkbox"/> NO
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(11) OTHER AGENCY/ADVISORY GROUP INVOLVEMENT (LIST):
The Local Agency Formation Commission has the authority to oversee annexation of property. The property is proposed to be annexed into the City of Paso Robles, therefore, as one of the affected agencies, the City of Paso Robles will participate in the tax exchange negotiations. The Auditor's Office provided the financial analysis.

(12) WILL REQUEST REQUIRE ADDITIONAL STAFF? No Yes, How Many? _____
 Permanent _____ Limited Term _____ Contract _____ Temporary Help _____

(13) SUPERVISOR DISTRICT(S) <input checked="" type="checkbox"/> 1st, 2nd, 3rd, 4th, 5th, All	(14) LOCATION MAP <input checked="" type="checkbox"/> Attached <input type="checkbox"/> N/A
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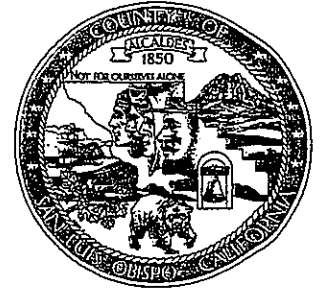
(15) AGENDA PLACEMENT <input checked="" type="checkbox"/> Consent <input type="checkbox"/> Hearing (Time Est. _____) <input type="checkbox"/> Presentation <input type="checkbox"/> Board Business (Time Est. _____)	(16) EXECUTED DOCUMENTS <input type="checkbox"/> Resolutions (Orig + 4 copies) <input type="checkbox"/> Contracts (Orig + 4 copies) <input type="checkbox"/> Ordinances (Orig + 4 copies) <input checked="" type="checkbox"/> N/A
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(17) NEED EXTRA EXECUTED COPIES? <input type="checkbox"/> Number: _____ <input type="checkbox"/> Attached <input checked="" type="checkbox"/> N/A	(18) APPROPRIATION TRANSFER REQUIRED? <input type="checkbox"/> Submitted <input type="checkbox"/> 4/5th's Vote Required <input checked="" type="checkbox"/> N/A
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(19) ADMINISTRATIVE OFFICE REVIEW
Further negotiations expected D.E. B-1
(1.4.05)

County of San Luis Obispo

COUNTY GOVERNMENT CENTER, RM. 370 • SAN LUIS OBISPO, CALIFORNIA 93408 • (805) 781-5011



TO: BOARD OF SUPERVISORS
FROM: JIM GRANT, DEPUTY COUNTY ADMINISTRATOR
DATE: JANUARY 4, 2005

DAVID EDGE
COUNTY ADMINISTRATOR

SUBJECT: SUBMITTAL OF A NOTICE TO COMMENCE NEGOTIATIONS FOR THE EXCHANGE OF PROPERTY TAX REVENUE AND ANNUAL TAX INCREMENT FOR ANNEXATION NO. 88 TO THE CITY OF PASO ROBLES (LINNE ROAD)

Recommendation

Approve commencement of negotiations for the exchange of property tax revenue for Annexation No. 88 to the City of Paso Robles (Linne Road).

Discussion

This request relates to the annexation of approximately 31.3 acres to the City of Paso Robles currently zoned Agriculture/Residential. The property is located on Linne Road, adjacent to Airport Road, southeast of Chandler Ranch, east of the City of Paso Robles. The purpose of the annexation is to obtain City services in order to facilitate future residential and commercial development of the property. Jurisdictional changes such as this can change service area responsibilities and/or impact operating expenses and revenues. The law requires affected jurisdictions (in this case, the County and the City of Paso Robles) to negotiate an exchange of property tax revenue prior to the Local Agency Formation Commission's approval of the proposed change. A 60-day negotiation period will commence upon approval of this notice. The notice contains information concerning the amount of revenue generated in the annexation area. The County Administrative Office and the City of Paso Robles will negotiate on behalf of their respective agencies and present a resolution for adoption within the 60-day time frame.

Other Agency Involvement/Impact

The Local Agency Formation Commission has the authority to oversee annexation of property. The property is proposed to be annexed into the City of Paso Robles, therefore, as one of the affected agencies, the City of Paso Robles will participate in the tax exchange negotiations. The Auditor's Office provided the financial analysis.

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BOARD OF SUPERVISORS

January 4, 2005

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Financial Considerations

If negotiations are successful, the County will transfer 11.3647 percent of property tax increment, before the Educational Revenue Augmentation Fund (ERA) calculation to the City of Paso Robles. There will not be a transfer of base property taxes and all base and annual tax increments for the County Road Fund and the County Library Fund shall remain with the County. The attached notice contains information concerning the amount of revenue generated in the annexation area.

Results

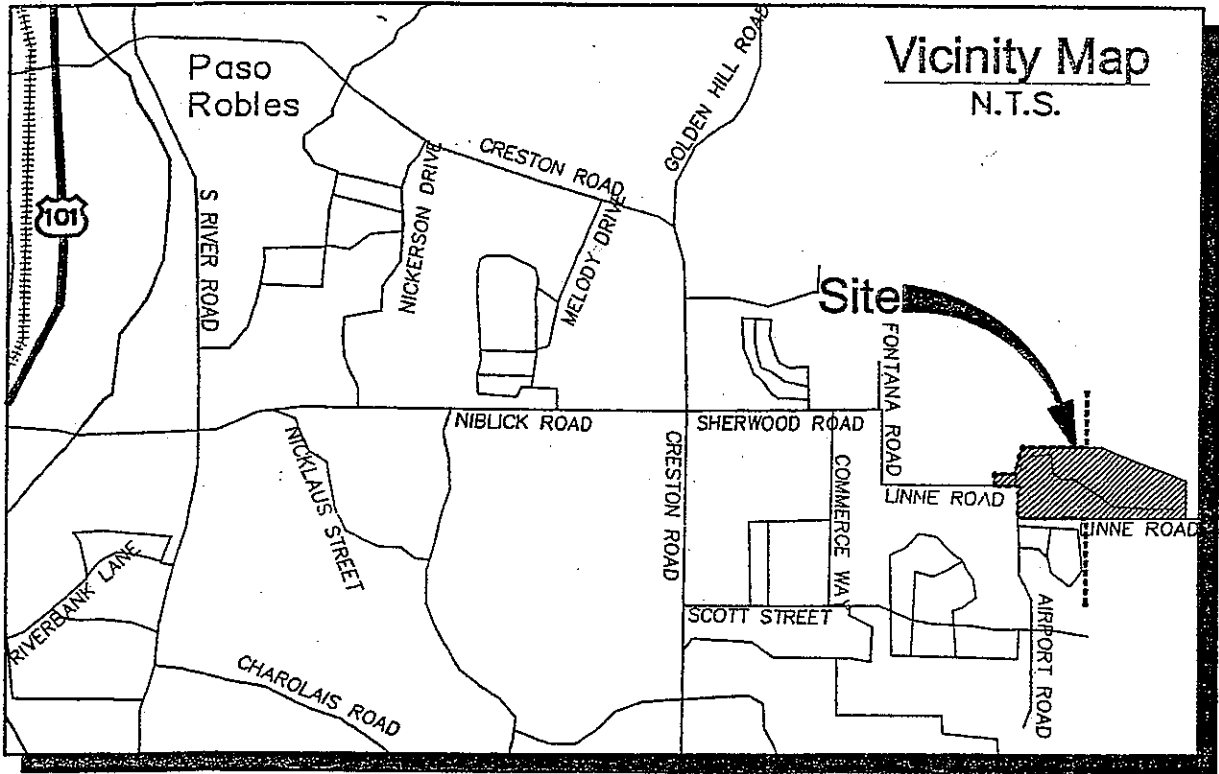
To agree to a fair and equitable exchange of property tax revenue as a result of annexation of property.

Attachments

Notice to Commence Negotiations
Map of proposed annexation

c - Jim App, City of Paso Robles
Marsha Stallman, Auditor-Controller's Office
Paul Hood, LAFCO

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PARCEL
31

LOT 52

PARCEL 1
1196 OR

B-14

S 0'12" W 222.30'

LEGEND

———— RECORD BOUNDARY

..... EXISTING CITY BOUNDARY

----- PROPOSED ANNEXATION BOUNDARY

SITE STATISTICS

CROSS SITE AREA = 31 ACR.

PORTION OF
PARCEL D
(REMAINDER)
P.L. 85
88 P.M. 85

TRACT 232
S.M. 84

PORTION OF
PARCEL D
(REMAINDER)
P.L. 85
83 P.M. 85

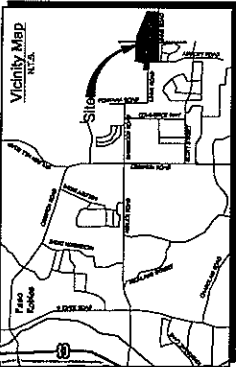
PARCEL PER
3031 OR 1504

PARCEL 25
5995 OR 2918

PARCEL 24
3555 OR 514

PARCEL 23
3089 OR 551

PARCEL 22
3885 OR 509



PARCEL 8 PER
89 P.M. 88

PARCEL PER
1180 OR 888

PARCEL PER
176.84

PARCEL PER
1110 OR 177

LOT 52

LOT 22

CONDUCT BLVD

ENTRANCE

OVERPASS

POINT OF BEGINNING

STATIONARY LANE

BLUEBERRY LANE

REVERWOOD LANE

ROBIN LANE

STANFORD LANE

CALIFORNIA DR

LINE ROAD

LINE ROAD

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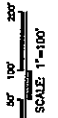
LINE ROAD

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LINE ROAD



NCE NORTH COAST ENGINEERING INC.
CIVIL ENGINEERING • LAND SURVEYING • PROJECT DEVELOPMENT
725 Creston Rd., Suite B
Paso Robles, CA 93445
(805) 239-3127
(805) 927-9851



NO.	BY	DATE	REVISIONS

ANNEXATION No. 88

TO THE CITY OF PASO ROBLES
FROM THE BOARD OF SUPERVISORS OF THE
COUNTY OF SAN LUIS OBISPO, CALIFORNIA, FOR THE YEAR ENDING
JANUARY 20 OF THE COUNTY RECORDS OF SAN LUIS OBISPO COUNTY.

SECTION	DATE	BY	NO.

LINNE ROAD ANNEXATION AREA

LOCAL AGENCY FORMATION COMMISSION
NOTICE TO COMMENCE NEGOTIATION
FOR TRANSFER OF PROPERTY TAX REVENUE

Proposed Jurisdictional Change: Annexation No. 88 to City of Paso Robles (Linne Road)

LAFCO File No: 9-R-04

Purpose of proposal: To annex land into the City of Paso Robles. The land is to be used for residential and neighborhood commercial uses. (Scenario 2)

Negotiating Agencies:

County of San Luis Obispo
City of Paso Robles

Agenda Date for
Start of Negotiations

January 4, 2005

Subject Property:

<u>Tax Code Area</u>	<u>Parcel Nos.</u>	<u>Valuation</u>
104-001	See attached	2,451,035

Estimated property tax revenue generated within subject property: \$ 24,510

GENERAL FUND	6,430
AIR POLLUTION CONTROL	17
SPECIAL ROADS # 1	137
COUNTY LIBRARY	458
SLO CO FLOOD CONTROL	65
NACIMIENTO WATER CONS	70
PASO ROBLES CEMETERY	226
PASO ROBLES ELEM	0
PASO ROBLES UNIFIED	12,138
SAN LUIS OBISPO COMM COLL	11,770
COUNTY SCHOOL SERVICE	1,049
ERAF	2,150
TOTALS	24,510

Percentage of annual tax increment to be exchanged: 11.364700% (before ERAF)

Negotiation Period: January 4, 2005 – March 8, 2005

Property Tax Exchange effective fiscal year: 2006-2007

By: Paul L. Hood
Paul L. Hood, Executive Officer

Date: 12/1/04

Note: At close of negotiations, each agency shall immediately transmit to the LAFCO Executive Officer a certified copy of the resolution setting forth the amount of property tax revenue to be transferred. For dependent districts, the Clerk of the Board of Supervisors shall transmit a certified copy of the Board's resolution adopted on behalf of both parties. This will allow LAFCO to commence processing of the jurisdictional change.

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APN	ASSEESSEE	C_O	ADDRESS_1	ADDRESS_2	ADDRESS_3	CITY	STATE ZIP	PLUS_4 TRA	LAND	IMPS	EXEMP
020-211-008PTN	PASO ROBLES VINEYARDS INC A CA CORP		PO BOX 6379			FRESNO	CA 93755 6379	104001	1118150	1233510	0
020-211-009	RUPERT SALLIE A ETAL		566 AAROE DR			OUR TOWN	CA 93446	104001	10785	3177	0
020-211-010	CHANDLERS PALOS VERDES S&G		PO BOX 295			LOMITA	CA 90717	104001	16017	0	0
020-321-001	CONDUCT WAYNE A TRE ETAL		1 CHATTANOOGA ST			IRVINE	CA 92620	104001	16017	0	0
020-321-002	RUPERT SALLIE AC		1555 SENTIMENTAL LN			OUR TOWN	CA 93446 8457	104001	732	0	732
020-321-003	OUR TOWN PPTY OWNERS ASSOC	% WS CONDUCT	500 CONDUCT BLVD			OUR TOWN	CA 93446	104001	0	0	0
020-322-001	CONDUCT WAYNE A TRE ETAL		1 CHATTANOOGA ST			IRVINE	CA 92620	104001	718	23305	0
020-322-002	SIEN FRIEDA ESTATE OF		1552 SENTIMENTAL LN			OUR TOWN	CA 93446	104001	122	801	923
020-322-003	VAN KLEY F & J ETAL		1556 SENTIMENTAL LN			OUR TOWN	CA 93446	104001	122	801	923
020-322-004	CONDUCT WA ETAL		1560 SENTIMENTAL LN			OUR TOWN	CA 93446	104001	1583	1583	0
020-322-005	OLSON H & E ETAL		558 AAROE DR			OUR TOWN	CA 93446 3702	104001	132	854	986
020-322-006	CONDUCT GREGORY R ETAL		560 HAROE DR			OUR TOWN	CA 93446	104001	132	854	986
020-322-007	TOSCH AJ & M ETAL		500 CONDUCT BLVD			OUR TOWN	CA 93446	104001	4054	15430	7000
020-322-008	TOSCH B & J ETAL		486 MARSH ST STE B			SLO	CA 93401 3945	104001	132	854	986
020-322-009	POLIN BURT W & V ETAL	POLIN-TRUCHAN	500 CONDUCT BLVD			OUR TOWN	CA 93446	104001	132	0	132
020-323-001	OUR TOWN REALTY INC		500 CONDUCT BLVD			OUR TOWN	CA 93446	104001	132	0	132
020-323-002	OUR TOWN REALTY INC		500 CONDUCT BLVD			OUR TOWN	CA 93446	104001	132	0	132
020-323-003	OUR TOWN REALTY INC		500 CONDUCT BLVD			OUR TOWN	CA 93446	104001	132	0	132
020-323-004	OUR TOWN REALTY INC		500 CONDUCT BLVD			OUR TOWN	CA 93446	104001	132	0	132
020-323-005	BIETTNER LILLIAN M TRE ETAL		9416 CUMMINGS RD			DURHAM	CA 95938	104001	132	854	986
020-323-006	CONDUCT WAYNE A	%RICHARD E MURRILL TTEE	1557 SENTIMENTAL LN			OUR TOWN	CA 93446	104001	1583	1583	0
020-323-007	CONDUCT WA		1553 SENTIMENTAL LN			OUR TOWN	CA 93446	104001	132	854	986
020-323-008	CONDUCT WAYNE A TRE ETAL		1 CHATTANOOGA ST			IRVINE	CA 92620	104001	281	0	281
020-324-001	FLINTOFT GERALD P ETAL		6373 W 84TH PL			LA	CA 90045	104001	2811	0	0
020-324-002	FLINTOFT GERALD P ETAL		500 CONDUCT BLVD			OUR TOWN	CA 93446	104001	132	0	132
020-324-003	OUR TOWN REALTY INC		500 CONDUCT BLVD			OUR TOWN	CA 93446	104001	132	0	132
020-324-004	OUR TOWN REALTY INC		500 CONDUCT BLVD			OUR TOWN	CA 93446	104001	132	0	132
020-324-005	OUR TOWN REALTY INC		500 CONDUCT BLVD			OUR TOWN	CA 93446	104001	132	0	132
020-324-006	OUR TOWN REALTY INC		500 CONDUCT BLVD			OUR TOWN	CA 93446	104001	132	0	132
020-324-007	OUR TOWN REALTY INC		500 CONDUCT BLVD			OUR TOWN	CA 93446	104001	132	0	132
020-324-008	OUR TOWN REALTY INC		500 CONDUCT BLVD			OUR TOWN	CA 93446	104001	132	0	132
020-331-001	OUR TOWN REALTY INC		1 CHATTANOOGA ST			IRVINE	CA 92620	104001	7645	0	0
020-331-002	CONDUCT WINFIELD S HEIRS OF ETAL	%WAYNE A CONDUCT TRE	500 CONDUCT BLVD			OUR TOWN	CA 93446	104001	132	0	132
020-331-003	OUR TOWN REALTY INC		500 CONDUCT BLVD			OUR TOWN	CA 93446	104001	132	0	132
020-331-004	OUR TOWN REALTY INC		500 CONDUCT BLVD			OUR TOWN	CA 93446	104001	132	0	132
020-331-005	OUR TOWN REALTY INC		500 CONDUCT BLVD			OUR TOWN	CA 93446	104001	132	0	132
020-331-006	OUR TOWN REALTY INC		500 CONDUCT BLVD			OUR TOWN	CA 93446	104001	132	0	132
020-331-007	OUR TOWN REALTY INC		500 CONDUCT BLVD			OUR TOWN	CA 93446	104001	132	0	132
020-331-008	OUR TOWN REALTY INC		500 CONDUCT BLVD			OUR TOWN	CA 93446	104001	132	0	132
020-332-001	OUR TOWN REALTY INC		500 CONDUCT BLVD			OUR TOWN	CA 93446	104001	132	0	132
020-332-002	OUR TOWN REALTY INC		500 CONDUCT BLVD			OUR TOWN	CA 93446	104001	132	0	132
020-332-003	OUR TOWN REALTY INC		500 CONDUCT BLVD			OUR TOWN	CA 93446	104001	132	0	132
020-332-004	OUR TOWN REALTY INC		500 CONDUCT BLVD			OUR TOWN	CA 93446	104001	132	0	132
020-332-005	CONDUCT WINFIELD S HEIRS OF ETAL	%WAYNE A CONDUCT TRE	1 CHATTANOOGA ST			IRVINE	CA 92620	104001	7645	0	0
020-332-006	OUR TOWN REALTY INC		500 CONDUCT BLVD			OUR TOWN	CA 93446	104001	132	0	132

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APN	ASSESSEE	C_O	ADDRESS_1	ADDRESS_2	ADDRESS_3	CITY	STATE	ZIP	PLUS_4	TRA	LAND	IMPS	EXEMP	
020-332-007	OUR TOWN REALTY INC		500 CONDUCT BLVD			OUR TOWN	CA	93446		104001	132	0	132	
020-332-008	OUR TOWN REALTY INC		500 CONDUCT BLVD			OUR TOWN	CA	93446		104001	132	0	132	
020-333-001	OUR TOWN REALTY INC		500 CONDUCT BLVD			OUR TOWN	CA	93446		104001	132	0	132	
020-333-002	CONDUCT WINFIELD S HEIRS OF ETAL	%WAYNE A CONDUCT TRE	1 CHATTANOOGA ST			IRVINE	CA	92620		104001	7645	0	0	
020-333-003	OUR TOWN REALTY INC		500 CONDUCT BLVD			OUR TOWN	CA	93446		104001	132	0	132	
020-333-004	OUR TOWN REALTY INC		500 CONDUCT BLVD			OUR TOWN	CA	93446		104001	132	0	132	
020-333-005	OUR TOWN REALTY INC		500 CONDUCT BLVD			OUR TOWN	CA	93446		104001	132	0	132	
020-333-006	OUR TOWN REALTY INC		500 CONDUCT BLVD			OUR TOWN	CA	93446		104001	132	0	132	
020-334-001	OUR TOWN REALTY INC		500 CONDUCT BLVD			OUR TOWN	CA	93446		104001	132	0	132	
020-334-002	OUR TOWN REALTY INC		500 CONDUCT BLVD			OUR TOWN	CA	93446		104001	132	0	132	
020-334-003	OUR TOWN REALTY INC		500 CONDUCT BLVD			OUR TOWN	CA	93446		104001	132	0	132	
020-334-004	OUR TOWN REALTY INC		500 CONDUCT BLVD			OUR TOWN	CA	93446		104001	132	0	132	
020-334-005	OUR TOWN REALTY INC		500 CONDUCT BLVD			OUR TOWN	CA	93446		104001	132	0	132	
020-334-006	OUR TOWN REALTY INC		500 CONDUCT BLVD			OUR TOWN	CA	93446		104001	132	0	132	
TOTAL												1186108	1285261	20332
GRAND												2451035		

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