CITY OF IRWINDALE

5050 N. IRWINDALE AVE., IRWINDALE CA 91706 • PHONE: (626) 430-2200

NOTICE AND AGENDA FOR THE SPECIAL AND REGULAR MEETING OF THE

CITY COUNCIL

SUCCESSOR AGENCY TO THE IRWINDALE COMMUNITY REDEVELOPMENT AGENCY

HOUSING AUTHORITY

January 24, 2024

SPECIAL MEETING – 5:30 P.M.
REGULAR MEETING – 6:30 PM

CLOSED SESSION – CONFERENCE ROOM
OPEN SESSION – CITY COUNCIL CHAMBER

ALBERT F. AMBRIZ - Mayor
LARRY G. BURROLA - Mayor Pro Tem
MARK A. BRECEDA - Councilmember
MANUEL R. GARCIA - Councilmember
H. MANUEL ORTIZ - Councilmember

Via Zoom Webinar: https://us02web.zoom.us/j/87104592389
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Spontaneous Communications: The public is encouraged to address the City Council on any matter listed on the agenda or on any other matter within its jurisdiction. The City Council will hear public comments on items listed on the agenda during discussion of the matter and prior to a vote. The City Council will hear public comments on matters not listed on the agenda during the Spontaneous Communications period.

Pursuant to provisions of the **Brown Act**, no action may be taken on a matter unless it is listed on the agenda, or unless certain emergency or special circumstances exist. The City Council may direct staff to investigate and/or schedule certain matters for consideration at a future City Council meeting.

Americans with Disabilities Act: In compliance with the ADA and Government Code section 54953(g), the City Council has adopted a reasonable accommodation policy to swiftly resolve accommodation requests. The policy can be found on the City's website: https://www.irwindaleca.gov/DocumentCenter/View/8075/AB-2449-Reasonable-Accommodation-Policy. If you need special assistance to participate in a City Council or Commission meeting or other services offered by this City, including an electronic or printed copy of the City's reasonable accommodation policy, please contact City Hall at (626) 430-2200. Notification of at least 48 hours prior to the meeting or time when services are needed will assist the City staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting or service.

Note: Staff reports are available for inspection at the office of the Chief Deputy City Clerk, City Hall, 5050 N. Irwindale Avenue, during regular business hours (8:00 a.m. to 6:00 p.m., Monday through Thursday).

Code of Ethics

As City of Irwindale Council Members, our fundamental duty is to serve the public good. We are committed to the principle of an efficient and professional local government. We will be exemplary in obeying the letter and spirit of Local, State and Federal laws and City policies affecting the operation of the government and in our private life. We will be independent and impartial in our judgment and actions.

We will work for the common good of the City of Irwindale community and not for any private or personal interest. We will endeavor to treat all people with respect and civility. We will commit to observe the highest standards of morality and integrity, and to faithfully discharge the duties of our office regardless of personal consideration. We shall refrain from abusive conduct, personal charges or verbal attacks upon the character or motives of others.

We will inform ourselves on public issues, listen attentively to public discussions before the body, and focus on the business at hand. We will base our decisions on the merit and substance of that business. We will be fair and equitable in all actions, claims or transactions. We shall not use our official position to influence government decisions in which we have a financial interest or where we have a personal relationship that could present a conflict of interest, or create a perception of a conflict of interest.

We shall not take advantage of services or opportunities for personal gain by virtue of our public office that are not available to the public in general. We shall refrain from accepting gifts, favors or promises of future benefit that might compromise our independence of judgment or action or give the appearance of being compromised.

We will behave in a manner that does not bring discredit or embarrassment to the City of Irwindale. We will be honest in thought and deed in both our personal and official lives.

Ultimate responsibility for complying with this Code of Ethics rests with the individual elected official. In addition to any other penalty as provided by law, violation of this Code of Ethics may be used as a basis for disciplinary action or censure of a Council Member.

These things we hereby pledge to do in the interest and purposes for which our government has been established.

IRWINDALE CITY COUNCIL

SPECIAL MEETING – 5:30 P.M.

1. CALL TO ORDER

2. ROLL CALL: Councilmembers: Mark A. Breceda, Manuel R. Garcia, H. Manuel Ortiz; Mayor Pro Tem Larry G. Burrola; Mayor Albert F. Ambriz

3. AB 2449 DISCLOSURES

Remote participation by a member of the legislative body for just cause or emergency circumstances

4. SPONTANEOUS COMMUNICATIONS

Spontaneous communications are limited to the special meeting agenda items only.

5. RECESS TO CLOSED SESSION

A. Conference with Real Property Negotiator
Pursuant to California Government Code Section 54956.8

A) Property: Las Casitas (5164 Ayon Avenue)
Parties: Northridge Group & Housing Authority
Under Negotiation: Price and terms of potential sale

B) Property: 16154 Arrow Highway (APNS 8417-029-024 and 025)
Agency negotiator: Fernando Lopez, Housing Coordinator
Negotiating parties: Rudolfo A. Dominguez Trustee
Under negotiation: Price and terms of payment

C) Property: 16359 Arrow Highway
Agency Negotiator: Julian A. Miranda, City Manager
Negotiating Parties: 39 Dalton Financial Ltd. Partnership
Under Negotiation: Price and terms of payment

D) Property: 16124 Calle de Paseo
Agency Negotiator: Julian A. Miranda, Executive Director
Parties: Valerie R. Sanchez, Leonard B. Aguayo, and Kenneth Aguayo, each as 1/3 as tenants in common
Under Negotiation: Price and terms of payment
*Housing Authority Item

B. Conference with Legal Counsel – Anticipated Litigation
Initiation of Litigation pursuant to California Government Code Section 54956.9(d)(4)

Number of Cases: 1

6. RECONVENE IN OPEN SESSION

7. REPORT FROM CLOSED SESSION

8. ADJOURNMENT

REGULAR MEETING – 6:30 P.M.

9. CALL TO ORDER

10. PLEDGE OF ALLEGIANCE

11. INVOCATION

12. ROLL CALL: Councilmembers: Mark A. Breceda, Manuel R. Garcia, H. Manuel Ortiz; Mayor Pro Tem Larry G. Burrola Mayor Albert F. Ambriz

13. AB 2449 DISCLOSURES

Remote participation by a member of the legislative body for just cause or emergency circumstances

14. CHANGES TO THE AGENDA

15. COUNCIL MEMBER TRAVEL REPORTS

16. COUNCILMEMBER COMMENTS

17. INTRODUCTION OF NEW EMPLOYEES/PROMOTIONS

18. PROCLAMATIONS / PRESENTATIONS / COMMENDATIONS

A. Irwindale Chamber of Commerce Business of the Month - SCE Federal Credit Union

B. Recognition of outgoing City Commissioners

19. CONSENT CALENDAR

A. Minutes of the Special and Regular meetings of January 10, 2024
Department: City Clerk

Recommendation: Approve

B. Warrants / Demands / Payroll
Department: Finance

Recommendation: Approve

C. Investment Quarterly Report for Fiscal Quarter Ending December 31, 2023 (Joint Item with Successor Agency and Housing Authority)
Department: Finance

Recommendation: That the City Council, Successor Agency Board, and Housing Authority Board receive and file the Investment Quarterly Report for the fiscal quarter ending December 31, 2023.

D. Resolution Condemning and Denouncing Discrimination, Hate Speech, Harassment and Intimidation Against All People
Department: City Clerk

Recommendation: That the City Council **adopt Resolution No. 2024-07-3484** entitled, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE CONDEMNING AND DENOUNCING DISCRIMINATION, HATE SPEECH, HARASSMENT AND INTIMIDATION AGAINST ALL PEOPLE".

E. Approve a Fee Waiver for Irwindale Lions Club
Department: Administration

Recommendation: That the City Council adopt Resolution No. 2024-06-3483 entitled: "**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE, CALIFORNIA, APPROVING A FEE WAIVER FOR IRWINDALE LIONS CLUB, A 501(C)(3) NONPROFIT ORGANIZATION, WAIVING CITY FACILITY RENTAL FEES FOR MONTHLY MEETINGS BEGINNING JANUARY 2024 THROUGH AND INCLUDING NOVEMBER 2024 AND ONE LIONS CLUB SPEAKER COMPETITION**."

F. Acceptance of the Irwindale Veterans Memorial Flag Poles Project; P-1059
Department: Engineering

Recommendation: That the City Council (1) accept the improvements and maintenance responsibilities for the constructed improvements of the Irwindale Veterans Memorial Flag Poles Project; P-1059; (2) approve the final construction project amount of $39,650.48.

G. Declaration of Surplus Equipment
Department: Finance

Recommendation: Receive and file.

20. SPONTANEOUS COMMUNICATIONS

This is the time set aside for members of the audience speak on items not on this agenda that are within the City Council's subject matter jurisdiction. State law prohibits any Council discussion or action on such communications unless 1) the Council by majority vote finds that a catastrophe or emergency exists; or 2) the Council by at least four votes finds that the matter (and need for action thereon) arose within the last five days. Since the Council cannot participate (except as stated), it is requested that all such communications be made in writing to be included on the next agenda for full discussion and action

All members of the public are asked to observe the City's Rules of Procedure and Public Meeting Decorum. The City's Rules of Procedure and Public Meeting Decorum can be found on the City's website, and Chapter 2.40 of the Irwindale Municipal Code. You may also contact the City Clerk's Office for

copies.

Each speaker will be limited to 3 minutes unless such time limits are extended. If a member of the public wishes to donate their time to another speaker, both persons must be physically present and in attendance of the meeting. The Presiding Officer may, in his or her discretion, extend the 3-minute time limitation for the particular subject for all speakers. Organized groups of persons wishing to address the Council on the same subject should select a spokesperson to represent the group, so as to avoid unnecessary repetition. In no event shall the total amount of speaking time for exceed 6 minutes per person for the subject under discussion.

The Council may regulate a speaker who is speaking too long or out of order, being unduly repetitious, discussing irrelevancies, or extending to items not within its subject matter jurisdiction. Please be reminded that discrimination, abusive use of profanity, unruly disruption, and violent or physically threatening conduct is discouraged. Members of the public shall not disrupt the orderly conduct of the meeting. The Presiding Officer will request that a person cease any disruptive conduct, and if not immediately stopped, will direct the person to be removed from the meeting.

Public Comments will be heard in the following order:

1: In-person attendees

2: Teleconference attendees

3: In-person and teleconference attendees who have not previously provided comments on the matter(s) being discussed by the legislative body

21. NEW BUSINESS

At this time, members of the audience may ask to be heard regarding an item on New Business.

A. Verbal Report on Planning Department Process - Requested by Mayor Pro Tem Burrola
Department: Community Development

B. Athens Services Request to Amend the Franchise & Facilities Operations Agreement and Development Agreement No. 02-2016
Department: Administration

Recommendation: That the City Council discuss and provide direction to staff.

C. Irwindale Community Foundation Appointments & Terms of Board Members
Department: City Clerk

Recommendation: Discuss and provide direction to staff.

22. PUBLIC HEARINGS

At this time, members of the audience may ask to be heard regarding an item on Public Hearings.

23. CITY MANAGER'S REPORT

24. FUTURE AGENDA ITEMS REQUESTED BY COUNCIL MEMBERS

At this time, the City Council will deliberate and discuss whether or not these items should be placed on a future agenda. In order for any listed item to be placed on a future agenda for substantive discussion or action, the City Council must act by formal motion to direct the City Manager to place the item on a future agenda.

A. Update on Park Improvement Project, Phases IV & V - Requested by Councilmember Ortiz

25. ADJOURN

SUCCESSOR AGENCY TO THE IRWINDALE COMMUNITY REDEVELOPMENT AGENCY

26. AB 2449 DISCLOSURES

Remote participation by a member of the legislative body for just cause or emergency circumstances

27. CONSENT CALENDAR

A. Minutes of the Regular meeting of January 10, 2024
Department: City Clerk

Recommendation: Approve

B. Warrants / Demands / Payroll
Department: Finance

Recommendation: Approve

C. Investment Quarterly Report for Fiscal Quarter Ending December 31, 2023 (Joint Item with City Council and Housing Authority)
Department: Finance

Recommendation: That the City Council, Successor Agency Board, and Housing Authority Board receive and file the Investment Quarterly Report for the fiscal quarter ending December 31, 2023.

28. SPONTANEOUS COMMUNICATIONS

This is the time set aside for members of the audience to speak on items not on this agenda. Spontaneous Communications for the Successor Agency are subject to the same State prohibitions and City guidelines as cited on the City Council agenda.

29. NEW BUSINESS

At this time, members of the audience may ask to be heard regarding an item on New Business.

30. PUBLIC HEARINGS

At this time, members of the audience may ask to be heard regarding an item on Public Hearings.

31. ADJOURN

HOUSING AUTHORITY

32. AB 2449 DISCLOSURES

Remote participation by a member of the legislative body for just cause or emergency circumstances

33. CONSENT CALENDAR

A. Minutes of the Regular meeting of January 10, 2024
Department: City Clerk

Recommendation: Approve

B. Investment Quarterly Report for Fiscal Quarter Ending December 31, 2023 (Joint Item with the City Council and Successor Agency)
Department: Finance

Recommendation: That the City Council, Successor Agency Board, and Housing Authority Board receive and file the Investment Quarterly Report for the fiscal quarter ending December 31, 2023.

34. SPONTANEOUS COMMUNICATIONS

This is the time set aside for members of the audience to speak on items not on this agenda. Spontaneous Communications for the Housing Authority are subject to the same State prohibitions and City guidelines as cited on the City Council agenda.

35. NEW BUSINESS

At this time, members of the audience may ask to be heard regarding an item on New Business.

36. PUBLIC HEARINGS

At this time, members of the audience may ask to be heard regarding an item on Public Hearings.

37. ADJOURN

AFFIDAVIT OF POSTING

I, Laura M. Nieto, Chief Deputy City Clerk, certify that I caused the agenda for the regular meeting of the City Council, Irwindale Successor Agency to the Irwindale Community Redevelopment Agency and Housing Authority, to be held on January 24, 2024, be posted at the City Hall, Library, and Post Office on January 18, 2024.

Laura M. Nieto

Laura M. Nieto, MMC
Chief Deputy City Clerk

IRWINDALE CITY COUNCIL CHAMBERS
5050 N. IRWINDALE AVENUE
IRWINDALE, CALIFORNIA 91706

JANUARY 10, 2024
WEDNESDAY
5:45 P.M.

The Irwindale **CITY COUNCIL** met in special session at the above time and place.

ROLL CALL: Present: Councilmembers Manuel R. Garcia, H. Manuel Ortiz; Mayor Pro Tem Larry G. Burrola; Mayor Albert F. Ambriz

Absent: Councilmember Mark A. Breceda

Also Present: Julian A. Miranda, City Manager; Adrian Guerra, City Attorney; and Laura Nieto, Chief Deputy City Clerk

AB 2449 DISCLOSURES None.

SPONTANEOUS COMMUNICATIONS None.

OATH OF OFFICE The Oath of Office was administered to Planning Commissioner Richard Chico.

RECESS TO CLOSED SESSION At 5:52 p.m., the City Council met in Closed Session to discuss the following:

Conference with Legal Counsel – Anticipated Litigation
Significant Exposure to Litigation
Pursuant to Government Code Section 54956.9 (d)(2), (e)(1)

A point has been reached where, in the opinion of the City Council, upon the advice of its legal counsel based on existing facts and circumstances, that there is significant exposure to litigation against the City, the facts and circumstances are those that might result in litigation against the City but which the City believes are not yet known to a potential plaintiff or plaintiffs, which facts and circumstances need not be disclosed. One case.

ACTION: Discussed, update provided. No direction given nor action taken.

Conference with Legal Counsel – Existing Litigation
Pursuant to Government Code Sections 54954.5(c), 54956.9(d)(1)

Name of Case: Five Points, LP, vs. City of Irwindale
Case Number: 22STCV01394

ACTION: Discussed, update provided. Direction provided to City Attorney; no reportable action taken.

RECONVENE IN OPEN SESSION At 6:30 p.m., the City Council reconvened in Open Session.

ADJOURNMENT There being no further business to conduct, the meeting was adjourned at 6:30 p.m.

_____
Laura M. Nieto, MMC
Chief Deputy City Clerk

IRWINDALE CITY COUNCIL CHAMBERS **JANUARY 10, 2024**
5050 N. IRWINDALE AVENUE **WEDNESDAY**
IRWINDALE, CALIFORNIA 91706 **6:45 P.M.**

The Irwindale **CITY COUNCIL** met in regular session at the above time and place.

ROLL CALL:

Present: Councilmembers Larry G. Burrola, Manuel R. Garcia; Mayor Pro Tem Albert F. Ambriz; Mayor H. Manuel Ortiz

Absent: Councilmember Mark A. Breceda

Also Present: Julian A. Miranda, City Manager; Adrian Guerra, City Attorney; Theresa Olivares, Assistant City Manager; Christopher Hofford, Chief of Police; Kambiz Borhani, Director of Finance / City Treasurer; Eddie Chan, Director of Engineering / Building Official; Elizabeth Rodriguez, Public Services Director; Mary Hull, Human Resources Manager, and Laura Nieto, Chief Deputy City Clerk

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was conducted.

AB 2449 DISCLOSURES

None.

CHANGES TO THE AGENDA

CITY MANAGER MIRANDA

City Manager Miranda noted a change to Item No. 19E, the Citywide Records Retention Schedule item. He also corrected a signature line for Item No. 19F.

COUNCILMEMBER TRAVEL REPORTS

None.

COUNCILMEMBER COMMENTS

MAYOR PRO TEM BURROLA

Mayor Pro Tem Burrola commended staff for the wonderful Rockabilities event held in December and acknowledged resident Christopher Diaz's role in obtaining stuffed animals donated by PetSmart for distribution at the event. He also thanked Crystal Barraza and United Rock as well as the Irwindale Police Officers' Association for their donations and the Public Works Services department for beautifully decorating City Hall.

COUNCILMEMBER ORTIZ

Councilmember Ortiz thanked staff for setting up the traffic light on Irwindale Avenue to alert speeding motorists and suggested the possibility of utilizing another one at various locations throughout the City. He also requested to adjourn the meeting in memory of Michael "Mike" Lopez.

INTRODUCTION OF NEW EMPLOYEES / PROMOTIONS

INTRODUCTION OF IRWINDALE POLICE OFFICERS ELIAS CAMACHO AND WILLIAM TRINIDAD	INTRODUCTION OF IRWINDALE POLICE OFFICERS ELIAS CAMACHO AND WILLIAM TRINIDAD Chief Hofford provided background information and introduced Officers Elias Camacho and William Trinidad.
INTRODUCTION OF POLICE DISPATCHER JACQUELINE ELIAS	INTRODUCTION OF POLICE DISPATCHER JACQUELINE ELIAS Chief Hofford provided background information and introduced Dispatcher Jacqueline Elias.

PROCLAMATIONS / PRESENTATIONS / COMMENDATIONS

ADMINISTRATION OF OATHS OF OFFICE TO CITY COMMISSIONERS	ADMINISTRATION OF OATHS OF OFFICE TO CITY COMMISSIONERS
MAYOR AMBRIZ	Mayor Ambriz administered the Oaths of Office to Planning Commissioner Albert Acosta, Senior Commissioner Carol Acosta, Parks & Recreation Commissioner Justin Kelly, and Senior Commissioner Robert Lopez.

CONSENT CALENDAR

MOTION	A motion was made by Councilember Ortiz, seconded by Councilmember Garcia, to approve the Consent Calendar, with the modifications mentioned by City Manager Miranda to Item Nos. 19E and 19F.
CITY ATTORNEY GUERRA	City Attorney Guerra noted that Councilmember Garcia has property within 1,000 feet of the Aquatic Center, and as such, recommended that he recuse himself and that another Councilmember second the motion.
COUNCILMEMBER GARCIA	Councilmember Garcia rescinded his second to Councilmember Ortiz's motion.
MAYOR PRO TEM BURROLA	Mayor Pro Tem Burrola seconded Councilmember Ortiz's motion. The motion was unanimously approved; Councilmember Garcia abstaining from Item No. 19F and Councilmember Breceda absent.

ITEM 19A
MINUTES

MINUTES

The following minutes were approved:

1) Regular meeting held December 13, 2023

ITEM 19B
WARRANTS

WARRANTS

The warrant register was approved.

ITEM 19C
REQUEST TO APPROVE AMEND. NO. 2 TO THE CONTRACT WITH ESA

REQUEST TO APPROVE AMENDMENT NO. 2 TO THE PROFESSIONAL CONSULTING CONTRACT WITH ENVIRONMENTAL SCIENCE ASSOCIATES (ESA) TO COMPLETE THE PREPARATION OF AN UPDATED HOUSING ELEMENT, SAFETY ELEMENT, AND DEVELOPMENT OF AN ENVIRONMENTAL JUSTICE ELEMENT AND THE APPROPRIATE ENVIRONMENTAL REVIEW DOCUMENT IN COMPLIANCE WITH STATE LAW

The Contract Amendment No. 2 to the Professional Consulting Contract with Environmental Science Associates (ESA) for the preparation of the Housing Element, Safety Element, and Environmental Justice Element and environmental document, was approved.

ITEM NO. 19D
CONSIDERATION OF PROPOSED PERSONNEL AND COMPENSATION DOCUMENTS

CONSIDERATION OF PROPOSED PERSONNEL AND COMPENSATION DOCUMENTS

RESOLUTION NO. 2024-02-3479
ADOPTED

Resolution No. 2024-02-3479, entitled:

"A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE REPEALING AND REPLACING RESOLUTION NO. 2023-72-3459, AND ESTABLISHING THE NUMBER OF POSITIONS, SCHEDULE OF CLASSES, AND COMPENSATION FOR CITY EMPLOYEES," was adopted.

ITEM NO. 19E
APPROVAL OF CITYWIDE RECORDS RETENTION SCHEDULE

APPROVAL OF CITYWIDE RECORDS RETENTION SCHEDULE
(Joint Item – Successor Agency, Housing Authority, and Reclamation Authority)

RESOLUTION NO. 2024-03-3480
ADOPTED

Resolution No. 2024-03-3480, entitled:

"A JOINT RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE, BOARD OF THE SUCCESSOR AGENCY TO THE IRWINDALE COMMUNITY REDEVELOPMENT AGENCY, BOARD

OF THE IRWINDALE HOUSING AUTHORITY, AND BOARD OF THE IRWINDALE RECLAMATION AUTHORITY ADOPTING A CITYWIDE RECORDS RETENTION SCHEDULE AND RESCINDING RESOLUTION NO 2005-35-2052 AND JOINT RESOLUTION NO. 2007-08-3184 AND CRA 2007-06-484," was adopted.

ITEM NO. 19F AWARD OF CONTRACT FOR THE IRWINDALE AQUATICS CENTER – COMMERCIAL POOL HEATER REPLACEMENT PROJECT P-1062	AWARD OF CONTRACT FOR THE IRWINDALE AQUATICS CENTER – COMMERCIAL POOL HEATER REPLACEMENT PROJECT P-1062 1) The City Manager was authorized to execute a contract agreement between the City of Irwindale and Waterline Technologies, Inc. for replacing the commercial pool heater for the Aquatics Division in the amount of $84,000, subject to approval as to form by the City Attorney's Office, and 2) a 10% project contingency of $8,400 was approved to cover any unforeseeable conditions that may arise during replacement.

END OF CONSENT CALENDAR

SPONTANEOUS COMMUNICATIONS

DENA ZEPEDA	Dena Zepeda stated that United Rock street sweepers are not properly spraying roads with water, commended staff for the excellent Christmas events held last month, suggested that certain events be held during the middle of December instead of at the beginning, and expressed her excitement for an upcoming housing workshop.
CARMEN ROMAN	Carmen Roman spoke in support of resuming Zoom comments.
MARY ANN LUTZ	Mary Ann Lutz, former Mayor of Monrovia and currently a Trustee at Citrus Community College, spoke on her candidacy for Congress.

NEW BUSINESS

ITEM NO. 21A DISCUSS AND PROVIDE DIRECTION REGARDING REMOTE PARTICIPATION DURING PUBLIC MEETINGS	DISCUSS AND PROVIDE DIRECTION REGARDING REMOTE PARTICIPATION DURING PUBLIC MEETINGS
ASSISTANT CITY MANAGER OLIVARES	Assistant City Manager Olivares presented the report.
SUZANNE GOMEZ	Suzanne Gomez submitted an emailed comment in support of allowing comments over Zoom.

CARMEN ROMAN — Carmen Roman spoke in favor of permitting comments over Zoom.

DENA ZEPEDA — Dena Zepeda spoke in favor of permitting comments over Zoom.

MARICELA FRYMARK — Maricela Frymark spoke in favor of permitting comments over Zoom.

COUNCILMEMBER ORTIZ — Councilmember Ortiz stated that comments by members of the public over Zoom were discontinued as a result of Zoom "bombers" but suggested that consideration be given to restoring the privilege.

MAYOR PRO TEM BURROLA — Mayor Pro Tem Burrola made a motion to develop public participation rules for remote participation, including a statement for the presiding officer to read prior to the public comment period, to include a warning to individuals regarding disruptions to public meetings and removal from remote participation.

COUNCILMEMBER GARCIA — Responding to a question by Councilmember Garcia, City Attorney Guerra advised that the Council may implement changes and revisit the matter in a few months if it so wishes. He added that a statement could also be prepared for the meeting's presiding officer to read to indicate that discussion may be limited to the subject matter jurisdiction of the city, though he noted that there are laws that prohibit officials from limiting speech.

Councilmember Garcia asked whether comments could be cut short, to which City Attorney Guerra advised that they could be if it is decided that the individuals are not addressing the subject matter of the city.

ASSISTANT CITY MANAGER OLIVARES — Assistant City Manager Olivares noted that the option requested by Mayor Pro Tem Burrola was developed based on a consortium of cities within the League of California Cities and indicated that the presiding officer would read the statement as a type of warning so that inappropriate comments would be cut off.

DENA ZEPEDA — Dena Zepeda stated that Fred Barbosa asked that she mention that he is in favor of reimplementing Zoom comments.

CARMEN ROMAN — Carmen Roman spoke in favor of reading the prepared statement before the public is invited to speak.

MAYOR AMBRIZ — Mayor Ambriz spoke in favor of enabling comments over Zoom.

ROLL CALL — The above-mentioned motion, which was seconded by Councilmember Ortiz, to develop public participation rules for remote participation, including a statement for the presiding officer to read prior to the public comment period, to include a warning to individuals regarding disruptions to public meetings and removal from remote participation, was unanimously approved on roll call; Councilmember Breceda absent.

PUBLIC HEARINGS

ITEM NO. 22A
PROPOSED USE OF CDBG ALLOCATION FOR FY 24/25

PROPOSED USE OF COMMUNITY DEVELOPMENT BLOCK GRANT ALLOCATION FOR FISCAL YEAR 2024-2025

FINANCE ANALYST CARLOS

Finance Analyst Claudia Carlos presented the report.

OPEN PUBLIC HEARING

At 7:38 p.m., Mayor Ambriz opened the public hearing.

PATRICIA GONZALES

Patricia Gonzales spoke in support of approving staff's recommendation to approve the proposed use of CDBG grant allocation.

CLOSE PUBLIC HEARING

There being no additional speakers, Mayor Ambriz closed the public hearing at 7:39 p.m.

RESOLUTION NO. 2024-01-3478 ADOPTED

Resolution No. 2024-01-3478, entitled:

"A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE APPROVING THE PROPOSED USE OF THE CITY'S FISCAL YEAR 2024-2025 LOS ANGELES URBAN COUNTY COMMUNITY DEVELOPMENT BLOCK GRANT ALLOCATION," was adopted on the motion of Councilmember Ortiz, seconded by Mayor Pro Tem Burrola, and unanimously approved; Councilmember Breceda absent.

CITY MANAGER'S REPORT

CITY MANAGER MIRANDA

City Manager Miranda reported the following:

1) City offices, except for the Police Department, will be closed on January 15 in observance of Martin Luther King Jr. Day.
2) Seniors are invited to participate in friendly competitions of board games on January 24. Seniors are also invited to attend the trip to Fantasy Springs Casino on January 20.

DIRECTOR RODRIGUEZ

Director Rodriguez advised that staff is working on finalizing an agreement with Athens Services to provide a fourth waste cart to residents that have requested one, to be deployed within two weeks of the finalized document. Additionally, staff will be mailing a flyer to all residents regarding individuals that scavenge through others' waste carts and what to do when this occurs. Staff is also working on drafting an ordinance that would provide for more enforcement against scavenging.

COUNCILMEMBER GARCIA — Councilmember Garcia stressed the need for Athens to thoroughly educate residents on how to properly sort their waste to avoid fines. He added that he is very uncomfortable with the fining mechanism currently in place since residents may get fined due to the actions of others. He asked whether Athens could look into providing locking mechanisms for the carts to avoid individuals from searching through them, or maybe issuing identification numbers to the carts.

DIRECTOR RODRIGUEZ — Director Rodriguez noted that staff has worked with Athens to postpone fines. As such, households that are not sorting their waste appropriately are currently receiving notices of violations instead of fines. She also spoke on staff's efforts to gain voluntary compliance from all households and stated that discussions will be held with the City Manager before fines are issued.

JOSEPH TAPIA — Joseph Tapia reported an individual that he witnessed searching from several residents' belongings recently.

Responding to a question by Mr. Tapia, Director Rodriguez advised that residents who observe individuals going through others' waste bins should immediately contact the Police Department and provide as much identifying information as they could.

AGENDA ITEMS REQUESTED BY COUNCIL MEMBERS

ITEM 24A
REQUEST BY MAYOR AMBRIZ FOR AN UPDATE ON THE REMOVAL OF OAK TREES RELATED TO THE LIBRARY PROJECT

REQUEST BY MAYOR AMBRIZ FOR AN UPDATE ON THE REMOVAL OF OAK TREES RELATED TO THE LIBRARY PROJECT

DIRECTOR RODRIGUEZ — Director Rodriguez presented an update wherein she advised that city staff worked with the City Attorney's Office and researched the requirements for the removal of oak trees in California. Research shows that County jurisdiction covers only unincorporated areas and not cities located within same. She further advised that the area reserved for the new Library does not fall under the definition of oak woodlands, and therefore, the City of Irwindale is allowed to remove the oak tree in question.

MAYOR PRO TEM BURROLA — Responding to questions by Mayor Pro Tem Burrola, Director Rodriguez advised that the City has received a grant from West Coast Arborists in 2015 to plant over 200 trees citywide, half of which were southern Live Oak trees. These trees were planted and are now in their infancy. Two oak trees are located near the Irwindale Park

playground and another two mature oak trees are near the Library. She added that she occasionally hires an arborist to determine the types of trees at the park as well as to report on their health and to indicate what type of maintenance they would need.

Mayor Pro Tem suggested that two oak trees be planted for each oak tree that is removed to make room for the new Library project.

COUNCILMEMBER GARCIA

Responding to a question by Councilmember Garcia, City Attorney Guerra suggested that he recuse himself from participating in this item since he lives within 500 feet of the subject property.

JOSEPH TAPIA

Joseph Tapia stated his belief that there are additional trees that are protected by state law.

ITEM NO. 24B
REQUEST BY MAYOR PRO TEM BURROLA FOR AN UPDATE ON THE TREE TRIMMING SCHEDULE FOR CITY PARKS

REQUEST BY MAYOR PRO TEM BURROLA FOR AN UPDATE ON THE TREE TRIMMING SCHEDULE FOR CITY PARKS

DIRECTOR RODRIGUEZ

Director Rodriguez presented the update and confirmed that the City has a tree trimming and inspection policy which was revised in 2015 with input from the California Joint Powers Insurance Authority and the City's Risk Manager. The City contracted with West Coast Arborists for tree trimming services, and the company follows the policy. City staff also performs smaller tree trimming services. She added that West Coast Arborists provides an inspection report on all trees within designated areas every three years. Dead or diseased trees are removed. Staff could also contact West Coast Arborists and request maintenance on specific trees when needed. She concluded by indicating that trees have been maintained much more recently due to increased rain.

MAYOR PRO TEM BURROLA

Mayor Pro Tem Burrola stated that he brought this item up for discussion since it does not appear that the trees at the park have been trimmed properly and requested that they be given closer attention, especially in light of the upcoming Library project.

DIRECTOR RODRIGUEZ

Director Rodriguez advised that there are 684 palm trees citywide, with 405 varying types in Irwindale Park, 99 at the Skate Park, and 23 at El Nido Park. She indicated that she receives arborist reports on park trees every couple of years and, in light of the presence of patrons near the trees, staff maintains them regularly and keeps a log with maintenance details.

ADJOURNMENT

There being no further business to conduct, the meeting was adjourned at 8:07 p.m. in memory of Mike Lopez.

_____
Laura M. Nieto, MMC
Chief Deputy City Clerk

CITY OF IRWINDALE
PAYROLL WARRANT REGISTER
December 2023

Payroll Batch	407-12-23, 408-12-23, 409-12-23, 410-12-23, 411-12-23		
DATE OF ISSUE	DEPARTMENT		AMOUNT
12/14/23			
	11 City Council		1,731.15
	13 City Administrative Office		60,081.52
	14 Finance Department		30,734.22
	35 Police Department		244,315.69
	40 Recreation Department		31,752.29
	41 Aquatics Department		4,658.58
	42 Senior Citizens' Center		23,002.24
	44 Library		15,325.74
	51 Planning & Community Development		30,326.21
	52 Public Works - Engineering		35,735.38
	57 Public Works - Services		58,893.01
		Gross Payroll	536,556.03
		Required Deductions	(143,995.05)
		Voluntary Deductions	(24,107.09)
		Net Payroll	368,453.89

Payroll Batch	421-12-23		
DATE OF ISSUE	DEPARTMENT		AMOUNT
12/21/23			
	52 Public Works - Engineering		12,223.39
		Gross Payroll	12,223.39
		Required Deductions	(6,608.89)
		Voluntary Deductions	(50.00)
		Net Payroll	5,564.50

Payroll Batch	413-12-23, 423-12-23, 424-12-23, 428-12-23		
DATE OF ISSUE	DEPARTMENT		AMOUNT
12/28/23			
	11 City Council		6,815.82
	13 City Administrative Office		60,218.26
	14 Finance Department		27,053.44
	35 Police Department		233,615.07
	40 Recreation Department		29,673.16
	41 Aquatics Department		4,670.90
	42 Senior Citizens' Center		16,247.37
	44 Library		16,695.37
	51 Planning & Community Development		29,728.12
	52 Public Works - Engineering		28,198.27
	57 Public Works - Services		55,093.71
		Gross Payroll	508,009.49
		Required Deductions	(144,762.60)
		Voluntary Deductions	(20,874.27)
		Net Payroll	342,372.62

Accounts Payable

Checks by Date - Summary by Check Number

User: imarin
Printed: 1/18/2024 3:21 PM

Check No	Vendor No	Vendor Name	Check Date	Check Amount
100638	GAMEZ01	Pablo Gamez	01/11/2024	76.91
100639	GARCIA03	Manuel Garcia	01/11/2024	19.98
100640	MAREZL	Linda S. Marez	01/11/2024	75.00
100641	PADILLAM	Melissa Marez	01/11/2024	768.71
100642	PONCE04	Delicia Ponce	01/11/2024	54.73
100643	SALGAD02	Michele Salgado	01/11/2024	204.48
100644	SANCH01	Jaycon Sanchez	01/11/2024	245.55
100645	ZEPEDA07	Priscilla Zepeda	01/11/2024	100.00
100646	CALIFO56	California State Disbursement Unit	01/11/2024	604.15
100647	CALIFO57	California State Disbursement Unit	01/11/2024	143.07
100648	FRANC06	Franchise Tax Board	01/11/2024	335.59
100649	ALLIAN	Alliant Insurance Services, Inc.	01/11/2024	972.00
100650	AMAZON1	Amazon Capital Services, Inc.	01/11/2024	1,424.71
100651	AMERIFID	American Fidelity Assurance	01/11/2024	9,866.68
100652	AMERIC34	American Fidelity Assurance Co	01/11/2024	5,933.96
100653	ARIAS01	Michael Arias	01/11/2024	2,037.00
100654	AT&T06	AT & T	01/11/2024	1,753.08
100655	Ayala01	Leonor Ayala	01/11/2024	340.00
100656	AZUSALW	Azusa Light & Water	01/11/2024	746.54
100657	CARDEN01	Rudy Cardenas	01/11/2024	150.00
100658	CHARTE01	Charter Communications	01/11/2024	381.76
100659	CONCE01	Concentra	01/11/2024	54.00
100660	DF01	D.F. Polygraph	01/11/2024	800.00
100661	DURAN06	Michelle Duran	01/11/2024	300.00
100662	FERN11	Sherri H. Fernandez	01/11/2024	100.00
100663	GAMBIN01	Rosalia Gambino	01/11/2024	5.00
100664	GARCIA13	Benjamin Garcia	01/11/2024	300.00
100665	SOUTHE17	Golden State Water Company	01/11/2024	1,291.49
100666	HINDER	Hinderliter, De Llamas & Assoc	01/11/2024	342.99
100667	JOHN01	Johnson Investigations	01/11/2024	1,600.00
100668	OPTUM01	OptumRx, Inc.	01/11/2024	39,466.94
100669	OROSCON	Natalie Orosco	01/11/2024	200.00
100670	PURCHA	Purchase Power	01/11/2024	2,126.30
100671	RIOHON01	Rio Hondo College	01/11/2024	50.00
100672	RIOHON01	Rio Hondo College	01/11/2024	89.00
100673	GASCOM	SoCalGas	01/11/2024	2,689.52
100674	TPX 01	TPX Communications	01/11/2024	5,269.90
100675	VALLEY01	Valley County Water District	01/11/2024	7,317.03
100676	verizonw	Verizon Wireless	01/11/2024	2,456.71
100677	VISION01	Vision Service Plan - (CA)	01/11/2024	2,390.89
100678	ACCO01	ACCO Engineering Systems	01/24/2024	5,112.00
100679	AMAZON1	Amazon Capital Services, Inc.	01/24/2024	1,298.66
100680	ATHENS	Athens Services	01/24/2024	6,049.43
100681	B&BTIR	B & B Tires Service	01/24/2024	40.00
100682	BAKER01	Baker & Taylor Books	01/24/2024	43.73
100683	BAKER10	Bakers Man Production	01/24/2024	900.00
100684	MIJACA	Balcon Holdings, Inc.	01/24/2024	269.00

Check No	Vendor No	Vendor Name	Check Date	Check Amount
100685	BARNEY	Barney's Locksmith Service	01/24/2024	67.25
100686	BILLST	Bill's Truck Repair, Inc.	01/24/2024	175.00
100687	CALI12	California Consulting Inc.	01/24/2024	4,500.00
100688	CINTAS	Cintas Corporation #693	01/24/2024	331.28
100689	CIVIC02	CivicPlus, LLC	01/24/2024	14,025.55
100690	COPWARE	CopWare, Inc.	01/24/2024	965.00
100691	COSTA01	Costar Realty Information, Inc.	01/24/2024	420.00
100692	COUNTY04	County of Los Angeles	01/24/2024	4,147.78
100693	LOSANG33	County of Los Angeles	01/24/2024	25,038.17
100694	CUMMINS	Cummins-Allison Corp	01/24/2024	243.98
100695	BATE01	Elior Inc.	01/24/2024	2,910.05
100696	ESRI01	Esri, Inc.	01/24/2024	765.00
100697	FILLG01	Fill Good Landscaping	01/24/2024	400.00
100698	FOOTH01	Foothill Communications, Inc.	01/24/2024	518.19
100699	GOAL02	Goal Productions, Inc.	01/24/2024	5,000.00
100700	HDL01	Hdl Software, LLC	01/24/2024	69.12
100701	HINDER	Hinderliter, De Llamas & Assoc	01/24/2024	5,397.56
100702	INTELL01	Intelli-tech, Inc.	01/24/2024	36,877.71
100703	IRWIND21	Irwindale Hand Wash & Auto Detail	01/24/2024	1,021.72
100704	JCSPLU	JC's Plumbing & Backflow Svc	01/24/2024	400.00
100705	KEYSER	Keyser Marston Associates, Inc	01/24/2024	2,813.75
100706	KEYSTO	Keystone Uniform Depot	01/24/2024	1,501.88
100707	COORYE	Samir M. Khoury	01/24/2024	950.00
100708	LACOPO	LACPCA	01/24/2024	300.00
100709	LAEDC01	LAEDC	01/24/2024	2,500.00
100710	LANCES	Lance, Soll & Lunghard LLP	01/24/2024	537.00
100711	LANDSC	Landscape Warehouse III Inc.	01/24/2024	60.49
100712	LAWE01	Law Enforcement Medical Services, Inc.	01/24/2024	450.00
100713	LEAGUE02	League Of California Cities	01/24/2024	1,076.00
100714	MAINTE01	Maintex	01/24/2024	1,059.90
100715	MIDAS	Manuel C Muratalla	01/24/2024	2,768.86
100716	MAVE01	Maverick Networks, Inc	01/24/2024	319.55
100717	MOTOR02	Motorola Solutions	01/24/2024	115,384.04
100718	OFFICE03	ODP Business Solutions, LLC	01/24/2024	1,474.77
100719	ORKINP	Orkin	01/24/2024	416.99
100720	PHASEII	PARS	01/24/2024	1,750.00
100721	PLUM01	Plump Engineering, Inc.	01/24/2024	3,222.00
100722	PROPRINT	Pro Printing, Inc.	01/24/2024	1,705.47
100723	RIGHT01	Right of Way, Inc.	01/24/2024	2,925.47
100724	ROSENO	RSG Inc.	01/24/2024	712.50
100725	SESMIT01	S.E. Smith & Sons, Inc.	01/24/2024	1,993.72
100726	SANGAB13	San Gabriel Valley Council	01/24/2024	16,221.00
100727	STERIC01	Stericycle, Inc.	01/24/2024	95.36
100728	NORTHR	The Northridge Group, Inc.	01/24/2024	4,523.02
100729	THEP01	The Pin Center	01/24/2024	299.00
100730	VECTOR01	Vector Resources, Inc	01/24/2024	132,968.68
100731	WESTCO05	West Coast Arborists, Inc.	01/24/2024	2,572.50
100732	WESTER13	Western Audio Visual	01/24/2024	19,822.00
100733	HDSUP01	WHITE CAP, L.P.	01/24/2024	1,862.79
100734	YTIRES	Y Tire Sales	01/24/2024	180.00
100735	Z&K01	Z&K Consultants, Inc.	01/24/2024	148,819.00
			Report Total (98 checks):	681,355.59

Item #19.C.
SA Item 27C
HA Item 33B

City of
IRWINDALE
AGENDA REPORT

Date: January 24, 2024

To: Honorable Mayor and Members of the City Council
Honorable Chair and Members of the Successor Agency Board
Honorable Chair and Members of the Housing Authority Board

From: Julian A. Miranda, City Manager

Issue: Investment Quarterly Report for Fiscal Quarter Ending December 31, 2023 (Joint Item with Successor Agency and Housing Authority)

City Manager's Recommendation:

That the City Council, Successor Agency Board, and Housing Authority Board receive and file the Investment Quarterly Report for the fiscal quarter ending December 31, 2023.

Administrative Action:

Submitted/Prepared by:

Kambiz Borhani, Finance Director / City Treasurer

Reviewed by:

Adrian R. Guerra, City Attorney

Kambiz Borhani, Finance Director / City Treasurer

Approved by:

Julian A. Miranda, City Manager

Background and Analysis:

California Government Code Section 53646 requires that the City Treasurer submit a quarterly report of investments (Investment Report) to the City Council/Board Members for review and compliance with the City's adopted investment policy (City's Investment Policy).

The attached Investment Report summarizes the cash balances and investments as of December 31, 2023, for each agency. The City of Irwindale's balances include investments of all funds of the City and its agencies, which are pooled to maximize the interest yield. The cash balances in the general and money market accounts also include all funds of the City and its agencies, which also earn interest on the pooled cash balances. All investments comply with the City's Investment Policy.

As previously noted, all funds held by the City, Successor Agency, Housing Authority, and Reclamation Authority are pooled to maximize interest yields. The Reclamation Authority Board is not scheduled to meet again until March 13, 2024. Therefore, this same Investment Report will be included in the Reclamation Authority's Agenda for that meeting for review by the Reclamation Authority Board as well.

Fiscal Impact:

There is no fiscal impact to receive and file this report.

Attachments:

1. City of Irwindale Investment Report – December 31, 2023

CITY OF IRWINDALE
INVESTMENT REPORT
December 31, 2023

SECURITY DESCRIPTION	PAR VALUE / ORIGINAL COST	CURRENT YIELD TO MATURITY	PURCHASE DATE	MATURITY DATE	MKT VALUE / ENDING BALANCE	INVESTMENT RATINGS
CITY OF IRWINDALE (POOLED - ALL FUNDS, INCLUDING RECLAMATION AUTHORITY)						
BMO & WF GENERAL ACCOUNTS	$ 8,158,311	2.01%			$ 8,158,311	
WF MONEY MARKET ACCOUNT	$ 499,603	5.23%			$ 499,603	
LOCAL AGENCY INVESTMENT FUND (LAIF)	$ 33,022,800	3.96%			$ 32,809,576	
US GOVERNMENT AGENCIES						
FEDERAL HOME LN BKS CONS BD (FHLB)	$ 5,000,000	0.52%	07/28/21	01/28/25	$ 4,801,740	Aaa / AA+
FEDERAL FARM CR BKS CONS SYSTEMWIDE (FFCB)	5,000,000	0.58%	06/23/21	06/23/25	4,712,461	Aaa / AA+
FEDERAL FARM CR BKS CONS SYSTEMWIDE (FFCB)	3,000,000	0.90%	06/15/21	06/15/26	2,762,132	Aaa / AA+
FEDERAL HOME LN BKS CONS BD (FHLB)	5,000,000	1.00%	06/30/21	06/26/26	4,610,523	Aaa / AA+
FEDERAL HOME LN BKS CONS BD (FHLB)	5,000,000	0.50%	06/30/21	06/30/26	4,628,764	Aaa / AA+
FEDERAL FARM CR BKS CONS SYSTEMWIDE (FFCB)	5,000,000	0.87%	07/28/21	07/28/26	4,581,524	Aaa / AA+
FEDERAL HOME LOAN BANK (FHLB)	5,000,000	0.50%	07/29/21	07/29/26	4,632,324	Aaa / AA+
FEDERAL HOME LOAN BANK (FHLB)	1,000,000	3.42%	08/29/22	11/15/24	985,374	Aaa / AA+
FEDERAL HOME LOAN BANK (FHLB)	1,000,000	3.45%	08/29/22	12/27/24	984,419	Aaa / AA+
FEDERAL HOME LOAN BANK (FHLB)	1,000,000	3.28%	08/29/22	02/22/27	931,406	Aaa / AA+
FEDERAL HOME LOAN BANK (FHLB)	2,000,000	5.25%	10/20/23	10/18/28	2,001,333	Aaa / AA+
FEDERAL HOME LOAN BANK (FHLB)	1,000,000	5.26%	11/28/23	08/28/24	970,781	Aaa / AA+
FEDERAL HOME LOAN BANK (FHLB)	1,000,000	5.23%	11/28/23	10/11/24	1,003,927	Aaa / AA+
FEDERAL FARM CREDIT Bank (FFCB)	1,000,000	4.94%	11/28/23	07/28/25	1,006,217	Aaa / AA+
FEDERAL HOME LOAN BANK (FHLB)	1,000,000	5.04%	12/13/23	09/20/27	1,003,280	Aaa / AA+
FEDERAL HOME LOAN MORTGAGE CORPORATION (FHLMC)	1,000,000	5.22%	12/13/23	11/15/28	1,006,292	Aaa / AA+
FEDERAL HOME LOAN BANK (FHLB)	1,000,000	4.91%	12/18/23	12/12/28	1,003,262	Aaa / AA+
FEDERAL HOME LOAN BANK (FHLB)	1,000,000	5.29%	12/21/23	12/21/28	998,655	Aaa / AA+
Sub-Total US Government Agencies:	$ 45,000,000				$ 42,584,416	
MUNICIPAL BONDS						
CALIFORNIA STATE TAXABLE	$ 1,000,000	3.35%	08/30/22	04/01/24	$ 993,966	Aa2 / AA-
BAY AREA CALIFORNIA TOLL AUTHORITY	1,000,000	3.50%	08/30/22	04/01/25	969,204	Aa3 / AA
CALIFORNIA STATE TAXABLE	1,000,000	4.30%	01/09/23	10/01/26	1,029,407	Aa2 / AA-
COAST COMMUNITY COLLEGE DISTRICT CALIFORNIA	1,000,000	4.22%	02/09/23	08/01/26	945,250	Aa1/AA+
CALIFORNIA STATE TAXABLE	1,000,000	4.00%	04/26/23	04/01/28	969,017	Aa2 / AA-
UNIVERSITY OF CALIFORNIA	1,000,000	3.90%	05/17/23	05/15/27	905,606	Aa2 / AA
CALIFORNIA STATE TAXABLE	1,000,000	4.48%	07/13/23	04/01/28	969,017	Aa2 / AA-
CITY OF LOS ANGELES	2,190,000	4.85%	09/28/23	09/01/28	1,945,940	Aa2 / AA
CALIFORNIA HEALTH FACILITIES FINANCING AUTHORITY	1,600,000	4.69%	12/01/23	06/01/28	1,480,809	Aa3 / AA-
CALIFORNIA STATE UNIVERSITY	2,000,000	4.45%	12/08/23	11/01/28	1,754,111	Aa2 / AA
Sub-Total Municipal Bonds:	$ 12,790,000				$ 11,962,325	
CORPORATE BONDS						
WELLS FARGO & COMPANY	$ 2,000,000	6.25%	10/21/22	10/21/27	$ 2,011,663	A1 / BBB+
TOYOTA MOTOR CREDIT CORPORATION	1,000,000	5.00%	11/10/22	10/16/25	934,799	A1 / A+
WELLS FARGO & COMPANY	1,000,000	6.41%	12/14/23	05/19/25	980,382	A1 / BBB+
JP MORGAN CHASE BANK	1,000,000	6.05%	12/14/23	12/10/25	962,786	A1 / A-
BANK OF AMERICA CORPORATION	2,000,000	5.08%	12/19/23	01/20/27	1,996,283	A1 / A-
	$ 7,000,000				$ 6,885,913	
CERTIFICATES OF DEPOSIT						
BANK OF CHINA	$ 245,000	3.159 %	08/31/22	02/28/24	$ 244,171	FDIC Insured
JP MORGAN CHASE BANK	245,000	3.40 %	08/31/22	08/30/24	242,345	FDIC Insured
APEX BANK	245,000	3.153 %	08/31/22	08/30/24	241,882	FDIC Insured
UBS BANK USA	245,000	3.40 %	08/31/22	09/02/25	239,122	FDIC Insured
AMERICAN EXPRESS NATIONAL BANK	245,000	3.35 %	08/31/22	09/02/25	238,887	FDIC Insured
COMMUNITY BANK OF THE BAY	245,000	3.50 %	08/31/22	08/31/27	234,552	FDIC Insured
CAPITAL ONE BANK USA	245,000	3.45 %	08/31/22	08/31/27	234,203	FDIC Insured
CAPITAL ONE NATIONAL ASSN VA	245,000	3.45 %	08/31/22	08/31/27	234,203	FDIC Insured
ALLY BANK	245,000	3.35 %	09/01/22	09/01/26	235,779	FDIC Insured
SYNCHRONY BANK	245,000	3.45 %	09/02/22	09/02/27	234,197	FDIC Insured
MEDALLION BANK	245,000	3.25 %	09/07/22	09/08/25	238,494	FDIC Insured
BMO HARRIS BANK	245,000	3.15 %	09/09/22	03/11/24	243,991	FDIC Insured
DR BANK	245,000	3.60 %	09/09/22	09/09/26	237,181	FDIC Insured
MORGAN STANLEY BANK	245,000	3.45 %	09/09/22	09/09/27	234,175	FDIC Insured
MORGAN STANLEY BANK	245,000	3.45 %	09/09/22	09/09/27	234,175	FDIC Insured
TRADITIONAL CAPITAL BANK	245,000	3.30 %	09/14/22	03/13/26	237,270	FDIC Insured
PONCE BANK	245,000	3.35 %	09/14/22	09/14/27	233,267	FDIC Insured
FIRST NATIONAL BANK	245,000	3.45 %	09/19/22	09/20/27	234,100	FDIC Insured
FIRST WESTERN TRUST BANK	245,000	4.55 %	01/06/23	01/06/28	243,701	FDIC Insured
PARK STATE BANK	245,000	4.45 %	07/19/23	07/19/28	250,817	FDIC Insured
DISCOVER BANK	245,000	4.55 %	07/19/23	07/17/28	251,932	FDIC Insured
COMENITY CAPITAL BANK	245,000	4.45 %	07/26/23	07/26/28	244,487	FDIC Insured
FIDELITY CO-OPERATIVE BANK	245,000	5.25 %	07/28/23	07/28/28	245,120	FDIC Insured
BANK HAPOALIM BM NY	245,000	5.30 %	11/20/23	05/20/25	245,891	FDIC Insured
BANK OF AMERICA, N.A.	245,000	5.30 %	11/22/23	11/24/25	247,232	FDIC Insured
SAUK VALLEY BANK & TRUST	245,000	5.00 %	11/22/23	11/24/25	245,863	FDIC Insured
BMW BANK NORTH AMERICA	245,000	4.90 %	11/17/23	11/17/28	250,384	FDIC Insured
TRUSTAR BANK	245,000	4.75 %	11/22/23	11/22/28	248,920	FDIC Insured
STATE BANK INDIA	245,000	5.00 %	11/24/23	11/24/28	254,872	FDIC Insured
HENDERSON STATE BANK	245,000	5.00 %	11/28/23	11/28/25	246,080	FDIC Insured
Sub-Total Certificates of Deposit:	$ 7,350,000				$ 7,247,294	
Total City of Irwindale Investments (Pooled Funds):	**$113,820,713**				**$ 110,147,437**	
HOUSING AUTHORITY (Funds 11 & 12)						
BMO & WF GENERAL ACCOUNTS	$ 1,638,776	2.01%			$ 1,638,776	
LOCAL AGENCY INVESTMENT FUND (LAIF)	5,824,055	3.96%			5,786,450	
	$ 7,462,831				$ 7,425,225	
SUCCESSOR AGENCY (Funds 50-66)						
BMO & WF GENERAL ACCOUNTS	$ 451,344	2.01%			$ 451,344	
BANK OF THE WEST MONEY MARKET ACCOUNT	0				0	
LOCAL AGENCY INVESTMENT FUND (LAIF)	2,880,337	3.96%			2,861,739	
	$ 3,331,680				$ 3,313,082	
GRAND TOTAL OF INVESTMENTS	**$124,615,224**				**$ 120,885,745**	

This investment portfolio is in conformity with the City of Irwindale's Investment Policy which was approved by City Council on December 13, 2023.
The City Treasurer's cash management program and cash flow analysis indicates that sufficient liquidity is on hand to meet estimated future expenditures for a period of six months. The weighted average of maturity of the City's pooled investment portfolio is 1.55 years, and the weighted average yield of the City's pooled investments at cost is 3.14%. Market prices of securities are obtained directly through Bank Statements. Due to timing, BMO Bank (formerly known as Bank of the West) and Wells Fargo Bank ("WF") General Account balances are combined and pre-reconciled and yield rates are based on negotiated earnings credit.

Approved by K.Borhani

Kambiz Borhani, Finance Director / City Treasurer

Item #19.D.

City of
IRWINDALE
AGENDA REPORT

Date: January 24, 2024

To: Honorable Mayor and Members of the City Council

From: Julian A. Miranda, City Manager

Issue: Resolution Condemning and Denouncing Discrimination, Hate Speech, Harassment and Intimidation Against All People

City Manager's Recommendation:

That the City Council **adopt Resolution No. 2024-07-3484** entitled, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE CONDEMNING AND DENOUNCING DISCRIMINATION, HATE SPEECH, HARASSMENT AND INTIMIDATION AGAINST ALL PEOPLE".

Administrative Action:

Submitted by:

Theresa Olivares, Assistant City Manager

Prepared by:

Laura Nieto, Chief Deputy City Clerk

Reviewed by:

Adrian R. Guerra, City Attorney

Kambiz Borhani, Finance Director / City Treasurer

Approved by:

Julian A. Miranda, City Manager

Background and Analysis:

On October 25, 2023, the City of Irwindale experienced a Zoom bombing during its regular City Council meeting. A Zoom bombing occurs when multiple speakers (usually in coordination) utilize the public comment period of a public meeting to engage in profane, hateful, racist, or otherwise derogatory speech, unrelated to the business of the local agency.

At the meeting of November 8, 2023, then Mayor Pro Tem Albert F. Ambriz requested that a resolution be brought forward for City Council consideration, denouncing hate speech of any kind. The proposed resolution reflects the commitment of the City of Irwindale to diversity and the protection of its community from acts of hate, discrimination and harassment.

Fiscal Impact:

None

Attachments:

1. Resolution No. 2024-07-3484

RESOLUTION NO. 2024-07-3484

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE CONDEMNING AND DENOUNCING DISCRIMINATION, HATE SPEECH, HARASSMENT AND INTIMIDATION AGAINST ALL PEOPLE

WHEREAS, the City of Irwindale denounces racism, antisemitism, white supremacy, misogyny, anti-LGBTQ+ hate, ableism, xenophobia, and all hateful speech and bias-motivated actions in our community; and

WHEREAS, the City of Irwindale condemns all forms of discrimination, hateful speech, harassment and intimidation, of any kind and defends the fundamental rights of all people; and

WHEREAS, the City of Irwindale denounces misinformation, disinformation, and anti-government extremism that undermine democratic institutions and processes; and

WHEREAS, the City of Irwindale commits to be an ally to all people, regardless of their ethnicity, race, age, sexual orientation, religion, disability, and gender or gender identity; and

WHEREAS, the City of Irwindale recognizes and celebrates the diversity of our community by regarding all individuals as possessing inherent value and deserving of courtesy, respect, empathy, and thoughtful consideration in all interactions.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF IRWINDALE, HEREBY RESOLVES, DETERMINES, AND ORDERS AS FOLLOWS:

SECTION 1. The City Council finds the above recitals true and correct and incorporates them herein by this reference.

SECTION 2. The Chief Deputy City Clerk shall attest to the adoption of this resolution, which shall, in turn, have immediate effect.

PASSED, APPROVED and **ADOPTED** this 24th day of January 2024.

_____
Albert F. Ambriz, Mayor

ATTEST:

_____
Laura M. Nieto, MMC
Chief Deputy City Clerk

STATE OF CALIFORNIA }

COUNTY OF LOS ANGELES } ss.

CITY OF IRWINDALE }

I, Laura M. Nieto, Chief Deputy City Clerk of the City of Irwindale, do hereby certify that the foregoing Resolution No. 2024-07-3484 was adopted by the City Council of the City of Irwindale, at a regular meeting held on the 24th day of January 2024, by the following vote:

AYES: Councilmembers:

NOES: Councilmembers:

ABSENT: Councilmembers:

ABSTAIN: Councilmembers:

_____
Laura M. Nieto, MMC
Chief Deputy City Clerk

Item #19.E.

City of
IRWINDALE
AGENDA REPORT

Date: January 24, 2024

To: Honorable Mayor and Members of the City Council

From: Julian A. Miranda, City Manager

Issue: Approve a Fee Waiver for Irwindale Lions Club

City Manager's Recommendation:

That the City Council **adopt Resolution No. 2024-06-3483** entitled: "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE, CALIFORNIA, APPROVING A FEE WAIVER FOR IRWINDALE LIONS CLUB, A 501(C)(3) NONPROFIT ORGANIZATION, WAIVING CITY FACILITY RENTAL FEES FOR MONTHLY MEETINGS BEGINNING JANUARY 2024 THROUGH AND INCLUDING NOVEMBER 2024 AND ONE LIONS CLUB SPEAKER COMPETITION."

Administrative Action:

Submitted by:

Theresa Olivares, Assistant City Manager

Prepared by:

Berlyn Aguila, Management Analyst

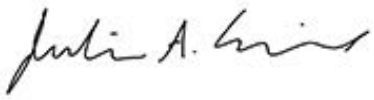
Reviewed by:

Adrian R. Guerra, City Attorney

Kambiz Borhani, Finance Director / City Treasurer

Approved by:

Julian A. Miranda, City Manager



Background and Analysis:

On January 8, 2024, Barry Blanset on behalf of Irwindale Lions Club, submitted a request to waive the rental fees for using the Irwindale Community Center every month beginning January 2024 through and including December 2024, and one Lions Club Speaker Competition on February 26, 2024.

The City of Irwindale's Fee Adjustment Policy provides that Community Center facility use fees may be waived or reduced for applicants meeting the following criteria:

1. Recognized by the IRS as a non-profit or charitable organization, organized primarily for veteran, patriotic, welfare, civic betterment, or charitable purposes, which has its principal meeting place within the City and has been organized and established in the City for a minimum continuous period of one year preceding the fee waiver application; and

2. Where it can be shown, through documentary proof, a financial hardship exists; or

3. Where the fee waiver would serve a public purpose by demonstrating that the use of the City facility will benefit the community.

The Irwindale Lions Club is a 501(c)(3) non-profit organization established within the City of Irwindale for more than one year. It has its principal meeting place or office within the City. The Irwindale Lions Club sponsors programs and scholarships for the Irwindale community, food gift certificates for those in need, and helps fund other surrounding charities. Meetings at the Irwindale Community Center will be held on the 4th Tuesday of every month from 11:30 am to 1:30 pm.

The applicant's request to waive facility rental fees meets the criteria for consideration of a fee waiver according to the City of Irwindale's Fee Adjustment Policy by recognizing that the non-profit organization of the Irwindale Lions Club is currently experiencing financial hardship due to a declining number of memberships following the COVID-19 Pandemic. Moreover, the Lions Club provides a direct benefit to the community through its sponsorships and programs. The facility waiver will reduce the costs of the scheduled events and provide relief to the organization.

Fiscal Impact:

The approval of this item will result in a loss of $1,020.00 in Fiscal Year 2023-2024 and $600.00 in Fiscal Year 2024-2025 General Fund.

Attachments:

1. Resolution 2024-06-3483
2. Application for Fee Adjustment of City Rental Facilities
3. Fee Adjustment Policy

RESOLUTION NO. 2024-06-3483

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE, CALIFORNIA, RETROACTIVELY APPROVING A FEE WAIVER FOR IRWINDALE LIONS CLUB, A 501(C)(3) NONPROFIT ORGANIZATION, WAIVING CITY FACILITY RENTAL FEES FOR MONTHLY MEETINGS BEGINNING MAY 2023 THROUGH AND INCLUDING NOVEMBER 2024 AND ONE LIONS CLUB SPEAKER COMPETITION

WHEREAS, Irwindale Lions Club has submitted a fee waiver request for the use of the Irwindale Community Center on a monthly basis beginning January 2024 through and including November 2024, and one Lions Club Speaker Competition on February 26, 2024; and

WHEREAS, Irwindale Lions Club is a 501(c)(3) non-profit organization that sponsors programs and scholarships for the Irwindale community, provides food gift certificates for those in need, and helps fund other surrounding charities; and

WHEREAS, this event qualifies for a fee waiver according to the approved "City of Irwindale Fee Adjustment Policy for City Rental Facilities" insofar as it is a non-profit organization established and with its principal place of business within the City of Irwindale that is experiencing financial hardship due to a declining number of memberships following the COVID-19 Pandemic. Moreover, the Lions Club provides a direct benefit to the community through its sponsorships and programs.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF IRWINDALE, CALIFORNIA, DOES HEREBY RESOLVE, DETERMINE, AND ORDER AS FOLLOWS:

SECTION 1. The foregoing recitals are true and correct and incorporated herein by this reference.

SECTION 2. The City Council hereby finds that the Irwindale Lion's Club qualifies for a fee waiver in accordance with the City of Irwindale's Fee Adjustment Policy and waives the Community Center facility rental fee of $1,020.00 for the Lion's Club's use of the Community Center on a monthly basis beginning January 2024 through and including November 2024, and one Lions Club Speaker Competition. The City Council hereby finds that the fee waiver serves a valid public purpose, in that the Irwindale Lion's Club is a 501(c)(3) non-profit organization within the City of Irwindale that sponsors programs and scholarships for the Irwindale community, provides food gift certificates for those in need, and helps fund other surrounding charities, and therefore provides an ongoing benefit to the community.

SECTION 3. The Chief Deputy City Clerk shall certify to the adoption of this resolution, which, shall in turn, have immediate effect.

PASSED, APPROVED, and ADOPTED this 24th day of January 2024.

_____
Albert F. Ambriz, Mayor

ATTEST:

_____
Laura M. Nieto, MMC
Chief Deputy City Clerk

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } ss.
CITY OF IRWINDALE }

I, Laura M. Nieto, Chief Deputy City Clerk of the City of Irwindale, do hereby certify that the foregoing Resolution No. 2024-06-3483 was adopted at a regular meeting of the Irwindale City Council held on the 24th day of January 2024, by the following vote of the Council:

AYES: Councilmembers:

NOES: Councilmembers:

ABSTAIN: Councilmembers:

ABSENT: Councilmembers:

_____
Laura M. Nieto, MMC
Chief Deputy City Clerk

Interoffice Memo

Date: January 9, 2024

To: Julian Miranda, City Manager

From: Eloise Beltran, Senior Center Manager

CC: Elizabeth Rodriguez, Public Service Director

Re: Request for Waiver of Fees – Lions Club

Per City of Irwindale Fee Adjustment Policy for City Rental Facilities, approved and adopted by the Irwindale City Council May 22, 2019, the following information and recommendation is provided as relates to the subject request:

Date of Use:	Fourth Tuesday of every month.
Facility:	Community Center
Fee:	$ 1,620.00
Recommendation:	Approve the Fee Waiver

1. Applicant is a:
   - ☐ Irwindale Resident; or
     - ➢ Proof of residency (i.e. resident ID card, utility bill)
   - ☒ Non-profit organization
     - ➢ Copy of 501(c)3
     - ➢ Principal meeting place, office, or place of worship with the City for a minimum of 1 year.
2. Documentary Proof:
   - ☐ Financial Hardship – Resident;
   - ☒ Financial Hardship – Non-profit organization; or
   - ☐ Severs a public purpose (must also check one of the boxes below):
     - ☐ Benefits the community by (must also check one of the boxes below):
       - ☐ Supports civic or community programs for the City's residents or business; or
       - ☐ Provides financial assistance to the City's residents or businesses
     - ☐ Provides a public service or otherwise promotes public health and safety and welfare (must also select one of the boxes below):
       - ☐ Health care;
       - ☐ Counseling services;
       - ☐ Abatement of dangerous or unhealthful living conditions;
       - ☐ Transportation needs of residents;
       - ☐ Nutrition needs of residents; or
       - ☐ Educational assistance

City Manager Approval:

City Manager: _____ Date: _____

IRWINDALE

OFFICE USE ONLY:
Received By: _____
Date: _____

CITY OF IRWINDALE

APPLICATION FOR FEE ADJUSTMENT OF CITY RENTAL FACILITIES

APPLICANT Barry Blanscet

☒ Resident ☒ Not-for-Profit Organization*

ADDRESS [redacted]

Irwindale, CA 91706

TELEPHONE [redacted] e-mail: [redacted]

CITY RENTAL FACILITY: Community Center

FEE(S) REQUESTING TO BE WAIVED: _____

STATEMENT OF FINANCIAL HARDSHIP AND PUBLIC PURPOSE:

Meetings for Lions Club

Evidence of financial hardship and public purpose served (to support assertion of financial hardship, attach all documents establishing current financial situation, including all bank statements, most current tax forms, and essential expenses):

By signing below, I confirm that all of the above and attached information is true and correct. By signing below I also attest to the fact that payment of City fees for the City's rental facilities is a financial hardship and will serve a public purpose.

Applicant Signature _____ Date 1-8-24

*Must provide evidence of Internal Revenue Service Non-Profit status, principal and permanent meeting place, and length of time established at this location.

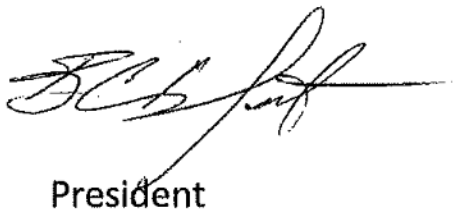
January 16,2024

Ref: Irwindale Lions Club

Dear Sir/Ms.:

The Irwindale Lions club is requesting hardship because of declining membership from the events related to the covid epidemic.

Thank You
Barry Blanset



President
Irwindale Lions Club

Irwindale Lions Club

Meeting dates

January 30, 2024 @ 11:30am to 1:30pm 2

February 26, 2024 @ 10:30am to 3:30pm for Lions Club Speaker Competition 5

February 27, 2024 @ 11:30am to 1:30pm 2

March 26, 2024 @ 11:30am to 1:30pm 2

April 30, 2024 @ 11:30am to 1:30pm 2

May 28, 2024 @ 11:30am to 1:30pm 2

June 25, 2024 @ 11:30am to 1:30pm 2

July 30, 2024 @ 11:30am to 1:30pm 2

August 27, 2024 @ 11:30am to 1:30pm 2

September 24, 2024 @ 11:30am to 1:30pm 2

October 29,2024 @ 11:30am to 1:30pm 2

November 26, 2024. @ 11:30am to 1:30pm 2

December. No Meeting 0

27 hrs
x60
$ 1620

Senior Center
16116 Arrow Hwy.
Irwindale, CA 91706
(626)430-2283

Facility Rental Contract

Permit #: 24-00004
Contract Date: 01/09/2024
Use Type: Senior Center Facility Rentals
Description: Meeting
Registrar: Rebecca Bardales
Phone: [redacted]
Email: [redacted]

Customer

Gina Miranda
[redacted]
Irwindale, CA 91706

Rental Information

Location: Community Room @ Irwindale Community Center
16102 Arrow Hwy, Irwindale
Baldwin Park, CA 91706

Total Hours: 27.00

Date	Day	Time	Description	Qty	Unit	Rate	Total	Tax
1/30/2024	Tue	11:30 AM - 1:30 PM	Community Center (Event) Hourly (Head Count: 72)	2.00	Hours	$60.00	$120.00	$0.00
2/26/2024	Mon	10:30 AM - 3:30 PM	Community Center (Event) Hourly (Head Count: 72)	5.00	Hours	$60.00	$300.00	$0.00
2/27/2024	Tue	11:30 AM - 1:30 PM	Community Center (Event) Hourly (Head Count: 72)	2.00	Hours	$60.00	$120.00	$0.00
3/26/2024	Tue	11:30 AM - 1:30 PM	Community Center (Event) Hourly (Head Count: 72)	2.00	Hours	$60.00	$120.00	$0.00
4/30/2024	Tue	11:30 AM - 1:30 PM	Community Center (Event) Hourly (Head Count: 72)	2.00	Hours	$60.00	$120.00	$0.00
5/28/2024	Tue	11:30 AM - 1:30 PM	Community Center (Event) Hourly (Head Count: 72)	2.00	Hours	$60.00	$120.00	$0.00
6/25/2024	Tue	11:30 AM - 1:30 PM	Community Center (Event) Hourly (Head Count: 72)	2.00	Hours	$60.00	$120.00	$0.00
7/30/2024	Tue	11:30 AM - 1:30 PM	Community Center (Event) Hourly (Head Count: 72)	2.00	Hours	$60.00	$120.00	$0.00
8/27/2024	Tue	11:30 AM - 1:30 PM	Community Center (Event) Hourly (Head Count: 72)	2.00	Hours	$60.00	$120.00	$0.00
9/24/2024	Tue	11:30 AM - 1:30 PM	Community Center (Event) Hourly (Head Count: 72)	2.00	Hours	$60.00	$120.00	$0.00
10/29/2024	Tue	11:30 AM - 1:30 PM	Community Center (Event) Hourly (Head Count: 72)	2.00	Hours	$60.00	$120.00	$0.00
11/26/2024	Tue	11:30 AM - 1:30 PM	Community Center (Event) Hourly (Head Count: 72)	2.00	Hours	$60.00	$120.00	$0.00

Billing/Payment Summary

Invoice#	Due Date	Total	Amount Paid	Balance Due
Sec Deposit	01/09/2024	$300.00	$300.00	$0.00
	Total	$300.00	$300.00	$0.00

Total Hours	**27.00**
Total Fees	**$1,620.00**
Total Sec Dep	**$300.00**
Total Tax	**$0.00**
Rental Total	**$1,920.00**

Rental Terms and Conditions

City of Irwindale

Senior Center
16116 Arrow Hwy.
Irwindale, CA 91706
(626)430-2283

Facility Use Agreement

Policy Statement

The City of Irwindale ("City") Community Center and Mission Historical Site are available to the public for civic, social, educational, athletic, cultural activities and limited commercial use. It is the intent of this Facility Use Agreement ("Agreement") to provide use regulations and application and scheduling procedures to accommodate groups that wish to use these City facilities.

The person signing this Agreement, and organization on whose behalf this Agreement is entered into (collectively the "Applicant"), are jointly responsible for compliance with the terms and conditions of this Agreement. All Applicants are required to read, complete, and sign this Agreement and initial on the bottom of each page where designated. A person who is at least eighteen (18) years of age must sign this Agreement. If Alcohol is served, a person who is at least twenty-one (21) years of age must sign this Agreement.

Name of Facility to be Used

____ **Irwindale Community Center: 16102 Arrow Highway, Irwindale, CA 91706**

____ **Irwindale Mission Historical Site: 16239 Arrow Highway, Irwindale, CA 91706**

Reservations

1. Reservations for a City facility may be made up to 1year prior to the event but no later than 10 working days before the event.
2. Any reservation made 6 months or more prior to the function requires a $50.00 pre-registration deposit in addition to the refundable deposit amounts. The $50.00 shall be forfeited if function is cancelled; otherwise the $50.00 shall be applied toward the refundable deposit.
3. While an Applicant may make reservation, a City facility is not deemed rented until (1) Applicant delivers to the City this signed Agreement, rental fees, deposit, certificate of insurance by the city; and (2) the city, in its sole discretion, approves such rental.
4. Applicant must provide all information as may be required by the City's Department of Senior Services ("Department") to assure compliance with the requirements and regulations of this Agreement.
5. Applicants acknowledges that neither the City nor the Department assumes any liability for any injury or loss or damage of personal property.
6. Prior to the use of the facility, the application must have approval of the Department's designated representative.
7. Proof of residency is required at the time of application in order to receive the resident rate.
8. This facility Use Agreement and permit, which authorizes the rental of facilities, may be revoked for violation of any rental policies.

Initials BB

Security Deposit and Payments

1. An Applicant will be required to pay a security deposit in an amount that will promote use of the City's facilities in an orderly manner without damage to the facilities. Security deposits will be refunded upon inspection of facilities and confirmation that no property damage has occurred or additional clean-up is required.
2. The Applicant must sign the return deposit verification form at the beginning and end of the rental function. The refundable deposit is forfeited if:

   a. The Applicant fails to accompany the City employee and security officer(s) during the walk through at the beginning and conclusion of the function, or is not present during the scheduled function; or
   b. The City's facility custodian is unable to clear and lock the facility at the time the function is scheduled to end due to the actions or in-actions of Applicant; or
   c. The Applicant occupies the facility at a time other than that requested on his/her/it's application, causing the City's facility custodian on duty to work unscheduled hours; or
   d. The Facility is damaged in any way, including damaged, broken and/or missing equipment, graffiti, vandalism, or similar damage; or
   e. The Facility, parking lot, city vehicles or any other city owned property is damaged or left in an unacceptable manner.

3. Below are the current deposit rates:

Community Center (Kitchen included)

Refundable deposit	$300.00
Set-up and clean up time	$20.00/Hour
Rental - Irwindale Resident/City employee	$60.00
Rental- Non Resident	$120.00

MISSION HISTORICAL SITE

Refundable deposit	$200.00
Set up and clean up time	$20.00/Hour
Irwindale Resident/City employee	$50.00/Hour
Non resident	$100.00/Hour

Contact security company directly to arrange for certificate of security.

4. All applicants, regardless of status, must pay the applicable refundable deposit. However, the City Manager may, in the best interest of the City, waive any portion or all fees for non-profit or community-based organizations.
5. All refundable deposits to be refunded will be paid by a City check to applicant stated on the

application within 30 days.

6. A $10.00 Cancellation Service Charge shall be assessed if the function is cancelled 60 days or more prior to function date. If the cancellation is made less than 60 days prior to the function, a $100.00 cancellation fee will be charged.
7. Rental fees are to be paid no less than 15 working days prior to decoration and/or function date. Fees received less than 15 working days prior to decoration and/or function date must be made in cash and a 10% per day penalty will be charge on the rental balance.
8. If paying fees by check, the name on the check must match the name stated on the application.

Initials

Regulations Restrictions

All uses of City facilities will be subject to the following regulations and restrictions:

A. **Insurance and Indemnification.**

1. When it is deemed to be in the best interest of the general public, the City will require the Applicant to furnish a Certificate of Insurance naming the City as additionally insured. The amount of the insurance shall not be less than $1,000,000 per occurrence of commercial general liability insurance.
2. Insurance is available at the following estimated rates (City will provide quote for insurance, based on type of rental and number of rental days requested):

INSURANCE	
No alcohol	$87.00/day
With alcohol	$258.00/day

3. Note, if insurance is purchased from the City and Applicant cancels within 15 days of rental date, insurance will be returned minus $10.00 administrative fee.
4. The City shall require the applicant to carry general liability insurance when alcohol is available. The City shall require a full liquor liability premium in addition to general liability insurance when alcohol is sold in exchange for money. The cost of the required liability insurance shall be solely borne by the Applicant.
5. To the full extent permitted by law, Applicant agrees to indemnify, defend and hold harmless the City, Its officers, employees and agents ("indemnified Parties") against, and will hold and save them and each of them harmless from, any and all actions, either judicial, administrative, arbitration or regulatory claims, damages to persons or property, losses, cost, penalties, obligations, errors, omissions or liabilities whether actual or threatened (herein "claims or liabilities") that may be asserted or claimed by any person, firm or entity arising out of or in connection with the use of the City's facilities provided herein by Applicant, its guest, employees, agents, subcontractors, or invites ("indemnors") and in connection therewith:

i . Applicant will defend any action or actions filed in connection with any of said

claims or liabilities and will pay all costs and expenses, including legal costs and attorney's fees incurred in connection therewith;

ii. Applicant will promptly pay any judgment rendered against the City, its officers, agents or employees for any such claims or liabilities arising out of or in connection with the use of the City's facilities provided herein by indemnors; and Applicants agrees to save and hold the City, Its officers, agents, and employees harmless therefrom;

iii. In the event the City, its officers, agents or employees is made a party to any action or proceeding filed or prosecuted against Applicant for such damages or other claims arising out of or in connection the use of the City's Facilities provide herein, Applicant agrees to pay to the City, its officers, agents or employees, any and all costs and expenses incurred by the City, its officers, agents, or employees in such action or proceeding, including but not limited to, legal costs and attorneys fees.

iv. Application shall be fully responsible to indemnify City hereunder therefore, and failure of City to monitor compliance with these provisions shall not be a waiver hereof. This indemnification includes claims or liabilities arising from use of the City's facilities hereunder. Initials BB

v. The provisions of this section do not apply to claims or liabilities occurring as a result of City's Sole negligence or willful acts or omissions, but, to the fullest extent permitted by law, shall apply to claims and liabilities resulting in part from city's negligence, expect that design professionals. the indemnity obligation shall be binding on successors and assigns of Applicant and shall survive termination of this Agreement.

B. **Alcohol.**

1. The City Manager or his/her designee has the authority to approve or disapprove all applications for serving of alcoholic beverages.
2. Groups or individuals wishing to serve alcoholic beverages must submit an application at least 8 working days prior to the event.
3. If alcohol is to be sold:
   - f. The responsibility for obtaining all required permits from the California Department of Alcoholic Beverage Control ("ABC") is the duty of the Applicant and necessary when selling alcohol.
   - g. Alcoholic beverages shall be sold only by the person possessing a valid permit from ABC.
   - h. The ABC permit must be displayed over the bar throughout the activity/event.
   - i. Services, sale and consumption may be permitted only at those events for which the ABC so specifies.
4. Bring your own (B.Y.O.B.) events are prohibited.

5. **No glass bottles or containers will be allowed (other than champagne services). all Champagne bottles must be opened in the kitchen.**
6. No unused or leftover alcoholic beverages shall be allowed to remain on the premises.
7. For purposes of the Irwindale Mission Historical Site, Alcohol may only be served outside.
8. Alcohol is not allowed when an event is designated for minors such as school age award programs
9. No alcoholic beverage shall be served to any person less than 21 years of age. Injuries caused to any person as a result of alcoholic beverages being served to or consumed by someone under the age of 21 while on the City's premises, shall be the sole responsibility of the organization or individual renting the facility.
10. The distribution or consumption of alcoholic beverages shall be in compliance with all applicable laws, including regulations of the ABC. violators are subject to criminal prosecution, and reported violators will be denied approval of subsequent request to use a City facility.
11. Any organization using City facilities shall be solely responsible for obtaining all permits or licenses relating to the distribution and consumption of alcoholic beverages on the premises.
12. Alcohol may only be served by an adult 21 years of age or older. If evidence is found that alcohol is being served that was not authorized by the city or to a minor the Police will be notified and the event will be terminated and all fees and deposits will be forfeited.

Initials BB

C. Security and supervision.

1. **Security is required when alcohol or music (live band, DJ, instrumental, etc.) is included at the function. a Personal radio or boom box is excluded from the definition of music.**
2. **Security shall be provided by a private security company agency approved by the city. Applicant shall be responsible for procuring and paying for said security officers. Security officers are required to remain at the City facility one-half longer than the event time to ensure the premises are cleared and secured.**
3. **Applicant is solely responsible for supervising all individuals at the City facility and adjoining property during the event. The City is not responsible for providing this supervision.**
4. **When alcohol is served, there shall be at least one security guard present at the facility at all times. The guards must arrive 30 minutes before guest arrival time and remain one-half hour longer than the event. The parking lot must be monitored every 30 minutes. The security guards shall have the authority to enforce all rules and regulations governing facility rentals. In the event that the police are called, the cost of**

their services be deducted from the applicant's security deposit. The Applicant will be billed for any costs exceeding the security deposit.

Initials BB

D. **Set-Up, Clean-Up, and Decorations.**

1. Applicant and his/her/it's agents, including caterers, bands, transportation of rental equipment, and related individuals, will not be permitted access to the Facility prior to or after the event time period approval by the City. Applicant shall not prepare or decorate the Facility prior to the event start time, unless applicant provides rental fees, deposits, and insurance for the time of the preparation and /or decoration.
2. Applicant shall be responsible for arranging access during the time requested for entry and exit of the facility.
3. Applicant shall not drive or permit to be driven nails, hooks, tacks, screws, poles, stakes or other forms of fasteners into any part of the Facility and shall not make or allow to be made any alterations of any kind therein. No decoration are to be hung on sprinklers.
4. The use of rice, birdseed, confetti, glitter, silly string, or candles is prohibited.
5. Applicant shall be responsible for clean-up of the entire facility, including adjacent grounds, at the end of the rental. Applicant shall pick up, bag, and remove all trash generated by all activity in any way connected with its use of the Facility, leaving the Facility clean and free of all trash and liter. Applicant shall also leave all fixtures, if any, in good working condition.
6. The Community Center kitchen should be cleaned and wiped down. Applicant is not to mop floors in the dining room, kitchen, foyer or bathrooms.
7. Tables should be wiped down. Tables and chairs are to remain where they are. Applicant is not to fold and/or stack tables or chairs.
8. Decorations are to be taken down and removed.
9. Applicant shall not store any equipment or materials at the Facility or adjoining property without the prior written approval of the City.
10. Cleanup must be completed prior to 12:00 midnight of the facility date. The Community Center should be cleaned one hour prior the ending of the function. If you feel one hour is not sufficient, please allow more time.

Initials BB

E. **Kitchen Use, Equipment, and Accessories.**

1. An Applicant using the community Center kitchen shall furnish dishes, silverware, cooking utensils, all paper products, towels, soap, etc.
2. Requests for table and chairs arrangements must be submitted the Monday preceding the rental function or the room set up will be made at the discretion of the City.
3. Applicant shall not remove, relocate, or take any City property outside of the Facility

for any reason without the prior written approval of the City.

4. The City does not provide audio/visual systems, public address systems, spotlights, floodlights, or projectors. Applicant, at its own cost, may bring these systems into the Facility for their use.
5. All music equipment must be contained within the enclosed walls if either the Community Center and/or the Mission.

F. **Miscellaneous.**

1. Smoking is prohibited in all City facilities including restrooms and within 20 feet of all entrances.
2. Facilities and equipment are to be in the same condition as they were prior to the rental. The Applicant is responsible to pay for any damage to property or loss of property. A fee equal to total replacement cost will be charged. It shall be the responsibility of the Applicant to see that unauthorized portions of the facility are not use. Continued or repeated use of City facilities will be contingent upon care of the facility, property and equipment, and observance of all approved rules and regulations.
3. No gambling of any kind shall be conducted on, or in, City facilities, and the Applicant shall ensure that no disorderly or illegal conduct shall be allowed in any facility. Charitable events and/or fundraisers in support of non-profit organizations that excluded a "Casino Night" or similar event where no monies are wagered are excluded from this prohibition.
4. Private groups wishing to collect fees, donations or admission charge, or those using the facility to market a product, give a presentation, or advertise their business, will be considered commercial users.
5. The posted occupancy of City facilities shall not be exceeded.
6. Storage space will not be granted at any time.
7. A City facility is available for rental seven days a week, between the hours of 7:00am - 12:00 Midnight. Facilities are not available for reservations on the following holidays: Christmas Eve, Christmas Day, New Year's Eve, New Year's Day, and Thanksgiving.
8. All persons using the facilities shall observe and obey regulations of this policy, the rules of the Department, and all applicable City, State and Federal laws, rules and regulations.
9. Minors must remain in the rented facility room and shall not be allowed to roam.
10. Any intended use of outside vendors must be disclosed in the application and if permitted shall comply with applicable in the application and if permitted shall comply with applicable insurance requirements.

Initials BB

11. No open flames are permitted including the use of candles.

Senior Center
16116 Arrow Hwy.
Irwindale, CA 91706
(626)430-2283

Facility Rental Contract

Permit #: 24-00004
Customer: Gina Miranda

12. Maximum capacity is 100 people for assembly at the Community Center.
13. Seating capacity for dining at the Community Center is 72 people.
14. No animals are permitted at the Facility, with the exception of service animals.
15. No one is permitted upstairs or in the elevator at the Community Center.
16. Be advised that guests are not allowed in the flower beds and are not to be throwing items into the Community Center fountain.
17. The Mission may not, under any circumstances, be used for regular church services. It may be rented, as are other City Facilities, for specific events such as parties, weddings, meetings, wakes, christenings, etc.
18. Applicant acknowledges the limited parking at the mission. Adequate measures to ensure sufficient parking may be imposed. Failure to provided adequate parking and/or disruption of the neighborhood may result in termination of the event.
19. Applicant acknowledges that the mission is located adjacent to a residential neighborhood. Loud noise must be controlled. Receipt of noise complaints by the City may subject the event to immediate termination.
20. The City is not responsible for lost or stolen items.
21. Applicant shall comply with all local, sate, and federal laws and regulations related to the use of the facility.
22. The City of Irwindale may impose additional requirements as deemed necessary to protect the health, safety, and/or welfare of the community.
23. The facility shall be used for the purpose stated in this Agreement an no other use will be permitted.
24. Applicant shall be responsible for securing all required permits and licenses.

NOTE: The City of Irwidale requires all renters to comply with the most up-to-date Los Angeles County Department of Public Health guidelines relating to COIVD-19, including face coverings.

Initials _____

Any Violation of the above or any part of this Agreement or report of false information to the City of Irwindale may refuse Applicant from further use of the facility and deny further requests for a period of up to two (2) years at the discretion of the City Manger or his/her designee. Moreover, Applicant shall forfeit a portion of or all of the rental fee and/or the deposit.

Signature _____

Contact Information

Facility Reservations

Contact the Irwindale Senior Center to check Facility availability, and to submit application, insurance, licenses and payment.
Irwindale Senior Center-(626)430-2283
16116 Arrow Highway, Irwindale, CA 91706

Security Information

The following private security firm licensed by the City of Irwindale provides security for rental purposes:

Absolute International Security (626) 858-7188
5155 Irwindale Ave., CA 91706

Certificate of Insurance

A Certificate of insurance quote/certificate can be obtained throught the City of Irwindale Senior Center, utilizing the following special event insurance company:
Alliant-Special Event Insurance Services - (800) 821-9283
1301 Dove Street, Suite 200, Newport Beach, CA 92660

ABC Licencse

ABC-Alcoholic Beverage Control-(626)256-3241
222 E. Huntington Dr., Ste 114, Monrovia, CA 91016

I am an authorized agent of the organization submitting this agreement. The information provided in this agreement is true and correct. I have read and understand this agreement and agree to all of the aforementioned rules, regulations, and conditions of use.

Print Name: _____

Organization: _____

Senior Center
16116 Arrow Hwy.
Irwindale, CA 91706
(626)430-2283

Facility Rental Contract

Permit #: 24-00004
Customer: Gina Miranda

Address: _____

Telephone: _____

Date: _____

Senior Center
16116 Arrow Hwy.
Irwindale, CA 91706
(626)430-2283

Sales Receipt

Receipt #:	23239	
Receipt Date:	01/09/2024	
Receipt Total:	$300.00	
Paid By:	Barry Blanset	
Registrar:	RB	
Pay Method:	Check# 623	$300.00
Primary Phone:	(626) 991-1565	

Customer

Gina Miranda
[redacted]
Irwindale, CA 91706

Item Description	Quantity	Price Ea	Total
Permit#: 24-00004 - Community Center - Community Room @ Irwindale Community Center - 1/30/2024	1	$300.00	$300.00

Parks Make Life Better!

Thank you for your patronage, we look forward to serving you again soon.

Friendly Reminder: There is a $3 Administrative fee to process refunds, please allow 4-6 weeks to process. Refunds will not be issued for classes after the start of the 2nd class. Canceled classes and eligible rental deposits will be automatically refunded.

Community Center Rental-Lions Club

Receipt Total	$300.00

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 01/09/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: John Adams	
DSP Insurance Services, Inc. 1900 E. Golf Road, Suite 650 Schaumburg, IL 60173	PHONE (A/C, No, Ext): 1-800-316-6705	FAX (A/C, No): 847-934-6186
	E-MAIL ADDRESS: [redacted]	
	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A : ACE American Insurance Company	22667
INSURED Irwindale Lions Club Irwindalei California	INSURER B :	
	INSURER C :	
	INSURER D :	
	INSURER E :	
	INSURER F :	

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	GENERAL LIABILITY			HDO G48333205	09/01/2023	09/01/2024	EACH OCCURRENCE	$ 1,000,000
	[X] COMMERCIAL GENERAL LIABILITY						DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 1,000,000
	[ ] CLAIMS-MADE [X] OCCUR						MED EXP (Any one person)	$ 5,000
	[X] Agg. Per Named Insured						PERSONAL & ADV INJURY	$ 1,000,000
	[ ] is $2,000,000						GENERAL AGGREGATE	$ 10,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						PRODUCTS - COMP/OP AGG	$ 2,000,000
	[X] POLICY [ ] PRO-JECT [ ] LOC							$
A	AUTOMOBILE LIABILITY			ISA H10778906	09/01/2023	09/01/2024	COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
	[ ] ANY AUTO						BODILY INJURY (Per person)	$
	[ ] ALL OWNED AUTOS [ ] SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	[X] HIRED AUTOS [X] NON-OWNED AUTOS						PROPERTY DAMAGE (Per accident)	$
								$
	[ ] UMBRELLA LIAB [ ] OCCUR						EACH OCCURRENCE	$
	[ ] EXCESS LIAB [ ] CLAIMS-MADE						AGGREGATE	$
	[ ] DED [ ] RETENTION $							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N	N / A					[ ] WC STATU-TORY LIMITS [ ] OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? [ ] (Mandatory in NH)						E.L. EACH ACCIDENT	$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

Provisions of the policy apply to the named insureds participation in the following activity during the policy period shown above: Monthly club meetings, last tuesday of month, also one day in Feb for special function

The following persons or organizations granting use of real property, including structures thereon are included as Additional Insured(s), but only with respect to General Liability arising out of the use of premises by the insured shown above and not out of the sole negligence of said additional insured.

*** City of Irwindale ***

PROVISIONS OF THE POLICY DO NOT APPLY TO THE SALE OR SERVING OF ALCOHOLIC BEVERAGES

CERTIFICATE HOLDER

Ciy of Irwindale
5050 Irwindale Ave.
Irwindale California 91706

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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CITY OF IRWINDALE

FEE ADJUSTMENT POLICY FOR CITY RENTAL FACILITIES

The City of Irwindale would like to alleviate some financial difficulties associated with using City facilities and wish to use the City facilities to serve a public purpose. To achieve this goal, the City is implementing this "Fee Adjustment Policy for Rental Facilities" to encourage the residents of Irwindale and not-for-profit organizations located in the City to participate and promote events that are beneficial to the community or otherwise provide a public service. The City will approve fee waivers or reductions for those Irwindale residents and not-for-profit organizations located in the City that meet the criteria below.

I. ADJUSTMENTS ARE AVAILABLE FOR THE FOLLOWING FEES

To achieve the City's goal of assisting the residents of Irwindale and not-for-profit organizations located in the City, the following fees are available for waiver or reduction in an amount deemed appropriate by the City Council or the City Manager pursuant to the criteria in this Policy:

A. Community Center facility use fee
B. Our Lady of Guadalupe Mission facility use fee
C. Dan Diaz Recreation Banquet Room and Kitchen facility use fee
D. Picnic Shelter facility use fee
E. Fred Herrera Softball Field use fee
F. Dan Diaz Recreation Facility use fee
G. Any other public facility as the City Manager or City Council, as appropriate, may approve

II. CRITERIA FOR CONSIDERATION

The following criteria must be established to qualify for a fee waiver or fee reduction by the City Council:

1. Applicants for fee waivers or reductions must be:

   a. Resident of Irwindale; or

   b. Recognized by the Internal Revenue Service as a not-for-profit organization or charitable organization organized primarily for veteran, patriotic, welfare, civic betterment, religious or charitable purposes, which has a principal and permanent meeting place, office, or place of worship within the City , and has

been organized and established in the City for a minimum of period of one year, continuously, preceding the filing of a fee waiver application.

2. Fee waivers or reductions may be granted for City fees where it can be shown, through documentary proof:

   a. A financial hardship exists as follows:

      1. For an individual resident, a financial hardship may include, but not be limited to, an unexpected need of assistance arising from illness, casualty loss, or other such unforeseeable occurrence, or difficulty paying essential costs to provide for the individual's health and welfare based on income; and

      2. For a non-profit organization, a financial hardship may include a significant portion of annual revenues dedicated towards the use of the facility.

   b. Serve a public purpose by demonstrating that use of the City facility will:

      I. Benefit the community. This includes, but is not limited to, circumstances where the applicant:

         1. Supports civic or community programs for the City's residents or businesses; or,

         2. Provides financial assistance to the City's residents or businesses.

      II. Provide a public service or otherwise promote the public health, safety and welfare. This includes, but is not limited to, circumstances where the entity provides needed donations or other assistance to residents and businesses of the City in areas such as:

         1. Health care;
         2. Counseling services;
         3. Abatement of dangerous or unhealthful living or working conditions, including, but not limited to, those constituting violations of the Irwindale Municipal Code;
         4. Transportation needs of residents;
         5. Nutrition needs of residents; or
         6. Educational assistance.

III. PROCESS FOR CONSIDERATION

An Irwindale resident, individual or organization who would like to be considered for a fee waiver or adjustment should complete an "Application for Fee Adjustment of City

Rental Facilities" and submit it to the City Clerk's Office. The City Manager will review the request and, if it meets the criteria of this Policy, and the request is for five hundred dollars ($500) or less, the City Manager will provide the applicant with a response within fifteen (15) days. If the City Manager's decision is adverse to the applicant, the decision can be appealed to the City Council.

If the applicant requests a fee adjustment in excess of five hundred dollars ($500), and meets the criteria of this policy, the City Manager will agendize the item for City Council review and consideration under the guidelines of this Policy. If the City Council finds that all the requirements have been met, the waiver will be granted and process along with any Facility Use Agreement or Permit Application. Alternatively, the City Council may reduce such fee in an amount it deems appropriate based upon its assessment of the level by which the proposed activity meets the criteria outlined in this Policy. The decision of the City Council on any fee waiver or reduction shall be final.

Item #19.F.

City of
IRWINDALE
AGENDA REPORT

Date: January 24, 2024

To: Honorable Mayor and Members of the City Council

From: Julian A. Miranda, City Manager

Issue: Acceptance of the Irwindale Veterans Memorial Flag Poles Project; P-1059

City Manager's Recommendation:

That the City Council (1) accept the improvements and maintenance responsibilities for the constructed improvements of the Irwindale Veterans Memorial Flag Poles Project; P-1059; (2) approve the final construction project amount of $39,650.48.

Administrative Action:

Submitted/Prepared by:

Eddie Chan, Director of Engineering / Building Official

Reviewed by:

Adrian R. Guerra, City Attorney

Kambiz Borhani, Finance Director / City Treasurer

Approved by:

Julian A. Miranda, City Manager

Background and Analysis:

In October 2023, the City of Irwindale received proposals through an informal bidding process from qualified contractors for the Irwindale Veterans Memorial Flag Poles Project with the following results:

Contractor	Total Bid Price
E.C. Construction Co.	$ 23,070
Horizons Construction Co.	$ 26,600
R Dependable Construction, Inc.	$ 29,800

On October 4, 2023, the City issued a Purchase Order (P.O.) No. 0000007280 in the amount of $23,070 to E.C. Construction to install seven (7) flag poles, including the construction of their foundation for the Irwindale Veterans Memorial Flag Poles Project

During the construction of the flag pole foundations, the contractor encountered numerous unforeseeable circumstances that posed challenges in the excavation of the foundation. These challenges included conflicts with underground utilities and the discovery of large-sized boulders. As a result, it became necessary to relocate two underground water supply lines and multiple irrigation lines. Additionally, two electrical conduits were damaged during the process and required subsequent repairs. Furthermore, large-sized boulders were unexpectedly encountered during excavation, requiring additional work and time to address.

Due to the unforeseeable site conditions, E.C. Construction has provided a cost breakdown on a time and material basis and demonstrated a cost increase from $23,070.00 to $39,650.48. This represents a change order to the P.O. of $16,580.48. As per the Irwindale Purchasing Policy, City Manager is authorized to award purchases of this type in the amount not exceed $30,000.00. However, given that the actual work required to complete the project exceeds this amount by $9,650.48, it is now presented to the City Council for approval.

This project was successfully completed within the approved timeline and in accordance with the specified plans and specifications. Given the unforeseen challenges and the critical need to have the flagpoles installed before the Veterans Day Ceremony on November 11, 2023, staff recommends that the City Council ratify the changes in the contract amount and accept the improvements and maintenance responsibility for Irwindale Veterans Memorial Flag Poles Project.

Phase II of this project is currently budgeted in the FY 2023/2034 CIP as the Irwindale Veteran's Memorial Improvement Project. Phase II will include the construction of concrete walk path, in-ground uplights for the flag poles, LED lights for the new palm trees, and Landscape and irrigation. It is anticipated that Phase II will begin construction in June of this year.

Fiscal Impact:

Funding for this project is budgeted in the FY 2023/2024 CIP Budget as the Irwindale Veteran's Memorial Improvement Project in the amount of $ 300,000 (Account Number 48-80-800-45200-8246). Sufficient funding is available in the FY 2023-24 budget to pay for this amount.

Attachments:

None

Item #19.G.

City of
IRWINDALE
AGENDA REPORT

Date: January 24, 2024

To: Honorable Mayor and Members of the City Council

From: Julian A. Miranda, City Manager

Issue: Declaration of Surplus Equipment

City Manager's Recommendation:

Receive and file.

Administrative Action:

Submitted by:

Theresa Olivares, Assistant City Manager

Prepared by:

Jeff Wagner, IT Manager

Electronically Approved

Reviewed by:

Kambiz Borhani, Finance Director / City Treasurer

Approved by:

Julian A. Miranda, City Manager

Background and Analysis:

The equipment items described in the attached list are computer hardware and electronic devices that have exceeded their useful life and are merely occupying storage space with no potential marketable value. These items have become obsolete, worn out, broken, or unsuitable for City use. As such, the Purchasing Manager has declared the equipment to be surplus property per the attached declaration.

Section 3.44.150 of the Irwindale Municipal Code outlines the following procedure to dispose of surplus equipment:

1. All departments must submit to the purchasing manager reports showing all equipment no longer used or which have become obsolete or worn out.

2. The purchasing manager makes a declaration of the surplus equipment.

3. The item must be offered for sale on a competitive bid basis after proper notice to the public.

4. After a reasonable effort has been made to obtain competitive bids and no offers are received for any item, the purchasing manager is authorized to dispose of such item for the highest scrap value that can be obtained.

5. If a reasonable effort to do so procures no opportunity to sell the same for scrap, the purchasing manager may cause its destruction or any other disposition.

The most efficient and cost-effective method of securing competitive bids, given the value of the equipment, is through a public auction service. Through this method, the City may likely receive the highest bid and the equipment may be sold in a single, efficient manner. However, since the computer and electronic equipment items listed have no real resale value, they are more appropriately considered electronic waste (e-waste). Therefore, the purchasing manager, per the authority in Section 3.44.150 of the Irwindale Municipal Code, has determined that the most feasible way to dispose of this e-waste is through an electronic waste recycler. This item is before the City Council in the spirit of transparency, and no action is required by the City Council.

Fiscal Impact:

The computer and electronic items on the attached list have no significant resale value. Any potential residual funds from disposing the items as e-waste through a recycler are anticipated to be nominal, if any, and would be credited to the General Fund.

Attachments:

1. Computer & Electronic Equipment Declared as Surplus Property

MAKE	MODEL	SERIAL	ASSET TAG	DESCRIPTION	QUANTITY
HP	LaserJet P3005dn	CNR1N00222	N/A	Office printer	1
HP	OfficeJet Pro 7740	CN882250QD	N/A	Office printer	1
HP	LaserJet P2055dn	CNB9L31917	N/A	Office printer	1
HP	Laserjet Pro MFP M127fn	CNB9J1M37N	N/A	Office printer	1
HP	Photosmart 7520	TH38P121PT	N/A	Office printer	1
N/A	N/A	N/A	N/A	Speaker box	1
HP	ProCurve switch 2848 J4904A	SG823SK39T	N/A	48-port network switch	1
HP	ProCurve switch 2824 J4903A	SG516SJ01G	N/A	24-port network switch	1
HP	ProCurve switch 2824 J4903A	SG516SJ015	N/A	24-port network switch	1
HP	2620-48 switch J9626A	CN57DRV1YP	N/A	48-port network switch	1
HP	ProCurve 10/100 Hub 24 J3295A	SG85261296	N/A	24-port network switch	1
HP	ProCurve switch 2510-24 J9019A	CN712WX04B	N/A	24-port network switch	1
HP	ProLiant DL360 G7	MXQ0230270	N/A	Network server	1
HP	Proliant DL320e Gen8	USE346L5VS	N/A	TCS Server	1
HP	N/A	N/A	N/A	Box of monitor base	1
HP	N/A	N/A	N/A	Box of monitor mount	1
N/A	N/A	N/A	N/A	Box of miscellaneous office supplies	1
HP	Pavilion a6647c PC	MXX84008ND	N/A	PC Tower	1
Dell	Inspiron 530S	0YK196	N/A	PC Tower	1
APC	Uninterruptible Power Supply	JS0726008680	N/A	Battery Back Up	1
APC	Network UPS	SMX750	N/A	Battery Back Up	1
APC	RBC Battery	5S1332T21160	N/A	Battery Module	1
HP	17" LCD Monitor	CNC118R8TW	N/A	Monitor w/ stand	1
HP	LA2405wg Monitor	CN4140LR1	N/A	Broken monitor w/ stand	2
Dell	2407WFPb	MX-0CC302-46634-72E-1HES	N/A	Monitor w/ stand	1
HP	Print cartridges	N/A	N/A	LaserJet print cartridges	14
OfficeDepot	Laser toner cartridge	N/A	N/A	Remanufactured laser toner cartridge	1
brother	Toner cartridge	N/A	N/A	Toner cartridge	2
brother	Print cartidge	N/A	N/A	Print cartridge	5
Adobe	Creative Suit 2 Standard	N/A	N/A	Design environment for print and Web publishing	1
N/A	N/A	N/A	N/A	Boxes of miscellaneous cables, peripherals, cameras, devices	2
HP	Envy Pro 4-b000	USH309A0GX	0027	Laptop	1
Fortinet	FAP-221C	FP221CTF18009407	N/A	Wireless AP	1
Fortinet	FAP-223B	FP223B3X14020670	N/A	Wireless AP	1
Fortinet	FAP-223B	FP223B3X14007999	N/A	Wireless AP	1
Trutone Electronics, INC	Raymer Model 808-60	N/A	N/A	Amplifier	1
Epson	M236A	KEDF058360	1009723	Check scanner	1
N/A	AM-C2-21228	225516	N/A	LED sign	1
Motorola	Digital Dispatch Position Controller	N/A	N/A	Controller board	1
N/A	N/A	N/A	N/A	Box of 10 Sprint flip-phones	1
Emerson	3 Compact Disk Player	61010459SJS	N/A	CD player	1
LG	LMA1150SV	703TASW02022	N/A	Microwave oven	1
Sony	STR-K670P	8952148	N/A	FM Stereo/ FM-AM Receiver	1
Sony	DPP-EX7	310590	N/A	Digital photo printer	1
HP	15-g014dx	CND43535XM	N/A	Laptop	1
Getac	F110	RF339F1223	0896	Ruggedized Tablet (U172)	1
Getac	F110	RE139F0756	N/A	Ruggedized Tablet (IT Spare)	1
HP	ENVY Pro 4-b000	USH309A0E4	0024	Laptop	1
HP	Envy Pro 4-b000	USH311A1FA	0025	Laptop	1
HP	Envy Pro 4-b000	USH311A1FB	0029	Laptop	1
HP	Envy Pro 4-b000	USH309A0HV	0032	Laptop	1
HP	ProBook 640 G1	CNU411BV3C	N/A	Laptop	1
HP	EliteDesk 800 G2 SFF	MXL6430HKM	0160	PC Tower	1
HP	Z240 SFF Workstation	2UA6243M8C	0153	PC Tower	1
HP	Z240 SFF Workstation	2UA6243M8G	0171	PC Tower	1
HP	Z240 SFF Workstation	2UA6243M8K	0165	PC Tower	1
HP	Z240 SFF Workstation	2UA6243M7N	N/A	PC Tower	1
HP	Z240 SFF Workstation	2UA6243M84	0135	PC Tower	1
HP	Z240 SFF Workstation	2UA6243M7K	0170	PC Tower	1
HP	Z240 SFF Workstation	2UA6243M81	N/A	PC Tower	1
HP	Z240 SFF Workstation	2UA6243M8R	0164	PC Tower	1
HP	Z240 SFF Workstation	2UA6243M7V	N/A	PC Tower	1
HP	Z240 SFF Workstation	2UA6243M8M	0157	PC Tower	1
HP	Z240 SFF Workstation	2UA6243M78	0163	PC Tower	1
HP	Z240 SFF Workstation	2UA6243M7R	0162	PC Tower	1
HP	Z240 SFF Workstation	2UA6243M89	0172	PC Tower	1
HP	Z240 SFF Workstation	2UA8141KF2	N/A	PC Tower	1
HP	Z240 SFF Workstation	2UA6243MFP	N/A	PC Tower	1
HP	Z240 SFF Workstation	2UA6243M7Q	N/A	PC Tower	1

Item #21.B.

City of
IRWINDALE
AGENDA REPORT

Date: January 24, 2024

To: Honorable Mayor and Members of the City Council

From: Julian A. Miranda, City Manager

Issue: Athens Services Request to Amend the Franchise & Facilities Operations Agreement and Development Agreement No. 02-2016

City Manager's Recommendation:

That the City Council discuss and provide direction to staff.

Administrative Action:

Submitted/Prepared by:

Theresa Olivares, Assistant City Manager

Reviewed by:

Adrian R. Guerra, City Attorney

Kambiz Borhani, Finance Director / City Treasurer

Approved by:

Julian A. Miranda, City Manager

Background and Analysis:

On February 24, 2021, the City of Irwindale ("City") and Arakelian Enterprises, Inc. dba Athens Services ("Athens") entered into a Franchise & Facilities Operations Agreement ("Agreement") and Development Agreement No. 02-2016 ("DA"), describing the construction and operation of a Materials Recovery Facility and Transfer Station (the "MRF/TS") along with a public Fueling Facility/Convenience

Store and accessory improvements (collectively, the "Project"). The Agreement and DA include Exhibit "A": Facility Scope & Components which states, "Phase I shall include, at a minimum, the Construction and Debris, Self -Haul -Construction and Debris, Employee Area, and Convenience Store, each having the approximate square footage shown below." The approximate square footage for the convenience store is shown as 2,578 sq ft.

On December 22, 2023, the City received a letter from Athens legal counsel requesting the development of the 2,587 sq ft convenience store be postponed to a subsequent phase. Given that the Agreement and DA specify the construction of the convenience store as part of Phase I, Athens' request would require, at a minimum, an amendment to the Agreement and DA.

It is therefore recommended that the City Council discuss the request from Athens and provide direction to staff.

Fiscal Impact:

None

Attachments:

1. Letter re Convenience Store Postponement - 12-22-23
2. Staff Report - 2nd Reading of Ordinance No. 719 - Development Agreement No. 02-2016 (October 25, 2017)
3. Minutes of the Regular City Council meeting held October 25, 2017
4. Arakelian Enterprises, Inc. dba Athens Services - DA 02-2016
5. Arakelian Enterprises, Inc. dba Athens Services - 2021-02-24 (5)

manatt

Victor De la Cruz
Manatt, Phelps & Phillips, LLP
Direct Dial: (310) 312-4305
VDelaCruz@Manatt.com

December 22, 2023

Client-Matter: 48655-042

SENT VIA E-MAIL: JMIRANDA@IRWINDALECA.GOV

Mr. Julian Miranda
City Manager
City of Irwindale
5050 N Irwindale Avenue
Irwindale, CA 91706

Re: Athens MRF/TS: Request for Amendments to Site Plan Development Review Permit and Development Agreement No. 02-2016

Dear Mr. Miranda,

As you know, earlier this year Arakelian Enterprises, Inc. dba Athens Services ("Athens") met with you and City staff several times in connection with our planned modifications to the Phase 1 Site Plan for the Municipal Solid Waste Transfer Station and Recovery Facility Project ("MRF/TS" or "Project"). The modifications included, among other things, a significant increase in the total square footage for Phase 1 (from 105,336 sf to 194,894 sf) and the postponement of 2,587 sf of convenience store use from Phase 1 to a subsequent phase. These modifications are reflected in the site plan dated March 29, 2023 ("March 29, 2023 Site Plan"). Since then, the City has issued building permits for this much larger Phase 1, but has asked that we retain the convenience store as a Phase 1 component.

In those meetings, Athens made clear its view that it had been operating under the understanding that the March 29, 2023 Site Plan was approved by the City via April 12, 2023 email correspondence from Mr. William Tam, and constituted a Minor Modification to the approved MRF/TS Project that would not require any amendment to either the Project's Site Plan Development Review ("SPDR") Permit or Development Agreement No. 02-2016 ("DA"), entered into by Athens and the City on February 24, 2021. While we continue to believe that Mr. Tam approved—and intended to approve—the March 29, 2023 Site Plan, we nonetheless understand that the City's position is that postponement of the convenience store to a subsequent phase would require the City Council's approval of amendments to the SPDR Permit and DA.

DA Exhibit A, Facility Scope & Components, describes the total aggregate approximate square footage of the entire MRF/TS Project as 265,228 sf, and describes Athens' proposal "to construct the Project on the Site in up to three (3) phases, based on

market demand and the capacity constraints of the phase(s) of the Project then-constructed." DA Exhibit A does not include a breakdown of aggregate approximate square footage of any specific phase, but does state: "Phase 1 shall include, at a minimum, the Construction and Debris, Self-Haul –Construction and Debris, Employee Area, and Convenience Store, each having the approximate square footage shown below." The approximate square footage for the convenience store is shown as 2,587 sf. The total approximate square footage for all components described as being included "at a minimum" in Phase I is shown as 105,336 sf. There is no indication in the DA that including the convenience store, specifically, within Phase 1 served a broader Project goal. Instead, the description of Phase 1 in DA Exhibit A indicates that the City sought a minimum amount of development to be constructed within a specific initial period of time. This minimum amount was 105,336 sf. As indicated in DA Exhibit G, Schedule of Performance, the DA permits Athens the ability to delay Phases 2 and 3 (i.e., square footage in excess of the minimum 105,336 sf) without cause.

Given the above, we are writing to formally request that an amendment to the Project's SPDR Permit and DA Exhibit A be placed on the City Council agenda at the next available City Council meeting. Specifically, we request that the approximately 2,587 sf of convenience store use no longer be identified as part of the minimum required for Phase 1.

Amending the SPDR Permit and DA Exhibit A (together, "the Amendments") to postpone approximately 2,587 sf of convenience store from Phase 1 to a later phase will not adversely impede the Project, appreciably affect the City's Project-related revenues, or require revisions to any portion of the MRF/TS Project's environmental review under the California Environmental Quality Act ("CEQA"). In contrast, the postponement of the convenience store square footage to a later phase is a reasonable modification of the site plan, and necessary to allow Athens to respond to market demand and financial pressures and constraints. Each of these points is addressed in detail below.

The Amendments would not adversely impede the Project.

Removing the 2,587 sf convenience store from Phase 1 and including it in a later phase will not adversely impede the Project. Instead it reflects an improved and more aggressive development timeline than is required by the current text of DA Exhibit A. For example, despite removal of the convenience store to a later phase, the Phase 1 reflected in the March 29, 2023 Site Plan is more robust than what Athens initially anticipated, and significantly more than the City described as the "minimum" required for Phase 1. The Phase 1 "minimum" described in DA Exhibit A would have provided an initial development of only 105,336 sf, or 40% of the total Project. In contrast, the Phase 1 development shown on the March 29, 2023 Site Plan provides 194,894 sf, or 73% of the total Project. This demonstrates Athens' commitment to the Project and represents a substantially improved

construction timeline than is required by the DA. The convenience store is not an integral component of the Project, which is a materials recovery facility and transfer station. The store was always considered an ancillary add-on, and, as such, its postponement to a subsequent phase does not affect the effectiveness of the overall Project in any meaningful way.

The Amendments would not require any further environmental review.

The MRF/TS Project was initially approved concurrently with certification of an Environmental Impact Report ("EIR") and then subsequently reapproved with an Addendum to the EIR ("EIR Addendum"). The convenience store is not required in Phase 1 nor does it perform any mitigation-related function that would somehow require its early inclusion in Project development.

Thank you for your attention to this matter. As always, please do not hesitate to reach out with any questions.

Very truly yours,

Victor De la Cruz
Manatt, Phelps & Phillips, LLP

Cc: Theresa Olivares, Assistant City Manager
Marilyn Simpson, Community Development Director
Adrian Guerra, City Attorney

COUNCIL AGENDA
ITEM 11

☒City Council
☐Successor Agency
☐Housing Authority
☐Reclamation Authority
☐Joint Powers Authority

City of
IRWINDALE
AGENDA REPORT

OCT 25 2017

Date: October 25, 2017

To: Honorable Mayor and Members of the City Council

From: John Davidson, City Manager

Issue: Second Reading for Ordinance No. 719 – Development Agreement No. 02-2016 for Athens Services Materials Recovery Facility and Transfer Station, Convenience Store and Fueling Station at 2200 Arrow Highway

City Manager's Recommendation:

That the City Council adopt on second reading Ordinance No. 719 entitled **"AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF IRWINDALE APPROVING DEVELOPMENT AGREEMENT NO. 02-2016 WITH ATHENS SERVICES TO ALLOW THE CONSTRUCTION AND OPERATION OF A MATERIALS RECOVERY FACILITY AND TRANSFER STATION, CONVENIENCE STORE AND FUELING STATION ON PROPERTY LOCATED AT 2200 ARROW HIGHWAY (APN 8535-001-911)."**

Background and Analysis:

At its meeting of October 11, 2017, City Council introduced the above ordinance for first reading. The appropriate ordinance is attached and it would be in order to adopt the ordinance on second reading.

Fiscal Impact:

The fiscal impact as a result of Ordinance No. 719 will include revenue to the City from host fees; off-site improvements paid by the developer; and other applicant financial obligations.

Review:

Fiscal Impact: _____ (Initial of CFO)

Legal Impact: _____ (Initial of Legal Counsel)
Electronically Approved by City Attorney Galante

Prepared By: Marilyn Simpson, Principal Planner

Contact: William K. Tam, Development Services Director/City Engineer

ORDINANCE NO. 719

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF IRWINDALE APPROVING DEVELOPMENT AGREEMENT NO. 02-2016 WITH ATHENS SERVICES TO ALLOW THE CONSTRUCTION AND OPERATION OF A MATERIALS RECOVERY FACILITY AND TRANSFER STATION, CONVENIENCE STORE AND FUELING STATION ON PROPERTY LOCATED AT 2200 ARROW HIGHWAY (APN 8535-001-911), AND MAKING FINDINGS IN SUPPORT THEREOF

A. RECITALS.

(i) Athens Services, 14048 Valley Boulevard, City of Industry, CA 91746, the Applicant, has made a request to enter into a Development Agreement (Application) with the City of Irwindale to construct and operate a Materials Recovery Facility and Transfer Station (MRF/TS) with a convenience store and fueling station on a property located at 2200 Arrow Highway – APN 8535-001-911. The proposed Development Agreement (DA No. 02-2016) is attached hereto as Attachment 1 and incorporated herein.

(ii) The Property is located on a 17.22-acre parcel on the south side of Arrow Highway. The convenience store will be approximately 2,587 square feet and there will be eight gas or diesel pumps on an island with an overhead canopy. The convenience store will sell beer and wine. The Subject Property is zoned M-2 (Heavy Manufacturing).

(iii) On June 8, 2016, the City Council, at a public hearing, certified Final Environmental Impact Report (FEIR) (SCH#2013051029) which analyzed potential environmental impacts from the proposed MRF/TS project.

(iv) Addendum No. 1 to the FEIR has been prepared to address minor, internal site plan adjustments made in the final design of the Materials Recovery Facility and Transfer Station project.

(v) The City, as the Lead Agency, has analyzed the project and has determined that the proposed project has been adequately analyzed in the certified FEIR and Addendum No. 1 to the FEIR.

(vi) On September 20, 2017, the Planning Commission conducted a public hearing, at which time they received input from staff, the City Attorney, and the Applicant; heard public testimony; discussed the proposed project; closed the public hearing; and, after discussion, approved Resolution No. 738(17) recommending that the City Council approve Development Agreement No. 02-2016.

(vii) On October 11, 2017, the City Council conducted a duly noticed public hearing on the Application, including on the proposed Development Agreement.

(viii) All legal prerequisites to the adoption of this Resolution have occurred.

B. ORDINANCE.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF IRWINDALE DOES HEREBY ORDAIN AS FOLLOWS:

1. The City Council hereby specifically finds that all of the facts set forth in Recitals, Part A, of this Ordinance are true and correct.

2. The City Council hereby specifically finds and determines that the project, as proposed, pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA) of 1970, as amended, and the City of Irwindale environmental guidelines, the City, as the Lead Agency, has analyzed the project and on June 8, 2016 certified the Final Environmental Impact Report (FEIR) (SCH#2013051029). A copy of the FEIR and Mitigation Monitoring and Reporting Program was posted on the City's website.

3. The City Council hereby specifically finds and determines the project, as proposed, pursuant to the authority and criteria contained in CEQA of 1970, as amended, the 2017 State CEQA Guidelines Section 15164, and with reference to Section 15162, and the City of Irwindale environmental guidelines, the City, as the Lead Agency, has the reviewed and considered the FEIR, including Addendum No. 1 to the FEIR and determines that the minor project modifications would not result in new significant impacts, increase the severity of significant impacts, or otherwise trigger additional review and adopts Addendum No. 1 and the Findings attached as Attachments G and H to the agenda report.

4. The provisions of the proposed Development Agreement are consistent with the general plan, as amended by General Plan Amendment No. 02-2016. The project site land use designation will be Commercial/Industrial, which permits light industry, heavy industry, and commercial uses, consistent with the proposed MRF/TS and convenience store/fueling station project.

5. Based upon substantial evidence and conclusions presented to this City Council during the public hearing conducted with regard to this Application and set forth herein above, this City Council hereby approves Development Agreement No. 02-2016, attached hereto and by this reference incorporated herein. The Development Agreement is necessary to protect the public health, safety and general welfare and is reasonable and proper in accordance with the intent and purposes of Title 17 of the Irwindale Municipal Code.

6. The Chief Deputy City Clerk shall:

   a. Certify to the adoption of this Ordinance; and

   b. Forthwith transmit a certified copy of this Ordinance, by certified mail, to the Applicant at the address of record set forth in the Application.

PASSED, APPROVED AND ADOPTED this 25th day of October 2017.

Mark A. Breceda, Mayor

ATTEST:

Laura M. Nieto, CMC
Chief Deputy City Clerk

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } ss.
CITY OF IRWINDALE }

I, Laura M. Nieto, Chief Deputy City Clerk of the City of Irwindale, do hereby certify that the foregoing Ordinance No. 719 was duly adopted by the City Council of the City of Irwindale, at a regular meeting held on the 25th day of October 2017, by the following vote:

AYES: Councilmembers:

NOES: Councilmembers:

ABSENT: Councilmembers:

ABSTAIN: Councilmembers:

Laura M. Nieto, CMC
Chief Deputy City Clerk

second reading, reading by title only and waiving further reading thereof.

ITEM NO. 1I
SECOND READING FOR ORDINANCE NO. 719 – DEVELOPMENT AGREEMENT FOR ATHENS SERVICES MATERIALS RECOVERY FACILITY AND TRANSFER STATION

SECOND READING FOR ORDINANCE NO. 719 – DEVELOPMENT AGREEMENT NO. 02-2016 FOR ATHENS SERVICES MATERIALS RECOVERY FACILITY AND TRANSFER STATION, CONVENIENCE STORE, AND FUELING STATION AT 2200 ARROW HIGHWAY

ORDINANCE NO. 719 ADOPTED ON SECOND READING

Ordinance No. 719, entitled:

"AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF IRWINDALE APPROVING DEVELOPMENT AGREEMENT NO. 02-2016 WITH ATHENS SERVICES TO ALLOW THE CONSTRUCTION AND OPERATION OF A MATERIALS RECOVERY FACILITY AND TRANSFER STATION, CONVENIENCE STORE AND FUELING STATION ON PROPERTY LOCATED AT 2200 ARROW HIGHWAY (APN 8535-001-911)", was passed, approved, and adopted on second reading, reading by title only and waiving further reading thereof.

ITEM NO. 1J
APPROVE A FEE WAIVER FOR A FUNDRAISING EVENT IN SUPPORT OF THE POLICE DEPARTMENT'S PINK PATCH PROJECT IN PARTNERSHIP WITH IRWINDALE CROSSFIT FOR BREAST CANCER AWARENESS ON OCTOBER 28, 2017

APPROVE A FEE WAIVER FOR A FUNDRAISING EVENT IN SUPPORT OF THE POLICE DEPARTMENT'S PINK PATCH PROJECT IN PARTNERSHIP WITH IRWINDALE CROSSFIT FOR BREAST CANCER AWARENESS ON OCTOBER 28, 2017

RESOLUTION NO. 2017-85-2983 ADOPTED

Resolution No. 2017-85-2983, entitled:

"A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE APPROVING A SPONSORSHIP IN THE FORM OF A FEE WAIVER FOR A FUNDRAISING EVENT IN SUPPORT OF THE POLICE DEPARTMENT'S PINK PATCH PROJECT IN PARTNERSHIP WITH IRWINDALE CROSSFIT FOR BREAST CANCER AWARENESS ON OCTOBER 28, 2017," was adopted, reading by title only and waiving further reading thereof.

END OF CONSENT CALENDAR

DEVELOPMENT AGREEMENT No. 02-2016

THIS DEVELOPMENT AGREEMENT (this "Agreement") is entered into on February 24, 2021, by and between the CITY OF IRWINDALE ("City"), a municipal corporation, and ARAKELIAN ENTERPRISES, INC., dba ATHENS SERVICES, a California corporation ("ATHENS") (individually a "Party" and collectively, the "Parties").

RECITALS:

A. Recitals and Capitalized Terms. The recitals in this Agreement constitute part of this Agreement and each Party shall be entitled to rely on the truth and accuracy of each recital as an inducement to enter into this Agreement. The capitalized terms used in these recitals and throughout this Agreement shall have the meaning assigned to them in Article 1. Any capitalized terms not defined in Article 1 shall have the meaning otherwise assigned to them in this Agreement or apparent from the context in which they are used.

B. Legislation Authorizing Development Agreements. To strengthen the public planning process, encourage private participation in comprehensive planning and reduce the economic risk of development, the legislature of the State of California (the "Legislature") adopted the Development Agreement Statute, Section 65864 *et seq.*, of the Government Code, authorizing City to enter into an agreement with any person having a legal or equitable interest in real property providing for the development of such property and establishing certain development rights therein.

C. Integrated Waste Management Act. The Legislature, by enactment of the California Integrated Waste Management Act of 1989 (Public Resources Code Section 40000 *et seq.* (the "Act"), has directed all local jurisdictions to promote recycling and to maximize the use of feasible source reduction, recycling and composting options in order to reduce the amount of solid waste required to be disposed of by land disposal. Furthermore, the Puente Hills Landfill, a major solid waste disposal facility for the region has closed as of October 31, 2013, resulting in the need for additional waste processing facilities and transfer stations to be developed in the region to meet the solid waste management needs of jurisdictions and protect public health and safety.

D. GHG Reduction. The Legislature, by enactment of the Global Warming Solutions Act of 2006 ("AB 32"), has declared that the reduction of greenhouse gas emissions ("GHGs") that cause climate change is among the state's top priorities. Local governments will play a vital role in the implementation of AB 32 by identifying opportunities and best practices to increase waste reduction and recycling, thereby reducing carbon emissions. ATHENS' operation of a mixed waste recycling system will contribute to GHG emissions reductions by reducing fuel consumption and vehicle miles traveled in performing waste collection and diversion activities for the City and by recovering and recycling commodities in the waste stream.

E. The MRF/TS Project. On January 6, 2005, the City issued a Request for Expressions of Interest and Statements of Qualifications ("REI/SOQ") from interested and qualified parties to plan, permit, build, operate and maintain a state-of-the-art regional municipal solid waste transfer station and recovery facility at a location in the City to manage and process solid waste generated within and outside of the City, and received multiple responses thereto. On March 3, 2005, ATHENS submitted a proposal in response to the City's REI/SOQ that met or exceeded all requirements of the REI/SOQ by proposing the construction and operation of a Materials Recovery Facility and Transfer Station (the "MRF/TS") accompanied by a public Fueling Facility/Convenience Store and appurtenant improvements (collectively, the "Project"). On June 25, 2008, in order to reduce blight and promote industrial development in the Redevelopment Area and fulfill the City's obligation under the Act, City and ATHENS, along with the former Irwindale Community Redevelopment Agency ("Former RDA"), entered into that certain Memorandum of Understanding regarding the Project (as amended, the "MOU"), including its development and operation of the proposed MRF/TS. The Parties intend that the MRF/TS will provide for the long-term management and recycling of municipal solid waste generated in the City. The MRF/TS will serve as a point to accept, process, recover, and transfer mixed municipal waste ("MMW") and residue following diversion activities to an appropriate permitted end-point disposal facility. The Facility Scope & Components are further described and permitted in the Site Plan and Design Review Permit No. 06-2016 (City Council Resolution No. 2021-12-3274) ("SP and DR Permit"), and the 2020 Certified FEIR, adopted concurrently herewith by the City Council on February 24, 2021.

F. DDA with Agency. The Project is proposed to be developed on a parcel owned by the Successor Agency to the Irwindale Community Redevelopment Agency ("Agency"), which parcel is legally described and depicted in Exhibit "B" hereto (the "Site"). The Agency was formed pursuant to Health & Safety Code § 34167.5, which made the Agency the successor-in-interest to all assets and obligations of the Former RDA. On December 29, 2011, the California State Supreme Court issued a ruling on the constitutional validity of two 2011 legislative budget trailer bills, ABX1 26 (Chapter 5, Statutes of 2011) and ABX1 27 (Chapter 6, Statutes of 2011), which resulted in the outright dissolution of all 425 redevelopment agencies in the State of California. As part of that dissolution process, former redevelopment lands, like the Site, inured to successor agencies by operation of law. Moreover, the dissolution laws provide a process for the disposition and/or transfer of assets, including property holdings of the Former RDA. Subsequent legislation, AB 1484 (Chapter 26, Statutes of 2012), which was passed, signed, and enacted on June 28, 2012, provided further detailed procedures governing the disposition of Former RDA assets such as the Site. It is anticipated that ATHENS will enter into a separate Disposition and Development Agreement (the "DDA") that will establish the terms by which the Agency's interest in the Site will be conveyed to ATHENS.

G. ATHENS as Qualified Operator. ATHENS is a family owned and operated company that has been providing refuse removal and recycling services in Southern California (the largest in Los Angeles County) for more than 50 years. ATHENS currently operates a MRF in the unincorporated area of Los Angeles County near the City of Industry, the first of its kind in the area. Since 1957 ATHENS has been a leader in the waste industry providing state-of-the-art services including automated waste and recycling collection, green waste recycling, food waste/organics collection and composting, commercial bin and compactor services, construction and demolition services, special waste transportation, transfer and material recovery, storage box

rentals, and street/parking lot sweeping in many areas of Southern California. As owners and operators of an existing MRF and a composting facility, ATHENS offers the highest diversion waste and recycling programs for residential, commercial and municipal locations.

H. Public Benefits of Project. The grant of development rights hereunder is made in consideration for ATHENS' good faith efforts to complete the development of a MRF/TS to accept, process, recover, and transfer MMW and residue following diversion activities to an appropriate permitted disposal facility. The Project will benefit the City by creating new jobs in the community, diversifying and expanding the City's revenue base, revitalizing a blighted area and the general economy of the City, improving the City's compliance with State-mandated waste reduction requirements, and promoting recycling and refuse rate stability for residents and businesses within the community. The Project will also benefit the public by serving the MMW management needs of other jurisdictions in the region, reducing municipal costs, and protecting public health and safety.

I. Intent of the Parties. The Parties have determined that the Project is a development for which a development agreement is appropriate. The Parties desire to define the parameters within which the obligations of ATHENS for infrastructure and public improvements and facilities will be met, and to provide for the orderly development of the Project, assist in attaining the most effective utilization of resources within the City, and otherwise achieve the goals of the Development Agreement Statute. In consideration of these benefits to City and the public benefits of the development of the Project, ATHENS will receive assurances that the City shall grant all permits and approvals required for total development of the Project in accordance with this Agreement.

J. Public Hearings: Findings. In accordance with the requirements of the California Environmental Quality Act (Public Resources Code Section 21000 *et seq.* ("CEQA")), appropriate studies, analyses, reports or documents were prepared and considered by the City Council and Agency Board for the Project in conjunction with their joint consideration of the DDA. After a public hearing, the City Council and Agency Board, after making appropriate findings, certified a Final Environmental Impact Report for the Project by Resolution No. CC 2021-08-3270 and SA 2021-13-3275 adopted on February 24, 2021 in compliance with CEQA. Also on January 20, 2021, after providing public notice as required by law, the Planning Commission held a public hearing and recommended approval to the City Council and thereafter, on February 24, 2021, after providing public notice as required by law, the City Council held a public hearing to consider ATHENS' application for this Agreement. The Planning Commission and the City Council found on the basis of substantial evidence that this Agreement is consistent with all applicable plans, including the General Plan, and other rules, regulations and official policies of City.

K. Public Improvements. Public improvements determined through the CEQA review process described above and required by this Project include both internal Site improvements benefiting only the Project and area-wide improvements benefiting other property as well. More specifically, these improvements include the construction of or contribution to: drainage and flood control facilities; street improvements; and improvements associated with streets including sidewalks, street lights, utilities, and parkways. A list of the off-site improvements is attached hereto as Exhibit "D" (the "Off-Site Improvements"). ATHENS shall construct all Off-Site Improvements at its sole cost and expense, excepting that ATHENS shall not construct, but rather

pay an in-lieu and Fair-Share fee for, the City's implementation of those Off-Site Improvements listed in Exhibit "D," which Exhibit includes the Estimated Schedule of In-Lieu and Fair-Share Fees to be paid by ATHENS for the Off-Site Improvements identified therein.

L. Other Agreements. The Parties understand that this Agreement is for the development and operation of the Project. The Parties also acknowledge that the following necessary documents have been, or will be, negotiated in order to fulfill the obligations and goals under the MOU to develop and operate the Project: (i) the DDA between the Agency and ATHENS for conveyance of the Site to ATHENS for the development of the Project; (ii) a "Reimbursement Agreement" between City and ATHENS, dated October 22, 2008, as amended, under which ATHENS is obligated to reimburse or advance funds to City for all development costs associated with the Project, including but not limited to conducting environmental reviews under CEQA, processing and negotiating permits, entitlements and conditions, and legal costs; (iii) a Franchise Agreement – Operations of MRF/TS, governing the use and operation of the MRF/TS ("Franchise Agreement – Operations"), (iv) a Franchise Agreement – Trash Collection and Street Sweeping, dated April 13, 2011 and governing the exclusive right and obligation of Athens to collect solid waste and sweep streets in the City ("Franchise Agreement – Trash Collection and Street Sweeping"), (v) a recorded instrument of Covenants, Conditions and Restrictions on the use of the Site as a MRF/TS (the "CC&Rs"), (vi) an "LADWP Easement Agreement" governing Athens' rights over that certain easement over the Site owned by the Los Angeles Department of Water and Power, (vii) an "SCE Easement Agreement" governing Athens' rights over that certain easement over the Site owned by Southern California Edison, and (viii) a Solid Waste Facilities Permit to be issued by the California Integrated Waste Management Board or its successor ("SWFP"). The foregoing agreements and instruments, together with all City ordinances approving the foregoing agreements and instruments, are collectively referred to as the "Agreements" or "Other Agreements" in contrast to this Agreement. The Parties hereto acknowledge that this Agreement and the Other Agreements bear overlapping impact upon the Site and ATHENS' operations, and thus the effectiveness of this Agreement is conditioned on approval and execution by the City and ATHENS of each of the Other Agreements. Notwithstanding the foregoing, to the extent the terms of this Agreement conflict with Other Agreements that have previously been executed by the Parties, namely the Reimbursement Agreement and the MOU, the terms of this Agreement shall govern.

M. Mutual Agreement. Based on the foregoing and subject to the terms and conditions set forth herein, the Parties desire to enter into this Agreement.

NOW, THEREFORE, in consideration of the mutual promises and covenants herein contained, and having determined that the foregoing recitals are true and correct and should be and hereby are incorporated into this Agreement, the Parties agree as follows:

ARTICLE 1.0 DEFINITIONS.

The following words and phrases are used as defined terms throughout this Agreement. Each defined term shall have the meaning set forth below. Where a phrase or term of art is not defined in this Agreement but is defined in one of the Other Agreements, the phrase or term shall bear the meaning defined in the Other Agreements.

1.1 Agency. "Agency" means the Successor Agency to the Irwindale Community Redevelopment Agency, a California public body, corporate and politic.

1.2 Agreement. "Agreement" means this Development Agreement between the City and ATHENS for the development of the Project.

1.3 Agreements/Other Agreements. "Agreements" means this Agreement and all those other contractual instruments and City ordinances identified in the preceding Recital L of this Agreement. "Other Agreements" include the DDA, MOU, Reimbursement Agreement, the Franchise Agreement – Operations, the Franchise Agreement – Trash Collection and Street Sweeping, and the CC&Rs. To the extent the terms of this Agreement conflict with Other Agreements that have previously been executed by the Parties, namely the Reimbursement Agreement and the MOU, the terms of this Agreement shall govern.

1.4 Applicable Law. "Applicable Law" means all statutes, rules, regulations, guidelines, actions, determinations, permits, orders, or requirements of the federal, State, County, City and local and regional government authorities and agencies having applicable jurisdiction, that apply to or govern the Facility, the Site or the performance of the Parties' respective obligations hereunder, including any of the foregoing which concern health, safety, fire, environmental protection, labor relations, mitigation monitoring plans, building codes, zoning, non-discrimination, prevailing wages if applicable, and the Los Angeles County Integrated Waste Management Plan. All references herein to Applicable Law include subsequent amendments or modifications thereof, unless otherwise specifically limited in this Agreement or one of the Other Agreements.

1.5 Applications. "Application(s)" means a complete application for the applicable land use approvals meeting all current City ordinances, provided that any additional or alternate requirements in said ordinances enacted after the Effective Date which affect the Project application shall apply only to the extent permitted by this Agreement.

1.6 Assignment. All forms of use of the verb "assign" and the nouns "assignment" and "assignee" shall include all contexts of hypothecations, sales, conveyances, transfers, leases, and assignments.

1.7 ATHENS. "ATHENS" means ARAKELIAN ENTERPRISES, INC., dba ATHENS SERVICES, a California corporation.

1.8 ATHENS' Costs. "ATHENS' Costs" means ATHENS' obligation to pay for all costs identified in this Agreement and the Reimbursement Agreement, including but not limited to: all Project Development and Off-Site Improvement construction costs (or in-lieu and Fair-Share fees therefor per Exhibit "E"), all costs of the environmental review, all costs for entitlements, all franchise fees due under the Franchise Agreement – Operations and Franchise Agreement – Trash Collection and Street Sweeping, all Host Fees required hereunder, all operational costs and all other costs identified herein as the responsibility of ATHENS.

1.9 Authorizing Ordinance. "Authorizing Ordinance" means Ordinance No. 719 approving this Agreement.

1.10 Best Management Practices ("BMP"). "Best Management Practices" or "BMP" means structural, nonstructural, and managerial techniques recognized to be the most effective and practical means to reduce environmental impacts arising from the Project, whether affecting soils, air, water, noise, traffic, public infrastructure, public health/safety, or other impacts emanating from the Facility while still allowing the productive use of resources. BMPs also include treatment requirements, operating procedures, and practices to control Site runoff, spillage or leaks, sludge or waste disposal, trash or debris, or drainage from raw material storage or similar matters.

1.11 Board. "Board" means the California Integrated Waste Management Board, as established pursuant to the Act (Public Resources Code Section 40000 *et seq.)* or such successor entity to which the duties of the California Integrated Waste Management Board are assigned, including without limitation the Department of Resources Recycling and Recovery ("DRRR").

1.12 CEQA. "CEQA" means the California Environmental Quality Act, Section 21000 *et seq.* of the California Public Resources Code and its implementing regulations and guidelines, including future amendments to or recodification thereof.

1.13 CEQA Completion Date. "CEQA Completion Date" means the later date of either: (i) 30 days after the Notice of Determination; or (ii) the date of the final settlement or resolution of any appeal, lawsuit or other action by a third party challenging the Development Approvals or the CEQA process.

1.14 City. "City" means the City of Irwindale, California, a chartered municipal corporation.

1.15 City Council. "City Council" means the governing body of the City of Irwindale.

1.16 Claims or Litigation. "Claims or Litigation" means any challenge by adjacent owners or any other third parties (i) to the legality, validity or adequacy of this Agreement, Development Approvals, or other actions of City or Agency pertaining to the Project, (ii) seeking damages against City or Agency as a consequence of the foregoing actions or for the taking or diminution in value of their property, (iii) seeking damages against the City or Agency for injuries, losses or damages due to ATHENS' use of or operations on the Site, or (iv) otherwise arising from the Project.

1.17 Commencement of Operations Date. "Commencement of Operations Date" means the date that operations commence within the MRF/TS which shall be the day ATHENS first receives fees for services provided at the Site. ATHENS will give City written notice of such date, and the Parties shall countersign the notice thus establishing the date.

1.18 Correction Plan. "Correction Plan" means a plan undertaken by ATHENS and subject to City approval, for the correction or remediation of violations of performance standards and/or nuisance conditions pursuant to Section 6.5 of this Agreement.

1.19 Default. "Default" means any material default, breach, or violation of a provision of this Agreement as defined in Article 10. "City Default" refers to a Default by City, while "ATHENS Default" refers to a Default by ATHENS.

1.20 City's Design Guidelines. "City's Design Guidelines" means applicable design guidelines stated in the City's Municipal Code, including but not limited to those guidelines articulated in the General Plan, or by City's Planning Commission or Planning Division.

1.21 CC&Rs. "CC&Rs" means that form of Declaration of Covenants, Conditions and Restrictions to be recorded against the Site as described in Section 9.6 of this Agreement.

1.22 Development. "Development" means the improvement of the Site for purposes of constructing the structures, improvements, and facilities comprising the Facility including, without limitation: grading; the construction of infrastructure and public facilities related to the Project, whether located within or outside the Site; the construction of structures and buildings of the Facility; and the installation of landscaping at or relating to the Site; but not including the maintenance, repair, reconstruction or redevelopment of any structures, improvements or facilities after the construction and completion thereof.

1.23 Development Agreement Statute. "Development Agreement Statute" means Sections 65864 through 65869.5 of the California Government Code as it exists on the Effective Date, as may be amended.

1.24 Development Approvals. "Development Approvals" means all site-specific (meaning specifically applicable to the Site only and not generally applicable to some or all other properties within the City) plans, maps, permits, and entitlements to use of every kind and nature, whether legislative, administrative or contractual in nature. Development Approvals include, but are not limited to, specific plans, land use contracts, site plans, tentative, vesting tentative and final subdivision maps, variances, zoning designations, planned unit developments, conditional use permits, grading, building, and other similar permits, the Site-specific provisions of general plans, environmental assessments, including environmental impact reports, and any amendments or modifications to those plans, maps, permits, assessments and entitlements. The term Development Approvals does not include rules, regulations, policies, and other enactments of general application within the City.

1.25 Development Plan. "Development Plan" means the Existing Development Approvals, Future Development Approvals, Existing Land Use Regulations, and Schedule of Performance.

1.26 Disposition and Development Agreement ("DDA"). "Disposition and Development Agreement" or "DDA" means the agreement between the Agency and ATHENS to be negotiated based on the MOU for the Agency's conveyance to ATHENS of the Site for development of the MRF/TF.

1.27 Effective Date. Generally, the term "Effective Date" means the date that is thirty (30) days following adoption of the Authorizing Ordinance approving this Agreement as stated on the first page hereof.

1.28 Existing Development Approvals. "Existing Development Approvals" means the Development Approvals which have been previously granted or are granted concurrent herewith, or will be granted pursuant hereto, and include all of the Agreements, and are included in the description of the Project attached in the Scope of Development, at Exhibits "A" and "C".

The term "Existing Development Approvals" shall specifically include all those permits and government approvals listed in Exhibit "F" notwithstanding the fact that such approvals have not been, or may not be, fully approved and in effect until after the Effective Date of this Agreement. Regardless of when the permits and approvals listed in Exhibit "F" actually take effect, the Parties acknowledge and agree that such permits and approvals shall be deemed pre-existing to this Agreement. Immediately upon taking effect, the permits and approvals listed in Exhibit "F" shall be deemed Existing Development Approvals for purposes of this Agreement.

1.29 Existing Land Use Regulations. "Existing Land Use Regulations" means those certain Land Use Regulations applicable to the Property and in effect on or before the Effective Date. The term "Existing Land Use Regulations" shall also include all Agreements identified in Recital K hereto. Regardless of when the Agreements actually take effect, the Parties acknowledge and agree that the Agreements shall be deemed concurrent to the Effective Date of this Agreement because they were specifically contemplated in the governing MOU between the Parties and/or have been conceptually agreed-upon by the Parties in the course of negotiating this Agreement. Immediately upon taking effect, the Agreements shall be deemed Existing Land Use Regulations for purposes of this Agreement.

1.30 Facility or MRF/TS. "Facility" and "MRF/TS" mean the material recovery facility/transfer station proposed to be constructed by ATHENS as permitted and described in (1) the SP and DR Permit and (2) 2020 FEIR, including Site improvements, utility interconnections, the scale house, buy-back recycling center, improvements needed to participate in a household hazardous waste (HHW) program, construction and demolition debris area, green waste area, a building for transfer and materials recovery and processing areas, a visitors education center and convenience store, together with employee and administrative offices, parking areas, materials storage areas and ancillary support facilities, furnishings and equipment and any and all other physical structures on the Site and Off-Site Improvements. The proposed Project improvements constructed on the Site may be developed in a maximum of three (3) phases.

1.31 Fair-Share. "Fair-Share" means that share of costs for implementing Off-Site Improvements that is proportionate to the size of the impact the Facility will have on such Off-Site Improvements.

1.32 Future Development Approvals. "Future Development Approvals" means those Development Approvals applicable to the Property approved by the City after the Effective Date that pertain to the construction and/or operation of the MRF/TS, including without limitation grading, building, and other similar such Development Approvals.

1.33 Future Land Use Regulations. "Future Land Use Regulations" means Land Use Regulations enacted after the Effective Date of this Agreement.

1.34 Host Fees. "Host Fees" mean payments by ATHENS to City for hosting a MRF/TS within the City limits.

1.35 Land Use Regulations. "Land Use Regulations" means those ordinances, laws, statutes, rules, regulations, initiatives, policies, requirements, guidelines, constraints, codes or

other actions of City which affect, govern, or apply to the Site or the implementation of the Development Plan. Land Use Regulations include the ordinances and regulations adopted by the City which govern permitted uses of land, density and intensity of use and the design of buildings, as applicable to the Site, including but not limited to: the general plan, specific plans, zoning ordinances, development moratoria implementing growth management and phased development programs, ordinances establishing development exactions, subdivision and park codes, any other similar or related codes, building and improvement standards, mitigation measures required in order to lessen or compensate for the adverse impacts of a project on the environment and other public interests and concerns or similar matters. The term Land Use Regulations does not include, however: regulations relating to the conduct of business, professions, and occupations generally; taxes and assessments; regulations for the control and abatement of nuisances; building, health and safety codes; licenses, encroachments and other permits and the conveyances of rights and interests which provide for the use of or entry upon public property; any exercise of the power of eminent domain; the general regulation of municipal affairs or the exercise of the City's police power, or any power of City pursuant to its Charter except as specifically stated in the preceding sentence.

1.36 Local Enforcement Agency or LEA. "Local Enforcement Agency" or "LEA" means the entity designated by the City and certified by the Board to enforce federal and state laws and regulations for the safe and proper handling of solid waste at the Facility. Initially, the City has designated the County of Los Angeles as the LEA. The LEA performs routine and monthly investigations of the Facility, investigates complaints of illegal disposal of solid waste and administers a permitting and inspection program to ensure the Facility's regulatory compliance.

1.37 Mixed Municipal Waste ("MMW") or Refuse. "Mixed Municipal Waste ("MMW")" and "Refuse" mean all municipal solid waste including putrescible and non-putrescible solid, semi-solid, and liquid wastes, including garbage, trash, refuse, paper, rubbish, ashes, industrial wastes, street sweepings, recyclables and catch basin residue.

1.38 MOU. "MOU" means the June 25, 2008 Memorandum of Understanding between City, Agency, and ATHENS relating to agreements for a solid waste MRF/TS, as such MOU has been amended on April 13, 2011 and again on December 12, 2012.

1.39 Operating Agreements. "Operating Agreements" means, collectively, the Franchise Agreement – Operations and Franchise Agreement – Trash Collection and Street Sweeping agreements approved by the City to exclusively provide for the collection of mixed municipal waste and recycling from properties, and street sweeping services, within the City.

1.40 Operational Year. "Operational Year" means each 12 months following the Commencement of Operations Date and shall begin and end on the anniversary of the Commencement of Operations Date.

1.41 Planning Director. "Planning Director" means the Director of Planning or similar officer of City.

1.42 Project. "Project" means the process to issue permits to entitle the MRF/TS, Development of the MRF/TS, the operation of the MRF/TS and general carrying-out of the related Agreements.

1.43 Reimbursement Agreement. "Reimbursement Agreement" means that existing contract, dated October 22, 2008, as amended, and as may be further amended from time to time, between City and ATHENS under which ATHENS is obligated to reimburse or advance funds to City for all development costs associated with the Project, including but not limited to conducting environmental reviews under CEQA, processing and negotiating permits, entitlements and conditions, and legal costs. [

1.44 Reservations of Authority. "Reservation of Authority" shall have the meaning set forth in Article 11 of this Agreement.

1.45 Schedule of Performance. "Schedule of Performance" means the timeline of performance of the Project and is set forth in Exhibit "G", as may be amended from time to time.

1.46 Scope of Development. "Scope of Development" means the components of, and the documents controlling, the Development of the Project and is set forth in Exhibits "A", "C", "F" and "G".

1.47 Site. "Site" means the real property previously owned by Agency where ATHENS proposes to construct the Project and operate the MRF/TS, comprised of an approximately 17.22-acre site at the intersection of Arrow Highway and Live Oak Avenue. The Site is legally described and depicted in Exhibit "B" hereto. The exact boundaries and area of the Site shall be determined by a survey prior to the conveyance of title to ATHENS pursuant to the terms of the DDA.

1.48 Term. "Term" means that period of time during which this Development Agreement shall be in effect and bind the Parties, as defined in Section 3.1.

ARTICLE 2.0 EXHIBITS.

The following are the Exhibits to this Agreement which are attached hereto and incorporated herein:

Exhibit A:	Facility Scope & Components
Exhibit B:	Map and Legal Description of the Site
Exhibit C:	Project Depiction
Exhibit D:	List of Off-Site Improvements
Exhibit E:	In-Lieu and Fair-Share Fee Schedule for Off-Site Improvements
Exhibit F:	Existing Development Approvals
Exhibit G:	Schedule of Performance
Exhibit H:	Schedule of Estimated City Fees
Exhibit I:	Host Fee Description & Calculation
Exhibit J:	Form of Assignment and Assumption Agreement
Exhibit K:	Form of Certificate of Completion

ARTICLE 3.0 TERM.

3.1 Term. Unless earlier terminated as provided in this Agreement, this Agreement shall continue in full force and effect for a period of thirty (30) years, which shall run from commencement of the Facility's operations (the "Initial Term"), with provision for a ten (10) year rolling extension (each such 10-year period, an "Extension Term") unless there is an uncured Default at the expiration of the Initial Term or any Extension Term, in which event the term of this Agreement shall be extended to allow for ATHENS to avail itself of all opportunities for notice and cure and pre-termination hearing as set forth in Article 10 herein. If ATHENS cures such Default in accordance with the process set forth in Article 10, then the City shall continue to grant the rolling Extension Terms in accordance with this section. During any Extension Term, should the City seek to terminate this and the Other Agreements for a reason other than a material breach of the Agreements, the term of this Agreement would continue for an additional ten (10) years from and after the giving of the termination notice. Termination or expiration of this Agreement shall not restrict ATHENS from future use of the Site in accordance with the then-applicable zoning of the Site and the City's entitlement process.

3.2 Exclusivity. City shall grant Athens the exclusive right to operate a large-scale MRF/TS facility within City limits pursuant to the terms of Section 2.3 of the Franchise Agreement – Operations.

ARTICLE 4.0 DEVELOPMENT OF THE PROJECT.

4.1 Right to Develop. During the Term, ATHENS shall have a vested right to develop the Project to the full extent permitted by this Agreement. Except as provided within this Agreement, the Development Plan shall exclusively control the Development of the Project (including the uses of the Project, the Project scope, the density or intensity of use, the maximum height and size of proposed buildings, the provisions for reservation or dedication of land for public purposes and the design, improvement and construction standards and specifications applicable to the Project).

4.2 Scope of Development. The Project and its components are described in Exhibits "A", "C", "F", and "G", along with the Existing Development Approvals. ATHENS shall construct the Facility in accordance with the final plans and specifications approved by the City. ATHENS shall not make any material changes (i.e., a change of more than ±5% to any one feature of Facility or minor changes that cumulatively create a ±2% change in the Facility scope as a whole) to the final plans and specifications without the written consent of the City, such consent not to be unreasonably withheld, conditioned or delayed. Further, ATHENS shall not construct the Facility in a manner which would violate any Existing Development Approvals, permits or Applicable Laws, this Agreement or Other Agreements, or require ATHENS or the City to obtain any additional permits, orders, licenses or approvals not contemplated in this Agreement or to modify Existing Development Approvals. ATHENS shall maintain a copy of the Project's final plans and specifications on the Site during construction and shall update them regularly to indicate any changes subject to the terms of this Section. ATHENS shall also make such plans and specifications available to the City for inspection upon request. As soon as is practicable after completion of Facility construction, ATHENS shall submit to the City as-built

plans and specifications showing the Facility as actually constructed ("As-Built Specifications").

4.3 Project Components. The Project Scope and Components are described and depicted in Exhibits "A" and "C" hereto.

4.4 Project Function/Process. The Site Plan is included with the Scope of Development. All buildings will conform to the City's adopted ordinances, guidelines and policies related to design, and will incorporate the environmental control systems and performance standards described in Article 6.0 below, including all mitigation measures recommended through the CEQA review process. ATHENS proposes to size the MRF/TS to handle up to six thousand (6,000) tons per day that will have the following proposed multiple functions and processes:

(a) Transfer Station. Transfer station for refuse collection and transfer. The transfer station would include a below grade load out area to allow for the transfer vehicles to be top-loaded through load out ports at the tipping floor. A portion of the transfer station would also be dedicated for self-haul use.

(b) Material Recovery Facility. Material recovery facility for diversion of recyclable materials from commercial and residential customers via one or more sorting lines for MMW. The recyclables would be baled within the building and transferred to recyclable load-out vehicles at the exterior recyclable load out dock. Residue from the diversion process would be conveyed to the adjacent transfer station for load-out.

(c) Green Waste/Organics/Food Waste Area. A green waste area would accommodate collection and grinding of green waste. The green waste would be transferred to outgoing delivery vehicles.

(d) Construction Debris Area. A construction and demolition ("C&D") materials area would be utilized for collection, sorting and recyclable load-out of C&D Materials. The incoming C&D Material would be screened, sorted and diverted to containers. The containers would be transferred to outgoing recyclable load-out vehicles.

(e) Administrative Offices and Public Education. An office area would be dedicated for administrative support for the Facility. This area would also include an education area for use by local students in demonstrating the activities of the Facility.

(f) Employee Areas. An employee area/control area would include restrooms, a break area and offices. The upper level control area would be used to accommodate the operational control functions of the Facility. The employee area/control area would be linked to the office area via an upper level observation gallery.

(g) Maintenance Building. A maintenance building would include two service bays and an adjacent office/parts area.

(h) Fueling Area. Site improvements would include diesel and natural gas fueling operations with public access and sales, a truck wash area, truck scale and scale house,

load-out ramps, truck loading docks, driveways, employee and operation vehicle parking, and landscaping. The facility will encourage the use of alternative fuel vehicles. If possible, a fueling facility will be provided on-site, and ATHENS will consolidate operations to foster the payment of utility and sales taxes to the City through the point of use and/or sale.

(i) Accessory Operations. Site improvements will include a truck wash area, truck scale and scale house, load out ramps, truck loading docks, driveways, employee and operation vehicle parking, and landscaping.

4.5 MRF/TS Construction. ATHENS anticipates that the majority of the MRF/TS will be steel framed to accommodate the large clear spans required for the operation. The steel frames would be clad on the exterior with a variety of materials consistent with City's Design Guidelines. The MRF/TS will incorporate design features as necessary to comply with the City's design guidelines. The entire MRF/TS will incorporate a buffer of screen walls, fencing and landscaping around the Site. The design of the Facility will utilize the elevations included in the Scope of Development (Exhibits "A" and "C") and in the Development Approvals.

4.6 Offsite Improvements. ATHENS shall construct all Off-Site Improvements listed in Exhibit "D" and as required by the Development Approvals, in accordance with the Schedule of Performance, excepting that ATHENS may fulfill its Off-Site Improvement obligations for those Improvements listed in Exhibit "D" via payment of the in-lieu and Fair-Share fees listed in Exhibit "E". With respect to ATHENS' Off-Site Improvement Obligations, the following shall apply:

(a) For Off-Site Improvements at the I-605, northbound off-ramp at Live Oak Avenue, as described in the Final Environmental Impact Report ("FEIR") mitigation program, ATHENS shall deposit one third (33.3%) its Project Fair-Share costs of such improvements with the City (not to exceed $1,000,000) as a condition to receiving the first building permit for the MRF/TS.

(b) For Off-Site Improvements at the I-605, southbound off-ramp at Arrow Highway, as described in the FEIR mitigation program, ATHENS shall deposit its Project Fair-Share costs of such improvements with the City (not to exceed $1,000,000) as follows:

i. ATHENS shall deposit the amount of $200,000 with the City, no later than January 2, 2025; and

ii. ATHENS shall deposit the remainder of its Project Fair-Share costs with the City (not to exceed $800,000), no later than thirty (30) days prior to the planned commencement of construction for such Off-Site Improvements.

(c) For all other Off-Site Improvements, ATHENS shall remit to the City an in-lieu fee in the amount of $100,000 per year, for a period of five (5) years and payable in quarterly installments of $25,000, commencing on the first business day of the calendar quarter immediately following the date the City issues a Certificate of Occupancy for the first phase of construction at the Site.

(d) ATHENS shall have the right to review and comment upon the bids and the proposed plans and budgets for any of the Off-Site Improvements prior to remitting the amounts set forth in this Section 4.6, and the City will reasonably cooperate with ATHENS in addressing with Caltrans any concerns raised by ATHENS regarding its Project Fair-Share costs for such Off-Site Improvements. Any funds deposited by ATHENS with the City for the Off-Site Improvements that are not actually expended by the City/Agency for such purpose will be returned to ATHENS. Final Designs shall be subject to CalTrans approval, which approval City cannot, and does not, guarantee or warrant.

4.7 Upgrades. ATHENS is required to incorporate new technology reasonably available to control environmental impacts of the Project as needed to meet the following performance goals: (i) standards set by applicable regulations (including, without limitation, South Coast Air Quality Management District Rule 410), or (ii) as reasonably needed to meet the environmental performance standards set forth in Sections 5.2, 5.3 and 5.4 of the Franchise Agreement – Operations, or (iii) as reasonably required to respond to citizen complaints as required by Section 5.5 of the Franchise Agreement – Operations. Such technology upgrades shall be undertaken at ATHENS' sole cost.

4.8 Development and Acquisition Costs. ATHENS shall be solely responsible for all development costs associated with the Project and other costs identified herein and in the Other Agreements as "Athens Costs," including design, land use entitlements, permitting, CEQA review, construction, rolling stock, equipment, operational costs, public education and information and City staff and consultant expenses related to the Project. Project development and operations will entail extensive, significant costs and capital expenditures due, without limitation, to the Project's size, the magnitude of necessary environmental mitigation measures, need for heavy equipment and complex design and infrastructural elements. Currently, Athens Costs are expected to exceed Thirty Three Million Dollars ($33,000,000). Further, Athens shall be responsible for paying all of the customary and ordinary fees and costs imposed by the City on the development of an industrial facility like the Project as set forth on the "Schedule of Estimated City Fees" attached hereto as Exhibit "H".

4.9 All Construction to Comply with Laws; Anti-Discrimination. ATHENS shall carry out the construction of the improvements to be constructed by ATHENS in conformity with all applicable laws, including all applicable federal and state labor laws. Not by way of limitation of the foregoing, in developing and constructing the Project, ATHENS shall comply with all applicable development standards in City's Municipal Code and shall comply with all building codes, landscaping, signage, and parking requirements, except as may be permitted through approved variances and modifications.

ATHENS, for itself and its successors and assigns, agrees that in the construction of the improvements to be constructed by ATHENS, it shall not discriminate against any employee or applicant for employment because of race, color, creed, religion, sex, marital status, sexual orientation, ancestry or national origin.

4.10 CEQA. The City shall be responsible for obtaining the approval of this Agreement and the Project as required by CEQA; CEQA review and approvals for the Project are or have been completed prior to, or concurrent with, approval of this Agreement by the City

Council. Without limitation of the foregoing, ATHENS specifically acknowledges and agrees that ATHENS shall satisfy all conditions necessary to ensure that the Project conforms to all applicable CEQA requirements.

4.11 Prevailing Wages. ATHENS' purchase price for the Site and cost of developing the Site and constructing all of the on-site and off-site improvements, if any, at or about the Site required to be constructed for the Project shall be borne by ATHENS. ATHENS is aware of the laws of the State governing the payment of prevailing wages on public projects and will comply with same and will indemnify City in the event ATHENS fails to do so. As neither City nor its Successor Agency are providing any direct or indirect financial assistance to ATHENS, the Project should not be considered to be a "public work" "paid for in whole or in part out of public funds," as described in California Labor Code Section 1720. Accordingly, it is believed by the Parties that ATHENS is not required to pay prevailing wages in connection with any aspect of the development or the construction of the Project. However, to the extent that (contrary to the parties' intent) it is determined that ATHENS was required to pay prevailing wage and has not paid prevailing wages for any portion of the Project, ATHENS shall defend and hold Agency and City (which, for purposes of this Section, shall include its related agencies, officers, employees, agents and assigns) harmless from and against any and all increase in construction costs, or other liability, loss, damage, costs, or expenses (including reasonable attorneys' fees and court costs) arising from or as a result of any action or determination that Athens failed to pay prevailing wages in connection with the construction of the Project. City shall reasonably cooperate with ATHENS regarding any action by ATHENS hereunder challenging any determination that the Project is subject to the payment of prevailing wages. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without ATHENS' consent as to the City's liabilities or rights only, but should it do so, City shall waive the indemnification herein provided such waiver occurs prior to the issuance of any judgment in the matter.

4.12 Rights of Access During Construction. Representatives of the City shall have the reasonable right of access to the Site without charges or fees, at any time during normal construction hours during the period of Project construction, for the purpose of assuring compliance with this Agreement, including but not limited to the inspection of the construction work being performed by or on behalf of ATHENS. Such representatives of City shall be those who are so identified in writing by the City's Public Works Director. Each such representative of City shall identify himself or herself at the job site office upon his or her entrance to the Site, and shall provide ATHENS, or the construction superintendent or similar person in charge on the Site, a reasonable opportunity to have a representative accompany him or her during the inspection. City shall indemnify, defend, and hold ATHENS harmless from any injury or property damage caused or liability arising out of City's exercise of this right of access.

4.13 Indemnification During Construction. During the periods of construction on the Site and until such time as a Certificate of Completion has been issued with respect to the construction of the improvements thereon, ATHENS agrees to and shall indemnify and hold the Agency and the City harmless from and against all liability, loss, damage, costs, or expenses (including reasonable attorneys' fees and court costs) arising from or as a result of the death of any person or any accident, injury, loss, or damage whatsoever caused to any person or to the property of any person which shall occur on the Site and which shall be directly or indirectly

caused by any acts done thereon or any errors or omissions of ATHENS or its agents, servants, employees, or contractors. ATHENS shall not be responsible for (and such indemnity shall not apply to) any acts, errors, or omissions of the Agency or the City, or their respective agents, servants, employees, or contractors. ATHENS shall have the obligation to defend any such action; provided, however, that this obligation to defend shall not be effective if and to the extent that ATHENS determines in its reasonable discretion that such action is meritorious or that the interests of the Parties justify a compromise or a settlement of such action, in which case ATHENS shall compromise or settle such action in a way that fully protects Agency and City from any liability or obligation. In this regard, ATHENS' obligation and right to defend shall include the right to hire (subject to reasonable written approval by the Agency and City) attorneys and experts necessary to defend, the right to process and settle reasonable claims, the right to enter into reasonable settlement agreements and pay amounts as required by the terms of such settlement, and the right to pay any judgments assessed against ATHENS, Agency, or City.

ARTICLE 5.0 SCHEDULE FOR PROCESSING AND DEVELOPMENT OF THE PROJECT AND PUBLIC IMPROVEMENTS.

5.1 Schedule of Performance. ATHENS will process the Project and commence and complete construction of the Project in accordance with the Schedule of Performance described in Exhibit "G". It is recognized that ATHENS cannot fully predict the timing or sequencing in which the Project will be developed, since such decisions depend upon numerous factors, many of which are not completely within the control of ATHENS. Accordingly, the Schedule of Performance may be extended upon written approval of City, such approval not to be unreasonably withheld, conditioned, or delayed. In addition, times for performance may be extended due to forces beyond the Parties' reasonable control pursuant to Section 5.10. Once construction is commenced for any phase of the Project, it shall be diligently pursued to completion, and shall not be abandoned for more than thirty (30) consecutive days, except when due to an Enforced Delay. ATHENS shall keep the City informed of the progress of Project construction and submit to the City written reports of the progress of the construction when and in the form reasonably requested by the City.

5.2 Processing.

(a) Upon satisfactory completion by ATHENS of all required preliminary actions, meetings, submittal of required information and payment of appropriate processing fees, if any, City shall promptly commence and diligently proceed to process all required Development Approvals in accordance with this Agreement. In this regard, ATHENS, in a timely manner which will allow Development of the Project in accordance with the Schedule of Performance, will provide City with all documents, applications, plans and other information necessary for City to carry out its obligations hereunder and will cause ATHENS' planners, engineers and all other consultants to submit in a timely manner all required materials and documents therefor. It is the express intent of this Agreement that the parties cooperate and diligently work to implement any zoning or other land use, site plan, subdivision, grading, building or other approvals for Development of the Project in accordance with the Existing Development Approvals and the Schedule of Performance. Notwithstanding the foregoing, nothing herein shall be construed to require City to process ATHENS' applications ahead of other projects in process in the City. If

ATHENS elects, in its sole discretion, to request City to incur overtime or additional consulting services to receive expedited processing by the City, ATHENS shall pay all such overtime costs, charges or fees incurred by City for such expedited processing.

(b) ATHENS has submitted an application, which requires a General Plan amendment, a zoning ordinance amendment to permit ATHENS' proposed development, and construction, operation, and use of the Site as provided in this Agreement and the Other Agreements, including without limitation the Scope of Development. Most, if not all, of these items are being concurrently approved with the approval of this Agreement. ATHENS shall pay all normal and customary fees and charges applicable to such permits and any fees or charges hereafter imposed by City which are standard for and uniformly applied to similar projects in the City. Additionally, the Project shall require: (i) approval of a "Long Range Property Management Plan" pursuant to California Health & Safety Code § 34191.5 as well as any additional approvals expressly required by the DOF, and (ii) approval of those Future Development Approvals yet to be obtained, and (iii) City's review and approval of the Project in accordance with CEQA, which approval is or has been completed prior to, or concurrent with, approval of this Agreement by the City Council. It is expressly understood by the Parties hereto that City makes no representations or warranties with respect to revision of the General Plan, zoning or approvals required by any other governmental entity or with respect to approvals hereinafter required from City, and City reserving full police power authority over the Project. However, City shall cooperate with ATHENS in procuring the foregoing approvals. Nothing in this Agreement or the Other Agreements shall be deemed to be a prejudgment or commitment with respect to such items or a guarantee that such approvals or permits will be issued within any particular time or with or without any particular conditions.

5.3 City and Other Governmental Permits. Before commencement of construction or development of any buildings, structures, or other works of improvement upon the Site which are ATHENS' responsibility under the Scope of Development, ATHENS shall at its own expense secure or cause to be secured any and all permits which may be required by City or any other governmental agency affected by such construction, development or work. The City shall cooperate with ATHENS in its efforts to obtain such permits and approvals. ATHENS shall not be obligated to commence Project construction if any such permit is not issued despite good faith effort by ATHENS. If there is delay beyond the usual time for obtaining any such permits due to no fault of ATHENS, the Schedule of Performance shall be extended to the extent such delay prevents any action which could not legally or would not in accordance with good business practices be expected to occur before such permit was obtained. The City and ATHENS shall cooperate and use reasonable efforts in coordinating the implementation of the Development Plan with other public agencies, if any, having jurisdiction over the Property or the Project.

5.4 Timing Constraints. The Project will be undertaken consistent with the following timing constraints, each subject to extension for the period of time of any actual delay resulting from the occurrence of any of the events set forth in Section 5.10 or the consent of the City as set forth in the Schedule of Performance at Exhibit "G":

(a) ATHENS will complete rough grading of the Site within three (3) months of obtaining a grading permit from the City.

(b) ATHENS will submit applications necessary to grade and construct the Project, including plans, drawings and specifications necessary to obtain building permits, grading, landscape and street improvements plans, in a timely manner in accordance with Section 5.2 to allow compliance with the timing constraints set forth in the subsections above and the Schedule of Performance.

(c) The Parties project that ATHENS will complete grading and construction of the first phase of the Project within eighteen (18) months after obtaining a building permit for same from the City.

(d) ATHENS' completion of construction of the Project shall not be deemed to preclude ATHENS from subsequently reconstructing any structures or buildings in accordance with the Development Approvals during the Term of this Agreement.

(e) The timing constraints for construction of the Off-Site Improvements shall be as provided in Section 5.4.

(f) Any construction which is commenced shall be completed in accordance with the terms of any permit which is issued in accordance with the Existing Land Use Regulations and this Agreement.

Once ATHENS has completed construction of all improvements, the City shall furnish ATHENS with the Certificate of Completion in the form attached hereto as Exhibit "K" for those improvements within thirty (30) days of ATHENS' written request therefor, provided that the City/Agency can find that ATHENS has completed all Facility construction required for the Site pursuant to the terms of this Agreement, the Other Agreements and Existing Development Approvals. The Certificate of Completion shall be executed and notarized so as to permit it to be recorded in the Office of the Recorder of Los Angeles County. A Certificate of Completion shall be, and shall state that it constitutes, conclusive determination of satisfactory completion of the construction and development of the improvements required by this Agreement upon the Site and the opening of the business, and of full compliance with the terms of this Agreement with respect thereto. The City shall not unreasonably withhold, condition or delay the Certificate of Completion. If the City refuses or fails to furnish a Certificate of Completion within thirty (30) days after written request from Athens or any entity entitled thereto, the City shall provide a written statement of the reasons the City refused or failed to furnish a Certificate of Completion. The statement shall also contain the City's opinion of the action Athens must take to obtain a Certificate of Completion. If the reason for such refusal is confined to the immediate availability of specific items or materials for landscaping, or other minor so-called "punch list" items, the City will issue its Certificate of Completion upon the posting of a bond or other security reasonably acceptable to the City by Athens with the City in an amount representing one hundred fifty percent (150%) of the fair value of the work not yet completed. A Certificate of Completion shall not constitute evidence of compliance with or satisfaction of any obligation of Athens to any holder of a mortgage, or any insurer of a mortgage securing money loaned to finance the improvements, or any part thereof. Such Certificate of Completion is not notice of completion as referred to in the California Civil Code Section 3093. Nothing herein shall prevent or affect Athens' right to obtain a Certificate of Occupancy from the City before the Certificate of Completion is issued.

5.5 Standards of Off-Site Improvement Construction. When ATHENS is required by this Agreement and/or the Development Plan to construct any Off-Site Improvements which will be dedicated to City or any other public agency upon completion, and if required by Applicable Laws to do so, ATHENS shall perform such work in the same manner and subject to the same construction standards as would be applicable to the City or such other public agency should it have undertaken such construction work.

5.6 Moratorium. Except as expressly provided in this Article 5, no subsequent City-imposed moratorium, ordinance, resolution, or other Land Use Regulation or limitation on the conditioning, rate, timing and sequencing of the Development of the Project shall apply to or govern the Development of the Project during the Term hereof, whether affecting parcel or subdivision maps (whether tentative, vesting tentative, or final), building permits, occupancy permits or other entitlements to use issued or granted by City. In the event of any such subsequent action by City, ATHENS shall continue to be entitled to apply for and receive Development Approvals in accordance with the Existing Land Use Regulations, subject only to the exercise of the reservation of authority set forth in Article 11.

5.7 Alterations After Construction of Each Improvement. Subject to Section 4.7 and except as provided below, once construction of any Project improvement has been completed, ATHENS shall not make, or permit any other person to make, any substantial alterations to such improvements without prior written consent of the City. For purposes of this Section, an alteration of the Site is considered to be "substantial" if it requires the issuance of a City building permit. In the event ATHENS determines that a substantial alteration is necessary, such alteration shall not be undertaken without providing written notice to the City accompanied by plans and specifications detailing the proposed alteration. ATHENS' notice, plans and specifications for a proposed alteration must be provided to the City in a manner giving City staff reasonably sufficient time to thoroughly review the proposed alterations before determining whether to provide written City approval for said alterations (which approval shall not be unreasonably withheld, conditioned, or delayed). Notwithstanding the foregoing, ATHENS shall be entitled, without need for written City consent, to make non-structural alterations to completed Project improvements to the extent such alterations are intended to increase the efficiency of or to improve the appearance of the Site, the Facility and their operations, and do not require City building permits.

5.8 Host Fees. Upon the commencement of the first year of MRF/TS operations, and of every operating year thereafter until the termination or expiration of the Agreements, ATHENS shall pay the Host Fee to the City as specified in Exhibit "I" hereto.

5.9 Failure to Develop Project. Except as expressly provided herein, should ATHENS (i) fail to commence and complete the development of the Project or operation of the Facility within the times set forth in this Agreement, including the Schedule of Performance (as such times for performance may be extended due to forces beyond the Parties' reasonable control pursuant to Section 5.10), or (ii) commit an uncured default leading to a termination pursuant to Article 10.0 hereof, then City shall be entitled to keep the Escrowed Funds, as defined and provided further in Exhibit "I".

5.10 Force Majeure. Notwithstanding the foregoing, in addition to specific provisions

of this Agreement, performance by either Party hereunder shall not be deemed to be in default where delays or defaults are due to war; insurrection; strikes; lock-outs; riots; floods; earthquakes; fires; casualties; supernatural causes; acts of the "public enemy"; epidemics; quarantine restrictions; freight embargoes; lack of transportation; undisclosed subsurface and soils conditions on the Site that would materially extend the timing of construction of the Project; governmental restrictions or priority; litigation; unusually severe weather; inability to secure necessary labor, materials or tools; delays of any contractor, subcontractor or supplier; acts of the other Party; acts or the failure to act of a public or governmental agency or entity (except that acts or the failure to act of City shall not excuse performance by City); or any other causes beyond the reasonable control or without the fault of the party claiming an extension of time to perform. In the event of such a delay (herein "Enforced Delay"), the Party delayed shall continue to exercise reasonable diligence to minimize the period of the delay. An extension of time for any such cause shall be limited to the period of the Enforced Delay, and shall commence to run from the time of the commencement of the cause or fifteen (15) days after execution of this Agreement if such cause has already commenced, provided notice by the Party claiming such extension is sent to the other party within fifteen (15) days of the commencement of the cause or after execution of this Agreement. Failure to provide such notice shall constitute a waiver of the claim. ATHENS' failure to obtain financing for the Project shall not be considered an event or cause beyond the control of ATHENS and shall not entitle ATHENS to an extension of time to perform. Furthermore, no period of Enforced Delay for Phase 1 of the Project shall extend beyond a successful trial court ruling upholding the legality, validity or adequacy of this Agreement, Development Approvals, CEQA review, and all other actions of City or Agency pertaining to the Project. Times of performance under this Agreement may also be extended by mutual written agreement by City and ATHENS. The City Manager shall have the authority on behalf of City to approve such extensions of time.

ARTICLE 6.0 OPERATIONAL CRITERIA AND PERFORMANCE STANDARDS

6.1 Incorporation of Standards Set Forth in Franchise Agreements. ATHENS shall adhere to all "Operational Obligations" and "Performance Standards" as set forth in the Franchise Agreement – Operations and the Franchise Agreement – Trash Collection and Street Sweeping, the terms of which are hereby incorporated into the terms of this Agreement by this reference. In its operation of the MRF/TS, ATHENS shall strictly adhere, without limitation, to all Performance Standards, Hazardous Materials and Environmental standards and permitting, Operational Standards, Reports/Monitoring/Records procedures, restrictions relating to "Unpermitted Waste", Permitting requirements, obligations to refrain from criminal activity, and other terms of the Franchise Agreement – Operations. Such terms of the Franchise Agreement – Operations are incorporated into the terms of this Agreement by this reference such that any uncured violation of the standards set forth in the Franchise Agreement – Operations (subject to all applicable notice and cure periods set forth therein) shall also entail a default under this Agreement.

6.2 Remedies for Failure to Observe Performance Standards and Nuisance Violations. The failure to observe any Performance Standards, the commission of nuisance violations, and the receipt of complaints against ATHENS by members of the public shall be addressed in accordance with those procedures and remedies set forth in Sections 5.5, 5.6 and 5.7 of the Franchise Agreement – Operations and the Franchise Agreement.

ARTICLE 7.0 TRANSFER.

7.1 Definition of Transfer. As used in this Section, the term "Transfer" shall include any hypothecation, mortgage, pledge, or encumbrance of this Agreement or the Facility by ATHENS, subject to the exceptions set forth in Section 7.3 below. A Transfer shall also include the transfer to any person or group of persons acting in concert of more than thirty percent (30%) of the present equity ownership and/or more than thirty percent (30%) of the voting control of ATHENS (jointly and severally referred to herein as the "Trigger Percentages"), taking all transfers into account on a cumulative basis, except transfers of such ownership or control interest to an affiliate owned or controlled by the present beneficial owners of ATHENS or members of their immediate family (within the third degree of consanguinity and spouses of such family members), or between members of the same immediate family, or transfers to a trust, testamentary or otherwise, in which the beneficiaries are limited to members of the transferor's immediate family. A transfer of interests (on a cumulative basis) in the equity ownership and/or voting control of ATHENS in amounts less than Trigger Percentages shall not constitute a Transfer subject to the restrictions set forth herein. In the event ATHENS or its successor is a corporation or trust, such Transfer shall refer to the transfer of the issued and outstanding capital stock of ATHENS, or of beneficial interests of such trust; in the event that ATHENS or any general partner comprising ATHENS is a limited or general partnership or a limited liability company, such Transfer shall refer to the transfer of more than the Trigger Percentages in the limited or general partnership or limited liability company interest; in the event that ATHENS or any general partner is a joint venture, such Transfer shall refer to the transfer of more than the Trigger Percentages of such joint venture partner, taking all transfers into account on a cumulative basis.

7.2 Transfers Require Approval. ATHENS shall not Transfer this Agreement or any of ATHENS' rights hereunder, or any interest in the Facility or in the improvements thereon, directly or indirectly, voluntarily or by operation of law, except as provided below, without the prior written approval of City (not to be unreasonably withheld, conditioned or delayed), and if so purported to be transferred, the same shall be null and void. ATHENS will submit its request for City consent to the City together with documents, including but not limited to: (i) the transferee's audited financial statements for the immediately preceding three (3) operating years; (ii) reasonably satisfactory evidence that the proposed transferee has municipal solid waste management experience on a scale equal to or exceeding the scale of operations conducted by ATHENS; (iii) reasonably satisfactory evidence that in the last five (5) years, the proposed transferee has not suffered any citations or other censure from any federal, state, or local agency having jurisdiction over its waste management operations due to any significant failure to comply with federal, state, or local waste management law and that the transferee has provided the City with a complete list of such citations and censures; (iv) reasonably satisfactory evidence that the transferee's key principals have no felony criminal convictions; (v) proof that the proposed assignee conducts its MMW management practices in accordance with sound waste management practices in full compliance with all federal, state, and local laws regulating the collection and disposal of waste, including hazardous waste; and (vi) any other information reasonably required by the City to ensure the proposed transferee can fulfill the terms of this

and the Other Agreements, including the payment of indemnities and damages and provision of bonds and/or performance standards.

7.3 Exceptions. The requirement to obtain City approval for a Transfer shall not apply to any of the following:

(a) Any mortgage, deed of trust, sale/lease-back, a pledge of equity collateral or other form of conveyance for financing and any resulting foreclosure therefrom.

(b) The granting of easements or dedications to any appropriate governmental entity or utility to facilitate the operation of the Facility.

(c) A sale or transfer resulting from or in connection with a reorganization as contemplated by the provisions of the Internal Revenue Code of 1986, as amended or otherwise, in which the ownership interests of a corporation are assigned directly or by operation of law to a person or persons, firm or corporation which acquires the control of the voting capital stock of such corporation or all or substantially all of the assets of such corporation.

(d) A sale or transfer to an affiliate of ATHENS owned or controlled by the present beneficial owners of ATHENS or members of their immediate family, or between members of the same immediate family, or transfers to a trust, testamentary or otherwise, in which the beneficiaries are limited to members of the transferor's immediate family.

7.4 Assumption of Obligations. No attempted Transfer of any of ATHENS' obligations hereunder shall be effective unless and until the successor party executes and delivers to City an assignment and assumption agreement in the form attached hereto as Exhibit "J". Following any such assignment or Transfer of any of the rights and interests of ATHENS under this Agreement, the exercise, use and enjoyment shall continue to be subject to the terms of this Agreement to the same extent as if the assignee or transferee were ATHENS.

7.5 Release of ATHENS. City's consent to a Transfer shall not be deemed to release ATHENS of liability for performance under this Agreement unless such release is specific and in writing executed by City, which release shall not be unreasonably withheld, conditioned, or delayed. Upon the written consent of City to the complete assignment of this Agreement and the express written assumption of the assigned obligations of Athens under this Agreement by the assignee, ATHENS shall be relieved of its legal duty from the assigned obligations under this Agreement, except to the extent ATHENS is in default under the terms of this Agreement prior to said transfer.

7.6 ATHENS to Pay Transfer Costs. ATHENS will pay City its reasonable expenses for attorneys' fees and investigation costs necessary to investigate the suitability of any proposed transferee or assignee and to review and finalize any documentation required as a condition for approving any such Transfer.

ARTICLE 8.0 AMENDMENT OF DEVELOPMENT AGREEMENT.

8.1 Initiation of Amendment. Either Party may propose an amendment to this Agreement.

8.2 Procedure. Except as set forth in Section 8.4 below, the procedure for proposing and adopting an amendment to this Agreement shall be the same as the procedure required for entering into this Agreement in the first instance.

8.3 Consent. Except as expressly provided in this Agreement, no amendment to all or any provision of this Agreement shall be effective unless set forth in writing and signed by duly authorized representatives of each of the Parties hereto and recorded in the Official Records of Los Angeles County.

8.4 Minor Modifications.

(a) Implementation of the Project may require minor modifications of the details of the Development Plan and performance of the Parties under this Agreement. The Parties desire to retain a certain degree of flexibility with respect to those items covered in general terms under this Agreement. Therefore, non-substantive and procedural modifications of the Development Plan shall not require modification of this Agreement.

(b) A modification will be deemed non-substantive and/or procedural if it does not result in a material change in fees, intensity of use, permitted uses, the maximum height and size of buildings, the reservation or dedication of land for public purposes, the improvement and construction standards and specifications for the Facility, the quality of ATHENS' services or ability of ATHENS to fulfill all Performance Standards, Operational Obligations, changes of less than 10% in the improvement and construction standards and specifications for the Facility (e.g., for a height limit of 20 feet, a change of less than two feet is deemed non-material), unless otherwise specified herein or in Other Agreements, Permit requirements or Applicable Law.

8.5 Effect of Amendment to this Agreement. The Parties agree that except as expressly set forth in any such amendment, an amendment to this Agreement will not alter, affect, impair, modify, waive, or otherwise impact any other rights, duties, or obligations of either Party under this Agreement.

ARTICLE 9.0 LIMITATIONS ON AND RESERVATIONS OF AUTHORITY, INCLUDING FEES AND COSTS.

9.1 Later Enacted Measures. This Agreement is a legally binding contract which will supersede any statute, ordinance, or other limitation enacted after the Effective Date, except as provided in Section 9.2 below. Any such enactment which affects, restricts, impairs, delays, conditions, or otherwise impacts the implementation of the Development Plan (including the issuance of any Future Development Approvals or permits otherwise applicable to the Project) in any way contrary to the terms and intent of this Agreement shall not apply to the Project unless otherwise provided by State law.

9.2 Limitations, Reservations and Exceptions. Only the following Land Use Regulations adopted by City hereafter shall apply to and govern the Development of the Site ("Reservation of Authority"):

(a) Existing Land Use Regulations and Existing Development Approvals.

(b) Future Land Use Regulations. Future Land Use Regulations which (i) are not in conflict with the Existing Land Use Regulations, or (ii) are in conflict with the Existing Land Use Regulations but the application of which to the Development of the Site has been consented to in writing by ATHENS.

(c) State and Federal Laws and Regulations. Where state or federal laws or regulations enacted after the Effective Date prevent or preclude compliance with one or more provisions of this Agreement, those Agreement provisions shall be modified, through revision or suspension, to the extent necessary to comply with such state or federal laws or regulations.

(d) Public Health and Safety/Uniform Codes. Including the following:

i. Adoption Automatic Regarding Uniform Codes. Future Land Use Regulations or amendments to Existing Regulations adopted by the City which are uniform codes and are based on recommendations of a multi-state professional organization and become applicable throughout City, such as, but not limited to, the Uniform Building, Electrical, Plumbing, Mechanical, or Fire Codes.

ii. Adoption Regarding Public Health and Safety/Uniform Codes. Future Land Use Regulations adopted by the City respecting public health and safety which are applicable throughout City, which are applicable to a significant number of businesses in the City, which are not directed exclusively or primarily against ATHENS, which result from findings by City that failure to adopt such Future Land Use Regulations would result in a serious condition injurious or detrimental to the public health and safety and that such Future General Regulations are reasonably necessary and limited to correct or avoid such injurious or detrimental condition.

iii. Adoption Automatic Regarding State and Regional Programs. Future Land Use Regulations or amendments to Existing Land Use Regulations adopted by the City which are regional codes and are based on recommendations of a state, county or regional organization and become applicable throughout the region.

9.3 Regulation by Other Public Agencies. It is acknowledged by the Parties that other public agencies not within the control of City possess authority to regulate aspects of the Development of the Site separately from or jointly with City and this Agreement does not limit the authority of such other public agencies nor does it in any form create a responsibility for City.

9.4 Limitation. City shall not, without the prior written consent of ATHENS, impose any additional fees, taxes or assessments on all or any portion of the Project, whether as a condition to a Future Development Approval or otherwise, except such fees, taxes and assessments as are described in or required by this Agreement and/or the Development Plan. This Agreement shall not prohibit the application of fees, taxes or assessments as follows:

(a) ATHENS shall be obligated to pay those fees, taxes or assessments which exist as of the date this Agreement is executed by the Parties and any increases or decreases in same as adopted by the City Council and imposed on a City-wide basis.

(b) ATHENS shall be obligated to pay any fees or taxes imposed on a City-wide basis which are not related to construction or Development activities, such as business license fees or taxes and utility taxes which are applicable to a significant number of businesses in the City and which are not directed exclusively or even primarily against ATHENS.

(c) ATHENS shall be obligated to pay all fees applicable to a permit application as charged by the City at the time such application is filed by ATHENS.

(d) ATHENS shall be obligated to pay any fees, taxes or assessments which are imposed on a City-wide basis or area-wide basis such as a utility tax, landscape or lighting assessment, or a community services assessment so long as the tax, fee or assessment was not directed exclusively or even primarily against owners, lessees, businesses, residents or occupants of the Project and which is applicable to a significant number of businesses (as measured by either actual number or magnitude of value) in the City.

(e) ATHENS shall be obligated to pay any fees as imposed pursuant to any assessment district established within the Project, and consented to by ATHENS, or pursuant to any other agreement entered into by ATHENS or otherwise proposed or consented to by ATHENS.

(f) ATHENS shall be obligated to pay any fees, taxes or assessments which were imposed as a condition of the Existing Approvals, including this Agreement.

(g) ATHENS shall be obligated to pay the Host Fee as required by this and Other Agreements.

9.5 Payment of Costs of Agreement. As part of ATHENS' Costs, ATHENS shall be responsible for City's costs of preparing, processing and publishing this Agreement pursuant to the terms of the Reimbursement Agreement.

9.6 Inconsistencies. It is expressly agreed that in the event of any inconsistency between the provisions or conditions of the Existing Land Use Regulations and the provisions of this Agreement, the provisions of this Agreement shall govern. The conditions of such Existing Land Use Regulations shall be interpreted insofar as possible to prevent such inconsistency, and in the event this Agreement is silent concerning an issue, the conditions of the Existing Land Use Regulations shall govern. As between several instruments, Other Agreements and regulations governing the Project, in the event of a clear and explicit conflict which cannot be resolved through interpretation, the following interpretive priorities shall apply: (1) the terms of this Agreement and Other Agreements shall prevail over the provisions of the Existing Land Use Regulations; (2) the terms of the Existing Development Approvals shall prevail over the terms of the Existing Land Use Regulations, except where such Existing Land Use Regulations are legally preemptive; and (3) the terms of the Existing Development Approvals shall take priority over the provisions of the 2020 FEIR approved in conjunction with the Project, except where the 2020 FEIR is legally preemptive.

ARTICLE 10.0 ENFORCEMENT: CONSTRUCTION DEFAULT, REMEDIES AND TERMINATION.

10.1 Rights of Nondefaulting Party after Default. The Parties acknowledge that both Parties shall have hereunder all legal and equitable remedies as provided by law following the occurrence of a default (as defined in Section 10.2 below) or to enforce any covenant or agreement herein. Before this Agreement may be terminated or action may be taken to obtain judicial relief the Party seeking relief for a default ("Nondefaulting Party") shall comply with the notice and cure provisions of Section 10.2.

10.2 Notice of Default and Opportunity to Cure. A Nondefaulting Party in its discretion may elect to declare a default under this Agreement in accordance with the procedures hereinafter set forth for any failure or breach of the other Party ("Defaulting Party") in its performance of a material duty or obligation of said Defaulting Party under the terms of this Agreement. However, the Nondefaulting Party must provide written notice to the Defaulting Party setting forth the nature of the breach or failure and the actions, if any, required by Defaulting Party to cure such breach or failure ("Default Notice"). Upon receiving a Default Notice, at the election of either Party, the Parties shall meet to develop a written corrective action plan ("Correction Plan") to cure the alleged default and to prevent further occurrence of the problematic conditions established in the Notice. The Correction Plan shall be finally prepared by the City (or, at the election of the City, by ATHENS) within ten (10) business days after the meeting between the Public Works Director and/or City Manager or his/her designee and ATHENS. The Correction Plan may include additional procedures, as reasonably deemed necessary by the Public Works Director and/or City Manager designee, to reasonably assure that in the future the Facility will be operated in compliance with this Agreement.

The Defaulting Party shall be deemed in "default" under this Agreement, where: (i) the Defaulting Party has failed to cure the default described in the Default Notice within the earlier to occur of (x) thirty (30) days of the Defaulting Party's receipt of the Default Notice or (y) the date for cure set forth in the Correction Plan, or, in the case of a default that cannot be fully cured within thirty days, commences and diligently pursues a cure within thirty (30) days after the date of the Default Notice (subject to the provisions below), or (ii) a monetary default remains uncured for ten (10) days (or such lesser time as may be specifically provided in this Agreement).

10.3 Non-Monetary Defaults; Longer Cure Period. The Defaulting Party on a non-monetary default shall not be deemed in breach of this Agreement, and such default shall be waived, if such non-monetary default cannot reasonably be cured within the above-prescribed thirty-day period, and as long as the Defaulting Party does each of the following:

1. Notifies the Nondefaulting Party in writing with a reasonable explanation as to the reasons the asserted default is not curable within the thirty (30) day period;

2. Notifies the Nondefaulting Party of the Defaulting Party's proposed course of action to cure the default;

3. Promptly commences to cure the default within the thirty (30) day period;

4. Makes periodic reports to the Nondefaulting Party as to the progress of the program of cure; and

5. Diligently prosecutes such cure to completion.

10.4 Termination Upon Default. Upon receiving a Default Notice, should the Defaulting Party fail to timely cure any default, or fail to diligently pursue such cure as prescribed above, the Nondefaulting Party may seek termination of this Agreement, in which case the Nondefaulting Party shall provide the Defaulting Party with a written notice of intent to terminate this Agreement and, at the Nondefaulting Party's option, any one or all of the Other Agreements ("Termination Notice"). The Termination Notice shall state that the Nondefaulting Party will elect to terminate the Agreement and such other Agreements as the Nondefaulting Party elects to terminate within thirty (30) days and state the reasons therefor (including a copy of any specific charges of default) and a description of the evidence upon which the decision to terminate is based. Once the Termination Notice has been issued, the Nondefaulting Party's election to terminate Agreements will only be rescinded (i) if the Defaulting Party fully and completely cures all defaults prior to the date of termination, or (ii) pursuant to Section 10.5, below.

10.5 ATHENS' Hearing Opportunity Prior to Termination. If ATHENS is the Defaulting Party pursuant to Section 10.2 above, then the City's Termination Notice to ATHENS shall additionally specify that ATHENS has the right to a hearing prior to the City's termination of any Agreements ("Termination Hearing"). The Termination Hearing shall be scheduled as an open public hearing item at a regularly-scheduled City Council meeting within thirty (30) days of the Termination Notice, subject to any legal requirements including but not limited to the Ralph M. Brown Act, Government Code Sections 54950-54963. At said Termination Hearing, ATHENS shall have the right to present evidence to demonstrate that it is not in default and to rebut any evidence presented in favor of termination. Based upon substantial evidence presented at the Termination Hearing, the Council may, by adopted resolution, act as follows:

1. Decide to terminate this Agreement and, at its option, any one or all of the Other Agreements, except as the City Council shall otherwise direct by resolution; or

2. Determine that ATHENS is innocent of a default and, accordingly, dismiss the Termination Notice and any charges of default; or

3. Impose conditions on a finding of default and a time for cure, such that ATHENS' fulfillment of said conditions will waive or cure any default.

Findings of a default or a conditional default must be based upon substantial evidence supporting the following two findings: (i) that a default in fact occurred and has continued to exist without timely cure, and (ii) that such default has caused or will cause a material breach of this Agreement and/or a substantial negative impact upon public health, safety and welfare, the environment, the

City or the financial terms established in the Agreements, Facility operations, or such other interests that the City and public may have in the Facility.

10.6 Interest on Monetary Default. In the event ATHENS fails to perform any monetary obligation under this Agreement, ATHENS shall pay interest thereon at the rate of ten percent (10%) per annum from and after the due date of said monetary obligation until payment is actually received by City.

10.7 Cross Default. In the event that the City Council, following a hearing on an ATHENS Default pursuant to Section 10.5 hereof, determines to terminate this Agreement as a remedy for such default, such determination shall concurrently cause termination of the Other Agreements, except as the City Council shall otherwise direct by resolution.

10.8 Liquidated Damages. In addition to the remedies for an ATHENS Default provided in this Agreement, the liquidated damages provisions set forth in the Franchise Agreement–Operations and the Franchise Agreement–Trash Collection and Street Sweeping shall apply.

10.9 Continued Lawful Use of Facility After Termination of This Agreement. Termination or expiration of this or the other Agreements shall not restrict ATHENS from future use of the Site in accordance with then-current Applicable Laws, including but not limited to zoning of the Site and any requirements of the City's entitlement process and Development Approvals. To this end, the termination of the Agreement shall terminate, at a minimum and without limitation, the grant-of-franchise effected by the Franchise Agreements. The Host Fee shall terminate when the Facility ceases to be used for the receipt, processing and transfer of MMW.

10.10 Remainder of Term. If this Agreement is terminated for any reason, the City shall remain entitled to retain or collect (i) all the costs due and owing to the City under the Reimbursement Agreement and/or MOU, as well as (ii) any Host Fees due and owing to the City as of the date of termination, *plus* (iii) any Host Fees accruing from ATHENS' operations of the Facility after the date of termination so long as the Facility is in operation by ATHENS.

ARTICLE 11.0 INDEMNITY AND ENVIRONMENTAL LIABLITY.

11.1 Indemnity Obligations. ATHENS will be required to protect, defend, indemnify and hold harmless City, Agency and their elected officials, officers, employees, volunteers and agents ("Indemnified Parties") from and against any and all Claims or Litigation arising out of or resulting in any way from: (i) City's approval of this Agreement, (ii) ATHENS's exercise of the rights under this Agreement, (iii) any claims for personal injury, loss, or damage arising during construction or thereafter due to ATHENS's operations upon the Site; (iv) any repair, cleanup or detoxification, or preparation and implementation of any removal, remediation, response, closure, or other plan (regardless of whether undertaken due to governmental action) concerning any hazardous waste and/or household hazardous waste (as such terms will be broadly defined) deposited after the commencement of Project Development at any place where ATHENS delivers, stores, processes, composts, or disposes of solid waste, (v) fines or penalties imposed by the California Integrated Waste Management Board in the event the diversion,

source reduction and recycling goals of AB 939 are not met by City with respect to the waste stream covered by this Agreement or if ATHENS's delays in providing information prevents City from submitting reports required by AB 939 in a timely manner, and (vi) Claims pursuant to Section 107(e) of the Comprehensive Environmental Response, Compensation and Liability Act, "CERCLA", 42 U.S.C. Section 9607 (e), and California Health and Safety Code Section 25364, the Resource Conservation and Recovery Act, "RCRA", 42 U.S.C. Sections 6901 et seq. or other similar federal, state or local law or regulation. Such indemnification shall not cover any Claim due to the extent of the negligence or willful acts of the Indemnified Parties or the Indemnified Parties have received compensation from an insurance carrier for the full amount of such Claim. Such indemnification shall be limited to Claims resulting directly from ATHENS's services and obligations under the terms of the Agreements and will survive the termination of the Agreements

11.2 Condition of Site and Site Operations.

(a) Disclaimer of Warranties Concerning the Site including the Site. ATHENS understands and agrees that the Site is in an "AS-IS" condition and that ATHENS shall be responsible for addressing at its expense the physical, environmental and geotechnical condition of the Site, and the existence of any contamination, Hazardous Materials, debris, or other structures located on, under or about the Site to the extent necessary to develop and construct the Facility. City specifically disclaims all representations or warranties of any nature concerning the Site made by it, City and its employees, agents and representatives. The foregoing disclaimer includes, without limitation, topography, climate, air, water rights, utilities, present and future zoning, soil, subsoil, existence of Hazardous Materials or similar substances, the purpose for which the Site is suited, or drainage. City makes no representation or warranty concerning the compaction of soil, nor of the suitability of the soil for construction.

(b) Hazardous Materials. ATHENS understands and agrees that in the event ATHENS incurs any loss or liability concerning Hazardous Materials (as hereinafter defined) and/or oil wells and/or underground storage tanks and/or pipelines whether attributable to events occurring prior to or following the Effective Date of this Agreement, then ATHENS may look to prior owners of the Site, but under no circumstances shall ATHENS look to City or Agency for any liability or indemnification regarding Hazardous Materials and/or oil wells and/or underground storage tanks and/or pipelines. ATHENS, and each of the entities constituting ATHENS, if any, hereby waives, releases, remises, acquits and forever discharges and its officers, employees, and agents of and from any and all Environmental Claims, Environmental Cleanup Liability and Environmental Compliance Costs, as those terms are defined below, and from any and all actions, suits, legal or administrative orders or proceedings, demands, actual damages, punitive damages, loss, costs, liabilities and expenses, which concern or in any way relate to the physical or environmental conditions of the Site, the existence of any Hazardous Material thereon, or the release or threatened release of Hazardous Materials therefrom, whether existing prior to, at or after the Certificate of Completion. It is the intention of the Parties pursuant to this release that any and all responsibilities and obligations of City or Agency and any and all rights, claims, rights of action, causes of action, demands or legal rights of any kind of ATHENS, its successors, assigns or any affiliated entity of ATHENS, arising by virtue of the physical or environmental condition of the Site, the existence of any Hazardous Materials thereon, or any release or threatened release of Hazardous Material therefrom, are by this Release provision declared null and void and of no

present or future force and effect as to the Parties. In connection therewith, ATHENS and each of the entities constituting ATHENS, expressly agree to waive any and all rights which said Party may have under Section 1542 of the California Civil Code which provides as follows:

> ***"A general release does not extend to claims which the creditor does not know or suspect to exist in his or her favor at the time of executing the release, which if known by him or her must have materially affected his or her settlement with the debtor."***

ATHENS' INITIALS: _____ CITY'S INITIALS: Initialed in Counterpart

(c) Indemnity. ATHENS shall indemnify and hold harmless City and its officers, employees, agents and representatives (collectively, the "Indemnified Parties") from and against any and all Environmental Claims, Environmental Cleanup Liability, Environmental Compliance Costs, and any other claims, actions, suits, legal or administrative orders or proceedings, demands or other liabilities resulting at any time from the release of any Hazardous Materials of any kind whatsoever, in, on or under the Site at any time after construction of Site improvements and whether arising due to construction or thereafter, due to Facility operations, and including, but not limited to, all foreseeable and unforeseeable damages, fees, costs, losses and expenses, including any and all attorneys' fees and environmental consultant fees and investigation costs and expenses, directly or indirectly arising therefrom, and including fines and penalties of any nature whatsoever, assessed, levied or asserted against any Indemnified Parties to the extent that the fines and/or penalties are the result of a violation or an alleged violation of any Environmental Law.

(d) Definitions. For purposes of this Section 11.2, the following terms shall have the following meanings:

(1) **"Environmental Claim"** means any claim for personal injury, death and/or property damage made, asserted or prosecuted by or on behalf of any third party, including, without limitation, any governmental entity, relating to the Site or its operations and arising or alleged to arise under any Environmental Law.

(2) **"Environmental Cleanup Liability"** means any cost or expense of any nature whatsoever incurred to contain, remove, remedy, clean up, or abate any contamination or any Hazardous Materials on or under all or any part of the Site, including the ground water thereunder, including, without limitation, (i) any direct costs or expenses for investigation, study, assessment, legal representation, cost recovery by governmental agencies, or ongoing monitoring in connection therewith and (ii) any cost, expense, loss or damage incurred with respect to the Site or its operation as a result of actions or measures necessary to implement or effectuate any such containment, removal, remediation, treatment, cleanup or abatement.

(3) **"Environmental Compliance Cost"** means any cost or expense of any nature whatsoever necessary to enable the Site to comply with all applicable Environmental Laws in effect. "Environmental Compliance Cost" shall include all costs necessary to demonstrate that the Site is capable of such compliance.

present or future force and effect as to the Parties. In connection therewith, ATHENS and each of the entities constituting ATHENS, expressly agree to waive any and all rights which said Party may have under Section 1542 of the California Civil Code which provides as follows:

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ATHENS' INITIALS: Initialed in Counterpart CITY'S INITIALS: HMO

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(3) **"Environmental Compliance Cost"** means any cost or expense of any nature whatsoever necessary to enable the Site to comply with all applicable Environmental Laws in effect. "Environmental Compliance Cost" shall include all costs necessary to demonstrate that the Site is capable of such compliance.

(4) **"Environmental Law"** means any federal, state or local statute, ordinance, rule, regulation, order, consent decree, judgment or common-law doctrine, and provisions and conditions of permits, licenses and other operating authorizations relating to (i) pollution or protection of the environment, including natural resources, (ii) exposure of persons, including employees, to Hazardous Materials or other products, raw materials, chemicals or other substances, (iii) protection of the public health or welfare from the effects of by-products, wastes, emissions, discharges or releases of chemical substances from industrial or commercial activities, or (iv) regulation of the manufacture, use or introduction into commerce of chemical substances, including, without limitation, their manufacture, formulation, labeling, distribution, transportation, handling, storage and disposal.

(5) **"Hazardous Material"** is defined to include any hazardous or toxic substance, material or waste which is or becomes regulated by any local governmental authority, the State of California, or the United States Government. The term "Hazardous Material" includes, without limitation, any material or substance which is: (i) petroleum or oil or gas or any direct or derivate product or byproduct thereof; (ii) defined as a "hazardous waste," "extremely hazardous waste" or "restricted hazardous waste" under Sections 25115, 25117 or 25122.7, or listed pursuant to Section 25140, of the California Health and Safety Code, Division 20, Chapter 6.5 (Hazardous Waste Control Law); (iii) defined as a "hazardous substance" under Section 25316 of the California Health and Safety Code, Division 20, Chapter 6.8 (Carpenter-Presley-Tanner Hazardous Substance Account Act); (iv) defined as a "hazardous material," "hazardous substance," or "hazardous waste" under Sections 25501(j) and (k) and 25501.1 of the California Health and Safety Code, Division 20, Chapter 6.95 (Hazardous Materials Release Response Plans and Inventory); (v) defined as a "hazardous substance" under Section 25281 of the California Health and Safety Code, Division 20, Chapter 6.7 (Underground Storage of Hazardous Substances); (vi) "used oil" as defined under Section 25250.1 of the California Health and Safety Code; (vii) asbestos; (viii) listed under Chapter 11 of Division 4.5 of Title 22 of the California Code of Regulations, or defined as hazardous or extremely hazardous pursuant to Chapter 10 of Division 4.5 of Title 22 of the California Code of Regulations; (ix) defined as waste or a hazardous substance pursuant to the Porter-Cologne Act, Section 13050 of the California Water Code; (x) designated as a "toxic pollutant" pursuant to the Federal Water Pollution Control Act, 33 U.S.C. Section 1317; (xi) defined as a "hazardous waste" pursuant to the Federal Resource Conservation and Recovery Act, 42 U.S.C. Section 6901, *et seq.* (42 U.S.C. § 6903); (xii) defined as a "hazardous substance" pursuant to the Comprehensive Environmental Response, Compensation and Liability Act, 42 U.S.C. Section 9601, *et seq.* (42 U.S.C. § 9601); (xiii) defined as "Hazardous Material" pursuant to the Hazardous Materials Transportation Act, 49 U.S.C. Section 5101, *et seq.*; or (xiv) defined as such or regulated by any "Superfund" or "Superlien" law, or any other federal, state or local law, statute, ordinance, code, rule, regulation, order or decree regulating, relating to, or imposing liability or standards of conduct concerning Hazardous Materials and/or oil wells and/or underground storage tanks and/or pipelines, as now, or at any time hereafter, in effect.

11.3 Third-Party Litigation.

(a) Non-liability of City. As set forth above, City has determined that this Agreement is consistent with the General Plan, as amended by the Development Approvals, and that the General Plan meets all of the legal requirements of state law. The Parties acknowledge that:

(1) In the future there may be challenges to the legality, validity and adequacy of the General Plan, as amended by the Development Approvals; and

(2) If successful, such challenges could delay or prevent the performance of this Agreement and the development of the Property.

In addition to the other provisions of this Agreement, including, without limitation, the provisions of this Article 13, City shall have no liability under this Agreement for any failure of City to perform under this Agreement or the inability of ATHENS to develop the Project as contemplated by the Development Plan or this Agreement as the result of a judicial determination that on the Effective Date, or at any time thereafter, the General Plan, the Land Use Regulations, this Agreement, or portions thereof, are invalid or inadequate or not in compliance with law.

(b) Revision of Land Use Restrictions. If for any reason the General Plan, Land Use Regulations, this Agreement or any part thereof is hereafter judicially determined as provided above to be not in compliance with the State or Federal Constitutions, laws or regulations and if such noncompliance can be cured by an appropriate amendment thereof otherwise conforming to the provisions of this Agreement, then this Agreement shall remain in full force and effect to the extent permitted by law. The Development Plan and this Agreement shall be amended, as necessary, in order to comply with such judicial decision.

(c) Participation in Litigation; Indemnity. ATHENS agrees to indemnify Agency, City and their elected boards, commissions, officers, agents and employees and will hold and save them and each of them harmless from any and all actions, suits, claims, liabilities, losses, damages, penalties, obligations and expenses (including but not limited to attorneys' fees and costs) against the City and/or Agency for any Claims or Litigation which arise during the Term of this Agreement directly relating to ATHENS' occupancy of, or activities on, the Site. City or Agency shall promptly provide ATHENS with notice of the pendency of any such Claims or Litigation and request that ATHENS defend the same. If City or Agency fails promptly to notify ATHENS of any such Claims or Litigation or fails to cooperate fully in the defense thereof, ATHENS shall not, thereafter, be responsible to defend, indemnify, or hold harmless City/Agency. Claims or Litigation may be defended by the City Attorney's office or use legal counsel of the City's choosing, but ATHENS shall reimburse City or Agency, as appropriate, for any reasonable legal costs incurred by City/Agency. In any case neither City nor Agency shall have liability to ATHENS. ATHENS' obligation to pay the defense cost shall extend until judgment and thereafter through any appeals. In the event of an appeal or a settlement offer, the Parties will confer in good faith as to how to proceed, and the resolution of any such appeal and the Parties' response to any such settlement offer shall require the consent of both Parties, which consent shall not be unreasonably withheld, conditioned or delayed.

(1) After two (2) years have elapsed from the filing of any court action on any Claims or Litigation without resolution of such action, the Parties agree to meet and confer within thirty (30) days, and to continue to meet and confer for a period of up to six (6) months thereafter (the "Settlement Negotiation Period"), to work in good faith towards a proposed settlement offer to the counterparties in such Claims or Litigation, and negotiate such settlement to a mutually satisfactory resolution (a "Settlement"). Each Party shall be reasonable in its approval or disapproval of any proposed Settlement. Upon the expiration of the Settlement

Negotiation Period, if the Parties are unable to agree upon a mutually-acceptable Settlement proposal to the counterparty(ies), then the City/Agency shall have the unilateral right to settle such Claims or Litigation brought against it in its sole and absolute discretion. If ATHENS opposes the terms of the Settlement entered into by the City/Agency, then ATHENS may elect, in its sole and absolute discretion, to either (a) terminate this Agreement, in which event any amounts paid by ATHENS to the City under the Reimbursement Agreement (or any amendments thereto) and not actually expended by the City or Agency for the purposes set forth therein will be returned to ATHENS, and the Parties shall have no further obligations to one another under this Agreement, or (b) agree to proceed with the Project, as modified by the Settlement.

(2) In the event that ATHENS agrees to proceed with the Project, but the Settlement would result in a material adverse change in the density or intensity of the Project (as reasonably determined by the parties), then the following amounts shall be returned to ATHENS by the City/Agency: (i) any amounts paid by ATHENS to the City under the Reimbursement Agreement (or any amendments thereto) and not actually expended by the City/Agency for the purposes set forth therein will be returned to ATHENS, and (ii) any documented Aggregate Entitlements Defense Costs (defined below) actually paid by ATHENS to the City Attorney or other designated legal representatives of the City/Agency in the subject litigation.

(3) Notwithstanding anything to the contrary set forth herein, if at any time the aggregate costs of attorneys' fees (including those of the City Attorney), court costs and/or consultant fees incurred in the course of defending the legality, validity or adequacy of this Agreement, Development Approvals, or other actions of City or Agency pertaining to the approval of the Project (the "Aggregate Entitlements Defense Costs"), equal or exceed the amount of (i) One Million Dollars ($1,000,000) *less* (ii) the aggregate amount of any costs actually paid from the "Seventh Deposit" per that Fifth Amendment to the Reimbursement Agreement dated March 9, 2016, and not otherwise returned to ATHENS as set forth in this Section (the "Seventh Deposit Amount"), *then* ATHENS shall have the right (but not the obligation) at any time to terminate this Agreement and the DDA. Any portion of the Seventh Deposit not actually expended by the City or Agency for the purposes set forth in the Reimbursement Agreement will be returned to ATHENS, and the Parties shall have no further obligations to one another under this Agreement. Nothing in this paragraph shall be construed as limiting or waiving, in whole or part, ATHENS' indemnity or hold harmless obligations to the City with respect to damages or other costs for Claims or Litigation that do not qualify as Aggregate Entitlements Defense Costs.

(4) ATHENS shall automatically receive a one (1)-year Rolling Extension under the Franchise Agreement – Trash Collection and Street Sweeping for every Two Hundred Thousand Dollars ($200,000) funded with respect to both Aggregate Entitlements Defense Costs and the Sixth Deposit Amount, not to exceed five (5) years of cumulative Rolling Extensions, it being understood that the Rolling Extensions granted pursuant to this clause (4) may not be terminated by the City excepting in the case of a default by Developer of this Agreement, the DDA, the Reimbursement Agreement, or any other Project-related Agreement that would otherwise permit the City to terminate the applicable agreement(s) in accordance with its/their terms), are not discretionary in nature, and shall apply without regard to whether the MRF/TS is ultimately developed by ATHENS.

11.4 Survival of Indemnity Objections. Notwithstanding any other provision of this Agreement, ATHENS' release and indemnification as set forth in the provisions of this Article 11, shall survive the termination of this Agreement and shall continue in perpetuity.

ARTICLE 12.0 BODILY INJURY, PROPERTY DAMAGE, AND WORKERS' COMPENSATION INSURANCE.

12.1 Types of Insurance. Prior to the entry of ATHENS on the Site and the commencement of any construction by or on behalf of ATHENS, ATHENS shall procure and maintain (or cause to be procured and maintained), at its sole cost and expense, in a form and content reasonably satisfactory to City, during the entire term of such entry or construction, the following policies of insurance:

(a) Garage Liability or Commercial General Liability Insurance (collectively "CGL"). ATHENS shall keep or cause to be kept in force CGL insurance against claims for bodily injury and property damage liability arising from the use, occupancy, disuse, or condition of the Site, improvements, affected by such use of the Site for Five Million Dollars ($5,000,000.00) combined single limit and in the aggregate annually for bodily injury or property damage. City shall be named as an additional insured on such CGL policy.

(b) Builder's Risk Insurance. ATHENS shall procure and shall maintain (or cause to be procured and maintained) in force "all risks" builder's risk insurance including vandalism and malicious mischief, covering improvements in place and all material and equipment at the job site furnished under contract, but excluding contractor's, subcontractor's, and construction manager's tools and equipment and property owned by contractor's or subcontractor's employees, with limits in accordance with subsection (a) above. ATHENS shall not be required to maintain coverage for earthquake or flood risk.

(c) Workers' Compensation. ATHENS shall also furnish or cause to be furnished to City evidence reasonably satisfactory to it that any contractor with whom ATHENS has contracted for the performance of any work for which ATHENS is responsible hereunder carries workers' compensation insurance as required by law.

(d) Other Insurance. ATHENS may procure and maintain any insurance not required by this Agreement.

12.2 Insurance Policy Form, Content and Insurer. All insurance required by express provisions hereof shall be carried only by insurance companies authorized to do business by California, rated "A-" or better in the most recent edition of Best Rating Guide, and only if they are of a financial category Class VIII or better, unless such insurance is not available form companies meeting such standards at a commercially reasonable price and City agrees in writing to different standards. All such property policies shall contain language, to the extent obtainable, to the effect that (i) any insured loss shall be payable notwithstanding any unintentional act of negligence of City or ATHENS that does not result in the forfeiture of the insurance; (ii) ATHENS waives the right of subrogation against City and against City's agents and representatives; (iii) the policies are primary and noncontributing with any insurance that may be carried by City; and (iv) the policies cannot be canceled or have limits, coverage or

deductibles materially changed except after thirty (30) days' written notice by the insurer to City or City's designated representative. ATHENS shall furnish City with certificates evidencing the insurance. City shall be named as additional insured on all policies of insurance required to be procured by the terms of this Agreement other than workers' compensation insurance.

12.3 Failure to Maintain Insurance and Proof of Compliance. ATHENS shall deliver to City, in the manner required for notices, copies of certificates of all insurance policies required hereunder within the following time limits: (a) For insurance required above, prior to entry of ATHENS on the Site and the commencement of any construction by or on behalf of ATHENS; and (b) for any renewal or replacement of a policy already in existence, simultaneously with the expiration or termination of the existing policy. If ATHENS fails or refuses to procure or maintain insurance as required hereby or fails or refuses to furnish City with required proof that the insurance has been procured and is in force, such failure shall be a default hereunder, subject to the applicable cure period.

ARTICLE 13.0 EFFECT OF AGREEMENT ON TITLE; ESTOPPEL.

13.1 Binding on Successors. All of the provisions, agreements, rights, powers, standards, terms, covenants and obligations contained in this Agreement shall be binding upon the Parties and their respective heirs, successors (by merger, consolidation, or otherwise) and assigns, devisees, administrators, representatives, lessees, and all other persons acquiring any rights or interests in ATHENS' Property, or any portion thereof, whether by operation of laws or in any manner whatsoever and shall inure to the benefit of the Parties and their respective heirs, successors (by merger, consolidation or otherwise) and assigns.

13.2 Enforceability as Covenants. All of the provisions of this Agreement shall be enforceable as equitable servitudes and constitute covenants running with the land pursuant to Applicable Law.

13.3 Covenants Run with the Land. Each covenant to do or refrain from doing some act on the Site hereunder (i) is for the benefit of and is a burden upon every portion of the Site, (ii) runs with such lands, and (iii) is binding upon each Party and each successive owner during its ownership of such properties or any portion thereof, and each person having any interest therein derived in any manner through any owner of such lands, or any portion thereof, and each other person succeeding to an interest in such lands.

13.4 Estoppel Certificates. Either Party may at any time deliver written Notice to the other Party requesting an estoppel certificate (the "Estoppel Certificate") stating:

(a) The Agreement is in full force and effect and is a binding obligation of the Parties; and

(b) The Agreement has not been amended or modified either orally or in writing or, if so amended, identifying the amendments; and

(c) That no enforcement actions are outstanding or if so the status thereof.

13.5 A Party receiving a request for an Estoppel Certificate shall provide a signed certificate to the requesting Party within thirty (30) days after receipt of the request. The Estoppel Certificate shall be in a form reasonably approved by the City Attorney's Office and ATHENS, and ATHENS shall pay all of City's reasonable costs incurred in issuing such Estoppel Certificate.

ARTICLE 14.0 CITY OFFICERS AND EMPLOYEES: NON-DISCRIMINATION.

14.1 Non-liability of City Officers and Employees. No official, agent, contractor, or employee of City shall be personally liable to ATHENS, or any successor in interest, in the event of any default or breach by City or for any amount which may become due to ATHENS or to its successor, or for breach of any obligation of the terms of this Agreement.

14.2 Conflict of Interest. No officer or employee of City shall have any financial interest, direct or indirect, in this Agreement nor shall any such officer or employee participate in any decision to the Agreement which affects the financial interest of any corporation, partnership or association in which he is, directly or indirectly, interested, in violation of any state statute or regulation.

14.3 Covenant Against Discrimination. ATHENS covenants that, by and for itself, its heirs, executors, assigns, and all persons claiming under or through them, that there shall be no discrimination against or segregation of, any person or group of persons on account of race, color, creed, religion, sex, marital status, sexual orientation, national origin, or ancestry in the performance of this Development Agreement. ATHENS shall take affirmative action to insure that employees are treated during employment without regard to their race, color, creed religion, sex, marital status, national origin or ancestry.

ARTICLE 15.0 GENERAL.

15.1 No Third Party Beneficiaries. The only parties to this Agreement are ATHENS and City. There are no third party beneficiaries, and this Agreement is not intended, and shall not be construed, to benefit or be enforceable by any other person whatsoever.

15.2 Mutual Covenants. The covenants contained herein are mutual covenants and also constitute conditions to the concurrent or subsequent performance by the Party benefited thereby of the covenants to be performed hereunder by such benefited Party.

15.3 Relationship of Parties. It is specifically understood and agreed by and between the Parties that the Project is a private development, that neither Party is acting as the agent of the other in any respect hereunder, and that such Party is an independent contracting entity with respect to the terms, covenants, and conditions contained in this Agreement. The only relationship between City and ATHENS is that of a government entity regulating the development of private property and the owner of such private property.

15.4 Entire Agreement. Except as this Agreement may be implemented through the other Agreements, this Agreement constitutes the entire agreement between the Parties with respect to the subject matter of this Agreement, and this Agreement supersedes all previous

negotiations, discussions, and agreements between the Parties. No parole evidence of any prior or other agreement shall be permitted to contradict or vary the terms of this Agreement.

15.5 Further Actions and Instruments. Each of the Parties shall cooperate with and provide reasonable assistance to the other to the extent necessary to implement this Agreement. Upon the request of either Party at any time, the other Party shall promptly execute, with acknowledgment or affidavit if reasonably required, and file or record such required instruments and writings and take any actions as may be reasonably necessary to implement this Agreement or to evidence or consummate the transactions contemplated by this Agreement.

15.6 Counterparts. This Agreement may be executed by the Parties in counterparts which counterparts shall be construed together and have the same effect as if all of the Parties had executed the same instrument.

15.7 Recording. The City Clerk shall cause a copy of this Agreement or a Memorandum of Agreement to be executed by City and recorded in the Official Records of Los Angeles County no later than thirty (30) days after execution of the Agreement by the Parties. The recordation of this Agreement is deemed a ministerial act and the failure of City to record the Agreement as required by this Section and the Agreement Statute does not make this Agreement void or ineffective.

15.8 Authority to Execute. The Persons executing this Agreement on behalf of the Parties hereto warrant that (i) such Party is duly organized and existing, (ii) they are duly authorized to execute and deliver this Development Agreement on behalf of said Party, (iii) by so executing this Agreement, such Party is formally bound to the provisions of this Agreement, (iv) the entering into of this Agreement does not violate any provision of any other Agreement to which said Party is bound and (v) there is no litigation or legal proceeding which would prevent the Parties from entering into this Agreement.

15.9 Notices. Except as expressly provided to the contrary herein, any notice, consent, report, demand, document or other such item to be given, delivered, furnished or received hereunder shall be deemed given, delivered, furnished, and received when given in writing and personally delivered to an authorized agent of the applicable party, or upon delivery by the United States Postal Service, first-class registered or certified mail, postage prepaid, return receipt requested, or by a national "overnight courier" such as Federal Express, at the time of delivery shown upon such receipt; in either case, delivered to the address, addresses and persons as each party may from time to time by written notice designate to the other and who initially are:

If to Athens: Athens Services
P.O. Box 6009
City of Industry, CA 91716-0009
Attention: President

With copy to: Manatt, Phelps & Phillips, LLP
11355 Olympic Boulevard
Los Angeles, CA 90064
Attention: Victor De la Cruz

If to Agency: Successor Agency to the Irwindale
Community Redevelopment Agency
5050 North Irwindale Avenue
Irwindale, CA 91706

With copy to: Aleshire & Wynder, LLP
18881 Von Karman Avenue, Suite 1700
Irvine, CA 92612
Attention: Adrian R. Guerra, City Attorney

ARTICLE 16.0 MORTGAGEE PROTECTION.

16.1 Definitions. As used in this Section, the term "mortgage" shall include any mortgage, deed of trust, or other security interest, or sale and lease-back, or any other form of conveyance for financing collateralized by the Site. The term "holder" shall include the holder of any such mortgage, deed of trust, or other security interest, or the grantee under any other conveyance for financing.

16.2 No Encumbrances Except Mortgages to Finance the Project. Notwithstanding the restrictions on transfer in Article 7, mortgages required for any reasonable method of financing of the construction of the Project improvements are permitted before issuance of a Certificate of Completion but only for the purpose of securing loans of funds used or to be used for financing the improvement of the Site, for the construction of Project improvements thereon, and for any other expenditures necessary and appropriate to develop the Site under this Agreement, or for restructuring or refinancing any of same and the reasonable costs and expenses associated therewith, so long as the refinancing does not exceed the then-outstanding balance of the existing financing by an amount in excess of the costs, fees, prepayments and other expenses reasonably incurred in the refinancing. ATHENS (or any entity permitted to acquire title under this Section) shall notify the City in writing prior to any mortgage, if ATHENS or such entity proposes to enter into the same before issuance of the Certificate of Completion. ATHENS or such entity shall not enter into any such conveyance for financing without the prior written approval of the City. Any lender approved by the City shall not be bound by any amendment, implementation, or modification to this Agreement subsequent to its approval without such lender giving its prior written consent thereto. In any event, ATHENS shall promptly notify the City of any mortgage, encumbrance, or lien that has been created or attached thereto prior to issuance of a Certificate of Completion, whether by voluntary act of ATHENS or otherwise.

16.3 ATHENS' Breach Shall Not Defeat Mortgage Lien. ATHENS' breach of any of the covenants or restrictions contained in this Agreement shall not defeat or render invalid the lien of any mortgage made in good faith and for value as to the Site, or any part thereof or

interest therein, but unless otherwise provided herein, the terms, conditions, covenants, restrictions, easements, and reservations of this Agreement shall be binding and effective against the holder of any such mortgage of the Site whose interest is acquired by foreclosure, trustee's sale or otherwise.

16.4 Holder Not Obligated to Construct or Complete Improvements. The holder of any mortgage shall in no way be obligated by the provisions of this Agreement to construct or complete the improvements or to guarantee such construction or completion. Nothing in this Agreement shall be deemed or construed to permit or authorize any such holder to devote the Site or any portion thereof to any uses, or to construct any improvements thereon, other than those uses or improvements provided for or authorized by this Agreement.

16.5 Notice of Default to Mortgagee, Deed of Trust or Other Security Interest Holders. Whenever City shall deliver any notice or demand to ATHENS with respect to any breach or default by ATHENS hereunder, City shall at the same time deliver a copy of such notice or demand to each holder of record of any mortgage who has previously made a written request to City therefor, or to the representative of such lender as may be identified in such a written request by the lender. No notice of default shall be effective as to the holder unless such notice is given.

16.6 Right to Cure. Each holder (insofar as the rights of City are concerned) shall have the right, at its option, within ninety (90) days after the receipt of the notice, to:

(a) Obtain possession, if necessary, and to commence and diligently pursue said cure until the same is completed, and

(b) Add the cost of said cure to the security interest debt and the lien or obligation on its security interest;

provided that in the case of a default which cannot with diligence be remedied or cured within such ninety (90) day period, such holder shall have additional time as reasonably necessary to remedy or cure such default.

In the event there is more than one such holder, the right to cure or remedy a breach or default of ATHENS under this Section shall be exercised by the holder first in priority or as the holders may otherwise agree among themselves, but there shall be only one exercise of such right to cure and remedy a breach or default of ATHENS under this Section.

No holder shall undertake or continue the construction or completion of the improvements (beyond the extent necessary to preserve or protect the improvements or construction already made) without first having expressly assumed ATHENS' obligations to City by written agreement satisfactory to City with respect to the Site or any portion thereof in which the holder has an interest. The holder must agree to complete, in the manner required by this Agreement, the improvements to which the lien or title of such holder relates, and submit evidence satisfactory to the City that it has the qualifications and financial responsibility necessary to perform such obligations. Any holder properly completing such improvements shall be entitled, upon written request made to City, to a Certificate of Completion from City.

16.7 City's Rights upon Failure of Holder to Complete Improvements. In any case where one hundred eighty (180) days after default by ATHENS in completion of construction of Project improvements under this Agreement, the holder of any mortgage creating a lien or encumbrance upon the Site or improvements thereon has not exercised the option to construct afforded in this Section or if it has exercised such option and has not proceeded diligently with construction, City may, after ninety (90) days' notice to such holder and if such holder has not exercised such option to construct within said ninety (90) day period, purchase the mortgage, upon payment to the holder of an amount equal to the sum of the following:

(a) The unpaid mortgage debt plus any accrued and unpaid interest (less all appropriate credits, including those resulting from collection and application of rentals and other income received during foreclosure proceedings, if any);

(b) All expenses, incurred by the holder with respect to foreclosure, if any;

(c) The net expenses (exclusive of general overhead), incurred by the holder as a direct result of the ownership or management of the Site, such as insurance premiums or real estate taxes, if any;

(d) The costs of any improvements made by such holder, if any; and

(e) An amount equivalent to the interest that would have accrued on the aggregate of such amounts had all such amounts become part of the mortgage debt and such debt had continued in existence to the date of payment by the City.

In the event that the holder does not exercise its option to construct afforded in this Section, and City elects not to purchase the mortgage of holder, upon written request by the holder to City, City agrees to use reasonable efforts to assist the holder selling the holder's interest to a qualified and responsible party or parties (as determined by City), who shall assume the obligations of making or completing the improvements required to be constructed by ATHENS, or such other improvements in their stead as shall be satisfactory to City. The proceeds of such a sale shall be applied first to the holder of those items specified in subparagraphs (a) through (e) hereinabove, and any balance remaining thereafter shall be applied as follows:

(a) First, to reimburse City, on its own behalf and on behalf of the City, for all costs and expenses actually and reasonably incurred by City, including but not limited to payroll expenses, management expenses, legal expenses, and others.

(b) Second, to reimburse City, on its own behalf and on behalf of the City, for all payments made by City to discharge any other encumbrances or liens on the Site or to discharge or prevent from attaching or being made any subsequent encumbrances or liens due, to obligations, defaults, or acts of ATHENS, its successors or transferees.

(c) Third, any balance remaining thereafter shall be paid to ATHENS.

16.8 Right of City to Cure Mortgage, Deed of Trust or Other Security Interest; Default. In the event of a default or breach by ATHENS (or entity permitted to acquire title under this Section) of a mortgage prior to the issuance by City of a Certificate of Completion for the Site or portions thereof covered by said mortgage, and the holder of any such mortgage has not exercised its option to complete the Project, City may cure the default prior to completion of any foreclosure. In such event, City shall be entitled to reimbursement from ATHENS or other entity as appropriate of all costs and expenses incurred by City in curing the default, including legal costs and attorneys' fees, which right of reimbursement shall be secured by a lien upon the Site to the extent of such costs and disbursements. Any such lien shall be subject to:

(a) Any mortgage for financing permitted by this Agreement; and

(b) Any rights or interests provided in this Agreement for the protection of the holders of such mortgages for financing;

Provided, however, that nothing herein shall be deemed to impose upon City any affirmative obligations (by the payment of money, construction or otherwise) with respect to the Site in the event of its enforcement of its lien.

16.9 Right of the City to Satisfy Other Liens on the Property After Conveyance of Title. After the conveyance of Title, if applicable, and prior to the recordation of a Certificate of Completion for construction and development, and after ATHENS has had a reasonable time to challenge, cure, or satisfy any liens or encumbrances on the Site or any portion thereof, the City shall have the right to satisfy any such liens or encumbrances; provided, however, that nothing in this Agreement shall require ATHENS to pay or make provision for the payment of any tax, assessment, lien or charge so long as ATHENS in good faith shall contest the validity or amount thereof, and so long as such delay in payment shall not subject the Site or any portion thereof to forfeiture or sale.

16.10 Minor Amendments. City's Planning Director shall be authorized to approve and execute minor non-substantive amendments to this Agreement as may be requested by ATHENS' lender in relation to the protection of such lender's security interest in the Site, without formal approval of the Planning Commission or City Council.

[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement on the date and year first-above written.

CITY:

CITY OF IRWINDALE,
a California municipal corporation

H. Manuel Ortiz, Mayor

ATTEST:

Laura M. Nieto, Chief Deputy City Clerk

APPROVED AS TO FORM:

ALESHIRE & WYNDER, LLP

Adrian R. Guerra, City Attorney

ATHENS:

ARAKELIAN ENTERPRISES, INC., dba ATHENS SERVICES, a California Corporation

By: Signed in Counterpart
Name: _____
Title: _____

By: Signed in Counterpart
Name: _____
Title: _____

Address: _____
_____
_____

Two corporate officer signatures required when Contractor is a corporation, with one signature required from each of the following groups: 1) Chairman of the Board, President or any Vice President; and 2) Secretary, any Assistant Secretary, Chief Financial Officer or any Assistant Treasurer. CONTRACTOR'S SIGNATURES SHALL BE DULY NOTARIZED, AND APPROPRIATE ATTESTATIONS SHALL BE INCLUDED AS MAY BE REQUIRED BY THE BYLAWS, ARTICLES OF INCORPORATION, OR OTHER RULES OR REGULATIONS APPLICABLE TO CONTRACTOR'S BUSINESS ENTITY.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement on the date and year first-above written.

CITY:

CITY OF IRWINDALE,
a California municipal corporation

Signed in counterpart
H. Manuel Ortiz, Mayor

ATTEST:

Signed in counterpart
Laura M. Nieto, Chief Deputy City Clerk

APPROVED AS TO FORM:

ALESHIRE & WYNDER, LLP

Signed in counterpart
Adrian R. Guerra, City Attorney

ATHENS:

ARAKELIAN ENTERPRISES, INC., dba ATHENS SERVICES, a California Corporation

By: _____
Name: RON ARAKELIAN JR
Title: BOARD CHAIRMAN

By: _____
Name: MICHAEL ARAKELIAN
Title: VP + SECRETARY

Address: 14048 VALLEY BLVD
LA PUENTE, CA
91746

Two corporate officer signatures required when Contractor is a corporation, with one signature required from each of the following groups: 1) Chairman of the Board, President or any Vice President; and 2) Secretary, any Assistant Secretary, Chief Financial Officer or any Assistant Treasurer. CONTRACTOR'S SIGNATURES SHALL BE DULY NOTARIZED, AND APPROPRIATE ATTESTATIONS SHALL BE INCLUDED AS MAY BE REQUIRED BY THE BYLAWS, ARTICLES OF INCORPORATION, OR OTHER RULES OR REGULATIONS APPLICABLE TO CONTRACTOR'S BUSINESS ENTITY.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy or validity of that document.

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

On 10/20, 2021 before me, TRACY COX, personally appeared RON ARAKELIAN JR, proved to me on the basis of satisfactory evidence to be the person(s) whose names(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

TRACY E. COX
Commission # 2240851
Notary Public - California
ORANGE County
My Comm. Expires MAY 3, 2022

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

- ☐ INDIVIDUAL
- ☐ CORPORATE OFFICER

_____
TITLE(S)

- ☐ PARTNER(S) ☐ LIMITED
- ☐ GENERAL
- ☐ ATTORNEY-IN-FACT
- ☐ TRUSTEE(S)
- ☐ GUARDIAN/CONSERVATOR
- ☐ OTHER_____

SIGNER IS REPRESENTING:
(NAME OF PERSON(S) OR ENTITY(IES))

DESCRIPTION OF ATTACHED DOCUMENT

_____
TITLE OR TYPE OF DOCUMENT

_____
NUMBER OF PAGES

_____
DATE OF DOCUMENT

_____
SIGNER(S) OTHER THAN NAMED ABOVE

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy or validity of that document.

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

On 10/26, 2021 before me, TRACY COX, personally appeared MICHAEL ABRAHAM, proved to me on the basis of satisfactory evidence to be the person(s) whose names(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

TRACY E. COX
Commission # 2240851
Notary Public - California
ORANGE County
My Comm. Expires MAY 3, 2022

OPTIONAL

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_____
TITLE(S)

- ☐ PARTNER(S) ☐ LIMITED
- ☐ GENERAL
- ☐ ATTORNEY-IN-FACT
- ☐ TRUSTEE(S)
- ☐ GUARDIAN/CONSERVATOR
- ☐ OTHER_____

SIGNER IS REPRESENTING:
(NAME OF PERSON(S) OR ENTITY(IES))

_____
_____

DESCRIPTION OF ATTACHED DOCUMENT

_____
TITLE OR TYPE OF DOCUMENT

_____
NUMBER OF PAGES

_____
DATE OF DOCUMENT

_____
SIGNER(S) OTHER THAN NAMED ABOVE

EXHIBIT A
FACILITY SCOPE & COMPONENTS

ATHENS proposes to construct the Project on the Site in up to three (3) phases, based on market demand and the capacity constraints of the phase(s) of the Project then-constructed; provided Phase I shall include, at a minimum, the Construction and Debris, Self-Haul –Construction and Debris, Employee Area, and Convenience Store, each having the approximate square footage shown below. The proposed improvements consist of the following proposed uses and approximate square footages to be developed by ATHENS pursuant to the terms of this Agreement:

Project Element	Aggregate Approximate Square Footage
Construction and Debris	41,500 s.f.
Self-Haul – Construction & Debris	52,000 s.f.
Employee Area	9,249 s.f.
Convenience Store	2,587 s.f.
Scale House (4 Total)	200 s.f.
Office	12,780 s.f.
MRF/Transfer Station	104,732 s.f.
Material Staging	25,000 s.f.
Maintenance	17,180 s.f.
TOTAL:	Approx. 265,228 s.f.

EXHIBIT B

MAP AND LEGAL DESCRIPTION OF THE SITE

P M 231-15-18 LOT 2

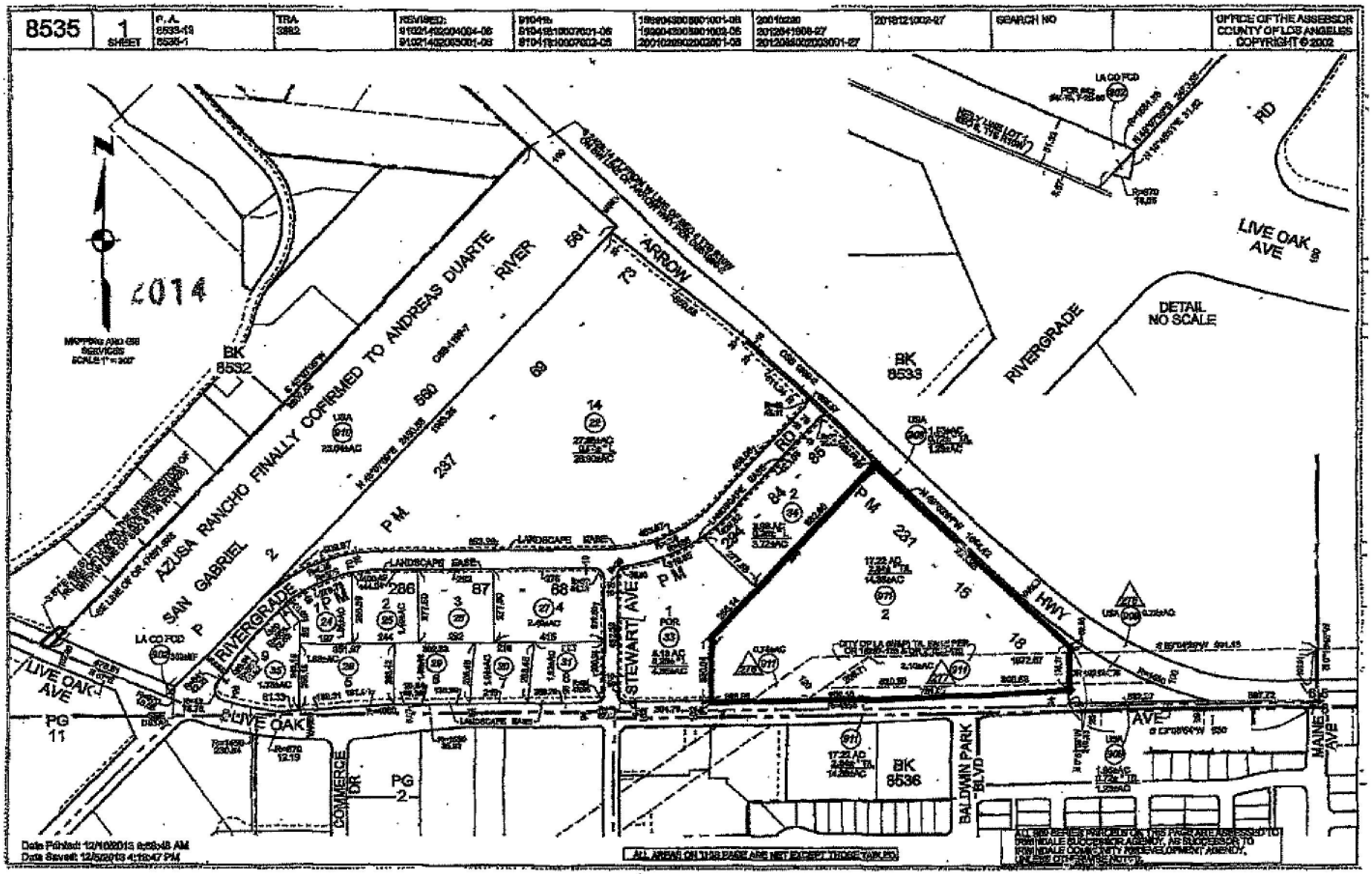
APN: 8535-001-911

Site Address: 2200 Arrow Highway, Irwindale, CA 91706

Real property in the City of Irwindale, County of Los Angeles, State of California, described as follows:

PARCEL 2 OF PARCEL MAP NO. 22152, IN THE CITY OF IRWINDALE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP FILED IN BOOK 231 PAGES 15 THROUGH 18 INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 8535-001-911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SEARCH NO
OFFICE OF THE ASSESSOR
COUNTY OF LOS ANGELES
COPYRIGHT © 2002
2014
DETAIL
NO SCALE
AZUSA RANCHO FINALLY CONFIRMED TO ANDREAS DUARTE
SAN GABRIEL RIVER
ARROW HWY
RIVERGRADE
LIVE OAK AVE
STEWART AVE
COMMERCE DR
BALDWIN PARK BLVD
MAINE AVE
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BK 8533
BK 8536
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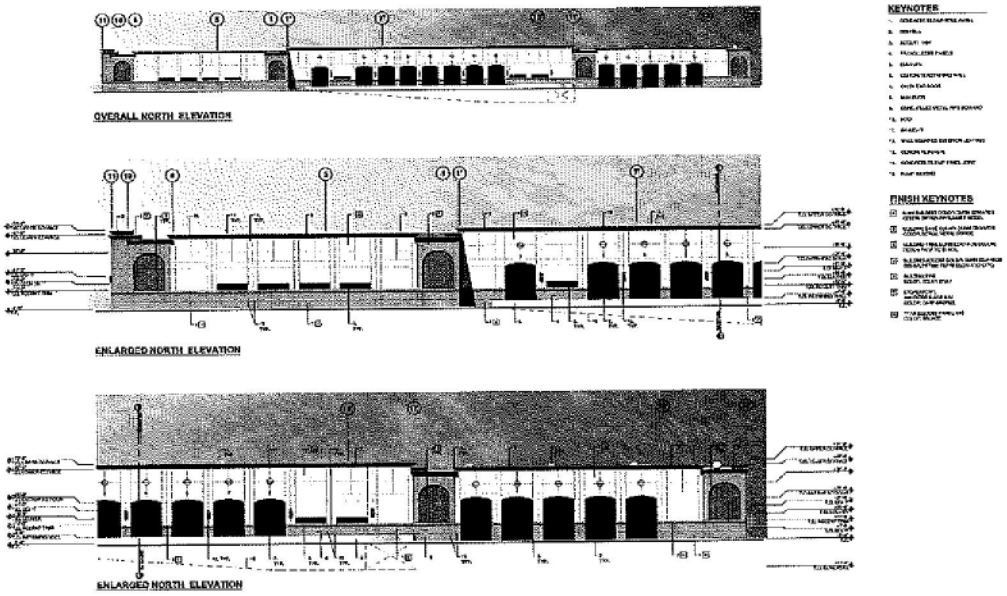
EXHIBIT C

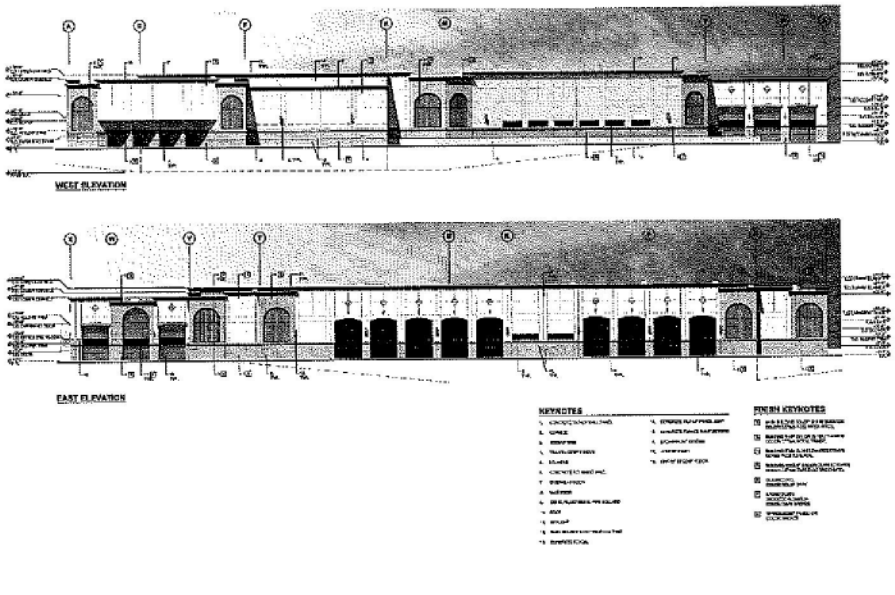
PROJECT DEPICTION



North Exterior Elevation

Athens Irwindale

A5.1

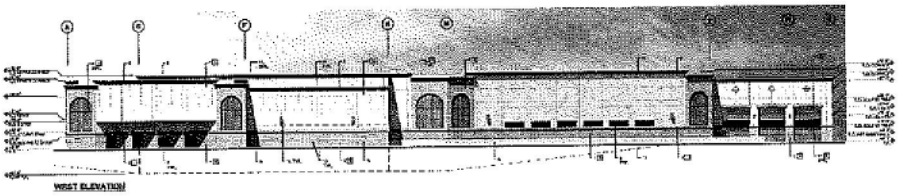


West & East Exterior Elevations

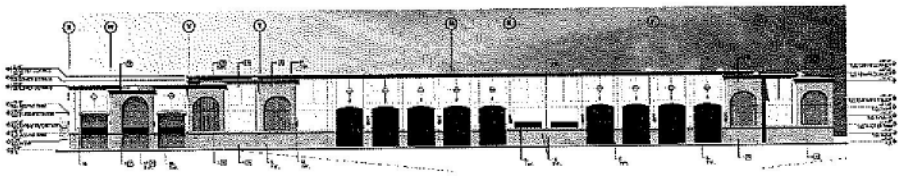
Athens Irwindale

A5.3

PROJECT DEPICTION



WEST ELEVATION



EAST ELEVATION

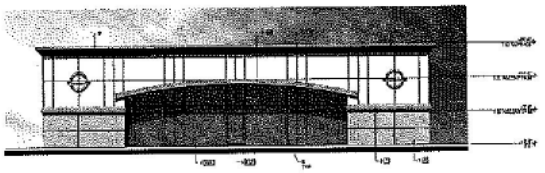
KEYNOTES

FINISH KEYNOTES

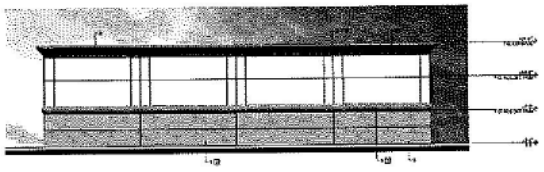
West & East Exterior Elevations

Athens Irwindale

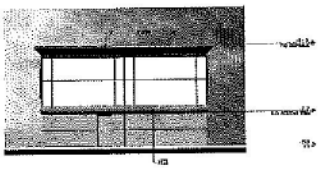
A5.3



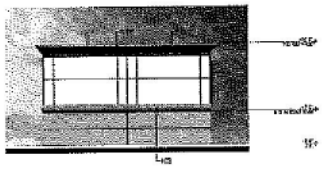
NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION

KEYNOTES

FINISH KEYNOTES

Exterior Elevations - Convenience Store

Athens Irwindale

A5.4

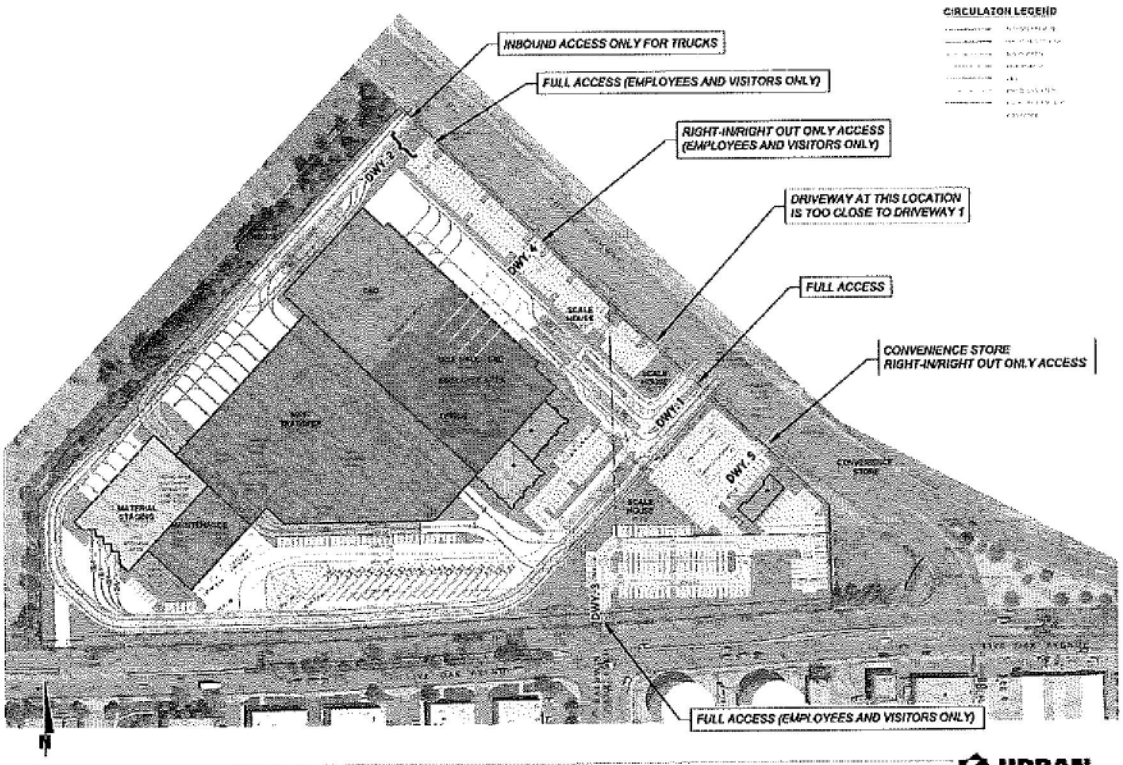
EXHIBIT D

LIST OF OFF-SITE IMPROVEMENTS

Item Number	Location of Improvement	Description of improvement
1	I-605 NB Off-Ramp (NS) / Live Oak Avenue (Eastbound and Westbound)	Install two new traffic signals per Caltrans standards. Construct a 2nd northbound right turn lane; Resurface and restripe intersection and Off-Ramp; Traffic signal modification to Caltrans signalized intersection at N/B On-Ramp
2	Intersection of Arrow Highway (NS) and Project Driveway 1 (EW)	Construct a concrete intersection per City standard Construct a new traffic signal with the followings geometry: Northbound Approach: One left turn lane (two way turn lane) and two through lanes. Southbound Approach: Two through lanes and one right turn lane Eastbound Approach: One left turn lane and one right turn lane. Westbound Approach: N/A
3	Intersection of Arrow Highway (NS) and Project Driveway 2 (EW)	Construct a concrete intersection per City standard A stop control at driveway 2 Northbound Approach: One left turn lane (two way turn lane) and two through lanes. Southbound Approach: Two through lanes and one right turn lane. Eastbound Approach: One shared left turn and right turn lane. Westbound Approach: N/A
4	Intersection of Live Oak Avenue (EW) and Baldwin Park Boulevard (NS)	Traffic signal modification adding video vehicle detection per City Standard Northbound Approach: Two left turn lanes and one shared through-right turn lane. Southbound Approach: One left turn lane and one shared through-right turn lane. Eastbound Approach: One left turn lane (100-foot pocket length), two through lanes, and one defacto right turn lane Westbound Approach: One left turn lane, two through lanes, and one right turn lane.
5	Intersection of Arrow Highway (NS) and Project Driveway 4 (EW)	Construct a concrete right in / right out concrete intersection per City standard. A stop control at Driveway 4. Northbound Approach: Two through lanes (no left turn

		access). Southbound Approach: One through lane and one shared through-right turn lane. Eastbound Approach: One right turn lane. Westbound Approach: N/A.
6	Intersection of Arrow Highway (NS) and Project Driveway 5 (EW)	Construct a concrete right in / right out concrete intersection per City standard. A stop control at Driveway 5. Northbound Approach: Two through lanes (no left turn access). Southbound Approach: One through lane and one shared through-right turn lane. Eastbound Approach: One right turn lane. Westbound Approach: N/A.
7	I-605 SB Off-Ramp (NS) / Arrow Highway	Traffic Signal Modification per Caltrans Standard Construct a 2nd southbound left turn lane per Caltrans Standard Restripe intersection per Caltrans Standard
8	Intersection of Live Oak Avenue and Arrow Highway (East Intersection)	Traffic Signal Modification adding video vehicle detection per City Standard Resurfacing and restripe intersection per City Standard
9	Intersection of Arrow Highway and Rivergrade Road	Construct a concrete intersection per City standard Traffic Signal Modification adding video vehicle detection per City Standard
10	Intersection of Live Oak Avenue and Rivergrade Road	Construct a concrete intersection per City standard Traffic Signal Modification adding video vehicle detection per City Standard
11	Arrow Highway between Live Oak Avenue and I-605 Fwy	Resurfacing and restripe the street per City Standard
12	Live Oak Avenue between Arrow Highway (East) and I-605 Fwy	Resurfacing and restripe the street per City Standard
13	Rivergrade Road between Live Oak Avenue and Arrow Highway	Resurfacing and restripe the street per City Standard

EXHIBIT B: ACCESS AND ON-SITE CIRCULATION



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URBAN CROSSROADS

EXHIBIT E

IN-LIEU AND FAIR-SHARE FEE SCHEDULE FOR OFF-SITE IMPROVEMENTS

Item Number	Location of Improvement	Description of improvement	Athens Fair-Share Fee
1	I-605 NB Off-Ramp (NS) / Live Oak Avenue (Eastbound and Westbound)	Install two new traffic signals per Caltrans standards. Construct a 2nd northbound right turn lane; Resurface and restripe intersection and Off-Ramp; Traffic signal modification to Caltrans signalized intersection at N/B On-Ramp	1/3 (33.33%) of total cost for this improvement, which is estimated at One Million Dollars ($1,000,000). Applicant shall pay the full amount to the City 30 days after approval in connection with Schedule of Performance (Exhibit G) Event 20.
2	Intersection of Arrow Highway (NS) and Project Driveway 1 (EW)	Construct a concrete intersection per City standard Construct a new traffic signal with the followings geometry: Northbound Approach: One left turn lane (two way turn lane) and two through lanes. Southbound Approach: Two through lanes and one right turn lane Eastbound Approach: One left turn lane and one right turn lane. Westbound Approach: N/A	100% of total cost for this improvement. Applicant shall construct and complete this improvement before occupancy.
3	Intersection of Arrow Highway (NS) and Project Driveway 2 (EW)	Construct a concrete intersection per City standard A stop control at driveway 2 Northbound Approach: One left turn lane (two way turn lane) and two through lanes. Southbound Approach: Two through lanes and one right turn lane. Eastbound Approach: One shared left turn and right turn lane. Westbound Approach: N/A	100% of total cost for this improvement. Applicant shall construct and complete this improvement before occupancy.

4	Intersection of Live Oak Avenue (EW) and Baldwin Park Boulevard (NS)	Traffic signal modification adding video vehicle detection per City Standard Northbound Approach: Two left turn lanes and one shared through-right turn lane. Southbound Approach: One left turn lane and one shared through-right turn lane. Eastbound Approach: One left turn lane (100-foot pocket length), two through lanes, and one defacto right turn lane Westbound Approach: One left turn lane, two through lanes, and one right turn lane.	100% of total cost for this improvement. Applicant shall construct and complete this improvement before occupancy.
5	Intersection of Arrow Highway (NS) and Project Driveway 4 (EW)	Construct a concrete right in / right out concrete intersection per City standard. A stop control at Driveway 4. Northbound Approach: Two through lanes (no left turn access). Southbound Approach: One through lane and one shared through-right turn lane. Eastbound Approach: One right turn lane. Westbound Approach: N/A.	100% of total cost for this improvement. Applicant shall construct and complete this improvement before occupancy.
6	Intersection of Arrow Highway (NS) and Project Driveway 5 (EW)	Construct a concrete right in / right out concrete intersection per City standard. A stop control at Driveway 5. Northbound Approach: Two through lanes (no left turn access). Southbound Approach: One through lane and one shared through-right turn lane.	100% of total cost for this improvement. Applicant shall construct and complete this improvement before occupancy.

		Eastbound Approach: One right turn lane. Westbound Approach: N/A.	
7	I-605 SB Off-Ramp (NS) / Arrow Highway	Traffic Signal Modification per Caltrans Standard Construct a 2nd southbound left turn lane per Caltrans Standard Restripe intersection per Caltrans Standard	1/3 (33.33%) of total cost for this improvement, which is estimated at One Million Dollars ($1,000,000). Applicant shall pay the full amount to the City in accordance with attached Schedule E-1, but no payment shall be required earlier than 30 days after approval in connection with Schedule of Performance (Exhibit G) Event 20.
8	Intersection of Live Oak Avenue and Arrow Highway (East Intersection)	Traffic Signal Modification adding video vehicle detection per City Standard Resurfacing and restripe intersection per City Standard	For item 7 through 12, the applicant shall be responsible for a lump sum payment of $500,000.00 payable to the City in accordance with a five year payment plan as shown in attached Schedule E-2, but no payment shall be required earlier than 30 days after approval in connection with Schedule of Performance (Exhibit G) Event 20.
9	Intersection of Arrow Highway and Rivergrade Road	Construct a concrete overlay per City standard Traffic Signal Modification adding video vehicle detection per City Standard	Same as No. 7 above.
10	Intersection of Live Oak Avenue and Rivergrade Road	Construct a concrete overlay per City standard Traffic Signal Modification adding video vehicle detection per City Standard	Same as No. 7 above.
11	Arrow Highway between Live Oak Avenue and I-605 Fwy	Resurfacing and restripe the street per City Standard	Same as No. 7 above.
12	Live Oak Avenue between Arrow Highway (East) and I-605 Fwy	Resurfacing and restripe the street per City Standard	Same as No. 7 above.
13	Rivergrade Road between Live Oak Avenue and Arrow Highway	Resurfacing and restripe the street per City Standard	Same as No. 7 above.

FAIR-SHARE FEE SCHEDULE E-1

Item Number	Location of Improvement	Description of improvement	Athens Fair-Share Fee
1	I-605 SB Off-Ramp (NS) / Arrow Highway	Traffic Signal Modification per Caltrans Standard Construct a 2nd southbound left turn lane per Caltrans Standard Restripe intersection per Caltrans Standard	1/3 (33.33%) of total cost for this improvement. Applicant shall pay the full amount to the City 12 months in accordance with payment schedule as shown below, but no payment shall be required earlier than 30 days after approval in connection with Schedule of Performance (Exhibit G) Event 20.

Payment Number	Description	Due Date	Amount
1	Initial payment is to start the design of the subject improvement.	January 1, 2025	$200,000
2	First Payment of the 10% of the remaining $800,000.00 for the construction of the subject improvement.*	January 1, 2026	$80,000
3	Second Payment of the 10% of the remaining $800,000.00 for the construction of the subject improvement.*	January 1, 2027	$80,000
4	Third Payment of the 10% of the remaining $800,000.00 for the construction of the subject improvement.*	January 1, 2028	$80,000
5	Forth Payment of the 10% of the remaining $800,000.00 for the construction of the subject improvement.*	January 1, 2029	$80,000
6	Fifth Payment of the 10% of the remaining $800,000.00 for the construction of the subject improvement.*	January 1, 2030	$80,000
7	Sixth Payment of the 10% of the remaining $800,000.00 for the construction of the subject improvement.*	January 1, 2031	$80,000
8	Seventh Payment of the 10%	January 1, 2032	$80,000

	of the remaining $800,000.00 for the construction of the subject improvement.*		
9	Eighth Payment of the 10% of the remaining $800,000.00 for the construction of the subject improvement.*	January 1, 2033	$80,000
10	Ninth Payment of the 10% of the remaining $800,000.00 for the construction of the subject improvement.*	January 1, 2034	$80,000
11	Tenth Payment of the 10% of the remaining $800,000.00 for the construction of the subject improvement.*	January 1, 2035	$80,000

Note * - The final design plans will incorporate Athens comments that are consistent with the requirement as stated in the approved 2020 Final Environmental Report before submission to Caltrans for final approval.

FAIR-SHARE FEE SCHEDULE E-2

Item Number	Location of Improvement	Description of improvement	Athens Fair-Share Fee
7	Intersection of Live Oak Avenue and Arrow Highway (East Intersection)	Traffic Signal Modification adding video vehicle detection per City Standard Resurfacing and restripe intersection per City Standard	For item 7 through 12, the applicant shall be responsible for a lump sum payment of $500,000.00 payable to the City in accordance with a five year payment plan as shown in attached Schedule E-2, but no payment shall be required earlier than 30 days after approval in connection with Schedule of Performance (Exhibit G) Event 20.
8	Intersection of Arrow Highway and Rivergrade Road	Construct a concrete overlay per City standard Traffic Signal Modification adding video vehicle detection per City Standard	Same as No. 7 above.
9	Intersection of Live Oak Avenue and Rivergrade Road	Construct a concrete overlay per City standard Traffic Signal Modification adding video vehicle detection per City Standard	Same as No. 7 above.
10	Arrow Highway between Live Oak Avenue and I-605 Fwy	Resurfacing and restripe the street per City Standard	Same as No. 7 above.
11	Live Oak Avenue between Arrow Highway (East) and I-605 Fwy	Resurfacing and restripe the street per City Standard	Same as No. 7 above.
12	Rivergrade Road between Live Oak Avenue and Arrow Highway	Resurfacing and restripe the street per City Standard	Same as No. 7 above.

Payment Number	Description	Due Date	Amount
1	First Payment of the 20% of the $500,000.00 for the construction improvement 7 through 12 as stated above.	December 31, 2018	$100,000
3	Second Payment of the 20% of the $500,000.00 for the construction improvement 7 through 12 as stated above.	December 31, 2019	$100,000
4	Third Payment of the 20% of the $500,000.00 for the construction improvement 7 through 12 as stated above.	December 31, 2020	$100,000
5	Forth Payment of the 20% of the $500,000.00 for the construction improvement 7 through 12 as stated above.	December 31, 2021	$100,000
6	Fifth Payment of the 20% of the $500,000.00 for the construction improvement 7 through 12 as stated above.	December 31, 2022	$100,000

EXHIBIT F

EXISTING DEVELOPMENT APPROVALS

1. Disposition and Development Agreement
2. Oversight Board Resolution
3. State Department of Finance Approval of Sale
4. General Plan Amendment No. 02-2016
5. Zoning Ordinance Amendment No. 04-2016
6. Development Agreement
7. Conditional Use Permit No. 08-2016
8. Franchise & Facility Operations Agreement
9. Site Plan and Design Review Permit No. 06-2016

EXHIBIT G

SCHEDULE OF PERFORMANCE

All dates currently tolled while litigation is pending. The Parties agree to amend this Schedule of Performance within 90 days of litigation's conclusion in a manner generally consistent with the timelines set forth herein.

Event	Item To Be Performed	Time For Performance	Agreement Reference
1.	Agency and City conduct duly-noticed public hearing on DDA and FEIR	June 8, 2016	DDA § 216
2.	City files Notice of Determination for FEIR	June 9, 2016	N/A
3.	Oversight Board conducts duly-noticed public hearing on DDA	June 9, 2016	N/A
4.	State of California Department of Finance approves (or is deemed to have approved) or disapproves DDA	June 17, 2016	N/A
5.	Notice Planning Commission public hearing for GPA, ZC, DA, CUP, SP&DR, CUP, and FA	9/8/17	N/A
6.	Planning Commission public hearing for recommendation to City Council	9/20/17	N/A
7.	City notices City Council public hearing	9/28/17	N/A
8.	City Council public hearing (including first reading of ordinances for General Plan Amendment, Zoning Ordinance Amendment, and Development Agreement)	10/11/17	N/A
9.	SP&DR, CUP, and Franchise Agreement become effective	10/31/17	N/A
10.	City Council meeting (second reading of ordinances for General Plan Amendment, Zoning Ordinance	10/25/17	N/A

Event	Item To Be Performed	Time For Performance	Agreement Reference
	Amendment, and Development Agreement)		
11.	General Plan Amendment, Zone Text Amendment, and Development Agreement ordinances become effective	11/24/17	N/A
12.	Athens submits application to LEA for Solid Waste Facilities Permit (SWFP)	Submitted 5/7/18	DA Recital L
13.	Athens responds to written inquiries received by LEA and/or CalRecycle regarding SWFP application	Within thirty (30) days of receipt of such written inquiry	N/A
14.	Athens prepares and submits to City its schematic design drawings for phase 1 of the Project	By 2/28/19	DA, Exhibit "A"
15.	City reviews and approves or disapproves the schematic design drawings for phase 1	Within thirty (30) days of Event 14 4/1/19	N/A
16.	Athens submits to City 70% plan set and prepares and submits to City design development drawings and landscape and grading plans for the Project	Within ninety (90) days of approval in connection with Event 15	N/A
17.	City reviews and approves or disapproves the 70% design development drawings and landscape plans. City issues grading permit	Within sixty (60) days of Event 16	N/A
18.	Close of Escrow	See DDA	DDA § 405
19.	Athens submits final building plans (construction drawings) for phase 1 of the Project	Within thirty (30) days of approval in connection with Event 17	DA, Exhibit "A"
20.	City reviews and approves or disapproves the final building plans (construction drawings) for phase 1 of the Project	Within sixty (60) days of Event 19	DDA § 404(2)(b)

Event	Item To Be Performed	Time For Performance	Agreement Reference
21.	Athens commences construction of phase 1 of the Facility	Within sixty (60) days of approval in connection with Event 20	DA, Exhibit "A"
22.	Athens completes construction of phase 1 of the Facility	Within 12 months of Event 21	DA, Exhibit "A"
23.	Athens prepares and submits to City its final building plans (construction drawings) for phases 2 and 3 of the Project.	5/9/22*	N/A
24.	City reviews and approves or disapproves the final building plans (construction drawings) for phases 2 and 3 of the Project	Within ninety (90) days of Event 23 8/8/22*	DDA § 404(2)(b)
25.	Athens commences construction of phases 2 and 3 of the Facility	Within sixty(60) days of approval in connection with Event 24*	DA, Exhibit "A"
26.	Athens completes construction of phases 2 and 3 of the Facility	Within 14 months of Event 25*	DA, Exhibit "A"

It is understood that the foregoing Schedule of Performance is subject to all of the terms and conditions set forth in the text of the Development Agreement, including any events of Enforced Delay. The summary of the items of performance in this Schedule of Performance is not intended to supersede or modify the more complete description in the text; in the event of any conflict or inconsistency between this Schedule of Performance and the text of the Development Agreement, the text shall govern.

* The time periods set forth in this Schedule of Performance may be altered or amended only by written agreement signed by both Athens and city. The Parties agree that Athens may delay items 23-26 without cause; however, in such case, Athens and City shall negotiate in good faith to amend the Agreement in a manner that provides City alternate sources of revenue while construction is delayed. In addition, minor adjustments may be implemented by the City Manager as needed to conform the above Schedule with the Parties' actual performance of agreements and/or undertaking of Project activities. A failure by either Party to enforce a breach of any particular time provision shall not be construed as a waiver of any other time provisions. The City Manager of the City shall have the authority to approve extensions of time without City Council action, respectively, not to exceed a cumulative total of 180 days. .

EXHIBIT H

SCHEDULE OF ESTIMATED CITY FEES

[See attached - Insert separately]

City of Irwindale
Community Development Department

Filing Fee Schedule

Adopted by City Council Resolution No. 2018-78-3072 of November 14, 2018

OCCUPANCY PERMIT	
Fee	$150.00
PLAN CHECK	
Tenant Improvement/Addition	$100.00
Entitlement Plan Check	$100.00
REVIEW	
Development Review Team 1st Meeting	No Fee
Development Review Team 2nd Meeting	$250.00
Development Review Team 3rd Meeting	$250.00
Preliminary Review	$300.00
ZONING VERIFICATION LETTER	
Fee	$106.00+ Any Additional Research Costs
RESEARCH & ANALYSIS	
Fee	Hourly Rate Varies
SIGN PERMITS	
For Banners	$40.00
For Wall Signs	$50.00
For Monument Signs	$100.00
BUSINESS LICENSE PROCESSING FEES	
New/1st Time Applications – In City Business	$30.00
New/1st Time Applications – Out of City But Requiring Special Permit Reviews	$30.00
Expedited Fee	$30.00
BUSINESS LICENSE PENALTIES	
Delinquency Penalty Fee	10% 1st Month + 5% Each Additional Month
Enforcement Fee	$200.00
Appeal	$200.00
SPECIAL EVENT PERMIT	
Standard Fee (30 Days or More Prior)	$150.00
Late Fee (10-29 Days Prior)	$203.00
FILM PERMIT	
Application	$215.00
Expedited Fee	$150.00

City of Irwindale
Community Development Department

CONDITIONAL USE PERMIT & CUP MODIFICATIONS	
Application (1) (2) (3)	$2,000.00
Appeal (2)	$400.00
Determination (2)	$300.00
SITE PLAN & DESIGN REVIEW	
Administrative Approval (1)	$1,000.00
Discretionary Approval (1) (2) (3)	$2,000.00
VARIANCE	
Single Family Home (1) (2) (3)	$300.00
Non-Residential (Standard) (1) (2) (3)	$2,000.00
Appeal (2)	$400.00
ZONING ORDINANCE AMENDMENT	
Application (1) (2) (3)	$2,000.00 + Attorney Deposit
Appeal (2)	$400.00 + Attorney Deposit
ZONE CHANGE	
Application (1) (2) (3)	$2,000.00
Appeal (2)	$400.00
GENERAL PLAN AMENDMENT	
Application (1) (2) (3)	$1,000.00
LAND SUBDIVISIONS	
Lot Line Adjustment (4)	$200.00
Tentative Parcel Map (1) (2) (3) (4)	$1,900.00 + $60.00 per lot
Tentative Tract Map (1) (2) (3) (4)	$2,000.00 + $60.00 per lot
Vesting Tentative Map (1) (2) (3) (4)	$2,000.00 + $60.00 per lot
Reversion to Acreage (1) (2) (3) (4)	$200.00
Appeal (2)	$400.00
DEVELOPMENT AGREEMENT	
Application + (1) (2) (3)	$2,000.00
City Attorney Deposit	$10,000.00
All Costs (Consultants, Notices, etc.)	All Costs + Admin. Fee

City of Irwindale
Community Development Department

Note:
(1) Applications subject to environmental assessment fees. Fees are processed once per application package as indicated below:

ENVIRONMENTAL DOCUMENTS	
Environmental Assessment Questionnaire	$250.00
Negative Declaration	$500.00
Mitigated Neg. Dec.	$1,500.00 + Deposit Study + 100% Consultant Cost + Admin. Fee
Env. Impact Report	$1,000.00 + Deposit Study + 100% Consultant Cost + Admin. Fee
CA Dept. of Fish and Wildlife CEQA Filing Fees	See Attached Document

Note:
(2) Applications subject to notification fees. Fees are processed once per application package as indicated below:

NOTIFICATION FEES	
Newspaper Ad (One Hearing Required)	$175.00
Newspaper Ad (Two Hearings Required)	$350.00
Public Notice Mailing/Posting (One Hearing Required)	$1.00/parcel + Admin. Fee
Public Notice Mailing/Posting (Two Hearings Required)	$2.00/parcel + Admin. Fee

Note:
(3) Please submit a separate, undated check made payable to the "LACC" for the fee indicated below, which is a filing fee for the Notice of Determination to be posted for 30 days after the approving body has approved an environmental clearance:

NOTICE OF DETERMINATION FEE (Payable to LACC)	
Fee	$75.00

Note:
(4) Applications subject to engineering fees:

ENGINEERING FEES	
Fee	$7,000 Deposit + all costs for Engineering Review + Admin. Fee

Note:
*Administrative Fee is for review and oversight of projects and contracts.

Total Fees: _____

CEQA Environmental Document Filing Fees

CDFW imposes and collects a filing fee to defray the costs of managing and protecting California's vast fish and wildlife resources, including, but not limited to, consulting with other public agencies, reviewing environmental documents, recommending mitigation measures, and developing monitoring programs.

CEQA Document	Fees Effective January 1, 2020	Fees Effective January 1, 2021
Negative Declaration (ND)	$2,406.75	$2,480.25
Mitigated Negative Declaration (MND)	$2,406.75	$2,480.25
Environmental Impact Report (EIR)	$3,343.25	$3,445.25
Environmental Document pursuant to a Certified Regulatory Program (CRP)*	$1,136.50	$1,171.25
County Clerk Processing Fee**	$50.00	$50.00

* CRPs include certain state agency regulatory programs as defined in section 21080.5 of the Public Resources Code and section 15251 of the CEQA Guidelines. Beginning July 1, 2013, CEQA/CRP Filing Fees will no longer apply to the filing of Notices of Decision or Determination for Forest Practice Rules and Timber Harvest Plans (Pub. Resources Code, § 4629.6, added by Stats. 2012, ch. 289, § 3).

** Additional county fees may apply. Please check with your county clerk's office for details.

Annual Fee Adjustments

CDFW is required to adjust the fees annually (Fish & G. Code, § 713). The annual fee adjustments are based on changes in the Implicit Price Deflator for State and Local Government Purchases of Goods and Services, as published by the U.S. Department of Commerce. Annual filing fee adjustments are posted on CDFW's website prior to November 1 of the year before they become effective.

Payment of Fees

The project proponent is responsible for payment of the filing fee (Fish & G. Code, § 711.4). Filing Fees are due at the time a Notice of Determination is filed with the county clerk's office (local lead agency), or with the State Clearinghouse (state lead agency). Fees due for Certified Regulatory Program notices are due to CDFW directly and before the respective Notice of Decision is filed with the Secretary for Natural Resources. For more information on filing fees and No Effect Determinations, please refer to California Code of Regulations, title 14, section 753.5.

Exemptions and No Effect Determinations

The CEQA filing fee will be waived if a project will have no effect on fish and wildlife (Fish & G. Code, § 711.4, subd. (c)(2)(A)). Additionally, projects that are statutorily or categorically exempt from CEQA are also not subject to the filing fee and do not require a no effect determination (Cal. Code Regs., tit. 14, §§ 15260-15333; Fish & G. Code, § 711.4, subd. (d)(1)). Only CDFW staff is responsible for determining whether a project will qualify for a No Effect Determination and if the CEQA filing fee will be waived.

CITY OF IRWINDALE
BUILDING CODE FEE SCHEDULE

Effective July 1, 2020, Building Permit Fees in the city of Irwindale will be as follows:

1. Permit Issuance Fee - to be paid in addition to the fees set forth in a through k below. . . . . $ 65.00

a. For a site inspection not otherwise covered herein by a fee and which is regulated by a Los Angeles County Ordinance. . . . . $ 991.00

b. For inspection of any use, occupancy or change in use or occupancy
Group R or U Occupancy. . . . . $ 514.40
Occupancy groups other than R or U
Affected floor area:
Up to 5,000 square feet. . . . . $ 1,267.80
5,001 to 10,000 square feet. . . . . $ 1,525.60
10,001 to 100,000 square feet. . . . . $ 2,536.40
above 100,000 square feet. . . . . $ 3,844.40

c. RESERVED

d. For inspection of the demolition of a building or structure (including sewage system termination). . . . . $ 384.60

e. For inspection or reinspection of Group A, Division 4, structures, each. . . . . $ 514.40

f. For inspection of structures or devices regulated by Chapter 66, the first inspection of the first structure or device. . . . . $ 384.60
and for each additional structure or device. . . . . $ 61.80

g. For application and investigation fee for relocation building permits as required by Chapter 34:
Floor area: up to 2,500 square feet. . . . . $ 1,024.20
2,501 square feet and above. . . . . $ 2,049.00

h. For investigation and/or permit for trailer coaches required by Chapter 69. . . . . $ 381.00

i. For inspections outside of normal business hours, per hour. . . . . $ 231.00

j. For inspections for which no fee is specifically indicated, per hour. . . . . $ 231.00

k. For inspection of barriers for swimming pools, spas and hot tubs. . . . . $ 216.60

2. For search of office records and a single copy of microfilmed permit. . . . . $ 7.00

For each hour expended responding to public records requests which do not reasonably describe identifiable records. . . . . $ 80.80

3. For Approval in Concept review pursuant to the 1976 Coastal Act (Section 30,000 et seq. Public Resources Code). . . . . $ 306.40

4. For Geotechnical site review and processing geological or engineering reports submitted pursuant to Sections 110, 111, 113, 1804 and Appendix Section 3309:

A. Geotechnical review of building plans and geotechnical reports

i. Geotechnical site review (to determine if geotechnical reports are required). . . . . $ 970.20

ii. Geotechnical report, site, and plan review (review of initial and two addenda reports)
The fee shall be 0.50% of the valuation of the proposed structure

However, the minimum fee shall be. . . . . $ 2,394.20
and the maximum fee shall be. . . . . $ 15,435.20

iii. Review of Geotechnical addenda beyond third review (per hour). . . . . $ 397.40

B. Geotechnical site inspections and geotechnical report review PRIOR to building permit application

i. Geotechnical site review (to determine if geotechnical reports are required). . . . . $ 970.20

ii. Geotechnical report and plan review prior to building permit application (per review). . . . . $ 1,922.20

C. Geotechnical review of grading plans:

1 - 1,000 cubic yards. . . . . $ 1,584.60
1,001 - 10,000 cubic yards. . . . . $ 2,118.20
10,001 - 100,000 cubic yards. . . . . $ 2,839.20
100,001 - 500,000 cubic yards. . . . . $ 3,795.60
500,001 cubic yards and above, the fee shall be $ 3,795.60
plus $ 237.20 / 100,000 cubic yards of additional grading

D. Geotechnical report and grading plan review (review of initial and two addenda reports):

1 - 1,000 cubic yards	$	3,321.00
1,001 - 10,000 cubic yards	$	4,979.80
10,001 - 100,000 cubic yards	$	6,045.80
100,001 - 500,000 cubic yards	$	8,298.00

500,001 cubic yards and above, the fee shall be $ 8,298.00
plus $ 356.20 / 100,000 cubic yards of additional grading

i. Review of Geotechnical addenda beyond third review (per hour) $ 397.40

5. For processing Coastal Engineering Reports $ 911.80

6. For determining occupant load for purposes of parking requirements pursuant to Title 22 (Zoning Ordinance) $ 257.60

7. Reproduction of microfilmed plans $ 73.00
plus $ 7.00 for each sheet to be reproduced

8. Assignment of house numbers $ 127.00

9. For additional review required by complexity of plans or changes, additions or revisions of approved or resubmitted plans or reports, per hour $ 257.60

10. For services required beyond the first and second check of plans or reports, due to changes, errors or omissions, per hour $ 257.60

11. For the issuance of a Certificate of Occupancy $ 238.00

12. For the issuance of a Temporary Certificate of Occupancy $ 357.40

13. For each extension of a Temporary Certificate of Occupancy $ 238.00

14. For processing of 45-day notice pursuant to Section 103.4 $ 1,039.20

15. For processing and recording a Notice of Violation pursuant to Section 103.4 $ 825.80

16. For processing and recording a Rescission of Notice of Violation pursuant to Section 103.4 $ 710.40

17. For investigation of alternate materials and methods of construction

For the initial filing fee	$	515.20
For each hour or fraction thereof, in excess of two	$	257.60

18. Preliminary plan review for conceptual approval, code application/interpretation prior to submittal of permit application (two staff-hour minimum). . . . . $ 515.20
(exception: no fee for 15 minutes or less)
Additional fee beyond minimum, per hour or fraction thereof. . . . . $ 257.60

19. Review of drawings and data which are sufficient to determine nature and scope of work in lieu of submittal of plans and specifications as defined in Section 107.2 (including pedestrian protection, underground tanks, etc.). . . . . $ 192.60

20. Minimum Plan Check fee for plans to be "standardized". . . . . $ 354.20

21. Plan maintenance fee, 2% of building permit fee (Based on valuation of work)
$ 23.20 minimum, $ 991.00 maximum

22. Investigation fee for work done without a required permit shall be equal to the permit fee, but not less than. . . . . $ 792.20
Exception: One or two family dwellings, when work is performed by owner-builder. . . . . $ 396.00

23. Noncompliance fee, when person fails to comply with written order:
Group R-3 occupancy. . . . . $ 238.00
All other occupancies. . . . . $ 476.20

24. Request for hearing before Building Board of Appeals. . . . . $ 1,011.40
Exception:
a) Regarding the unsafe condition of building or structure per Sec. 102.4.1.
b) Regarding the initial determination as a welded steel moment frame building in a high earthquake damaged area.
c) Regarding the initial determination as a pre-April 13, 1975 Concrete Tilt-up Building.
d) Regarding initial determination as an unreinforced masonry building (URM)/potentially earthquake hazardous building.

CITY OF IRWINDALE
ELECTRICAL CODE FEE SCHEDULE

Effective July 1, 2020, Electrical Permit Fees in the City will be as follows:

ELECTRICAL PERMIT FEES

PERMITS

1. For issuing permits, each. . . . . $ 65.00

SYSTEM FEE SCHEDULE

(Note: The following do not include permit issuing fee.)

New Residential Buildings

The following fees shall include all wiring and electrical equipment in or on each building, or other electrical equipment on the same premises constructed at the same time.

2. For new multifamily residential buildings (apartments and condominiums) having three (3) or more living units not including garages, carports, and other noncommercial automobiles storage areas constructed at the same time, per square foot. . . . . $ 0.30

For garages, carports, and other accessory buildings used in conjunction with multifamily residential buildings use BRANCH CIRCUIT FEE OR UNIT FEE SCHEDULE.

3. For new single and two-family residential buildings not including garages, carports and other minor accessory buildings constructed at the same time, per square foot. $0.30

For garages, carports and other minor accessory buildings constructed at the same time as the single or two-family residential buildings a fee will not be required. For other types of residential occupancies and alterations, additions and modifications to existing residential buildings, use BRANCH CIRCUIT FEE OR UNIT FEE SCHEDULE.

4. Private Swimming Pools

For new private, residential, inground swimming pools for single, or multifamily occupancies, including a complete system of necessary branch circuit wiring, bonding, grounding, underwater lighting, water pumping and other similar electrical equipment directly related to the operation of a swimming pool, each. . . . . $ 190.80

For other types of swimming pools, therapeutic whirlpools, spas, hot tubs and alterations to existing swimming pools, each. . . . . $ 128.40

5. Carnivals and Circuses

Carnivals, circuses or other traveling shows or exhibitions utilizing transportable-type rides, booths, displays and attractions.

For electric generators and electrically driven rides, each. . . . . $ 91.60

For mechanically driven rides and walk-through attractions or displays having electric lighting each. . . . . $ 38.40

For a system of area and booth lighting, each. . . . . $ 38.40

For permanently installed rides, booths, displays, and attractions, use UNIT FEE SCHEDULE.

6. Temporary Power Service

For a temporary service power pole or pedestal, including all pole or pedestal mounted receptacle outlets and appurtenances, each. . . . . $ 102.60

For a temporary distribution system and temporary lighting and receptacle outlets for construction sites, decorative lighting, Christmas tree sales lots, firework stands, sales booths, additional pole, etc., each. . . . . $ 50.20

BRANCH CIRCUIT AND UNIT FEE SCHEDULES

(Note: 1. The following do not include permit issuing fees;
2. Where appropriate either fee schedule may be used.)

7. Branch Circuit Fees (Alternate to Unit Fees)

Branch circuit fees apply to new branch circuit wiring and the lighting fixtures, switches and receptacles which are supplied by these branch circuits, including their outlets.

For 15 or 20 ampere 120 volt lighting or general use receptacles:

First 10 branch circuits, each	$	40.80
Each additional branch circuit from 11 to 40 inclusive	$	33.80
Each additional branch circuit over 40	$	30.40

For 15 or 20 ampere 208 volt to 277 volt lighting, each $ 64.20

Exception: An individual multiwire branch circuit supplying one appliance may be counted as one circuit.

Unit Fees (Alternate to Branch Circuit Fees)

8. Receptacle, Switch, Lighting, or other.

For receptacle, switch, lighting, or other outlets at which current is used or controlled except services, feeders and meters:

First 20, each	$	5.00
Additional outlets, each	$	3.40

Note: For multi-outlet assemblies, each five feet or fraction thereof may be considered as one outlet.

9. Lighting Fixtures

For lighting fixtures, sockets, or other lamp holding devices:

First 20, each	$	5.00
Additional fixtures, each	$	3.40

For pole or platform mounted lighting fixtures, each $ 6.00

For theatrical-type lighting fixtures or assemblies, each $ 6.00

10. Residential Appliances of Three Horsepower or Less:

For fixed residential appliances or receptacle outlets for same, including wall-mounted electric ovens, counter-mounted cooking tops, electric ranges, self- contained room, console, or through-wall air conditioners, space heaters, food waste grinders, dishwashers, washing machines, water heaters, clothes dryers, or other motor-operated appliances, not exceeding three (3) horsepower (HP) in rating, each $ 25.00

Note: For other types of air conditioners and other motor-driven appliances having larger electrical ratings, see Power Apparatus.

11. Other Appliances of Three Horsepower or Less:

For any appliance installed in a non-residential occupancy and not exceeding three (3) horsepower (HP), kilowatt (KW), or kilovolt-ampere (KVA) in rating, including medical and dental devices, food, beverage, and ice cream cabinets, illuminated showcases, drinking fountains, vending machines, laundry machines, or other similar types of equipment, each. . . . . $ 36.40

(Note: 1. As used in the above sentence, "non-residential occupancy" includes but is not limited to hotels and motels.

2. For other types of air conditioners and other motor driven appliances having larger electrical ratings, see Power Apparatus.)

12. Power Apparatus:

For motors, generators, transformers, rectifiers, synchronous converters, capacitors, industrial heating, air conditioners and heat pumps, cooking or baking equipment, and other apparatus, with a rating as follows:

Rating in horsepower (HP), kilowatts (KW), kilovolt amperes (KVA), or kilovolt-amperes-reactive (KVAR).

Rating over 3 and not over 10, each.	$	47.00
Rating over 10 and not over 50, each.	$	108.40
Rating over 50 and not over 100, each.	$	202.80
Rating over 100, each.	$	335.00

(Note: 1. For equipment or appliances having more than one motor, transformer, heater, etc., the sum of the combined ratings may be used.

2. These fees include all switches, circuit breakers, contactors, thermostats, relays and other directly related control equipment.)

13. Busways

For cable trays, trolley and plug-in type busways, each 100 feet or fraction thereof. . . . . $ 61.60

Note: An additional fee will be required for lighting fixtures, motors and other appliances that are connected to trolley and plug-in type busways. No fee is required for portable tools.

14. Signs, Outline Lighting, and Marquees:

For signs, outline lighting systems, or marquees supplied from one branch circuit, each.	$	91.60
For additional branch circuits within the same sign, outline lighting system, or marquee, each.	$	30.40

15. Services, Switchboards, Switchboard Sections, Motor Control Centers and Panelboards:

For services, switchboards, switchboard sections, motor control centers and panelboards of 600 volts or less and not over 399 amperes in rating, each.	$	91.60
For services, switchboards, switchboard sections, motor control centers and panelboards of 600 volts or less and 400 amperes to 1,000 amperes in rating, each.	$	179.40
For services, switchboards, switchboard sections, motor control centers and panelboards over 600 volts or over 1000 amperes in rating, each.	$	382.00

16. Miscellaneous Apparatus, Conduits and Conductors:

For electrical apparatus, conduits and conductors for which a permit is required but for which no fee is herein set forth.	$	153.80

(Note: This fee is not applicable when a fee is paid for one or more services, outlets, fixtures, appliances, power apparatus, busways, signs or other equipment.)

Other Inspections:

17.	For each extra inspection resulting from defective workmanship or materials, each.	$	77.80
18.	For inspection of electrical equipment for which no fee is herein set forth and for emergency inspections for the time consumed:		
	For the first 1/2 hour, or fraction thereof.	$	129.20
	or, for each hour, or fraction thereof.	$	257.60
19.	For any single hazardous location area, as defined by the provisions of Chapter 5 of the California Electrical Code, larger than 2,000 sq. ft or an aggregate area consisting of smaller hazardous location areas totaling over 2,000 sq. ft., a surcharge in addition to any other applicable fees each.	$	514.60

20. For investigation and review of test reports from local testing laboratories, or to comply with Section 83-3. Reports for one (1) to ten (10) electrical items, apparatus, machine tools, appliances, or other electrical equipment, ... $ 594.80
For eleven (11) to twenty (20) items. . . . . $ 1,188.60
For twenty-one (21) to fifty (50) items. . . . . $ 1,783.20
For more than fifty (50) items. . . . . $ 1,981.80
For high voltage switchgears, transformers or substations, each. . . . . $ 1,188.60

21. For investigation of alternate materials and methods of construction
For the initial filing fee. . . . . $ 515.20
For each hour or fraction thereof, in excess of two. . . . . $ 257.60

Investigation fee for work done without a required permit shall be equal to the permit fee, but not less than. . . . . $ 792.20
Exception: One or two family dwellings, when work is performed by owner-builder. . . . . $ 396.00

Noncompliance Fee:

For one and two family dwelling occupancies. . . . . $ 238.00
For other occupancies. . . . . $ 476.20

Plan Checking Fee:

The fee shall be equal to seventy percent (70%) of the required electrical permit fee provided however, the minimum fee shall be. . . . . $ 257.60

The fee for each tenant improvement plan check (installations requiring review to verify compliance with the State's Electrical Energy Conservation requirements (Title 24), when a building plan check is not required for that work, shall be $ 32.00 for each 1,000 square feet; provided however, the minimum fee shall be #######

For additional review required by complexity of plans, or revisions of approved plans or reports, or for services beyond the first and second plan check, due to changes, errors or omissions, per hour. . . . . $ 257.60

CITY OF IRWINDALE
MECHANICAL CODE FEE SCHEDULE

Effective July 1, 2020, Mechanical Permit Fees in the City will be as follows:

Permit Fees

For the issuance of each permit . . . . . $ 65.00

For the installation, alteration or relocation of each refrigeration compressor or absorption unit, and for each fuel burning furnace, heater, boiler and vented decorative appliance including vents attached thereto:

- Up to and including 100,000 BTU. . . . . $ 63.80
- More than 100,000 BTU and up to and including 500,000 BTU. . . . . $ 123.00
- More than 500,000 BTU. . . . . $ 308.00

For each air inlet and air outlet served by any air-conditioning system . . . . . $ 10.00

- Or when the number of air inlets and outlets are unknown, for each 1,000 square feet or fraction thereof of conditioned area. . . . . $ 87.40

NOTE: An air-conditioned system includes heating and/or cooling.

For the installation, relocation or replacement of each appliance vent installed and not included in an appliance permit. . . . . $ 30.40

For the installation or alteration of each air handling unit for air conditioning including ducts attached thereto:

- Up to and including 2,000 CFM
  - Each unit up to 10. . . . . $ 30.40
  - Each unit over 10. . . . . $ 9.40
- More than 2,000 CFM and up to and including 10,000 CFM, each. . . . . $ 91.60
- More than 10,000 CFM, each. . . . . $ 154.00

NOTE: This fee shall not apply to an air handling unit which is a portion of a factory assembled air-conditioning appliance for which a permit is required elsewhere in this Code.

For each evaporative cooler other than portable type	$ 51.60
For ventilation fans which serve a single register:	
Each fan up to 10	$ 37.80
Each fan over 10	$ 13.20
For each ventilation system which is not a portion of any air-conditioning system for which a permit is required elsewhere in this Code	$ 79.60
For the installation of each commercial kitchen hood, spray booth or product conveying duct system, including the fans and ducts attached thereto	$ 154.00
For the installation of each fire damper	$ 24.80
For the alteration of an existing duct system for which a permit is not required elsewhere in this Code	$ 63.80
Investigation fee for work done without a required permit shall be equal to the permit fee, but not less than	$ 792.20
Exception: One or two family dwellings, when work is performed by owner-builder	$ 396.00
Noncompliance fee:	
R-3 occupancies	$ 238.00
Other occupancies	$ 476.20
For investigation of alternate materials and methods of construction	
For the initial filing fee	$ 515.20
For each hour or fraction thereof, in excess of two	$ 257.60

NOTE: 1) For a refrigeration system rating; one horsepower, one ton or 12,000 BTU per hour shall mean the same quantity.

2) For steam boilers rated in boiler horsepower; one horsepower shall equal 50,000 BTU per hour.

Plan Check Fee

The Mechanical Code requires plan check fees to be paid at the time of submitting plans and specifications.

The plan check fee shall be 50% of the required mechanical permit fee.

EXCEPTION: Identical appliances of 100,000 BTU or less, installed in a single building:

Up to and including 10. . . . . 50% of permit fee
For each appliance over 10. . . . . an additional 5% of its permit fee

If any of the following systems is included in the work proposed, a surcharge shall be collected for each of these systems as follows:

(i)	A commercial type I or II hood.	$ 396.00
(ii)	Garage ventilation systems.	$ 396.00
(iii)	Stairs pressurization systems.	$ 396.00
(iv)	Product conveying systems.	$ 396.00

The minimum plan checking fee (including all surcharges) shall be. . . . . $ 257.60

2. Installations of the following individual systems:

(i)	A commercial type I or II hood.	$ 594.80
(ii)	Garage ventilation systems.	$ 594.80
(iii)	Stairs pressurization systems.	$ 594.80
(iv)	Product conveying systems.	$ 594.80

3. Tenant improvement installations requiring review to verify compliance with the State's Energy Regulations, when a building permit is not required for that work, the fee shall be $ 63.80 /1,000 sq. ft. of conditioned space, with a minimum fee of $ 129.20

4. For additional review required by complexity of plans, or revisions of approved plans or reports, or for services beyond the first and second plan check, due to changes, errors or omissions, per hour. . . . . $ 257.60

CITY OF IRWINDALE
PLUMBING CODE FEE SCHEDULE

Effective July 1, 2020 Plumbing Permit Fees in the City will be as follows:

Table No. I

For issuing each permit	$	65.00
In addition:		
For each plumbing fixture or trap or set of fixtures on one trap (including drainage vent, water piping and backflow prevention devices therefor), (hose bibbs are considered fixtures)	$	38.40
For each permanent-type dishwasher whether individually trapped or not	$	38.40
For future stacks or branches, each waste inlet	$	21.00
For each roof drain	$	38.40
For each drainage or sewer backwater valve	$	110.20
For each industrial waste pretreatment interceptor, including its trap and vent, excepting kitchen-type grease interceptors functioning as fixture traps	$	38.40
For each swimming pool drainage trap and receptor, whether connected to a building drain or a building sewer (water supply for pool not included)	$	38.40
For each gas piping system on any one meter or alteration, extension or retest of existing gas piping system:		
Low pressure system:		
5 outlets or less	$	38.40
For each additional outlet over five	$	9.80
Medium or high pressure system:		
Each system	$	158.00
Additional fee for each outlet	$	9.80

For each gas meter not under control and maintenance of the serving gas supplier	$ 38.40
For each gas pressure regulator other than appliance regulators	$ 38.40
For each water heater and/or vent	$ 38.40
For repair or alteration of drainage and/or vent piping, each fixture	$ 38.40
For each piece of water-treating equipment	$ 38.40
For each water pressure regulator	$ 38.40

For potable water not covered elsewhere in fee schedule:

1-1/2 inch and smaller	$ 38.40
2 inches to 3 inches	$ 119.20
Over 3 inches	$ 257.60

For replacing water piping in a building, (1) each fixture, each water treating device and each piece of water-using or dispensing equipment, or (2) each branch or riser that has none of the above items connected thereto	$ 15.80
For sprinkling systems on any one meter, each backflow prevention device therefor	$ 38.40
For each backflow-prevention device on unprotected water supplies, pools, tanks, vats, etc. (including incidental water piping)	$ 38.40
For each trap primer	$ 38.40
For each solar potable water-heating system, including water heater and vent	$ 128.40
Investigation fee for work done without a required permit shall be equal to the permit fee, but not less than	$ 792.20
Exception: One or two family dwellings, when work is performed by owner-builder	$ 396.00

Noncompliance fee:

R-3 occupancies	$ 238.00
Other occupancies	$ 476.20

For investigation of alternate materials and methods of construction

For the initial filing fee	$ 515.20
For each hour or fraction thereof, in excess of two	$ 257.60

Table No. II

For issuing each permit	$ 32.50

In addition:

For the connection of a house sewer to a public sewer, or for the extension of a house lateral onto a lot for future use (separate permit required for each such connection or extension)	$ 110.20
For each house sewer manhole	$ 110.20
For each installation of a section of house sewer for future use	$ 71.20
For the connection of each additional building or additional work to a house sewer	$ 71.20
For the connection of a house sewer to a private sewage disposal system	$ 71.20
For each private sewage disposal system (septic tank and seepage pits or pits and/or drainfield)	$ 226.40
For each grey water system (storage tanks and disposal/irrigation fields)	$ 226.40
For each cesspool, overflow seepage pit, percolation test pit, swimming pool drywell, or drainfield extension or replacement	$ 110.20
For disconnection, abandonment, alteration or repair of any house sewer or private sewage disposal system or part thereof	$ 71.20

Plan Check Fee

(a) A plan checking fee as indicated shall be paid to the Chief Plumbing Inspector at the time of submitting plans and specifications for work described in this subsection. Said fee shall be equal to 40% of the required plumbing permit fee as set forth in Table I of this Article.

If any of the following systems is included in the work proposed, a surcharge shall be collected for each of these systems as follows:

(1) Combination waste and vent system. . . . . $ 396.00

(2) Gas system containing an earthquake actuated shut-off valve. . . . . $ 138.40

(3) Chemical waste system. . . . . $ 78.80

(4) Rainwater system. . . . . $ 257.60

The minimum plan checking fee (including all surcharges) shall be. . . . . $ 257.60

(b) For plan checking individual systems not required to be reviewed under subsection (a) above:

(1) Combination waste and vent systems. . . . . $ 594.80

(2) Gas system containing an earthquake actuated shut-off valve. . . . . $ 197.80

(3) Chemical waste system. . . . . $ 119.20

(4) Rainwater system. . . . . $ 396.00

(5) Grey water system. . . . . $ 226.40

(c) For additional review required by complexity of plans, or revisions of approved plans or reports, or for services beyond the first and second plan check, due to changes, errors or omissions, per hour. . . . . $ 257.60

EFFECTIVE JULY 1, 2020

BUILDING PERMIT AND PLAN CHECKING FEES FOR CITY OF IRWINDALE

(Table is for reference only - for actual fees please input valuation into DAPTS)

Note:

1. A permit issuance fee of $ 65.00 shall be added to all building permit fees.
2. A combined building permit for one-family or two-family dwelling and attached garage(s) shall be 1.6 times the building permit fee. Sections 106.5.6 & 107.1
3. Minimum plan check fee for Standard Plan is $ 354.20.

Valuation Not Over	Including Energy & Disabled Access Check P. C. Fee	Permit Fee R-Occup.	Others	Including Energy Check Only P. C. Fee	Permit Fee R-Occup.	Others	Including Disabled Access Check Only P. C. Fee	Permit Fee R-Occup.	Others	Without Energy & Disabled Acces P. C. Fee	Permit R- Occup.
100	192.60	118.49	118.49	192.60	113.36	113.36	192.60	108.23	108.23	192.60	103.10
200	192.60	118.49	118.49	192.60	113.36	113.36	192.60	108.23	108.23	192.60	103.10
300	192.60	118.49	118.49	192.60	113.36	113.36	192.60	108.23	108.23	192.60	103.10
400	192.60	118.49	118.49	192.60	113.36	113.36	192.60	108.23	108.23	192.60	103.10
500	192.60	118.49	118.49	192.60	113.36	113.36	192.60	108.23	108.23	192.60	103.10
600	192.60	118.49	118.49	192.60	113.36	113.36	192.60	108.23	108.23	192.60	103.10
700	192.60	118.49	118.49	192.60	113.36	113.36	192.60	108.23	108.23	192.60	103.10
800	192.60	177.60	177.60	192.60	169.90	169.90	192.60	162.20	162.20	192.60	154.50
900	192.60	177.60	177.60	192.60	169.90	169.90	192.60	162.20	162.20	192.60	154.50
1,000	192.60	177.60	177.60	192.60	169.90	169.90	192.60	162.20	162.20	192.60	154.50
2,000	192.60	223.37	224.49	192.60	213.68	214.80	192.60	203.99	205.11	192.60	194.30
3,000	228.34	269.14	269.48	218.42	257.46	257.80	208.49	245.78	246.12	198.56	234.10
4,000	267.25	315.95	315.53	255.63	302.28	301.86	244.01	288.61	288.19	232.39	274.94
5,000	306.15	360.83	361.58	292.84	345.17	345.92	279.53	329.51	330.26	266.22	313.85
6,000	345.06	406.73	407.63	330.06	389.08	389.98	315.05	371.43	372.33	300.05	353.78
7,000	383.96	452.63	453.68	367.27	432.99	434.04	350.57	413.35	414.40	333.88	393.71
8,000	422.87	498.53	499.73	404.48	476.90	478.10	386.10	455.27	456.47	367.71	433.64
9,000	461.77	544.43	545.78	441.69	520.81	522.16	421.62	497.19	498.54	401.54	473.57
10,000	500.68	590.33	591.83	478.91	564.72	566.22	457.14	539.11	540.61	435.37	513.50
11,000	539.58	636.23	637.88	516.12	608.63	610.28	492.66	581.03	582.68	469.20	553.43
12,000	578.48	682.13	683.93	553.33	652.54	654.34	528.18	622.95	624.75	503.03	593.36
13,000	617.39	728.03	729.98	590.55	696.45	698.40	563.70	664.87	666.82	536.86	633.29
14,000	656.29	773.93	776.03	627.76	740.36	742.46	599.22	706.79	708.89	570.69	673.22
15,000	695.20	819.83	822.08	664.97	784.27	786.52	634.75	748.71	750.96	604.52	713.15

EFFECTIVE JULY 1, 2020

Valuation Not Over	Including Energy & Disabled Access Check P. C. Fee	Permit Fee R-Occup.	Others	Including Energy Check Only P. C. Fee	Permit Fee R-Occup.	Others	Including Disabled Access Check Only P. C. Fee	Permit Fee R-Occup.	Others	Without Energy & Disabled Acces P. C. Fee	Permit R- Occup.
51,000	1,863.12	2,198.53	2,206.18	1,782.11	2,103.23	2,110.88	1,701.11	2,007.93	2,015.58	1,620.10	1,912.63
52,000	1,885.60	2,225.11	2,232.91	1,803.62	2,128.66	2,136.46	1,721.63	2,032.21	2,040.01	1,639.65	1,935.76
53,000	1,908.08	2,251.69	2,259.64	1,825.12	2,154.09	2,162.04	1,742.16	2,056.49	2,064.44	1,659.20	1,958.89
54,000	1,930.56	2,278.27	2,286.37	1,846.63	2,179.52	2,187.62	1,762.69	2,080.77	2,088.87	1,678.75	1,982.02
55,000	1,953.05	2,304.85	2,313.10	1,868.13	2,204.95	2,213.20	1,783.22	2,105.05	2,113.30	1,698.30	2,005.15
56,000	1,975.53	2,331.43	2,339.83	1,889.64	2,230.38	2,238.78	1,803.74	2,129.33	2,137.73	1,717.85	2,028.28
57,000	1,998.01	2,358.01	2,366.56	1,911.14	2,255.81	2,264.36	1,824.27	2,153.61	2,162.16	1,737.40	2,051.41
58,000	2,020.49	2,384.59	2,393.29	1,932.65	2,281.24	2,289.94	1,844.80	2,177.89	2,186.59	1,756.95	2,074.54
59,000	2,042.98	2,411.17	2,420.02	1,954.15	2,306.67	2,315.52	1,865.33	2,202.17	2,211.02	1,776.50	2,097.67
60,000	2,065.46	2,437.75	2,446.75	1,975.66	2,332.10	2,341.10	1,885.85	2,226.45	2,235.45	1,796.05	2,120.80
61,000	2,087.94	2,464.33	2,473.48	1,997.16	2,357.53	2,366.68	1,906.38	2,250.73	2,259.88	1,815.60	2,143.93
62,000	2,110.42	2,490.91	2,500.21	2,018.67	2,382.96	2,392.26	1,926.91	2,275.01	2,284.31	1,835.15	2,167.06
63,000	2,132.91	2,517.49	2,526.94	2,040.17	2,408.39	2,417.84	1,947.44	2,299.29	2,308.74	1,854.70	2,190.19
64,000	2,155.39	2,544.07	2,553.67	2,061.68	2,433.82	2,443.42	1,967.96	2,323.57	2,333.17	1,874.25	2,213.32
65,000	2,177.87	2,570.65	2,580.40	2,083.18	2,459.25	2,469.00	1,988.49	2,347.85	2,357.60	1,893.80	2,236.45
66,000	2,200.35	2,597.23	2,607.13	2,104.69	2,484.68	2,494.58	2,009.02	2,372.13	2,382.03	1,913.35	2,259.58
67,000	2,222.84	2,623.81	2,633.86	2,126.19	2,510.11	2,520.16	2,029.55	2,396.41	2,406.46	1,932.90	2,282.71
68,000	2,245.32	2,650.39	2,660.59	2,147.70	2,535.54	2,545.74	2,050.07	2,420.69	2,430.89	1,952.45	2,305.84
69,000	2,267.80	2,676.97	2,687.32	2,169.20	2,560.97	2,571.32	2,070.60	2,444.97	2,455.32	1,972.00	2,328.97
70,000	2,290.28	2,703.55	2,714.05	2,190.71	2,586.40	2,596.90	2,091.13	2,469.25	2,479.75	1,991.55	2,352.10
71,000	2,312.77	2,730.13	2,740.78	2,212.21	2,611.83	2,622.48	2,111.66	2,493.53	2,504.18	2,011.10	2,375.23
72,000	2,335.25	2,756.71	2,767.51	2,233.72	2,637.26	2,648.06	2,132.18	2,517.81	2,528.61	2,030.65	2,398.36
73,000	2,357.73	2,783.29	2,794.24	2,255.22	2,662.69	2,673.64	2,152.71	2,542.09	2,553.04	2,050.20	2,421.49
74,000	2,380.21	2,809.87	2,820.97	2,276.73	2,688.12	2,699.22	2,173.24	2,566.37	2,577.47	2,069.75	2,444.62
75,000	2,402.70	2,836.45	2,847.70	2,298.23	2,713.55	2,724.80	2,193.77	2,590.65	2,601.90	2,089.30	2,467.75
76,000	2,425.18	2,863.03	2,874.43	2,319.74	2,738.98	2,750.38	2,214.29	2,614.93	2,626.33	2,108.85	2,490.88
77,000	2,447.66	2,889.61	2,901.16	2,341.24	2,764.41	2,775.96	2,234.82	2,639.21	2,650.76	2,128.40	2,514.01
78,000	2,470.14	2,916.19	2,927.89	2,362.75	2,789.84	2,801.54	2,255.35	2,663.49	2,675.19	2,147.95	2,537.14
79,000	2,492.63	2,942.77	2,954.62	2,384.25	2,815.27	2,827.12	2,275.88	2,687.77	2,699.62	2,167.50	2,560.27
80,000	2,515.11	2,969.35	2,981.35	2,405.76	2,840.70	2,852.70	2,296.40	2,712.05	2,724.05	2,187.05	2,583.40
81,000	2,537.59	2,995.93	3,008.08	2,427.26	2,866.13	2,878.28	2,316.93	2,736.33	2,748.48	2,206.60	2,606.53
82,000	2,560.07	3,022.51	3,034.81	2,448.77	2,891.56	2,903.86	2,337.46	2,760.61	2,772.91	2,226.15	2,629.66
83,000	2,582.56	3,049.09	3,061.54	2,470.27	2,916.99	2,929.44	2,357.99	2,784.89	2,797.34	2,245.70	2,652.79
84,000	2,605.04	3,075.67	3,088.27	2,491.78	2,942.42	2,955.02	2,378.51	2,809.17	2,821.77	2,265.25	2,675.92
85,000	2,627.52	3,102.25	3,115.00	2,513.28	2,967.85	2,980.60	2,399.04	2,833.45	2,846.20	2,284.80	2,699.05

EFFECTIVE JULY 1, 2020

Valuation Not Over	Including Energy & Disabled Access Check P. C. Fee	Permit Fee R-Occup.	Others	Including Energy Check Only P. C. Fee	Permit Fee R-Occup.	Others	Including Disabled Access Check Only P. C. Fee	Permit Fee R-Occup.	Others	Without Energy & Disabled Acces P. C. Fee	Permit R- Occup.
121,000	3,283.81	3,879.04	3,897.19	3,141.04	3,711.07	3,729.22	2,998.26	3,543.10	3,561.25	2,855.49	3,375.13
122,000	3,299.06	3,897.11	3,915.41	3,155.63	3,728.36	3,746.66	3,012.19	3,559.61	3,577.91	2,868.75	3,390.86
123,000	3,314.31	3,915.18	3,933.63	3,170.21	3,745.65	3,764.10	3,026.11	3,576.12	3,594.57	2,882.01	3,406.59
124,000	3,329.56	3,933.25	3,951.85	3,184.80	3,762.94	3,781.54	3,040.03	3,592.63	3,611.23	2,895.27	3,422.32
125,000	3,344.81	3,951.32	3,970.07	3,199.38	3,780.23	3,798.98	3,053.96	3,609.14	3,627.89	2,908.53	3,438.05
126,000	3,360.06	3,969.39	3,988.29	3,213.97	3,797.52	3,816.42	3,067.88	3,625.65	3,644.55	2,921.79	3,453.78
127,000	3,375.31	3,987.46	4,006.51	3,228.56	3,814.81	3,833.86	3,081.80	3,642.16	3,661.21	2,935.05	3,469.51
128,000	3,390.56	4,005.53	4,024.73	3,243.14	3,832.10	3,851.30	3,095.73	3,658.67	3,677.87	2,948.31	3,485.24
129,000	3,405.81	4,023.60	4,042.95	3,257.73	3,849.39	3,868.74	3,109.65	3,675.18	3,694.53	2,961.57	3,500.97
130,000	3,421.05	4,041.67	4,061.17	3,272.31	3,866.68	3,886.18	3,123.57	3,691.69	3,711.19	2,974.83	3,516.70
131,000	3,436.30	4,059.74	4,079.39	3,286.90	3,883.97	3,903.62	3,137.49	3,708.20	3,727.85	2,988.09	3,532.43
132,000	3,451.55	4,077.81	4,097.61	3,301.49	3,901.26	3,921.06	3,151.42	3,724.71	3,744.51	3,001.35	3,548.16
133,000	3,466.80	4,095.88	4,115.83	3,316.07	3,918.55	3,938.50	3,165.34	3,741.22	3,761.17	3,014.61	3,563.89
134,000	3,482.05	4,113.95	4,134.05	3,330.66	3,935.84	3,955.94	3,179.26	3,757.73	3,777.83	3,027.87	3,579.62
135,000	3,497.30	4,132.02	4,152.27	3,345.24	3,953.13	3,973.38	3,193.19	3,774.24	3,794.49	3,041.13	3,595.35
136,000	3,512.55	4,150.09	4,170.49	3,359.83	3,970.42	3,990.82	3,207.11	3,790.75	3,811.15	3,054.39	3,611.08
137,000	3,527.80	4,168.16	4,188.71	3,374.42	3,987.71	4,008.26	3,221.03	3,807.26	3,827.81	3,067.65	3,626.81
138,000	3,543.05	4,186.23	4,206.93	3,389.00	4,005.00	4,025.70	3,234.96	3,823.77	3,844.47	3,080.91	3,642.54
139,000	3,558.30	4,204.30	4,225.15	3,403.59	4,022.29	4,043.14	3,248.88	3,840.28	3,861.13	3,094.17	3,658.27
140,000	3,573.54	4,222.37	4,243.37	3,418.17	4,039.58	4,060.58	3,262.80	3,856.79	3,877.79	3,107.43	3,674.00
141,000	3,588.79	4,240.44	4,261.59	3,432.76	4,056.87	4,078.02	3,276.72	3,873.30	3,894.45	3,120.69	3,689.73
142,000	3,604.04	4,258.51	4,279.81	3,447.35	4,074.16	4,095.46	3,290.65	3,889.81	3,911.11	3,133.95	3,705.46
143,000	3,619.29	4,276.58	4,298.03	3,461.93	4,091.45	4,112.90	3,304.57	3,906.32	3,927.77	3,147.21	3,721.19
144,000	3,634.54	4,294.65	4,316.25	3,476.52	4,108.74	4,130.34	3,318.49	3,922.83	3,944.43	3,160.47	3,736.92
145,000	3,649.79	4,312.72	4,334.47	3,491.10	4,126.03	4,147.78	3,332.42	3,939.34	3,961.09	3,173.73	3,752.65
146,000	3,665.04	4,330.79	4,352.69	3,505.69	4,143.32	4,165.22	3,346.34	3,955.85	3,977.75	3,186.99	3,768.38
147,000	3,680.29	4,348.86	4,370.91	3,520.28	4,160.61	4,182.66	3,360.26	3,972.36	3,994.41	3,200.25	3,784.11
148,000	3,695.54	4,366.93	4,389.13	3,534.86	4,177.90	4,200.10	3,374.19	3,988.87	4,011.07	3,213.51	3,799.84
149,000	3,710.79	4,385.00	4,407.35	3,549.45	4,195.19	4,217.54	3,388.11	4,005.38	4,027.73	3,226.77	3,815.57
150,000	3,726.03	4,403.07	4,425.57	3,564.03	4,212.48	4,234.98	3,402.03	4,021.89	4,044.39	3,240.03	3,831.30
151,000	3,741.28	4,421.14	4,443.79	3,578.62	4,229.77	4,252.42	3,415.95	4,038.40	4,061.05	3,253.29	3,847.03
152,000	3,756.53	4,439.21	4,462.01	3,593.21	4,247.06	4,269.86	3,429.88	4,054.91	4,077.71	3,266.55	3,862.76
153,000	3,771.78	4,457.28	4,480.23	3,607.79	4,264.35	4,287.30	3,443.80	4,071.42	4,094.37	3,279.81	3,878.49
154,000	3,787.03	4,475.35	4,498.45	3,622.38	4,281.64	4,304.74	3,457.72	4,087.93	4,111.03	3,293.07	3,894.22
155,000	3,802.28	4,493.42	4,516.67	3,636.96	4,298.93	4,322.18	3,471.65	4,104.44	4,127.69	3,306.33	3,909.95

Valuation Not Over	Including Energy & Disabled Access Check P. C. Fee	Permit Fee R-Occup.	Others	Including Energy Check Only P. C. Fee	Permit Fee R-Occup.	Others	Including Disabled Access Check Only P. C. Fee	Permit Fee R-Occup.	Others	Without Energy & Disabled Acces P. C. Fee	Permit R- Occup.
191,000	4,351.24	5,143.94	5,172.59	4,162.06	4,921.37	4,950.02	3,972.87	4,698.80	4,727.45	3,783.69	4,476.23
192,000	4,366.49	5,162.01	5,190.81	4,176.65	4,938.66	4,967.46	3,986.80	4,715.31	4,744.11	3,796.95	4,491.96
193,000	4,381.74	5,180.08	5,209.03	4,191.23	4,955.95	4,984.90	4,000.72	4,731.82	4,760.77	3,810.21	4,507.69
194,000	4,396.99	5,198.15	5,227.25	4,205.82	4,973.24	5,002.34	4,014.64	4,748.33	4,777.43	3,823.47	4,523.42
195,000	4,412.24	5,216.22	5,245.47	4,220.40	4,990.53	5,019.78	4,028.57	4,764.84	4,794.09	3,836.73	4,539.15
196,000	4,427.49	5,234.29	5,263.69	4,234.99	5,007.82	5,037.22	4,042.49	4,781.35	4,810.75	3,849.99	4,554.88
197,000	4,442.74	5,252.36	5,281.91	4,249.58	5,025.11	5,054.66	4,056.41	4,797.86	4,827.41	3,863.25	4,570.61
198,000	4,457.99	5,270.43	5,300.13	4,264.16	5,042.40	5,072.10	4,070.34	4,814.37	4,844.07	3,876.51	4,586.34
199,000	4,473.24	5,288.50	5,318.35	4,278.75	5,059.69	5,089.54	4,084.26	4,830.88	4,860.73	3,889.77	4,602.07
200,000	4,488.48	5,306.57	5,336.57	4,293.33	5,076.98	5,106.98	4,098.18	4,847.39	4,877.39	3,903.03	4,617.80
201,000	4,503.73	5,324.64	5,354.79	4,307.92	5,094.27	5,124.42	4,112.10	4,863.90	4,894.05	3,916.29	4,633.53
202,000	4,518.98	5,342.71	5,373.01	4,322.51	5,111.56	5,141.86	4,126.03	4,880.41	4,910.71	3,929.55	4,649.26
203,000	4,534.23	5,360.78	5,391.23	4,337.09	5,128.85	5,159.30	4,139.95	4,896.92	4,927.37	3,942.81	4,664.99
204,000	4,549.48	5,378.85	5,409.45	4,351.68	5,146.14	5,176.74	4,153.87	4,913.43	4,944.03	3,956.07	4,680.72
205,000	4,564.73	5,396.92	5,427.67	4,366.26	5,163.43	5,194.18	4,167.80	4,929.94	4,960.69	3,969.33	4,696.45
206,000	4,579.98	5,414.99	5,445.89	4,380.85	5,180.72	5,211.62	4,181.72	4,946.45	4,977.35	3,982.59	4,712.18
207,000	4,595.23	5,433.06	5,464.11	4,395.44	5,198.01	5,229.06	4,195.64	4,962.96	4,994.01	3,995.85	4,727.91
208,000	4,610.48	5,451.13	5,482.33	4,410.02	5,215.30	5,246.50	4,209.57	4,979.47	5,010.67	4,009.11	4,743.64
209,000	4,625.73	5,469.20	5,500.55	4,424.61	5,232.59	5,263.94	4,223.49	4,995.98	5,027.33	4,022.37	4,759.37
210,000	4,640.97	5,487.27	5,518.77	4,439.19	5,249.88	5,281.38	4,237.41	5,012.49	5,043.99	4,035.63	4,775.10
211,000	4,656.22	5,505.34	5,536.99	4,453.78	5,267.17	5,298.82	4,251.33	5,029.00	5,060.65	4,048.89	4,790.83
212,000	4,671.47	5,523.41	5,555.21	4,468.37	5,284.46	5,316.26	4,265.26	5,045.51	5,077.31	4,062.15	4,806.56
213,000	4,686.72	5,541.48	5,573.43	4,482.95	5,301.75	5,333.70	4,279.18	5,062.02	5,093.97	4,075.41	4,822.29
214,000	4,701.97	5,559.55	5,591.65	4,497.54	5,319.04	5,351.14	4,293.10	5,078.53	5,110.63	4,088.67	4,838.02
215,000	4,717.22	5,577.62	5,609.87	4,512.12	5,336.33	5,368.58	4,307.03	5,095.04	5,127.29	4,101.93	4,853.75
216,000	4,732.47	5,595.69	5,628.09	4,526.71	5,353.62	5,386.02	4,320.95	5,111.55	5,143.95	4,115.19	4,869.48
217,000	4,747.72	5,613.76	5,646.31	4,541.30	5,370.91	5,403.46	4,334.87	5,128.06	5,160.61	4,128.45	4,885.21
218,000	4,762.97	5,631.83	5,664.53	4,555.88	5,388.20	5,420.90	4,348.80	5,144.57	5,177.27	4,141.71	4,900.94
219,000	4,778.22	5,649.90	5,682.75	4,570.47	5,405.49	5,438.34	4,362.72	5,161.08	5,193.93	4,154.97	4,916.67
220,000	4,793.46	5,667.97	5,700.97	4,585.05	5,422.78	5,455.78	4,376.64	5,177.59	5,210.59	4,168.23	4,932.40
221,000	4,808.71	5,686.04	5,719.19	4,599.64	5,440.07	5,473.22	4,390.56	5,194.10	5,227.25	4,181.49	4,948.13
222,000	4,823.96	5,704.11	5,737.41	4,614.23	5,457.36	5,490.66	4,404.49	5,210.61	5,243.91	4,194.75	4,963.86
223,000	4,839.21	5,722.18	5,755.63	4,628.81	5,474.65	5,508.10	4,418.41	5,227.12	5,260.57	4,208.01	4,979.59
224,000	4,854.46	5,740.25	5,773.85	4,643.40	5,491.94	5,525.54	4,432.33	5,243.63	5,277.23	4,221.27	4,995.32
225,000	4,869.71	5,758.32	5,792.07	4,657.98	5,509.23	5,542.98	4,446.26	5,260.14	5,293.89	4,234.53	5,011.05

Valuation Not Over	Including Energy & Disabled Access Check P. C. Fee	Permit Fee R-Occup.	Others	Including Energy Check Only P. C. Fee	Permit Fee R-Occup.	Others	Including Disabled Access Check Only P. C. Fee	Permit Fee R-Occup.	Others	Without Energy & Disabled Acces P. C. Fee	Permit R- Occup.
261,000	5,418.67	6,408.84	6,447.99	5,183.08	6,131.67	6,170.82	4,947.48	5,854.50	5,893.65	4,711.89	5,577.33
262,000	5,433.92	6,426.91	6,466.21	5,197.67	6,148.96	6,188.26	4,961.41	5,871.01	5,910.31	4,725.15	5,593.06
263,000	5,449.17	6,444.98	6,484.43	5,212.25	6,166.25	6,205.70	4,975.33	5,887.52	5,926.97	4,738.41	5,608.79
264,000	5,464.42	6,463.05	6,502.65	5,226.84	6,183.54	6,223.14	4,989.25	5,904.03	5,943.63	4,751.67	5,624.52
265,000	5,479.67	6,481.12	6,520.87	5,241.42	6,200.83	6,240.58	5,003.18	5,920.54	5,960.29	4,764.93	5,640.25
266,000	5,494.92	6,499.19	6,539.09	5,256.01	6,218.12	6,258.02	5,017.10	5,937.05	5,976.95	4,778.19	5,655.98
267,000	5,510.17	6,517.26	6,557.31	5,270.60	6,235.41	6,275.46	5,031.02	5,953.56	5,993.61	4,791.45	5,671.71
268,000	5,525.42	6,535.33	6,575.53	5,285.18	6,252.70	6,292.90	5,044.95	5,970.07	6,010.27	4,804.71	5,687.44
269,000	5,540.67	6,553.40	6,593.75	5,299.77	6,269.99	6,310.34	5,058.87	5,986.58	6,026.93	4,817.97	5,703.17
270,000	5,555.91	6,571.47	6,611.97	5,314.35	6,287.28	6,327.78	5,072.79	6,003.09	6,043.59	4,831.23	5,718.90
271,000	5,571.16	6,589.54	6,630.19	5,328.94	6,304.57	6,345.22	5,086.71	6,019.60	6,060.25	4,844.49	5,734.63
272,000	5,586.41	6,607.61	6,648.41	5,343.53	6,321.86	6,362.66	5,100.64	6,036.11	6,076.91	4,857.75	5,750.36
273,000	5,601.66	6,625.68	6,666.63	5,358.11	6,339.15	6,380.10	5,114.56	6,052.62	6,093.57	4,871.01	5,766.09
274,000	5,616.91	6,643.75	6,684.85	5,372.70	6,356.44	6,397.54	5,128.48	6,069.13	6,110.23	4,884.27	5,781.82
275,000	5,632.16	6,661.82	6,703.07	5,387.28	6,373.73	6,414.98	5,142.41	6,085.64	6,126.89	4,897.53	5,797.55
276,000	5,647.41	6,679.89	6,721.29	5,401.87	6,391.02	6,432.42	5,156.33	6,102.15	6,143.55	4,910.79	5,813.28
277,000	5,662.66	6,697.96	6,739.51	5,416.46	6,408.31	6,449.86	5,170.25	6,118.66	6,160.21	4,924.05	5,829.01
278,000	5,677.91	6,716.03	6,757.73	5,431.04	6,425.60	6,467.30	5,184.18	6,135.17	6,176.87	4,937.31	5,844.74
279,000	5,693.16	6,734.10	6,775.95	5,445.63	6,442.89	6,484.74	5,198.10	6,151.68	6,193.53	4,950.57	5,860.47
280,000	5,708.40	6,752.17	6,794.17	5,460.21	6,460.18	6,502.18	5,212.02	6,168.19	6,210.19	4,963.83	5,876.20
281,000	5,723.65	6,770.24	6,812.39	5,474.80	6,477.47	6,519.62	5,225.94	6,184.70	6,226.85	4,977.09	5,891.93
282,000	5,738.90	6,788.31	6,830.61	5,489.39	6,494.76	6,537.06	5,239.87	6,201.21	6,243.51	4,990.35	5,907.66
283,000	5,754.15	6,806.38	6,848.83	5,503.97	6,512.05	6,554.50	5,253.79	6,217.72	6,260.17	5,003.61	5,923.39
284,000	5,769.40	6,824.45	6,867.05	5,518.56	6,529.34	6,571.94	5,267.71	6,234.23	6,276.83	5,016.87	5,939.12
285,000	5,784.65	6,842.52	6,885.27	5,533.14	6,546.63	6,589.38	5,281.64	6,250.74	6,293.49	5,030.13	5,954.85
286,000	5,799.90	6,860.59	6,903.49	5,547.73	6,563.92	6,606.82	5,295.56	6,267.25	6,310.15	5,043.39	5,970.58
287,000	5,815.15	6,878.66	6,921.71	5,562.32	6,581.21	6,624.26	5,309.48	6,283.76	6,326.81	5,056.65	5,986.31
288,000	5,830.40	6,896.73	6,939.93	5,576.90	6,598.50	6,641.70	5,323.41	6,300.27	6,343.47	5,069.91	6,002.04
289,000	5,845.65	6,914.80	6,958.15	5,591.49	6,615.79	6,659.14	5,337.33	6,316.78	6,360.13	5,083.17	6,017.77
290,000	5,860.89	6,932.87	6,976.37	5,606.07	6,633.08	6,676.58	5,351.25	6,333.29	6,376.79	5,096.43	6,033.50
291,000	5,876.14	6,950.94	6,994.59	5,620.66	6,650.37	6,694.02	5,365.17	6,349.80	6,393.45	5,109.69	6,049.23
292,000	5,891.39	6,969.01	7,012.81	5,635.25	6,667.66	6,711.46	5,379.10	6,366.31	6,410.11	5,122.95	6,064.96
293,000	5,906.64	6,987.08	7,031.03	5,649.83	6,684.95	6,728.90	5,393.02	6,382.82	6,426.77	5,136.21	6,080.69
294,000	5,921.89	7,005.15	7,049.25	5,664.42	6,702.24	6,746.34	5,406.94	6,399.33	6,443.43	5,149.47	6,096.42
295,000	5,937.14	7,023.22	7,067.47	5,679.00	6,719.53	6,763.78	5,420.87	6,415.84	6,460.09	5,162.73	6,112.15

Valuation Not Over	Including Energy & Disabled Access Check P. C. Fee	Permit Fee R-Occup.	Others	Including Energy Check Only P. C. Fee	Permit Fee R-Occup.	Others	Including Disabled Access Check Only P. C. Fee	Permit Fee R-Occup.	Others	Without Energy & Disabled Acces P. C. Fee	Permit R- Occup.
331,000	6,486.10	7,673.74	7,723.39	6,204.10	7,341.97	7,391.62	5,922.09	7,010.20	7,059.85	5,640.09	6,678.43
332,000	6,501.35	7,691.81	7,741.61	6,218.69	7,359.28	7,409.06	5,936.02	7,026.71	7,076.51	5,653.35	6,694.16
333,000	6,516.60	7,709.88	7,759.83	6,233.27	7,376.55	7,426.50	5,949.94	7,043.22	7,093.17	5,666.61	6,709.89
334,000	6,531.85	7,727.95	7,778.05	6,247.86	7,393.84	7,443.94	5,963.86	7,059.73	7,109.83	5,679.87	6,725.62
335,000	6,547.10	7,746.02	7,796.27	6,262.44	7,411.13	7,461.38	5,977.79	7,076.24	7,126.49	5,693.13	6,741.35
336,000	6,562.35	7,764.09	7,814.49	6,277.03	7,428.42	7,478.82	5,991.71	7,092.75	7,143.15	5,706.39	6,757.08
337,000	6,577.60	7,782.16	7,832.71	6,291.62	7,445.71	7,496.26	6,005.63	7,109.26	7,159.81	5,719.65	6,772.81
338,000	6,592.85	7,800.23	7,850.93	6,306.20	7,463.00	7,513.70	6,019.56	7,125.77	7,176.47	5,732.91	6,788.54
339,000	6,608.10	7,818.30	7,869.15	6,320.79	7,480.29	7,531.14	6,033.48	7,142.28	7,193.13	5,746.17	6,804.27
340,000	6,623.34	7,836.37	7,887.37	6,335.37	7,497.58	7,548.58	6,047.40	7,158.79	7,209.79	5,759.43	6,820.00
341,000	6,638.59	7,854.44	7,905.59	6,349.96	7,514.87	7,566.02	6,061.32	7,175.30	7,226.45	5,772.69	6,835.73
342,000	6,653.84	7,872.51	7,923.81	6,364.55	7,532.16	7,583.46	6,075.25	7,191.81	7,243.11	5,785.95	6,851.46
343,000	6,669.09	7,890.58	7,942.03	6,379.13	7,549.45	7,600.90	6,089.17	7,208.32	7,259.77	5,799.21	6,867.19
344,000	6,684.34	7,908.65	7,960.25	6,393.72	7,566.74	7,618.34	6,103.09	7,224.83	7,276.43	5,812.47	6,882.92
345,000	6,699.59	7,926.72	7,978.47	6,408.30	7,584.03	7,635.78	6,117.02	7,241.34	7,293.09	5,825.73	6,898.65
346,000	6,714.84	7,944.79	7,996.69	6,422.89	7,601.32	7,653.22	6,130.94	7,257.85	7,309.75	5,838.99	6,914.38
347,000	6,730.09	7,962.86	8,014.91	6,437.48	7,618.61	7,670.66	6,144.86	7,274.36	7,326.41	5,852.25	6,930.11
348,000	6,745.34	7,980.93	8,033.13	6,452.06	7,635.90	7,688.10	6,158.79	7,290.87	7,343.07	5,865.51	6,945.84
349,000	6,760.59	7,999.00	8,051.35	6,466.65	7,653.19	7,705.54	6,172.71	7,307.38	7,359.73	5,878.77	6,961.57
350,000	6,775.83	8,017.07	8,069.57	6,481.23	7,670.48	7,722.98	6,186.63	7,323.89	7,376.39	5,892.03	6,977.30
351,000	6,791.08	8,035.14	8,087.79	6,495.82	7,687.77	7,740.42	6,200.55	7,340.40	7,393.05	5,905.29	6,993.03
352,000	6,806.33	8,053.21	8,106.01	6,510.41	7,705.06	7,757.86	6,214.48	7,356.91	7,409.71	5,918.55	7,008.76
353,000	6,821.58	8,071.28	8,124.23	6,524.99	7,722.35	7,775.30	6,228.40	7,373.42	7,426.37	5,931.81	7,024.49
354,000	6,836.83	8,089.35	8,142.45	6,539.58	7,739.64	7,792.74	6,242.32	7,389.93	7,443.03	5,945.07	7,040.22
355,000	6,852.08	8,107.42	8,160.67	6,554.16	7,756.93	7,810.18	6,256.25	7,406.44	7,459.69	5,958.33	7,055.95
356,000	6,867.33	8,125.49	8,178.89	6,568.75	7,774.22	7,827.62	6,270.17	7,422.95	7,476.35	5,971.59	7,071.68
357,000	6,882.58	8,143.56	8,197.11	6,583.34	7,791.51	7,845.06	6,284.09	7,439.46	7,493.01	5,984.85	7,087.41
358,000	6,897.83	8,161.63	8,215.33	6,597.92	7,808.80	7,862.50	6,298.02	7,455.97	7,509.67	5,998.11	7,103.14
359,000	6,913.08	8,179.70	8,233.55	6,612.51	7,826.09	7,879.94	6,311.94	7,472.48	7,526.33	6,011.37	7,118.87
360,000	6,928.32	8,197.77	8,251.77	6,627.09	7,843.38	7,897.38	6,325.86	7,488.99	7,542.99	6,024.63	7,134.60
361,000	6,943.57	8,215.84	8,269.99	6,641.68	7,860.67	7,914.82	6,339.78	7,505.50	7,559.65	6,037.89	7,150.33
362,000	6,958.82	8,233.91	8,288.21	6,656.27	7,877.96	7,932.26	6,353.71	7,522.01	7,576.31	6,051.15	7,166.06
363,000	6,974.07	8,251.98	8,306.43	6,670.85	7,895.25	7,949.70	6,367.63	7,538.52	7,592.97	6,064.41	7,181.79
364,000	6,989.32	8,270.05	8,324.65	6,685.44	7,912.54	7,967.14	6,381.55	7,555.03	7,609.63	6,077.67	7,197.52
365,000	7,004.57	8,288.12	8,342.87	6,700.02	7,929.83	7,984.58	6,395.48	7,571.54	7,626.29	6,090.93	7,213.25

EFFECTIVE JULY 1, 2020

Valuation Not Over	Including Energy & Disabled Access Check P. C. Fee	Permit Fee R-Occup.	Others	Including Energy Check Only P. C. Fee	Permit Fee R-Occup.	Others	Including Disabled Access Check Only P. C. Fee	Permit Fee R-Occup.	Others	Without Energy & Disabled Acces P. C. Fee	Permit R- Occup.
401,000	7,553.53	8,938.64	8,998.79	7,225.12	8,552.27	8,612.42	6,896.70	8,165.90	8,226.05	6,568.29	7,779.53
402,000	7,568.78	8,956.71	9,017.01	7,239.71	8,569.56	8,629.86	6,910.63	8,182.41	8,242.71	6,581.55	7,795.26
403,000	7,584.03	8,974.78	9,035.23	7,254.29	8,586.85	8,647.30	6,924.55	8,198.92	8,259.37	6,594.81	7,810.99
404,000	7,599.28	8,992.86	9,053.45	7,268.88	8,604.14	8,664.74	6,938.47	8,215.43	8,276.03	6,608.07	7,826.72
405,000	7,614.53	9,010.92	9,071.67	7,283.46	8,621.43	8,682.18	6,952.40	8,231.94	8,292.69	6,621.33	7,842.45
406,000	7,629.78	9,028.99	9,089.89	7,298.05	8,638.72	8,699.62	6,966.32	8,248.45	8,309.35	6,634.59	7,858.18
407,000	7,645.03	9,047.06	9,108.11	7,312.64	8,656.01	8,717.06	6,980.24	8,264.96	8,326.01	6,647.85	7,873.91
408,000	7,660.28	9,065.13	9,126.33	7,327.22	8,673.30	8,734.50	6,994.17	8,281.47	8,342.67	6,661.11	7,889.64
409,000	7,675.53	9,083.20	9,144.55	7,341.81	8,690.59	8,751.94	7,008.09	8,297.98	8,359.33	6,674.37	7,905.37
410,000	7,690.77	9,101.27	9,162.77	7,356.39	8,707.88	8,769.38	7,022.01	8,314.49	8,375.99	6,687.63	7,921.10
411,000	7,706.02	9,119.34	9,180.99	7,370.98	8,725.17	8,786.82	7,035.93	8,331.00	8,392.65	6,700.89	7,936.83
412,000	7,721.27	9,137.41	9,199.21	7,385.57	8,742.46	8,804.26	7,049.86	8,347.51	8,409.31	6,714.15	7,952.56
413,000	7,736.52	9,155.48	9,217.43	7,400.15	8,759.75	8,821.70	7,063.78	8,364.02	8,425.97	6,727.41	7,968.29
414,000	7,751.77	9,173.55	9,235.65	7,414.74	8,777.04	8,839.14	7,077.70	8,380.53	8,442.63	6,740.67	7,984.02
415,000	7,767.02	9,191.62	9,253.87	7,429.32	8,794.33	8,856.58	7,091.63	8,397.04	8,459.29	6,753.93	7,999.75
416,000	7,782.27	9,209.69	9,272.09	7,443.91	8,811.62	8,874.02	7,105.55	8,413.55	8,475.95	6,767.19	8,015.48
417,000	7,797.52	9,227.76	9,290.31	7,458.50	8,828.91	8,891.46	7,119.47	8,430.06	8,492.61	6,780.45	8,031.21
418,000	7,812.77	9,245.83	9,308.53	7,473.08	8,846.20	8,908.90	7,133.40	8,446.57	8,509.27	6,793.71	8,046.94
419,000	7,828.02	9,263.90	9,326.75	7,487.67	8,863.49	8,926.34	7,147.32	8,463.08	8,525.93	6,806.97	8,062.67
420,000	7,843.26	9,281.97	9,344.97	7,502.25	8,880.78	8,943.78	7,161.24	8,479.59	8,542.59	6,820.23	8,078.40
421,000	7,858.51	9,300.04	9,363.19	7,516.84	8,898.07	8,961.22	7,175.16	8,496.10	8,559.25	6,833.49	8,094.13
422,000	7,873.76	9,318.11	9,381.41	7,531.43	8,915.36	8,978.66	7,189.09	8,512.61	8,575.91	6,846.75	8,109.86
423,000	7,889.01	9,336.18	9,399.63	7,546.01	8,932.65	8,996.10	7,203.01	8,529.12	8,592.57	6,860.01	8,125.59
424,000	7,904.26	9,354.25	9,417.85	7,560.60	8,949.94	9,013.54	7,216.93	8,545.63	8,609.23	6,873.27	8,141.32
425,000	7,919.51	9,372.32	9,436.07	7,575.18	8,967.23	9,030.98	7,230.86	8,562.14	8,625.89	6,886.53	8,157.05
426,000	7,934.76	9,390.39	9,454.29	7,589.77	8,984.52	9,048.42	7,244.78	8,578.65	8,642.55	6,899.79	8,172.78
427,000	7,950.01	9,408.46	9,472.51	7,604.36	9,001.81	9,065.86	7,258.70	8,595.16	8,659.21	6,913.05	8,188.51
428,000	7,965.26	9,426.53	9,490.73	7,618.94	9,019.10	9,083.30	7,272.63	8,611.67	8,675.87	6,926.31	8,204.24
429,000	7,980.51	9,444.60	9,508.95	7,633.53	9,036.39	9,100.74	7,286.55	8,628.18	8,692.53	6,939.57	8,219.97
430,000	7,995.75	9,462.67	9,527.17	7,648.11	9,053.68	9,118.18	7,300.47	8,644.69	8,709.19	6,952.83	8,235.70
431,000	8,011.00	9,480.74	9,545.39	7,662.70	9,070.97	9,135.62	7,314.39	8,661.20	8,725.85	6,966.09	8,251.43
432,000	8,026.25	9,498.81	9,563.61	7,677.29	9,088.26	9,153.06	7,328.32	8,677.71	8,742.51	6,979.35	8,267.16
433,000	8,041.50	9,516.88	9,581.83	7,691.87	9,105.55	9,170.50	7,342.24	8,694.22	8,759.17	6,992.61	8,282.89
434,000	8,056.75	9,534.95	9,600.05	7,706.46	9,122.84	9,187.94	7,356.16	8,710.73	8,775.83	7,005.87	8,298.62
435,000	8,072.00	9,553.02	9,618.27	7,721.04	9,140.13	9,205.38	7,370.09	8,727.24	8,792.49	7,019.13	8,314.35

Valuation Not Over	Including Energy & Disabled Access Check P. C. Fee	Permit Fee R-Occup.	Others	Including Energy Check Only P. C. Fee	Permit Fee R-Occup.	Others	Including Disabled Access Check Only P. C. Fee	Permit Fee R-Occup.	Others	Without Energy & Disabled Acces P. C. Fee	Permit R- Occup.
471,000	8,620.96	10,203.54	10,274.19	8,246.14	9,762.57	9,833.22	7,871.31	9,321.60	9,392.25	7,496.49	8,880.63
472,000	8,636.21	10,221.61	10,292.41	8,260.73	9,779.86	9,850.66	7,885.24	9,338.11	9,408.91	7,509.75	8,896.36
473,000	8,651.46	10,239.68	10,310.63	8,275.31	9,797.15	9,868.10	7,899.16	9,354.62	9,425.57	7,523.01	8,912.09
474,000	8,666.71	10,257.75	10,328.85	8,289.90	9,814.44	9,885.54	7,913.08	9,371.13	9,442.23	7,536.27	8,927.82
475,000	8,681.96	10,275.82	10,347.07	8,304.48	9,831.73	9,902.98	7,927.01	9,387.64	9,458.89	7,549.53	8,943.55
476,000	8,697.21	10,293.89	10,365.29	8,319.07	9,849.02	9,920.42	7,940.93	9,404.15	9,475.55	7,562.79	8,959.28
477,000	8,712.46	10,311.96	10,383.51	8,333.66	9,866.31	9,937.86	7,954.85	9,420.66	9,492.21	7,576.05	8,975.01
478,000	8,727.71	10,330.03	10,401.73	8,348.24	9,883.60	9,955.30	7,968.78	9,437.17	9,508.87	7,589.31	8,990.74
479,000	8,742.96	10,348.10	10,419.95	8,362.83	9,900.89	9,972.74	7,982.70	9,453.68	9,525.53	7,602.57	9,006.47
480,000	8,758.20	10,366.17	10,438.17	8,377.41	9,918.18	9,990.18	7,996.62	9,470.19	9,542.19	7,615.83	9,022.20
481,000	8,773.45	10,384.24	10,456.39	8,392.00	9,935.47	10,007.62	8,010.54	9,486.70	9,558.85	7,629.09	9,037.93
482,000	8,788.70	10,402.31	10,474.61	8,406.59	9,952.76	10,025.06	8,024.47	9,503.21	9,575.51	7,642.35	9,053.66
483,000	8,803.95	10,420.38	10,492.83	8,421.17	9,970.05	10,042.50	8,038.39	9,519.72	9,592.17	7,655.61	9,069.39
484,000	8,819.20	10,438.45	10,511.05	8,435.76	9,987.34	10,059.94	8,052.31	9,536.23	9,608.83	7,668.87	9,085.12
485,000	8,834.45	10,456.52	10,529.27	8,450.34	10,004.63	10,077.38	8,066.24	9,552.74	9,625.49	7,682.13	9,100.85
486,000	8,849.70	10,474.59	10,547.49	8,464.93	10,021.92	10,094.82	8,080.16	9,569.25	9,642.15	7,695.39	9,116.58
487,000	8,864.95	10,492.66	10,565.71	8,479.52	10,039.21	10,112.26	8,094.08	9,585.76	9,658.81	7,708.65	9,132.31
488,000	8,880.20	10,510.73	10,583.93	8,494.10	10,056.50	10,129.70	8,108.01	9,602.27	9,675.47	7,721.91	9,148.04
489,000	8,895.45	10,528.80	10,602.15	8,508.69	10,073.79	10,147.14	8,121.93	9,618.78	9,692.13	7,735.17	9,163.77
490,000	8,910.69	10,546.87	10,620.37	8,523.27	10,091.08	10,164.58	8,135.85	9,635.29	9,708.79	7,748.43	9,179.50
491,000	8,925.94	10,564.94	10,638.59	8,537.86	10,108.37	10,182.02	8,149.77	9,651.80	9,725.45	7,761.69	9,195.23
492,000	8,941.19	10,583.01	10,656.81	8,552.45	10,125.66	10,199.46	8,163.70	9,668.31	9,742.11	7,774.95	9,210.96
493,000	8,956.44	10,601.08	10,675.03	8,567.03	10,142.95	10,216.90	8,177.62	9,684.82	9,758.77	7,788.21	9,226.69
494,000	8,971.69	10,619.15	10,693.25	8,581.62	10,160.24	10,234.34	8,191.54	9,701.33	9,775.43	7,801.47	9,242.42
495,000	8,986.94	10,637.22	10,711.47	8,596.20	10,177.53	10,251.78	8,205.47	9,717.84	9,792.09	7,814.73	9,258.15
496,000	9,002.19	10,655.29	10,729.69	8,610.79	10,194.82	10,269.22	8,219.39	9,734.35	9,808.75	7,827.99	9,273.88
497,000	9,017.44	10,673.36	10,747.91	8,625.38	10,212.11	10,286.66	8,233.31	9,750.86	9,825.41	7,841.25	9,289.61
498,000	9,032.69	10,691.43	10,766.13	8,639.96	10,229.40	10,304.10	8,247.24	9,767.37	9,842.07	7,854.51	9,305.34
499,000	9,047.94	10,709.50	10,784.35	8,654.55	10,246.69	10,321.54	8,261.16	9,783.88	9,858.73	7,867.77	9,321.07
500,000	9,063.18	10,727.57	10,802.57	8,669.13	10,263.98	10,338.98	8,275.08	9,800.39	9,875.39	7,881.03	9,336.80
501,000	9,078.43	10,745.64	10,820.79	8,683.72	10,281.27	10,356.42	8,289.00	9,816.90	9,892.05	7,894.29	9,352.53
502,000	9,093.68	10,763.71	10,839.01	8,698.31	10,298.56	10,373.86	8,302.93	9,833.41	9,908.71	7,907.55	9,368.26
503,000	9,108.93	10,781.78	10,857.23	8,712.89	10,315.85	10,391.30	8,316.85	9,849.92	9,925.37	7,920.81	9,383.99
504,000	9,124.18	10,799.85	10,875.45	8,727.48	10,333.14	10,408.74	8,330.77	9,866.43	9,942.03	7,934.07	9,399.72
505,000	9,139.43	10,817.92	10,893.67	8,742.06	10,350.43	10,426.18	8,344.70	9,882.94	9,958.69	7,947.33	9,415.45

EFFECTIVE JULY 1, 2020

Valuation Not Over	Including Energy & Disabled Access Check P. C. Fee	Permit Fee R-Occup.	Others	Including Energy Check Only P. C. Fee	Permit Fee R-Occup.	Others	Including Disabled Access Check Only P. C. Fee	Permit Fee R-Occup.	Others	Without Energy & Disabled Acces P. C. Fee	Permit R- Occup.
541,000	9,668.39	11,468.44	11,549.59	9,267.16	10,972.87	11,054.02	8,845.92	10,477.30	10,558.45	8,424.69	9,981.73
542,000	9,703.64	11,486.51	11,567.81	9,281.75	10,990.16	11,071.46	8,859.85	10,493.81	10,575.11	8,437.95	9,997.46
543,000	9,718.89	11,504.58	11,586.03	9,296.33	11,007.45	11,088.90	8,873.77	10,510.32	10,591.77	8,451.21	10,013.19
544,000	9,734.14	11,522.65	11,604.25	9,310.92	11,024.74	11,106.34	8,887.69	10,526.83	10,608.43	8,464.47	10,028.92
545,000	9,749.39	11,540.72	11,622.47	9,325.50	11,042.03	11,123.78	8,901.62	10,543.34	10,625.09	8,477.73	10,044.65
546,000	9,764.64	11,558.79	11,640.69	9,340.09	11,059.32	11,141.22	8,915.54	10,559.85	10,641.75	8,490.99	10,060.38
547,000	9,779.89	11,576.86	11,658.91	9,354.68	11,076.61	11,158.66	8,929.46	10,576.36	10,658.41	8,504.25	10,076.11
548,000	9,795.14	11,594.93	11,677.13	9,369.26	11,093.90	11,176.10	8,943.39	10,592.87	10,675.07	8,517.51	10,091.84
549,000	9,810.39	11,613.00	11,695.35	9,383.85	11,111.19	11,193.54	8,957.31	10,609.38	10,691.73	8,530.77	10,107.57
550,000	9,825.63	11,631.07	11,713.57	9,398.43	11,128.48	11,210.98	8,971.23	10,625.89	10,708.39	8,544.03	10,123.30
551,000	9,840.88	11,649.14	11,731.79	9,413.02	11,145.77	11,228.42	8,985.15	10,642.40	10,725.05	8,557.29	10,139.03
552,000	9,856.13	11,667.21	11,750.01	9,427.61	11,163.06	11,245.86	8,999.08	10,658.91	10,741.71	8,570.55	10,154.76
553,000	9,871.38	11,685.28	11,768.23	9,442.19	11,180.35	11,263.30	9,013.00	10,675.42	10,758.37	8,583.81	10,170.49
554,000	9,886.63	11,703.35	11,786.45	9,456.78	11,197.64	11,280.74	9,026.92	10,691.93	10,775.03	8,597.07	10,186.22
555,000	9,901.88	11,721.42	11,804.67	9,471.36	11,214.93	11,298.18	9,040.85	10,708.44	10,791.69	8,610.33	10,201.95
556,000	9,917.13	11,739.49	11,822.89	9,485.95	11,232.22	11,315.62	9,054.77	10,724.95	10,808.35	8,623.59	10,217.68
557,000	9,932.38	11,757.56	11,841.11	9,500.54	11,249.51	11,333.06	9,068.69	10,741.46	10,825.01	8,636.85	10,233.41
558,000	9,947.63	11,775.63	11,859.33	9,515.12	11,266.80	11,350.50	9,082.62	10,757.97	10,841.67	8,650.11	10,249.14
559,000	9,962.88	11,793.70	11,877.55	9,529.71	11,284.09	11,367.94	9,096.54	10,774.48	10,858.33	8,663.37	10,264.87
560,000	9,978.12	11,811.77	11,895.77	9,544.29	11,301.38	11,385.38	9,110.46	10,790.99	10,874.99	8,676.63	10,280.60
561,000	9,993.37	11,829.84	11,913.99	9,558.88	11,318.67	11,402.82	9,124.38	10,807.50	10,891.65	8,689.89	10,296.33
562,000	10,008.62	11,847.91	11,932.21	9,573.47	11,335.96	11,420.26	9,138.31	10,824.01	10,908.31	8,703.15	10,312.06
563,000	10,023.87	11,865.98	11,950.43	9,588.05	11,353.25	11,437.70	9,152.23	10,840.52	10,924.97	8,716.41	10,327.79
564,000	10,039.12	11,884.05	11,968.65	9,602.64	11,370.54	11,455.14	9,166.15	10,857.03	10,941.63	8,729.67	10,343.52
565,000	10,054.37	11,902.12	11,986.87	9,617.22	11,387.83	11,472.58	9,180.08	10,873.54	10,958.29	8,742.93	10,359.25
566,000	10,069.62	11,920.19	12,005.09	9,631.81	11,405.12	11,490.02	9,194.00	10,890.05	10,974.95	8,756.19	10,374.98
567,000	10,084.87	11,938.26	12,023.31	9,646.40	11,422.41	11,507.46	9,207.92	10,906.56	10,991.61	8,769.45	10,390.71
568,000	10,100.12	11,956.33	12,041.53	9,660.98	11,439.70	11,524.90	9,221.85	10,923.07	11,008.27	8,782.71	10,406.44
569,000	10,115.37	11,974.40	12,059.75	9,675.57	11,456.99	11,542.34	9,235.77	10,939.58	11,024.93	8,795.97	10,422.17
570,000	10,130.61	11,992.47	12,077.97	9,690.15	11,474.28	11,559.78	9,249.69	10,956.09	11,041.59	8,809.23	10,437.90
571,000	10,145.86	12,010.54	12,096.19	9,704.74	11,491.57	11,577.22	9,263.61	10,972.60	11,058.25	8,822.49	10,453.63
572,000	10,161.11	12,028.61	12,114.41	9,719.33	11,508.86	11,594.66	9,277.54	10,989.11	11,074.91	8,835.75	10,469.36
573,000	10,176.36	12,046.68	12,132.63	9,733.91	11,526.15	11,612.10	9,291.46	11,005.62	11,091.57	8,849.01	10,485.09
574,000	10,191.61	12,064.75	12,150.85	9,748.50	11,543.44	11,629.54	9,305.38	11,022.13	11,108.23	8,862.27	10,500.82
575,000	10,206.86	12,082.82	12,169.07	9,763.08	11,560.73	11,646.98	9,319.31	11,038.64	11,124.89	8,875.53	10,516.55

Valuation Not Over	Including Energy & Disabled Access Check P. C. Fee	Permit Fee R-Occup.	Others	Including Energy Check Only P. C. Fee	Permit Fee R-Occup.	Others	Including Disabled Access Check Only P. C. Fee	Permit Fee R-Occup.	Others	Without Energy & Disabled Acces P. C. Fee	Permit R- Occup.
611,000	10,765.82	12,733.34	12,824.99	10,288.18	12,183.17	12,274.82	9,820.53	11,633.00	11,724.65	9,352.89	11,082.83
612,000	10,771.07	12,751.41	12,843.21	10,302.77	12,200.46	12,292.26	9,834.46	11,649.51	11,741.31	9,366.15	11,098.56
613,000	10,786.32	12,769.48	12,861.43	10,317.35	12,217.75	12,309.70	9,848.38	11,666.02	11,757.97	9,379.41	11,114.29
614,000	10,801.57	12,787.55	12,879.65	10,331.94	12,235.04	12,327.14	9,862.30	11,682.53	11,774.63	9,392.67	11,130.02
615,000	10,816.82	12,805.62	12,897.87	10,346.52	12,252.33	12,344.58	9,876.23	11,699.04	11,791.29	9,405.93	11,145.75
616,000	10,832.07	12,823.69	12,916.09	10,361.11	12,269.62	12,362.02	9,890.15	11,715.55	11,807.95	9,419.19	11,161.48
617,000	10,847.32	12,841.76	12,934.31	10,375.70	12,286.91	12,379.46	9,904.07	11,732.06	11,824.61	9,432.45	11,177.21
618,000	10,862.57	12,859.83	12,952.53	10,390.28	12,304.20	12,396.90	9,918.00	11,748.57	11,841.27	9,445.71	11,192.94
619,000	10,877.82	12,877.90	12,970.75	10,404.87	12,321.49	12,414.34	9,931.92	11,765.08	11,857.93	9,458.97	11,208.67
620,000	10,893.06	12,895.97	12,988.97	10,419.45	12,338.78	12,431.78	9,945.84	11,781.59	11,874.59	9,472.23	11,224.40
621,000	10,908.31	12,914.04	13,007.19	10,434.04	12,356.07	12,449.22	9,959.76	11,798.10	11,891.25	9,485.49	11,240.13
622,000	10,923.56	12,932.11	13,025.41	10,448.63	12,373.36	12,466.66	9,973.69	11,814.61	11,907.91	9,498.75	11,255.86
623,000	10,938.81	12,950.18	13,043.63	10,463.21	12,390.65	12,484.10	9,987.61	11,831.12	11,924.57	9,512.01	11,271.59
624,000	10,954.06	12,968.25	13,061.85	10,477.80	12,407.94	12,501.54	10,001.53	11,847.63	11,941.23	9,525.27	11,287.32
625,000	10,969.31	12,986.32	13,080.07	10,492.38	12,425.23	12,518.98	10,015.46	11,864.14	11,957.89	9,538.53	11,303.05
626,000	10,984.56	13,004.39	13,098.29	10,506.97	12,442.52	12,536.42	10,029.38	11,880.65	11,974.55	9,551.79	11,318.78
627,000	10,999.81	13,022.46	13,116.51	10,521.56	12,459.81	12,553.86	10,043.30	11,897.16	11,991.21	9,565.05	11,334.51
628,000	11,015.06	13,040.53	13,134.73	10,536.14	12,477.10	12,571.30	10,057.23	11,913.67	12,007.87	9,578.31	11,350.24
629,000	11,030.31	13,058.60	13,152.95	10,550.73	12,494.39	12,588.74	10,071.15	11,930.18	12,024.53	9,591.57	11,365.97
630,000	11,045.55	13,076.67	13,171.17	10,565.31	12,511.68	12,606.18	10,085.07	11,946.69	12,041.19	9,604.83	11,381.70
631,000	11,060.80	13,094.74	13,189.39	10,579.90	12,528.97	12,623.62	10,098.99	11,963.20	12,057.85	9,618.09	11,397.43
632,000	11,076.05	13,112.81	13,207.61	10,594.49	12,546.26	12,641.06	10,112.92	11,979.71	12,074.51	9,631.35	11,413.16
633,000	11,091.30	13,130.88	13,225.83	10,609.07	12,563.55	12,658.50	10,126.84	11,996.22	12,091.17	9,644.61	11,428.89
634,000	11,106.55	13,148.95	13,244.05	10,623.66	12,580.84	12,675.94	10,140.76	12,012.73	12,107.83	9,657.87	11,444.62
635,000	11,121.80	13,167.02	13,262.27	10,638.24	12,598.13	12,693.38	10,154.69	12,029.24	12,124.49	9,671.13	11,460.35
636,000	11,137.05	13,185.09	13,280.49	10,652.83	12,615.42	12,710.82	10,168.61	12,045.75	12,141.15	9,684.39	11,476.08
637,000	11,152.30	13,203.16	13,298.71	10,667.42	12,632.71	12,728.26	10,182.53	12,062.26	12,157.81	9,697.65	11,491.81
638,000	11,167.55	13,221.23	13,316.93	10,682.00	12,650.00	12,745.70	10,196.46	12,078.77	12,174.47	9,710.91	11,507.54
639,000	11,182.80	13,239.30	13,335.15	10,696.59	12,667.29	12,763.14	10,210.38	12,095.28	12,191.13	9,724.17	11,523.27
640,000	11,198.04	13,257.37	13,353.37	10,711.17	12,684.58	12,780.58	10,224.30	12,111.79	12,207.79	9,737.43	11,539.00
641,000	11,213.29	13,275.44	13,371.59	10,725.76	12,701.87	12,798.02	10,238.22	12,128.30	12,224.45	9,750.69	11,554.73
642,000	11,228.54	13,293.51	13,389.81	10,740.35	12,719.16	12,815.46	10,252.15	12,144.81	12,241.11	9,763.95	11,570.46
643,000	11,243.79	13,311.58	13,408.03	10,754.93	12,736.45	12,832.90	10,266.07	12,161.32	12,257.77	9,777.21	11,586.19
644,000	11,259.04	13,329.65	13,426.25	10,769.52	12,753.74	12,850.34	10,279.99	12,177.83	12,274.43	9,790.47	11,601.92
645,000	11,274.29	13,347.72	13,444.47	10,784.10	12,771.03	12,867.78	10,293.92	12,194.34	12,291.09	9,803.73	11,617.65

Valuation Not Over	Including Energy & Disabled Access Check P. C. Fee	Permit Fee R-Occup.	Others	Including Energy Check Only P. C. Fee	Permit Fee R-Occup.	Others	Including Disabled Access Check Only P. C. Fee	Permit Fee R-Occup.	Others	Without Energy & Disabled Acces P. C. Fee	Permit R- Occup.
681,000	11,823.25	13,998.24	14,100.39	11,309.20	13,393.47	13,495.62	10,795.14	12,788.70	12,890.85	10,281.09	12,183.93
682,000	11,838.50	14,016.31	14,118.61	11,323.79	13,410.76	13,513.06	10,809.07	12,805.21	12,907.51	10,294.35	12,199.66
683,000	11,853.75	14,034.38	14,136.83	11,338.37	13,428.05	13,530.50	10,822.99	12,821.72	12,924.17	10,307.61	12,215.39
684,000	11,869.00	14,052.45	14,155.05	11,352.96	13,445.34	13,547.94	10,836.91	12,838.23	12,940.83	10,320.87	12,231.12
685,000	11,884.25	14,070.52	14,173.27	11,367.54	13,462.63	13,565.38	10,850.84	12,854.74	12,957.49	10,334.13	12,246.85
686,000	11,899.50	14,088.59	14,191.49	11,382.13	13,479.92	13,582.82	10,864.76	12,871.25	12,974.15	10,347.39	12,262.58
687,000	11,914.75	14,106.66	14,209.71	11,396.72	13,497.21	13,600.26	10,878.68	12,887.76	12,990.81	10,360.65	12,278.31
688,000	11,930.00	14,124.73	14,227.93	11,411.30	13,514.50	13,617.70	10,892.61	12,904.27	13,007.47	10,373.91	12,294.04
689,000	11,945.25	14,142.80	14,246.15	11,425.89	13,531.79	13,635.14	10,906.53	12,920.78	13,024.13	10,387.17	12,309.77
690,000	11,960.49	14,160.87	14,264.37	11,440.47	13,549.08	13,652.58	10,920.45	12,937.29	13,040.79	10,400.43	12,325.50
691,000	11,975.74	14,178.94	14,282.59	11,455.06	13,566.37	13,670.02	10,934.37	12,953.80	13,057.45	10,413.69	12,341.23
692,000	11,990.99	14,197.01	14,300.81	11,469.65	13,583.66	13,687.46	10,948.30	12,970.31	13,074.11	10,426.95	12,356.96
693,000	12,006.24	14,215.08	14,319.03	11,484.23	13,600.95	13,704.90	10,962.22	12,986.82	13,090.77	10,440.21	12,372.69
694,000	12,021.49	14,233.15	14,337.25	11,498.82	13,618.24	13,722.34	10,976.14	13,003.33	13,107.43	10,453.47	12,388.42
695,000	12,036.74	14,251.22	14,355.47	11,513.40	13,635.53	13,739.78	10,990.07	13,019.84	13,124.09	10,466.73	12,404.15
696,000	12,051.99	14,269.29	14,373.69	11,527.99	13,652.82	13,757.22	11,003.99	13,036.35	13,140.75	10,479.99	12,419.88
697,000	12,067.24	14,287.36	14,391.91	11,542.58	13,670.11	13,774.66	11,017.91	13,052.86	13,157.41	10,493.25	12,435.61
698,000	12,082.49	14,305.43	14,410.13	11,557.16	13,687.40	13,792.10	11,031.84	13,069.37	13,174.07	10,506.51	12,451.34
699,000	12,097.74	14,323.50	14,428.35	11,571.75	13,704.69	13,809.54	11,045.76	13,085.88	13,190.73	10,519.77	12,467.07
700,000	12,112.98	14,341.57	14,446.57	11,586.33	13,721.98	13,826.98	11,059.68	13,102.39	13,207.39	10,533.03	12,482.80
701,000	12,128.23	14,359.64	14,464.79	11,600.92	13,739.27	13,844.42	11,073.60	13,118.90	13,224.05	10,546.29	12,498.53
702,000	12,143.48	14,377.71	14,483.01	11,615.51	13,756.56	13,861.86	11,087.53	13,135.41	13,240.71	10,559.55	12,514.26
703,000	12,158.73	14,395.78	14,501.23	11,630.09	13,773.85	13,879.30	11,101.45	13,151.92	13,257.37	10,572.81	12,529.99
704,000	12,173.98	14,413.85	14,519.45	11,644.68	13,791.14	13,896.74	11,115.37	13,168.43	13,274.03	10,586.07	12,545.72
705,000	12,189.23	14,431.92	14,537.67	11,659.26	13,808.43	13,914.18	11,129.30	13,184.94	13,290.69	10,599.33	12,561.45
706,000	12,204.48	14,449.99	14,555.89	11,673.85	13,825.72	13,931.62	11,143.22	13,201.45	13,307.35	10,612.59	12,577.18
707,000	12,219.73	14,468.06	14,574.11	11,688.44	13,843.01	13,949.06	11,157.14	13,217.96	13,324.01	10,625.85	12,592.91
708,000	12,234.98	14,486.13	14,592.33	11,703.02	13,860.30	13,966.50	11,171.07	13,234.47	13,340.67	10,639.11	12,608.64
709,000	12,250.23	14,504.20	14,610.55	11,717.61	13,877.59	13,983.94	11,184.99	13,250.98	13,357.33	10,652.37	12,624.37
710,000	12,265.47	14,522.27	14,628.77	11,732.19	13,894.88	14,001.38	11,198.91	13,267.49	13,373.99	10,665.63	12,640.10
711,000	12,280.72	14,540.34	14,646.99	11,746.78	13,912.17	14,018.82	11,212.83	13,284.00	13,390.65	10,678.89	12,655.83
712,000	12,295.97	14,558.41	14,665.21	11,761.37	13,929.46	14,036.26	11,226.76	13,300.51	13,407.31	10,692.15	12,671.56
713,000	12,311.22	14,576.48	14,683.43	11,775.95	13,946.75	14,053.70	11,240.68	13,317.02	13,423.97	10,705.41	12,687.29
714,000	12,326.47	14,594.55	14,701.65	11,790.54	13,964.04	14,071.14	11,254.60	13,333.53	13,440.63	10,718.67	12,703.02
715,000	12,341.72	14,612.62	14,719.87	11,805.12	13,981.33	14,088.58	11,268.53	13,350.04	13,457.29	10,731.93	12,718.75

EFFECTIVE JULY 1, 2020

Valuation Not Over	Including Energy & Disabled Access Check P. C. Fee	Permit Fee R-Occup.	Others	Including Energy Check Only P. C. Fee	Permit Fee R-Occup.	Others	Including Disabled Access Check Only P. C. Fee	Permit Fee R-Occup.	Others	Without Energy & Disabled Acces P. C. Fee	Permit R- Occup.
751,000	12,890.68	15,263.14	15,375.79	12,330.22	14,603.77	14,716.42	11,769.75	13,944.40	14,057.05	11,209.29	13,285.03
752,000	12,905.93	15,281.21	15,394.01	12,344.81	14,621.06	14,733.86	11,783.68	13,960.91	14,073.71	11,222.55	13,300.76
753,000	12,921.18	15,299.28	15,412.23	12,359.39	14,638.35	14,751.30	11,797.60	13,977.42	14,090.37	11,235.81	13,316.49
754,000	12,936.43	15,317.35	15,430.45	12,373.98	14,655.64	14,768.74	11,811.52	13,993.93	14,107.03	11,249.07	13,332.22
755,000	12,951.68	15,335.42	15,448.67	12,388.56	14,672.93	14,786.18	11,825.45	14,010.44	14,123.69	11,262.33	13,347.95
756,000	12,966.93	15,353.49	15,466.89	12,403.15	14,690.22	14,803.62	11,839.37	14,026.95	14,140.35	11,275.59	13,363.68
757,000	12,982.18	15,371.56	15,485.11	12,417.74	14,707.51	14,821.06	11,853.29	14,043.46	14,157.01	11,288.85	13,379.41
758,000	12,997.43	15,389.63	15,503.33	12,432.32	14,724.80	14,838.50	11,867.22	14,059.97	14,173.67	11,302.11	13,395.14
759,000	13,012.68	15,407.70	15,521.55	12,446.91	14,742.09	14,855.94	11,881.14	14,076.48	14,190.33	11,315.37	13,410.87
760,000	13,027.92	15,425.77	15,539.77	12,461.49	14,759.38	14,873.38	11,895.06	14,092.99	14,206.99	11,328.63	13,426.60
761,000	13,043.17	15,443.84	15,557.99	12,476.08	14,776.67	14,890.82	11,908.98	14,109.50	14,223.65	11,341.89	13,442.33
762,000	13,058.42	15,461.91	15,576.21	12,490.67	14,793.96	14,908.26	11,922.91	14,126.01	14,240.31	11,355.15	13,458.06
763,000	13,073.67	15,479.98	15,594.43	12,505.25	14,811.25	14,925.70	11,936.83	14,142.52	14,256.97	11,368.41	13,473.79
764,000	13,088.92	15,498.05	15,612.65	12,519.84	14,828.54	14,943.14	11,950.75	14,159.03	14,273.63	11,381.67	13,489.52
765,000	13,104.17	15,516.12	15,630.87	12,534.42	14,845.83	14,960.58	11,964.68	14,175.54	14,290.29	11,394.93	13,505.25
766,000	13,119.42	15,534.19	15,649.09	12,549.01	14,863.12	14,978.02	11,978.60	14,192.05	14,306.95	11,408.19	13,520.98
767,000	13,134.67	15,552.26	15,667.31	12,563.60	14,880.41	14,995.46	11,992.52	14,208.56	14,323.61	11,421.45	13,536.71
768,000	13,149.92	15,570.33	15,685.53	12,578.18	14,897.70	15,012.90	12,006.45	14,225.07	14,340.27	11,434.71	13,552.44
769,000	13,165.17	15,588.40	15,703.75	12,592.77	14,914.99	15,030.34	12,020.37	14,241.58	14,356.93	11,447.97	13,568.17
770,000	13,180.41	15,606.47	15,721.97	12,607.35	14,932.28	15,047.78	12,034.29	14,258.09	14,373.59	11,461.23	13,583.90
771,000	13,195.66	15,624.54	15,740.19	12,621.94	14,949.57	15,065.22	12,048.21	14,274.60	14,390.25	11,474.49	13,599.63
772,000	13,210.91	15,642.61	15,758.41	12,636.53	14,966.86	15,082.66	12,062.14	14,291.11	14,406.91	11,487.75	13,615.36
773,000	13,226.16	15,660.68	15,776.63	12,651.11	14,984.15	15,100.10	12,076.06	14,307.62	14,423.57	11,501.01	13,631.09
774,000	13,241.41	15,678.75	15,794.85	12,665.70	15,001.44	15,117.54	12,089.98	14,324.13	14,440.23	11,514.27	13,646.82
775,000	13,256.66	15,696.82	15,813.07	12,680.28	15,018.73	15,134.98	12,103.91	14,340.64	14,456.89	11,527.53	13,662.55
776,000	13,271.91	15,714.89	15,831.29	12,694.87	15,036.02	15,152.42	12,117.83	14,357.15	14,473.55	11,540.79	13,678.28
777,000	13,287.16	15,732.96	15,849.51	12,709.46	15,053.31	15,169.86	12,131.75	14,373.66	14,490.21	11,554.05	13,694.01
778,000	13,302.41	15,751.03	15,867.73	12,724.04	15,070.60	15,187.30	12,145.68	14,390.17	14,506.87	11,567.31	13,709.74
779,000	13,317.66	15,769.10	15,885.95	12,738.63	15,087.89	15,204.74	12,159.60	14,406.68	14,523.53	11,580.57	13,725.47
780,000	13,332.90	15,787.17	15,904.17	12,753.21	15,105.18	15,222.18	12,173.52	14,423.19	14,540.19	11,593.83	13,741.20
781,000	13,348.15	15,805.24	15,922.39	12,767.80	15,122.47	15,239.62	12,187.44	14,439.70	14,556.85	11,607.09	13,756.93
782,000	13,363.40	15,823.31	15,940.61	12,782.39	15,139.76	15,257.06	12,201.37	14,456.21	14,573.51	11,620.35	13,772.66
783,000	13,378.65	15,841.38	15,958.83	12,796.97	15,157.05	15,274.50	12,215.29	14,472.72	14,590.17	11,633.61	13,788.39
784,000	13,393.90	15,859.45	15,977.05	12,811.56	15,174.34	15,291.94	12,229.21	14,489.23	14,606.83	11,646.87	13,804.12
785,000	13,409.15	15,877.52	15,995.27	12,826.14	15,191.63	15,309.38	12,243.14	14,505.74	14,623.49	11,660.13	13,819.85

Valuation Not Over	Including Energy & Disabled Access Check P. C. Fee	Permit Fee R-Occup.	Others	Including Energy Check Only P. C. Fee	Permit Fee R-Occup.	Others	Including Disabled Access Check Only P. C. Fee	Permit Fee R-Occup.	Others	Without Energy & Disabled Acces P. C. Fee	Permit R- Occup.
821,000	13,958.11	16,528.04	16,651.19	13,351.24	15,814.07	15,937.22	12,744.36	15,100.10	15,223.25	12,137.49	14,386.13
822,000	13,973.36	16,546.11	16,669.41	13,365.83	15,831.36	15,954.66	12,758.29	15,116.81	15,239.91	12,150.75	14,401.86
823,000	13,988.61	16,564.18	16,687.63	13,380.41	15,848.65	15,972.10	12,772.21	15,133.12	15,256.57	12,164.01	14,417.59
824,000	14,003.86	16,582.25	16,705.85	13,395.00	15,865.94	15,989.54	12,786.13	15,149.63	15,273.23	12,177.27	14,433.32
825,000	14,019.11	16,600.32	16,724.07	13,409.58	15,883.23	16,006.98	12,800.06	15,166.14	15,289.89	12,190.53	14,449.05
826,000	14,034.36	16,618.39	16,742.29	13,424.17	15,900.52	16,024.42	12,813.98	15,182.65	15,306.55	12,203.79	14,464.78
827,000	14,049.61	16,636.46	16,760.51	13,438.76	15,917.81	16,041.86	12,827.90	15,199.16	15,323.21	12,217.05	14,480.51
828,000	14,064.86	16,654.53	16,778.73	13,453.34	15,935.10	16,059.30	12,841.83	15,215.67	15,339.87	12,230.31	14,496.24
829,000	14,080.11	16,672.60	16,796.95	13,467.93	15,952.39	16,076.74	12,855.75	15,232.18	15,356.53	12,243.57	14,511.97
830,000	14,095.35	16,690.67	16,815.17	13,482.51	15,969.68	16,094.18	12,869.67	15,248.69	15,373.19	12,256.83	14,527.70
831,000	14,110.60	16,708.74	16,833.39	13,497.10	15,986.97	16,111.62	12,883.59	15,265.20	15,389.85	12,270.09	14,543.43
832,000	14,125.85	16,726.81	16,851.61	13,511.69	16,004.26	16,129.06	12,897.52	15,281.71	15,406.51	12,283.35	14,559.16
833,000	14,141.10	16,744.88	16,869.83	13,526.27	16,021.55	16,146.50	12,911.44	15,298.22	15,423.17	12,296.61	14,574.89
834,000	14,156.35	16,762.95	16,888.05	13,540.86	16,038.84	16,163.94	12,925.36	15,314.73	15,439.83	12,309.87	14,590.62
835,000	14,171.60	16,781.02	16,906.27	13,555.44	16,056.13	16,181.38	12,939.29	15,331.24	15,456.49	12,323.13	14,606.35
836,000	14,186.85	16,799.09	16,924.49	13,570.03	16,073.42	16,198.82	12,953.21	15,347.75	15,473.15	12,336.39	14,622.08
837,000	14,202.10	16,817.16	16,942.71	13,584.62	16,090.71	16,216.26	12,967.13	15,364.26	15,489.81	12,349.65	14,637.81
838,000	14,217.35	16,835.23	16,960.93	13,599.20	16,108.00	16,233.70	12,981.06	15,380.77	15,506.47	12,362.91	14,653.54
839,000	14,232.60	16,853.30	16,979.15	13,613.79	16,125.29	16,251.14	12,994.98	15,397.28	15,523.13	12,376.17	14,669.27
840,000	14,247.84	16,871.37	16,997.37	13,628.37	16,142.58	16,268.58	13,008.90	15,413.79	15,539.79	12,389.43	14,685.00
841,000	14,263.09	16,889.44	17,015.59	13,642.96	16,159.87	16,286.02	13,022.82	15,430.30	15,556.45	12,402.69	14,700.73
842,000	14,278.34	16,907.51	17,033.81	13,657.55	16,177.16	16,303.46	13,036.75	15,446.81	15,573.11	12,415.95	14,716.46
843,000	14,293.59	16,925.58	17,052.03	13,672.13	16,194.45	16,320.90	13,050.67	15,463.32	15,589.77	12,429.21	14,732.19
844,000	14,308.84	16,943.65	17,070.25	13,686.72	16,211.74	16,338.34	13,064.59	15,479.83	15,606.43	12,442.47	14,747.92
845,000	14,324.09	16,961.72	17,088.47	13,701.30	16,229.03	16,355.78	13,078.52	15,496.34	15,623.09	12,455.73	14,763.65
846,000	14,339.34	16,979.79	17,106.69	13,715.89	16,246.32	16,373.22	13,092.44	15,512.85	15,639.75	12,468.99	14,779.38
847,000	14,354.59	16,997.86	17,124.91	13,730.48	16,263.61	16,390.66	13,106.36	15,529.36	15,656.41	12,482.25	14,795.11
848,000	14,369.84	17,015.93	17,143.13	13,745.06	16,280.90	16,408.10	13,120.29	15,545.87	15,673.07	12,495.51	14,810.84
849,000	14,385.09	17,034.00	17,161.35	13,759.65	16,298.19	16,425.54	13,134.21	15,562.38	15,689.73	12,508.77	14,826.57
850,000	14,400.33	17,052.07	17,179.57	13,774.23	16,315.48	16,442.98	13,148.13	15,578.89	15,706.39	12,522.03	14,842.30
851,000	14,415.58	17,070.14	17,197.79	13,788.82	16,332.77	16,460.42	13,162.05	15,595.40	15,723.05	12,535.29	14,858.03
852,000	14,430.83	17,088.21	17,216.01	13,803.41	16,350.06	16,477.86	13,175.98	15,611.91	15,739.71	12,548.55	14,873.76
853,000	14,446.08	17,106.28	17,234.23	13,817.99	16,367.35	16,495.30	13,189.90	15,628.42	15,756.37	12,561.81	14,889.49
854,000	14,461.33	17,124.35	17,252.45	13,832.58	16,384.64	16,512.74	13,203.82	15,644.93	15,773.03	12,575.07	14,905.22
855,000	14,476.58	17,142.42	17,270.67	13,847.16	16,401.93	16,530.18	13,217.75	15,661.44	15,789.69	12,588.33	14,920.95

Valuation Not Over	Including Energy & Disabled Access Check P. C. Fee	Permit Fee R-Occup.	Others	Including Energy Check Only P. C. Fee	Permit Fee R-Occup.	Others	Including Disabled Access Check Only P. C. Fee	Permit Fee R-Occup.	Others	Without Energy & Disabled Acces P. C. Fee	Permit R- Occup.
891,000	15,025.54	17,792.94	17,926.59	14,372.26	17,024.37	17,158.02	13,718.97	16,255.80	16,389.45	13,065.69	15,487.23
892,000	15,040.79	17,811.01	17,944.81	14,386.85	17,041.66	17,175.46	13,732.90	16,272.31	16,406.11	13,078.95	15,502.96
893,000	15,056.04	17,829.08	17,963.03	14,401.43	17,058.95	17,192.90	13,746.82	16,288.82	16,422.77	13,092.21	15,518.69
894,000	15,071.29	17,847.15	17,981.25	14,416.02	17,076.24	17,210.34	13,760.74	16,305.33	16,439.43	13,105.47	15,534.42
895,000	15,086.54	17,865.22	17,999.47	14,430.60	17,093.53	17,227.78	13,774.67	16,321.84	16,456.09	13,118.73	15,550.15
896,000	15,101.79	17,883.29	18,017.69	14,445.19	17,110.82	17,245.22	13,788.59	16,338.35	16,472.75	13,131.99	15,565.88
897,000	15,117.04	17,901.36	18,035.91	14,459.78	17,128.11	17,262.66	13,802.51	16,354.86	16,489.41	13,145.25	15,581.61
898,000	15,132.29	17,919.43	18,054.13	14,474.36	17,145.40	17,280.10	13,816.44	16,371.37	16,506.07	13,158.51	15,597.34
899,000	15,147.54	17,937.50	18,072.35	14,488.95	17,162.69	17,297.54	13,830.36	16,387.88	16,522.73	13,171.77	15,613.07
900,000	15,162.78	17,955.57	18,090.57	14,503.53	17,179.98	17,314.98	13,844.28	16,404.39	16,539.39	13,185.03	15,628.80
901,000	15,178.03	17,973.64	18,108.79	14,518.12	17,197.27	17,332.42	13,858.20	16,420.90	16,556.05	13,198.29	15,644.53
902,000	15,193.28	17,991.71	18,127.01	14,532.71	17,214.56	17,349.86	13,872.13	16,437.41	16,572.71	13,211.55	15,660.26
903,000	15,208.53	18,009.78	18,145.23	14,547.29	17,231.85	17,367.30	13,886.05	16,453.92	16,589.37	13,224.81	15,675.99
904,000	15,223.78	18,027.85	18,163.45	14,561.88	17,249.14	17,384.74	13,899.97	16,470.43	16,606.03	13,238.07	15,691.72
905,000	15,239.03	18,045.92	18,181.67	14,576.46	17,266.43	17,402.18	13,913.90	16,486.94	16,622.69	13,251.33	15,707.45
906,000	15,254.28	18,063.99	18,199.89	14,591.05	17,283.72	17,419.62	13,927.82	16,503.45	16,639.35	13,264.59	15,723.18
907,000	15,269.53	18,082.06	18,218.11	14,605.64	17,301.01	17,437.06	13,941.74	16,519.96	16,656.01	13,277.85	15,738.91
908,000	15,284.78	18,100.13	18,236.33	14,620.22	17,318.30	17,454.50	13,955.67	16,536.47	16,672.67	13,291.11	15,754.64
909,000	15,300.03	18,118.20	18,254.55	14,634.81	17,335.59	17,471.94	13,969.59	16,552.98	16,689.33	13,304.37	15,770.37
910,000	15,315.27	18,136.27	18,272.77	14,649.39	17,352.88	17,489.38	13,983.51	16,569.49	16,705.99	13,317.63	15,786.10
911,000	15,330.52	18,154.34	18,290.99	14,663.98	17,370.17	17,506.82	13,997.43	16,586.00	16,722.65	13,330.89	15,801.83
912,000	15,345.77	18,172.41	18,309.21	14,678.57	17,387.46	17,524.26	14,011.36	16,602.51	16,739.31	13,344.15	15,817.56
913,000	15,361.02	18,190.48	18,327.43	14,693.15	17,404.75	17,541.70	14,025.28	16,619.02	16,755.97	13,357.41	15,833.29
914,000	15,376.27	18,208.55	18,345.65	14,707.74	17,422.04	17,559.14	14,039.20	16,635.53	16,772.63	13,370.67	15,849.02
915,000	15,391.52	18,226.62	18,363.87	14,722.32	17,439.33	17,576.58	14,053.13	16,652.04	16,789.29	13,383.93	15,864.75
916,000	15,406.77	18,244.69	18,382.09	14,736.91	17,456.62	17,594.02	14,067.05	16,668.55	16,805.95	13,397.19	15,880.48
917,000	15,422.02	18,262.76	18,400.31	14,751.50	17,473.91	17,611.46	14,080.97	16,685.06	16,822.61	13,410.45	15,896.21
918,000	15,437.27	18,280.83	18,418.53	14,766.08	17,491.20	17,628.90	14,094.90	16,701.57	16,839.27	13,423.71	15,911.94
919,000	15,452.52	18,298.90	18,436.75	14,780.67	17,508.49	17,646.34	14,108.82	16,718.08	16,855.93	13,436.97	15,927.67
920,000	15,467.76	18,316.97	18,454.97	14,795.25	17,525.78	17,663.78	14,122.74	16,734.59	16,872.59	13,450.23	15,943.40
921,000	15,483.01	18,335.04	18,473.19	14,809.84	17,543.07	17,681.22	14,136.66	16,751.10	16,889.25	13,463.49	15,959.13
922,000	15,498.26	18,353.11	18,491.41	14,824.43	17,560.36	17,698.66	14,150.59	16,767.61	16,905.91	13,476.75	15,974.86
923,000	15,513.51	18,371.18	18,509.63	14,839.01	17,577.65	17,716.10	14,164.51	16,784.12	16,922.57	13,490.01	15,990.59
924,000	15,528.76	18,389.25	18,527.85	14,853.60	17,594.94	17,733.54	14,178.43	16,800.63	16,939.23	13,503.27	16,006.32
925,000	15,544.01	18,407.32	18,546.07	14,868.18	17,612.23	17,750.98	14,192.36	16,817.14	16,955.89	13,516.53	16,022.05

Valuation Not Over	Including Energy & Disabled Access Check P. C. Fee	Permit Fee R-Occup.	Others	Including Energy Check Only P. C. Fee	Permit Fee R-Occup.	Others	Including Disabled Access Check Only P. C. Fee	Permit Fee R-Occup.	Others	Without Energy & Disabled Acces: P. C. Fee	Permit R- Occup.
961,000	16,092.97	19,057.84	19,201.99	15,393.28	18,234.67	18,378.82	14,693.58	17,411.50	17,555.65	13,993.89	16,588.33
962,000	16,108.22	19,075.91	19,220.21	15,407.87	18,251.96	18,396.26	14,707.51	17,428.01	17,572.31	14,007.15	16,604.06
963,000	16,123.47	19,093.98	19,238.43	15,422.45	18,269.25	18,413.70	14,721.43	17,444.52	17,588.97	14,020.41	16,619.79
964,000	16,138.72	19,112.05	19,256.65	15,437.04	18,286.54	18,431.14	14,735.35	17,461.03	17,605.63	14,033.67	16,635.52
965,000	16,153.97	19,130.12	19,274.87	15,451.62	18,303.83	18,448.58	14,749.28	17,477.54	17,622.29	14,046.93	16,651.25
966,000	16,169.22	19,148.19	19,293.09	15,466.21	18,321.12	18,466.02	14,763.20	17,494.05	17,638.95	14,060.19	16,666.98
967,000	16,184.47	19,166.26	19,311.31	15,480.80	18,338.41	18,483.46	14,777.12	17,510.56	17,655.61	14,073.45	16,682.71
968,000	16,199.72	19,184.33	19,329.53	15,495.38	18,355.70	18,500.90	14,791.05	17,527.07	17,672.27	14,086.71	16,698.44
969,000	16,214.97	19,202.40	19,347.75	15,509.97	18,372.99	18,518.34	14,804.97	17,543.58	17,688.93	14,099.97	16,714.17
970,000	16,230.21	19,220.47	19,365.97	15,524.55	18,390.28	18,535.78	14,818.89	17,560.09	17,705.59	14,113.23	16,729.90
971,000	16,245.46	19,238.54	19,384.19	15,539.14	18,407.57	18,553.22	14,832.81	17,576.60	17,722.25	14,126.49	16,745.63
972,000	16,260.71	19,256.61	19,402.41	15,553.73	18,424.86	18,570.66	14,846.74	17,593.11	17,738.91	14,139.75	16,761.36
973,000	16,275.96	19,274.68	19,420.63	15,568.31	18,442.15	18,588.10	14,860.66	17,609.62	17,755.57	14,153.01	16,777.09
974,000	16,291.21	19,292.75	19,438.85	15,582.90	18,459.44	18,605.54	14,874.58	17,626.13	17,772.23	14,166.27	16,792.82
975,000	16,306.46	19,310.82	19,457.07	15,597.48	18,476.73	18,622.98	14,888.51	17,642.64	17,788.89	14,179.53	16,808.55
976,000	16,321.71	19,328.89	19,475.29	15,612.07	18,494.02	18,640.42	14,902.43	17,659.15	17,805.55	14,192.79	16,824.28
977,000	16,336.96	19,346.96	19,493.51	15,626.66	18,511.31	18,657.86	14,916.35	17,675.66	17,822.21	14,206.05	16,840.01
978,000	16,352.21	19,365.03	19,511.73	15,641.24	18,528.60	18,675.30	14,930.28	17,692.17	17,838.87	14,219.31	16,855.74
979,000	16,367.46	19,383.10	19,529.95	15,655.83	18,545.89	18,692.74	14,944.20	17,708.68	17,855.53	14,232.57	16,871.47
980,000	16,382.70	19,401.17	19,548.17	15,670.41	18,563.18	18,710.18	14,958.12	17,725.19	17,872.19	14,245.83	16,887.20
981,000	16,397.95	19,419.24	19,566.39	15,685.00	18,580.47	18,727.62	14,972.04	17,741.70	17,888.85	14,259.09	16,902.93
982,000	16,413.20	19,437.31	19,584.61	15,699.59	18,597.76	18,745.06	14,985.97	17,758.21	17,905.51	14,272.35	16,918.66
983,000	16,428.45	19,455.38	19,602.83	15,714.17	18,615.05	18,762.50	14,999.89	17,774.72	17,922.17	14,285.61	16,934.39
984,000	16,443.70	19,473.45	19,621.05	15,728.76	18,632.34	18,779.94	15,013.81	17,791.23	17,938.83	14,298.87	16,950.12
985,000	16,458.95	19,491.52	19,639.27	15,743.34	18,649.63	18,797.38	15,027.74	17,807.74	17,955.49	14,312.13	16,965.85
986,000	16,474.20	19,509.59	19,657.49	15,757.93	18,666.92	18,814.82	15,041.66	17,824.25	17,972.15	14,325.39	16,981.58
987,000	16,489.45	19,527.66	19,675.71	15,772.52	18,684.21	18,832.26	15,055.58	17,840.76	17,988.81	14,338.65	16,997.31
988,000	16,504.70	19,545.73	19,693.93	15,787.10	18,701.50	18,849.70	15,069.51	17,857.27	18,005.47	14,351.91	17,013.04
989,000	16,519.95	19,563.80	19,712.15	15,801.69	18,718.79	18,867.14	15,083.43	17,873.78	18,022.13	14,365.17	17,028.77
990,000	16,535.19	19,581.87	19,730.37	15,816.27	18,736.08	18,884.58	15,097.36	17,890.29	18,038.79	14,378.43	17,044.50
991,000	16,550.44	19,599.94	19,748.59	15,830.86	18,753.37	18,902.02	15,111.27	17,906.80	18,055.45	14,391.69	17,060.23
992,000	16,565.69	19,618.01	19,766.81	15,845.45	18,770.66	18,919.46	15,125.20	17,923.31	18,072.11	14,404.95	17,075.96
993,000	16,580.94	19,636.08	19,785.03	15,860.03	18,787.95	18,936.90	15,139.12	17,939.82	18,088.77	14,418.21	17,091.69
994,000	16,596.19	19,654.15	19,803.25	15,874.62	18,805.24	18,954.34	15,153.04	17,956.33	18,105.43	14,431.47	17,107.42
995,000	16,611.44	19,672.22	19,821.47	15,889.20	18,822.53	18,971.78	15,166.97	17,972.84	18,122.09	14,444.73	17,123.15

Valuation Not Over	Including Energy & Disabled Access Check P. C. Fee	Permit Fee R-Occup.	Others	Including Energy Check Only P. C. Fee	Permit Fee R-Occup.	Others	Including Disabled Access Check Only P. C. Fee	Permit Fee R-Occup.	Others	Without Energy & Disabled Acces P. C. Fee	Permit R- Occup.
1,310,000	21,414.87	25,364.27	25,560.77	20,483.79	24,268.88	24,465.38	19,552.71	23,173.49	23,369.99	18,621.63	22,078.10
1,320,000	21,557.36	25,544.97	25,742.97	20,629.65	24,441.78	24,639.78	19,691.94	23,338.59	23,536.59	18,754.23	22,235.40
1,330,000	21,719.85	25,725.67	25,925.17	20,775.51	24,614.68	24,814.18	19,831.17	23,503.69	23,703.19	18,886.83	22,392.70
1,340,000	21,872.34	25,906.37	26,107.37	20,921.37	24,787.58	24,988.58	19,970.40	23,668.79	23,869.79	19,019.43	22,550.00
1,350,000	22,024.83	26,087.07	26,289.57	21,067.23	24,960.48	25,162.98	20,109.63	23,833.89	24,036.39	19,152.03	22,707.30
1,360,000	22,177.32	26,267.77	26,471.77	21,213.09	25,133.38	25,337.38	20,248.86	23,998.99	24,202.99	19,284.63	22,864.60
1,370,000	22,329.81	26,448.47	26,653.97	21,358.95	25,306.28	25,511.78	20,388.09	24,164.09	24,369.59	19,417.23	23,021.90
1,380,000	22,482.30	26,629.17	26,836.17	21,504.81	25,479.18	25,686.18	20,527.32	24,329.19	24,536.19	19,549.83	23,179.20
1,390,000	22,634.79	26,809.87	27,018.37	21,650.67	25,652.08	25,860.58	20,666.55	24,494.29	24,702.79	19,682.43	23,336.50
1,400,000	22,787.28	26,990.57	27,200.57	21,796.53	25,824.98	26,034.98	20,805.78	24,659.39	24,869.39	19,815.03	23,493.80
1,410,000	22,939.77	27,171.27	27,382.77	21,942.39	25,997.88	26,209.38	20,945.01	24,824.49	25,035.99	19,947.63	23,651.10
1,420,000	23,092.26	27,351.97	27,564.97	22,088.25	26,170.78	26,383.78	21,084.24	24,989.59	25,202.59	20,080.23	23,808.40
1,430,000	23,244.75	27,532.67	27,747.17	22,234.11	26,343.68	26,558.18	21,223.47	25,154.69	25,369.19	20,212.83	23,965.70
1,440,000	23,397.24	27,713.37	27,929.37	22,379.97	26,516.58	26,732.58	21,362.70	25,319.79	25,535.79	20,345.43	24,123.00
1,450,000	23,549.73	27,894.07	28,111.57	22,525.83	26,689.48	26,906.98	21,501.93	25,484.89	25,702.39	20,478.03	24,280.30
1,460,000	23,702.22	28,074.77	28,293.77	22,671.69	26,862.38	27,081.38	21,641.16	25,649.99	25,868.99	20,610.63	24,437.60
1,470,000	23,854.71	28,255.47	28,475.97	22,817.55	27,035.28	27,255.78	21,780.39	25,815.09	26,035.59	20,743.23	24,594.90
1,480,000	24,007.20	28,436.17	28,658.17	22,963.41	27,208.18	27,430.18	21,919.62	25,980.19	26,202.19	20,875.83	24,752.20
1,490,000	24,159.69	28,616.87	28,840.37	23,109.27	27,381.08	27,604.58	22,058.85	26,145.29	26,368.79	21,008.43	24,909.50
1,500,000	24,312.18	28,797.57	29,022.57	23,255.13	27,553.98	27,778.98	22,198.08	26,310.39	26,535.39	21,141.03	25,066.80
1,510,000	24,464.67	28,978.27	29,204.77	23,400.99	27,726.88	27,953.38	22,337.31	26,475.49	26,701.99	21,273.63	25,224.10
1,520,000	24,617.16	29,158.97	29,386.97	23,546.85	27,899.78	28,127.78	22,476.54	26,640.59	26,868.59	21,406.23	25,381.40
1,530,000	24,769.65	29,339.67	29,569.17	23,692.71	28,072.68	28,302.18	22,615.77	26,805.69	27,035.19	21,538.83	25,538.70
1,540,000	24,922.14	29,520.37	29,751.37	23,838.57	28,245.58	28,476.58	22,755.00	26,970.79	27,201.79	21,671.43	25,696.00
1,550,000	25,074.63	29,701.07	29,933.57	23,984.43	28,418.48	28,650.98	22,894.23	27,135.89	27,368.39	21,804.03	25,853.30
1,560,000	25,227.12	29,881.77	30,115.77	24,130.29	28,591.38	28,825.38	23,033.46	27,300.99	27,534.99	21,936.63	26,010.60
1,570,000	25,379.61	30,062.47	30,297.97	24,276.15	28,764.28	28,999.78	23,172.69	27,466.09	27,701.59	22,069.23	26,167.90
1,580,000	25,532.10	30,243.17	30,480.17	24,422.01	28,937.18	29,174.18	23,311.92	27,631.19	27,868.19	22,201.83	26,325.20
1,590,000	25,684.59	30,423.87	30,662.37	24,567.87	29,110.08	29,348.58	23,451.15	27,796.29	28,034.79	22,334.43	26,482.50
1,600,000	25,837.08	30,604.57	30,844.57	24,713.73	29,282.98	29,522.98	23,590.38	27,961.39	28,201.39	22,467.03	26,639.80
1,610,000	25,989.57	30,785.27	31,026.77	24,859.59	29,455.88	29,697.38	23,729.61	28,126.49	28,367.99	22,599.63	26,797.10
1,620,000	26,142.06	30,965.97	31,208.97	25,005.45	29,628.78	29,871.78	23,868.84	28,291.59	28,534.59	22,732.23	26,954.40
1,630,000	26,294.55	31,146.67	31,391.17	25,151.31	29,801.68	30,046.18	24,008.07	28,456.69	28,701.19	22,864.83	27,111.70
1,640,000	26,447.04	31,327.37	31,573.37	25,297.17	29,974.58	30,220.58	24,147.30	28,621.79	28,867.79	22,997.43	27,269.00
1,650,000	26,599.53	31,508.07	31,755.57	25,443.03	30,147.48	30,394.98	24,286.53	28,786.89	29,034.39	23,130.03	27,426.30

Valuation Not Over	Including Energy & Disabled Access Check P. C. Fee	Permit Fee R-Occup.	Others	Including Energy Check Only P. C. Fee	Permit Fee R-Occup.	Others	Including Disabled Access Check Only P. C. Fee	Permit Fee R-Occup.	Others	Without Energy & Disabled Acces P. C. Fee	Permit R- Occup.
2,010,000	32,089.17	38,013.27	38,314.77	30,693.99	36,371.88	36,673.38	29,298.81	34,730.49	35,031.99	27,903.63	33,089.10
2,020,000	32,241.66	38,193.97	38,496.97	30,839.85	36,544.78	36,847.78	29,438.04	34,895.59	35,198.59	28,036.23	33,246.40
2,030,000	32,394.15	38,374.67	38,679.17	30,985.71	36,717.68	37,022.18	29,577.27	35,060.69	35,365.19	28,168.83	33,403.70
2,040,000	32,546.64	38,555.37	38,861.37	31,131.57	36,890.58	37,196.58	29,716.50	35,225.79	35,531.79	28,301.43	33,561.00
2,050,000	32,699.13	38,736.07	39,043.57	31,277.43	37,063.48	37,370.98	29,855.73	35,390.89	35,698.39	28,434.03	33,718.30
2,060,000	32,851.62	38,916.77	39,225.77	31,423.29	37,236.38	37,545.38	29,994.96	35,555.99	35,864.99	28,566.63	33,875.60
2,070,000	33,004.11	39,097.47	39,407.97	31,569.15	37,409.28	37,719.78	30,134.19	35,721.09	36,031.59	28,699.23	34,032.90
2,080,000	33,156.60	39,278.17	39,590.17	31,715.01	37,582.18	37,894.18	30,273.42	35,886.19	36,198.19	28,831.83	34,190.20
2,090,000	33,309.09	39,458.87	39,772.37	31,860.87	37,755.08	38,068.58	30,412.65	36,051.29	36,364.79	28,964.43	34,347.50
2,100,000	33,461.58	39,639.57	39,954.57	32,006.73	37,927.98	38,242.98	30,551.88	36,216.39	36,531.39	29,097.03	34,504.80
2,110,000	33,614.07	39,820.27	40,136.77	32,152.59	38,100.88	38,417.38	30,691.11	36,381.49	36,697.99	29,229.63	34,662.10
2,120,000	33,766.56	40,000.97	40,318.97	32,298.45	38,273.78	38,591.78	30,830.34	36,546.59	36,864.59	29,362.23	34,819.40
2,130,000	33,919.05	40,181.67	40,501.17	32,444.31	38,446.68	38,766.18	30,969.57	36,711.69	37,031.19	29,494.83	34,976.70
2,140,000	34,071.54	40,362.37	40,683.37	32,590.17	38,619.58	38,940.58	31,108.80	36,876.79	37,197.79	29,627.43	35,134.00
2,150,000	34,224.03	40,543.07	40,865.57	32,736.03	38,792.48	39,114.98	31,248.03	37,041.89	37,364.39	29,760.03	35,291.30
2,160,000	34,376.52	40,723.77	41,047.77	32,881.89	38,965.38	39,289.38	31,387.26	37,206.99	37,530.99	29,892.63	35,448.60
2,170,000	34,529.01	40,904.47	41,229.97	33,027.75	39,138.28	39,463.78	31,526.49	37,372.09	37,697.59	30,025.23	35,605.90
2,180,000	34,681.50	41,085.17	41,412.17	33,173.61	39,311.18	39,638.18	31,665.72	37,537.19	37,864.19	30,157.83	35,763.20
2,190,000	34,833.99	41,265.87	41,594.37	33,319.47	39,484.08	39,812.58	31,804.95	37,702.29	38,030.79	30,290.43	35,920.50
2,200,000	34,986.48	41,446.57	41,776.57	33,465.33	39,656.98	39,986.98	31,944.18	37,867.39	38,197.39	30,423.03	36,077.80
2,210,000	35,138.97	41,627.27	41,958.77	33,611.19	39,829.88	40,161.38	32,083.41	38,032.49	38,363.99	30,555.63	36,235.10
2,220,000	35,291.46	41,807.97	42,140.97	33,757.05	40,002.78	40,335.78	32,222.64	38,197.59	38,530.59	30,688.23	36,392.40
2,230,000	35,443.95	41,988.67	42,323.17	33,902.91	40,175.68	40,510.18	32,361.87	38,362.69	38,697.19	30,820.83	36,549.70
2,240,000	35,596.44	42,169.37	42,505.37	34,048.77	40,348.58	40,684.58	32,501.10	38,527.79	38,863.79	30,953.43	36,707.00
2,250,000	35,748.93	42,350.07	42,687.57	34,194.63	40,521.48	40,858.98	32,640.33	38,692.89	39,030.39	31,086.03	36,864.30
2,260,000	35,901.42	42,530.77	42,869.77	34,340.49	40,694.38	41,033.38	32,779.56	38,857.99	39,196.99	31,218.63	37,021.60
2,270,000	36,053.91	42,711.47	43,051.97	34,486.35	40,867.28	41,207.78	32,918.79	39,023.09	39,363.59	31,351.23	37,178.90
2,280,000	36,206.40	42,892.17	43,234.17	34,632.21	41,040.18	41,382.18	33,058.02	39,188.19	39,530.19	31,483.83	37,336.20
2,290,000	36,358.89	43,072.87	43,416.37	34,778.07	41,213.08	41,556.58	33,197.25	39,353.29	39,696.79	31,616.43	37,493.50
2,300,000	36,511.38	43,253.57	43,598.57	34,923.93	41,385.98	41,730.98	33,336.48	39,518.39	39,863.39	31,749.03	37,650.80
2,310,000	36,663.87	43,434.27	43,780.77	35,069.79	41,558.88	41,905.38	33,475.71	39,683.49	40,029.99	31,881.63	37,808.10
2,320,000	36,816.36	43,614.97	43,962.97	35,215.65	41,731.78	42,079.78	33,614.94	39,848.59	40,196.59	32,014.23	37,965.40
2,330,000	36,968.85	43,795.67	44,145.17	35,361.51	41,904.68	42,254.18	33,754.17	40,013.69	40,363.19	32,146.83	38,122.70
2,340,000	37,121.34	43,976.37	44,327.37	35,507.37	42,077.58	42,428.58	33,893.40	40,178.79	40,529.79	32,279.43	38,280.00
2,350,000	37,273.83	44,157.07	44,509.57	35,653.23	42,250.48	42,602.98	34,032.63	40,343.89	40,696.39	32,412.03	38,437.30

Valuation Not Over	Including Energy & Disabled Access Check P. C. Fee	Permit Fee R-Occup.	Others	Including Energy Check Only P. C. Fee	Permit Fee R-Occup.	Others	Including Disabled Access Check Only P. C. Fee	Permit Fee R-Occup.	Others	Without Energy & Disabled Acces P. C. Fee	Permit R- Occup.
2,710,000	42,763.47	50,662.27	51,068.77	40,904.19	48,474.88	48,881.38	39,044.91	46,287.49	46,693.99	37,185.63	44,100.10
2,720,000	42,915.96	50,842.97	51,250.97	41,050.05	48,647.78	49,055.78	39,184.14	46,452.59	46,860.59	37,318.23	44,257.40
2,730,000	43,068.45	51,023.67	51,433.17	41,195.91	48,820.68	49,230.18	39,323.37	46,617.69	47,027.19	37,450.83	44,414.70
2,740,000	43,220.94	51,204.37	51,615.37	41,341.77	48,993.58	49,404.58	39,462.60	46,782.79	47,193.79	37,583.43	44,572.00
2,750,000	43,373.43	51,385.07	51,797.57	41,487.63	49,166.48	49,578.98	39,601.83	46,947.89	47,360.39	37,716.03	44,729.30
2,760,000	43,525.92	51,565.77	51,979.77	41,633.49	49,339.38	49,753.38	39,741.06	47,112.99	47,526.99	37,848.63	44,886.60
2,770,000	43,678.41	51,746.47	52,161.97	41,779.35	49,512.28	49,927.78	39,880.29	47,278.09	47,693.59	37,981.23	45,043.90
2,780,000	43,830.90	51,927.17	52,344.17	41,925.21	49,685.18	50,102.18	40,019.52	47,443.19	47,860.19	38,113.83	45,201.20
2,790,000	43,983.39	52,107.87	52,526.37	42,071.07	49,858.08	50,276.58	40,158.75	47,608.29	48,026.79	38,246.43	45,358.50
2,800,000	44,135.88	52,288.57	52,708.57	42,216.93	50,030.98	50,450.98	40,297.98	47,773.39	48,193.39	38,379.03	45,515.80
2,810,000	44,288.37	52,469.27	52,890.77	42,362.79	50,203.88	50,625.38	40,437.21	47,938.49	48,359.99	38,511.63	45,673.10
2,820,000	44,440.86	52,649.97	53,072.97	42,508.65	50,376.78	50,799.78	40,576.44	48,103.59	48,526.59	38,644.23	45,830.40
2,830,000	44,593.35	52,830.67	53,255.17	42,654.51	50,549.68	50,974.18	40,715.67	48,268.69	48,693.19	38,776.83	45,987.70
2,840,000	44,745.84	53,011.37	53,437.37	42,800.37	50,722.58	51,148.58	40,854.90	48,433.79	48,859.79	38,909.43	46,145.00
2,850,000	44,898.33	53,192.07	53,619.57	42,946.23	50,895.48	51,322.98	40,994.13	48,598.89	49,026.39	39,042.03	46,302.30
2,860,000	45,050.82	53,372.77	53,801.77	43,092.09	51,068.38	51,497.38	41,133.36	48,763.99	49,192.99	39,174.63	46,459.60
2,870,000	45,203.31	53,553.47	53,983.97	43,237.95	51,241.28	51,671.78	41,272.59	48,929.09	49,359.59	39,307.23	46,616.90
2,880,000	45,355.80	53,734.17	54,166.17	43,383.81	51,414.18	51,846.18	41,411.82	49,094.19	49,526.19	39,439.83	46,774.20
2,890,000	45,508.29	53,914.87	54,348.37	43,529.67	51,587.08	52,020.58	41,551.05	49,259.29	49,692.79	39,572.43	46,931.50
2,900,000	45,660.78	54,095.57	54,530.57	43,675.53	51,759.98	52,194.98	41,690.28	49,424.39	49,859.39	39,705.03	47,088.80
2,910,000	45,813.27	54,276.27	54,712.77	43,821.39	51,932.88	52,369.38	41,829.51	49,589.49	50,025.99	39,837.63	47,246.10
2,920,000	45,965.76	54,456.97	54,894.97	43,967.25	52,105.78	52,543.78	41,968.74	49,754.59	50,192.59	39,970.23	47,403.40
2,930,000	46,118.25	54,637.67	55,077.17	44,113.11	52,278.68	52,718.18	42,107.97	49,919.69	50,359.19	40,102.83	47,560.70
2,940,000	46,270.74	54,818.37	55,259.37	44,258.97	52,451.58	52,892.58	42,247.20	50,084.79	50,525.79	40,235.43	47,718.00
2,950,000	46,423.23	54,999.07	55,441.57	44,404.83	52,624.48	53,066.98	42,386.43	50,249.89	50,692.39	40,368.03	47,875.30
2,960,000	46,575.72	55,179.77	55,623.77	44,550.69	52,797.38	53,241.38	42,525.66	50,414.99	50,858.99	40,500.63	48,032.60
2,970,000	46,728.21	55,360.47	55,805.97	44,696.55	52,970.28	53,415.78	42,664.89	50,580.09	51,025.59	40,633.23	48,189.90
2,980,000	46,880.70	55,541.17	55,988.17	44,842.41	53,143.18	53,590.18	42,804.12	50,745.19	51,192.19	40,765.83	48,347.20
2,990,000	47,033.19	55,721.87	56,170.37	44,988.27	53,316.08	53,764.58	42,943.35	50,910.29	51,358.79	40,898.43	48,504.50
3,000,000	47,185.68	55,902.57	56,352.57	45,134.13	53,488.98	53,938.98	43,082.58	51,075.39	51,525.39	41,031.03	48,661.80
3,010,000	47,338.17	56,083.27	56,534.77	45,279.99	53,661.88	54,113.38	43,221.81	51,240.49	51,691.99	41,163.63	48,819.10
3,020,000	47,490.66	56,263.97	56,716.97	45,425.85	53,834.78	54,287.78	43,361.04	51,405.59	51,858.59	41,296.23	48,976.40
3,030,000	47,643.15	56,444.67	56,899.17	45,571.71	54,007.68	54,462.18	43,500.27	51,570.69	52,025.19	41,428.83	49,133.70
3,040,000	47,795.64	56,625.37	57,081.37	45,717.57	54,180.58	54,636.58	43,639.50	51,735.79	52,191.79	41,561.43	49,291.00
3,050,000	47,948.13	56,806.07	57,263.57	45,863.43	54,353.48	54,810.98	43,778.73	51,900.89	52,358.39	41,694.03	49,448.30

Valuation Not Over	Including Energy & Disabled Access Check P. C. Fee	Permit Fee R-Occup.	Others	Including Energy Check Only P. C. Fee	Permit Fee R-Occup.	Others	Including Disabled Access Check Only P. C. Fee	Permit Fee R-Occup.	Others	Without Energy & Disabled Acces: P. C. Fee	Permit R- Occup.
3,410,000	53,437.77	63,311.27	63,822.77	51,114.39	60,577.88	61,089.38	48,791.01	57,844.49	58,355.99	46,467.63	55,111.10
3,420,000	53,590.26	63,491.97	64,004.97	51,260.25	60,750.78	61,263.78	48,930.24	58,009.59	58,522.59	46,600.23	55,268.40
3,430,000	53,742.75	63,672.67	64,187.17	51,406.11	60,923.68	61,438.18	49,069.47	58,174.69	58,689.19	46,732.83	55,425.70
3,440,000	53,895.24	63,853.37	64,369.37	51,551.97	61,096.58	61,612.58	49,208.70	58,339.79	58,855.79	46,865.43	55,583.00
3,450,000	54,047.73	64,034.07	64,551.57	51,697.83	61,269.48	61,786.98	49,347.93	58,504.89	59,022.39	46,998.03	55,740.30
3,460,000	54,200.22	64,214.77	64,733.77	51,843.69	61,442.38	61,961.38	49,487.16	58,669.99	59,188.99	47,130.63	55,897.60
3,470,000	54,352.71	64,395.47	64,915.97	51,989.55	61,615.28	62,135.78	49,626.39	58,835.09	59,355.59	47,263.23	56,054.90
3,480,000	54,505.20	64,576.17	65,098.17	52,135.41	61,788.18	62,310.18	49,765.62	59,000.19	59,522.19	47,395.83	56,212.20
3,490,000	54,657.69	64,756.87	65,280.37	52,281.27	61,961.08	62,484.58	49,904.85	59,165.29	59,688.79	47,528.43	56,369.50
3,500,000	54,810.18	64,937.57	65,462.57	52,427.13	62,133.98	62,658.98	50,044.08	59,330.39	59,855.39	47,661.03	56,526.80
3,510,000	54,962.67	65,118.27	65,644.77	52,572.99	62,306.88	62,833.38	50,183.31	59,495.49	60,021.99	47,793.63	56,684.10
3,520,000	55,115.16	65,298.97	65,826.97	52,718.85	62,479.78	63,007.78	50,322.54	59,660.59	60,188.59	47,926.23	56,841.40
3,530,000	55,267.65	65,479.67	66,009.17	52,864.71	62,652.68	63,182.18	50,461.77	59,825.69	60,355.19	48,058.83	56,998.70
3,540,000	55,420.14	65,660.37	66,191.37	53,010.57	62,825.58	63,356.58	50,601.00	59,990.79	60,521.79	48,191.43	57,156.00
3,550,000	55,572.63	65,841.07	66,373.57	53,156.43	62,998.48	63,530.98	50,740.23	60,155.89	60,688.39	48,324.03	57,313.30
3,560,000	55,725.12	66,021.77	66,555.77	53,302.29	63,171.38	63,705.38	50,879.46	60,320.99	60,854.99	48,456.63	57,470.60
3,570,000	55,877.61	66,202.47	66,737.97	53,448.15	63,344.28	63,879.78	51,018.69	60,486.09	61,021.59	48,589.23	57,627.90
3,580,000	56,030.10	66,383.17	66,920.17	53,594.01	63,517.18	64,054.18	51,157.92	60,651.19	61,188.19	48,721.83	57,785.20
3,590,000	56,182.59	66,563.87	67,102.37	53,739.87	63,690.08	64,228.58	51,297.15	60,816.29	61,354.79	48,854.43	57,942.50
3,600,000	56,335.08	66,744.57	67,284.57	53,885.73	63,862.98	64,402.98	51,436.38	60,981.39	61,521.39	48,987.03	58,099.80
3,610,000	56,487.57	66,925.27	67,466.77	54,031.59	64,035.88	64,577.38	51,575.61	61,146.49	61,687.99	49,119.63	58,257.10
3,620,000	56,640.06	67,105.97	67,648.97	54,177.45	64,208.78	64,751.78	51,714.84	61,311.59	61,854.59	49,252.23	58,414.40
3,630,000	56,792.55	67,286.67	67,831.17	54,323.31	64,381.68	64,926.18	51,854.07	61,476.69	62,021.19	49,384.83	58,571.70
3,640,000	56,945.04	67,467.37	68,013.37	54,469.17	64,554.58	65,100.58	51,993.30	61,641.79	62,187.79	49,517.43	58,729.00
3,650,000	57,097.53	67,648.07	68,195.57	54,615.03	64,727.48	65,274.98	52,132.53	61,806.89	62,354.39	49,650.03	58,886.30
3,660,000	57,250.02	67,828.77	68,377.77	54,760.89	64,900.38	65,449.38	52,271.76	61,971.99	62,520.99	49,782.63	59,043.60
3,670,000	57,402.51	68,009.47	68,559.97	54,906.75	65,073.28	65,623.78	52,410.99	62,137.09	62,687.59	49,915.23	59,200.90
3,680,000	57,555.00	68,190.17	68,742.17	55,052.61	65,246.18	65,798.18	52,550.22	62,302.19	62,854.19	50,047.83	59,358.20
3,690,000	57,707.49	68,370.87	68,924.37	55,198.47	65,419.08	65,972.58	52,689.45	62,467.29	63,020.79	50,180.43	59,515.50
3,700,000	57,859.98	68,551.57	69,106.57	55,344.33	65,591.98	66,146.98	52,828.68	62,632.39	63,187.39	50,313.03	59,672.80
3,710,000	58,012.47	68,732.27	69,288.77	55,490.19	65,764.88	66,321.38	52,967.91	62,797.49	63,353.99	50,445.63	59,830.10
3,720,000	58,164.96	68,912.97	69,470.97	55,636.05	65,937.78	66,495.78	53,107.14	62,962.59	63,520.59	50,578.23	59,987.40
3,730,000	58,317.45	69,093.67	69,653.17	55,781.91	66,110.68	66,670.18	53,246.37	63,127.69	63,687.19	50,710.83	60,144.70
3,740,000	58,469.94	69,274.37	69,835.37	55,927.77	66,283.58	66,844.58	53,385.60	63,292.79	63,853.79	50,843.43	60,302.00
3,750,000	58,622.43	69,455.07	70,017.57	56,073.63	66,456.48	67,018.98	53,524.83	63,457.89	64,020.39	50,976.03	60,459.30

Valuation Not Over	Including Energy & Disabled Access Check P. C. Fee	Permit Fee R-Occup.	Others	Including Energy Check Only P. C. Fee	Permit Fee R-Occup.	Others	Including Disabled Access Check Only P. C. Fee	Permit Fee R-Occup.	Others	Without Energy & Disabled Acces. P. C. Fee	Permit R- Occup.
4,110,000	64,112.07	75,960.27	76,576.77	61,324.59	72,680.88	73,297.38	58,537.11	69,401.49	70,017.99	55,749.63	66,122.10
4,120,000	64,264.56	76,140.97	76,758.97	61,470.45	72,853.78	73,471.78	58,676.34	69,566.59	70,184.59	55,882.23	66,279.40
4,130,000	64,417.05	76,321.67	76,941.17	61,616.31	73,026.68	73,646.18	58,815.57	69,731.69	70,351.19	56,014.83	66,436.70
4,140,000	64,569.54	76,502.37	77,123.37	61,762.17	73,199.58	73,820.58	58,954.80	69,896.79	70,517.79	56,147.43	66,594.00
4,150,000	64,722.03	76,683.07	77,305.57	61,908.03	73,372.48	73,994.98	59,094.03	70,061.89	70,684.39	56,280.03	66,751.30
4,160,000	64,874.52	76,863.77	77,487.77	62,053.89	73,545.38	74,169.38	59,233.26	70,226.99	70,850.99	56,412.63	66,908.60
4,170,000	65,027.01	77,044.47	77,669.97	62,199.75	73,718.28	74,343.78	59,372.49	70,392.09	71,017.59	56,545.23	67,065.90
4,180,000	65,179.50	77,225.17	77,852.17	62,345.61	73,891.18	74,518.18	59,511.72	70,557.19	71,184.19	56,677.83	67,223.20
4,190,000	65,331.99	77,405.87	78,034.37	62,491.47	74,064.08	74,692.58	59,650.95	70,722.29	71,350.79	56,810.43	67,380.50
4,200,000	65,484.48	77,586.57	78,216.57	62,637.33	74,236.98	74,866.98	59,790.18	70,887.39	71,517.39	56,943.03	67,537.80
4,210,000	65,636.97	77,767.27	78,398.77	62,783.19	74,409.88	75,041.38	59,929.41	71,052.49	71,683.99	57,075.63	67,695.10
4,220,000	65,789.46	77,947.97	78,580.97	62,929.05	74,582.78	75,215.78	60,068.64	71,217.59	71,850.59	57,208.23	67,852.40
4,230,000	65,941.95	78,128.67	78,763.17	63,074.91	74,755.68	75,390.18	60,207.87	71,382.69	72,017.19	57,340.83	68,009.70
4,240,000	66,094.44	78,309.37	78,945.37	63,220.77	74,928.58	75,564.58	60,347.10	71,547.79	72,183.79	57,473.43	68,167.00
4,250,000	66,246.93	78,490.07	79,127.57	63,366.63	75,101.48	75,738.98	60,486.33	71,712.89	72,350.39	57,606.03	68,324.30
4,260,000	66,399.42	78,670.77	79,309.77	63,512.49	75,274.38	75,913.38	60,625.56	71,877.99	72,516.99	57,738.63	68,481.60
4,270,000	66,551.91	78,851.47	79,491.97	63,658.35	75,447.28	76,087.78	60,764.79	72,043.09	72,683.59	57,871.23	68,638.90
4,280,000	66,704.40	79,032.17	79,674.17	63,804.21	75,620.18	76,262.18	60,904.02	72,208.19	72,850.19	58,003.83	68,796.20
4,290,000	66,856.89	79,212.87	79,856.37	63,950.07	75,793.08	76,436.58	61,043.25	72,373.29	73,016.79	58,136.43	68,953.50
4,300,000	67,009.38	79,393.57	80,038.57	64,095.93	75,965.98	76,610.98	61,182.48	72,538.39	73,183.39	58,269.03	69,110.80
4,310,000	67,161.87	79,574.27	80,220.77	64,241.79	76,138.88	76,785.38	61,321.71	72,703.49	73,349.99	58,401.63	69,268.10
4,320,000	67,314.36	79,754.97	80,402.97	64,387.65	76,311.78	76,959.78	61,460.94	72,868.59	73,516.59	58,534.23	69,425.40
4,330,000	67,466.85	79,935.67	80,585.17	64,533.51	76,484.68	77,134.18	61,600.17	73,033.69	73,683.19	58,666.83	69,582.70
4,340,000	67,619.34	80,116.37	80,767.37	64,679.37	76,657.58	77,308.58	61,739.40	73,198.79	73,849.79	58,799.43	69,740.00
4,350,000	67,771.83	80,297.07	80,949.57	64,825.23	76,830.48	77,482.98	61,878.63	73,363.89	74,016.39	58,932.03	69,897.30
4,360,000	67,924.32	80,477.77	81,131.77	64,971.09	77,003.38	77,657.38	62,017.86	73,528.99	74,182.99	59,064.63	70,054.60
4,370,000	68,076.81	80,658.47	81,313.97	65,116.95	77,176.28	77,831.78	62,157.09	73,694.09	74,349.59	59,197.23	70,211.90
4,380,000	68,229.30	80,839.17	81,496.17	65,262.81	77,349.18	78,006.18	62,296.32	73,859.19	74,516.19	59,329.83	70,369.20
4,390,000	68,381.79	81,019.87	81,678.37	65,408.67	77,522.08	78,180.58	62,435.55	74,024.29	74,682.79	59,462.43	70,526.50
4,400,000	68,534.28	81,200.57	81,860.57	65,554.53	77,694.98	78,354.98	62,574.78	74,189.39	74,849.39	59,595.03	70,683.80
4,410,000	68,686.77	81,381.27	82,042.77	65,700.39	77,867.88	78,529.38	62,714.01	74,354.49	75,015.99	59,727.63	70,841.10
4,420,000	68,839.26	81,561.97	82,224.97	65,846.25	78,040.78	78,703.78	62,853.24	74,519.59	75,182.59	59,860.23	70,998.40
4,430,000	68,991.75	81,742.67	82,407.17	65,992.11	78,213.68	78,878.18	62,992.47	74,684.69	75,349.19	59,992.83	71,155.70
4,440,000	69,144.24	81,923.37	82,589.37	66,137.97	78,386.58	79,052.58	63,131.70	74,849.79	75,515.79	60,125.43	71,313.00
4,450,000	69,296.73	82,104.07	82,771.57	66,283.83	78,559.48	79,226.98	63,270.93	75,014.89	75,682.39	60,258.03	71,470.30

Valuation Not Over	Including Energy & Disabled Access Check P. C. Fee	Permit Fee R-Occup.	Others	Including Energy Check Only P. C. Fee	Permit Fee R-Occup.	Others	Including Disabled Access Check Only P. C. Fee	Permit Fee R-Occup.	Others	Without Energy & Disabled Acces P. C. Fee	Permit R- Occup.
4,810,000	74,786.37	88,609.27	89,330.77	71,534.79	84,783.88	85,505.38	68,283.21	80,958.49	81,679.99	65,031.63	77,133.10
4,820,000	74,938.86	88,789.97	89,512.97	71,680.65	84,956.78	85,679.76	68,422.44	81,123.59	81,846.59	65,164.23	77,290.40
4,830,000	75,091.35	88,970.67	89,695.17	71,826.51	85,129.68	85,854.18	68,561.67	81,288.69	82,013.19	65,296.83	77,447.70
4,840,000	75,243.84	89,151.37	89,877.37	71,972.37	85,302.58	86,028.58	68,700.90	81,453.79	82,179.79	65,429.43	77,605.00
4,850,000	75,396.33	89,332.07	90,059.57	72,118.23	85,475.48	86,202.98	68,840.13	81,618.89	82,346.39	65,562.03	77,762.30
4,860,000	75,548.82	89,512.77	90,241.77	72,264.09	85,648.38	86,377.38	68,979.36	81,783.99	82,512.99	65,694.63	77,919.60
4,870,000	75,701.31	89,693.47	90,423.97	72,409.95	85,821.28	86,551.78	69,118.59	81,949.09	82,679.59	65,827.23	78,076.90
4,880,000	75,853.80	89,874.17	90,606.17	72,555.81	85,994.18	86,726.18	69,257.82	82,114.19	82,846.19	65,959.83	78,234.20
4,890,000	76,006.29	90,054.87	90,788.37	72,701.67	86,167.08	86,900.58	69,397.05	82,279.29	83,012.79	66,092.43	78,391.50
4,900,000	76,158.78	90,235.57	90,970.57	72,847.53	86,339.98	87,074.98	69,536.28	82,444.39	83,179.39	66,225.03	78,548.80
4,910,000	76,311.27	90,416.27	91,152.77	72,993.39	86,512.88	87,249.38	69,675.51	82,609.49	83,345.99	66,357.63	78,706.10
4,920,000	76,463.76	90,596.97	91,334.97	73,139.25	86,685.78	87,423.78	69,814.74	82,774.59	83,512.59	66,490.23	78,863.40
4,930,000	76,616.25	90,777.67	91,517.17	73,285.11	86,858.68	87,598.18	69,953.97	82,939.69	83,679.19	66,622.83	79,020.70
4,940,000	76,768.74	90,958.37	91,699.37	73,430.97	87,031.58	87,772.58	70,093.20	83,104.79	83,845.79	66,755.43	79,178.00
4,950,000	76,921.23	91,139.07	91,881.57	73,576.83	87,204.48	87,946.98	70,232.43	83,269.89	84,012.39	66,888.03	79,335.30
4,960,000	77,073.72	91,319.77	92,063.77	73,722.69	87,377.38	88,121.38	70,371.66	83,434.99	84,178.99	67,020.63	79,492.60
4,970,000	77,226.21	91,500.47	92,245.97	73,868.55	87,550.28	88,295.78	70,510.89	83,600.09	84,345.59	67,153.23	79,649.90
4,980,000	77,378.70	91,681.17	92,428.17	74,014.41	87,723.18	88,470.18	70,650.12	83,765.19	84,512.19	67,285.83	79,807.20
4,990,000	77,531.19	91,861.87	92,610.37	74,160.27	87,896.08	88,644.58	70,789.35	83,930.29	84,678.79	67,418.43	79,964.50
5,000,000	77,683.68	92,042.57	92,792.57	74,306.13	88,068.98	88,818.98	70,928.58	84,095.39	84,845.39	67,551.03	80,121.80
5,010,000	77,836.17	92,223.27	92,974.77	74,451.99	88,241.88	88,993.38	71,067.81	84,260.49	85,011.99	67,683.63	80,279.10
5,020,000	77,988.66	92,403.97	93,156.97	74,597.85	88,414.78	89,167.78	71,207.04	84,425.59	85,178.59	67,816.23	80,436.40
5,030,000	78,141.15	92,584.67	93,339.17	74,743.71	88,587.68	89,342.18	71,346.27	84,590.69	85,345.19	67,948.83	80,593.70
5,040,000	78,293.64	92,765.37	93,521.37	74,889.57	88,760.58	89,516.58	71,485.50	84,755.79	85,511.79	68,081.43	80,751.00
5,050,000	78,446.13	92,946.07	93,703.57	75,035.43	88,933.48	89,690.98	71,624.73	84,920.89	85,678.39	68,214.03	80,908.30
5,060,000	78,598.62	93,126.77	93,885.77	75,181.29	89,106.38	89,865.38	71,763.96	85,085.99	85,844.99	68,346.63	81,065.60
5,070,000	78,751.11	93,307.47	94,067.97	75,327.15	89,279.28	90,039.78	71,903.19	85,251.09	86,011.59	68,479.23	81,222.90
5,080,000	78,903.60	93,488.17	94,250.17	75,473.01	89,452.18	90,214.18	72,042.42	85,416.19	86,178.19	68,611.83	81,380.20
5,090,000	79,056.09	93,668.87	94,432.37	75,618.87	89,625.08	90,388.58	72,181.65	85,581.29	86,344.79	68,744.43	81,537.50
5,100,000	79,208.58	93,849.57	94,614.57	75,764.73	89,797.98	90,562.98	72,320.88	85,746.39	86,511.39	68,877.03	81,694.80
5,110,000	79,361.07	94,030.27	94,796.77	75,910.59	89,970.88	90,737.38	72,460.11	85,911.49	86,677.99	69,009.63	81,852.10
5,120,000	79,513.56	94,210.97	94,978.97	76,056.45	90,143.78	90,911.78	72,599.34	86,076.59	86,844.59	69,142.23	82,009.40
5,130,000	79,666.05	94,391.67	95,161.17	76,202.31	90,316.68	91,086.18	72,738.57	86,241.69	87,011.19	69,274.83	82,166.70
5,140,000	79,818.54	94,572.37	95,343.37	76,348.17	90,489.58	91,260.58	72,877.80	86,406.79	87,177.79	69,407.43	82,324.00
5,150,000	79,971.03	94,753.07	95,525.57	76,494.03	90,662.48	91,434.98	73,017.03	86,571.89	87,344.39	69,540.03	82,481.30

Valuation Not Over	Including Energy & Disabled Access Check P. C. Fee	Permit Fee R-Occup.	Others	Including Energy Check Only P. C. Fee	Permit Fee R-Occup.	Others	Including Disabled Access Check Only P. C. Fee	Permit Fee R-Occup.	Others	Without Energy & Disabled Acces P. C. Fee	Permit R- Occup.
5,510,000	85,460.67	101,258.27	102,084.77	81,744.99	96,886.88	97,713.38	78,029.31	92,515.49	93,341.99	74,313.63	88,144.10
5,520,000	85,613.16	101,438.97	102,266.97	81,890.85	97,059.78	97,887.78	78,168.54	92,680.59	93,508.59	74,446.23	88,301.40
5,530,000	85,765.65	101,619.67	102,449.17	82,036.71	97,232.68	98,062.18	78,307.77	92,845.69	93,675.19	74,578.83	88,458.70
5,540,000	85,918.14	101,800.37	102,631.37	82,182.57	97,405.58	98,236.58	78,447.00	93,010.79	93,841.79	74,711.43	88,616.00
5,550,000	86,070.63	101,981.07	102,813.57	82,328.43	97,578.48	98,410.98	78,586.23	93,175.89	94,008.39	74,844.03	88,773.30
5,560,000	86,223.12	102,161.77	102,995.77	82,474.29	97,751.38	98,585.38	78,725.46	93,340.99	94,174.99	74,976.63	88,930.60
5,570,000	86,375.61	102,342.47	103,177.97	82,620.15	97,924.28	98,759.78	78,864.69	93,506.09	94,341.59	75,109.23	89,087.90
5,580,000	86,528.10	102,523.17	103,360.17	82,766.01	98,097.18	98,934.18	79,003.92	93,671.19	94,508.19	75,241.83	89,245.20
5,590,000	86,680.59	102,703.87	103,542.37	82,911.87	98,270.08	99,108.58	79,143.15	93,836.29	94,674.79	75,374.43	89,402.50
5,600,000	86,833.08	102,884.57	103,724.57	83,057.73	98,442.98	99,282.98	79,282.38	94,001.39	94,841.39	75,507.03	89,559.80
5,610,000	86,985.57	103,065.27	103,906.77	83,203.59	98,615.88	99,457.38	79,421.61	94,166.49	95,007.99	75,639.63	89,717.10
5,620,000	87,138.06	103,245.97	104,088.97	83,349.45	98,788.78	99,631.78	79,560.84	94,331.59	95,174.59	75,772.23	89,874.40
5,630,000	87,290.55	103,426.67	104,271.17	83,495.31	98,961.68	99,806.18	79,700.07	94,496.69	95,341.19	75,904.83	90,031.70
5,640,000	87,443.04	103,607.37	104,453.37	83,641.17	99,134.58	99,980.58	79,839.30	94,661.79	95,507.79	76,037.43	90,189.00
5,650,000	87,595.53	103,788.07	104,635.57	83,787.03	99,307.48	100,154.98	79,978.53	94,826.89	95,674.39	76,170.03	90,346.30
5,660,000	87,748.02	103,968.77	104,817.77	83,932.89	99,480.38	100,329.38	80,117.76	94,991.99	95,840.99	76,302.63	90,503.60
5,670,000	87,900.51	104,149.47	104,999.97	84,078.75	99,653.28	100,503.78	80,256.99	95,157.09	96,007.59	76,435.23	90,660.90
5,680,000	88,053.00	104,330.17	105,182.17	84,224.61	99,826.18	100,678.18	80,396.22	95,322.19	96,174.19	76,567.83	90,818.20
5,690,000	88,205.49	104,510.87	105,364.37	84,370.47	99,999.08	100,852.58	80,535.45	95,487.29	96,340.79	76,700.43	90,975.50
5,700,000	88,357.98	104,691.57	105,546.57	84,516.33	100,171.98	101,026.98	80,674.68	95,652.39	96,507.39	76,833.03	91,132.80
5,710,000	88,510.47	104,872.27	105,728.77	84,662.19	100,344.88	101,201.38	80,813.91	95,817.49	96,673.99	76,965.63	91,290.10
5,720,000	88,662.96	105,052.97	105,910.97	84,808.05	100,517.78	101,375.78	80,953.14	95,982.59	96,840.59	77,098.23	91,447.40
5,730,000	88,815.45	105,233.67	106,093.17	84,953.91	100,690.68	101,550.18	81,092.37	96,147.69	97,007.19	77,230.83	91,604.70
5,740,000	88,967.94	105,414.37	106,275.37	85,099.77	100,863.58	101,724.58	81,231.60	96,312.79	97,173.79	77,363.43	91,762.00
5,750,000	89,120.43	105,595.07	106,457.57	85,245.63	101,036.48	101,898.98	81,370.83	96,477.89	97,340.39	77,496.03	91,919.30
5,760,000	89,272.92	105,775.77	106,639.77	85,391.49	101,209.38	102,073.38	81,510.06	96,642.99	97,506.99	77,628.63	92,076.60
5,770,000	89,425.41	105,956.47	106,821.97	85,537.35	101,382.28	102,247.78	81,649.29	96,808.09	97,673.59	77,761.23	92,233.90
5,780,000	89,577.90	106,137.17	107,004.17	85,683.21	101,555.18	102,422.18	81,788.52	96,973.19	97,840.19	77,893.83	92,391.20
5,790,000	89,730.39	106,317.87	107,186.37	85,829.07	101,728.08	102,596.58	81,927.75	97,138.29	98,006.79	78,026.43	92,548.50
5,800,000	89,882.88	106,498.57	107,368.57	85,974.93	101,900.98	102,770.98	82,066.98	97,303.39	98,173.39	78,159.03	92,705.80
5,810,000	90,035.37	106,679.27	107,550.77	86,120.79	102,073.88	102,945.38	82,206.21	97,468.49	98,339.99	78,291.63	92,863.10
5,820,000	90,187.86	106,859.97	107,732.97	86,266.65	102,246.78	103,119.78	82,345.44	97,633.59	98,506.59	78,424.23	93,020.40
5,830,000	90,340.35	107,040.67	107,915.17	86,412.51	102,419.68	103,294.18	82,484.67	97,798.69	98,673.19	78,556.83	93,177.70
5,840,000	90,492.84	107,221.37	108,097.37	86,558.37	102,592.58	103,468.58	82,623.90	97,963.79	98,839.79	78,689.43	93,335.00
5,850,000	90,645.33	107,402.07	108,279.57	86,704.23	102,765.48	103,642.98	82,763.13	98,128.89	99,006.39	78,822.03	93,492.30

Valuation Not Over	Including Energy & Disabled Access Check P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Including Energy Check Only P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Including Disabled Access Check Only P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Without Energy & Disabled Acces P. C. Fee	Permit R- Occup.
6,210,000	96,134.97	113,907.27	114,838.77	91,955.19	108,989.88	109,921.38	87,775.41	104,072.49	105,003.99	83,595.63	99,155.10
6,220,000	96,287.46	114,087.97	115,020.97	92,101.05	109,162.78	110,095.78	87,914.64	104,237.59	105,170.59	83,728.23	99,312.40
6,230,000	96,439.95	114,268.67	115,203.17	92,246.91	109,335.68	110,270.18	88,053.87	104,402.69	105,337.19	83,860.83	99,469.70
6,240,000	96,592.44	114,449.37	115,385.37	92,392.77	109,508.58	110,444.58	88,193.10	104,567.79	105,503.79	83,993.43	99,627.00
6,250,000	96,744.93	114,630.07	115,567.57	92,538.63	109,681.48	110,618.98	88,332.33	104,732.89	105,670.39	84,126.03	99,784.30
6,260,000	96,897.42	114,810.77	115,749.77	92,684.49	109,854.38	110,793.38	88,471.56	104,897.99	105,836.99	84,258.63	99,941.60
6,270,000	97,049.91	114,991.47	115,931.97	92,830.35	110,027.28	110,967.78	88,610.79	105,063.09	106,003.59	84,391.23	100,098.90
6,280,000	97,202.40	115,172.17	116,114.17	92,976.21	110,200.18	111,142.18	88,750.02	105,228.19	106,170.19	84,523.83	100,256.20
6,290,000	97,354.89	115,352.87	116,296.37	93,122.07	110,373.08	111,316.58	88,889.25	105,393.29	106,336.79	84,656.43	100,413.50
6,300,000	97,507.38	115,533.57	116,478.57	93,267.93	110,545.98	111,490.98	89,028.48	105,558.39	106,503.39	84,789.03	100,570.80
6,310,000	97,659.87	115,714.27	116,660.77	93,413.79	110,718.88	111,665.38	89,167.71	105,723.49	106,669.99	84,921.63	100,728.10
6,320,000	97,812.36	115,894.97	116,842.97	93,559.65	110,891.78	111,839.78	89,306.94	105,888.59	106,836.59	85,054.23	100,885.40
6,330,000	97,964.85	116,075.67	117,025.17	93,705.51	111,064.68	112,014.18	89,446.17	106,053.69	107,003.19	85,186.83	101,042.70
6,340,000	98,117.34	116,256.37	117,207.37	93,851.37	111,237.58	112,188.58	89,585.40	106,218.79	107,169.79	85,319.43	101,200.00
6,350,000	98,269.83	116,437.07	117,389.57	93,997.23	111,410.48	112,362.98	89,724.63	106,383.89	107,336.39	85,452.03	101,357.30
6,360,000	98,422.32	116,617.77	117,571.77	94,143.09	111,583.38	112,537.38	89,863.86	106,548.99	107,502.99	85,584.63	101,514.60
6,370,000	98,574.81	116,798.47	117,753.97	94,288.95	111,756.28	112,711.78	90,003.09	106,714.09	107,669.59	85,717.23	101,671.90
6,380,000	98,727.30	116,979.17	117,936.17	94,434.81	111,929.18	112,886.18	90,142.32	106,879.19	107,836.19	85,849.83	101,829.20
6,390,000	98,879.79	117,159.87	118,118.37	94,580.67	112,102.08	113,060.58	90,281.55	107,044.29	108,002.79	85,982.43	101,986.50
6,400,000	99,032.28	117,340.57	118,300.57	94,726.53	112,274.98	113,234.98	90,420.78	107,209.39	108,169.39	86,115.03	102,143.80
6,410,000	99,184.77	117,521.27	118,482.77	94,872.39	112,447.88	113,409.38	90,560.01	107,374.49	108,335.99	86,247.63	102,301.10
6,420,000	99,337.26	117,701.97	118,664.97	95,018.25	112,620.78	113,583.78	90,699.24	107,539.59	108,502.59	86,380.23	102,458.40
6,430,000	99,489.75	117,882.67	118,847.17	95,164.11	112,793.68	113,758.18	90,838.47	107,704.69	108,669.19	86,512.83	102,615.70
6,440,000	99,642.24	118,063.37	119,029.37	95,309.97	112,966.58	113,932.58	90,977.70	107,869.79	108,835.79	86,645.43	102,773.00
6,450,000	99,794.73	118,244.07	119,211.57	95,455.83	113,139.48	114,106.98	91,116.93	108,034.89	109,002.39	86,778.03	102,930.30
6,460,000	99,947.22	118,424.77	119,393.77	95,601.69	113,312.38	114,281.38	91,256.16	108,199.99	109,168.99	86,910.63	103,087.60
6,470,000	100,099.71	118,605.47	119,575.97	95,747.55	113,485.28	114,455.78	91,395.39	108,365.09	109,335.59	87,043.23	103,244.90
6,480,000	100,252.20	118,786.17	119,758.17	95,893.41	113,658.18	114,630.18	91,534.62	108,530.19	109,502.19	87,175.83	103,402.20
6,490,000	100,404.69	118,966.87	119,940.37	96,039.27	113,831.08	114,804.58	91,673.85	108,695.29	109,668.79	87,308.43	103,559.50
6,500,000	100,557.18	119,147.57	120,122.57	96,185.13	114,003.98	114,978.98	91,813.08	108,860.39	109,835.39	87,441.03	103,716.80
6,510,000	100,709.67	119,328.27	120,304.77	96,330.99	114,176.88	115,153.38	91,952.31	109,025.49	110,001.99	87,573.63	103,874.10
6,520,000	100,862.16	119,508.97	120,486.97	96,476.85	114,349.78	115,327.78	92,091.54	109,190.59	110,168.59	87,706.23	104,031.40
6,530,000	101,014.65	119,689.67	120,669.17	96,622.71	114,522.68	115,502.18	92,230.77	109,355.69	110,335.19	87,838.83	104,188.70
6,540,000	101,167.14	119,870.37	120,851.37	96,768.57	114,695.58	115,676.58	92,370.00	109,520.79	110,501.79	87,971.43	104,346.00
6,550,000	101,319.63	120,051.07	121,033.57	96,914.43	114,868.48	115,850.98	92,509.23	109,685.89	110,668.39	88,104.03	104,503.30

Valuation Not Over	Including Energy & Disabled Access Check P. C. Fee	Permit Fee R-Occup.	Others	Including Energy Check Only P. C. Fee	Permit Fee R-Occup.	Others	Including Disabled Access Check Only P. C. Fee	Permit Fee R-Occup.	Others	Without Energy & Disabled Acces P. C. Fee	Permit R- Occup.
6,910,000	106,809.27	126,556.27	127,592.77	102,165.39	121,092.88	122,129.38	97,521.51	115,629.49	116,665.99	92,877.63	110,166.10
6,920,000	106,961.76	126,736.97	127,774.97	102,311.25	121,265.78	122,303.78	97,660.74	115,794.59	116,832.59	93,010.23	110,323.40
6,930,000	107,114.25	126,917.67	127,957.17	102,457.11	121,438.68	122,478.18	97,799.97	115,959.69	116,999.19	93,142.83	110,480.70
6,940,000	107,266.74	127,098.37	128,139.37	102,602.97	121,611.58	122,652.58	97,939.20	116,124.79	117,165.79	93,275.43	110,638.00
6,950,000	107,419.23	127,279.07	128,321.57	102,748.83	121,784.48	122,826.98	98,078.43	116,289.89	117,332.39	93,408.03	110,795.30
6,960,000	107,571.72	127,459.77	128,503.77	102,894.69	121,957.38	123,001.38	98,217.66	116,454.99	117,498.99	93,540.63	110,952.60
6,970,000	107,724.21	127,640.47	128,685.97	103,040.55	122,130.28	123,175.78	98,356.89	116,620.09	117,665.59	93,673.23	111,109.90
6,980,000	107,876.70	127,821.17	128,868.17	103,186.41	122,303.18	123,350.18	98,496.12	116,785.19	117,832.19	93,805.83	111,267.20
6,990,000	108,029.19	128,001.87	129,050.37	103,332.27	122,476.08	123,524.58	98,635.35	116,950.29	117,998.79	93,938.43	111,424.50
7,000,000	108,181.68	128,182.57	129,232.57	103,478.13	122,648.98	123,698.98	98,774.58	117,115.39	118,165.39	94,071.03	111,581.80
7,010,000	108,334.17	128,363.27	129,414.77	103,623.99	122,821.88	123,873.38	98,913.81	117,280.49	118,331.99	94,203.63	111,739.10
7,020,000	108,486.66	128,543.97	129,596.97	103,769.85	122,994.78	124,047.78	99,053.04	117,445.59	118,498.59	94,336.23	111,896.40
7,030,000	108,639.15	128,724.67	129,779.17	103,915.71	123,167.68	124,222.18	99,192.27	117,610.69	118,665.19	94,468.83	112,053.70
7,040,000	108,791.64	128,905.37	129,961.37	104,061.57	123,340.58	124,396.58	99,331.50	117,775.79	118,831.79	94,601.43	112,211.00
7,050,000	108,944.13	129,086.07	130,143.57	104,207.43	123,513.48	124,570.98	99,470.73	117,940.89	118,998.39	94,734.03	112,368.30
7,060,000	109,096.62	129,266.77	130,325.77	104,353.29	123,686.38	124,745.38	99,609.96	118,105.99	119,164.99	94,866.63	112,525.60
7,070,000	109,249.11	129,447.47	130,507.97	104,499.15	123,859.28	124,919.78	99,749.19	118,271.09	119,331.59	94,999.23	112,682.90
7,080,000	109,401.60	129,628.17	130,690.17	104,645.01	124,032.18	125,094.18	99,888.42	118,436.19	119,498.19	95,131.83	112,840.20
7,090,000	109,554.09	129,808.87	130,872.37	104,790.87	124,205.08	125,268.58	100,027.65	118,601.29	119,664.79	95,264.43	112,997.50
7,100,000	109,706.58	129,989.57	131,054.57	104,936.73	124,377.98	125,442.98	100,166.88	118,766.39	119,831.39	95,397.03	113,154.80
7,110,000	109,859.07	130,170.27	131,236.77	105,082.59	124,550.88	125,617.38	100,306.11	118,931.49	119,997.99	95,529.63	113,312.10
7,120,000	110,011.56	130,350.97	131,418.97	105,228.45	124,723.78	125,791.78	100,445.34	119,096.59	120,164.59	95,662.23	113,469.40
7,130,000	110,164.05	130,531.67	131,601.17	105,374.31	124,896.68	125,966.18	100,584.57	119,261.69	120,331.19	95,794.83	113,626.70
7,140,000	110,316.54	130,712.37	131,783.37	105,520.17	125,069.58	126,140.58	100,723.80	119,426.79	120,497.79	95,927.43	113,784.00
7,150,000	110,469.03	130,893.07	131,965.57	105,666.03	125,242.48	126,314.98	100,863.03	119,591.89	120,664.39	96,060.03	113,941.30
7,160,000	110,621.52	131,073.77	132,147.77	105,811.89	125,415.38	126,489.38	101,002.26	119,756.99	120,830.99	96,192.63	114,098.60
7,170,000	110,774.01	131,254.47	132,329.97	105,957.75	125,588.28	126,663.78	101,141.49	119,922.09	120,997.59	96,325.23	114,255.90
7,180,000	110,926.50	131,435.17	132,512.17	106,103.61	125,761.18	126,838.18	101,280.72	120,087.19	121,164.19	96,457.83	114,413.20
7,190,000	111,078.99	131,615.87	132,694.37	106,249.47	125,934.08	127,012.58	101,419.95	120,252.29	121,330.79	96,590.43	114,570.50
7,200,000	111,231.48	131,796.57	132,876.57	106,395.33	126,106.98	127,186.98	101,559.18	120,417.39	121,497.39	96,723.03	114,727.80
7,210,000	111,383.97	131,977.27	133,058.77	106,541.19	126,279.88	127,361.38	101,698.41	120,582.49	121,663.99	96,855.63	114,885.10
7,220,000	111,536.46	132,157.97	133,240.97	106,687.05	126,452.78	127,535.78	101,837.64	120,747.59	121,830.59	96,988.23	115,042.40
7,230,000	111,688.95	132,338.67	133,423.17	106,832.91	126,625.68	127,710.18	101,976.87	120,912.69	121,997.19	97,120.83	115,199.70
7,240,000	111,841.44	132,519.37	133,605.37	106,978.77	126,798.58	127,884.58	102,116.10	121,077.79	122,163.79	97,253.43	115,357.00
7,250,000	111,993.93	132,700.07	133,787.57	107,124.63	126,971.48	128,058.98	102,255.33	121,242.89	122,330.39	97,386.03	115,514.30

Valuation Not Over	Including Energy & Disabled Access Check P. C. Fee	Permit Fee R-Occup.	Others	Including Energy Check Only P. C. Fee	Permit Fee R-Occup.	Others	Including Disabled Access Check Only P. C. Fee	Permit Fee R-Occup.	Others	Without Energy & Disabled Acces: P. C. Fee	Permit R- Occup.
7,610,000	117,483.57	139,205.27	140,346.77	112,375.59	133,195.88	134,337.38	107,267.61	127,186.49	128,327.99	102,159.63	121,177.10
7,620,000	117,636.06	139,385.97	140,526.97	112,521.45	133,368.78	134,511.78	107,406.84	127,351.59	128,494.59	102,292.23	121,334.40
7,630,000	117,788.55	139,566.67	140,711.17	112,667.31	133,541.68	134,686.18	107,546.07	127,516.69	128,661.19	102,424.83	121,491.70
7,640,000	117,941.04	139,747.37	140,893.37	112,813.17	133,714.58	134,860.58	107,685.30	127,681.79	128,827.79	102,557.43	121,649.00
7,650,000	118,093.53	139,928.07	141,075.57	112,959.03	133,887.48	135,034.98	107,824.53	127,846.89	128,994.39	102,690.03	121,806.30
7,660,000	118,246.02	140,108.77	141,257.77	113,104.89	134,060.38	135,209.38	107,963.76	128,011.99	129,160.99	102,822.63	121,963.60
7,670,000	118,398.51	140,289.47	141,439.97	113,250.75	134,233.28	135,383.78	108,102.99	128,177.09	129,327.59	102,955.23	122,120.90
7,680,000	118,551.00	140,470.17	141,622.17	113,396.61	134,406.18	135,558.18	108,242.22	128,342.19	129,494.19	103,087.83	122,278.20
7,690,000	118,703.49	140,650.87	141,804.37	113,542.47	134,579.08	135,732.58	108,381.45	128,507.29	129,660.79	103,220.43	122,435.50
7,700,000	118,855.98	140,831.57	141,986.57	113,688.33	134,751.98	135,906.98	108,520.68	128,672.39	129,827.39	103,353.03	122,592.80
7,710,000	119,008.47	141,012.27	142,168.77	113,834.19	134,924.88	136,081.38	108,659.91	128,837.49	129,993.99	103,485.63	122,750.10
7,720,000	119,160.96	141,192.97	142,350.97	113,980.05	135,097.78	136,255.78	108,799.14	129,002.59	130,160.59	103,618.23	122,907.40
7,730,000	119,313.45	141,373.67	142,533.17	114,125.91	135,270.68	136,430.18	108,938.37	129,167.69	130,327.19	103,750.83	123,064.70
7,740,000	119,465.94	141,554.37	142,715.37	114,271.77	135,443.58	136,604.58	109,077.60	129,332.79	130,493.79	103,883.43	123,222.00
7,750,000	119,618.43	141,735.07	142,897.57	114,417.63	135,616.48	136,778.98	109,216.83	129,497.89	130,660.39	104,016.03	123,379.30
7,760,000	119,770.92	141,915.77	143,079.77	114,563.49	135,789.38	136,953.38	109,356.06	129,662.99	130,826.99	104,148.63	123,536.60
7,770,000	119,923.41	142,096.47	143,261.97	114,709.35	135,962.28	137,127.78	109,495.29	129,828.09	130,993.59	104,281.23	123,693.90
7,780,000	120,075.90	142,277.17	143,444.17	114,855.21	136,135.18	137,302.18	109,634.52	129,993.19	131,160.19	104,413.83	123,851.20
7,790,000	120,228.39	142,457.87	143,626.37	115,001.07	136,308.08	137,476.58	109,773.75	130,158.29	131,326.79	104,546.43	124,008.50
7,800,000	120,380.88	142,638.57	143,808.57	115,146.93	136,480.98	137,650.98	109,912.98	130,323.39	131,493.39	104,679.03	124,165.80
7,810,000	120,533.37	142,819.27	143,990.77	115,292.79	136,653.88	137,825.38	110,052.21	130,488.49	131,659.99	104,811.63	124,323.10
7,820,000	120,685.86	142,999.97	144,172.97	115,438.65	136,826.78	137,999.78	110,191.44	130,653.59	131,826.59	104,944.23	124,480.40
7,830,000	120,838.35	143,180.67	144,355.17	115,584.51	136,999.68	138,174.18	110,330.67	130,818.69	131,993.19	105,076.83	124,637.70
7,840,000	120,990.84	143,361.37	144,537.37	115,730.37	137,172.58	138,348.58	110,469.90	130,983.79	132,159.79	105,209.43	124,795.00
7,850,000	121,143.33	143,542.07	144,719.57	115,876.23	137,345.48	138,522.98	110,609.13	131,148.89	132,326.39	105,342.03	124,952.30
7,860,000	121,295.82	143,722.77	144,901.77	116,022.09	137,518.38	138,697.38	110,748.36	131,313.99	132,492.99	105,474.63	125,109.60
7,870,000	121,448.31	143,903.47	145,083.97	116,167.95	137,691.28	138,871.78	110,887.59	131,479.09	132,659.59	105,607.23	125,266.90
7,880,000	121,600.80	144,084.17	145,266.17	116,313.81	137,864.18	139,046.18	111,026.82	131,644.19	132,826.19	105,739.83	125,424.20
7,890,000	121,753.29	144,264.87	145,448.37	116,459.67	138,037.08	139,220.58	111,166.05	131,809.29	132,992.79	105,872.43	125,581.50
7,900,000	121,905.78	144,445.57	145,630.57	116,605.53	138,209.98	139,394.98	111,305.28	131,974.39	133,159.39	106,005.03	125,738.80
7,910,000	122,058.27	144,626.27	145,812.77	116,751.39	138,382.88	139,569.38	111,444.51	132,139.49	133,325.99	106,137.63	125,896.10
7,920,000	122,210.76	144,806.97	145,994.97	116,897.25	138,555.78	139,743.78	111,583.74	132,304.59	133,492.59	106,270.23	126,053.40
7,930,000	122,363.25	144,987.67	146,177.17	117,043.11	138,728.68	139,918.18	111,722.97	132,469.69	133,659.19	106,402.83	126,210.70
7,940,000	122,515.74	145,168.37	146,359.37	117,188.97	138,901.58	140,092.58	111,862.20	132,634.79	133,825.79	106,535.43	126,368.00
7,950,000	122,668.23	145,349.07	146,541.57	117,334.83	139,074.48	140,266.98	112,001.43	132,799.89	133,992.39	106,668.03	126,525.30

Valuation Not Over	Including Energy & Disabled Access Check P. C. Fee	Permit Fee R-Occup.	Others	Including Energy Check Only P. C. Fee	Permit Fee R-Occup.	Others	Including Disabled Access Check Only P. C. Fee	Permit Fee R-Occup.	Others	Without Energy & Disabled Acces P. C. Fee	Permit R- Occup.
8,310,000	128,157.87	151,854.27	153,100.77	122,585.79	145,298.88	146,545.38	117,013.71	138,743.49	139,989.99	111,441.63	132,188.10
8,320,000	128,310.36	152,034.97	153,282.97	122,731.65	145,471.78	146,719.78	117,152.94	138,908.59	140,156.59	111,574.23	132,345.40
8,330,000	128,462.85	152,215.67	153,465.17	122,877.51	145,644.68	146,894.18	117,292.17	139,073.69	140,323.19	111,706.83	132,502.70
8,340,000	128,615.34	152,396.37	153,647.37	123,023.37	145,817.58	147,068.58	117,431.40	139,238.79	140,489.79	111,839.43	132,660.00
8,350,000	128,767.83	152,577.07	153,829.57	123,169.23	145,990.48	147,242.98	117,570.63	139,403.89	140,656.39	111,972.03	132,817.30
8,360,000	128,920.32	152,757.77	154,011.77	123,315.09	146,163.38	147,417.38	117,709.86	139,568.99	140,822.99	112,104.63	132,974.60
8,370,000	129,072.81	152,938.47	154,193.97	123,460.95	146,336.28	147,591.78	117,849.09	139,734.09	140,989.59	112,237.23	133,131.90
8,380,000	129,225.30	153,119.17	154,376.17	123,606.81	146,509.18	147,766.18	117,988.32	139,899.19	141,156.19	112,369.83	133,289.20
8,390,000	129,377.79	153,299.87	154,558.37	123,752.67	146,682.08	147,940.58	118,127.55	140,064.29	141,322.79	112,502.43	133,446.50
8,400,000	129,530.28	153,480.57	154,740.57	123,898.53	146,854.98	148,114.98	118,266.78	140,229.39	141,489.39	112,635.03	133,603.80
8,410,000	129,682.77	153,661.27	154,922.77	124,044.39	147,027.88	148,289.38	118,406.01	140,394.49	141,655.99	112,767.63	133,761.10
8,420,000	129,835.26	153,841.97	155,104.97	124,190.25	147,200.78	148,463.78	118,545.24	140,559.59	141,822.59	112,900.23	133,918.40
8,430,000	129,987.75	154,022.67	155,287.17	124,336.11	147,373.68	148,638.18	118,684.47	140,724.69	141,989.19	113,032.83	134,075.70
8,440,000	130,140.24	154,203.37	155,469.37	124,481.97	147,546.58	148,812.58	118,823.70	140,889.79	142,155.79	113,165.43	134,233.00
8,450,000	130,292.73	154,384.07	155,651.57	124,627.83	147,719.48	148,986.98	118,962.93	141,054.89	142,322.39	113,298.03	134,390.30
8,460,000	130,445.22	154,564.77	155,833.77	124,773.69	147,892.38	149,161.38	119,102.16	141,219.99	142,488.99	113,430.63	134,547.60
8,470,000	130,597.71	154,745.47	156,015.97	124,919.55	148,065.28	149,335.78	119,241.39	141,385.09	142,655.59	113,563.23	134,704.90
8,480,000	130,750.20	154,926.17	156,198.17	125,065.41	148,238.18	149,510.18	119,380.62	141,550.19	142,822.19	113,695.83	134,862.20
8,490,000	130,902.69	155,106.87	156,380.37	125,211.27	148,411.08	149,684.58	119,519.85	141,715.29	142,988.79	113,828.43	135,019.50
8,500,000	131,055.18	155,287.57	156,562.57	125,357.13	148,583.98	149,858.98	119,659.08	141,880.39	143,155.39	113,961.03	135,176.80
8,510,000	131,207.67	155,468.27	156,744.77	125,502.99	148,756.88	150,033.38	119,798.31	142,045.49	143,321.99	114,093.63	135,334.10
8,520,000	131,360.16	155,648.97	156,926.97	125,648.85	148,929.78	150,207.78	119,937.54	142,210.59	143,488.59	114,226.23	135,491.40
8,530,000	131,512.65	155,829.67	157,109.17	125,794.71	149,102.68	150,382.18	120,076.77	142,375.69	143,655.19	114,358.83	135,648.70
8,540,000	131,665.14	156,010.37	157,291.37	125,940.57	149,275.58	150,556.58	120,216.00	142,540.79	143,821.79	114,491.43	135,806.00
8,550,000	131,817.63	156,191.07	157,473.57	126,086.43	149,448.48	150,730.98	120,355.23	142,705.89	143,988.39	114,624.03	135,963.30
8,560,000	131,970.12	156,371.77	157,655.77	126,232.29	149,621.38	150,905.38	120,494.46	142,870.99	144,154.99	114,756.63	136,120.60
8,570,000	132,122.61	156,552.47	157,837.97	126,378.15	149,794.28	151,079.78	120,633.69	143,036.09	144,321.59	114,889.23	136,277.90
8,580,000	132,275.10	156,733.17	158,020.17	126,524.01	149,967.18	151,254.18	120,772.92	143,201.19	144,488.19	115,021.83	136,435.20
8,590,000	132,427.59	156,913.87	158,202.37	126,669.87	150,140.08	151,428.58	120,912.15	143,366.29	144,654.79	115,154.43	136,592.50
8,600,000	132,580.08	157,094.57	158,384.57	126,815.73	150,312.98	151,602.98	121,051.38	143,531.39	144,821.39	115,287.03	136,749.80
8,610,000	132,732.57	157,275.27	158,566.77	126,961.59	150,485.88	151,777.38	121,190.61	143,696.49	144,987.99	115,419.63	136,907.10
8,620,000	132,885.06	157,455.97	158,748.97	127,107.45	150,658.78	151,951.78	121,329.84	143,861.59	145,154.59	115,552.23	137,064.40
8,630,000	133,037.55	157,636.67	158,931.17	127,253.31	150,831.68	152,126.18	121,469.07	144,026.69	145,321.19	115,684.83	137,221.70
8,640,000	133,190.04	157,817.37	159,113.37	127,399.17	151,004.58	152,300.58	121,608.30	144,191.79	145,487.79	115,817.43	137,379.00
8,650,000	133,342.53	157,998.07	159,295.57	127,545.03	151,177.48	152,474.98	121,747.53	144,356.89	145,654.39	115,950.03	137,536.30

EFFECTIVE JULY 1, 2020

Valuation Not Over	Including Energy & Disabled Access Check P. C. Fee	Permit Fee R-Occup.	Others	Including Energy Check Only P. C. Fee	Permit Fee R-Occup.	Others	Including Disabled Access Check Only P. C. Fee	Permit Fee R-Occup.	Others	Without Energy & Disabled Acces P. C. Fee	Permit R- Occup.
9,010,000	138,832.17	164,503.27	165,854.77	132,795.99	157,401.88	158,753.38	126,759.81	150,300.49	151,651.99	120,723.63	143,199.10
9,020,000	138,984.66	164,683.97	166,036.97	132,941.85	157,574.78	158,927.78	126,899.04	150,465.59	151,818.59	120,856.23	143,356.40
9,030,000	139,137.15	164,864.67	166,219.17	133,087.71	157,747.68	159,102.18	127,038.27	150,630.69	151,985.19	120,988.83	143,513.70
9,040,000	139,289.64	165,045.37	166,401.37	133,233.57	157,920.58	159,276.58	127,177.50	150,795.79	152,151.79	121,121.43	143,671.00
9,050,000	139,442.13	165,226.07	166,583.57	133,379.43	158,093.48	159,450.98	127,316.73	150,960.89	152,318.39	121,254.03	143,828.30
9,060,000	139,594.62	165,406.77	166,765.77	133,525.29	158,266.38	159,625.38	127,455.96	151,126.99	152,484.99	121,386.63	143,985.60
9,070,000	139,747.11	165,587.47	166,947.97	133,671.15	158,439.28	159,799.78	127,595.19	151,291.09	152,651.59	121,519.23	144,142.90
9,080,000	139,899.60	165,768.17	167,130.17	133,817.01	158,612.18	159,974.18	127,734.42	151,456.19	152,818.19	121,651.83	144,300.20
9,090,000	140,052.09	165,948.87	167,312.37	133,962.87	158,785.08	160,148.58	127,873.65	151,621.29	152,984.79	121,784.43	144,457.50
9,100,000	140,204.58	166,129.57	167,494.57	134,108.73	158,957.98	160,322.98	128,012.88	151,786.39	153,151.39	121,917.03	144,614.80
9,110,000	140,357.07	166,310.27	167,676.77	134,254.59	159,130.88	160,497.38	128,152.11	151,951.49	153,317.99	122,049.63	144,772.10
9,120,000	140,509.56	166,490.97	167,858.97	134,400.45	159,303.78	160,671.78	128,291.34	152,116.59	153,484.59	122,182.23	144,929.40
9,130,000	140,662.05	166,671.67	168,041.17	134,546.31	159,476.68	160,846.18	128,430.57	152,281.69	153,651.19	122,314.83	145,086.70
9,140,000	140,814.54	166,852.37	168,223.37	134,692.17	159,649.58	161,020.58	128,569.80	152,446.79	153,817.79	122,447.43	145,244.00
9,150,000	140,967.03	167,033.07	168,405.57	134,838.03	159,822.48	161,194.98	128,709.03	152,611.89	153,984.39	122,580.03	145,401.30
9,160,000	141,119.52	167,213.77	168,587.77	134,983.89	159,995.38	161,369.38	128,848.26	152,776.99	154,150.99	122,712.63	145,558.60
9,170,000	141,272.01	167,394.47	168,769.97	135,129.75	160,168.28	161,543.78	128,987.49	152,942.09	154,317.59	122,845.23	145,715.90
9,180,000	141,424.50	167,575.17	168,952.17	135,275.61	160,341.18	161,718.18	129,126.72	153,107.19	154,484.19	122,977.83	145,873.20
9,190,000	141,576.99	167,755.87	169,134.37	135,421.47	160,514.08	161,892.58	129,265.95	153,272.29	154,650.79	123,110.43	146,030.50
9,200,000	141,729.48	167,936.57	169,316.57	135,567.33	160,686.98	162,066.98	129,405.18	153,437.39	154,817.39	123,243.03	146,187.80
9,210,000	141,881.97	168,117.27	169,498.77	135,713.19	160,859.88	162,241.38	129,544.41	153,602.49	154,983.99	123,375.63	146,345.10
9,220,000	142,034.46	168,297.97	169,680.97	135,859.05	161,032.78	162,415.78	129,683.64	153,767.59	155,150.59	123,508.23	146,502.40
9,230,000	142,186.95	168,478.67	169,863.17	136,004.91	161,205.68	162,590.18	129,822.87	153,932.69	155,317.19	123,640.83	146,659.70
9,240,000	142,339.44	168,659.37	170,045.37	136,150.77	161,378.58	162,764.58	129,962.10	154,097.79	155,483.79	123,773.43	146,817.00
9,250,000	142,491.93	168,840.07	170,227.57	136,296.63	161,551.48	162,938.98	130,101.33	154,262.89	155,650.39	123,906.03	146,974.30
9,260,000	142,644.42	169,020.77	170,409.77	136,442.49	161,724.38	163,113.38	130,240.56	154,427.99	155,816.99	124,038.63	147,131.60
9,270,000	142,796.91	169,201.47	170,591.97	136,588.35	161,897.28	163,287.78	130,379.79	154,593.09	155,983.59	124,171.23	147,288.90
9,280,000	142,949.40	169,382.17	170,774.17	136,734.21	162,070.18	163,462.18	130,519.02	154,758.19	156,150.19	124,303.83	147,446.20
9,290,000	143,101.89	169,562.87	170,956.37	136,880.07	162,243.08	163,636.58	130,658.25	154,923.29	156,316.79	124,436.43	147,603.50
9,300,000	143,254.38	169,743.57	171,138.57	137,025.93	162,415.98	163,810.98	130,797.48	155,088.39	156,483.39	124,569.03	147,760.80
9,310,000	143,406.87	169,924.27	171,320.77	137,171.79	162,588.88	163,985.38	130,936.71	155,253.49	156,649.99	124,701.63	147,918.10
9,320,000	143,559.36	170,104.97	171,502.97	137,317.65	162,761.78	164,159.78	131,075.94	155,418.59	156,816.59	124,834.23	148,075.40
9,330,000	143,711.85	170,285.67	171,685.17	137,463.51	162,934.68	164,334.18	131,215.17	155,583.69	156,983.19	124,966.83	148,232.70
9,340,000	143,864.34	170,466.37	171,867.37	137,609.37	163,107.58	164,508.58	131,354.40	155,748.79	157,149.79	125,099.43	148,390.00
9,350,000	144,016.83	170,647.07	172,049.57	137,755.23	163,280.48	164,682.98	131,493.63	155,913.89	157,316.39	125,232.03	148,547.30

Valuation Not Over	Including Energy & Disabled Access Check P. C. Fee	Permit Fee R-Occup.	Others	Including Energy Check Only P. C. Fee	Permit Fee R-Occup.	Others	Including Disabled Access Check Only P. C. Fee	Permit Fee R-Occup.	Others	Without Energy & Disabled Acces P. C. Fee	Permit R- Occup.
9,710,000	149,506.47	177,152.27	178,608.77	143,006.19	169,504.88	170,961.38	136,505.91	161,857.49	163,313.99	130,005.63	154,210.10
9,720,000	149,656.96	177,332.97	178,790.97	143,152.05	169,677.78	171,135.78	136,645.14	162,022.59	163,480.59	130,138.23	154,367.40
9,730,000	149,811.45	177,513.67	178,973.17	143,297.91	169,850.68	171,310.18	136,784.37	162,187.69	163,647.19	130,270.83	154,524.70
9,740,000	149,963.94	177,694.37	179,155.37	143,443.77	170,023.58	171,484.58	136,923.60	162,352.79	163,813.79	130,403.43	154,682.00
9,750,000	150,116.43	177,875.07	179,337.57	143,589.63	170,196.48	171,658.98	137,062.83	162,517.89	163,980.39	130,536.03	154,839.30
9,760,000	150,268.92	178,055.77	179,519.77	143,735.49	170,369.38	171,833.38	137,202.06	162,682.99	164,146.99	130,668.63	154,996.60
9,770,000	150,421.41	178,236.47	179,701.97	143,881.35	170,542.28	172,007.78	137,341.29	162,848.09	164,313.59	130,801.23	155,153.90
9,780,000	150,573.90	178,417.17	179,884.17	144,027.21	170,715.18	172,182.18	137,480.52	163,013.19	164,480.19	130,933.83	155,311.20
9,790,000	150,726.39	178,597.87	180,066.37	144,173.07	170,888.08	172,356.58	137,619.75	163,178.29	164,646.79	131,066.43	155,468.50
9,800,000	150,878.88	178,778.57	180,248.57	144,318.93	171,060.98	172,530.98	137,758.98	163,343.39	164,813.39	131,199.03	155,625.80
9,810,000	151,031.37	178,959.27	180,430.77	144,464.79	171,233.88	172,705.38	137,898.21	163,508.49	164,979.99	131,331.63	155,783.10
9,820,000	151,183.86	179,139.97	180,612.97	144,610.65	171,406.78	172,879.78	138,037.44	163,673.59	165,146.59	131,464.23	155,940.40
9,830,000	151,336.35	179,320.67	180,795.17	144,756.51	171,579.68	173,054.18	138,176.67	163,838.69	165,313.19	131,596.83	156,097.70
9,840,000	151,488.84	179,501.37	180,977.37	144,902.37	171,752.58	173,228.58	138,315.90	164,003.79	165,479.79	131,729.43	156,255.00
9,850,000	151,641.33	179,682.07	181,159.57	145,048.23	171,925.48	173,402.98	138,455.13	164,168.89	165,646.39	131,862.03	156,412.30
9,860,000	151,793.82	179,862.77	181,341.77	145,194.09	172,098.38	173,577.38	138,594.36	164,333.99	165,812.99	131,994.63	156,569.60
9,870,000	151,946.31	180,043.47	181,523.97	145,339.95	172,271.28	173,751.78	138,733.59	164,499.09	165,979.59	132,127.23	156,726.90
9,880,000	152,098.80	180,224.17	181,706.17	145,485.81	172,444.18	173,926.18	138,872.82	164,664.19	166,146.19	132,259.83	156,884.20
9,890,000	152,251.29	180,404.87	181,888.37	145,631.67	172,617.08	174,100.58	139,012.05	164,829.29	166,312.79	132,392.43	157,041.50
9,900,000	152,403.78	180,585.57	182,070.57	145,777.53	172,789.98	174,274.98	139,151.28	164,994.39	166,479.39	132,525.03	157,198.80
9,910,000	152,556.27	180,766.27	182,252.77	145,923.39	172,962.88	174,449.38	139,290.51	165,159.49	166,645.99	132,657.63	157,356.10
9,920,000	152,708.76	180,946.97	182,434.97	146,069.25	173,135.78	174,623.78	139,429.74	165,324.59	166,812.59	132,790.23	157,513.40
9,930,000	152,861.25	181,127.67	182,617.17	146,215.11	173,308.68	174,798.18	139,568.97	165,489.69	166,979.19	132,922.83	157,670.70
9,940,000	153,013.74	181,308.37	182,799.37	146,360.97	173,481.58	174,972.58	139,708.20	165,654.79	167,145.79	133,055.43	157,828.00
9,950,000	153,166.23	181,489.07	182,981.57	146,506.83	173,654.48	175,146.98	139,847.43	165,819.89	167,312.39	133,188.03	157,985.30
9,960,000	153,318.72	181,669.77	183,163.77	146,652.69	173,827.38	175,321.38	139,986.66	165,984.99	167,478.99	133,320.63	158,142.60
9,970,000	153,471.21	181,850.47	183,345.97	146,798.55	174,000.28	175,495.78	140,125.89	166,150.09	167,645.59	133,453.23	158,299.90
9,980,000	153,623.70	182,031.17	183,528.17	146,944.41	174,173.18	175,670.18	140,265.12	166,315.19	167,812.19	133,585.83	158,457.20
9,990,000	153,776.19	182,211.87	183,710.37	147,090.27	174,346.08	175,844.58	140,404.35	166,480.29	167,978.79	133,718.43	158,614.50
10,000,000	153,928.68	182,392.57	183,892.57	147,236.13	174,518.98	176,018.98	140,543.58	166,645.39	168,145.39	133,851.03	158,771.80

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21,004.20
21,163.00
21,321.80
21,480.60
21,639.40
21,798.20
21,957.00
22,115.80

s Check Fee Others
27,832.60
27,991.40
28,150.20
28,309.00
28,467.80
28,626.60
28,785.40
28,944.20
29,103.00
29,261.80
29,420.60
29,579.40
29,738.20
29,897.00
30,055.80
30,214.60
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30,849.80
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31,485.00
31,643.80
31,802.60
31,961.40
32,120.20
32,279.00
32,437.80
32,596.60
32,755.40
32,914.20
33,073.00
33,231.80

s Check Fee Others
38,948.60
39,107.40
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39,425.00
39,583.80
39,742.60
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42,759.80
42,918.60
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43,395.00
43,553.80
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44,347.80

s Check Fee Others
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50,541.00
50,699.80
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51,335.00
51,493.80
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54,828.60
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55,305.00
55,463.80

s Check Fee Others
61,180.60
61,339.40
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61,657.00
61,815.80
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65,627.00
65,785.80
65,944.60
66,103.40
66,262.20
66,421.00
66,579.80

s Check Fee Others
72,296.60
72,455.40
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72,773.00
72,931.80
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73,884.60
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77,537.00
77,695.80

s Check Fee Others
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83,889.00
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88,176.60
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88,494.20
88,653.00
88,811.80

s Check Fee Others
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94,687.40
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95,322.60
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97,069.40
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99,133.80
99,292.60
99,451.40
99,610.20
99,769.00
99,927.80

s Check Fee Others
105,644.60
105,803.40
105,962.20
106,121.00
106,279.80
106,438.60
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106,756.20
106,915.00
107,073.80
107,232.60
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109,932.20
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110,885.00
111,043.80

s Check Fee Others
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116,919.40
117,078.20
117,237.00
117,395.80
117,554.60
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117,872.20
118,031.00
118,189.80
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119,142.60
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119,777.80
119,936.60
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120,889.40
121,048.20
121,207.00
121,365.80
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121,683.40
121,842.20
122,001.00
122,159.80

s Check Fee Others
127,876.60
128,035.40
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128,353.00
128,511.80
128,670.60
128,829.40
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129,147.00
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132,323.00
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132,640.60
132,799.40
132,958.20
133,117.00
133,275.80

s Check Fee Others
138,992.60
139,151.40
139,310.20
139,469.00
139,627.80
139,786.60
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140,263.00
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142,803.80
142,962.60
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143,597.80
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144,233.00
144,391.80

s Check Fee Others
150,108.60
150,267.40
150,426.20
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152,014.20
152,173.00
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153,602.20
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153,919.80
154,078.60
154,237.40
154,396.20
154,555.00
154,713.80
154,872.60
155,031.40
155,190.20
155,349.00
155,507.80

EXHIBIT I

HOST FEE DESCRIPTION & CALCULATION

1. Advancement of Costs

As memorialized in the Reimbursement Agreement as amended, ATHENS has advanced to City funds to cover City costs for CEQA compliance, Project review, consultant and legal support and other Project related costs, which funds shall not be reimbursable or charged against any future payments by ATHENS to City as provided herein.

2. Initial Payment and Escrow Funds

ATHENS has deposited five hundred thousand dollars ($500,000) into an escrow account ("Escrowed Funds") with escrow agent JPMorgan Chase Bank, NA ("Escrow Agent") per that certain Escrow Agreement by and between City, ATHENS and Escrow Agent dated August 28, 2013. The Escrowed Funds will be (a) payable to the City if ATHENS fails to build the Facility pursuant to the terms of this Agreement, or (b) returned to ATHENS if either (i) the Facility is not completed and this Agreement is terminated for any other reason, including without limitation, pursuant to the failure to pay Host Fees or pay reimbursable costs pursuant to the Reimbursement Agreement, or (ii) if the Department of Finance fails to approve this Agreement or Other Agreements, or the PMP , or (iii) upon commencement of operations at the Facility.

a. The Escrowed Funds are held by an escrow agent in an interest-bearing account, which interest shall be paid quarterly to ATHENS.

b. If the City believes that ATHENS has not proceeded diligently and in accordance with the Schedule of Performance to secure all necessary permits and entitlements for the development and thereafter complete development of the Facility in accordance with the terms of this Agreement, then City shall provide written notice to ATHENS of such belief and undertake all necessary processes pertaining to default/cure/termination as set forth in Article 10.0 hereof.

c. If the City finds pursuant to Article 10.0 that ATHENS has committed an unjustified and uncured default resulting in termination of this or Other Agreements, then the City shall be entitled to the Escrowed Funds to be used by the City for its general governmental purposes as the City deems appropriate and the Parties shall have no further rights or obligations to each other following said termination.

3. Deposit

Upon the later to occur of (i) the final approval by City of the Facility (such final approval being demonstrated by issuance of a certificate of occupancy for the Site), (ii) the

Agreements Approval Date (as defined in the MOU), and (iii) the CEQA Completion Date, ATHENS will deposit into the City's bank account a deposit of $5,000,000 ("Deposit"), less any amounts advanced to City for City costs expended prior to these approvals, including but limited to, amounts advanced in accordance with the Reimbursement Agreement and the MOU and/or costs to prepare environmental studies, process and negotiate the permits, entitlements and conditions of the Project. The Deposit shall include a payment of $1,000,000 which upon receipt of (1) all permits from the Waste Management Board and other third-party government agencies required to operate the Facility, and (2) all permits, sign-offs and approvals by the Successor Agency and City necessary to commence Facility operations, will be deemed non-refundable to be used by the City for its general governmental purposes and shall not be credited against Host Fee payments. For the first year of operations and subsequent years thereafter, the Host Fee will be drawn down against the Deposit until the Deposit balance is depleted. After the Deposit is paid, should the Project be terminated due to default by ATHENS or terminated by ATHENS without cause, the City shall retain the remaining balance of the $5,000,000 Deposit; but if the Project is terminated by ATHENS due to the default of City, the City shall refund to ATHENS any and all of the remaining balance of the Deposit, including but not limited to the $1,000,000 "non-refundable" portion, but not including any amounts expended by the City in accordance with the terms of the MOU.

4. Host Fee

Upon the commencement of the first year of operations, and for every operating year thereafter until the termination or expiration of the Agreements, ATHENS shall pay the Host Fee to the City. The Host Fee shall be $1.70 per ton deposited at the MRF/TS ("Host Fee Rate"). The Host Fee shall be determined at the end of the calendar year based on the tonnage actually deposited and shall be supported by an audit of the tonnage provided by ATHENS at its sole cost. The City shall be paid for the tons deposited at the MRF/TS no later than thirty (30) days from December 31st.

5. Adjustments

a. *Consumer Price Index ("CPI").* The Host Fee Rate shall be subject to an increase every five (5) years during the Term equal to 100% of the CPI [based on index for Los Angeles-Riverside-Orange County], as measured from the 1st of January in the year following commencement of operations. In addition, should the City issue a termination under Article 10.0 of this Agreement, the Host Fee shall be fixed as of the termination notice date and no further CPI adjustments to the Host Fee shall occur during the remaining ten year period of the term.

b. *Most Favored Nations Clause.* If ATHENS agrees to pay any other city a higher host fee when all terms are considered and equalized with the terms between the City and ATHENS, ATHENS shall notify City within 30 days and the Host Fee for the MRF/TS will be adjusted to match the other city's deal. ATHENS will provide a copy of such other deal and explanation of factors that should be considered in comparing it to the MRF/TS deal. The parties will either agree to a financial analysis or have such analysis prepared by a consultant mutually selected by the parties to factor any differences in the

terms of the two deals so as to compare the host fees on an equal basis. For example, if ATHENS secures free land for a similarly-sized facility as the MRF/TS, the fair market value of the land, plus applicable financing fees, shall be calculated as an annual amount for the term of the MRF/TS and deducted against the fee to be compared against the Host Fee for the MRF/TS.

6. Example

By way of illustration only and without limiting the generality of the foregoing, the following is an illustrative example of the allocation of projected revenues based on an assumed 1,000,000 tons received in the first year and second year of operations ignoring adjustments:

Initial Deposit	$5,000,000
EIR Costs Incurred by City	- $1,350,000
Initial Payment (non-refundable)	$500,000 (not included in deposit remaining)
Escrowed Funds	$500,000
Deposit Remaining When Agreements Signed (Initial Payment is not included and is retained by City)	$4,250,000
Payment Upon Receipt of Permits	- $1,000,000
Deposit Remaining	$3,250,000
Return of Escrowed Funds upon commencement of operations at MRF/TS	- $500,000
Deposit Remaining	$2,750,000
Deduction of Host Fee Payment for 1st Year of Operations	- $1,700,000
Deposit Remaining	$1,050,000
Deduction of Host Fee Payment for 2nd Year of Operations	- $1,700,000
Fund Balance	- $650,000
Payment to Bring Fund Balance to $0	$650,000
Fund Balance	0

In the event this or Other Agreements are terminated prior to completion of the MRF/TS for any reason other than a breach by ATHENS, all of the funds described above, other than the EIR costs incurred by City and the Initial Payment, shall be returned to ATHENS. Using the example above, $4,750,000 would be returned to ATHENS.

EXHIBIT J

FORM OF ASSIGNMENT AND ASSUMPTION AGREEMENT

Recording Requested by and
When Recorded Return to:

City of Irwindale
5050 North Irwindale Avenue
Irwindale, CA 91706

(Space Above This Line for Recorder's Office Use Only)

ASSIGNMENT, ASSUMPTION AND CONSENT TO ASSIGNMENT OF DEVELOPMENT AGREEMENT

THIS ASSIGNMENT, ASSUMPTION AND CONSENT TO ASSIGNMENT OF DEVELOPMENT AGREEMENT ("Assignment") is entered into as of this ___ day of _____, 20__ ("Effective Date"), by and between ARAKELIAN ENTERPRISES, INC., dba ATHENS SERVICES, a California corporation ("Assignor"), and _____ ("Assignee"), and THE CITY OF IRWINDALE, a municipal corporation ("City").

RECITALS

A. City and Assignor are parties to that certain Development Agreement dated _____ and recorded _____ as Instrument No. ____ of Official Records of Los Angeles County, California (the "Agreement"). Capitalized terms used but not otherwise defined herein shall have the meaning ascribed to such terms in the Agreement.

B. The Agreement provides for the development of the Site legally described in Exhibit "A" hereto.

C. Pursuant to Section 7.4 of the Agreement, Assignor (referred to as "ATHENS" in the Agreement) may transfer the Agreement, or the Site or any part of the Site, to another entity upon City's approval of an assignment and assumption agreement.

D. Prior to the Effective Date of this Assignment, Assignor has contracted and sold the Site to Assignee [IF APPLICABLE]. Assignor now wishes to transfer to Assignee the Site along with all of Assignor's rights and obligations under the Agreement with respect to the development and operation of the Site, and Assignor and Assignee desire to obtain City's specific consent to such transfer.

E. Assignor and Assignee hereby represent to City that Assignee shall perform all obligations of Assignor under the Agreement, and that Assignee (a) has the financial strength and

capability to perform such obligations and (b) has sufficient experience and expertise in the planning, financing, development, ownership and operation of similar projects. To this end, all parties warrant that the following information has be provided to the satisfaction of City:

i. The Assignee's audited financial statements for the immediately preceding three (3) operating years;

ii. Reasonably satisfactory evidence that the proposed Assignee has municipal solid waste management experience on a scale equal to or exceeding the scale of operations conducted by Assignor; '

iii. Reasonably satisfactory evidence that in the last five (5) years, the proposed Assignee has not suffered any citations or other censure from any federal, state, or local agency having jurisdiction over its waste management operations due to any significant failure to comply with federal, state, or local waste management law and that the Assignee has provided the City with a complete list of such citations and censures;

iv. Reasonably satisfactory evidence that the Assignee's key principals have no felony criminal convictions;

v. Poof that the proposed Assignee conducts its refuse and waste management practices in accordance with sound waste management practices in full compliance with all federal, state, and local laws regulating the collection and disposal of waste, including hazardous waste; and

vi. Any other information reasonably required by the City to ensure the proposed Assignee can fulfill the terms of the Agreement and "Other Agreements" identified therein, including the payment of indemnities and damages and provision of bonds and/or performance standards.

F. Based upon such representation, City wishes to consent to such transfer subject to the terms of this Assignment.

NOW, THEREFORE, in consideration of the mutual promises of the parties hereto and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, City, Assignor and Assignee agree as follows:

1. Representations. Assignor and Assignee represent and certify the following:

a. That all of the above recitals are true and correct.

b. To the best of Assignor's knowledge, no default presently exists under the Agreement and no state of facts exist which would constitute a default under the Agreement.

2. Assignment. Assignor hereby assigns, sells, and conveys and otherwise transfers to Assignee all of Assignor's interests, rights and obligations under the Agreement with

respect to the Site. This assignment shall be effective on the Effective Date, as first written above, provided that City consents thereto as evidenced by its execution of this Assignment in the space set forth below.

3. Assumption of Agreement. Assignee hereby accepts all of Assignor's interests, rights and obligations under the Agreement with respect to the Site and assumes and agrees to perform all of Assignor's corresponding obligations, terms, covenants, and conditions under the Agreement on, from and after the Effective Date. Assignee acknowledges that (i) it has received a copy of the Agreement and is fully familiar with its terms, and (ii) City has made no representations concerning the Agreement except as expressly provided herein.

4. Due Execution. The person(s) executing this Assignment on behalf of the parties hereto warrant that (i) such party is duly organized and existing, (ii) they are duly authorized to execute and deliver this Assignment on behalf of said party, (iii) by so executing this Assignment, such party is formally bound to the provisions of this Assignment, and (iv) the entering into this Assignment does not violate any provision of any other agreement to which said party is bound.

5. Full Force and Effect. The parties further agree that, except as specifically provided in this Assignment, the terms of the Agreement shall remain unchanged and in full force and effect.

6. New Bonds. Pursuant to Section 13 of the Agreement, City's consent hereto is conditioned on Assignor's providing substitute bonds or other security as may be required by the Agreement.

(Signatures on following page)

IN WITNESS WHEREOF, the parties have executed and entered into this Assignment as of the date first written above.

"Assignor"
ARAKELIAN ENTERPRISES, INC., dba
ATHENS SERVICES, a California corporation

By: _____
Ron Arakelian, Jr., Board Chairman.

By: _____
Michael Arakelian, Vice President/Secretary

"Assignee"

_____

_____
By: _____
Its: _____

_____
By: _____
Its: _____

-
- (Corporations require two signatures; one for each of the following: A. Chairman of Board, President or Vice President; and B. Secretary, Assistant Secretary Treasurer, Assistant Treasurer or Chief Financial Officer.)

CONSENT TO ASSIGNMENT

City hereby consents to the foregoing assignment to Assignee of Assignor's interests, rights and obligations in the Development Agreement, dated _____, and the corresponding acceptance thereof and assumption by Assignee of Assignor's corresponding interests, obligations, terms, covenants, and conditions made under the Agreement subject to all of the terms, covenants, and conditions set forth in this Assignment.

"City"

ATTEST:

CITY OF IRWINDALE,
a California municipal corporation

_____
Chief Deputy City Clerk

_____
City Manager

APPROVED AS TO FORM:

_____
Adrian R. Guerra, City Attorney

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On ____, 2021, before me, _____, a Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

_____

Notary Signature

(Seal)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On ____, 2021, before me, _____, a Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.

WITNESS my hand and official seal.

_____
Notary Signature

EXHIBIT "A" TO:

FORM OF ASSIGNMENT AND ASSUMPTION AGREEMENT

LEGAL DESCRIPTION OF SITE

P M 231-15-18 LOT 2

APN: 8535-001-911

Site Address: 2200 Arrow Highway, Irwindale, CA 91706

Real property in the City of Irwindale, County of Los Angeles, State of California, described as follows:

PARCEL 2 OF PARCEL MAP NO. 22152, IN THE CITY OF IRWINDALE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP FILED IN BOOK 231 PAGES 15 THROUGH 18 INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 8535-001-911

EXHIBIT K

FORM OF CERTIFICATE OF COMPLETION

FREE RECORDING REQUESTED BY

City of Irwindale
5050 N. Irwindale Ave.
Irwindale, CA 91706
Attn: City Manager

AND WHEN RECORDED RETURN TO AND MAIL TAX STATEMENTS TO:

Athens Services
P.O. Box 6009
City of Industry, CA 91716-0009
Attention: President

(Space Above This Line for Recorder's Office Use Only)
(Exempt from Recording Fee per Gov. Code §6103)

CERTIFICATE OF COMPLETION

WHEREAS, pursuant to that certain Development Agreement by and between the CITY OF IRWINDALE, a California municipal corporation ("City") and ARAKELIAN ENTERPRISES, INC., dba ATHENS SERVICES, a California corporation ("Athens"), dated _____ (the "Agreement"), Athens has agreed to develop that certain real property situated in the City of Irwindale, California, described on Exhibit "A" attached hereto and made a part hereof ("Site"); and

WHEREAS, as referenced in the Agreement, City shall furnish Athens with a Certificate of Completion upon completion of construction and development and the opening of the business, which certificate shall be in such form as to permit it to be recorded in the Official Records of the County Recorder of the County of Los Angeles, California ("Official Records"); and

WHEREAS, the parties also entered into that certain Disposition and Development Agreement ("DDA") that provided for certain covenants to run with the land, which covenants were incorporated into the Deed (as defined in the DA) or in that certain Declaration of Covenants, Conditions and Restrictions recorded on _____ as Instrument No. _____ of the Official Records (the "Declaration"); and

WHEREAS, this Certificate of Completion shall constitute a conclusive determination by City of the satisfactory completion by Athens of the construction and development required by the Agreement and of Athens's full compliance with the terms of the Agreement with respect to such construction and development, but not of the other provisions of the Deed or the Declaration, the provisions of which shall continue to run with the land pursuant to their terms; and

WHEREAS, City has conclusively determined that the construction and development on the Site has been satisfactorily completed by Athens in full compliance with the terms of the Agreement and that the business has opened.

NOW, THEREFORE:

1. The improvements required to be constructed have been satisfactorily completed and the business has opened in accordance with the provisions of said Agreement.

2. This Certificate of Completion shall constitute a conclusive determination of satisfaction of the agreements and covenants contained in the Agreement with respect to the obligations of Athens, and its successors and assigns, to construct the improvements and the dates for the beginning and completion thereof.

3. This Certificate of Completion shall not constitute evidence of Athens' compliance with the other provisions of the Agreement, Deed, DDA or the Declaration, the provisions of which shall continue to run with the land.

4. This Certificate of Completion shall not constitute evidence of compliance with or satisfaction of any obligation of the Athens to any holder of a mortgage or any insurer of a mortgage, securing money loaned to finance the improvements or any part thereof.

5. This Certificate of Completion is not a Notice of Completion as referred to in California Civil Code Section 3093.

6. Except as stated herein, nothing contained in this instrument shall modify in any way any other provisions of the Agreement or any other provisions of the documents incorporated therein.

IN WITNESS WHEREOF, the City has executed this Certificate of Completion this ____ day of _____, 20____.

THE CITY OF IRWINDALE

By: _____
_____, Mayor

ATTEST:

By: _____
Its: _____

APPROVED AS TO FORM:
ALESHIRE & WYNDER, LLP

By: _____
_____, City Attorney

CONSENT TO RECORDATION

ARAKELIAN ENTERPRISES, INC., dba ATHENS SERVICES, a California corporation, which is "Athens" as defined herein and the owner of the Site, hereby consents to the recordation of this Certificate of Completion against the Site.

Dated:

ARAKELIAN ENTERPRISES, INC., dba ATHENS SERVICES, a California corporation

By: _____ By: _____

Ron Arakelian, Jr., Board Chairman. Michael Arakelian, Vice President/Secretary

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On ____, 2021, before me, _____, a Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.

WITNESS my hand and official seal.

_____
Notary Signature

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On ____, 2021, before me, _____, a Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.

WITNESS my hand and official seal.

_____
Notary Signature

EXHIBIT "A" TO
FORM OF CERTIFICATE OF COMPLETION

LEGAL DESCRIPTION OF SITE

P M 231-15-18 LOT 2

APN: 8535-001-911

Site Address: 2200 Arrow Highway, Irwindale, CA 91706

Real property in the City of Irwindale, County of Los Angeles, State of California, described as follows:

PARCEL 2 OF PARCEL MAP NO. 22152, IN THE CITY OF IRWINDALE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP FILED IN BOOK 231 PAGES 15 THROUGH 18 INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 8535-001-91

FOR REFERENCE ONLY: 20211784600

RECORDING REQUESTED BY
FIDELITY NATIONAL TITLE

RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:

City of Irwindale
5050 N. Irwindale Avenue
Irwindale, CA 91706
Attention: City Clerk

30074771-cs

Recorder's Use Only

DEVELOPMENT AGREEMENT NO. 02-2016

This page is part of your document - DO NOT DISCARD

20211784600

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

12/02/21 AT 08:00AM

Pages:
0218

FEES:	0.00
TAXES:	0.00
OTHER:	0.00
PAID:	0.00

LEADSHEET

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SEQ:
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SECURE - 8:00AM

THIS FORM IS NOT TO BE DUPLICATED

E400070

30074771-CS

RECORDING REQUESTED BY
FIDELITY NATIONAL TITLE

RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:

City of Irwindale
5050 N. Irwindale Avenue
Irwindale, CA 91706
Attention: City Clerk

30074771-cs

Recorder's Use Only

DEVELOPMENT AGREEMENT NO. 02-2016

Exempt From Filing/Recording fees
Per Govt. Code §§6103 and 27388.1(a)(1)(D)

DEVELOPMENT AGREEMENT No. 02-2016

THIS DEVELOPMENT AGREEMENT (this "Agreement") is entered into on February 24, 2021, by and between the CITY OF IRWINDALE ("City"), a municipal corporation, and ARAKELIAN ENTERPRISES, INC., dba ATHENS SERVICES, a California corporation ("ATHENS") (individually a "Party" and collectively, the "Parties").

RECITALS:

A. Recitals and Capitalized Terms. The recitals in this Agreement constitute part of this Agreement and each Party shall be entitled to rely on the truth and accuracy of each recital as an inducement to enter into this Agreement. The capitalized terms used in these recitals and throughout this Agreement shall have the meaning assigned to them in Article 1. Any capitalized terms not defined in Article 1 shall have the meaning otherwise assigned to them in this Agreement or apparent from the context in which they are used.

B. Legislation Authorizing Development Agreements. To strengthen the public planning process, encourage private participation in comprehensive planning and reduce the economic risk of development, the legislature of the State of California (the "Legislature") adopted the Development Agreement Statute, Section 65864 *et seq.*, of the Government Code, authorizing City to enter into an agreement with any person having a legal or equitable interest in real property providing for the development of such property and establishing certain development rights therein.

C. Integrated Waste Management Act. The Legislature, by enactment of the California Integrated Waste Management Act of 1989 (Public Resources Code Section 40000 *et seq.* (the "Act"), has directed all local jurisdictions to promote recycling and to maximize the use of feasible source reduction, recycling and composting options in order to reduce the amount of solid waste required to be disposed of by land disposal. Furthermore, the Puente Hills Landfill, a major solid waste disposal facility for the region has closed as of October 31, 2013, resulting in the need for additional waste processing facilities and transfer stations to be developed in the region to meet the solid waste management needs of jurisdictions and protect public health and safety.

D. GHG Reduction. The Legislature, by enactment of the Global Warming Solutions Act of 2006 ("AB 32"), has declared that the reduction of greenhouse gas emissions ("GHGs") that cause climate change is among the state's top priorities. Local governments will play a vital role in the implementation of AB 32 by identifying opportunities and best practices to increase waste reduction and recycling, thereby reducing carbon emissions. ATHENS' operation of a mixed waste recycling system will contribute to GHG emissions reductions by reducing fuel consumption and vehicle miles traveled in performing waste collection and diversion activities for the City and by recovering and recycling commodities in the waste stream.

APN: 8535-001-911

E. The MRF/TS Project. On January 6, 2005, the City issued a Request for Expressions of Interest and Statements of Qualifications ("REI/SOQ") from interested and qualified parties to plan, permit, build, operate and maintain a state-of-the-art regional municipal solid waste transfer station and recovery facility at a location in the City to manage and process solid waste generated within and outside of the City, and received multiple responses thereto. On March 3, 2005, ATHENS submitted a proposal in response to the City's REI/SOQ that met or exceeded all requirements of the REI/SOQ by proposing the construction and operation of a Materials Recovery Facility and Transfer Station (the "MRF/TS") accompanied by a public Fueling Facility/Convenience Store and appurtenant improvements (collectively, the "Project"). On June 25, 2008, in order to reduce blight and promote industrial development in the Redevelopment Area and fulfill the City's obligation under the Act, City and ATHENS, along with the former Irwindale Community Redevelopment Agency ("Former RDA"), entered into that certain Memorandum of Understanding regarding the Project (as amended, the "MOU"), including its development and operation of the proposed MRF/TS. The Parties intend that the MRF/TS will provide for the long-term management and recycling of municipal solid waste generated in the City. The MRF/TS will serve as a point to accept, process, recover, and transfer mixed municipal waste ("MMW") and residue following diversion activities to an appropriate permitted end-point disposal facility. The Facility Scope & Components are further described and permitted in the Site Plan and Design Review Permit No. 06-2016 (City Council Resolution No. 2021-12-3274) ("SP and DR Permit"), and the 2020 Certified FEIR, adopted concurrently herewith by the City Council on February 24, 2021.

F. DDA with Agency. The Project is proposed to be developed on a parcel owned by the Successor Agency to the Irwindale Community Redevelopment Agency ("Agency"), which parcel is legally described and depicted in Exhibit "B" hereto (the "Site"). The Agency was formed pursuant to Health & Safety Code § 34167.5, which made the Agency the successor-in-interest to all assets and obligations of the Former RDA. On December 29, 2011, the California State Supreme Court issued a ruling on the constitutional validity of two 2011 legislative budget trailer bills, ABX1 26 (Chapter 5, Statutes of 2011) and ABX1 27 (Chapter 6, Statutes of 2011), which resulted in the outright dissolution of all 425 redevelopment agencies in the State of California. As part of that dissolution process, former redevelopment lands, like the Site, inured to successor agencies by operation of law. Moreover, the dissolution laws provide a process for the disposition and/or transfer of assets, including property holdings of the Former RDA. Subsequent legislation, AB 1484 (Chapter 26, Statutes of 2012), which was passed, signed, and enacted on June 28, 2012, provided further detailed procedures governing the disposition of Former RDA assets such as the Site. It is anticipated that ATHENS will enter into a separate Disposition and Development Agreement (the "DDA") that will establish the terms by which the Agency's interest in the Site will be conveyed to ATHENS.

G. ATHENS as Qualified Operator. ATHENS is a family owned and operated company that has been providing refuse removal and recycling services in Southern California (the largest in Los Angeles County) for more than 50 years. ATHENS currently operates a MRF in the unincorporated area of Los Angeles County near the City of Industry, the first of its kind in the area. Since 1957 ATHENS has been a leader in the waste industry providing state-of-the-art services including automated waste and recycling collection, green waste recycling, food waste/organics collection and composting, commercial bin and compactor services, construction and demolition services, special waste transportation, transfer and material recovery, storage box

rentals, and street/parking lot sweeping in many areas of Southern California. As owners and operators of an existing MRF and a composting facility, ATHENS offers the highest diversion waste and recycling programs for residential, commercial and municipal locations.

H. Public Benefits of Project. The grant of development rights hereunder is made in consideration for ATHENS' good faith efforts to complete the development of a MRF/TS to accept, process, recover, and transfer MMW and residue following diversion activities to an appropriate permitted disposal facility. The Project will benefit the City by creating new jobs in the community, diversifying and expanding the City's revenue base, revitalizing a blighted area and the general economy of the City, improving the City's compliance with State-mandated waste reduction requirements, and promoting recycling and refuse rate stability for residents and businesses within the community. The Project will also benefit the public by serving the MMW management needs of other jurisdictions in the region, reducing municipal costs, and protecting public health and safety.

I. Intent of the Parties. The Parties have determined that the Project is a development for which a development agreement is appropriate. The Parties desire to define the parameters within which the obligations of ATHENS for infrastructure and public improvements and facilities will be met, and to provide for the orderly development of the Project, assist in attaining the most effective utilization of resources within the City, and otherwise achieve the goals of the Development Agreement Statute. In consideration of these benefits to City and the public benefits of the development of the Project, ATHENS will receive assurances that the City shall grant all permits and approvals required for total development of the Project in accordance with this Agreement.

J. Public Hearings: Findings. In accordance with the requirements of the California Environmental Quality Act (Public Resources Code Section 21000 *et seq.* ("CEQA")), appropriate studies, analyses, reports or documents were prepared and considered by the City Council and Agency Board for the Project in conjunction with their joint consideration of the DDA. After a public hearing, the City Council and Agency Board, after making appropriate findings, certified a Final Environmental Impact Report for the Project by Resolution No. CC 2021-08-3270 and SA 2021-13-3275 adopted on February 24, 2021 in compliance with CEQA. Also on January 20, 2021, after providing public notice as required by law, the Planning Commission held a public hearing and recommended approval to the City Council and thereafter, on February 24, 2021, after providing public notice as required by law, the City Council held a public hearing to consider ATHENS' application for this Agreement. The Planning Commission and the City Council found on the basis of substantial evidence that this Agreement is consistent with all applicable plans, including the General Plan, and other rules, regulations and official policies of City.

K. Public Improvements. Public improvements determined through the CEQA review process described above and required by this Project include both internal Site improvements benefiting only the Project and area-wide improvements benefiting other property as well. More specifically, these improvements include the construction of or contribution to: drainage and flood control facilities; street improvements; and improvements associated with streets including sidewalks, street lights, utilities, and parkways. A list of the off-site improvements is attached hereto as Exhibit "D" (the "Off-Site Improvements"). ATHENS shall construct all Off-Site Improvements at its sole cost and expense, excepting that ATHENS shall not construct, but rather

pay an in-lieu and Fair-Share fee for, the City's implementation of those Off-Site Improvements listed in Exhibit "D," which Exhibit includes the Estimated Schedule of In-Lieu and Fair-Share Fees to be paid by ATHENS for the Off-Site Improvements identified therein.

L. Other Agreements. The Parties understand that this Agreement is for the development and operation of the Project. The Parties also acknowledge that the following necessary documents have been, or will be, negotiated in order to fulfill the obligations and goals under the MOU to develop and operate the Project: (i) the DDA between the Agency and ATHENS for conveyance of the Site to ATHENS for the development of the Project; (ii) a "Reimbursement Agreement" between City and ATHENS, dated October 22, 2008, as amended, under which ATHENS is obligated to reimburse or advance funds to City for all development costs associated with the Project, including but not limited to conducting environmental reviews under CEQA, processing and negotiating permits, entitlements and conditions, and legal costs; (iii) a Franchise Agreement – Operations of MRF/TS, governing the use and operation of the MRF/TS ("Franchise Agreement – Operations"), (iv) a Franchise Agreement – Trash Collection and Street Sweeping, dated April 13, 2011 and governing the exclusive right and obligation of Athens to collect solid waste and sweep streets in the City ("Franchise Agreement – Trash Collection and Street Sweeping"), (v) a recorded instrument of Covenants, Conditions and Restrictions on the use of the Site as a MRF/TS (the "CC&Rs"), (vi) an "LADWP Easement Agreement" governing Athens' rights over that certain easement over the Site owned by the Los Angeles Department of Water and Power, (vii) an "SCE Easement Agreement" governing Athens' rights over that certain easement over the Site owned by Southern California Edison, and (viii) a Solid Waste Facilities Permit to be issued by the California Integrated Waste Management Board or its successor ("SWFP"). The foregoing agreements and instruments, together with all City ordinances approving the foregoing agreements and instruments, are collectively referred to as the "Agreements" or "Other Agreements" in contrast to this Agreement. The Parties hereto acknowledge that this Agreement and the Other Agreements bear overlapping impact upon the Site and ATHENS' operations, and thus the effectiveness of this Agreement is conditioned on approval and execution by the City and ATHENS of each of the Other Agreements. Notwithstanding the foregoing, to the extent the terms of this Agreement conflict with Other Agreements that have previously been executed by the Parties, namely the Reimbursement Agreement and the MOU, the terms of this Agreement shall govern.

M. Mutual Agreement. Based on the foregoing and subject to the terms and conditions set forth herein, the Parties desire to enter into this Agreement.

NOW, THEREFORE, in consideration of the mutual promises and covenants herein contained, and having determined that the foregoing recitals are true and correct and should be and hereby are incorporated into this Agreement, the Parties agree as follows:

ARTICLE 1.0 DEFINITIONS.

The following words and phrases are used as defined terms throughout this Agreement. Each defined term shall have the meaning set forth below. Where a phrase or term of art is not defined in this Agreement but is defined in one of the Other Agreements, the phrase or term shall bear the meaning defined in the Other Agreements.

1.1 Agency. "Agency" means the Successor Agency to the Irwindale Community Redevelopment Agency, a California public body, corporate and politic.

1.2 Agreement. "Agreement" means this Development Agreement between the City and ATHENS for the development of the Project.

1.3 Agreements/Other Agreements. "Agreements" means this Agreement and all those other contractual instruments and City ordinances identified in the preceding Recital L of this Agreement. "Other Agreements" include the DDA, MOU, Reimbursement Agreement, the Franchise Agreement – Operations, the Franchise Agreement – Trash Collection and Street Sweeping, and the CC&Rs. To the extent the terms of this Agreement conflict with Other Agreements that have previously been executed by the Parties, namely the Reimbursement Agreement and the MOU, the terms of this Agreement shall govern.

1.4 Applicable Law. "Applicable Law" means all statutes, rules, regulations, guidelines, actions, determinations, permits, orders, or requirements of the federal, State, County, City and local and regional government authorities and agencies having applicable jurisdiction, that apply to or govern the Facility, the Site or the performance of the Parties' respective obligations hereunder, including any of the foregoing which concern health, safety, fire, environmental protection, labor relations, mitigation monitoring plans, building codes, zoning, non-discrimination, prevailing wages if applicable, and the Los Angeles County Integrated Waste Management Plan. All references herein to Applicable Law include subsequent amendments or modifications thereof, unless otherwise specifically limited in this Agreement or one of the Other Agreements.

1.5 Applications. "Application(s)" means a complete application for the applicable land use approvals meeting all current City ordinances, provided that any additional or alternate requirements in said ordinances enacted after the Effective Date which affect the Project application shall apply only to the extent permitted by this Agreement.

1.6 Assignment. All forms of use of the verb "assign" and the nouns "assignment" and "assignee" shall include all contexts of hypothecations, sales, conveyances, transfers, leases, and assignments.

1.7 ATHENS. "ATHENS" means ARAKELIAN ENTERPRISES, INC., dba ATHENS SERVICES, a California corporation.

1.8 ATHENS' Costs. "ATHENS' Costs" means ATHENS' obligation to pay for all costs identified in this Agreement and the Reimbursement Agreement, including but not limited to: all Project Development and Off-Site Improvement construction costs (or in-lieu and Fair-Share fees therefor per Exhibit "E"), all costs of the environmental review, all costs for entitlements, all franchise fees due under the Franchise Agreement – Operations and Franchise Agreement – Trash Collection and Street Sweeping, all Host Fees required hereunder, all operational costs and all other costs identified herein as the responsibility of ATHENS.

1.9 Authorizing Ordinance. "Authorizing Ordinance" means Ordinance No. 719 approving this Agreement.

1.10 Best Management Practices ("BMP"). "Best Management Practices" or "BMP" means structural, nonstructural, and managerial techniques recognized to be the most effective and practical means to reduce environmental impacts arising from the Project, whether affecting soils, air, water, noise, traffic, public infrastructure, public health/safety, or other impacts emanating from the Facility while still allowing the productive use of resources. BMPs also include treatment requirements, operating procedures, and practices to control Site runoff, spillage or leaks, sludge or waste disposal, trash or debris, or drainage from raw material storage or similar matters.

1.11 Board. "Board" means the California Integrated Waste Management Board, as established pursuant to the Act (Public Resources Code Section 40000 *et seq.)* or such successor entity to which the duties of the California Integrated Waste Management Board are assigned, including without limitation the Department of Resources Recycling and Recovery ("DRRR").

1.12 CEQA. "CEQA" means the California Environmental Quality Act, Section 21000 *et seq.* of the California Public Resources Code and its implementing regulations and guidelines, including future amendments to or recodification thereof.

1.13 CEQA Completion Date. "CEQA Completion Date" means the later date of either: (i) 30 days after the Notice of Determination; or (ii) the date of the final settlement or resolution of any appeal, lawsuit or other action by a third party challenging the Development Approvals or the CEQA process.

1.14 City. "City" means the City of Irwindale, California, a chartered municipal corporation.

1.15 City Council. "City Council" means the governing body of the City of Irwindale.

1.16 Claims or Litigation. "Claims or Litigation" means any challenge by adjacent owners or any other third parties (i) to the legality, validity or adequacy of this Agreement, Development Approvals, or other actions of City or Agency pertaining to the Project, (ii) seeking damages against City or Agency as a consequence of the foregoing actions or for the taking or diminution in value of their property, (iii) seeking damages against the City or Agency for injuries, losses or damages due to ATHENS' use of or operations on the Site, or (iv) otherwise arising from the Project.

1.17 Commencement of Operations Date. "Commencement of Operations Date" means the date that operations commence within the MRF/TS which shall be the day ATHENS first receives fees for services provided at the Site. ATHENS will give City written notice of such date, and the Parties shall countersign the notice thus establishing the date.

1.18 Correction Plan. "Correction Plan" means a plan undertaken by ATHENS and subject to City approval, for the correction or remediation of violations of performance standards and/or nuisance conditions pursuant to Section 6.5 of this Agreement.

1.19 Default. "Default" means any material default, breach, or violation of a provision of this Agreement as defined in Article 10. "City Default" refers to a Default by City, while "ATHENS Default" refers to a Default by ATHENS.

1.20 City's Design Guidelines. "City's Design Guidelines" means applicable design guidelines stated in the City's Municipal Code, including but not limited to those guidelines articulated in the General Plan, or by City's Planning Commission or Planning Division.

1.21 CC&Rs. "CC&Rs" means that form of Declaration of Covenants, Conditions and Restrictions to be recorded against the Site as described in Section 9.6 of this Agreement.

1.22 Development. "Development" means the improvement of the Site for purposes of constructing the structures, improvements, and facilities comprising the Facility including, without limitation: grading; the construction of infrastructure and public facilities related to the Project, whether located within or outside the Site; the construction of structures and buildings of the Facility; and the installation of landscaping at or relating to the Site; but not including the maintenance, repair, reconstruction or redevelopment of any structures, improvements or facilities after the construction and completion thereof.

1.23 Development Agreement Statute. "Development Agreement Statute" means Sections 65864 through 65869.5 of the California Government Code as it exists on the Effective Date, as may be amended.

1.24 Development Approvals. "Development Approvals" means all site-specific (meaning specifically applicable to the Site only and not generally applicable to some or all other properties within the City) plans, maps, permits, and entitlements to use of every kind and nature, whether legislative, administrative or contractual in nature. Development Approvals include, but are not limited to, specific plans, land use contracts, site plans, tentative, vesting tentative and final subdivision maps, variances, zoning designations, planned unit developments, conditional use permits, grading, building, and other similar permits, the Site-specific provisions of general plans, environmental assessments, including environmental impact reports, and any amendments or modifications to those plans, maps, permits, assessments and entitlements. The term Development Approvals does not include rules, regulations, policies, and other enactments of general application within the City.

1.25 Development Plan. "Development Plan" means the Existing Development Approvals, Future Development Approvals, Existing Land Use Regulations, and Schedule of Performance.

1.26 Disposition and Development Agreement ("DDA"). "Disposition and Development Agreement" or "DDA" means the agreement between the Agency and ATHENS to be negotiated based on the MOU for the Agency's conveyance to ATHENS of the Site for development of the MRF/TF.

1.27 Effective Date. Generally, the term "Effective Date" means the date that is thirty (30) days following adoption of the Authorizing Ordinance approving this Agreement as stated on the first page hereof.

1.28 Existing Development Approvals. "Existing Development Approvals" means the Development Approvals which have been previously granted or are granted concurrent herewith, or will be granted pursuant hereto, and include all of the Agreements, and are included in the description of the Project attached in the Scope of Development, at Exhibits "A" and "C".

The term "Existing Development Approvals" shall specifically include all those permits and government approvals listed in Exhibit "F" notwithstanding the fact that such approvals have not been, or may not be, fully approved and in effect until after the Effective Date of this Agreement. Regardless of when the permits and approvals listed in Exhibit "F" actually take effect, the Parties acknowledge and agree that such permits and approvals shall be deemed pre-existing to this Agreement. Immediately upon taking effect, the permits and approvals listed in Exhibit "F" shall be deemed Existing Development Approvals for purposes of this Agreement.

1.29 Existing Land Use Regulations. "Existing Land Use Regulations" means those certain Land Use Regulations applicable to the Property and in effect on or before the Effective Date. The term "Existing Land Use Regulations" shall also include all Agreements identified in Recital K hereto. Regardless of when the Agreements actually take effect, the Parties acknowledge and agree that the Agreements shall be deemed concurrent to the Effective Date of this Agreement because they were specifically contemplated in the governing MOU between the Parties and/or have been conceptually agreed-upon by the Parties in the course of negotiating this Agreement. Immediately upon taking effect, the Agreements shall be deemed Existing Land Use Regulations for purposes of this Agreement.

1.30 Facility or MRF/TS. "Facility" and "MRF/TS" mean the material recovery facility/transfer station proposed to be constructed by ATHENS as permitted and described in (1) the SP and DR Permit and (2) 2020 FEIR, including Site improvements, utility interconnections, the scale house, buy-back recycling center, improvements needed to participate in a household hazardous waste (HHW) program, construction and demolition debris area, green waste area, a building for transfer and materials recovery and processing areas, a visitors education center and convenience store, together with employee and administrative offices, parking areas, materials storage areas and ancillary support facilities, furnishings and equipment and any and all other physical structures on the Site and Off-Site Improvements. The proposed Project improvements constructed on the Site may be developed in a maximum of three (3) phases.

1.31 Fair-Share. "Fair-Share" means that share of costs for implementing Off-Site Improvements that is proportionate to the size of the impact the Facility will have on such Off-Site Improvements.

1.32 Future Development Approvals. "Future Development Approvals" means those Development Approvals applicable to the Property approved by the City after the Effective Date that pertain to the construction and/or operation of the MRF/TS, including without limitation grading, building, and other similar such Development Approvals.

1.33 Future Land Use Regulations. "Future Land Use Regulations" means Land Use Regulations enacted after the Effective Date of this Agreement.

1.34 Host Fees. "Host Fees" mean payments by ATHENS to City for hosting a MRF/TS within the City limits.

1.35 Land Use Regulations. "Land Use Regulations" means those ordinances, laws, statutes, rules, regulations, initiatives, policies, requirements, guidelines, constraints, codes or

other actions of City which affect, govern, or apply to the Site or the implementation of the Development Plan. Land Use Regulations include the ordinances and regulations adopted by the City which govern permitted uses of land, density and intensity of use and the design of buildings, as applicable to the Site, including but not limited to: the general plan, specific plans, zoning ordinances, development moratoria implementing growth management and phased development programs, ordinances establishing development exactions, subdivision and park codes, any other similar or related codes, building and improvement standards, mitigation measures required in order to lessen or compensate for the adverse impacts of a project on the environment and other public interests and concerns or similar matters. The term Land Use Regulations does not include, however: regulations relating to the conduct of business, professions, and occupations generally; taxes and assessments; regulations for the control and abatement of nuisances; building, health and safety codes; licenses, encroachments and other permits and the conveyances of rights and interests which provide for the use of or entry upon public property; any exercise of the power of eminent domain; the general regulation of municipal affairs or the exercise of the City's police power, or any power of City pursuant to its Charter except as specifically stated in the preceding sentence.

1.36 Local Enforcement Agency or LEA. "Local Enforcement Agency" or "LEA" means the entity designated by the City and certified by the Board to enforce federal and state laws and regulations for the safe and proper handling of solid waste at the Facility. Initially, the City has designated the County of Los Angeles as the LEA. The LEA performs routine and monthly investigations of the Facility, investigates complaints of illegal disposal of solid waste and administers a permitting and inspection program to ensure the Facility's regulatory compliance.

1.37 Mixed Municipal Waste ("MMW") or Refuse. "Mixed Municipal Waste ("MMW")" and "Refuse" mean all municipal solid waste including putrescible and non-putrescible solid, semi-solid, and liquid wastes, including garbage, trash, refuse, paper, rubbish, ashes, industrial wastes, street sweepings, recyclables and catch basin residue.

1.38 MOU. "MOU" means the June 25, 2008 Memorandum of Understanding between City, Agency, and ATHENS relating to agreements for a solid waste MRF/TS, as such MOU has been amended on April 13, 2011 and again on December 12, 2012.

1.39 Operating Agreements. "Operating Agreements" means, collectively, the Franchise Agreement – Operations and Franchise Agreement – Trash Collection and Street Sweeping agreements approved by the City to exclusively provide for the collection of mixed municipal waste and recycling from properties, and street sweeping services, within the City.

1.40 Operational Year. "Operational Year" means each 12 months following the Commencement of Operations Date and shall begin and end on the anniversary of the Commencement of Operations Date.

1.41 Planning Director. "Planning Director" means the Director of Planning or similar officer of City.

1.42 Project. "Project" means the process to issue permits to entitle the MRF/TS, Development of the MRF/TS, the operation of the MRF/TS and general carrying-out of the related Agreements.

1.43 Reimbursement Agreement. "Reimbursement Agreement" means that existing contract, dated October 22, 2008, as amended, and as may be further amended from time to time, between City and ATHENS under which ATHENS is obligated to reimburse or advance funds to City for all development costs associated with the Project, including but not limited to conducting environmental reviews under CEQA, processing and negotiating permits, entitlements and conditions, and legal costs. [

1.44 Reservations of Authority. "Reservation of Authority" shall have the meaning set forth in Article 11 of this Agreement.

1.45 Schedule of Performance. "Schedule of Performance" means the timeline of performance of the Project and is set forth in Exhibit "G", as may be amended from time to time.

1.46 Scope of Development. "Scope of Development" means the components of, and the documents controlling, the Development of the Project and is set forth in Exhibits "A", "C", "F" and "G".

1.47 Site. "Site" means the real property previously owned by Agency where ATHENS proposes to construct the Project and operate the MRF/TS, comprised of an approximately 17.22-acre site at the intersection of Arrow Highway and Live Oak Avenue. The Site is legally described and depicted in Exhibit "B" hereto. The exact boundaries and area of the Site shall be determined by a survey prior to the conveyance of title to ATHENS pursuant to the terms of the DDA.

1.48 Term. "Term" means that period of time during which this Development Agreement shall be in effect and bind the Parties, as defined in Section 3.1.

ARTICLE 2.0 EXHIBITS.

The following are the Exhibits to this Agreement which are attached hereto and incorporated herein:

Exhibit A:	Facility Scope & Components
Exhibit B:	Map and Legal Description of the Site
Exhibit C:	Project Depiction
Exhibit D:	List of Off-Site Improvements
Exhibit E:	In-Lieu and Fair-Share Fee Schedule for Off-Site Improvements
Exhibit F:	Existing Development Approvals
Exhibit G:	Schedule of Performance
Exhibit H:	Schedule of Estimated City Fees
Exhibit I:	Host Fee Description & Calculation
Exhibit J:	Form of Assignment and Assumption Agreement
Exhibit K:	Form of Certificate of Completion

ARTICLE 3.0 TERM.

3.1 Term. Unless earlier terminated as provided in this Agreement, this Agreement shall continue in full force and effect for a period of thirty (30) years, which shall run from commencement of the Facility's operations (the "Initial Term"), with provision for a ten (10) year rolling extension (each such 10-year period, an "Extension Term") unless there is an uncured Default at the expiration of the Initial Term or any Extension Term, in which event the term of this Agreement shall be extended to allow for ATHENS to avail itself of all opportunities for notice and cure and pre-termination hearing as set forth in Article 10 herein. If ATHENS cures such Default in accordance with the process set forth in Article 10, then the City shall continue to grant the rolling Extension Terms in accordance with this section. During any Extension Term, should the City seek to terminate this and the Other Agreements for a reason other than a material breach of the Agreements, the term of this Agreement would continue for an additional ten (10) years from and after the giving of the termination notice. Termination or expiration of this Agreement shall not restrict ATHENS from future use of the Site in accordance with the then-applicable zoning of the Site and the City's entitlement process.

3.2 Exclusivity. City shall grant Athens the exclusive right to operate a large-scale MRF/TS facility within City limits pursuant to the terms of Section 2.3 of the Franchise Agreement – Operations.

ARTICLE 4.0 DEVELOPMENT OF THE PROJECT.

4.1 Right to Develop. During the Term, ATHENS shall have a vested right to develop the Project to the full extent permitted by this Agreement. Except as provided within this Agreement, the Development Plan shall exclusively control the Development of the Project (including the uses of the Project, the Project scope, the density or intensity of use, the maximum height and size of proposed buildings, the provisions for reservation or dedication of land for public purposes and the design, improvement and construction standards and specifications applicable to the Project).

4.2 Scope of Development. The Project and its components are described in Exhibits "A", "C", "F", and "G", along with the Existing Development Approvals. ATHENS shall construct the Facility in accordance with the final plans and specifications approved by the City. ATHENS shall not make any material changes (i.e., a change of more than ±5% to any one feature of Facility or minor changes that cumulatively create a ±2% change in the Facility scope as a whole) to the final plans and specifications without the written consent of the City, such consent not to be unreasonably withheld, conditioned or delayed. Further, ATHENS shall not construct the Facility in a manner which would violate any Existing Development Approvals, permits or Applicable Laws, this Agreement or Other Agreements, or require ATHENS or the City to obtain any additional permits, orders, licenses or approvals not contemplated in this Agreement or to modify Existing Development Approvals. ATHENS shall maintain a copy of the Project's final plans and specifications on the Site during construction and shall update them regularly to indicate any changes subject to the terms of this Section. ATHENS shall also make such plans and specifications available to the City for inspection upon request. As soon as is practicable after completion of Facility construction, ATHENS shall submit to the City as-built

plans and specifications showing the Facility as actually constructed ("As-Built Specifications").

4.3 Project Components. The Project Scope and Components are described and depicted in Exhibits "A" and "C" hereto.

4.4 Project Function/Process. The Site Plan is included with the Scope of Development. All buildings will conform to the City's adopted ordinances, guidelines and policies related to design, and will incorporate the environmental control systems and performance standards described in Article 6.0 below, including all mitigation measures recommended through the CEQA review process. ATHENS proposes to size the MRF/TS to handle up to six thousand (6,000) tons per day that will have the following proposed multiple functions and processes:

(a) Transfer Station. Transfer station for refuse collection and transfer. The transfer station would include a below grade load out area to allow for the transfer vehicles to be top-loaded through load out ports at the tipping floor. A portion of the transfer station would also be dedicated for self-haul use.

(b) Material Recovery Facility. Material recovery facility for diversion of recyclable materials from commercial and residential customers via one or more sorting lines for MMW. The recyclables would be baled within the building and transferred to recyclable load-out vehicles at the exterior recyclable load out dock. Residue from the diversion process would be conveyed to the adjacent transfer station for load-out.

(c) Green Waste/Organics/Food Waste Area. A green waste area would accommodate collection and grinding of green waste. The green waste would be transferred to outgoing delivery vehicles.

(d) Construction Debris Area. A construction and demolition ("C&D") materials area would be utilized for collection, sorting and recyclable load-out of C&D Materials. The incoming C&D Material would be screened, sorted and diverted to containers. The containers would be transferred to outgoing recyclable load-out vehicles.

(e) Administrative Offices and Public Education. An office area would be dedicated for administrative support for the Facility. This area would also include an education area for use by local students in demonstrating the activities of the Facility.

(f) Employee Areas. An employee area/control area would include restrooms, a break area and offices. The upper level control area would be used to accommodate the operational control functions of the Facility. The employee area/control area would be linked to the office area via an upper level observation gallery.

(g) Maintenance Building. A maintenance building would include two service bays and an adjacent office/parts area.

(h) Fueling Area. Site improvements would include diesel and natural gas fueling operations with public access and sales, a truck wash area, truck scale and scale house,

load-out ramps, truck loading docks, driveways, employee and operation vehicle parking, and landscaping. The facility will encourage the use of alternative fuel vehicles. If possible, a fueling facility will be provided on-site, and ATHENS will consolidate operations to foster the payment of utility and sales taxes to the City through the point of use and/or sale.

(i) Accessory Operations. Site improvements will include a truck wash area, truck scale and scale house, load out ramps, truck loading docks, driveways, employee and operation vehicle parking, and landscaping.

4.5 MRF/TS Construction. ATHENS anticipates that the majority of the MRF/TS will be steel framed to accommodate the large clear spans required for the operation. The steel frames would be clad on the exterior with a variety of materials consistent with City's Design Guidelines. The MRF/TS will incorporate design features as necessary to comply with the City's design guidelines. The entire MRF/TS will incorporate a buffer of screen walls, fencing and landscaping around the Site. The design of the Facility will utilize the elevations included in the Scope of Development (Exhibits "A" and "C") and in the Development Approvals.

4.6 Offsite Improvements. ATHENS shall construct all Off-Site Improvements listed in Exhibit "D" and as required by the Development Approvals, in accordance with the Schedule of Performance, excepting that ATHENS may fulfill its Off-Site Improvement obligations for those Improvements listed in Exhibit "D" via payment of the in-lieu and Fair-Share fees listed in Exhibit "E". With respect to ATHENS' Off-Site Improvement Obligations, the following shall apply:

(a) For Off-Site Improvements at the I-605, northbound off-ramp at Live Oak Avenue, as described in the Final Environmental Impact Report ("FEIR") mitigation program, ATHENS shall deposit one third (33.3%) its Project Fair-Share costs of such improvements with the City (not to exceed $1,000,000) as a condition to receiving the first building permit for the MRF/TS.

(b) For Off-Site Improvements at the I-605, southbound off-ramp at Arrow Highway, as described in the FEIR mitigation program, ATHENS shall deposit its Project Fair-Share costs of such improvements with the City (not to exceed $1,000,000) as follows:

i. ATHENS shall deposit the amount of $200,000 with the City, no later than January 2, 2025; and

ii. ATHENS shall deposit the remainder of its Project Fair-Share costs with the City (not to exceed $800,000), no later than thirty (30) days prior to the planned commencement of construction for such Off-Site Improvements.

(c) For all other Off-Site Improvements, ATHENS shall remit to the City an in-lieu fee in the amount of $100,000 per year, for a period of five (5) years and payable in quarterly installments of $25,000, commencing on the first business day of the calendar quarter immediately following the date the City issues a Certificate of Occupancy for the first phase of construction at the Site.

(d) ATHENS shall have the right to review and comment upon the bids and the proposed plans and budgets for any of the Off-Site Improvements prior to remitting the amounts set forth in this Section 4.6, and the City will reasonably cooperate with ATHENS in addressing with Caltrans any concerns raised by ATHENS regarding its Project Fair-Share costs for such Off-Site Improvements. Any funds deposited by ATHENS with the City for the Off-Site Improvements that are not actually expended by the City/Agency for such purpose will be returned to ATHENS. Final Designs shall be subject to CalTrans approval, which approval City cannot, and does not, guarantee or warrant.

4.7 Upgrades. ATHENS is required to incorporate new technology reasonably available to control environmental impacts of the Project as needed to meet the following performance goals: (i) standards set by applicable regulations (including, without limitation, South Coast Air Quality Management District Rule 410), or (ii) as reasonably needed to meet the environmental performance standards set forth in Sections 5.2, 5.3 and 5.4 of the Franchise Agreement – Operations, or (iii) as reasonably required to respond to citizen complaints as required by Section 5.5 of the Franchise Agreement – Operations. Such technology upgrades shall be undertaken at ATHENS' sole cost.

4.8 Development and Acquisition Costs. ATHENS shall be solely responsible for all development costs associated with the Project and other costs identified herein and in the Other Agreements as "Athens Costs," including design, land use entitlements, permitting, CEQA review, construction, rolling stock, equipment, operational costs, public education and information and City staff and consultant expenses related to the Project. Project development and operations will entail extensive, significant costs and capital expenditures due, without limitation, to the Project's size, the magnitude of necessary environmental mitigation measures, need for heavy equipment and complex design and infrastructural elements. Currently, Athens Costs are expected to exceed Thirty Three Million Dollars ($33,000,000). Further, Athens shall be responsible for paying all of the customary and ordinary fees and costs imposed by the City on the development of an industrial facility like the Project as set forth on the "Schedule of Estimated City Fees" attached hereto as Exhibit "H".

4.9 All Construction to Comply with Laws; Anti-Discrimination. ATHENS shall carry out the construction of the improvements to be constructed by ATHENS in conformity with all applicable laws, including all applicable federal and state labor laws. Not by way of limitation of the foregoing, in developing and constructing the Project, ATHENS shall comply with all applicable development standards in City's Municipal Code and shall comply with all building codes, landscaping, signage, and parking requirements, except as may be permitted through approved variances and modifications.

ATHENS, for itself and its successors and assigns, agrees that in the construction of the improvements to be constructed by ATHENS, it shall not discriminate against any employee or applicant for employment because of race, color, creed, religion, sex, marital status, sexual orientation, ancestry or national origin.

4.10 CEQA. The City shall be responsible for obtaining the approval of this Agreement and the Project as required by CEQA; CEQA review and approvals for the Project are or have been completed prior to, or concurrent with, approval of this Agreement by the City

Council. Without limitation of the foregoing, ATHENS specifically acknowledges and agrees that ATHENS shall satisfy all conditions necessary to ensure that the Project conforms to all applicable CEQA requirements.

4.11 Prevailing Wages. ATHENS' purchase price for the Site and cost of developing the Site and constructing all of the on-site and off-site improvements, if any, at or about the Site required to be constructed for the Project shall be borne by ATHENS. ATHENS is aware of the laws of the State governing the payment of prevailing wages on public projects and will comply with same and will indemnify City in the event ATHENS fails to do so. As neither City nor its Successor Agency are providing any direct or indirect financial assistance to ATHENS, the Project should not be considered to be a "public work" "paid for in whole or in part out of public funds," as described in California Labor Code Section 1720. Accordingly, it is believed by the Parties that ATHENS is not required to pay prevailing wages in connection with any aspect of the development or the construction of the Project. However, to the extent that (contrary to the parties' intent) it is determined that ATHENS was required to pay prevailing wage and has not paid prevailing wages for any portion of the Project, ATHENS shall defend and hold Agency and City (which, for purposes of this Section, shall include its related agencies, officers, employees, agents and assigns) harmless from and against any and all increase in construction costs, or other liability, loss, damage, costs, or expenses (including reasonable attorneys' fees and court costs) arising from or as a result of any action or determination that Athens failed to pay prevailing wages in connection with the construction of the Project. City shall reasonably cooperate with ATHENS regarding any action by ATHENS hereunder challenging any determination that the Project is subject to the payment of prevailing wages. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without ATHENS' consent as to the City's liabilities or rights only, but should it do so, City shall waive the indemnification herein provided such waiver occurs prior to the issuance of any judgment in the matter.

4.12 Rights of Access During Construction. Representatives of the City shall have the reasonable right of access to the Site without charges or fees, at any time during normal construction hours during the period of Project construction, for the purpose of assuring compliance with this Agreement, including but not limited to the inspection of the construction work being performed by or on behalf of ATHENS. Such representatives of City shall be those who are so identified in writing by the City's Public Works Director. Each such representative of City shall identify himself or herself at the job site office upon his or her entrance to the Site, and shall provide ATHENS, or the construction superintendent or similar person in charge on the Site, a reasonable opportunity to have a representative accompany him or her during the inspection. City shall indemnify, defend, and hold ATHENS harmless from any injury or property damage caused or liability arising out of City's exercise of this right of access.

4.13 Indemnification During Construction. During the periods of construction on the Site and until such time as a Certificate of Completion has been issued with respect to the construction of the improvements thereon, ATHENS agrees to and shall indemnify and hold the Agency and the City harmless from and against all liability, loss, damage, costs, or expenses (including reasonable attorneys' fees and court costs) arising from or as a result of the death of any person or any accident, injury, loss, or damage whatsoever caused to any person or to the property of any person which shall occur on the Site and which shall be directly or indirectly

caused by any acts done thereon or any errors or omissions of ATHENS or its agents, servants, employees, or contractors. ATHENS shall not be responsible for (and such indemnity shall not apply to) any acts, errors, or omissions of the Agency or the City, or their respective agents, servants, employees, or contractors. ATHENS shall have the obligation to defend any such action; provided, however, that this obligation to defend shall not be effective if and to the extent that ATHENS determines in its reasonable discretion that such action is meritorious or that the interests of the Parties justify a compromise or a settlement of such action, in which case ATHENS shall compromise or settle such action in a way that fully protects Agency and City from any liability or obligation. In this regard, ATHENS' obligation and right to defend shall include the right to hire (subject to reasonable written approval by the Agency and City) attorneys and experts necessary to defend, the right to process and settle reasonable claims, the right to enter into reasonable settlement agreements and pay amounts as required by the terms of such settlement, and the right to pay any judgments assessed against ATHENS, Agency, or City.

ARTICLE 5.0 SCHEDULE FOR PROCESSING AND DEVELOPMENT OF THE PROJECT AND PUBLIC IMPROVEMENTS.

5.1 Schedule of Performance. ATHENS will process the Project and commence and complete construction of the Project in accordance with the Schedule of Performance described in Exhibit "G". It is recognized that ATHENS cannot fully predict the timing or sequencing in which the Project will be developed, since such decisions depend upon numerous factors, many of which are not completely within the control of ATHENS. Accordingly, the Schedule of Performance may be extended upon written approval of City, such approval not to be unreasonably withheld, conditioned, or delayed. In addition, times for performance may be extended due to forces beyond the Parties' reasonable control pursuant to Section 5.10. Once construction is commenced for any phase of the Project, it shall be diligently pursued to completion, and shall not be abandoned for more than thirty (30) consecutive days, except when due to an Enforced Delay. ATHENS shall keep the City informed of the progress of Project construction and submit to the City written reports of the progress of the construction when and in the form reasonably requested by the City.

5.2 Processing.

(a) Upon satisfactory completion by ATHENS of all required preliminary actions, meetings, submittal of required information and payment of appropriate processing fees, if any, City shall promptly commence and diligently proceed to process all required Development Approvals in accordance with this Agreement. In this regard, ATHENS, in a timely manner which will allow Development of the Project in accordance with the Schedule of Performance, will provide City with all documents, applications, plans and other information necessary for City to carry out its obligations hereunder and will cause ATHENS' planners, engineers and all other consultants to submit in a timely manner all required materials and documents therefor. It is the express intent of this Agreement that the parties cooperate and diligently work to implement any zoning or other land use, site plan, subdivision, grading, building or other approvals for Development of the Project in accordance with the Existing Development Approvals and the Schedule of Performance. Notwithstanding the foregoing, nothing herein shall be construed to require City to process ATHENS' applications ahead of other projects in process in the City. If

ATHENS elects, in its sole discretion, to request City to incur overtime or additional consulting services to receive expedited processing by the City, ATHENS shall pay all such overtime costs, charges or fees incurred by City for such expedited processing.

(b) ATHENS has submitted an application, which requires a General Plan amendment, a zoning ordinance amendment to permit ATHENS' proposed development, and construction, operation, and use of the Site as provided in this Agreement and the Other Agreements, including without limitation the Scope of Development. Most, if not all, of these items are being concurrently approved with the approval of this Agreement. ATHENS shall pay all normal and customary fees and charges applicable to such permits and any fees or charges hereafter imposed by City which are standard for and uniformly applied to similar projects in the City. Additionally, the Project shall require: (i) approval of a "Long Range Property Management Plan" pursuant to California Health & Safety Code § 34191.5 as well as any additional approvals expressly required by the DOF, and (ii) approval of those Future Development Approvals yet to be obtained, and (iii) City's review and approval of the Project in accordance with CEQA, which approval is or has been completed prior to, or concurrent with, approval of this Agreement by the City Council. It is expressly understood by the Parties hereto that City makes no representations or warranties with respect to revision of the General Plan, zoning or approvals required by any other governmental entity or with respect to approvals hereinafter required from City, and City reserving full police power authority over the Project. However, City shall cooperate with ATHENS in procuring the foregoing approvals. Nothing in this Agreement or the Other Agreements shall be deemed to be a prejudgment or commitment with respect to such items or a guarantee that such approvals or permits will be issued within any particular time or with or without any particular conditions.

5.3 City and Other Governmental Permits. Before commencement of construction or development of any buildings, structures, or other works of improvement upon the Site which are ATHENS' responsibility under the Scope of Development, ATHENS shall at its own expense secure or cause to be secured any and all permits which may be required by City or any other governmental agency affected by such construction, development or work. The City shall cooperate with ATHENS in its efforts to obtain such permits and approvals. ATHENS shall not be obligated to commence Project construction if any such permit is not issued despite good faith effort by ATHENS. If there is delay beyond the usual time for obtaining any such permits due to no fault of ATHENS, the Schedule of Performance shall be extended to the extent such delay prevents any action which could not legally or would not in accordance with good business practices be expected to occur before such permit was obtained. The City and ATHENS shall cooperate and use reasonable efforts in coordinating the implementation of the Development Plan with other public agencies, if any, having jurisdiction over the Property or the Project.

5.4 Timing Constraints. The Project will be undertaken consistent with the following timing constraints, each subject to extension for the period of time of any actual delay resulting from the occurrence of any of the events set forth in Section 5.10 or the consent of the City as set forth in the Schedule of Performance at Exhibit "G":

(a) ATHENS will complete rough grading of the Site within three (3) months of obtaining a grading permit from the City.

(b) ATHENS will submit applications necessary to grade and construct the Project, including plans, drawings and specifications necessary to obtain building permits, grading, landscape and street improvements plans, in a timely manner in accordance with Section 5.2 to allow compliance with the timing constraints set forth in the subsections above and the Schedule of Performance.

(c) The Parties project that ATHENS will complete grading and construction of the first phase of the Project within eighteen (18) months after obtaining a building permit for same from the City.

(d) ATHENS' completion of construction of the Project shall not be deemed to preclude ATHENS from subsequently reconstructing any structures or buildings in accordance with the Development Approvals during the Term of this Agreement.

(e) The timing constraints for construction of the Off-Site Improvements shall be as provided in Section 5.4.

(f) Any construction which is commenced shall be completed in accordance with the terms of any permit which is issued in accordance with the Existing Land Use Regulations and this Agreement.

Once ATHENS has completed construction of all improvements, the City shall furnish ATHENS with the Certificate of Completion in the form attached hereto as Exhibit "K" for those improvements within thirty (30) days of ATHENS' written request therefor, provided that the City/Agency can find that ATHENS has completed all Facility construction required for the Site pursuant to the terms of this Agreement, the Other Agreements and Existing Development Approvals. The Certificate of Completion shall be executed and notarized so as to permit it to be recorded in the Office of the Recorder of Los Angeles County. A Certificate of Completion shall be, and shall state that it constitutes, conclusive determination of satisfactory completion of the construction and development of the improvements required by this Agreement upon the Site and the opening of the business, and of full compliance with the terms of this Agreement with respect thereto. The City shall not unreasonably withhold, condition or delay the Certificate of Completion. If the City refuses or fails to furnish a Certificate of Completion within thirty (30) days after written request from Athens or any entity entitled thereto, the City shall provide a written statement of the reasons the City refused or failed to furnish a Certificate of Completion. The statement shall also contain the City's opinion of the action Athens must take to obtain a Certificate of Completion. If the reason for such refusal is confined to the immediate availability of specific items or materials for landscaping, or other minor so-called "punch list" items, the City will issue its Certificate of Completion upon the posting of a bond or other security reasonably acceptable to the City by Athens with the City in an amount representing one hundred fifty percent (150%) of the fair value of the work not yet completed. A Certificate of Completion shall not constitute evidence of compliance with or satisfaction of any obligation of Athens to any holder of a mortgage, or any insurer of a mortgage securing money loaned to finance the improvements, or any part thereof. Such Certificate of Completion is not notice of completion as referred to in the California Civil Code Section 3093. Nothing herein shall prevent or affect Athens' right to obtain a Certificate of Occupancy from the City before the Certificate of Completion is issued.

5.5 Standards of Off-Site Improvement Construction. When ATHENS is required by this Agreement and/or the Development Plan to construct any Off-Site Improvements which will be dedicated to City or any other public agency upon completion, and if required by Applicable Laws to do so, ATHENS shall perform such work in the same manner and subject to the same construction standards as would be applicable to the City or such other public agency should it have undertaken such construction work.

5.6 Moratorium. Except as expressly provided in this Article 5, no subsequent City-imposed moratorium, ordinance, resolution, or other Land Use Regulation or limitation on the conditioning, rate, timing and sequencing of the Development of the Project shall apply to or govern the Development of the Project during the Term hereof, whether affecting parcel or subdivision maps (whether tentative, vesting tentative, or final), building permits, occupancy permits or other entitlements to use issued or granted by City. In the event of any such subsequent action by City, ATHENS shall continue to be entitled to apply for and receive Development Approvals in accordance with the Existing Land Use Regulations, subject only to the exercise of the reservation of authority set forth in Article 11.

5.7 Alterations After Construction of Each Improvement. Subject to Section 4.7 and except as provided below, once construction of any Project improvement has been completed, ATHENS shall not make, or permit any other person to make, any substantial alterations to such improvements without prior written consent of the City. For purposes of this Section, an alteration of the Site is considered to be "substantial" if it requires the issuance of a City building permit. In the event ATHENS determines that a substantial alteration is necessary, such alteration shall not be undertaken without providing written notice to the City accompanied by plans and specifications detailing the proposed alteration. ATHENS' notice, plans and specifications for a proposed alteration must be provided to the City in a manner giving City staff reasonably sufficient time to thoroughly review the proposed alterations before determining whether to provide written City approval for said alterations (which approval shall not be unreasonably withheld, conditioned, or delayed). Notwithstanding the foregoing, ATHENS shall be entitled, without need for written City consent, to make non-structural alterations to completed Project improvements to the extent such alterations are intended to increase the efficiency of or to improve the appearance of the Site, the Facility and their operations, and do not require City building permits.

5.8 Host Fees. Upon the commencement of the first year of MRF/TS operations, and of every operating year thereafter until the termination or expiration of the Agreements, ATHENS shall pay the Host Fee to the City as specified in Exhibit "I" hereto.

5.9 Failure to Develop Project. Except as expressly provided herein, should ATHENS (i) fail to commence and complete the development of the Project or operation of the Facility within the times set forth in this Agreement, including the Schedule of Performance (as such times for performance may be extended due to forces beyond the Parties' reasonable control pursuant to Section 5.10), or (ii) commit an uncured default leading to a termination pursuant to Article 10.0 hereof, then City shall be entitled to keep the Escrowed Funds, as defined and provided further in Exhibit "I".

5.10 Force Majeure. Notwithstanding the foregoing, in addition to specific provisions

of this Agreement, performance by either Party hereunder shall not be deemed to be in default where delays or defaults are due to war; insurrection; strikes; lock-outs; riots; floods; earthquakes; fires; casualties; supernatural causes; acts of the "public enemy"; epidemics; quarantine restrictions; freight embargoes; lack of transportation; undisclosed subsurface and soils conditions on the Site that would materially extend the timing of construction of the Project; governmental restrictions or priority; litigation; unusually severe weather; inability to secure necessary labor, materials or tools; delays of any contractor, subcontractor or supplier; acts of the other Party; acts or the failure to act of a public or governmental agency or entity (except that acts or the failure to act of City shall not excuse performance by City); or any other causes beyond the reasonable control or without the fault of the party claiming an extension of time to perform. In the event of such a delay (herein "Enforced Delay"), the Party delayed shall continue to exercise reasonable diligence to minimize the period of the delay. An extension of time for any such cause shall be limited to the period of the Enforced Delay, and shall commence to run from the time of the commencement of the cause or fifteen (15) days after execution of this Agreement if such cause has already commenced, provided notice by the Party claiming such extension is sent to the other party within fifteen (15) days of the commencement of the cause or after execution of this Agreement. Failure to provide such notice shall constitute a waiver of the claim. ATHENS' failure to obtain financing for the Project shall not be considered an event or cause beyond the control of ATHENS and shall not entitle ATHENS to an extension of time to perform. Furthermore, no period of Enforced Delay for Phase 1 of the Project shall extend beyond a successful trial court ruling upholding the legality, validity or adequacy of this Agreement, Development Approvals, CEQA review, and all other actions of City or Agency pertaining to the Project. Times of performance under this Agreement may also be extended by mutual written agreement by City and ATHENS. The City Manager shall have the authority on behalf of City to approve such extensions of time.

ARTICLE 6.0 OPERATIONAL CRITERIA AND PERFORMANCE STANDARDS

6.1 Incorporation of Standards Set Forth in Franchise Agreements. ATHENS shall adhere to all "Operational Obligations" and "Performance Standards" as set forth in the Franchise Agreement – Operations and the Franchise Agreement – Trash Collection and Street Sweeping, the terms of which are hereby incorporated into the terms of this Agreement by this reference. In its operation of the MRF/TS, ATHENS shall strictly adhere, without limitation, to all Performance Standards, Hazardous Materials and Environmental standards and permitting, Operational Standards, Reports/Monitoring/Records procedures, restrictions relating to "Unpermitted Waste", Permitting requirements, obligations to refrain from criminal activity, and other terms of the Franchise Agreement – Operations. Such terms of the Franchise Agreement – Operations are incorporated into the terms of this Agreement by this reference such that any uncured violation of the standards set forth in the Franchise Agreement – Operations (subject to all applicable notice and cure periods set forth therein) shall also entail a default under this Agreement.

6.2 Remedies for Failure to Observe Performance Standards and Nuisance Violations. The failure to observe any Performance Standards, the commission of nuisance violations, and the receipt of complaints against ATHENS by members of the public shall be addressed in accordance with those procedures and remedies set forth in Sections 5.5, 5.6 and 5.7 of the Franchise Agreement – Operations and the Franchise Agreement.

ARTICLE 7.0 TRANSFER.

7.1 Definition of Transfer. As used in this Section, the term "Transfer" shall include any hypothecation, mortgage, pledge, or encumbrance of this Agreement or the Facility by ATHENS, subject to the exceptions set forth in Section 7.3 below. A Transfer shall also include the transfer to any person or group of persons acting in concert of more than thirty percent (30%) of the present equity ownership and/or more than thirty percent (30%) of the voting control of ATHENS (jointly and severally referred to herein as the "Trigger Percentages"), taking all transfers into account on a cumulative basis, except transfers of such ownership or control interest to an affiliate owned or controlled by the present beneficial owners of ATHENS or members of their immediate family (within the third degree of consanguinity and spouses of such family members), or between members of the same immediate family, or transfers to a trust, testamentary or otherwise, in which the beneficiaries are limited to members of the transferor's immediate family. A transfer of interests (on a cumulative basis) in the equity ownership and/or voting control of ATHENS in amounts less than Trigger Percentages shall not constitute a Transfer subject to the restrictions set forth herein. In the event ATHENS or its successor is a corporation or trust, such Transfer shall refer to the transfer of the issued and outstanding capital stock of ATHENS, or of beneficial interests of such trust; in the event that ATHENS or any general partner comprising ATHENS is a limited or general partnership or a limited liability company, such Transfer shall refer to the transfer of more than the Trigger Percentages in the limited or general partnership or limited liability company interest; in the event that ATHENS or any general partner is a joint venture, such Transfer shall refer to the transfer of more than the Trigger Percentages of such joint venture partner, taking all transfers into account on a cumulative basis.

7.2 Transfers Require Approval. ATHENS shall not Transfer this Agreement or any of ATHENS' rights hereunder, or any interest in the Facility or in the improvements thereon, directly or indirectly, voluntarily or by operation of law, except as provided below, without the prior written approval of City (not to be unreasonably withheld, conditioned or delayed), and if so purported to be transferred, the same shall be null and void. ATHENS will submit its request for City consent to the City together with documents, including but not limited to: (i) the transferee's audited financial statements for the immediately preceding three (3) operating years; (ii) reasonably satisfactory evidence that the proposed transferee has municipal solid waste management experience on a scale equal to or exceeding the scale of operations conducted by ATHENS; (iii) reasonably satisfactory evidence that in the last five (5) years, the proposed transferee has not suffered any citations or other censure from any federal, state, or local agency having jurisdiction over its waste management operations due to any significant failure to comply with federal, state, or local waste management law and that the transferee has provided the City with a complete list of such citations and censures; (iv) reasonably satisfactory evidence that the transferee's key principals have no felony criminal convictions; (v) proof that the proposed assignee conducts its MMW management practices in accordance with sound waste management practices in full compliance with all federal, state, and local laws regulating the collection and disposal of waste, including hazardous waste; and (vi) any other information reasonably required by the City to ensure the proposed transferee can fulfill the terms of this

and the Other Agreements, including the payment of indemnities and damages and provision of bonds and/or performance standards.

7.3 Exceptions. The requirement to obtain City approval for a Transfer shall not apply to any of the following:

(a) Any mortgage, deed of trust, sale/lease-back, a pledge of equity collateral or other form of conveyance for financing and any resulting foreclosure therefrom.

(b) The granting of easements or dedications to any appropriate governmental entity or utility to facilitate the operation of the Facility.

(c) A sale or transfer resulting from or in connection with a reorganization as contemplated by the provisions of the Internal Revenue Code of 1986, as amended or otherwise, in which the ownership interests of a corporation are assigned directly or by operation of law to a person or persons, firm or corporation which acquires the control of the voting capital stock of such corporation or all or substantially all of the assets of such corporation.

(d) A sale or transfer to an affiliate of ATHENS owned or controlled by the present beneficial owners of ATHENS or members of their immediate family, or between members of the same immediate family, or transfers to a trust, testamentary or otherwise, in which the beneficiaries are limited to members of the transferor's immediate family.

7.4 Assumption of Obligations. No attempted Transfer of any of ATHENS' obligations hereunder shall be effective unless and until the successor party executes and delivers to City an assignment and assumption agreement in the form attached hereto as Exhibit "J". Following any such assignment or Transfer of any of the rights and interests of ATHENS under this Agreement, the exercise, use and enjoyment shall continue to be subject to the terms of this Agreement to the same extent as if the assignee or transferee were ATHENS.

7.5 Release of ATHENS. City's consent to a Transfer shall not be deemed to release ATHENS of liability for performance under this Agreement unless such release is specific and in writing executed by City, which release shall not be unreasonably withheld, conditioned, or delayed. Upon the written consent of City to the complete assignment of this Agreement and the express written assumption of the assigned obligations of Athens under this Agreement by the assignee, ATHENS shall be relieved of its legal duty from the assigned obligations under this Agreement, except to the extent ATHENS is in default under the terms of this Agreement prior to said transfer.

7.6 ATHENS to Pay Transfer Costs. ATHENS will pay City its reasonable expenses for attorneys' fees and investigation costs necessary to investigate the suitability of any proposed transferee or assignee and to review and finalize any documentation required as a condition for approving any such Transfer.

ARTICLE 8.0 AMENDMENT OF DEVELOPMENT AGREEMENT.

8.1 Initiation of Amendment. Either Party may propose an amendment to this Agreement.

8.2 Procedure. Except as set forth in Section 8.4 below, the procedure for proposing and adopting an amendment to this Agreement shall be the same as the procedure required for entering into this Agreement in the first instance.

8.3 Consent. Except as expressly provided in this Agreement, no amendment to all or any provision of this Agreement shall be effective unless set forth in writing and signed by duly authorized representatives of each of the Parties hereto and recorded in the Official Records of Los Angeles County.

8.4 Minor Modifications.

(a) Implementation of the Project may require minor modifications of the details of the Development Plan and performance of the Parties under this Agreement. The Parties desire to retain a certain degree of flexibility with respect to those items covered in general terms under this Agreement. Therefore, non-substantive and procedural modifications of the Development Plan shall not require modification of this Agreement.

(b) A modification will be deemed non-substantive and/or procedural if it does not result in a material change in fees, intensity of use, permitted uses, the maximum height and size of buildings, the reservation or dedication of land for public purposes, the improvement and construction standards and specifications for the Facility, the quality of ATHENS' services or ability of ATHENS to fulfill all Performance Standards, Operational Obligations, changes of less than 10% in the improvement and construction standards and specifications for the Facility (e.g., for a height limit of 20 feet, a change of less than two feet is deemed non-material), unless otherwise specified herein or in Other Agreements, Permit requirements or Applicable Law.

8.5 Effect of Amendment to this Agreement. The Parties agree that except as expressly set forth in any such amendment, an amendment to this Agreement will not alter, affect, impair, modify, waive, or otherwise impact any other rights, duties, or obligations of either Party under this Agreement.

ARTICLE 9.0 LIMITATIONS ON AND RESERVATIONS OF AUTHORITY, INCLUDING FEES AND COSTS.

9.1 Later Enacted Measures. This Agreement is a legally binding contract which will supersede any statute, ordinance, or other limitation enacted after the Effective Date, except as provided in Section 9.2 below. Any such enactment which affects, restricts, impairs, delays, conditions, or otherwise impacts the implementation of the Development Plan (including the issuance of any Future Development Approvals or permits otherwise applicable to the Project) in any way contrary to the terms and intent of this Agreement shall not apply to the Project unless otherwise provided by State law.

9.2 Limitations, Reservations and Exceptions. Only the following Land Use Regulations adopted by City hereafter shall apply to and govern the Development of the Site ("Reservation of Authority"):

(a) Existing Land Use Regulations and Existing Development Approvals.

(b) Future Land Use Regulations. Future Land Use Regulations which (i) are not in conflict with the Existing Land Use Regulations, or (ii) are in conflict with the Existing Land Use Regulations but the application of which to the Development of the Site has been consented to in writing by ATHENS.

(c) State and Federal Laws and Regulations. Where state or federal laws or regulations enacted after the Effective Date prevent or preclude compliance with one or more provisions of this Agreement, those Agreement provisions shall be modified, through revision or suspension, to the extent necessary to comply with such state or federal laws or regulations.

(d) Public Health and Safety/Uniform Codes. Including the following:

i. Adoption Automatic Regarding Uniform Codes. Future Land Use Regulations or amendments to Existing Regulations adopted by the City which are uniform codes and are based on recommendations of a multi-state professional organization and become applicable throughout City, such as, but not limited to, the Uniform Building, Electrical, Plumbing, Mechanical, or Fire Codes.

ii. Adoption Regarding Public Health and Safety/Uniform Codes. Future Land Use Regulations adopted by the City respecting public health and safety which are applicable throughout City, which are applicable to a significant number of businesses in the City, which are not directed exclusively or primarily against ATHENS, which result from findings by City that failure to adopt such Future Land Use Regulations would result in a serious condition injurious or detrimental to the public health and safety and that such Future General Regulations are reasonably necessary and limited to correct or avoid such injurious or detrimental condition.

iii. Adoption Automatic Regarding State and Regional Programs. Future Land Use Regulations or amendments to Existing Land Use Regulations adopted by the City which are regional codes and are based on recommendations of a state, county or regional organization and become applicable throughout the region.

9.3 Regulation by Other Public Agencies. It is acknowledged by the Parties that other public agencies not within the control of City possess authority to regulate aspects of the Development of the Site separately from or jointly with City and this Agreement does not limit the authority of such other public agencies nor does it in any form create a responsibility for City.

9.4 Limitation. City shall not, without the prior written consent of ATHENS, impose any additional fees, taxes or assessments on all or any portion of the Project, whether as a condition to a Future Development Approval or otherwise, except such fees, taxes and assessments as are described in or required by this Agreement and/or the Development Plan. This Agreement shall not prohibit the application of fees, taxes or assessments as follows:

(a) ATHENS shall be obligated to pay those fees, taxes or assessments which exist as of the date this Agreement is executed by the Parties and any increases or decreases in same as adopted by the City Council and imposed on a City-wide basis.

(b) ATHENS shall be obligated to pay any fees or taxes imposed on a City-wide basis which are not related to construction or Development activities, such as business license fees or taxes and utility taxes which are applicable to a significant number of businesses in the City and which are not directed exclusively or even primarily against ATHENS.

(c) ATHENS shall be obligated to pay all fees applicable to a permit application as charged by the City at the time such application is filed by ATHENS.

(d) ATHENS shall be obligated to pay any fees, taxes or assessments which are imposed on a City-wide basis or area-wide basis such as a utility tax, landscape or lighting assessment, or a community services assessment so long as the tax, fee or assessment was not directed exclusively or even primarily against owners, lessees, businesses, residents or occupants of the Project and which is applicable to a significant number of businesses (as measured by either actual number or magnitude of value) in the City.

(e) ATHENS shall be obligated to pay any fees as imposed pursuant to any assessment district established within the Project, and consented to by ATHENS, or pursuant to any other agreement entered into by ATHENS or otherwise proposed or consented to by ATHENS.

(f) ATHENS shall be obligated to pay any fees, taxes or assessments which were imposed as a condition of the Existing Approvals, including this Agreement.

(g) ATHENS shall be obligated to pay the Host Fee as required by this and Other Agreements.

9.5 Payment of Costs of Agreement. As part of ATHENS' Costs, ATHENS shall be responsible for City's costs of preparing, processing and publishing this Agreement pursuant to the terms of the Reimbursement Agreement.

9.6 Inconsistencies. It is expressly agreed that in the event of any inconsistency between the provisions or conditions of the Existing Land Use Regulations and the provisions of this Agreement, the provisions of this Agreement shall govern. The conditions of such Existing Land Use Regulations shall be interpreted insofar as possible to prevent such inconsistency, and in the event this Agreement is silent concerning an issue, the conditions of the Existing Land Use Regulations shall govern. As between several instruments, Other Agreements and regulations governing the Project, in the event of a clear and explicit conflict which cannot be resolved through interpretation, the following interpretive priorities shall apply: (1) the terms of this Agreement and Other Agreements shall prevail over the provisions of the Existing Land Use Regulations; (2) the terms of the Existing Development Approvals shall prevail over the terms of the Existing Land Use Regulations, except where such Existing Land Use Regulations are legally preemptive; and (3) the terms of the Existing Development Approvals shall take priority over the provisions of the 2020 FEIR approved in conjunction with the Project, except where the 2020 FEIR is legally preemptive.

ARTICLE 10.0 ENFORCEMENT: CONSTRUCTION DEFAULT, REMEDIES AND TERMINATION.

10.1 Rights of Nondefaulting Party after Default. The Parties acknowledge that both Parties shall have hereunder all legal and equitable remedies as provided by law following the occurrence of a default (as defined in Section 10.2 below) or to enforce any covenant or agreement herein. Before this Agreement may be terminated or action may be taken to obtain judicial relief the Party seeking relief for a default ("Nondefaulting Party") shall comply with the notice and cure provisions of Section 10.2.

10.2 Notice of Default and Opportunity to Cure. A Nondefaulting Party in its discretion may elect to declare a default under this Agreement in accordance with the procedures hereinafter set forth for any failure or breach of the other Party ("Defaulting Party") in its performance of a material duty or obligation of said Defaulting Party under the terms of this Agreement. However, the Nondefaulting Party must provide written notice to the Defaulting Party setting forth the nature of the breach or failure and the actions, if any, required by Defaulting Party to cure such breach or failure ("Default Notice"). Upon receiving a Default Notice, at the election of either Party, the Parties shall meet to develop a written corrective action plan ("Correction Plan") to cure the alleged default and to prevent further occurrence of the problematic conditions established in the Notice. The Correction Plan shall be finally prepared by the City (or, at the election of the City, by ATHENS) within ten (10) business days after the meeting between the Public Works Director and/or City Manager or his/her designee and ATHENS. The Correction Plan may include additional procedures, as reasonably deemed necessary by the Public Works Director and/or City Manager designee, to reasonably assure that in the future the Facility will be operated in compliance with this Agreement.

The Defaulting Party shall be deemed in "default" under this Agreement, where: (i) the Defaulting Party has failed to cure the default described in the Default Notice within the earlier to occur of (x) thirty (30) days of the Defaulting Party's receipt of the Default Notice or (y) the date for cure set forth in the Correction Plan, or, in the case of a default that cannot be fully cured within thirty days, commences and diligently pursues a cure within thirty (30) days after the date of the Default Notice (subject to the provisions below), or (ii) a monetary default remains uncured for ten (10) days (or such lesser time as may be specifically provided in this Agreement).

10.3 Non-Monetary Defaults; Longer Cure Period. The Defaulting Party on a non-monetary default shall not be deemed in breach of this Agreement, and such default shall be waived, if such non-monetary default cannot reasonably be cured within the above-prescribed thirty-day period, and as long as the Defaulting Party does each of the following:

1. Notifies the Nondefaulting Party in writing with a reasonable explanation as to the reasons the asserted default is not curable within the thirty (30) day period;

2. Notifies the Nondefaulting Party of the Defaulting Party's proposed course of action to cure the default;

3. Promptly commences to cure the default within the thirty (30) day period;

4. Makes periodic reports to the Nondefaulting Party as to the progress of the program of cure; and

5. Diligently prosecutes such cure to completion.

10.4 Termination Upon Default. Upon receiving a Default Notice, should the Defaulting Party fail to timely cure any default, or fail to diligently pursue such cure as prescribed above, the Nondefaulting Party may seek termination of this Agreement, in which case the Nondefaulting Party shall provide the Defaulting Party with a written notice of intent to terminate this Agreement and, at the Nondefaulting Party's option, any one or all of the Other Agreements ("Termination Notice"). The Termination Notice shall state that the Nondefaulting Party will elect to terminate the Agreement and such other Agreements as the Nondefaulting Party elects to terminate within thirty (30) days and state the reasons therefor (including a copy of any specific charges of default) and a description of the evidence upon which the decision to terminate is based. Once the Termination Notice has been issued, the Nondefaulting Party's election to terminate Agreements will only be rescinded (i) if the Defaulting Party fully and completely cures all defaults prior to the date of termination, or (ii) pursuant to Section 10.5, below.

10.5 ATHENS' Hearing Opportunity Prior to Termination. If ATHENS is the Defaulting Party pursuant to Section 10.2 above, then the City's Termination Notice to ATHENS shall additionally specify that ATHENS has the right to a hearing prior to the City's termination of any Agreements ("Termination Hearing"). The Termination Hearing shall be scheduled as an open public hearing item at a regularly-scheduled City Council meeting within thirty (30) days of the Termination Notice, subject to any legal requirements including but not limited to the Ralph M. Brown Act, Government Code Sections 54950-54963. At said Termination Hearing, ATHENS shall have the right to present evidence to demonstrate that it is not in default and to rebut any evidence presented in favor of termination. Based upon substantial evidence presented at the Termination Hearing, the Council may, by adopted resolution, act as follows:

1. Decide to terminate this Agreement and, at its option, any one or all of the Other Agreements, except as the City Council shall otherwise direct by resolution; or

2. Determine that ATHENS is innocent of a default and, accordingly, dismiss the Termination Notice and any charges of default; or

3. Impose conditions on a finding of default and a time for cure, such that ATHENS' fulfillment of said conditions will waive or cure any default.

Findings of a default or a conditional default must be based upon substantial evidence supporting the following two findings: (i) that a default in fact occurred and has continued to exist without timely cure, and (ii) that such default has caused or will cause a material breach of this Agreement and/or a substantial negative impact upon public health, safety and welfare, the environment, the

City or the financial terms established in the Agreements, Facility operations, or such other interests that the City and public may have in the Facility.

10.6 Interest on Monetary Default. In the event ATHENS fails to perform any monetary obligation under this Agreement, ATHENS shall pay interest thereon at the rate of ten percent (10%) per annum from and after the due date of said monetary obligation until payment is actually received by City.

10.7 Cross Default. In the event that the City Council, following a hearing on an ATHENS Default pursuant to Section 10.5 hereof, determines to terminate this Agreement as a remedy for such default, such determination shall concurrently cause termination of the Other Agreements, except as the City Council shall otherwise direct by resolution.

10.8 Liquidated Damages. In addition to the remedies for an ATHENS Default provided in this Agreement, the liquidated damages provisions set forth in the Franchise Agreement–Operations and the Franchise Agreement–Trash Collection and Street Sweeping shall apply.

10.9 Continued Lawful Use of Facility After Termination of This Agreement. Termination or expiration of this or the other Agreements shall not restrict ATHENS from future use of the Site in accordance with then-current Applicable Laws, including but not limited to zoning of the Site and any requirements of the City's entitlement process and Development Approvals. To this end, the termination of the Agreement shall terminate, at a minimum and without limitation, the grant-of-franchise effected by the Franchise Agreements. The Host Fee shall terminate when the Facility ceases to be used for the receipt, processing and transfer of MMW.

10.10 Remainder of Term. If this Agreement is terminated for any reason, the City shall remain entitled to retain or collect (i) all the costs due and owing to the City under the Reimbursement Agreement and/or MOU, as well as (ii) any Host Fees due and owing to the City as of the date of termination, *plus* (iii) any Host Fees accruing from ATHENS' operations of the Facility after the date of termination so long as the Facility is in operation by ATHENS.

ARTICLE 11.0 INDEMNITY AND ENVIRONMENTAL LIABLITY.

11.1 Indemnity Obligations. ATHENS will be required to protect, defend, indemnify and hold harmless City, Agency and their elected officials, officers, employees, volunteers and agents ("Indemnified Parties") from and against any and all Claims or Litigation arising out of or resulting in any way from: (i) City's approval of this Agreement, (ii) ATHENS's exercise of the rights under this Agreement, (iii) any claims for personal injury, loss, or damage arising during construction or thereafter due to ATHENS's operations upon the Site; (iv) any repair, cleanup or detoxification, or preparation and implementation of any removal, remediation, response, closure, or other plan (regardless of whether undertaken due to governmental action) concerning any hazardous waste and/or household hazardous waste (as such terms will be broadly defined) deposited after the commencement of Project Development at any place where ATHENS delivers, stores, processes, composts, or disposes of solid waste, (v) fines or penalties imposed by the California Integrated Waste Management Board in the event the diversion,

source reduction and recycling goals of AB 939 are not met by City with respect to the waste stream covered by this Agreement or if ATHENS's delays in providing information prevents City from submitting reports required by AB 939 in a timely manner, and (vi) Claims pursuant to Section 107(e) of the Comprehensive Environmental Response, Compensation and Liability Act, "CERCLA", 42 U.S.C. Section 9607 (e), and California Health and Safety Code Section 25364, the Resource Conservation and Recovery Act, "RCRA", 42 U.S.C. Sections 6901 et seq. or other similar federal, state or local law or regulation. Such indemnification shall not cover any Claim due to the extent of the negligence or willful acts of the Indemnified Parties or the Indemnified Parties have received compensation from an insurance carrier for the full amount of such Claim. Such indemnification shall be limited to Claims resulting directly from ATHENS's services and obligations under the terms of the Agreements and will survive the termination of the Agreements

11.2 Condition of Site and Site Operations.

(a) Disclaimer of Warranties Concerning the Site including the Site. ATHENS understands and agrees that the Site is in an "AS-IS" condition and that ATHENS shall be responsible for addressing at its expense the physical, environmental and geotechnical condition of the Site, and the existence of any contamination, Hazardous Materials, debris, or other structures located on, under or about the Site to the extent necessary to develop and construct the Facility. City specifically disclaims all representations or warranties of any nature concerning the Site made by it, City and its employees, agents and representatives. The foregoing disclaimer includes, without limitation, topography, climate, air, water rights, utilities, present and future zoning, soil, subsoil, existence of Hazardous Materials or similar substances, the purpose for which the Site is suited, or drainage. City makes no representation or warranty concerning the compaction of soil, nor of the suitability of the soil for construction.

(b) Hazardous Materials. ATHENS understands and agrees that in the event ATHENS incurs any loss or liability concerning Hazardous Materials (as hereinafter defined) and/or oil wells and/or underground storage tanks and/or pipelines whether attributable to events occurring prior to or following the Effective Date of this Agreement, then ATHENS may look to prior owners of the Site, but under no circumstances shall ATHENS look to City or Agency for any liability or indemnification regarding Hazardous Materials and/or oil wells and/or underground storage tanks and/or pipelines. ATHENS, and each of the entities constituting ATHENS, if any, hereby waives, releases, remises, acquits and forever discharges and its officers, employees, and agents of and from any and all Environmental Claims, Environmental Cleanup Liability and Environmental Compliance Costs, as those terms are defined below, and from any and all actions, suits, legal or administrative orders or proceedings, demands, actual damages, punitive damages, loss, costs, liabilities and expenses, which concern or in any way relate to the physical or environmental conditions of the Site, the existence of any Hazardous Material thereon, or the release or threatened release of Hazardous Materials therefrom, whether existing prior to, at or after the Certificate of Completion. It is the intention of the Parties pursuant to this release that any and all responsibilities and obligations of City or Agency and any and all rights, claims, rights of action, causes of action, demands or legal rights of any kind of ATHENS, its successors, assigns or any affiliated entity of ATHENS, arising by virtue of the physical or environmental condition of the Site, the existence of any Hazardous Materials thereon, or any release or threatened release of Hazardous Material therefrom, are by this Release provision declared null and void and of no

present or future force and effect as to the Parties. In connection therewith, ATHENS and each of the entities constituting ATHENS, expressly agree to waive any and all rights which said Party may have under Section 1542 of the California Civil Code which provides as follows:

> ***"A general release does not extend to claims which the creditor does not know or suspect to exist in his or her favor at the time of executing the release, which if known by him or her must have materially affected his or her settlement with the debtor."***

ATHENS' INITIALS: _____ CITY'S INITIALS: Initialed in Counterpart

(c) Indemnity. ATHENS shall indemnify and hold harmless City and its officers, employees, agents and representatives (collectively, the "Indemnified Parties") from and against any and all Environmental Claims, Environmental Cleanup Liability, Environmental Compliance Costs, and any other claims, actions, suits, legal or administrative orders or proceedings, demands or other liabilities resulting at any time from the release of any Hazardous Materials of any kind whatsoever, in, on or under the Site at any time after construction of Site improvements and whether arising due to construction or thereafter, due to Facility operations, and including, but not limited to, all foreseeable and unforeseeable damages, fees, costs, losses and expenses, including any and all attorneys' fees and environmental consultant fees and investigation costs and expenses, directly or indirectly arising therefrom, and including fines and penalties of any nature whatsoever, assessed, levied or asserted against any Indemnified Parties to the extent that the fines and/or penalties are the result of a violation or an alleged violation of any Environmental Law.

(d) Definitions. For purposes of this Section 11.2, the following terms shall have the following meanings:

(1) **"Environmental Claim"** means any claim for personal injury, death and/or property damage made, asserted or prosecuted by or on behalf of any third party, including, without limitation, any governmental entity, relating to the Site or its operations and arising or alleged to arise under any Environmental Law.

(2) **"Environmental Cleanup Liability"** means any cost or expense of any nature whatsoever incurred to contain, remove, remedy, clean up, or abate any contamination or any Hazardous Materials on or under all or any part of the Site, including the ground water thereunder, including, without limitation, (i) any direct costs or expenses for investigation, study, assessment, legal representation, cost recovery by governmental agencies, or ongoing monitoring in connection therewith and (ii) any cost, expense, loss or damage incurred with respect to the Site or its operation as a result of actions or measures necessary to implement or effectuate any such containment, removal, remediation, treatment, cleanup or abatement.

(3) **"Environmental Compliance Cost"** means any cost or expense of any nature whatsoever necessary to enable the Site to comply with all applicable Environmental Laws in effect. "Environmental Compliance Cost" shall include all costs necessary to demonstrate that the Site is capable of such compliance.

present or future force and effect as to the Parties. In connection therewith, ATHENS and each of the entities constituting ATHENS, expressly agree to waive any and all rights which said Party may have under Section 1542 of the California Civil Code which provides as follows:

> ***"A general release does not extend to claims which the creditor does not know or suspect to exist in his or her favor at the time of executing the release, which if known by him or her must have materially affected his or her settlement with the debtor."***

ATHENS' INITIALS: Initialed in Counterpart CITY'S INITIALS: HLO

(c) Indemnity. ATHENS shall indemnify and hold harmless City and its officers, employees, agents and representatives (collectively, the "Indemnified Parties") from and against any and all Environmental Claims, Environmental Cleanup Liability, Environmental Compliance Costs, and any other claims, actions, suits, legal or administrative orders or proceedings, demands or other liabilities resulting at any time from the release of any Hazardous Materials of any kind whatsoever, in, on or under the Site at any time after construction of Site improvements and whether arising due to construction or thereafter, due to Facility operations, and including, but not limited to, all foreseeable and unforeseeable damages, fees, costs, losses and expenses, including any and all attorneys' fees and environmental consultant fees and investigation costs and expenses, directly or indirectly arising therefrom, and including fines and penalties of any nature whatsoever, assessed, levied or asserted against any Indemnified Parties to the extent that the fines and/or penalties are the result of a violation or an alleged violation of any Environmental Law.

(d) Definitions. For purposes of this Section 11.2, the following terms shall have the following meanings:

(1) **"Environmental Claim"** means any claim for personal injury, death and/or property damage made, asserted or prosecuted by or on behalf of any third party, including, without limitation, any governmental entity, relating to the Site or its operations and arising or alleged to arise under any Environmental Law.

(2) **"Environmental Cleanup Liability"** means any cost or expense of any nature whatsoever incurred to contain, remove, remedy, clean up, or abate any contamination or any Hazardous Materials on or under all or any part of the Site, including the ground water thereunder, including, without limitation, (i) any direct costs or expenses for investigation, study, assessment, legal representation, cost recovery by governmental agencies, or ongoing monitoring in connection therewith and (ii) any cost, expense, loss or damage incurred with respect to the Site or its operation as a result of actions or measures necessary to implement or effectuate any such containment, removal, remediation, treatment, cleanup or abatement.

(3) **"Environmental Compliance Cost"** means any cost or expense of any nature whatsoever necessary to enable the Site to comply with all applicable Environmental Laws in effect. "Environmental Compliance Cost" shall include all costs necessary to demonstrate that the Site is capable of such compliance.

(4) **"Environmental Law"** means any federal, state or local statute, ordinance, rule, regulation, order, consent decree, judgment or common-law doctrine, and provisions and conditions of permits, licenses and other operating authorizations relating to (i) pollution or protection of the environment, including natural resources, (ii) exposure of persons, including employees, to Hazardous Materials or other products, raw materials, chemicals or other substances, (iii) protection of the public health or welfare from the effects of by-products, wastes, emissions, discharges or releases of chemical substances from industrial or commercial activities, or (iv) regulation of the manufacture, use or introduction into commerce of chemical substances, including, without limitation, their manufacture, formulation, labeling, distribution, transportation, handling, storage and disposal.

(5) **"Hazardous Material"** is defined to include any hazardous or toxic substance, material or waste which is or becomes regulated by any local governmental authority, the State of California, or the United States Government. The term "Hazardous Material" includes, without limitation, any material or substance which is: (i) petroleum or oil or gas or any direct or derivate product or byproduct thereof; (ii) defined as a "hazardous waste," "extremely hazardous waste" or "restricted hazardous waste" under Sections 25115, 25117 or 25122.7, or listed pursuant to Section 25140, of the California Health and Safety Code, Division 20, Chapter 6.5 (Hazardous Waste Control Law); (iii) defined as a "hazardous substance" under Section 25316 of the California Health and Safety Code, Division 20, Chapter 6.8 (Carpenter-Presley-Tanner Hazardous Substance Account Act); (iv) defined as a "hazardous material," "hazardous substance," or "hazardous waste" under Sections 25501(j) and (k) and 25501.1 of the California Health and Safety Code, Division 20, Chapter 6.95 (Hazardous Materials Release Response Plans and Inventory); (v) defined as a "hazardous substance" under Section 25281 of the California Health and Safety Code, Division 20, Chapter 6.7 (Underground Storage of Hazardous Substances); (vi) "used oil" as defined under Section 25250.1 of the California Health and Safety Code; (vii) asbestos; (viii) listed under Chapter 11 of Division 4.5 of Title 22 of the California Code of Regulations, or defined as hazardous or extremely hazardous pursuant to Chapter 10 of Division 4.5 of Title 22 of the California Code of Regulations; (ix) defined as waste or a hazardous substance pursuant to the Porter-Cologne Act, Section 13050 of the California Water Code; (x) designated as a "toxic pollutant" pursuant to the Federal Water Pollution Control Act, 33 U.S.C. Section 1317; (xi) defined as a "hazardous waste" pursuant to the Federal Resource Conservation and Recovery Act, 42 U.S.C. Section 6901, *et seq.* (42 U.S.C. § 6903); (xii) defined as a "hazardous substance" pursuant to the Comprehensive Environmental Response, Compensation and Liability Act, 42 U.S.C. Section 9601, *et seq.* (42 U.S.C. § 9601); (xiii) defined as "Hazardous Material" pursuant to the Hazardous Materials Transportation Act, 49 U.S.C. Section 5101, *et seq.*; or (xiv) defined as such or regulated by any "Superfund" or "Superlien" law, or any other federal, state or local law, statute, ordinance, code, rule, regulation, order or decree regulating, relating to, or imposing liability or standards of conduct concerning Hazardous Materials and/or oil wells and/or underground storage tanks and/or pipelines, as now, or at any time hereafter, in effect.

11.3 Third-Party Litigation.

(a) Non-liability of City. As set forth above, City has determined that this Agreement is consistent with the General Plan, as amended by the Development Approvals, and that the General Plan meets all of the legal requirements of state law. The Parties acknowledge that:

(1) In the future there may be challenges to the legality, validity and adequacy of the General Plan, as amended by the Development Approvals; and

(2) If successful, such challenges could delay or prevent the performance of this Agreement and the development of the Property.

In addition to the other provisions of this Agreement, including, without limitation, the provisions of this Article 13, City shall have no liability under this Agreement for any failure of City to perform under this Agreement or the inability of ATHENS to develop the Project as contemplated by the Development Plan or this Agreement as the result of a judicial determination that on the Effective Date, or at any time thereafter, the General Plan, the Land Use Regulations, this Agreement, or portions thereof, are invalid or inadequate or not in compliance with law.

(b) Revision of Land Use Restrictions. If for any reason the General Plan, Land Use Regulations, this Agreement or any part thereof is hereafter judicially determined as provided above to be not in compliance with the State or Federal Constitutions, laws or regulations and if such noncompliance can be cured by an appropriate amendment thereof otherwise conforming to the provisions of this Agreement, then this Agreement shall remain in full force and effect to the extent permitted by law. The Development Plan and this Agreement shall be amended, as necessary, in order to comply with such judicial decision.

(c) Participation in Litigation; Indemnity. ATHENS agrees to indemnify Agency, City and their elected boards, commissions, officers, agents and employees and will hold and save them and each of them harmless from any and all actions, suits, claims, liabilities, losses, damages, penalties, obligations and expenses (including but not limited to attorneys' fees and costs) against the City and/or Agency for any Claims or Litigation which arise during the Term of this Agreement directly relating to ATHENS' occupancy of, or activities on, the Site. City or Agency shall promptly provide ATHENS with notice of the pendency of any such Claims or Litigation and request that ATHENS defend the same. If City or Agency fails promptly to notify ATHENS of any such Claims or Litigation or fails to cooperate fully in the defense thereof, ATHENS shall not, thereafter, be responsible to defend, indemnify, or hold harmless City/Agency. Claims or Litigation may be defended by the City Attorney's office or use legal counsel of the City's choosing, but ATHENS shall reimburse City or Agency, as appropriate, for any reasonable legal costs incurred by City/Agency. In any case neither City nor Agency shall have liability to ATHENS. ATHENS' obligation to pay the defense cost shall extend until judgment and thereafter through any appeals. In the event of an appeal or a settlement offer, the Parties will confer in good faith as to how to proceed, and the resolution of any such appeal and the Parties' response to any such settlement offer shall require the consent of both Parties, which consent shall not be unreasonably withheld, conditioned or delayed.

(1) After two (2) years have elapsed from the filing of any court action on any Claims or Litigation without resolution of such action, the Parties agree to meet and confer within thirty (30) days, and to continue to meet and confer for a period of up to six (6) months thereafter (the "Settlement Negotiation Period"), to work in good faith towards a proposed settlement offer to the counterparties in such Claims or Litigation, and negotiate such settlement to a mutually satisfactory resolution (a "Settlement"). Each Party shall be reasonable in its approval or disapproval of any proposed Settlement. Upon the expiration of the Settlement

Negotiation Period, if the Parties are unable to agree upon a mutually-acceptable Settlement proposal to the counterparty(ies), then the City/Agency shall have the unilateral right to settle such Claims or Litigation brought against it in its sole and absolute discretion. If ATHENS opposes the terms of the Settlement entered into by the City/Agency, then ATHENS may elect, in its sole and absolute discretion, to either (a) terminate this Agreement, in which event any amounts paid by ATHENS to the City under the Reimbursement Agreement (or any amendments thereto) and not actually expended by the City or Agency for the purposes set forth therein will be returned to ATHENS, and the Parties shall have no further obligations to one another under this Agreement, or (b) agree to proceed with the Project, as modified by the Settlement.

(2) In the event that ATHENS agrees to proceed with the Project, but the Settlement would result in a material adverse change in the density or intensity of the Project (as reasonably determined by the parties), then the following amounts shall be returned to ATHENS by the City/Agency: (i) any amounts paid by ATHENS to the City under the Reimbursement Agreement (or any amendments thereto) and not actually expended by the City/Agency for the purposes set forth therein will be returned to ATHENS, and (ii) any documented Aggregate Entitlements Defense Costs (defined below) actually paid by ATHENS to the City Attorney or other designated legal representatives of the City/Agency in the subject litigation.

(3) Notwithstanding anything to the contrary set forth herein, if at any time the aggregate costs of attorneys' fees (including those of the City Attorney), court costs and/or consultant fees incurred in the course of defending the legality, validity or adequacy of this Agreement, Development Approvals, or other actions of City or Agency pertaining to the approval of the Project (the "Aggregate Entitlements Defense Costs"), equal or exceed the amount of (i) One Million Dollars ($1,000,000) *less* (ii) the aggregate amount of any costs actually paid from the "Seventh Deposit" per that Fifth Amendment to the Reimbursement Agreement dated March 9, 2016, and not otherwise returned to ATHENS as set forth in this Section (the "Seventh Deposit Amount"), *then* ATHENS shall have the right (but not the obligation) at any time to terminate this Agreement and the DDA. Any portion of the Seventh Deposit not actually expended by the City or Agency for the purposes set forth in the Reimbursement Agreement will be returned to ATHENS, and the Parties shall have no further obligations to one another under this Agreement. Nothing in this paragraph shall be construed as limiting or waiving, in whole or part, ATHENS' indemnity or hold harmless obligations to the City with respect to damages or other costs for Claims or Litigation that do not qualify as Aggregate Entitlements Defense Costs.

(4) ATHENS shall automatically receive a one (1)-year Rolling Extension under the Franchise Agreement – Trash Collection and Street Sweeping for every Two Hundred Thousand Dollars ($200,000) funded with respect to both Aggregate Entitlements Defense Costs and the Sixth Deposit Amount, not to exceed five (5) years of cumulative Rolling Extensions, it being understood that the Rolling Extensions granted pursuant to this clause (4) may not be terminated by the City excepting in the case of a default by Developer of this Agreement, the DDA, the Reimbursement Agreement, or any other Project-related Agreement that would otherwise permit the City to terminate the applicable agreement(s) in accordance with its/their terms), are not discretionary in nature, and shall apply without regard to whether the MRF/TS is ultimately developed by ATHENS.

11.4 Survival of Indemnity Objections. Notwithstanding any other provision of this Agreement, ATHENS' release and indemnification as set forth in the provisions of this Article 11, shall survive the termination of this Agreement and shall continue in perpetuity.

ARTICLE 12.0 BODILY INJURY, PROPERTY DAMAGE, AND WORKERS' COMPENSATION INSURANCE.

12.1 Types of Insurance. Prior to the entry of ATHENS on the Site and the commencement of any construction by or on behalf of ATHENS, ATHENS shall procure and maintain (or cause to be procured and maintained), at its sole cost and expense, in a form and content reasonably satisfactory to City, during the entire term of such entry or construction, the following policies of insurance:

(a) Garage Liability or Commercial General Liability Insurance (collectively "CGL"). ATHENS shall keep or cause to be kept in force CGL insurance against claims for bodily injury and property damage liability arising from the use, occupancy, disuse, or condition of the Site, improvements, affected by such use of the Site for Five Million Dollars ($5,000,000.00) combined single limit and in the aggregate annually for bodily injury or property damage. City shall be named as an additional insured on such CGL policy.

(b) Builder's Risk Insurance. ATHENS shall procure and shall maintain (or cause to be procured and maintained) in force "all risks" builder's risk insurance including vandalism and malicious mischief, covering improvements in place and all material and equipment at the job site furnished under contract, but excluding contractor's, subcontractor's, and construction manager's tools and equipment and property owned by contractor's or subcontractor's employees, with limits in accordance with subsection (a) above. ATHENS shall not be required to maintain coverage for earthquake or flood risk.

(c) Workers' Compensation. ATHENS shall also furnish or cause to be furnished to City evidence reasonably satisfactory to it that any contractor with whom ATHENS has contracted for the performance of any work for which ATHENS is responsible hereunder carries workers' compensation insurance as required by law.

(d) Other Insurance. ATHENS may procure and maintain any insurance not required by this Agreement.

12.2 Insurance Policy Form, Content and Insurer. All insurance required by express provisions hereof shall be carried only by insurance companies authorized to do business by California, rated "A-" or better in the most recent edition of Best Rating Guide, and only if they are of a financial category Class VIII or better, unless such insurance is not available form companies meeting such standards at a commercially reasonable price and City agrees in writing to different standards. All such property policies shall contain language, to the extent obtainable, to the effect that (i) any insured loss shall be payable notwithstanding any unintentional act of negligence of City or ATHENS that does not result in the forfeiture of the insurance; (ii) ATHENS waives the right of subrogation against City and against City's agents and representatives; (iii) the policies are primary and noncontributing with any insurance that may be carried by City; and (iv) the policies cannot be canceled or have limits, coverage or

deductibles materially changed except after thirty (30) days' written notice by the insurer to City or City's designated representative. ATHENS shall furnish City with certificates evidencing the insurance. City shall be named as additional insured on all policies of insurance required to be procured by the terms of this Agreement other than workers' compensation insurance.

12.3 Failure to Maintain Insurance and Proof of Compliance. ATHENS shall deliver to City, in the manner required for notices, copies of certificates of all insurance policies required hereunder within the following time limits: (a) For insurance required above, prior to entry of ATHENS on the Site and the commencement of any construction by or on behalf of ATHENS; and (b) for any renewal or replacement of a policy already in existence, simultaneously with the expiration or termination of the existing policy. If ATHENS fails or refuses to procure or maintain insurance as required hereby or fails or refuses to furnish City with required proof that the insurance has been procured and is in force, such failure shall be a default hereunder, subject to the applicable cure period.

ARTICLE 13.0 EFFECT OF AGREEMENT ON TITLE; ESTOPPEL.

13.1 Binding on Successors. All of the provisions, agreements, rights, powers, standards, terms, covenants and obligations contained in this Agreement shall be binding upon the Parties and their respective heirs, successors (by merger, consolidation, or otherwise) and assigns, devisees, administrators, representatives, lessees, and all other persons acquiring any rights or interests in ATHENS' Property, or any portion thereof, whether by operation of laws or in any manner whatsoever and shall inure to the benefit of the Parties and their respective heirs, successors (by merger, consolidation or otherwise) and assigns.

13.2 Enforceability as Covenants. All of the provisions of this Agreement shall be enforceable as equitable servitudes and constitute covenants running with the land pursuant to Applicable Law.

13.3 Covenants Run with the Land. Each covenant to do or refrain from doing some act on the Site hereunder (i) is for the benefit of and is a burden upon every portion of the Site, (ii) runs with such lands, and (iii) is binding upon each Party and each successive owner during its ownership of such properties or any portion thereof, and each person having any interest therein derived in any manner through any owner of such lands, or any portion thereof, and each other person succeeding to an interest in such lands.

13.4 Estoppel Certificates. Either Party may at any time deliver written Notice to the other Party requesting an estoppel certificate (the "Estoppel Certificate") stating:

(a) The Agreement is in full force and effect and is a binding obligation of the Parties; and

(b) The Agreement has not been amended or modified either orally or in writing or, if so amended, identifying the amendments; and

(c) That no enforcement actions are outstanding or if so the status thereof.

13.5 A Party receiving a request for an Estoppel Certificate shall provide a signed certificate to the requesting Party within thirty (30) days after receipt of the request. The Estoppel Certificate shall be in a form reasonably approved by the City Attorney's Office and ATHENS, and ATHENS shall pay all of City's reasonable costs incurred in issuing such Estoppel Certificate.

ARTICLE 14.0 CITY OFFICERS AND EMPLOYEES: NON-DISCRIMINATION.

14.1 Non-liability of City Officers and Employees. No official, agent, contractor, or employee of City shall be personally liable to ATHENS, or any successor in interest, in the event of any default or breach by City or for any amount which may become due to ATHENS or to its successor, or for breach of any obligation of the terms of this Agreement.

14.2 Conflict of Interest. No officer or employee of City shall have any financial interest, direct or indirect, in this Agreement nor shall any such officer or employee participate in any decision to the Agreement which affects the financial interest of any corporation, partnership or association in which he is, directly or indirectly, interested, in violation of any state statute or regulation.

14.3 Covenant Against Discrimination. ATHENS covenants that, by and for itself, its heirs, executors, assigns, and all persons claiming under or through them, that there shall be no discrimination against or segregation of, any person or group of persons on account of race, color, creed, religion, sex, marital status, sexual orientation, national origin, or ancestry in the performance of this Development Agreement. ATHENS shall take affirmative action to insure that employees are treated during employment without regard to their race, color, creed religion, sex, marital status, national origin or ancestry.

ARTICLE 15.0 GENERAL.

15.1 No Third Party Beneficiaries. The only parties to this Agreement are ATHENS and City. There are no third party beneficiaries, and this Agreement is not intended, and shall not be construed, to benefit or be enforceable by any other person whatsoever.

15.2 Mutual Covenants. The covenants contained herein are mutual covenants and also constitute conditions to the concurrent or subsequent performance by the Party benefited thereby of the covenants to be performed hereunder by such benefited Party.

15.3 Relationship of Parties. It is specifically understood and agreed by and between the Parties that the Project is a private development, that neither Party is acting as the agent of the other in any respect hereunder, and that such Party is an independent contracting entity with respect to the terms, covenants, and conditions contained in this Agreement. The only relationship between City and ATHENS is that of a government entity regulating the development of private property and the owner of such private property.

15.4 Entire Agreement. Except as this Agreement may be implemented through the other Agreements, this Agreement constitutes the entire agreement between the Parties with respect to the subject matter of this Agreement, and this Agreement supersedes all previous

negotiations, discussions, and agreements between the Parties. No parole evidence of any prior or other agreement shall be permitted to contradict or vary the terms of this Agreement.

15.5 Further Actions and Instruments. Each of the Parties shall cooperate with and provide reasonable assistance to the other to the extent necessary to implement this Agreement. Upon the request of either Party at any time, the other Party shall promptly execute, with acknowledgment or affidavit if reasonably required, and file or record such required instruments and writings and take any actions as may be reasonably necessary to implement this Agreement or to evidence or consummate the transactions contemplated by this Agreement.

15.6 Counterparts. This Agreement may be executed by the Parties in counterparts which counterparts shall be construed together and have the same effect as if all of the Parties had executed the same instrument.

15.7 Recording. The City Clerk shall cause a copy of this Agreement or a Memorandum of Agreement to be executed by City and recorded in the Official Records of Los Angeles County no later than thirty (30) days after execution of the Agreement by the Parties. The recordation of this Agreement is deemed a ministerial act and the failure of City to record the Agreement as required by this Section and the Agreement Statute does not make this Agreement void or ineffective.

15.8 Authority to Execute. The Persons executing this Agreement on behalf of the Parties hereto warrant that (i) such Party is duly organized and existing, (ii) they are duly authorized to execute and deliver this Development Agreement on behalf of said Party, (iii) by so executing this Agreement, such Party is formally bound to the provisions of this Agreement, (iv) the entering into of this Agreement does not violate any provision of any other Agreement to which said Party is bound and (v) there is no litigation or legal proceeding which would prevent the Parties from entering into this Agreement.

15.9 Notices. Except as expressly provided to the contrary herein, any notice, consent, report, demand, document or other such item to be given, delivered, furnished or received hereunder shall be deemed given, delivered, furnished, and received when given in writing and personally delivered to an authorized agent of the applicable party, or upon delivery by the United States Postal Service, first-class registered or certified mail, postage prepaid, return receipt requested, or by a national "overnight courier" such as Federal Express, at the time of delivery shown upon such receipt; in either case, delivered to the address, addresses and persons as each party may from time to time by written notice designate to the other and who initially are:

If to Athens: Athens Services
P.O. Box 6009
City of Industry, CA 91716-0009
Attention: President

With copy to: Manatt, Phelps & Phillips, LLP
11355 Olympic Boulevard
Los Angeles, CA 90064
Attention: Victor De la Cruz

If to Agency: Successor Agency to the Irwindale
Community Redevelopment Agency
5050 North Irwindale Avenue
Irwindale, CA 91706

With copy to: Aleshire & Wynder, LLP
18881 Von Karman Avenue, Suite 1700
Irvine, CA 92612
Attention: Adrian R. Guerra, City Attorney

ARTICLE 16.0 MORTGAGEE PROTECTION.

16.1 Definitions. As used in this Section, the term "mortgage" shall include any mortgage, deed of trust, or other security interest, or sale and lease-back, or any other form of conveyance for financing collateralized by the Site. The term "holder" shall include the holder of any such mortgage, deed of trust, or other security interest, or the grantee under any other conveyance for financing.

16.2 No Encumbrances Except Mortgages to Finance the Project. Notwithstanding the restrictions on transfer in Article 7, mortgages required for any reasonable method of financing of the construction of the Project improvements are permitted before issuance of a Certificate of Completion but only for the purpose of securing loans of funds used or to be used for financing the improvement of the Site, for the construction of Project improvements thereon, and for any other expenditures necessary and appropriate to develop the Site under this Agreement, or for restructuring or refinancing any of same and the reasonable costs and expenses associated therewith, so long as the refinancing does not exceed the then-outstanding balance of the existing financing by an amount in excess of the costs, fees, prepayments and other expenses reasonably incurred in the refinancing. ATHENS (or any entity permitted to acquire title under this Section) shall notify the City in writing prior to any mortgage, if ATHENS or such entity proposes to enter into the same before issuance of the Certificate of Completion. ATHENS or such entity shall not enter into any such conveyance for financing without the prior written approval of the City. Any lender approved by the City shall not be bound by any amendment, implementation, or modification to this Agreement subsequent to its approval without such lender giving its prior written consent thereto. In any event, ATHENS shall promptly notify the City of any mortgage, encumbrance, or lien that has been created or attached thereto prior to issuance of a Certificate of Completion, whether by voluntary act of ATHENS or otherwise.

16.3 ATHENS' Breach Shall Not Defeat Mortgage Lien. ATHENS' breach of any of the covenants or restrictions contained in this Agreement shall not defeat or render invalid the lien of any mortgage made in good faith and for value as to the Site, or any part thereof or

interest therein, but unless otherwise provided herein, the terms, conditions, covenants, restrictions, easements, and reservations of this Agreement shall be binding and effective against the holder of any such mortgage of the Site whose interest is acquired by foreclosure, trustee's sale or otherwise.

16.4 Holder Not Obligated to Construct or Complete Improvements. The holder of any mortgage shall in no way be obligated by the provisions of this Agreement to construct or complete the improvements or to guarantee such construction or completion. Nothing in this Agreement shall be deemed or construed to permit or authorize any such holder to devote the Site or any portion thereof to any uses, or to construct any improvements thereon, other than those uses or improvements provided for or authorized by this Agreement.

16.5 Notice of Default to Mortgagee, Deed of Trust or Other Security Interest Holders. Whenever City shall deliver any notice or demand to ATHENS with respect to any breach or default by ATHENS hereunder, City shall at the same time deliver a copy of such notice or demand to each holder of record of any mortgage who has previously made a written request to City therefor, or to the representative of such lender as may be identified in such a written request by the lender. No notice of default shall be effective as to the holder unless such notice is given.

16.6 Right to Cure. Each holder (insofar as the rights of City are concerned) shall have the right, at its option, within ninety (90) days after the receipt of the notice, to:

(a) Obtain possession, if necessary, and to commence and diligently pursue said cure until the same is completed, and

(b) Add the cost of said cure to the security interest debt and the lien or obligation on its security interest;

provided that in the case of a default which cannot with diligence be remedied or cured within such ninety (90) day period, such holder shall have additional time as reasonably necessary to remedy or cure such default.

In the event there is more than one such holder, the right to cure or remedy a breach or default of ATHENS under this Section shall be exercised by the holder first in priority or as the holders may otherwise agree among themselves, but there shall be only one exercise of such right to cure and remedy a breach or default of ATHENS under this Section.

No holder shall undertake or continue the construction or completion of the improvements (beyond the extent necessary to preserve or protect the improvements or construction already made) without first having expressly assumed ATHENS' obligations to City by written agreement satisfactory to City with respect to the Site or any portion thereof in which the holder has an interest. The holder must agree to complete, in the manner required by this Agreement, the improvements to which the lien or title of such holder relates, and submit evidence satisfactory to the City that it has the qualifications and financial responsibility necessary to perform such obligations. Any holder properly completing such improvements shall be entitled, upon written request made to City, to a Certificate of Completion from City.

16.7 City's Rights upon Failure of Holder to Complete Improvements. In any case where one hundred eighty (180) days after default by ATHENS in completion of construction of Project improvements under this Agreement, the holder of any mortgage creating a lien or encumbrance upon the Site or improvements thereon has not exercised the option to construct afforded in this Section or if it has exercised such option and has not proceeded diligently with construction, City may, after ninety (90) days' notice to such holder and if such holder has not exercised such option to construct within said ninety (90) day period, purchase the mortgage, upon payment to the holder of an amount equal to the sum of the following:

(a) The unpaid mortgage debt plus any accrued and unpaid interest (less all appropriate credits, including those resulting from collection and application of rentals and other income received during foreclosure proceedings, if any);

(b) All expenses, incurred by the holder with respect to foreclosure, if any;

(c) The net expenses (exclusive of general overhead), incurred by the holder as a direct result of the ownership or management of the Site, such as insurance premiums or real estate taxes, if any;

(d) The costs of any improvements made by such holder, if any; and

(e) An amount equivalent to the interest that would have accrued on the aggregate of such amounts had all such amounts become part of the mortgage debt and such debt had continued in existence to the date of payment by the City.

In the event that the holder does not exercise its option to construct afforded in this Section, and City elects not to purchase the mortgage of holder, upon written request by the holder to City, City agrees to use reasonable efforts to assist the holder selling the holder's interest to a qualified and responsible party or parties (as determined by City), who shall assume the obligations of making or completing the improvements required to be constructed by ATHENS, or such other improvements in their stead as shall be satisfactory to City. The proceeds of such a sale shall be applied first to the holder of those items specified in subparagraphs (a) through (e) hereinabove, and any balance remaining thereafter shall be applied as follows:

(a) First, to reimburse City, on its own behalf and on behalf of the City, for all costs and expenses actually and reasonably incurred by City, including but not limited to payroll expenses, management expenses, legal expenses, and others.

(b) Second, to reimburse City, on its own behalf and on behalf of the City, for all payments made by City to discharge any other encumbrances or liens on the Site or to discharge or prevent from attaching or being made any subsequent encumbrances or liens due, to obligations, defaults, or acts of ATHENS, its successors or transferees.

(c) Third, any balance remaining thereafter shall be paid to ATHENS.

16.8 Right of City to Cure Mortgage, Deed of Trust or Other Security Interest; Default. In the event of a default or breach by ATHENS (or entity permitted to acquire title under this Section) of a mortgage prior to the issuance by City of a Certificate of Completion for the Site or portions thereof covered by said mortgage, and the holder of any such mortgage has not exercised its option to complete the Project, City may cure the default prior to completion of any foreclosure. In such event, City shall be entitled to reimbursement from ATHENS or other entity as appropriate of all costs and expenses incurred by City in curing the default, including legal costs and attorneys' fees, which right of reimbursement shall be secured by a lien upon the Site to the extent of such costs and disbursements. Any such lien shall be subject to:

(a) Any mortgage for financing permitted by this Agreement; and

(b) Any rights or interests provided in this Agreement for the protection of the holders of such mortgages for financing;

Provided, however, that nothing herein shall be deemed to impose upon City any affirmative obligations (by the payment of money, construction or otherwise) with respect to the Site in the event of its enforcement of its lien.

16.9 Right of the City to Satisfy Other Liens on the Property After Conveyance of Title. After the conveyance of Title, if applicable, and prior to the recordation of a Certificate of Completion for construction and development, and after ATHENS has had a reasonable time to challenge, cure, or satisfy any liens or encumbrances on the Site or any portion thereof, the City shall have the right to satisfy any such liens or encumbrances; provided, however, that nothing in this Agreement shall require ATHENS to pay or make provision for the payment of any tax, assessment, lien or charge so long as ATHENS in good faith shall contest the validity or amount thereof, and so long as such delay in payment shall not subject the Site or any portion thereof to forfeiture or sale.

16.10 Minor Amendments. City's Planning Director shall be authorized to approve and execute minor non-substantive amendments to this Agreement as may be requested by ATHENS' lender in relation to the protection of such lender's security interest in the Site, without formal approval of the Planning Commission or City Council.

[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement on the date and year first-above written.

CITY:

CITY OF IRWINDALE,
a California municipal corporation

H. Manuel Ortiz, Mayor

ATTEST:

Laura M. Nieto, Chief Deputy City Clerk

APPROVED AS TO FORM:

ALESHIRE & WYNDER, LLP

Adrian R. Guerra, City Attorney

ATHENS:

ARAKELIAN ENTERPRISES, INC., dba ATHENS SERVICES, a California Corporation

By: Signed in Counterpart
Name: RON ARAKELIAN
Title: Board Chairman

By: Signed in Counterpart
Name: Michael ARAKELIAN
Title: VP + Secretary

Address: 14048 Valley Blvd
La Puente Ca
917-46

Two corporate officer signatures required when Contractor is a corporation, with one signature required from each of the following groups: 1) Chairman of the Board, President or any Vice President; and 2) Secretary, any Assistant Secretary, Chief Financial Officer or any Assistant Treasurer. CONTRACTOR'S SIGNATURES SHALL BE DULY NOTARIZED, AND APPROPRIATE ATTESTATIONS SHALL BE INCLUDED AS MAY BE REQUIRED BY THE BYLAWS, ARTICLES OF INCORPORATION, OR OTHER RULES OR REGULATIONS APPLICABLE TO CONTRACTOR'S BUSINESS ENTITY.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement on the date and year first-above written.

CITY:

CITY OF IRWINDALE,
a California municipal corporation

Signed in counterpart
H. Manuel Ortiz, Mayor

ATTEST:

Signed in counterpart
Laura M. Nieto, Chief Deputy City Clerk

APPROVED AS TO FORM:

ALESHIRE & WYNDER, LLP

Signed in counterpart
Adrian R. Guerra, City Attorney

ATHENS:

ARAKELIAN ENTERPRISES, INC., dba ATHENS SERVICES, a California Corporation

By: _____
Name: RON ARAKELIAN JR
Title: BOARD CHAIRMAN

By: _____
Name: MICHAEL ARAKELIAN
Title: VP + SECRETARY

Address: 14048 VALLEY BLVD
LA PUENTE, CA
91746

Two corporate officer signatures required when Contractor is a corporation, with one signature required from each of the following groups: 1) Chairman of the Board, President or any Vice President; and 2) Secretary, any Assistant Secretary, Chief Financial Officer or any Assistant Treasurer. CONTRACTOR'S SIGNATURES SHALL BE DULY NOTARIZED, AND APPROPRIATE ATTESTATIONS SHALL BE INCLUDED AS MAY BE REQUIRED BY THE BYLAWS, ARTICLES OF INCORPORATION, OR OTHER RULES OR REGULATIONS APPLICABLE TO CONTRACTOR'S BUSINESS ENTITY.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy or validity of that document.

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

(TC)

On 10/20, 2021 before me, TRACY E. COX, Notary Public, personally appeared RON ABRAHAMIAN JR, proved to me on the basis of satisfactory evidence to be the person(s) whose names(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

TRACY E. COX
Commission # 2240851
Notary Public - California
ORANGE County
My Comm. Expires MAY 3, 2022

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

- ☐ INDIVIDUAL
- ☐ CORPORATE OFFICER

_____
TITLE(S)

- ☐ PARTNER(S) ☐ LIMITED
- ☐ GENERAL
- ☐ ATTORNEY-IN-FACT
- ☐ TRUSTEE(S)
- ☐ GUARDIAN/CONSERVATOR
- ☐ OTHER_____

SIGNER IS REPRESENTING:
(NAME OF PERSON(S) OR ENTITY(IES))

DESCRIPTION OF ATTACHED DOCUMENT

_____
TITLE OR TYPE OF DOCUMENT

_____
NUMBER OF PAGES

_____
DATE OF DOCUMENT

_____
SIGNER(S) OTHER THAN NAMED ABOVE

GOVERNMENT CODE 27361.7

I CERTIFY UNDER PENALTY OF PERJURY THAT THIS MATERIAL IS A TRUE COPY OF THE ORIGINAL MATERIAL CONTAINED IN THE DOCUMENT:

ATTACHED FOR CLARITY:

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles

On 10/26/2021 **before me,** Tracy E. Cox **, Notary Public, personally appeared** **Ron Arakelian Jr** **who proved to me the basis of satisfactory evidence) to be the person (s) whose name (s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her their authorized capacity (ies), and that by his/her/their signature (s) on the instrument the person (s), or the entity upon behalf of which the person (s) acted, executed the instrument.**

I certify under penalty of perjury under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

DATE: 11.30.21

Emily Snyder
Signature Emily Snyder
RIVERSIDE, CA

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy or validity of that document.

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

(TC) E. Notary Public

On 10/26, 2021 before me, TRACY COX, personally appeared MICHAEL AVAKIAN, proved to me on the basis of satisfactory evidence to be the person(s) whose names(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

TRACY E. COX
Commission # 2240851
Notary Public - California
ORANGE County
My Comm. Expires MAY 3, 2022

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form

CAPACITY CLAIMED BY SIGNER

- ☐ INDIVIDUAL
- ☐ CORPORATE OFFICER

_____
TITLE(S)

- ☐ PARTNER(S) ☐ LIMITED
- ☐ GENERAL
- ☐ ATTORNEY-IN-FACT
- ☐ TRUSTEE(S)
- ☐ GUARDIAN/CONSERVATOR
- ☐ OTHER_____

SIGNER IS REPRESENTING:
(NAME OF PERSON(S) OR ENTITY(IES))

DESCRIPTION OF ATTACHED DOCUMENT

_____
TITLE OR TYPE OF DOCUMENT

_____
NUMBER OF PAGES

_____
DATE OF DOCUMENT

_____
SIGNER(S) OTHER THAN NAMED ABOVE

GOVERNMENT CODE 27361.7

I CERTIFY UNDER PENALTY OF PERJURY THAT THIS MATERIAL IS A TRUE COPY OF THE ORIGINAL MATERIAL CONTAINED IN THE DOCUMENT:

ATTACHED FOR CLARITY:

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles

On 10/26/2021 **before me,** Tracy E. Cox **, Notary Public, personally appeared** **Michael Arakelian** **who proved to me the basis of satisfactory evidence) to be the person (s) whose name (s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her their authorized capacity (ies), and that by his/her/their signature (s) on the instrument the person (s), or the entity upon behalf of which the person (s) acted, executed the instrument.**

I certify under penalty of perjury under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

DATE: 11.30.21

Signature Emily Snyder
RIVERSIDE, CA

EXHIBIT A
FACILITY SCOPE & COMPONENTS

ATHENS proposes to construct the Project on the Site in up to three (3) phases, based on market demand and the capacity constraints of the phase(s) of the Project then-constructed; provided Phase I shall include, at a minimum, the Construction and Debris, Self-Haul –Construction and Debris, Employee Area, and Convenience Store, each having the approximate square footage shown below. The proposed improvements consist of the following proposed uses and approximate square footages to be developed by ATHENS pursuant to the terms of this Agreement:

Project Element	Aggregate Approximate Square Footage
Construction and Debris	41,500 s.f.
Self-Haul – Construction & Debris	52,000 s.f.
Employee Area	9,249 s.f.
Convenience Store	2,587 s.f.
Scale House (4 Total)	200 s.f.
Office	12,780 s.f.
MRF/Transfer Station	104,732 s.f.
Material Staging	25,000 s.f.
Maintenance	17,180 s.f.
TOTAL:	Approx. 265,228 s.f.

EXHIBIT B

MAP AND LEGAL DESCRIPTION OF THE SITE

P M 231-15-18 LOT 2

APN: 8535-001-911

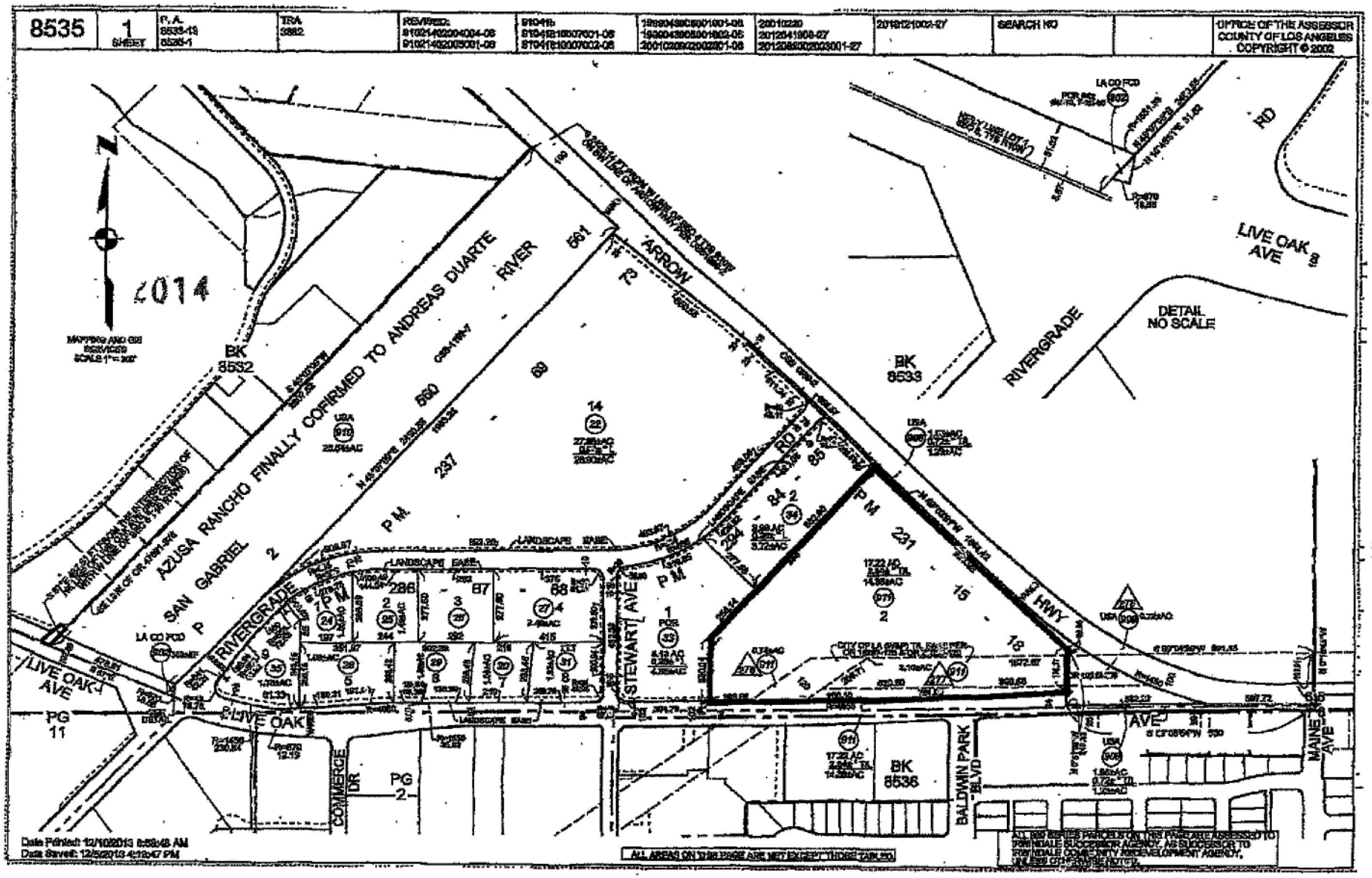
Site Address: 2200 Arrow Highway, Irwindale, CA 91706

Real property in the City of Irwindale, County of Los Angeles, State of California, described as follows:

PARCEL 2 OF PARCEL MAP NO. 22152, IN THE CITY OF IRWINDALE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP FILED IN BOOK 231 PAGES 15 THROUGH 18 INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 8535-001-911

Exhibit B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1
SHEET
P.A.
8535-13
8535-1
TRA
3882
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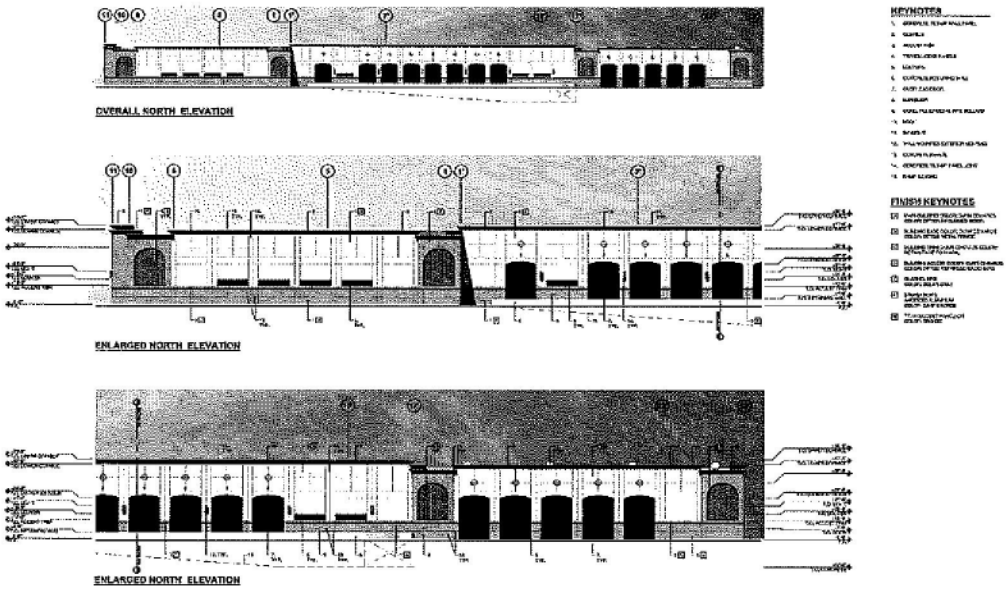
SEARCH NO
OFFICE OF THE ASSESSOR
COUNTY OF LOS ANGELES
COPYRIGHT © 2002
N
2014
MAPPING AND GIS SERVICES
SCALE 1" = 200'
BK 8532
BK 8533
BK 8536
AZUSA RANCHO FINALLY CONFIRMED TO ANDREAS DUARTE
SAN GABRIEL 2
RIVER
ARROW RTE
RIVERGRADE
DETAIL
NO SCALE
LIVE OAK AVE
STEWART AVE
BALDWIN PARK BLVD
COMMERCE DR
MAINE AVE
HWY
LANDSCAPE EASE.
PG 11
PG 2
Date Printed: 12/10/2013 8:58:48 AM
Date Saved: 12/5/2013 4:12:47 PM
ALL AREAS ON THIS PAGE ARE NET EXCEPT THOSE TABLED
ALL 800 SERIES PARCELS ON THIS PAGE ARE ASSESSED TO RIVERDALE SUCCESSOR AGENCY, AS SUCCESSOR TO RIVERDALE COMMUNITY REDEVELOPMENT AGENCY.

EXHIBIT C

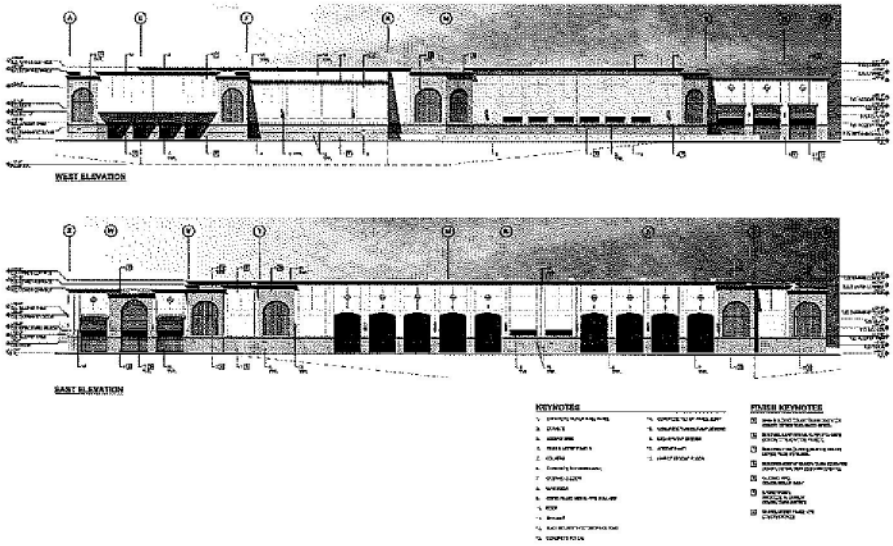
PROJECT DEPICTION



North Exterior Elevation

Athens Invindale

A5.1

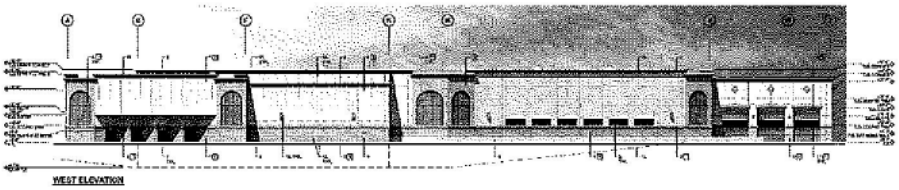


West & East Exterior Elevations

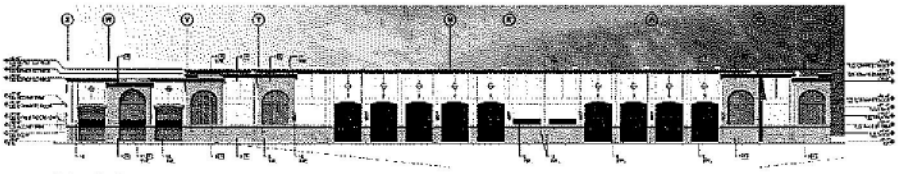
Athens Invindale

A5.3

PROJECT DEPICTION



WEST ELEVATION



EAST ELEVATION

KEYNOTES

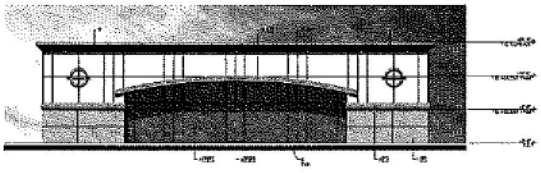
FINISH KEYNOTES

JRMA

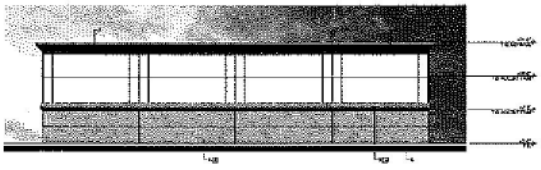
West & East Exterior Elevations

Athens Irvindale

A5.3



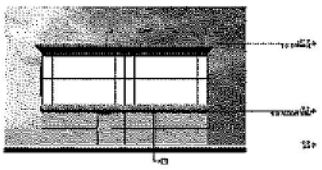
NORTH ELEVATION



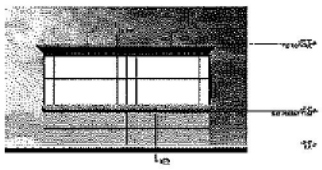
SOUTH ELEVATION

KEYNOTES

FINISH KEYNOTES



WEST ELEVATION



EAST ELEVATION

JRMA

Exterior Elevations - Convenience Store

Athens Irvindale

A5.4

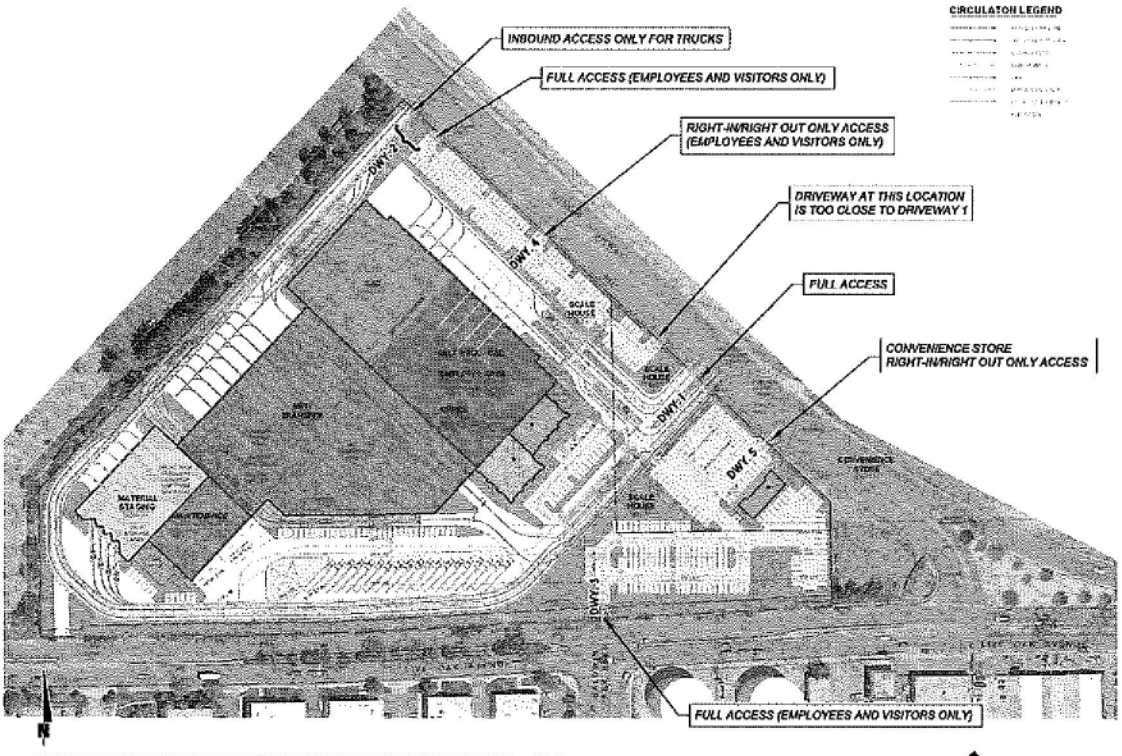
EXHIBIT D

LIST OF OFF-SITE IMPROVEMENTS

Item Number	Location of Improvement	Description of improvement
1	I-605 NB Off-Ramp (NS) / Live Oak Avenue (Eastbound and Westbound)	Install two new traffic signals per Caltrans standards. Construct a 2nd northbound right turn lane; Resurface and restripe intersection and Off-Ramp; Traffic signal modification to Caltrans signalized intersection at N/B On-Ramp
2	Intersection of Arrow Highway (NS) and Project Driveway 1 (EW)	Construct a concrete intersection per City standard Construct a new traffic signal with the followings geometry: Northbound Approach: One left turn lane (two way turn lane) and two through lanes. Southbound Approach: Two through lanes and one right turn lane Eastbound Approach: One left turn lane and one right turn lane. Westbound Approach: N/A
3	Intersection of Arrow Highway (NS) and Project Driveway 2 (EW)	Construct a concrete intersection per City standard A stop control at driveway 2 Northbound Approach: One left turn lane (two way turn lane) and two through lanes. Southbound Approach: Two through lanes and one right turn lane. Eastbound Approach: One shared left turn and right turn lane. Westbound Approach: N/A
4	Intersection of Live Oak Avenue (EW) and Baldwin Park Boulevard (NS)	Traffic signal modification adding video vehicle detection per City Standard Northbound Approach: Two left turn lanes and one shared through-right turn lane. Southbound Approach: One left turn lane and one shared through-right turn lane. Eastbound Approach: One left turn lane (100-foot pocket length), two through lanes, and one defacto right turn lane Westbound Approach: One left turn lane, two through lanes, and one right turn lane.
5	Intersection of Arrow Highway (NS) and Project Driveway 4 (EW)	Construct a concrete right in / right out concrete intersection per City standard. A stop control at Driveway 4. Northbound Approach: Two through lanes (no left turn

		access). Southbound Approach: One through lane and one shared through-right turn lane. Eastbound Approach: One right turn lane. Westbound Approach: N/A.
6	Intersection of Arrow Highway (NS) and Project Driveway 5 (EW)	Construct a concrete right in / right out concrete intersection per City standard. A stop control at Driveway 5. Northbound Approach: Two through lanes (no left turn access). Southbound Approach: One through lane and one shared through-right turn lane. Eastbound Approach: One right turn lane. Westbound Approach: N/A.
7	I-605 SB Off-Ramp (NS) / Arrow Highway	Traffic Signal Modification per Caltrans Standard Construct a 2nd southbound left turn lane per Caltrans Standard Restripe intersection per Caltrans Standard
8	Intersection of Live Oak Avenue and Arrow Highway (East Intersection)	Traffic Signal Modification adding video vehicle detection per City Standard Resurfacing and restripe intersection per City Standard
9	Intersection of Arrow Highway and Rivergrade Road	Construct a concrete intersection per City standard Traffic Signal Modification adding video vehicle detection per City Standard
10	Intersection of Live Oak Avenue and Rivergrade Road	Construct a concrete intersection per City standard Traffic Signal Modification adding video vehicle detection per City Standard
11	Arrow Highway between Live Oak Avenue and I-605 Fwy	Resurfacing and restripe the street per City Standard
12	Live Oak Avenue between Arrow Highway (East) and I-605 Fwy	Resurfacing and restripe the street per City Standard
13	Rivergrade Road between Live Oak Avenue and Arrow Highway	Resurfacing and restripe the street per City Standard

EXHIBIT B: ACCESS AND ON-SITE CIRCULATION



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URBAN CROSSROADS

EXHIBIT E

IN-LIEU AND FAIR-SHARE FEE SCHEDULE FOR OFF-SITE IMPROVEMENTS

Item Number	Location of Improvement	Description of improvement	Athens Fair-Share Fee
1	I-605 NB Off-Ramp (NS) / Live Oak Avenue (Eastbound and Westbound)	Install two new traffic signals per Caltrans standards. Construct a 2nd northbound right turn lane; Resurface and restripe intersection and Off-Ramp; Traffic signal modification to Caltrans signalized intersection at N/B On-Ramp	1/3 (33.33%) of total cost for this improvement, which is estimated at One Million Dollars ($1,000,000). Applicant shall pay the full amount to the City 30 days after approval in connection with Schedule of Performance (Exhibit G) Event 20.
2	Intersection of Arrow Highway (NS) and Project Driveway 1 (EW)	Construct a concrete intersection per City standard Construct a new traffic signal with the followings geometry: Northbound Approach: One left turn lane (two way turn lane) and two through lanes. Southbound Approach: Two through lanes and one right turn lane Eastbound Approach: One left turn lane and one right turn lane. Westbound Approach: N/A	100% of total cost for this improvement. Applicant shall construct and complete this improvement before occupancy.
3	Intersection of Arrow Highway (NS) and Project Driveway 2 (EW)	Construct a concrete intersection per City standard A stop control at driveway 2 Northbound Approach: One left turn lane (two way turn lane) and two through lanes. Southbound Approach: Two through lanes and one right turn lane. Eastbound Approach: One shared left turn and right turn lane. Westbound Approach: N/A	100% of total cost for this improvement. Applicant shall construct and complete this improvement before occupancy.

4	Intersection of Live Oak Avenue (EW) and Baldwin Park Boulevard (NS)	Traffic signal modification adding video vehicle detection per City Standard Northbound Approach: Two left turn lanes and one shared through-right turn lane. Southbound Approach: One left turn lane and one shared through-right turn lane. Eastbound Approach: One left turn lane (100-foot pocket length), two through lanes, and one defacto right turn lane Westbound Approach: One left turn lane, two through lanes, and one right turn lane.	100% of total cost for this improvement. Applicant shall construct and complete this improvement before occupancy.
5	Intersection of Arrow Highway (NS) and Project Driveway 4 (EW)	Construct a concrete right in / right out concrete intersection per City standard. A stop control at Driveway 4. Northbound Approach: Two through lanes (no left turn access). Southbound Approach: One through lane and one shared through-right turn lane. Eastbound Approach: One right turn lane. Westbound Approach: N/A.	100% of total cost for this improvement. Applicant shall construct and complete this improvement before occupancy.
6	Intersection of Arrow Highway (NS) and Project Driveway 5 (EW)	Construct a concrete right in / right out concrete intersection per City standard. A stop control at Driveway 5. Northbound Approach: Two through lanes (no left turn access). Southbound Approach: One through lane and one shared through-right turn lane.	100% of total cost for this improvement. Applicant shall construct and complete this improvement before occupancy.

		Eastbound Approach: One right turn lane. Westbound Approach: N/A.	
7	I-605 SB Off-Ramp (NS) / Arrow Highway	Traffic Signal Modification per Caltrans Standard Construct a 2nd southbound left turn lane per Caltrans Standard Restripe intersection per Caltrans Standard	1/3 (33.33%) of total cost for this improvement, which is estimated at One Million Dollars ($1,000,000). Applicant shall pay the full amount to the City in accordance with attached Schedule E-1, but no payment shall be required earlier than 30 days after approval in connection with Schedule of Performance (Exhibit G) Event 20.
8	Intersection of Live Oak Avenue and Arrow Highway (East Intersection)	Traffic Signal Modification adding video vehicle detection per City Standard Resurfacing and restripe intersection per City Standard	For item 7 through 12, the applicant shall be responsible for a lump sum payment of $500,000.00 payable to the City in accordance with a five year payment plan as shown in attached Schedule E-2, but no payment shall be required earlier than 30 days after approval in connection with Schedule of Performance (Exhibit G) Event 20.
9	Intersection of Arrow Highway and Rivergrade Road	Construct a concrete overlay per City standard Traffic Signal Modification adding video vehicle detection per City Standard	Same as No. 7 above.
10	Intersection of Live Oak Avenue and Rivergrade Road	Construct a concrete overlay per City standard Traffic Signal Modification adding video vehicle detection per City Standard	Same as No. 7 above.
11	Arrow Highway between Live Oak Avenue and I-605 Fwy	Resurfacing and restripe the street per City Standard	Same as No. 7 above.
12	Live Oak Avenue between Arrow Highway (East) and I-605 Fwy	Resurfacing and restripe the street per City Standard	Same as No. 7 above.
13	Rivergrade Road between Live Oak Avenue and Arrow Highway	Resurfacing and restripe the street per City Standard	Same as No. 7 above.

FAIR-SHARE FEE SCHEDULE E-1

Item Number	Location of Improvement	Description of improvement	Athens Fair-Share Fee
1	I-605 SB Off-Ramp (NS) / Arrow Highway	Traffic Signal Modification per Caltrans Standard Construct a 2nd southbound left turn lane per Caltrans Standard Restripe intersection per Caltrans Standard	1/3 (33.33%) of total cost for this improvement. Applicant shall pay the full amount to the City 12 months in accordance with payment schedule as shown below, but no payment shall be required earlier than 30 days after approval in connection with Schedule of Performance (Exhibit G) Event 20.

Payment Number	Description	Due Date	Amount
1	Initial payment is to start the design of the subject improvement.	January 1, 2025	$200,000
2	First Payment of the 10% of the remaining $800,000.00 for the construction of the subject improvement.*	January 1, 2026	$80,000
3	Second Payment of the 10% of the remaining $800,000.00 for the construction of the subject improvement.*	January 1, 2027	$80,000
4	Third Payment of the 10% of the remaining $800,000.00 for the construction of the subject improvement.*	January 1, 2028	$80,000
5	Forth Payment of the 10% of the remaining $800,000.00 for the construction of the subject improvement.*	January 1, 2029	$80,000
6	Fifth Payment of the 10% of the remaining $800,000.00 for the construction of the subject improvement.*	January 1, 2030	$80,000
7	Sixth Payment of the 10% of the remaining $800,000.00 for the construction of the subject improvement.*	January 1, 2031	$80,000
8	Seventh Payment of the 10%	January 1, 2032	$80,000

	of the remaining $800,000.00 for the construction of the subject improvement.*		
9	Eighth Payment of the 10% of the remaining $800,000.00 for the construction of the subject improvement.*	January 1, 2033	$80,000
10	Ninth Payment of the 10% of the remaining $800,000.00 for the construction of the subject improvement.*	January 1, 2034	$80,000
11	Tenth Payment of the 10% of the remaining $800,000.00 for the construction of the subject improvement.*	January 1, 2035	$80,000

Note * - The final design plans will incorporate Athens comments that are consistent with the requirement as stated in the approved 2020 Final Environmental Report before submission to Caltrans for final approval.

FAIR-SHARE FEE SCHEDULE E-2

Item Number	Location of Improvement	Description of improvement	Athens Fair-Share Fee
7	Intersection of Live Oak Avenue and Arrow Highway (East Intersection)	Traffic Signal Modification adding video vehicle detection per City Standard Resurfacing and restripe intersection per City Standard	For item 7 through 12, the applicant shall be responsible for a lump sum payment of $500,000.00 payable to the City in accordance with a five year payment plan as shown in attached Schedule E-2, but no payment shall be required earlier than 30 days after approval in connection with Schedule of Performance (Exhibit G) Event 20.
8	Intersection of Arrow Highway and Rivergrade Road	Construct a concrete overlay per City standard Traffic Signal Modification adding video vehicle detection per City Standard	Same as No. 7 above.
9	Intersection of Live Oak Avenue and Rivergrade Road	Construct a concrete overlay per City standard Traffic Signal Modification adding video vehicle detection per City Standard	Same as No. 7 above.
10	Arrow Highway between Live Oak Avenue and I-605 Fwy	Resurfacing and restripe the street per City Standard	Same as No. 7 above.
11	Live Oak Avenue between Arrow Highway (East) and I-605 Fwy	Resurfacing and restripe the street per City Standard	Same as No. 7 above.
12	Rivergrade Road between Live Oak Avenue and Arrow Highway	Resurfacing and restripe the street per City Standard	Same as No. 7 above.

Payment Number	Description	Due Date	Amount
1	First Payment of the 20% of the $500,000.00 for the construction improvement 7 through 12 as stated above.	December 31, 2018	$100,000
3	Second Payment of the 20% of the $500,000.00 for the construction improvement 7 through 12 as stated above.	December 31, 2019	$100,000
4	Third Payment of the 20% of the $500,000.00 for the construction improvement 7 through 12 as stated above.	December 31, 2020	$100,000
5	Forth Payment of the 20% of the $500,000.00 for the construction improvement 7 through 12 as stated above.	December 31, 2021	$100,000
6	Fifth Payment of the 20% of the $500,000.00 for the construction improvement 7 through 12 as stated above.	December 31, 2022	$100,000

EXHIBIT F

EXISTING DEVELOPMENT APPROVALS

1. Disposition and Development Agreement
2. Oversight Board Resolution
3. State Department of Finance Approval of Sale
4. General Plan Amendment No. 02-2016
5. Zoning Ordinance Amendment No. 04-2016
6. Development Agreement
7. Conditional Use Permit No. 08-2016
8. Franchise & Facility Operations Agreement
9. Site Plan and Design Review Permit No. 06-2016

EXHIBIT G

SCHEDULE OF PERFORMANCE

All dates currently tolled while litigation is pending. The Parties agree to amend this Schedule of Performance within 90 days of litigation's conclusion in a manner generally consistent with the timelines set forth herein.

Event	Item To Be Performed	Time For Performance	Agreement Reference
1.	Agency and City conduct duly-noticed public hearing on DDA and FEIR	June 8, 2016	DDA § 216
2.	City files Notice of Determination for FEIR	June 9, 2016	N/A
3.	Oversight Board conducts duly-noticed public hearing on DDA	June 9, 2016	N/A
4.	State of California Department of Finance approves (or is deemed to have approved) or disapproves DDA	June 17, 2016	N/A
5.	Notice Planning Commission public hearing for GPA, ZC, DA, CUP, SP&DR, CUP, and FA	9/8/17	N/A
6.	Planning Commission public hearing for recommendation to City Council	9/20/17	N/A
7.	City notices City Council public hearing	9/28/17	N/A
8.	City Council public hearing (including first reading of ordinances for General Plan Amendment, Zoning Ordinance Amendment, and Development Agreement)	10/11/17	N/A
9.	SP&DR, CUP, and Franchise Agreement become effective	10/31/17	N/A
10.	City Council meeting (second reading of ordinances for General Plan Amendment, Zoning Ordinance	10/25/17	N/A

Event	Item To Be Performed	Time For Performance	Agreement Reference
	Amendment, and Development Agreement)		
11.	General Plan Amendment, Zone Text Amendment, and Development Agreement ordinances become effective	11/24/17	N/A
12.	Athens submits application to LEA for Solid Waste Facilities Permit (SWFP)	Submitted 5/7/18	DA Recital L
13.	Athens responds to written inquiries received by LEA and/or CalRecycle regarding SWFP application	Within thirty (30) days of receipt of such written inquiry	N/A
14.	Athens prepares and submits to City its schematic design drawings for phase 1 of the Project	By 2/28/19	DA, Exhibit "A"
15.	City reviews and approves or disapproves the schematic design drawings for phase 1	Within thirty (30) days of Event 14 4/1/19	N/A
16.	Athens submits to City 70% plan set and prepares and submits to City design development drawings and landscape and grading plans for the Project	Within ninety (90) days of approval in connection with Event 15	N/A
17.	City reviews and approves or disapproves the 70% design development drawings and landscape plans. City issues grading permit	Within sixty (60) days of Event 16	N/A
18.	Close of Escrow	See DDA	DDA § 405
19.	Athens submits final building plans (construction drawings) for phase 1 of the Project	Within thirty (30) days of approval in connection with Event 17	DA, Exhibit "A"
20.	City reviews and approves or disapproves the final building plans (construction drawings) for phase 1 of the Project	Within sixty (60) days of Event 19	DDA § 404(2)(b)

Event	Item To Be Performed	Time For Performance	Agreement Reference
21.	Athens commences construction of phase 1 of the Facility	Within sixty (60) days of approval in connection with Event 20	DA, Exhibit "A"
22.	Athens completes construction of phase 1 of the Facility	Within 12 months of Event 21	DA, Exhibit "A"
23.	Athens prepares and submits to City its final building plans (construction drawings) for phases 2 and 3 of the Project.	5/9/22*	N/A
24.	City reviews and approves or disapproves the final building plans (construction drawings) for phases 2 and 3 of the Project	Within ninety (90) days of Event 23 8/8/22*	DDA § 404(2)(b)
25.	Athens commences construction of phases 2 and 3 of the Facility	Within sixty(60) days of approval in connection with Event 24*	DA, Exhibit "A"
26.	Athens completes construction of phases 2 and 3 of the Facility	Within 14 months of Event 25*	DA, Exhibit "A"

It is understood that the foregoing Schedule of Performance is subject to all of the terms and conditions set forth in the text of the Development Agreement, including any events of Enforced Delay. The summary of the items of performance in this Schedule of Performance is not intended to supersede or modify the more complete description in the text; in the event of any conflict or inconsistency between this Schedule of Performance and the text of the Development Agreement, the text shall govern.

* The time periods set forth in this Schedule of Performance may be altered or amended only by written agreement signed by both Athens and city. The Parties agree that Athens may delay items 23-26 without cause; however, in such case, Athens and City shall negotiate in good faith to amend the Agreement in a manner that provides City alternate sources of revenue while construction is delayed. In addition, minor adjustments may be implemented by the City Manager as needed to conform the above Schedule with the Parties' actual performance of agreements and/or undertaking of Project activities. A failure by either Party to enforce a breach of any particular time provision shall not be construed as a waiver of any other time provisions. The City Manager of the City shall have the authority to approve extensions of time without City Council action, respectively, not to exceed a cumulative total of 180 days. .

EXHIBIT H

SCHEDULE OF ESTIMATED CITY FEES

[See attached - Insert separately]

City of Irwindale
Community Development Department

Filing Fee Schedule

Adopted by City Council Resolution No. 2018-78-3072 of November 14, 2018

OCCUPANCY PERMIT	
Fee	$150.00
PLAN CHECK	
Tenant Improvement/Addition	$100.00
Entitlement Plan Check	$100.00
REVIEW	
Development Review Team 1st Meeting	No Fee
Development Review Team 2nd Meeting	$250.00
Development Review Team 3rd Meeting	$250.00
Preliminary Review	$300.00
ZONING VERIFICATION LETTER	
Fee	$106.00+ Any Additional Research Costs
RESEARCH & ANALYSIS	
Fee	Hourly Rate Varies
SIGN PERMITS	
For Banners	$40.00
For Wall Signs	$50.00
For Monument Signs	$100.00
BUSINESS LICENSE PROCESSING FEES	
New/1st Time Applications – In City Business	$30.00
New/1st Time Applications – Out of City But Requiring Special Permit Reviews	$30.00
Expedited Fee	$30.00
BUSINESS LICENSE PENALTIES	
Delinquency Penalty Fee	10% 1st Month + 5% Each Additional Month
Enforcement Fee	$200.00
Appeal	$200.00
SPECIAL EVENT PERMIT	
Standard Fee (30 Days or More Prior)	$150.00
Late Fee (10-29 Days Prior)	$203.00
FILM PERMIT	
Application	$215.00
Expedited Fee	$150.00

City of Irwindale
Community Development Department

CONDITIONAL USE PERMIT & CUP MODIFICATIONS	
Application (1) (2) (3)	$2,000.00
Appeal (2)	$400.00
Determination (2)	$300.00
SITE PLAN & DESIGN REVIEW	
Administrative Approval (1)	$1,000.00
Discretionary Approval (1) (2) (3)	$2,000.00
VARIANCE	
Single Family Home (1) (2) (3)	$300.00
Non-Residential (Standard) (1) (2) (3)	$2,000.00
Appeal (2)	$400.00
ZONING ORDINANCE AMENDMENT	
Application (1) (2) (3)	$2,000.00 + Attorney Deposit
Appeal (2)	$400.00 + Attorney Deposit
ZONE CHANGE	
Application (1) (2) (3)	$2,000.00
Appeal (2)	$400.00
GENERAL PLAN AMENDMENT	
Application (1) (2) (3)	$1,000.00
LAND SUBDIVISIONS	
Lot Line Adjustment (4)	$200.00
Tentative Parcel Map (1) (2) (3) (4)	$1,900.00 + $60.00 per lot
Tentative Tract Map (1) (2) (3) (4)	$2,000.00 + $60.00 per lot
Vesting Tentative Map (1) (2) (3) (4)	$2,000.00 + $60.00 per lot
Reversion to Acreage (1) (2) (3) (4)	$200.00
Appeal (2)	$400.00
DEVELOPMENT AGREEMENT	
Application + (1) (2) (3)	$2,000.00
City Attorney Deposit	$10,000.00
All Costs (Consultants, Notices, etc.)	All Costs + Admin. Fee

City of Irwindale
Community Development Department

Note:
(1) Applications subject to environmental assessment fees. Fees are processed once per application package as indicated below:

ENVIRONMENTAL DOCUMENTS	
Environmental Assessment Questionnaire	$250.00
Negative Declaration	$500.00
Mitigated Neg. Dec.	$1,500.00 + Deposit Study + 100% Consultant Cost + Admin. Fee
Env. Impact Report	$1,000.00 + Deposit Study + 100% Consultant Cost + Admin. Fee
CA Dept. of Fish and Wildlife CEQA Filing Fees	See Attached Document

Note:
(2) Applications subject to notification fees. Fees are processed once per application package as indicated below:

NOTIFICATION FEES	
Newspaper Ad (One Hearing Required)	$175.00
Newspaper Ad (Two Hearings Required)	$350.00
Public Notice Mailing/Posting (One Hearing Required)	$1.00/parcel + Admin. Fee
Public Notice Mailing/Posting (Two Hearings Required)	$2.00/parcel + Admin. Fee

Note:
(3) Please submit a separate, undated check made payable to the "LACC" for the fee indicated below, which is a filing fee for the Notice of Determination to be posted for 30 days after the approving body has approved an environmental clearance:

NOTICE OF DETERMINATION FEE (Payable to LACC)	
Fee	$75.00

Note:
(4) Applications subject to engineering fees:

ENGINEERING FEES	
Fee	$7,000 Deposit + all costs for Engineering Review + Admin. Fee

Note:
*Administrative Fee is for review and oversight of projects and contracts.

Total Fees: _____

CEQA Environmental Document Filing Fees

CDFW imposes and collects a filing fee to defray the costs of managing and protecting California's vast fish and wildlife resources, including, but not limited to, consulting with other public agencies, reviewing environmental documents, recommending mitigation measures, and developing monitoring programs.

CEQA Document	Fees Effective January 1, 2020	Fees Effective January 1, 2021
Negative Declaration (ND)	$2,406.75	$2,480.25
Mitigated Negative Declaration (MND)	$2,406.75	$2,480.25
Environmental Impact Report (EIR)	$3,343.25	$3,445.25
Environmental Document pursuant to a Certified Regulatory Program (CRP)*	$1,136.50	$1,171.25
County Clerk Processing Fee**	$50.00	$50.00

* CRPs include certain state agency regulatory programs as defined in section 21080.5 of the Public Resources Code and section 15251 of the CEQA Guidelines. Beginning July 1, 2013, CEQA/CRP Filing Fees will no longer apply to the filing of Notices of Decision or Determination for Forest Practice Rules and Timber Harvest Plans (Pub. Resources Code, § 4629.6, added by Stats. 2012, ch. 289, § 3).

** Additional county fees may apply. Please check with your county clerk's office for details.

Annual Fee Adjustments

CDFW is required to adjust the fees annually (Fish & G. Code, § 713). The annual fee adjustments are based on changes in the Implicit Price Deflator for State and Local Government Purchases of Goods and Services, as published by the U.S. Department of Commerce. Annual filing fee adjustments are posted on CDFW's website prior to November 1 of the year before they become effective.

Payment of Fees

The project proponent is responsible for payment of the filing fee (Fish & G. Code, § 711.4). Filing Fees are due at the time a Notice of Determination is filed with the county clerk's office (local lead agency), or with the State Clearinghouse (state lead agency). Fees due for Certified Regulatory Program notices are due to CDFW directly and before the respective Notice of Decision is filed with the Secretary for Natural Resources. For more information on filing fees and No Effect Determinations, please refer to California Code of Regulations, title 14, section 753.5.

Exemptions and No Effect Determinations

The CEQA filing fee will be waived if a project will have no effect on fish and wildlife (Fish & G. Code, § 711.4, subd. (c)(2)(A)). Additionally, projects that are statutorily or categorically exempt from CEQA are also not subject to the filing fee and do not require a no effect determination (Cal. Code Regs., tit. 14, §§ 15260-15333; Fish & G. Code, § 711.4, subd. (d)(1)). Only CDFW staff is responsible for determining whether a project will qualify for a No Effect Determination and if the CEQA filing fee will be waived.

CITY OF IRWINDALE
BUILDING CODE FEE SCHEDULE

Effective July 1, 2020, Building Permit Fees in the city of Irwindale will be as follows:

1.	Permit Issuance Fee - to be paid in addition to the fees set forth in a through k below.	$	65.00
a.	For a site inspection not otherwise covered herein by a fee and which is regulated by a Los Angeles County Ordinance.	$	991.00
b.	For inspection of any use, occupancy or change in use or occupancy Group R or U Occupancy.	$	514.40
	Occupancy groups other than R or U		
	Affected floor area:		
	Up to 5,000 square feet.	$	1,267.80
	5,001 to 10,000 square feet.	$	1,525.60
	10,001 to 100,000 square feet.	$	2,536.40
	above 100,000 square feet.	$	3,844.40
c.	RESERVED		
d.	For inspection of the demolition of a building or structure (including sewage system termination).	$	384.60
e.	For inspection or reinspection of Group A, Division 4, structures, each.	$	514.40
f.	For inspection of structures or devices regulated by Chapter 66, the first inspection of the first structure or device.	$	384.60
	and for each additional structure or device.	$	61.80
g.	For application and investigation fee for relocation building permits as required by Chapter 34:		
	Floor area: up to 2,500 square feet.	$	1,024.20
	2,501 square feet and above.	$	2,049.00
h.	For investigation and/or permit for trailer coaches required by Chapter 69.	$	381.00
i.	For inspections outside of normal business hours, per hour.	$	231.00

j. For inspections for which no fee is specifically indicated, per hour. . . . . $ 231.00

k. For inspection of barriers for swimming pools, spas and hot tubs. . . . . $ 216.60

2. For search of office records and a single copy of microfilmed permit. . . . . $ 7.00

For each hour expended responding to public records requests which do not reasonably describe identifiable records. . . . . $ 80.80

3. For Approval in Concept review pursuant to the 1976 Coastal Act (Section 30,000 et seq. Public Resources Code). . . . . $ 306.40

4. For Geotechnical site review and processing geological or engineering reports submitted pursuant to Sections 110, 111, 113, 1804 and Appendix Section 3309:

A. Geotechnical review of building plans and geotechnical reports

i. Geotechnical site review (to determine if geotechnical reports are required). . . . . $ 970.20

ii. Geotechnical report, site, and plan review (review of initial and two addenda reports)
The fee shall be 0.50% of the valuation of the proposed structure

However, the minimum fee shall be. . . . . $ 2,394.20
and the maximum fee shall be. . . . . $ 15,435.20

iii. Review of Geotechnical addenda beyond third review (per hour). . . . . $ 397.40

B. Geotechnical site inspections and geotechnical report review PRIOR to building permit application

i. Geotechnical site review (to determine if geotechnical reports are required). . . . . $ 970.20

ii. Geotechnical report and plan review prior to building permit application (per review). . . . . $ 1,922.20

C. Geotechnical review of grading plans:

1 - 1,000 cubic yards. . . . . $ 1,584.60
1,001 - 10,000 cubic yards. . . . . $ 2,118.20
10,001 - 100,000 cubic yards. . . . . $ 2,839.20
100,001 - 500,000 cubic yards. . . . . $ 3,795.60
500,001 cubic yards and above, the fee shall be $ 3,795.60
plus $ 237.20 / 100,000 cubic yards of additional grading

D. Geotechnical report and grading plan review (review of initial and two addenda reports):

1 - 1,000 cubic yards	$	3,321.00
1,001 - 10,000 cubic yards	$	4,979.80
10,001 - 100,000 cubic yards	$	6,045.80
100,001 - 500,000 cubic yards	$	8,298.00

500,001 cubic yards and above, the fee shall be $ 8,298.00
plus $ 356.20 / 100,000 cubic yards of additional grading

i. Review of Geotechnical addenda beyond third review (per hour) $ 397.40

5. For processing Coastal Engineering Reports $ 911.80

6. For determining occupant load for purposes of parking requirements pursuant to Title 22 (Zoning Ordinance) $ 257.60

7. Reproduction of microfilmed plans $ 73.00
plus $ 7.00 for each sheet to be reproduced

8. Assignment of house numbers $ 127.00

9. For additional review required by complexity of plans or changes, additions or revisions of approved or resubmitted plans or reports, per hour $ 257.60

10. For services required beyond the first and second check of plans or reports, due to changes, errors or omissions, per hour $ 257.60

11. For the issuance of a Certificate of Occupancy $ 238.00

12. For the issuance of a Temporary Certificate of Occupancy $ 357.40

13. For each extension of a Temporary Certificate of Occupancy $ 238.00

14. For processing of 45-day notice pursuant to Section 103.4 $ 1,039.20

15. For processing and recording a Notice of Violation pursuant to Section 103.4 $ 825.80

16. For processing and recording a Rescission of Notice of Violation pursuant to Section 103.4 $ 710.40

17. For investigation of alternate materials and methods of construction

For the initial filing fee	$	515.20
For each hour or fraction thereof, in excess of two	$	257.60

18. Preliminary plan review for conceptual approval, code application/interpretation prior to submittal of permit application (two staff-hour minimum). . . . . $ 515.20
(exception: no fee for 15 minutes or less)
Additional fee beyond minimum, per hour or fraction thereof. . . . . $ 257.60

19. Review of drawings and data which are sufficient to determine nature and scope of work in lieu of submittal of plans and specifications as defined in Section 107.2 (including pedestrian protection, underground tanks, etc.). . . . . $ 192.60

20. Minimum Plan Check fee for plans to be "standardized". . . . . $ 354.20

21. Plan maintenance fee, 2% of building permit fee (Based on valuation of work)
$ 23.20 minimum, $ 991.00 maximum

22. Investigation fee for work done without a required permit shall be equal to the permit fee, but not less than. . . . . $ 792.20
Exception: One or two family dwellings, when work is performed by owner-builder. . . . . $ 396.00

23. Noncompliance fee, when person fails to comply with written order:
Group R-3 occupancy. . . . . $ 238.00
All other occupancies. . . . . $ 476.20

24. Request for hearing before Building Board of Appeals. . . . . $ 1,011.40
Exception:
a) Regarding the unsafe condition of building or structure per Sec. 102.4.1.
b) Regarding the initial determination as a welded steel moment frame building in a high earthquake damaged area.
c) Regarding the initial determination as a pre-April 13, 1975 Concrete Tilt-up Building.
d) Regarding initial determination as an unreinforced masonry building (URM)/potentially earthquake hazardous building.

CITY OF IRWINDALE
ELECTRICAL CODE FEE SCHEDULE

Effective July 1, 2020, Electrical Permit Fees in the City will be as follows:

ELECTRICAL PERMIT FEES

PERMITS

1. For issuing permits, each. . . . . $ 65.00

SYSTEM FEE SCHEDULE

(Note: The following do not include permit issuing fee.)

New Residential Buildings

The following fees shall include all wiring and electrical equipment in or on each building, or other electrical equipment on the same premises constructed at the same time.

2. For new multifamily residential buildings (apartments and condominiums) having three (3) or more living units not including garages, carports, and other noncommercial automobiles storage areas constructed at the same time, per square foot. . . . . $ 0.30

For garages, carports, and other accessory buildings used in conjunction with multifamily residential buildings use BRANCH CIRCUIT FEE OR UNIT FEE SCHEDULE.

3. For new single and two-family residential buildings not including garages, carports and other minor accessory buildings constructed at the same time, per square foot. $0.30

For garages, carports and other minor accessory buildings constructed at the same time as the single or two-family residential buildings a fee will not be required. For other types of residential occupancies and alterations, additions and modifications to existing residential buildings, use BRANCH CIRCUIT FEE OR UNIT FEE SCHEDULE.

4. Private Swimming Pools

For new private, residential, inground swimming pools for single, or multifamily occupancies, including a complete system of necessary branch circuit wiring, bonding, grounding, underwater lighting, water pumping and other similar electrical equipment directly related to the operation of a swimming pool, each. . . . . $ 190.80

For other types of swimming pools, therapeutic whirlpools, spas, hot tubs and alterations to existing swimming pools, each. . . . . $ 128.40

5. Carnivals and Circuses

Carnivals, circuses or other traveling shows or exhibitions utilizing transportable-type rides, booths, displays and attractions.

For electric generators and electrically driven rides, each. . . . . $ 91.60

For mechanically driven rides and walk-through attractions or displays having electric lighting each. . . . . $ 38.40

For a system of area and booth lighting, each. . . . . $ 38.40

For permanently installed rides, booths, displays, and attractions, use UNIT FEE SCHEDULE.

6. Temporary Power Service

For a temporary service power pole or pedestal, including all pole or pedestal mounted receptacle outlets and appurtenances, each. . . . . $ 102.60

For a temporary distribution system and temporary lighting and receptacle outlets for construction sites, decorative lighting, Christmas tree sales lots, firework stands, sales booths, additional pole, etc., each. . . . . $ 50.20

BRANCH CIRCUIT AND UNIT FEE SCHEDULES

(Note: 1. The following do not include permit issuing fees;
2. Where appropriate either fee schedule may be used.)

7. Branch Circuit Fees (Alternate to Unit Fees)

Branch circuit fees apply to new branch circuit wiring and the lighting fixtures, switches and receptacles which are supplied by these branch circuits, including their outlets.

For 15 or 20 ampere 120 volt lighting or general use receptacles:

First 10 branch circuits, each	$	40.80
Each additional branch circuit from 11 to 40 inclusive	$	33.80
Each additional branch circuit over 40	$	30.40

For 15 or 20 ampere 208 volt to 277 volt lighting, each $ 64.20

Exception: An individual multiwire branch circuit supplying one appliance may be counted as one circuit.

Unit Fees (Alternate to Branch Circuit Fees)

8. Receptacle, Switch, Lighting, or other.

For receptacle, switch, lighting, or other outlets at which current is used or controlled except services, feeders and meters:

First 20, each	$	5.00
Additional outlets, each	$	3.40

Note: For multi-outlet assemblies, each five feet or fraction thereof may be considered as one outlet.

9. Lighting Fixtures

For lighting fixtures, sockets, or other lamp holding devices:

First 20, each	$	5.00
Additional fixtures, each	$	3.40

For pole or platform mounted lighting fixtures, each $ 6.00

For theatrical-type lighting fixtures or assemblies, each $ 6.00

10. Residential Appliances of Three Horsepower or Less:

For fixed residential appliances or receptacle outlets for same, including wall-mounted electric ovens, counter-mounted cooking tops, electric ranges, self- contained room, console, or through-wall air conditioners, space heaters, food waste grinders, dishwashers, washing machines, water heaters, clothes dryers, or other motor-operated appliances, not exceeding three (3) horsepower (HP) in rating, each $ 25.00

Note: For other types of air conditioners and other motor-driven appliances having larger electrical ratings, see Power Apparatus.

11. Other Appliances of Three Horsepower or Less:

For any appliance installed in a non-residential occupancy and not exceeding three (3) horsepower (HP), kilowatt (KW), or kilovolt-ampere (KVA) in rating, including medical and dental devices, food, beverage, and ice cream cabinets, illuminated showcases, drinking fountains, vending machines, laundry machines, or other similar types of equipment, each. . . . . $ 36.40

(Note: 1. As used in the above sentence, "non-residential occupancy" includes but is not limited to hotels and motels.

2. For other types of air conditioners and other motor driven appliances having larger electrical ratings, see Power Apparatus.)

12. Power Apparatus:

For motors, generators, transformers, rectifiers, synchronous converters, capacitors, industrial heating, air conditioners and heat pumps, cooking or baking equipment, and other apparatus, with a rating as follows:

Rating in horsepower (HP), kilowatts (KW), kilovolt amperes (KVA), or kilovolt-amperes-reactive (KVAR).

Rating over 3 and not over 10, each.	$	47.00
Rating over 10 and not over 50, each.	$	108.40
Rating over 50 and not over 100, each.	$	202.80
Rating over 100, each.	$	335.00

(Note: 1. For equipment or appliances having more than one motor, transformer, heater, etc., the sum of the combined ratings may be used.

2. These fees include all switches, circuit breakers, contactors, thermostats, relays and other directly related control equipment.)

13. Busways

For cable trays, trolley and plug-in type busways, each 100 feet or fraction thereof. . . . . $ 61.60

Note: An additional fee will be required for lighting fixtures, motors and other appliances that are connected to trolley and plug-in type busways. No fee is required for portable tools.

14. Signs, Outline Lighting, and Marquees:

For signs, outline lighting systems, or marquees supplied from one branch circuit, each. . . . . $ 91.60

For additional branch circuits within the same sign, outline lighting system, or marquee, each. . . . . $ 30.40

15. Services, Switchboards, Switchboard Sections, Motor Control Centers and Panelboards:

For services, switchboards, switchboard sections, motor control centers and panelboards of 600 volts or less and not over 399 amperes in rating, each. . . . . $ 91.60

For services, switchboards, switchboard sections, motor control centers and panelboards of 600 volts or less and 400 amperes to 1,000 amperes in rating, each. . . . . $ 179.40

For services, switchboards, switchboard sections, motor control centers and panelboards over 600 volts or over 1000 amperes in rating, each. . . . . $ 382.00

16. Miscellaneous Apparatus, Conduits and Conductors:

For electrical apparatus, conduits and conductors for which a permit is required but for which no fee is herein set forth. . . . . $ 153.80

(Note: This fee is not applicable when a fee is paid for one or more services, outlets, fixtures, appliances, power apparatus, busways, signs or other equipment.)

Other Inspections:

17. For each extra inspection resulting from defective workmanship or materials, each. . . . . $ 77.80

18. For inspection of electrical equipment for which no fee is herein set forth and for emergency inspections for the time consumed:
For the first 1/2 hour, or fraction thereof. . . . . $ 129.20
or, for each hour, or fraction thereof. . . . . $ 257.60

19. For any single hazardous location area, as defined by the provisions of Chapter 5 of the California Electrical Code, larger than 2,000 sq. ft or an aggregate area consisting of smaller hazardous location areas totaling over 2,000 sq. ft., a surcharge in addition to any other applicable fees each. . . . . $ 514.60

20.	For investigation and review of test reports from local testing laboratories, or to comply with Section 83-3. Reports for one (1) to ten (10) electrical items, apparatus, machine tools, appliances, or other electrical equipment,	$	594.80
	For eleven (11) to twenty (20) items.	$	1,188.60
	For twenty-one (21) to fifty (50) items.	$	1,783.20
	For more than fifty (50) items.	$	1,981.80
	For high voltage switchgears, transformers or substations, each.	$	1,188.60
21.	For investigation of alternate materials and methods of construction		
	For the initial filing fee.	$	515.20
	For each hour or fraction thereof, in excess of two.	$	257.60
	Investigation fee for work done without a required permit shall be equal to the permit fee, but not less than.	$	792.20
	Exception: One or two family dwellings, when work is performed by owner-builder.	$	396.00
	Noncompliance Fee:		
	For one and two family dwelling occupancies.	$	238.00
	For other occupancies.	$	476.20

Plan Checking Fee:

	The fee shall be equal to seventy percent (70%) of the required electrical permit fee provided however, the minimum fee shall be.	$	257.60

The fee for each tenant improvement plan check (installations requiring review to verify compliance with the State's Electrical Energy Conservation requirements (Title 24), when a building plan check is not required for that work, shall be $ 32.00 for each 1,000 square feet; provided however, the minimum fee shall be ######

	For additional review required by complexity of plans, or revisions of approved plans or reports, or for services beyond the first and second plan check, due to changes, errors or omissions, per hour.	$	257.60

CITY OF IRWINDALE
MECHANICAL CODE FEE SCHEDULE

Effective July 1, 2020, Mechanical Permit Fees in the City will be as follows:

Permit Fees

For the issuance of each permit . . . . . $ 65.00

For the installation, alteration or relocation of each refrigeration compressor or absorption unit, and for each fuel burning furnace, heater, boiler and vented decorative appliance including vents attached thereto:

- Up to and including 100,000 BTU. . . . . $ 63.80
- More than 100,000 BTU and up to and including 500,000 BTU. . . . . $ 123.00
- More than 500,000 BTU. . . . . $ 308.00

For each air inlet and air outlet served by any air-conditioning system . . . . . $ 10.00

- Or when the number of air inlets and outlets are unknown, for each 1,000 square feet or fraction thereof of conditioned area. . . . . $ 87.40

NOTE: An air-conditioned system includes heating and/or cooling.

For the installation, relocation or replacement of each appliance vent installed and not included in an appliance permit. . . . . $ 30.40

For the installation or alteration of each air handling unit for air conditioning including ducts attached thereto:

- Up to and including 2,000 CFM
  - Each unit up to 10. . . . . $ 30.40
  - Each unit over 10. . . . . $ 9.40
- More than 2,000 CFM and up to and including 10,000 CFM, each. . . . . $ 91.60
- More than 10,000 CFM, each. . . . . $ 154.00

NOTE: This fee shall not apply to an air handling unit which is a portion of a factory assembled air-conditioning appliance for which a permit is required elsewhere in this Code.

For each evaporative cooler other than portable type	$	51.60
For ventilation fans which serve a single register:		
Each fan up to 10	$	37.80
Each fan over 10	$	13.20
For each ventilation system which is not a portion of any air-conditioning system for which a permit is required elsewhere in this Code	$	79.60
For the installation of each commercial kitchen hood, spray booth or product conveying duct system, including the fans and ducts attached thereto	$	154.00
For the installation of each fire damper	$	24.80
For the alteration of an existing duct system for which a permit is not required elsewhere in this Code	$	63.80
Investigation fee for work done without a required permit shall be equal to the permit fee, but not less than	$	792.20
Exception: One or two family dwellings, when work is performed by owner-builder	$	396.00
Noncompliance fee:		
R-3 occupancies	$	238.00
Other occupancies	$	476.20
For investigation of alternate materials and methods of construction		
For the initial filing fee	$	515.20
For each hour or fraction thereof, in excess of two	$	257.60

NOTE: 1) For a refrigeration system rating; one horsepower, one ton or 12,000 BTU per hour shall mean the same quantity.

2) For steam boilers rated in boiler horsepower; one horsepower shall equal 50,000 BTU per hour.

Plan Check Fee

The Mechanical Code requires plan check fees to be paid at the time of submitting plans and specifications.

The plan check fee shall be 50% of the required mechanical permit fee.

EXCEPTION: Identical appliances of 100,000 BTU or less, installed in a single building:

Up to and including 10. . . . . 50% of permit fee
For each appliance over 10. . . . . an additional 5% of its permit fee

If any of the following systems is included in the work proposed, a surcharge shall be collected for each of these systems as follows:

(i)	A commercial type I or II hood.	$ 396.00
(ii)	Garage ventilation systems.	$ 396.00
(iii)	Stairs pressurization systems.	$ 396.00
(iv)	Product conveying systems.	$ 396.00

The minimum plan checking fee (including all surcharges) shall be. . . . . $ 257.60

2. Installations of the following individual systems:

(i)	A commercial type I or II hood.	$ 594.80
(ii)	Garage ventilation systems.	$ 594.80
(iii)	Stairs pressurization systems.	$ 594.80
(iv)	Product conveying systems.	$ 594.80

3. Tenant improvement installations requiring review to verify compliance with the State's Energy Regulations, when a building permit is not required for that work, the fee shall be $ 63.80 /1,000 sq. ft. of conditioned space, with a minimum fee of $ 129.20

4. For additional review required by complexity of plans, or revisions of approved plans or reports, or for services beyond the first and second plan check, due to changes, errors or omissions, per hour. . . . . $ 257.60

CITY OF IRWINDALE
PLUMBING CODE FEE SCHEDULE

Effective July 1, 2020 Plumbing Permit Fees in the City will be as follows:

Table No. I

For issuing each permit	$	65.00
In addition:		
For each plumbing fixture or trap or set of fixtures on one trap (including drainage vent, water piping and backflow prevention devices therefor), (hose bibbs are considered fixtures)	$	38.40
For each permanent-type dishwasher whether individually trapped or not	$	38.40
For future stacks or branches, each waste inlet	$	21.00
For each roof drain	$	38.40
For each drainage or sewer backwater valve	$	110.20
For each industrial waste pretreatment interceptor, including its trap and vent, excepting kitchen-type grease interceptors functioning as fixture traps	$	38.40
For each swimming pool drainage trap and receptor, whether connected to a building drain or a building sewer (water supply for pool not included)	$	38.40
For each gas piping system on any one meter or alteration, extension or retest of existing gas piping system:		
Low pressure system:		
5 outlets or less	$	38.40
For each additional outlet over five	$	9.80
Medium or high pressure system:		
Each system	$	158.00
Additional fee for each outlet	$	9.80

For each gas meter not under control and maintenance of the serving gas supplier	$	38.40
For each gas pressure regulator other than appliance regulators	$	38.40
For each water heater and/or vent	$	38.40
For repair or alteration of drainage and/or vent piping, each fixture	$	38.40
For each piece of water-treating equipment	$	38.40
For each water pressure regulator	$	38.40
For potable water not covered elsewhere in fee schedule:		
1-1/2 inch and smaller	$	38.40
2 inches to 3 inches	$	119.20
Over 3 inches	$	257.60
For replacing water piping in a building, (1) each fixture, each water treating device and each piece of water-using or dispensing equipment, or (2) each branch or riser that has none of the above items connected thereto	$	15.80
For sprinkling systems on any one meter, each backflow prevention device therefor	$	38.40
For each backflow-prevention device on unprotected water supplies, pools, tanks, vats, etc. (including incidental water piping)	$	38.40
For each trap primer	$	38.40
For each solar potable water-heating system, including water heater and vent	$	128.40
Investigation fee for work done without a required permit shall be equal to the permit fee, but not less than	$	792.20
Exception: One or two family dwellings, when work is performed by owner-builder	$	396.00
Noncompliance fee:		
R-3 occupancies	$	238.00
Other occupancies	$	476.20
For investigation of alternate materials and methods of construction		
For the initial filing fee	$	515.20
For each hour or fraction thereof, in excess of two	$	257.60

Table No. II

For issuing each permit	$	32.50
In addition:		
For the connection of a house sewer to a public sewer, or for the extension of a house lateral onto a lot for future use (separate permit required for each such connection or extension)	$	110.20
For each house sewer manhole	$	110.20
For each installation of a section of house sewer for future use	$	71.20
For the connection of each additional building or additional work to a house sewer	$	71.20
For the connection of a house sewer to a private sewage disposal system	$	71.20
For each private sewage disposal system (septic tank and seepage pits or pits and/or drainfield)	$	226.40
For each grey water system (storage tanks and disposal/irrigation fields)	$	226.40
For each cesspool, overflow seepage pit, percolation test pit, swimming pool drywell, or drainfield extension or replacement	$	110.20
For disconnection, abandonment, alteration or repair of any house sewer or private sewage disposal system or part thereof	$	71.20

Plan Check Fee

(a) A plan checking fee as indicated shall be paid to the Chief Plumbing Inspector at the time of submitting plans and specifications for work described in this subsection. Said fee shall be equal to 40% of the required plumbing permit fee as set forth in Table I of this Article.

If any of the following systems is included in the work proposed, a surcharge shall be collected for each of these systems as follows:

(1) Combination waste and vent system. . . . . $ 396.00

(2) Gas system containing an earthquake actuated shut-off valve. . . . . $ 138.40

(3) Chemical waste system. . . . . $ 78.80

(4) Rainwater system. . . . . $ 257.60

The minimum plan checking fee (including all surcharges) shall be. . . . . $ 257.60

(b) For plan checking individual systems not required to be reviewed under subsection (a) above:

(1) Combination waste and vent systems. . . . . $ 594.80

(2) Gas system containing an earthquake actuated shut-off valve. . . . . $ 197.80

(3) Chemical waste system. . . . . $ 119.20

(4) Rainwater system. . . . . $ 396.00

(5) Grey water system. . . . . $ 226.40

(c) For additional review required by complexity of plans, or revisions of approved plans or reports, or for services beyond the first and second plan check, due to changes, errors or omissions, per hour. . . . . $ 257.60

BUILDING PERMIT AND PLAN CHECKING FEES FOR CITY OF IRWINDALE

(Table is for reference only - for actual fees please input valuation into DAPTS)

Note:

1. A permit issuance fee of $ 65.00 shall be added to all building permit fees.
2. A combined building permit for one-family or two-family dwelling and attached garage(s) shall be 1.6 times the building permit fee. Sections 106.5.6 & 107.1
3. Minimum plan check fee for Standard Plan is $ 354.20.

Valuation Not Over	Including Energy & Disabled Access Check			Including Energy Check Only			Including Disabled Access Check Only			Without Energy & Disabled Acces	
	P. C. Fee	Permit Fee R-Occup.	Others	P. C. Fee	Permit Fee R-Occup.	Others	P. C. Fee	Permit Fee R-Occup.	Others	P. C. Fee	Permit R- Occup.
100	192.60	118.49	118.49	192.60	113.36	113.36	192.60	108.23	108.23	192.60	103.10
200	192.60	118.49	118.49	192.60	113.36	113.36	192.60	108.23	108.23	192.60	103.10
300	192.60	118.49	118.49	192.60	113.36	113.36	192.60	108.23	108.23	192.60	103.10
400	192.60	118.49	118.49	192.60	113.36	113.36	192.60	108.23	108.23	192.60	103.10
500	192.60	118.49	118.49	192.60	113.36	113.36	192.60	108.23	108.23	192.60	103.10
600	192.60	118.49	118.49	192.60	113.36	113.36	192.60	108.23	108.23	192.60	103.10
700	192.60	118.49	118.49	192.60	113.36	113.36	192.60	108.23	108.23	192.60	103.10
800	192.60	177.60	177.60	192.60	169.90	169.90	192.60	162.20	162.20	192.60	154.50
900	192.60	177.60	177.60	192.60	169.90	169.90	192.60	162.20	162.20	192.60	154.50
1,000	192.60	177.60	177.60	192.60	169.90	169.90	192.60	162.20	162.20	192.60	154.50
2,000	192.60	223.37	224.49	192.60	213.68	214.80	192.60	203.99	205.11	192.60	194.30
3,000	228.34	269.14	269.48	218.42	257.46	257.80	208.49	245.78	246.12	198.56	234.10
4,000	267.25	315.95	315.53	255.63	302.28	301.86	244.01	288.61	288.19	232.39	274.94
5,000	306.15	360.83	361.58	292.84	345.17	345.92	279.53	329.51	330.26	266.22	313.85
6,000	345.06	406.73	407.63	330.06	389.08	389.98	315.05	371.43	372.33	300.05	353.78
7,000	383.96	452.63	453.68	367.27	432.99	434.04	350.57	413.35	414.40	333.88	393.71
8,000	422.87	498.53	499.73	404.48	476.90	478.10	386.10	455.27	456.47	367.71	433.64
9,000	461.77	544.43	545.78	441.69	520.81	522.16	421.62	497.19	498.54	401.54	473.57
10,000	500.68	590.33	591.83	478.91	564.72	566.22	457.14	539.11	540.61	435.37	513.50
11,000	539.58	636.23	637.88	516.12	608.63	610.28	492.66	581.03	582.68	469.20	553.43
12,000	578.48	682.13	683.93	553.33	652.54	654.34	528.18	622.95	624.75	503.03	593.36
13,000	617.39	728.03	729.98	590.55	696.45	698.40	563.70	664.87	666.82	536.86	633.29
14,000	656.29	773.93	776.03	627.76	740.36	742.46	599.22	706.79	708.89	570.69	673.22
15,000	695.20	819.83	822.08	664.97	784.27	786.52	634.75	748.71	750.96	604.52	713.15

EFFECTIVE JULY 1, 2020

Valuation Not Over	Including Energy & Disabled Access Check P. C. Fee	Permit Fee R-Occup.	Others	Including Energy Check Only P. C. Fee	Permit Fee R-Occup.	Others	Including Disabled Access Check Only P. C. Fee	Permit Fee R-Occup.	Others	Without Energy & Disabled Acces P. C. Fee	Permit R- Occup.
51,000	1,863.12	2,198.53	2,206.18	1,782.11	2,103.23	2,110.88	1,701.11	2,007.93	2,015.58	1,620.10	1,912.63
52,000	1,885.60	2,225.11	2,232.91	1,803.62	2,128.66	2,136.46	1,721.63	2,032.21	2,040.01	1,639.65	1,935.76
53,000	1,908.08	2,251.69	2,259.64	1,825.12	2,154.09	2,162.04	1,742.16	2,056.49	2,064.44	1,659.20	1,958.89
54,000	1,930.56	2,278.27	2,286.37	1,846.63	2,179.52	2,187.62	1,762.69	2,080.77	2,088.87	1,678.75	1,982.02
55,000	1,953.05	2,304.85	2,313.10	1,868.13	2,204.95	2,213.20	1,783.22	2,105.05	2,113.30	1,698.30	2,005.15
56,000	1,975.53	2,331.43	2,339.83	1,889.64	2,230.38	2,238.78	1,803.74	2,129.33	2,137.73	1,717.85	2,028.28
57,000	1,998.01	2,358.01	2,366.56	1,911.14	2,255.81	2,264.36	1,824.27	2,153.61	2,162.16	1,737.40	2,051.41
58,000	2,020.49	2,384.59	2,393.29	1,932.65	2,281.24	2,289.94	1,844.80	2,177.89	2,186.59	1,756.95	2,074.54
59,000	2,042.98	2,411.17	2,420.02	1,954.15	2,306.67	2,315.52	1,865.33	2,202.17	2,211.02	1,776.50	2,097.67
60,000	2,065.46	2,437.75	2,446.75	1,975.66	2,332.10	2,341.10	1,885.85	2,226.45	2,235.45	1,796.05	2,120.80
61,000	2,087.94	2,464.33	2,473.48	1,997.16	2,357.53	2,366.68	1,906.38	2,250.73	2,259.88	1,815.60	2,143.93
62,000	2,110.42	2,490.91	2,500.21	2,018.67	2,382.96	2,392.26	1,926.91	2,275.01	2,284.31	1,835.15	2,167.06
63,000	2,132.91	2,517.49	2,526.94	2,040.17	2,408.39	2,417.84	1,947.44	2,299.29	2,308.74	1,854.70	2,190.19
64,000	2,155.39	2,544.07	2,553.67	2,061.68	2,433.82	2,443.42	1,967.96	2,323.57	2,333.17	1,874.25	2,213.32
65,000	2,177.87	2,570.65	2,580.40	2,083.18	2,459.25	2,469.00	1,988.49	2,347.85	2,357.60	1,893.80	2,236.45
66,000	2,200.35	2,597.23	2,607.13	2,104.69	2,484.68	2,494.58	2,009.02	2,372.13	2,382.03	1,913.35	2,259.58
67,000	2,222.84	2,623.81	2,633.86	2,126.19	2,510.11	2,520.16	2,029.55	2,396.41	2,406.46	1,932.90	2,282.71
68,000	2,245.32	2,650.39	2,660.59	2,147.70	2,535.54	2,545.74	2,050.07	2,420.69	2,430.89	1,952.45	2,305.84
69,000	2,267.80	2,676.97	2,687.32	2,169.20	2,560.97	2,571.32	2,070.60	2,444.97	2,455.32	1,972.00	2,328.97
70,000	2,290.28	2,703.55	2,714.05	2,190.71	2,586.40	2,596.90	2,091.13	2,469.25	2,479.75	1,991.55	2,352.10
71,000	2,312.77	2,730.13	2,740.78	2,212.21	2,611.83	2,622.48	2,111.66	2,493.53	2,504.18	2,011.10	2,375.23
72,000	2,335.25	2,756.71	2,767.51	2,233.72	2,637.26	2,648.06	2,132.18	2,517.81	2,528.61	2,030.65	2,398.36
73,000	2,357.73	2,783.29	2,794.24	2,255.22	2,662.69	2,673.64	2,152.71	2,542.09	2,553.04	2,050.20	2,421.49
74,000	2,380.21	2,809.87	2,820.97	2,276.73	2,688.12	2,699.22	2,173.24	2,566.37	2,577.47	2,069.75	2,444.62
75,000	2,402.70	2,836.45	2,847.70	2,298.23	2,713.55	2,724.80	2,193.77	2,590.65	2,601.90	2,089.30	2,467.75
76,000	2,425.18	2,863.03	2,874.43	2,319.74	2,738.98	2,750.38	2,214.29	2,614.93	2,626.33	2,108.85	2,490.88
77,000	2,447.66	2,889.61	2,901.16	2,341.24	2,764.41	2,775.96	2,234.82	2,639.21	2,650.76	2,128.40	2,514.01
78,000	2,470.14	2,916.19	2,927.89	2,362.75	2,789.84	2,801.54	2,255.35	2,663.49	2,675.19	2,147.95	2,537.14
79,000	2,492.63	2,942.77	2,954.62	2,384.25	2,815.27	2,827.12	2,275.88	2,687.77	2,699.62	2,167.50	2,560.27
80,000	2,515.11	2,969.35	2,981.35	2,405.76	2,840.70	2,852.70	2,296.40	2,712.05	2,724.05	2,187.05	2,583.40
81,000	2,537.59	2,995.93	3,008.08	2,427.26	2,866.13	2,878.28	2,316.93	2,736.33	2,748.48	2,206.60	2,606.53
82,000	2,560.07	3,022.51	3,034.81	2,448.77	2,891.56	2,903.86	2,337.46	2,760.61	2,772.91	2,226.15	2,629.66
83,000	2,582.56	3,049.09	3,061.54	2,470.27	2,916.99	2,929.44	2,357.99	2,784.89	2,797.34	2,245.70	2,652.79
84,000	2,605.04	3,075.67	3,088.27	2,491.78	2,942.42	2,955.02	2,378.51	2,809.17	2,821.77	2,265.25	2,675.92
85,000	2,627.52	3,102.25	3,115.00	2,513.28	2,967.85	2,980.60	2,399.04	2,833.45	2,846.20	2,284.80	2,699.05

EFFECTIVE JULY 1, 2020

Valuation Not Over	Including Energy & Disabled Access Check P. C. Fee	Permit Fee R-Occup.	Others	Including Energy Check Only P. C. Fee	Permit Fee R-Occup.	Others	Including Disabled Access Check Only P. C. Fee	Permit Fee R-Occup.	Others	Without Energy & Disabled Acces P. C. Fee	Permit R- Occup.
121,000	3,283.81	3,879.04	3,897.19	3,141.04	3,711.07	3,729.22	2,998.26	3,543.10	3,561.25	2,855.49	3,375.13
122,000	3,299.06	3,897.11	3,915.41	3,155.63	3,728.36	3,746.66	3,012.19	3,559.61	3,577.91	2,868.75	3,390.86
123,000	3,314.31	3,915.18	3,933.63	3,170.21	3,745.65	3,764.10	3,026.11	3,576.12	3,594.57	2,882.01	3,406.59
124,000	3,329.56	3,933.25	3,951.85	3,184.80	3,762.94	3,781.54	3,040.03	3,592.63	3,611.23	2,895.27	3,422.32
125,000	3,344.81	3,951.32	3,970.07	3,199.38	3,780.23	3,798.98	3,053.96	3,609.14	3,627.89	2,908.53	3,438.05
126,000	3,360.06	3,969.39	3,988.29	3,213.97	3,797.52	3,816.42	3,067.88	3,625.65	3,644.55	2,921.79	3,453.78
127,000	3,375.31	3,987.46	4,006.51	3,228.56	3,814.81	3,833.86	3,081.80	3,642.16	3,661.21	2,935.05	3,469.51
128,000	3,390.56	4,005.53	4,024.73	3,243.14	3,832.10	3,851.30	3,095.73	3,658.67	3,677.87	2,948.31	3,485.24
129,000	3,405.81	4,023.60	4,042.95	3,257.73	3,849.39	3,868.74	3,109.65	3,675.18	3,694.53	2,961.57	3,500.97
130,000	3,421.05	4,041.67	4,061.17	3,272.31	3,866.68	3,886.18	3,123.57	3,691.69	3,711.19	2,974.83	3,516.70
131,000	3,436.30	4,059.74	4,079.39	3,286.90	3,883.97	3,903.62	3,137.49	3,708.20	3,727.85	2,988.09	3,532.43
132,000	3,451.55	4,077.81	4,097.61	3,301.49	3,901.26	3,921.06	3,151.42	3,724.71	3,744.51	3,001.35	3,548.16
133,000	3,466.80	4,095.88	4,115.83	3,316.07	3,918.55	3,938.50	3,165.34	3,741.22	3,761.17	3,014.61	3,563.89
134,000	3,482.05	4,113.95	4,134.05	3,330.66	3,935.84	3,955.94	3,179.26	3,757.73	3,777.83	3,027.87	3,579.62
135,000	3,497.30	4,132.02	4,152.27	3,345.24	3,953.13	3,973.38	3,193.19	3,774.24	3,794.49	3,041.13	3,595.35
136,000	3,512.55	4,150.09	4,170.49	3,359.83	3,970.42	3,990.82	3,207.11	3,790.75	3,811.15	3,054.39	3,611.08
137,000	3,527.80	4,168.16	4,188.71	3,374.42	3,987.71	4,008.26	3,221.03	3,807.26	3,827.81	3,067.65	3,626.81
138,000	3,543.05	4,186.23	4,206.93	3,389.00	4,005.00	4,025.70	3,234.96	3,823.77	3,844.47	3,080.91	3,642.54
139,000	3,558.30	4,204.30	4,225.15	3,403.59	4,022.29	4,043.14	3,248.88	3,840.28	3,861.13	3,094.17	3,658.27
140,000	3,573.54	4,222.37	4,243.37	3,418.17	4,039.58	4,060.58	3,262.80	3,856.79	3,877.79	3,107.43	3,674.00
141,000	3,588.79	4,240.44	4,261.59	3,432.76	4,056.87	4,078.02	3,276.72	3,873.30	3,894.45	3,120.69	3,689.73
142,000	3,604.04	4,258.51	4,279.81	3,447.35	4,074.16	4,095.46	3,290.65	3,889.81	3,911.11	3,133.95	3,705.46
143,000	3,619.29	4,276.58	4,298.03	3,461.93	4,091.45	4,112.90	3,304.57	3,906.32	3,927.77	3,147.21	3,721.19
144,000	3,634.54	4,294.65	4,316.25	3,476.52	4,108.74	4,130.34	3,318.49	3,922.83	3,944.43	3,160.47	3,736.92
145,000	3,649.79	4,312.72	4,334.47	3,491.10	4,126.03	4,147.78	3,332.42	3,939.34	3,961.09	3,173.73	3,752.65
146,000	3,665.04	4,330.79	4,352.69	3,505.69	4,143.32	4,165.22	3,346.34	3,955.85	3,977.75	3,186.99	3,768.38
147,000	3,680.29	4,348.86	4,370.91	3,520.28	4,160.61	4,182.66	3,360.26	3,972.36	3,994.41	3,200.25	3,784.11
148,000	3,695.54	4,366.93	4,389.13	3,534.86	4,177.90	4,200.10	3,374.19	3,988.87	4,011.07	3,213.51	3,799.84
149,000	3,710.79	4,385.00	4,407.35	3,549.45	4,195.19	4,217.54	3,388.11	4,005.38	4,027.73	3,226.77	3,815.57
150,000	3,726.03	4,403.07	4,425.57	3,564.03	4,212.48	4,234.98	3,402.03	4,021.89	4,044.39	3,240.03	3,831.30
151,000	3,741.28	4,421.14	4,443.79	3,578.62	4,229.77	4,252.42	3,415.95	4,038.40	4,061.05	3,253.29	3,847.03
152,000	3,756.53	4,439.21	4,462.01	3,593.21	4,247.06	4,269.86	3,429.88	4,054.91	4,077.71	3,266.55	3,862.76
153,000	3,771.78	4,457.28	4,480.23	3,607.79	4,264.35	4,287.30	3,443.80	4,071.42	4,094.37	3,279.81	3,878.49
154,000	3,787.03	4,475.35	4,498.45	3,622.38	4,281.64	4,304.74	3,457.72	4,087.93	4,111.03	3,293.07	3,894.22
155,000	3,802.28	4,493.42	4,516.67	3,636.96	4,298.93	4,322.18	3,471.65	4,104.44	4,127.69	3,306.33	3,909.95

Valuation Not Over	Including Energy & Disabled Access Check P. C. Fee	Permit Fee R-Occup.	Others	Including Energy Check Only P. C. Fee	Permit Fee R-Occup.	Others	Including Disabled Access Check Only P. C. Fee	Permit Fee R-Occup.	Others	Without Energy & Disabled Acces P. C. Fee	Permit R- Occup.
191,000	4,351.24	5,143.94	5,172.59	4,162.06	4,921.37	4,950.02	3,972.87	4,698.80	4,727.45	3,783.69	4,476.23
192,000	4,366.49	5,162.01	5,190.81	4,176.65	4,938.66	4,967.46	3,986.80	4,715.31	4,744.11	3,796.95	4,491.96
193,000	4,381.74	5,180.08	5,209.03	4,191.23	4,955.95	4,984.90	4,000.72	4,731.82	4,760.77	3,810.21	4,507.69
194,000	4,396.99	5,198.15	5,227.25	4,205.82	4,973.24	5,002.34	4,014.64	4,748.33	4,777.43	3,823.47	4,523.42
195,000	4,412.24	5,216.22	5,245.47	4,220.40	4,990.53	5,019.78	4,028.57	4,764.84	4,794.09	3,836.73	4,539.15
196,000	4,427.49	5,234.29	5,263.69	4,234.99	5,007.82	5,037.22	4,042.49	4,781.35	4,810.75	3,849.99	4,554.88
197,000	4,442.74	5,252.36	5,281.91	4,249.58	5,025.11	5,054.66	4,056.41	4,797.86	4,827.41	3,863.25	4,570.61
198,000	4,457.99	5,270.43	5,300.13	4,264.16	5,042.40	5,072.10	4,070.34	4,814.37	4,844.07	3,876.51	4,586.34
199,000	4,473.24	5,288.50	5,318.35	4,278.75	5,059.69	5,089.54	4,084.26	4,830.88	4,860.73	3,889.77	4,602.07
200,000	4,488.48	5,306.57	5,336.57	4,293.33	5,076.98	5,106.98	4,098.18	4,847.39	4,877.39	3,903.03	4,617.80
201,000	4,503.73	5,324.64	5,354.79	4,307.92	5,094.27	5,124.42	4,112.10	4,863.90	4,894.05	3,916.29	4,633.53
202,000	4,518.98	5,342.71	5,373.01	4,322.51	5,111.56	5,141.86	4,126.03	4,880.41	4,910.71	3,929.55	4,649.26
203,000	4,534.23	5,360.78	5,391.23	4,337.09	5,128.85	5,159.30	4,139.95	4,896.92	4,927.37	3,942.81	4,664.99
204,000	4,549.48	5,378.85	5,409.45	4,351.68	5,146.14	5,176.74	4,153.87	4,913.43	4,944.03	3,956.07	4,680.72
205,000	4,564.73	5,396.92	5,427.67	4,366.26	5,163.43	5,194.18	4,167.80	4,929.94	4,960.69	3,969.33	4,696.45
206,000	4,579.98	5,414.99	5,445.89	4,380.85	5,180.72	5,211.62	4,181.72	4,946.45	4,977.35	3,982.59	4,712.18
207,000	4,595.23	5,433.06	5,464.11	4,395.44	5,198.01	5,229.06	4,195.64	4,962.96	4,994.01	3,995.85	4,727.91
208,000	4,610.48	5,451.13	5,482.33	4,410.02	5,215.30	5,246.50	4,209.57	4,979.47	5,010.67	4,009.11	4,743.64
209,000	4,625.73	5,469.20	5,500.55	4,424.61	5,232.59	5,263.94	4,223.49	4,995.98	5,027.33	4,022.37	4,759.37
210,000	4,640.97	5,487.27	5,518.77	4,439.19	5,249.88	5,281.38	4,237.41	5,012.49	5,043.99	4,035.63	4,775.10
211,000	4,656.22	5,505.34	5,536.99	4,453.78	5,267.17	5,298.82	4,251.33	5,029.00	5,060.65	4,048.89	4,790.83
212,000	4,671.47	5,523.41	5,555.21	4,468.37	5,284.46	5,316.26	4,265.26	5,045.51	5,077.31	4,062.15	4,806.56
213,000	4,686.72	5,541.48	5,573.43	4,482.95	5,301.75	5,333.70	4,279.18	5,062.02	5,093.97	4,075.41	4,822.29
214,000	4,701.97	5,559.55	5,591.65	4,497.54	5,319.04	5,351.14	4,293.10	5,078.53	5,110.63	4,088.67	4,838.02
215,000	4,717.22	5,577.62	5,609.87	4,512.12	5,336.33	5,368.58	4,307.03	5,095.04	5,127.29	4,101.93	4,853.75
216,000	4,732.47	5,595.69	5,628.09	4,526.71	5,353.62	5,386.02	4,320.95	5,111.55	5,143.95	4,115.19	4,869.48
217,000	4,747.72	5,613.76	5,646.31	4,541.30	5,370.91	5,403.46	4,334.87	5,128.06	5,160.61	4,128.45	4,885.21
218,000	4,762.97	5,631.83	5,664.53	4,555.88	5,388.20	5,420.90	4,348.80	5,144.57	5,177.27	4,141.71	4,900.94
219,000	4,778.22	5,649.90	5,682.75	4,570.47	5,405.49	5,438.34	4,362.72	5,161.08	5,193.93	4,154.97	4,916.67
220,000	4,793.46	5,667.97	5,700.97	4,585.05	5,422.78	5,455.78	4,376.64	5,177.59	5,210.59	4,168.23	4,932.40
221,000	4,808.71	5,686.04	5,719.19	4,599.64	5,440.07	5,473.22	4,390.56	5,194.10	5,227.25	4,181.49	4,948.13
222,000	4,823.96	5,704.11	5,737.41	4,614.23	5,457.36	5,490.66	4,404.49	5,210.61	5,243.91	4,194.75	4,963.86
223,000	4,839.21	5,722.18	5,755.63	4,628.81	5,474.65	5,508.10	4,418.41	5,227.12	5,260.57	4,208.01	4,979.59
224,000	4,854.46	5,740.25	5,773.85	4,643.40	5,491.94	5,525.54	4,432.33	5,243.63	5,277.23	4,221.27	4,995.32
225,000	4,869.71	5,758.32	5,792.07	4,657.98	5,509.23	5,542.98	4,446.26	5,260.14	5,293.89	4,234.53	5,011.05

Valuation Not Over	Including Energy & Disabled Access Check P. C. Fee	Permit Fee R-Occup.	Others	Including Energy Check Only P. C. Fee	Permit Fee R-Occup.	Others	Including Disabled Access Check Only P. C. Fee	Permit Fee R-Occup.	Others	Without Energy & Disabled Acces. P. C. Fee	Permit R- Occup.
261,000	5,418.67	6,408.84	6,447.99	5,183.08	6,131.67	6,170.82	4,947.48	5,854.50	5,893.65	4,711.89	5,577.33
262,000	5,433.92	6,426.91	6,466.21	5,197.67	6,148.96	6,188.26	4,961.41	5,871.01	5,910.31	4,725.15	5,593.06
263,000	5,449.17	6,444.98	6,484.43	5,212.25	6,166.25	6,205.70	4,975.33	5,887.52	5,926.97	4,738.41	5,608.79
264,000	5,464.42	6,463.05	6,502.65	5,226.84	6,183.54	6,223.14	4,989.25	5,904.03	5,943.63	4,751.67	5,624.52
265,000	5,479.67	6,481.12	6,520.87	5,241.42	6,200.83	6,240.58	5,003.18	5,920.54	5,960.29	4,764.93	5,640.25
266,000	5,494.92	6,499.19	6,539.09	5,256.01	6,218.12	6,258.02	5,017.10	5,937.05	5,976.95	4,778.19	5,655.98
267,000	5,510.17	6,517.26	6,557.31	5,270.60	6,235.41	6,275.46	5,031.02	5,953.56	5,993.61	4,791.45	5,671.71
268,000	5,525.42	6,535.33	6,575.53	5,285.18	6,252.70	6,292.90	5,044.95	5,970.07	6,010.27	4,804.71	5,687.44
269,000	5,540.67	6,553.40	6,593.75	5,299.77	6,269.99	6,310.34	5,058.87	5,986.58	6,026.93	4,817.97	5,703.17
270,000	5,555.91	6,571.47	6,611.97	5,314.35	6,287.28	6,327.78	5,072.79	6,003.09	6,043.59	4,831.23	5,718.90
271,000	5,571.16	6,589.54	6,630.19	5,328.94	6,304.57	6,345.22	5,086.71	6,019.60	6,060.25	4,844.49	5,734.63
272,000	5,586.41	6,607.61	6,648.41	5,343.53	6,321.86	6,362.66	5,100.64	6,036.11	6,076.91	4,857.75	5,750.36
273,000	5,601.66	6,625.68	6,666.63	5,358.11	6,339.15	6,380.10	5,114.56	6,052.62	6,093.57	4,871.01	5,766.09
274,000	5,616.91	6,643.75	6,684.85	5,372.70	6,356.44	6,397.54	5,128.48	6,069.13	6,110.23	4,884.27	5,781.82
275,000	5,632.16	6,661.82	6,703.07	5,387.28	6,373.73	6,414.98	5,142.41	6,085.64	6,126.89	4,897.53	5,797.55
276,000	5,647.41	6,679.89	6,721.29	5,401.87	6,391.02	6,432.42	5,156.33	6,102.15	6,143.55	4,910.79	5,813.28
277,000	5,662.66	6,697.96	6,739.51	5,416.46	6,408.31	6,449.86	5,170.25	6,118.66	6,160.21	4,924.05	5,829.01
278,000	5,677.91	6,716.03	6,757.73	5,431.04	6,425.60	6,467.30	5,184.18	6,135.17	6,176.87	4,937.31	5,844.74
279,000	5,693.16	6,734.10	6,775.95	5,445.63	6,442.89	6,484.74	5,198.10	6,151.68	6,193.53	4,950.57	5,860.47
280,000	5,708.40	6,752.17	6,794.17	5,460.21	6,460.18	6,502.18	5,212.02	6,168.19	6,210.19	4,963.83	5,876.20
281,000	5,723.65	6,770.24	6,812.39	5,474.80	6,477.47	6,519.62	5,225.94	6,184.70	6,226.85	4,977.09	5,891.93
282,000	5,738.90	6,788.31	6,830.61	5,489.39	6,494.76	6,537.06	5,239.87	6,201.21	6,243.51	4,990.35	5,907.66
283,000	5,754.15	6,806.38	6,848.83	5,503.97	6,512.05	6,554.50	5,253.79	6,217.72	6,260.17	5,003.61	5,923.39
284,000	5,769.40	6,824.45	6,867.05	5,518.56	6,529.34	6,571.94	5,267.71	6,234.23	6,276.83	5,016.87	5,939.12
285,000	5,784.65	6,842.52	6,885.27	5,533.14	6,546.63	6,589.38	5,281.64	6,250.74	6,293.49	5,030.13	5,954.85
286,000	5,799.90	6,860.59	6,903.49	5,547.73	6,563.92	6,606.82	5,295.56	6,267.25	6,310.15	5,043.39	5,970.58
287,000	5,815.15	6,878.66	6,921.71	5,562.32	6,581.21	6,624.26	5,309.48	6,283.76	6,326.81	5,056.65	5,986.31
288,000	5,830.40	6,896.73	6,939.93	5,576.90	6,598.50	6,641.70	5,323.41	6,300.27	6,343.47	5,069.91	6,002.04
289,000	5,845.65	6,914.80	6,958.15	5,591.49	6,615.79	6,659.14	5,337.33	6,316.78	6,360.13	5,083.17	6,017.77
290,000	5,860.89	6,932.87	6,976.37	5,606.07	6,633.08	6,676.58	5,351.25	6,333.29	6,376.79	5,096.43	6,033.50
291,000	5,876.14	6,950.94	6,994.59	5,620.66	6,650.37	6,694.02	5,365.17	6,349.80	6,393.45	5,109.69	6,049.23
292,000	5,891.39	6,969.01	7,012.81	5,635.25	6,667.66	6,711.46	5,379.10	6,366.31	6,410.11	5,122.95	6,064.96
293,000	5,906.64	6,987.08	7,031.03	5,649.83	6,684.95	6,728.90	5,393.02	6,382.82	6,426.77	5,136.21	6,080.69
294,000	5,921.89	7,005.15	7,049.25	5,664.42	6,702.24	6,746.34	5,406.94	6,399.33	6,443.43	5,149.47	6,096.42
295,000	5,937.14	7,023.22	7,067.47	5,679.00	6,719.53	6,763.78	5,420.87	6,415.84	6,460.09	5,162.73	6,112.15

Valuation Not Over	Including Energy & Disabled Access Check P. C. Fee	Permit Fee R-Occup.	Others	Including Energy Check Only P. C. Fee	Permit Fee R-Occup.	Others	Including Disabled Access Check Only P. C. Fee	Permit Fee R-Occup.	Others	Without Energy & Disabled Acces P. C. Fee	Permit R- Occup.
331,000	6,486.10	7,673.74	7,723.39	6,204.10	7,341.97	7,391.62	5,922.09	7,010.20	7,059.85	5,640.09	6,678.43
332,000	6,501.35	7,691.81	7,741.61	6,218.69	7,359.26	7,409.06	5,936.02	7,026.71	7,076.51	5,653.35	6,694.16
333,000	6,516.60	7,709.88	7,759.83	6,233.27	7,376.55	7,426.50	5,949.94	7,043.22	7,093.17	5,666.61	6,709.89
334,000	6,531.85	7,727.95	7,778.05	6,247.86	7,393.84	7,443.94	5,963.86	7,059.73	7,109.83	5,679.87	6,725.62
335,000	6,547.10	7,746.02	7,796.27	6,262.44	7,411.13	7,461.38	5,977.79	7,076.24	7,126.49	5,693.13	6,741.35
336,000	6,562.35	7,764.09	7,814.49	6,277.03	7,428.42	7,478.82	5,991.71	7,092.75	7,143.15	5,706.39	6,757.08
337,000	6,577.60	7,782.16	7,832.71	6,291.62	7,445.71	7,496.26	6,005.63	7,109.26	7,159.81	5,719.65	6,772.81
338,000	6,592.85	7,800.23	7,850.93	6,306.20	7,463.00	7,513.70	6,019.56	7,125.77	7,176.47	5,732.91	6,788.54
339,000	6,608.10	7,818.30	7,869.15	6,320.79	7,480.29	7,531.14	6,033.48	7,142.28	7,193.13	5,746.17	6,804.27
340,000	6,623.34	7,836.37	7,887.37	6,335.37	7,497.58	7,548.58	6,047.40	7,158.79	7,209.79	5,759.43	6,820.00
341,000	6,638.59	7,854.44	7,905.59	6,349.96	7,514.87	7,566.02	6,061.32	7,175.30	7,226.45	5,772.69	6,835.73
342,000	6,653.84	7,872.51	7,923.81	6,364.55	7,532.16	7,583.46	6,075.25	7,191.81	7,243.11	5,785.95	6,851.46
343,000	6,669.09	7,890.58	7,942.03	6,379.13	7,549.45	7,600.90	6,089.17	7,208.32	7,259.77	5,799.21	6,867.19
344,000	6,684.34	7,908.65	7,960.25	6,393.72	7,566.74	7,618.34	6,103.09	7,224.83	7,276.43	5,812.47	6,882.92
345,000	6,699.59	7,926.72	7,978.47	6,408.30	7,584.03	7,635.78	6,117.02	7,241.34	7,293.09	5,825.73	6,898.65
346,000	6,714.84	7,944.79	7,996.69	6,422.89	7,601.32	7,653.22	6,130.94	7,257.85	7,309.75	5,838.99	6,914.38
347,000	6,730.09	7,962.86	8,014.91	6,437.48	7,618.61	7,670.66	6,144.86	7,274.36	7,326.41	5,852.25	6,930.11
348,000	6,745.34	7,980.93	8,033.13	6,452.06	7,635.90	7,688.10	6,158.79	7,290.87	7,343.07	5,865.51	6,945.84
349,000	6,760.59	7,999.00	8,051.35	6,466.65	7,653.19	7,705.54	6,172.71	7,307.38	7,359.73	5,878.77	6,961.57
350,000	6,775.83	8,017.07	8,069.57	6,481.23	7,670.48	7,722.98	6,186.63	7,323.89	7,376.39	5,892.03	6,977.30
351,000	6,791.08	8,035.14	8,087.79	6,495.82	7,687.77	7,740.42	6,200.55	7,340.40	7,393.05	5,905.29	6,993.03
352,000	6,806.33	8,053.21	8,106.01	6,510.41	7,705.06	7,757.86	6,214.48	7,356.91	7,409.71	5,918.55	7,008.76
353,000	6,821.58	8,071.28	8,124.23	6,524.99	7,722.35	7,775.30	6,228.40	7,373.42	7,426.37	5,931.81	7,024.49
354,000	6,836.83	8,089.35	8,142.45	6,539.58	7,739.64	7,792.74	6,242.32	7,389.93	7,443.03	5,945.07	7,040.22
355,000	6,852.08	8,107.42	8,160.67	6,554.16	7,756.93	7,810.18	6,256.25	7,406.44	7,459.69	5,958.33	7,055.95
356,000	6,867.33	8,125.49	8,178.89	6,568.75	7,774.22	7,827.62	6,270.17	7,422.95	7,476.35	5,971.59	7,071.68
357,000	6,882.58	8,143.56	8,197.11	6,583.34	7,791.51	7,845.06	6,284.09	7,439.46	7,493.01	5,984.85	7,087.41
358,000	6,897.83	8,161.63	8,215.33	6,597.92	7,808.80	7,862.50	6,298.02	7,455.97	7,509.67	5,998.11	7,103.14
359,000	6,913.08	8,179.70	8,233.55	6,612.51	7,826.09	7,879.94	6,311.94	7,472.48	7,526.33	6,011.37	7,118.87
360,000	6,928.32	8,197.77	8,251.77	6,627.09	7,843.38	7,897.38	6,325.86	7,488.99	7,542.99	6,024.63	7,134.60
361,000	6,943.57	8,215.84	8,269.99	6,641.68	7,860.67	7,914.82	6,339.78	7,505.50	7,559.65	6,037.89	7,150.33
362,000	6,958.82	8,233.91	8,288.21	6,656.27	7,877.96	7,932.26	6,353.71	7,522.01	7,576.31	6,051.15	7,166.06
363,000	6,974.07	8,251.98	8,306.43	6,670.85	7,895.25	7,949.70	6,367.63	7,538.52	7,592.97	6,064.41	7,181.79
364,000	6,989.32	8,270.05	8,324.65	6,685.44	7,912.54	7,967.14	6,381.55	7,555.03	7,609.63	6,077.67	7,197.52
365,000	7,004.57	8,288.12	8,342.87	6,700.02	7,929.83	7,984.58	6,395.48	7,571.54	7,626.29	6,090.93	7,213.25

Valuation Not Over	Including Energy & Disabled Access Check P. C. Fee	Permit Fee R-Occup.	Others	Including Energy Check Only P. C. Fee	Permit Fee R-Occup.	Others	Including Disabled Access Check Only P. C. Fee	Permit Fee R-Occup.	Others	Without Energy & Disabled Acces: P. C. Fee	Permit R- Occup.
401,000	7,553.53	8,938.64	8,998.79	7,225.12	8,552.27	8,612.42	6,896.70	8,165.90	8,226.05	6,568.29	7,779.53
402,000	7,568.78	8,956.71	9,017.01	7,239.71	8,569.56	8,629.86	6,910.63	8,182.41	8,242.71	6,581.55	7,795.26
403,000	7,584.03	8,974.78	9,035.23	7,254.29	8,586.85	8,647.30	6,924.55	8,198.92	8,259.37	6,594.81	7,810.99
404,000	7,599.28	8,992.85	9,053.45	7,268.88	8,604.14	8,664.74	6,938.47	8,215.43	8,276.03	6,608.07	7,826.72
405,000	7,614.53	9,010.92	9,071.67	7,283.46	8,621.43	8,682.18	6,952.40	8,231.94	8,292.69	6,621.33	7,842.45
406,000	7,629.78	9,028.99	9,089.89	7,298.05	8,638.72	8,699.62	6,966.32	8,248.45	8,309.35	6,634.59	7,858.18
407,000	7,645.03	9,047.06	9,108.11	7,312.64	8,656.01	8,717.06	6,980.24	8,264.96	8,326.01	6,647.85	7,873.91
408,000	7,660.28	9,065.13	9,126.33	7,327.22	8,673.30	8,734.50	6,994.17	8,281.47	8,342.67	6,661.11	7,889.64
409,000	7,675.53	9,083.20	9,144.55	7,341.81	8,690.59	8,751.94	7,008.09	8,297.98	8,359.33	6,674.37	7,905.37
410,000	7,690.77	9,101.27	9,162.77	7,356.39	8,707.88	8,769.38	7,022.01	8,314.49	8,375.99	6,687.63	7,921.10
411,000	7,706.02	9,119.34	9,180.99	7,370.98	8,725.17	8,786.82	7,035.93	8,331.00	8,392.65	6,700.89	7,936.83
412,000	7,721.27	9,137.41	9,199.21	7,385.57	8,742.46	8,804.26	7,049.86	8,347.51	8,409.31	6,714.15	7,952.56
413,000	7,736.52	9,155.48	9,217.43	7,400.15	8,759.75	8,821.70	7,063.78	8,364.02	8,425.97	6,727.41	7,968.29
414,000	7,751.77	9,173.55	9,235.65	7,414.74	8,777.04	8,839.14	7,077.70	8,380.53	8,442.63	6,740.67	7,984.02
415,000	7,767.02	9,191.62	9,253.87	7,429.32	8,794.33	8,856.58	7,091.63	8,397.04	8,459.29	6,753.93	7,999.75
416,000	7,782.27	9,209.69	9,272.09	7,443.91	8,811.62	8,874.02	7,105.55	8,413.55	8,475.95	6,767.19	8,015.48
417,000	7,797.52	9,227.76	9,290.31	7,458.50	8,828.91	8,891.46	7,119.47	8,430.06	8,492.61	6,780.45	8,031.21
418,000	7,812.77	9,245.83	9,308.53	7,473.08	8,846.20	8,908.90	7,133.40	8,446.57	8,509.27	6,793.71	8,046.94
419,000	7,828.02	9,263.90	9,326.75	7,487.67	8,863.49	8,926.34	7,147.32	8,463.08	8,525.93	6,806.97	8,062.67
420,000	7,843.26	9,281.97	9,344.97	7,502.25	8,880.78	8,943.78	7,161.24	8,479.59	8,542.59	6,820.23	8,078.40
421,000	7,858.51	9,300.04	9,363.19	7,516.84	8,898.07	8,961.22	7,175.16	8,496.10	8,559.25	6,833.49	8,094.13
422,000	7,873.76	9,318.11	9,381.41	7,531.43	8,915.36	8,978.66	7,189.09	8,512.61	8,575.91	6,846.75	8,109.86
423,000	7,889.01	9,336.18	9,399.63	7,546.01	8,932.65	8,996.10	7,203.01	8,529.12	8,592.57	6,860.01	8,125.59
424,000	7,904.26	9,354.25	9,417.85	7,560.60	8,949.94	9,013.54	7,216.93	8,545.63	8,609.23	6,873.27	8,141.32
425,000	7,919.51	9,372.32	9,436.07	7,575.18	8,967.23	9,030.98	7,230.86	8,562.14	8,625.89	6,886.53	8,157.05
426,000	7,934.76	9,390.39	9,454.29	7,589.77	8,984.52	9,048.42	7,244.78	8,578.65	8,642.55	6,899.79	8,172.78
427,000	7,950.01	9,408.46	9,472.51	7,604.36	9,001.81	9,065.86	7,258.70	8,595.16	8,659.21	6,913.05	8,188.51
428,000	7,965.26	9,426.53	9,490.73	7,618.94	9,019.10	9,083.30	7,272.63	8,611.67	8,675.87	6,926.31	8,204.24
429,000	7,980.51	9,444.60	9,508.95	7,633.53	9,036.39	9,100.74	7,286.55	8,628.18	8,692.53	6,939.57	8,219.97
430,000	7,995.75	9,462.67	9,527.17	7,648.11	9,053.68	9,118.18	7,300.47	8,644.69	8,709.19	6,952.83	8,235.70
431,000	8,011.00	9,480.74	9,545.39	7,662.70	9,070.97	9,135.62	7,314.39	8,661.20	8,725.85	6,966.09	8,251.43
432,000	8,026.25	9,498.81	9,563.61	7,677.29	9,088.26	9,153.06	7,328.32	8,677.71	8,742.51	6,979.35	8,267.16
433,000	8,041.50	9,516.88	9,581.83	7,691.87	9,105.55	9,170.50	7,342.24	8,694.22	8,759.17	6,992.61	8,282.89
434,000	8,056.75	9,534.95	9,600.05	7,706.46	9,122.84	9,187.94	7,356.16	8,710.73	8,775.83	7,005.87	8,298.62
435,000	8,072.00	9,553.02	9,618.27	7,721.04	9,140.13	9,205.38	7,370.09	8,727.24	8,792.49	7,019.13	8,314.35

Valuation Not Over	Including Energy & Disabled Access Check P. C. Fee	Permit Fee R-Occup.	Others	Including Energy Check Only P. C. Fee	Permit Fee R-Occup.	Others	Including Disabled Access Check Only P. C. Fee	Permit Fee R-Occup.	Others	Without Energy & Disabled Acces P. C. Fee	Permit R- Occup.
471,000	8,620.96	10,203.54	10,274.19	8,246.14	9,762.57	9,833.22	7,871.31	9,321.60	9,392.25	7,496.49	8,880.63
472,000	8,636.21	10,221.61	10,292.41	8,260.73	9,779.86	9,850.66	7,885.24	9,338.11	9,408.91	7,509.75	8,896.36
473,000	8,651.46	10,239.68	10,310.63	8,275.31	9,797.15	9,868.10	7,899.16	9,354.62	9,425.57	7,523.01	8,912.09
474,000	8,666.71	10,257.75	10,328.85	8,289.90	9,814.44	9,885.54	7,913.08	9,371.13	9,442.23	7,536.27	8,927.82
475,000	8,681.96	10,275.82	10,347.07	8,304.48	9,831.73	9,902.98	7,927.01	9,387.64	9,458.89	7,549.53	8,943.55
476,000	8,697.21	10,293.89	10,365.29	8,319.07	9,849.02	9,920.42	7,940.93	9,404.15	9,475.55	7,562.79	8,959.28
477,000	8,712.46	10,311.96	10,383.51	8,333.66	9,866.31	9,937.86	7,954.85	9,420.66	9,492.21	7,576.05	8,975.01
478,000	8,727.71	10,330.03	10,401.73	8,348.24	9,883.60	9,955.30	7,968.78	9,437.17	9,508.87	7,589.31	8,990.74
479,000	8,742.96	10,348.10	10,419.95	8,362.83	9,900.89	9,972.74	7,982.70	9,453.68	9,525.53	7,602.57	9,006.47
480,000	8,758.20	10,366.17	10,438.17	8,377.41	9,918.18	9,990.18	7,996.62	9,470.19	9,542.19	7,615.83	9,022.20
481,000	8,773.45	10,384.24	10,456.39	8,392.00	9,935.47	10,007.62	8,010.54	9,486.70	9,558.85	7,629.09	9,037.93
482,000	8,788.70	10,402.31	10,474.61	8,406.59	9,952.76	10,025.06	8,024.47	9,503.21	9,575.51	7,642.35	9,053.66
483,000	8,803.95	10,420.38	10,492.83	8,421.17	9,970.05	10,042.50	8,038.39	9,519.72	9,592.17	7,655.61	9,069.39
484,000	8,819.20	10,438.45	10,511.05	8,435.76	9,987.34	10,059.94	8,052.31	9,536.23	9,608.83	7,668.87	9,085.12
485,000	8,834.45	10,456.52	10,529.27	8,450.34	10,004.63	10,077.38	8,066.24	9,552.74	9,625.49	7,682.13	9,100.85
486,000	8,849.70	10,474.59	10,547.49	8,464.93	10,021.92	10,094.82	8,080.16	9,569.25	9,642.15	7,695.39	9,116.58
487,000	8,864.95	10,492.66	10,565.71	8,479.52	10,039.21	10,112.26	8,094.08	9,585.76	9,658.81	7,708.65	9,132.31
488,000	8,880.20	10,510.73	10,583.93	8,494.10	10,056.50	10,129.70	8,108.01	9,602.27	9,675.47	7,721.91	9,148.04
489,000	8,895.45	10,528.80	10,602.15	8,508.69	10,073.79	10,147.14	8,121.93	9,618.78	9,692.13	7,735.17	9,163.77
490,000	8,910.69	10,546.87	10,620.37	8,523.27	10,091.08	10,164.58	8,135.85	9,635.29	9,708.79	7,748.43	9,179.50
491,000	8,925.94	10,564.94	10,638.59	8,537.86	10,108.37	10,182.02	8,149.77	9,651.80	9,725.45	7,761.69	9,195.23
492,000	8,941.19	10,583.01	10,656.81	8,552.45	10,125.66	10,199.46	8,163.70	9,668.31	9,742.11	7,774.95	9,210.96
493,000	8,956.44	10,601.08	10,675.03	8,567.03	10,142.95	10,216.90	8,177.62	9,684.82	9,758.77	7,788.21	9,226.69
494,000	8,971.69	10,619.15	10,693.25	8,581.62	10,160.24	10,234.34	8,191.54	9,701.33	9,775.43	7,801.47	9,242.42
495,000	8,986.94	10,637.22	10,711.47	8,596.20	10,177.53	10,251.78	8,205.47	9,717.84	9,792.09	7,814.73	9,258.15
496,000	9,002.19	10,655.29	10,729.69	8,610.79	10,194.82	10,269.22	8,219.39	9,734.35	9,808.75	7,827.99	9,273.88
497,000	9,017.44	10,673.36	10,747.91	8,625.38	10,212.11	10,286.66	8,233.31	9,750.86	9,825.41	7,841.25	9,289.61
498,000	9,032.69	10,691.43	10,766.13	8,639.96	10,229.40	10,304.10	8,247.24	9,767.37	9,842.07	7,854.51	9,305.34
499,000	9,047.94	10,709.50	10,784.35	8,654.55	10,246.69	10,321.54	8,261.16	9,783.88	9,858.73	7,867.77	9,321.07
500,000	9,063.18	10,727.57	10,802.57	8,669.13	10,263.98	10,338.98	8,275.08	9,800.39	9,875.39	7,881.03	9,336.80
501,000	9,078.43	10,745.64	10,820.79	8,683.72	10,281.27	10,356.42	8,289.00	9,816.90	9,892.05	7,894.29	9,352.53
502,000	9,093.68	10,763.71	10,839.01	8,698.31	10,298.56	10,373.86	8,302.93	9,833.41	9,908.71	7,907.55	9,368.26
503,000	9,108.93	10,781.78	10,857.23	8,712.89	10,315.85	10,391.30	8,316.85	9,849.92	9,925.37	7,920.81	9,383.99
504,000	9,124.18	10,799.85	10,875.45	8,727.48	10,333.14	10,408.74	8,330.77	9,866.43	9,942.03	7,934.07	9,399.72
505,000	9,139.43	10,817.92	10,893.67	8,742.06	10,350.43	10,426.18	8,344.70	9,882.94	9,958.69	7,947.33	9,415.45

Valuation Not Over	Including Energy & Disabled Access Check P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Including Energy Check Only P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Including Disabled Access Check Only P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Without Energy & Disabled Acces P. C. Fee	Permit R- Occup.
541,000	9,688.39	11,468.44	11,549.59	9,267.16	10,972.87	11,054.02	8,845.92	10,477.30	10,558.45	8,424.69	9,981.73
542,000	9,703.64	11,486.51	11,567.81	9,281.75	10,990.16	11,071.46	8,859.85	10,493.81	10,575.11	8,437.95	9,997.46
543,000	9,718.89	11,504.58	11,586.03	9,296.33	11,007.45	11,088.90	8,873.77	10,510.32	10,591.77	8,451.21	10,013.19
544,000	9,734.14	11,522.65	11,604.25	9,310.92	11,024.74	11,106.34	8,887.69	10,526.83	10,608.43	8,464.47	10,028.92
545,000	9,749.39	11,540.72	11,622.47	9,325.50	11,042.03	11,123.78	8,901.62	10,543.34	10,625.09	8,477.73	10,044.65
546,000	9,764.64	11,558.79	11,640.69	9,340.09	11,059.32	11,141.22	8,915.54	10,559.85	10,641.75	8,490.99	10,060.38
547,000	9,779.89	11,576.86	11,658.91	9,354.68	11,076.61	11,158.66	8,929.46	10,576.36	10,658.41	8,504.25	10,076.11
548,000	9,795.14	11,594.93	11,677.13	9,369.26	11,093.90	11,176.10	8,943.39	10,592.87	10,675.07	8,517.51	10,091.84
549,000	9,810.39	11,613.00	11,695.35	9,383.85	11,111.19	11,193.54	8,957.31	10,609.38	10,691.73	8,530.77	10,107.57
550,000	9,825.63	11,631.07	11,713.57	9,398.43	11,128.48	11,210.98	8,971.23	10,625.89	10,708.39	8,544.03	10,123.30
551,000	9,840.88	11,649.14	11,731.79	9,413.02	11,145.77	11,228.42	8,985.15	10,642.40	10,725.05	8,557.29	10,139.03
552,000	9,856.13	11,667.21	11,750.01	9,427.61	11,163.06	11,245.86	8,999.08	10,658.91	10,741.71	8,570.55	10,154.76
553,000	9,871.38	11,685.28	11,768.23	9,442.19	11,180.35	11,263.30	9,013.00	10,675.42	10,758.37	8,583.81	10,170.49
554,000	9,886.63	11,703.35	11,786.45	9,456.78	11,197.64	11,280.74	9,026.92	10,691.93	10,775.03	8,597.07	10,186.22
555,000	9,901.88	11,721.42	11,804.67	9,471.36	11,214.93	11,298.18	9,040.85	10,708.44	10,791.69	8,610.33	10,201.95
556,000	9,917.13	11,739.49	11,822.89	9,485.95	11,232.22	11,315.62	9,054.77	10,724.95	10,808.35	8,623.59	10,217.68
557,000	9,932.38	11,757.56	11,841.11	9,500.54	11,249.51	11,333.06	9,068.69	10,741.46	10,825.01	8,636.85	10,233.41
558,000	9,947.63	11,775.63	11,859.33	9,515.12	11,266.80	11,350.50	9,082.62	10,757.97	10,841.67	8,650.11	10,249.14
559,000	9,962.88	11,793.70	11,877.55	9,529.71	11,284.09	11,367.94	9,096.54	10,774.48	10,858.33	8,663.37	10,264.87
560,000	9,978.12	11,811.77	11,895.77	9,544.29	11,301.38	11,385.38	9,110.46	10,790.99	10,874.99	8,676.63	10,280.60
561,000	9,993.37	11,829.84	11,913.99	9,558.88	11,318.67	11,402.82	9,124.38	10,807.50	10,891.65	8,689.89	10,296.33
562,000	10,008.62	11,847.91	11,932.21	9,573.47	11,335.96	11,420.26	9,138.31	10,824.01	10,908.31	8,703.15	10,312.06
563,000	10,023.87	11,865.98	11,950.43	9,588.05	11,353.25	11,437.70	9,152.23	10,840.52	10,924.97	8,716.41	10,327.79
564,000	10,039.12	11,884.05	11,968.65	9,602.64	11,370.54	11,455.14	9,166.15	10,857.03	10,941.63	8,729.67	10,343.52
565,000	10,054.37	11,902.12	11,986.87	9,617.22	11,387.83	11,472.58	9,180.08	10,873.54	10,958.29	8,742.93	10,359.25
566,000	10,069.62	11,920.19	12,005.09	9,631.81	11,405.12	11,490.02	9,194.00	10,890.05	10,974.95	8,756.19	10,374.98
567,000	10,084.87	11,938.26	12,023.31	9,646.40	11,422.41	11,507.46	9,207.92	10,906.56	10,991.61	8,769.45	10,390.71
568,000	10,100.12	11,956.33	12,041.53	9,660.98	11,439.70	11,524.90	9,221.85	10,923.07	11,008.27	8,782.71	10,406.44
569,000	10,115.37	11,974.40	12,059.75	9,675.57	11,456.99	11,542.34	9,235.77	10,939.58	11,024.93	8,795.97	10,422.17
570,000	10,130.61	11,992.47	12,077.97	9,690.15	11,474.28	11,559.78	9,249.69	10,956.09	11,041.59	8,809.23	10,437.90
571,000	10,145.86	12,010.54	12,096.19	9,704.74	11,491.57	11,577.22	9,263.61	10,972.60	11,058.25	8,822.49	10,453.63
572,000	10,161.11	12,028.61	12,114.41	9,719.33	11,508.86	11,594.66	9,277.54	10,989.11	11,074.91	8,835.75	10,469.36
573,000	10,176.36	12,046.68	12,132.63	9,733.91	11,526.15	11,612.10	9,291.46	11,005.62	11,091.57	8,849.01	10,485.09
574,000	10,191.61	12,064.75	12,150.85	9,748.50	11,543.44	11,629.54	9,305.38	11,022.13	11,108.23	8,862.27	10,500.82
575,000	10,206.86	12,082.82	12,169.07	9,763.08	11,560.73	11,646.98	9,319.31	11,038.64	11,124.89	8,875.53	10,516.55

Valuation Not Over	Including Energy & Disabled Access Check P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Including Energy Check Only P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Including Disabled Access Check Only P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Without Energy & Disabled Acces P. C. Fee	Permit R- Occup.
611,000	10,755.82	12,733.34	12,824.99	10,288.18	12,183.17	12,274.82	9,820.53	11,633.00	11,724.65	9,352.89	11,082.83
612,000	10,771.07	12,751.41	12,843.21	10,302.77	12,200.46	12,292.26	9,834.46	11,649.51	11,741.31	9,366.15	11,098.56
613,000	10,786.32	12,769.48	12,861.43	10,317.35	12,217.75	12,309.70	9,848.38	11,666.02	11,757.97	9,379.41	11,114.29
614,000	10,801.57	12,787.55	12,879.65	10,331.94	12,235.04	12,327.14	9,862.30	11,682.53	11,774.63	9,392.67	11,130.02
615,000	10,816.82	12,805.62	12,897.87	10,346.52	12,252.33	12,344.58	9,876.23	11,699.04	11,791.29	9,405.93	11,145.75
616,000	10,832.07	12,823.69	12,916.09	10,361.11	12,269.62	12,362.02	9,890.15	11,715.55	11,807.95	9,419.19	11,161.48
617,000	10,847.32	12,841.76	12,934.31	10,375.70	12,286.91	12,379.46	9,904.07	11,732.06	11,824.61	9,432.45	11,177.21
618,000	10,862.57	12,859.83	12,952.53	10,390.28	12,304.20	12,396.90	9,918.00	11,748.57	11,841.27	9,445.71	11,192.94
619,000	10,877.82	12,877.90	12,970.75	10,404.87	12,321.49	12,414.34	9,931.92	11,765.08	11,857.93	9,458.97	11,208.67
620,000	10,893.06	12,895.97	12,988.97	10,419.45	12,338.78	12,431.78	9,945.84	11,781.59	11,874.59	9,472.23	11,224.40
621,000	10,908.31	12,914.04	13,007.19	10,434.04	12,356.07	12,449.22	9,959.76	11,798.10	11,891.25	9,485.49	11,240.13
622,000	10,923.56	12,932.11	13,025.41	10,448.63	12,373.36	12,466.66	9,973.69	11,814.61	11,907.91	9,498.75	11,255.86
623,000	10,938.81	12,950.18	13,043.63	10,463.21	12,390.65	12,484.10	9,987.61	11,831.12	11,924.57	9,512.01	11,271.59
624,000	10,954.06	12,968.25	13,061.85	10,477.80	12,407.94	12,501.54	10,001.53	11,847.63	11,941.23	9,525.27	11,287.32
625,000	10,969.31	12,986.32	13,080.07	10,492.38	12,425.23	12,518.98	10,015.46	11,864.14	11,957.89	9,538.53	11,303.05
626,000	10,984.56	13,004.39	13,098.29	10,506.97	12,442.52	12,536.42	10,029.38	11,880.65	11,974.55	9,551.79	11,318.78
627,000	10,999.81	13,022.46	13,116.51	10,521.56	12,459.81	12,553.86	10,043.30	11,897.16	11,991.21	9,565.05	11,334.51
628,000	11,015.06	13,040.53	13,134.73	10,536.14	12,477.10	12,571.30	10,057.23	11,913.67	12,007.87	9,578.31	11,350.24
629,000	11,030.31	13,058.60	13,152.95	10,550.73	12,494.39	12,588.74	10,071.15	11,930.18	12,024.53	9,591.57	11,365.97
630,000	11,045.55	13,076.67	13,171.17	10,565.31	12,511.68	12,606.18	10,085.07	11,946.69	12,041.19	9,604.83	11,381.70
631,000	11,060.80	13,094.74	13,189.39	10,579.90	12,528.97	12,623.62	10,098.99	11,963.20	12,057.85	9,618.09	11,397.43
632,000	11,076.05	13,112.81	13,207.61	10,594.49	12,546.26	12,641.06	10,112.92	11,979.71	12,074.51	9,631.35	11,413.16
633,000	11,091.30	13,130.88	13,225.83	10,609.07	12,563.55	12,658.50	10,126.84	11,996.22	12,091.17	9,644.61	11,428.89
634,000	11,106.55	13,148.95	13,244.05	10,623.66	12,580.84	12,675.94	10,140.76	12,012.73	12,107.83	9,657.87	11,444.62
635,000	11,121.80	13,167.02	13,262.27	10,638.24	12,598.13	12,693.38	10,154.69	12,029.24	12,124.49	9,671.13	11,460.35
636,000	11,137.05	13,185.09	13,280.49	10,652.83	12,615.42	12,710.82	10,168.61	12,045.75	12,141.15	9,684.39	11,476.08
637,000	11,152.30	13,203.16	13,298.71	10,667.42	12,632.71	12,728.26	10,182.53	12,062.26	12,157.81	9,697.65	11,491.81
638,000	11,167.55	13,221.23	13,316.93	10,682.00	12,650.00	12,745.70	10,196.46	12,078.77	12,174.47	9,710.91	11,507.54
639,000	11,182.80	13,239.30	13,335.15	10,696.59	12,667.29	12,763.14	10,210.38	12,095.28	12,191.13	9,724.17	11,523.27
640,000	11,198.04	13,257.37	13,353.37	10,711.17	12,684.58	12,780.58	10,224.30	12,111.79	12,207.79	9,737.43	11,539.00
641,000	11,213.29	13,275.44	13,371.59	10,725.76	12,701.87	12,798.02	10,238.22	12,128.30	12,224.45	9,750.69	11,554.73
642,000	11,228.54	13,293.51	13,389.81	10,740.35	12,719.16	12,815.46	10,252.15	12,144.81	12,241.11	9,763.95	11,570.46
643,000	11,243.79	13,311.58	13,408.03	10,754.93	12,736.45	12,832.90	10,266.07	12,161.32	12,257.77	9,777.21	11,586.19
644,000	11,259.04	13,329.65	13,426.25	10,769.52	12,753.74	12,850.34	10,279.99	12,177.83	12,274.43	9,790.47	11,601.92
645,000	11,274.29	13,347.72	13,444.47	10,784.10	12,771.03	12,867.78	10,293.92	12,194.34	12,291.09	9,803.73	11,617.65

Valuation Not Over	Including Energy & Disabled Access Check P. C. Fee	Permit Fee R-Occup.	Others	Including Energy Check Only P. C. Fee	Permit Fee R-Occup.	Others	Including Disabled Access Check Only P. C. Fee	Permit Fee R-Occup.	Others	Without Energy & Disabled Acces P. C. Fee	Permit R- Occup.
681,000	11,823.25	13,998.24	14,100.39	11,309.20	13,393.47	13,495.62	10,795.14	12,788.70	12,890.85	10,281.09	12,183.93
682,000	11,838.50	14,016.31	14,118.61	11,323.79	13,410.76	13,513.06	10,809.07	12,805.21	12,907.51	10,294.35	12,199.66
683,000	11,853.75	14,034.38	14,136.83	11,338.37	13,428.05	13,530.50	10,822.99	12,821.72	12,924.17	10,307.61	12,215.39
684,000	11,869.00	14,052.45	14,155.05	11,352.96	13,445.34	13,547.94	10,836.91	12,838.23	12,940.83	10,320.87	12,231.12
685,000	11,884.25	14,070.52	14,173.27	11,367.54	13,462.63	13,565.38	10,850.84	12,854.74	12,957.49	10,334.13	12,246.85
686,000	11,899.50	14,088.59	14,191.49	11,382.13	13,479.92	13,582.82	10,864.76	12,871.25	12,974.15	10,347.39	12,262.58
687,000	11,914.75	14,106.66	14,209.71	11,396.72	13,497.21	13,600.26	10,878.68	12,887.76	12,990.81	10,360.65	12,278.31
688,000	11,930.00	14,124.73	14,227.93	11,411.30	13,514.50	13,617.70	10,892.61	12,904.27	13,007.47	10,373.91	12,294.04
689,000	11,945.25	14,142.80	14,246.15	11,425.89	13,531.79	13,635.14	10,906.53	12,920.78	13,024.13	10,387.17	12,309.77
690,000	11,960.49	14,160.87	14,264.37	11,440.47	13,549.08	13,652.58	10,920.45	12,937.29	13,040.79	10,400.43	12,325.50
691,000	11,975.74	14,178.94	14,282.59	11,455.06	13,566.37	13,670.02	10,934.37	12,953.80	13,057.45	10,413.69	12,341.23
692,000	11,990.99	14,197.01	14,300.81	11,469.65	13,583.66	13,687.46	10,948.30	12,970.31	13,074.11	10,426.95	12,356.96
693,000	12,006.24	14,215.08	14,319.03	11,484.23	13,600.95	13,704.90	10,962.22	12,986.82	13,090.77	10,440.21	12,372.69
694,000	12,021.49	14,233.15	14,337.25	11,498.82	13,618.24	13,722.34	10,976.14	13,003.33	13,107.43	10,453.47	12,388.42
695,000	12,036.74	14,251.22	14,355.47	11,513.40	13,635.53	13,739.78	10,990.07	13,019.84	13,124.09	10,466.73	12,404.15
696,000	12,051.99	14,269.29	14,373.69	11,527.99	13,652.82	13,757.22	11,003.99	13,036.35	13,140.75	10,479.99	12,419.88
697,000	12,067.24	14,287.36	14,391.91	11,542.58	13,670.11	13,774.66	11,017.91	13,052.86	13,157.41	10,493.25	12,435.61
698,000	12,082.49	14,305.43	14,410.13	11,557.16	13,687.40	13,792.10	11,031.84	13,069.37	13,174.07	10,506.51	12,451.34
699,000	12,097.74	14,323.50	14,428.35	11,571.75	13,704.69	13,809.54	11,045.76	13,085.88	13,190.73	10,519.77	12,467.07
700,000	12,112.98	14,341.57	14,446.57	11,586.33	13,721.98	13,826.98	11,059.68	13,102.39	13,207.39	10,533.03	12,482.80
701,000	12,128.23	14,359.64	14,464.79	11,600.92	13,739.27	13,844.42	11,073.60	13,118.90	13,224.05	10,546.29	12,498.53
702,000	12,143.48	14,377.71	14,483.01	11,615.51	13,756.56	13,861.86	11,087.53	13,135.41	13,240.71	10,559.55	12,514.26
703,000	12,158.73	14,395.78	14,501.23	11,630.09	13,773.85	13,879.30	11,101.45	13,151.92	13,257.37	10,572.81	12,529.99
704,000	12,173.98	14,413.85	14,519.45	11,644.68	13,791.14	13,896.74	11,115.37	13,168.43	13,274.03	10,586.07	12,545.72
705,000	12,189.23	14,431.92	14,537.67	11,659.26	13,808.43	13,914.18	11,129.30	13,184.94	13,290.69	10,599.33	12,561.45
706,000	12,204.48	14,449.99	14,555.89	11,673.85	13,825.72	13,931.62	11,143.22	13,201.45	13,307.35	10,612.59	12,577.18
707,000	12,219.73	14,468.06	14,574.11	11,688.44	13,843.01	13,949.06	11,157.14	13,217.96	13,324.01	10,625.85	12,592.91
708,000	12,234.98	14,486.13	14,592.33	11,703.02	13,860.30	13,966.50	11,171.07	13,234.47	13,340.67	10,639.11	12,608.64
709,000	12,250.23	14,504.20	14,610.55	11,717.61	13,877.59	13,983.94	11,184.99	13,250.98	13,357.33	10,652.37	12,624.37
710,000	12,265.47	14,522.27	14,628.77	11,732.19	13,894.88	14,001.38	11,198.91	13,267.49	13,373.99	10,665.63	12,640.10
711,000	12,280.72	14,540.34	14,646.99	11,746.78	13,912.17	14,018.82	11,212.83	13,284.00	13,390.65	10,678.89	12,655.83
712,000	12,295.97	14,558.41	14,665.21	11,761.37	13,929.46	14,036.26	11,226.76	13,300.51	13,407.31	10,692.15	12,671.56
713,000	12,311.22	14,576.48	14,683.43	11,775.95	13,946.75	14,053.70	11,240.68	13,317.02	13,423.97	10,705.41	12,687.29
714,000	12,326.47	14,594.55	14,701.65	11,790.54	13,964.04	14,071.14	11,254.60	13,333.53	13,440.63	10,718.67	12,703.02
715,000	12,341.72	14,612.62	14,719.87	11,805.12	13,981.33	14,088.58	11,268.53	13,350.04	13,457.29	10,731.93	12,718.75

Valuation Not Over	Including Energy & Disabled Access Check P. C. Fee	Permit Fee R-Occup.	Others	Including Energy Check Only P. C. Fee	Permit Fee R-Occup.	Others	Including Disabled Access Check Only P. C. Fee	Permit Fee R-Occup.	Others	Without Energy & Disabled Acces P. C. Fee	Permit R- Occup.
751,000	12,890.68	15,263.14	15,375.79	12,330.22	14,603.77	14,716.42	11,769.75	13,944.40	14,057.05	11,209.29	13,285.03
752,000	12,905.93	15,281.21	15,394.01	12,344.81	14,621.06	14,733.86	11,783.68	13,960.91	14,073.71	11,222.55	13,300.76
753,000	12,921.18	15,299.28	15,412.23	12,359.39	14,638.35	14,751.30	11,797.60	13,977.42	14,090.37	11,235.81	13,316.49
754,000	12,936.43	15,317.35	15,430.45	12,373.98	14,655.64	14,768.74	11,811.52	13,993.93	14,107.03	11,249.07	13,332.22
755,000	12,951.68	15,335.42	15,448.67	12,388.56	14,672.93	14,786.18	11,825.45	14,010.44	14,123.69	11,262.33	13,347.95
756,000	12,966.93	15,353.49	15,466.89	12,403.15	14,690.22	14,803.62	11,839.37	14,026.95	14,140.35	11,275.59	13,363.68
757,000	12,982.18	15,371.56	15,485.11	12,417.74	14,707.51	14,821.06	11,853.29	14,043.46	14,157.01	11,288.85	13,379.41
758,000	12,997.43	15,389.63	15,503.33	12,432.32	14,724.80	14,838.50	11,867.22	14,059.97	14,173.67	11,302.11	13,395.14
759,000	13,012.68	15,407.70	15,521.55	12,446.91	14,742.09	14,855.94	11,881.14	14,076.48	14,190.33	11,315.37	13,410.87
760,000	13,027.92	15,425.77	15,539.77	12,461.49	14,759.38	14,873.38	11,895.06	14,092.99	14,206.99	11,328.63	13,426.60
761,000	13,043.17	15,443.84	15,557.99	12,476.08	14,776.67	14,890.82	11,908.98	14,109.50	14,223.65	11,341.89	13,442.33
762,000	13,058.42	15,461.91	15,576.21	12,490.67	14,793.96	14,908.26	11,922.91	14,126.01	14,240.31	11,355.15	13,458.06
763,000	13,073.67	15,479.98	15,594.43	12,505.25	14,811.25	14,925.70	11,936.83	14,142.52	14,256.97	11,368.41	13,473.79
764,000	13,088.92	15,498.05	15,612.65	12,519.84	14,828.54	14,943.14	11,950.75	14,159.03	14,273.63	11,381.67	13,489.52
765,000	13,104.17	15,516.12	15,630.87	12,534.42	14,845.83	14,960.58	11,964.68	14,175.54	14,290.29	11,394.93	13,505.25
766,000	13,119.42	15,534.19	15,649.09	12,549.01	14,863.12	14,978.02	11,978.60	14,192.05	14,306.95	11,408.19	13,520.98
767,000	13,134.67	15,552.26	15,667.31	12,563.60	14,880.41	14,995.46	11,992.52	14,208.56	14,323.61	11,421.45	13,536.71
768,000	13,149.92	15,570.33	15,685.53	12,578.18	14,897.70	15,012.90	12,006.45	14,225.07	14,340.27	11,434.71	13,552.44
769,000	13,165.17	15,588.40	15,703.75	12,592.77	14,914.99	15,030.34	12,020.37	14,241.58	14,356.93	11,447.97	13,568.17
770,000	13,180.41	15,606.47	15,721.97	12,607.35	14,932.28	15,047.78	12,034.29	14,258.09	14,373.59	11,461.23	13,583.90
771,000	13,195.66	15,624.54	15,740.19	12,621.94	14,949.57	15,065.22	12,048.21	14,274.60	14,390.25	11,474.49	13,599.63
772,000	13,210.91	15,642.61	15,758.41	12,636.53	14,966.86	15,082.66	12,062.14	14,291.11	14,406.91	11,487.75	13,615.36
773,000	13,226.16	15,660.68	15,776.63	12,651.11	14,984.15	15,100.10	12,076.06	14,307.62	14,423.57	11,501.01	13,631.09
774,000	13,241.41	15,678.75	15,794.85	12,665.70	15,001.44	15,117.54	12,089.98	14,324.13	14,440.23	11,514.27	13,646.82
775,000	13,256.66	15,696.82	15,813.07	12,680.28	15,018.73	15,134.98	12,103.91	14,340.64	14,456.89	11,527.53	13,662.55
776,000	13,271.91	15,714.89	15,831.29	12,694.87	15,036.02	15,152.42	12,117.83	14,357.15	14,473.55	11,540.79	13,678.28
777,000	13,287.16	15,732.96	15,849.51	12,709.46	15,053.31	15,169.86	12,131.75	14,373.66	14,490.21	11,554.05	13,694.01
778,000	13,302.41	15,751.03	15,867.73	12,724.04	15,070.60	15,187.30	12,145.68	14,390.17	14,506.87	11,567.31	13,709.74
779,000	13,317.66	15,769.10	15,885.95	12,738.63	15,087.89	15,204.74	12,159.60	14,406.68	14,523.53	11,580.57	13,725.47
780,000	13,332.90	15,787.17	15,904.17	12,753.21	15,105.18	15,222.18	12,173.52	14,423.19	14,540.19	11,593.83	13,741.20
781,000	13,348.15	15,805.24	15,922.39	12,767.80	15,122.47	15,239.62	12,187.44	14,439.70	14,556.85	11,607.09	13,756.93
782,000	13,363.40	15,823.31	15,940.61	12,782.39	15,139.76	15,257.06	12,201.37	14,456.21	14,573.51	11,620.35	13,772.66
783,000	13,378.65	15,841.38	15,958.83	12,796.97	15,157.05	15,274.50	12,215.29	14,472.72	14,590.17	11,633.61	13,788.39
784,000	13,393.90	15,859.45	15,977.05	12,811.56	15,174.34	15,291.94	12,229.21	14,489.23	14,606.83	11,646.87	13,804.12
785,000	13,409.15	15,877.52	15,995.27	12,826.14	15,191.63	15,309.38	12,243.14	14,505.74	14,623.49	11,660.13	13,819.85

Valuation Not Over	Including Energy & Disabled Access Check P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Including Energy Check Only P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Including Disabled Access Check Only P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Without Energy & Disabled Acces P. C. Fee	Permit R- Occup.
821,000	13,958.11	16,528.04	16,651.19	13,351.24	15,814.07	15,937.22	12,744.36	15,100.10	15,223.25	12,137.49	14,386.13
822,000	13,973.36	16,546.11	16,669.41	13,365.83	15,831.36	15,954.66	12,758.29	15,116.61	15,239.91	12,150.75	14,401.86
823,000	13,988.61	16,564.18	16,687.63	13,380.41	15,848.65	15,972.10	12,772.21	15,133.12	15,256.57	12,164.01	14,417.59
824,000	14,003.86	16,582.25	16,705.85	13,395.00	15,865.94	15,989.54	12,786.13	15,149.63	15,273.23	12,177.27	14,433.32
825,000	14,019.11	16,600.32	16,724.07	13,409.58	15,883.23	16,006.98	12,800.06	15,166.14	15,289.89	12,190.53	14,449.05
826,000	14,034.36	16,618.39	16,742.29	13,424.17	15,900.52	16,024.42	12,813.98	15,182.65	15,306.55	12,203.79	14,464.78
827,000	14,049.61	16,636.46	16,760.51	13,438.76	15,917.81	16,041.86	12,827.90	15,199.16	15,323.21	12,217.05	14,480.51
828,000	14,064.86	16,654.53	16,778.73	13,453.34	15,935.10	16,059.30	12,841.83	15,215.67	15,339.87	12,230.31	14,496.24
829,000	14,080.11	16,672.60	16,796.95	13,467.93	15,952.39	16,076.74	12,855.75	15,232.18	15,356.53	12,243.57	14,511.97
830,000	14,095.35	16,690.67	16,815.17	13,482.51	15,969.68	16,094.18	12,869.67	15,248.69	15,373.19	12,256.83	14,527.70
831,000	14,110.60	16,708.74	16,833.39	13,497.10	15,986.97	16,111.62	12,883.59	15,265.20	15,389.85	12,270.09	14,543.43
832,000	14,125.85	16,726.81	16,851.61	13,511.69	16,004.26	16,129.06	12,897.52	15,281.71	15,406.51	12,283.35	14,559.16
833,000	14,141.10	16,744.88	16,869.83	13,526.27	16,021.55	16,146.50	12,911.44	15,298.22	15,423.17	12,296.61	14,574.89
834,000	14,156.35	16,762.95	16,888.05	13,540.86	16,038.84	16,163.94	12,925.36	15,314.73	15,439.83	12,309.87	14,590.62
835,000	14,171.60	16,781.02	16,906.27	13,555.44	16,056.13	16,181.38	12,939.29	15,331.24	15,456.49	12,323.13	14,606.35
836,000	14,186.85	16,799.09	16,924.49	13,570.03	16,073.42	16,198.82	12,953.21	15,347.75	15,473.15	12,336.39	14,622.08
837,000	14,202.10	16,817.16	16,942.71	13,584.62	16,090.71	16,216.26	12,967.13	15,364.26	15,489.81	12,349.65	14,637.81
838,000	14,217.35	16,835.23	16,960.93	13,599.20	16,108.00	16,233.70	12,981.06	15,380.77	15,506.47	12,362.91	14,653.54
839,000	14,232.60	16,853.30	16,979.15	13,613.79	16,125.29	16,251.14	12,994.98	15,397.28	15,523.13	12,376.17	14,669.27
840,000	14,247.84	16,871.37	16,997.37	13,628.37	16,142.58	16,268.58	13,008.90	15,413.79	15,539.79	12,389.43	14,685.00
841,000	14,263.09	16,889.44	17,015.59	13,642.96	16,159.87	16,286.02	13,022.82	15,430.30	15,556.45	12,402.69	14,700.73
842,000	14,278.34	16,907.51	17,033.81	13,657.55	16,177.16	16,303.46	13,036.75	15,446.81	15,573.11	12,415.95	14,716.46
843,000	14,293.59	16,925.58	17,052.03	13,672.13	16,194.45	16,320.90	13,050.67	15,463.32	15,589.77	12,429.21	14,732.19
844,000	14,308.84	16,943.65	17,070.25	13,686.72	16,211.74	16,338.34	13,064.59	15,479.83	15,606.43	12,442.47	14,747.92
845,000	14,324.09	16,961.72	17,088.47	13,701.30	16,229.03	16,355.78	13,078.52	15,496.34	15,623.09	12,455.73	14,763.65
846,000	14,339.34	16,979.79	17,106.69	13,715.89	16,246.32	16,373.22	13,092.44	15,512.85	15,639.75	12,468.99	14,779.38
847,000	14,354.59	16,997.86	17,124.91	13,730.48	16,263.61	16,390.66	13,106.36	15,529.36	15,656.41	12,482.25	14,795.11
848,000	14,369.84	17,015.93	17,143.13	13,745.06	16,280.90	16,408.10	13,120.29	15,545.87	15,673.07	12,495.51	14,810.84
849,000	14,385.09	17,034.00	17,161.35	13,759.65	16,298.19	16,425.54	13,134.21	15,562.38	15,689.73	12,508.77	14,826.57
850,000	14,400.33	17,052.07	17,179.57	13,774.23	16,315.48	16,442.98	13,148.13	15,578.89	15,706.39	12,522.03	14,842.30
851,000	14,415.58	17,070.14	17,197.79	13,788.82	16,332.77	16,460.42	13,162.05	15,595.40	15,723.05	12,535.29	14,858.03
852,000	14,430.83	17,088.21	17,216.01	13,803.41	16,350.06	16,477.86	13,175.98	15,611.91	15,739.71	12,548.55	14,873.76
853,000	14,446.08	17,106.28	17,234.23	13,817.99	16,367.35	16,495.30	13,189.90	15,628.42	15,756.37	12,561.81	14,889.49
854,000	14,461.33	17,124.35	17,252.45	13,832.58	16,384.64	16,512.74	13,203.82	15,644.93	15,773.03	12,575.07	14,905.22
855,000	14,476.58	17,142.42	17,270.67	13,847.16	16,401.93	16,530.18	13,217.75	15,661.44	15,789.69	12,588.33	14,920.95

Valuation Not Over	Including Energy & Disabled Access Check P. C. Fee	Permit Fee R-Occup.	Others	Including Energy Check Only P. C. Fee	Permit Fee R-Occup.	Others	Including Disabled Access Check Only P. C. Fee	Permit Fee R-Occup.	Others	Without Energy & Disabled Acces: P. C. Fee	Permit R- Occup.
891,000	15,025.54	17,792.94	17,926.59	14,372.26	17,024.37	17,158.02	13,718.97	16,255.80	16,389.45	13,065.69	15,487.23
892,000	15,040.79	17,811.01	17,944.81	14,386.85	17,041.66	17,175.46	13,732.90	16,272.31	16,406.11	13,078.95	15,502.96
893,000	15,056.04	17,829.08	17,963.03	14,401.43	17,058.95	17,192.90	13,746.82	16,288.82	16,422.77	13,092.21	15,518.69
894,000	15,071.29	17,847.15	17,981.25	14,416.02	17,076.24	17,210.34	13,760.74	16,305.33	16,439.43	13,105.47	15,534.42
895,000	15,086.54	17,865.22	17,999.47	14,430.60	17,093.53	17,227.78	13,774.67	16,321.84	16,456.09	13,118.73	15,550.15
896,000	15,101.79	17,883.29	18,017.69	14,445.19	17,110.82	17,245.22	13,788.59	16,338.35	16,472.75	13,131.99	15,565.88
897,000	15,117.04	17,901.36	18,035.91	14,459.78	17,128.11	17,262.66	13,802.51	16,354.86	16,489.41	13,145.25	15,581.61
898,000	15,132.29	17,919.43	18,054.13	14,474.36	17,145.40	17,280.10	13,816.44	16,371.37	16,506.07	13,158.51	15,597.34
899,000	15,147.54	17,937.50	18,072.35	14,488.95	17,162.69	17,297.54	13,830.36	16,387.88	16,522.73	13,171.77	15,613.07
900,000	15,162.78	17,955.57	18,090.57	14,503.53	17,179.98	17,314.98	13,844.28	16,404.39	16,539.39	13,185.03	15,628.80
901,000	15,178.03	17,973.64	18,108.79	14,518.12	17,197.27	17,332.42	13,858.20	16,420.90	16,556.05	13,198.29	15,644.53
902,000	15,193.28	17,991.71	18,127.01	14,532.71	17,214.56	17,349.86	13,872.13	16,437.41	16,572.71	13,211.55	15,660.26
903,000	15,208.53	18,009.78	18,145.23	14,547.29	17,231.85	17,367.30	13,886.05	16,453.92	16,589.37	13,224.81	15,675.99
904,000	15,223.78	18,027.85	18,163.45	14,561.88	17,249.14	17,384.74	13,899.97	16,470.43	16,606.03	13,238.07	15,691.72
905,000	15,239.03	18,045.92	18,181.67	14,576.46	17,266.43	17,402.18	13,913.90	16,486.94	16,622.69	13,251.33	15,707.45
906,000	15,254.28	18,063.99	18,199.89	14,591.05	17,283.72	17,419.62	13,927.82	16,503.45	16,639.35	13,264.59	15,723.18
907,000	15,269.53	18,082.06	18,218.11	14,605.64	17,301.01	17,437.06	13,941.74	16,519.96	16,656.01	13,277.85	15,738.91
908,000	15,284.78	18,100.13	18,236.33	14,620.22	17,318.30	17,454.50	13,955.67	16,536.47	16,672.67	13,291.11	15,754.64
909,000	15,300.03	18,118.20	18,254.55	14,634.81	17,335.59	17,471.94	13,969.59	16,552.98	16,689.33	13,304.37	15,770.37
910,000	15,315.27	18,136.27	18,272.77	14,649.39	17,352.88	17,489.38	13,983.51	16,569.49	16,705.99	13,317.63	15,786.10
911,000	15,330.52	18,154.34	18,290.99	14,663.98	17,370.17	17,506.82	13,997.43	16,586.00	16,722.65	13,330.89	15,801.83
912,000	15,345.77	18,172.41	18,309.21	14,678.57	17,387.46	17,524.26	14,011.36	16,602.51	16,739.31	13,344.15	15,817.56
913,000	15,361.02	18,190.48	18,327.43	14,693.15	17,404.75	17,541.70	14,025.28	16,619.02	16,755.97	13,357.41	15,833.29
914,000	15,376.27	18,208.55	18,345.65	14,707.74	17,422.04	17,559.14	14,039.20	16,635.53	16,772.63	13,370.67	15,849.02
915,000	15,391.52	18,226.62	18,363.87	14,722.32	17,439.33	17,576.58	14,053.13	16,652.04	16,789.29	13,383.93	15,864.75
916,000	15,406.77	18,244.69	18,382.09	14,736.91	17,456.62	17,594.02	14,067.05	16,668.55	16,805.95	13,397.19	15,880.48
917,000	15,422.02	18,262.76	18,400.31	14,751.50	17,473.91	17,611.46	14,080.97	16,685.06	16,822.61	13,410.45	15,896.21
918,000	15,437.27	18,280.83	18,418.53	14,766.08	17,491.20	17,628.90	14,094.90	16,701.57	16,839.27	13,423.71	15,911.94
919,000	15,452.52	18,298.90	18,436.75	14,780.67	17,508.49	17,646.34	14,108.82	16,718.08	16,855.93	13,436.97	15,927.67
920,000	15,467.76	18,316.97	18,454.97	14,795.25	17,525.78	17,663.78	14,122.74	16,734.59	16,872.59	13,450.23	15,943.40
921,000	15,483.01	18,335.04	18,473.19	14,809.84	17,543.07	17,681.22	14,136.66	16,751.10	16,889.25	13,463.49	15,959.13
922,000	15,498.26	18,353.11	18,491.41	14,824.43	17,560.36	17,698.66	14,150.59	16,767.61	16,905.91	13,476.75	15,974.86
923,000	15,513.51	18,371.18	18,509.63	14,839.01	17,577.65	17,716.10	14,164.51	16,784.12	16,922.57	13,490.01	15,990.59
924,000	15,528.76	18,389.25	18,527.85	14,853.60	17,594.94	17,733.54	14,178.43	16,800.63	16,939.23	13,503.27	16,006.32
925,000	15,544.01	18,407.32	18,546.07	14,868.18	17,612.23	17,750.98	14,192.36	16,817.14	16,955.89	13,516.53	16,022.05

Valuation Not Over	Including Energy & Disabled Access Check P. C. Fee	Permit Fee R-Occup.	Others	Including Energy Check Only P. C. Fee	Permit Fee R-Occup.	Others	Including Disabled Access Check Only P. C. Fee	Permit Fee R-Occup.	Others	Without Energy & Disabled Acces P. C. Fee	Permit R- Occup.
961,000	16,092.97	19,057.84	19,201.99	15,393.28	18,234.67	18,378.82	14,693.58	17,411.50	17,555.65	13,993.89	16,588.33
962,000	16,108.22	19,075.91	19,220.21	15,407.87	18,251.96	18,396.26	14,707.51	17,428.01	17,572.31	14,007.15	16,604.06
963,000	16,123.47	19,093.98	19,238.43	15,422.45	18,269.25	18,413.70	14,721.43	17,444.52	17,588.97	14,020.41	16,619.79
964,000	16,138.72	19,112.05	19,256.65	15,437.04	18,286.54	18,431.14	14,735.35	17,461.03	17,605.63	14,033.67	16,635.52
965,000	16,153.97	19,130.12	19,274.87	15,451.62	18,303.83	18,448.58	14,749.28	17,477.54	17,622.29	14,046.93	16,651.25
966,000	16,169.22	19,148.19	19,293.09	15,466.21	18,321.12	18,466.02	14,763.20	17,494.05	17,638.95	14,060.19	16,666.98
967,000	16,184.47	19,166.26	19,311.31	15,480.80	18,338.41	18,483.46	14,777.12	17,510.56	17,655.61	14,073.45	16,682.71
968,000	16,199.72	19,184.33	19,329.53	15,495.38	18,355.70	18,500.90	14,791.05	17,527.07	17,672.27	14,086.71	16,698.44
969,000	16,214.97	19,202.40	19,347.75	15,509.97	18,372.99	18,518.34	14,804.97	17,543.58	17,688.93	14,099.97	16,714.17
970,000	16,230.21	19,220.47	19,365.97	15,524.55	18,390.28	18,535.78	14,818.89	17,560.09	17,705.59	14,113.23	16,729.90
971,000	16,245.46	19,238.54	19,384.19	15,539.14	18,407.57	18,553.22	14,832.81	17,576.60	17,722.25	14,126.49	16,745.63
972,000	16,260.71	19,256.61	19,402.41	15,553.73	18,424.86	18,570.66	14,846.74	17,593.11	17,738.91	14,139.75	16,761.36
973,000	16,275.96	19,274.68	19,420.63	15,568.31	18,442.15	18,588.10	14,860.66	17,609.62	17,755.57	14,153.01	16,777.09
974,000	16,291.21	19,292.75	19,438.85	15,582.90	18,459.44	18,605.54	14,874.58	17,626.13	17,772.23	14,166.27	16,792.82
975,000	16,306.46	19,310.82	19,457.07	15,597.48	18,476.73	18,622.98	14,888.51	17,642.64	17,788.89	14,179.53	16,808.55
976,000	16,321.71	19,328.89	19,475.29	15,612.07	18,494.02	18,640.42	14,902.43	17,659.15	17,805.55	14,192.79	16,824.28
977,000	16,336.96	19,346.96	19,493.51	15,626.66	18,511.31	18,657.86	14,916.35	17,675.66	17,822.21	14,206.05	16,840.01
978,000	16,352.21	19,365.03	19,511.73	15,641.24	18,528.60	18,675.30	14,930.28	17,692.17	17,838.87	14,219.31	16,855.74
979,000	16,367.46	19,383.10	19,529.95	15,655.83	18,545.89	18,692.74	14,944.20	17,708.68	17,855.53	14,232.57	16,871.47
980,000	16,382.70	19,401.17	19,548.17	15,670.41	18,563.18	18,710.18	14,958.12	17,725.19	17,872.19	14,245.83	16,887.20
981,000	16,397.95	19,419.24	19,566.39	15,685.00	18,580.47	18,727.62	14,972.04	17,741.70	17,888.85	14,259.09	16,902.93
982,000	16,413.20	19,437.31	19,584.61	15,699.59	18,597.76	18,745.06	14,985.97	17,758.21	17,905.51	14,272.35	16,918.66
983,000	16,428.45	19,455.38	19,602.83	15,714.17	18,615.05	18,762.50	14,999.89	17,774.72	17,922.17	14,285.61	16,934.39
984,000	16,443.70	19,473.45	19,621.05	15,728.76	18,632.34	18,779.94	15,013.81	17,791.23	17,938.83	14,298.87	16,950.12
985,000	16,458.95	19,491.52	19,639.27	15,743.34	18,649.63	18,797.38	15,027.74	17,807.74	17,955.49	14,312.13	16,965.85
986,000	16,474.20	19,509.59	19,657.49	15,757.93	18,666.92	18,814.82	15,041.66	17,824.25	17,972.15	14,325.39	16,981.58
987,000	16,489.45	19,527.66	19,675.71	15,772.52	18,684.21	18,832.26	15,055.58	17,840.76	17,988.81	14,338.65	16,997.31
988,000	16,504.70	19,545.73	19,693.93	15,787.10	18,701.50	18,849.70	15,069.51	17,857.27	18,005.47	14,351.91	17,013.04
989,000	16,519.95	19,563.80	19,712.15	15,801.69	18,718.79	18,867.14	15,083.43	17,873.78	18,022.13	14,365.17	17,028.77
990,000	16,535.19	19,581.87	19,730.37	15,816.27	18,736.08	18,884.58	15,097.35	17,890.29	18,038.79	14,378.43	17,044.50
991,000	16,550.44	19,599.94	19,748.59	15,830.86	18,753.37	18,902.02	15,111.27	17,906.80	18,055.45	14,391.69	17,060.23
992,000	16,565.69	19,618.01	19,766.81	15,845.45	18,770.66	18,919.46	15,125.20	17,923.31	18,072.11	14,404.95	17,075.96
993,000	16,580.94	19,636.08	19,785.03	15,860.03	18,787.95	18,936.90	15,139.12	17,939.82	18,088.77	14,418.21	17,091.69
994,000	16,596.19	19,654.15	19,803.25	15,874.62	18,805.24	18,954.34	15,153.04	17,956.33	18,105.43	14,431.47	17,107.42
995,000	16,611.44	19,672.22	19,821.47	15,889.20	18,822.53	18,971.78	15,166.97	17,972.84	18,122.09	14,444.73	17,123.15

Valuation Not Over	Including Energy & Disabled Access Check P. C. Fee	Permit Fee R-Occup.	Others	Including Energy Check Only P. C. Fee	Permit Fee R-Occup.	Others	Including Disabled Access Check Only P. C. Fee	Permit Fee R-Occup.	Others	Without Energy & Disabled Acces P. C. Fee	Permit R- Occup.
1,310,000	21,414.87	25,364.27	25,560.77	20,483.79	24,266.88	24,465.38	19,552.71	23,173.49	23,369.99	18,621.63	22,078.10
1,320,000	21,567.36	25,544.97	25,742.97	20,629.65	24,441.78	24,639.78	19,691.94	23,338.59	23,536.59	18,754.23	22,235.40
1,330,000	21,719.85	25,725.67	25,925.17	20,775.51	24,614.68	24,814.18	19,831.17	23,503.69	23,703.19	18,886.83	22,392.70
1,340,000	21,872.34	25,906.37	26,107.37	20,921.37	24,787.58	24,988.58	19,970.40	23,668.79	23,869.79	19,019.43	22,550.00
1,350,000	22,024.83	26,087.07	26,289.57	21,067.23	24,960.48	25,162.98	20,109.63	23,833.89	24,036.39	19,152.03	22,707.30
1,360,000	22,177.32	26,267.77	26,471.77	21,213.09	25,133.38	25,337.38	20,248.86	23,998.99	24,202.99	19,284.63	22,864.60
1,370,000	22,329.81	26,448.47	26,653.97	21,358.95	25,306.28	25,511.78	20,388.09	24,164.09	24,369.59	19,417.23	23,021.90
1,380,000	22,482.30	26,629.17	26,836.17	21,504.81	25,479.18	25,686.18	20,527.32	24,329.19	24,536.19	19,549.83	23,179.20
1,390,000	22,634.79	26,809.87	27,018.37	21,650.67	25,652.08	25,860.58	20,666.55	24,494.29	24,702.79	19,682.43	23,336.50
1,400,000	22,787.28	26,990.57	27,200.57	21,796.53	25,824.98	26,034.98	20,805.78	24,659.39	24,869.39	19,815.03	23,493.80
1,410,000	22,939.77	27,171.27	27,382.77	21,942.39	25,997.88	26,209.38	20,945.01	24,824.49	25,035.99	19,947.63	23,651.10
1,420,000	23,092.26	27,351.97	27,564.97	22,088.25	26,170.78	26,383.78	21,084.24	24,989.59	25,202.59	20,080.23	23,808.40
1,430,000	23,244.75	27,532.67	27,747.17	22,234.11	26,343.68	26,558.18	21,223.47	25,154.69	25,369.19	20,212.83	23,965.70
1,440,000	23,397.24	27,713.37	27,929.37	22,379.97	26,516.58	26,732.58	21,362.70	25,319.79	25,535.79	20,345.43	24,123.00
1,450,000	23,549.73	27,894.07	28,111.57	22,525.83	26,689.48	26,906.98	21,501.93	25,484.89	25,702.39	20,478.03	24,280.30
1,460,000	23,702.22	28,074.77	28,293.77	22,671.69	26,862.38	27,081.38	21,641.16	25,649.99	25,868.99	20,610.63	24,437.60
1,470,000	23,854.71	28,255.47	28,475.97	22,817.55	27,035.28	27,255.78	21,780.39	25,815.09	26,035.59	20,743.23	24,594.90
1,480,000	24,007.20	28,436.17	28,658.17	22,963.41	27,208.18	27,430.18	21,919.62	25,980.19	26,202.19	20,875.83	24,752.20
1,490,000	24,159.69	28,616.87	28,840.37	23,109.27	27,381.08	27,604.58	22,058.85	26,145.29	26,368.79	21,008.43	24,909.50
1,500,000	24,312.18	28,797.57	29,022.57	23,255.13	27,553.98	27,778.98	22,198.08	26,310.39	26,535.39	21,141.03	25,066.80
1,510,000	24,464.67	28,978.27	29,204.77	23,400.99	27,726.88	27,953.38	22,337.31	26,475.49	26,701.99	21,273.63	25,224.10
1,520,000	24,617.16	29,158.97	29,386.97	23,546.85	27,899.78	28,127.78	22,476.54	26,640.59	26,868.59	21,406.23	25,381.40
1,530,000	24,769.65	29,339.67	29,569.17	23,692.71	28,072.68	28,302.18	22,615.77	26,805.69	27,035.19	21,538.83	25,538.70
1,540,000	24,922.14	29,520.37	29,751.37	23,838.57	28,245.58	28,476.58	22,755.00	26,970.79	27,201.79	21,671.43	25,696.00
1,550,000	25,074.63	29,701.07	29,933.57	23,984.43	28,418.48	28,650.98	22,894.23	27,135.89	27,368.39	21,804.03	25,853.30
1,560,000	25,227.12	29,881.77	30,115.77	24,130.29	28,591.38	28,825.38	23,033.46	27,300.99	27,534.99	21,936.63	26,010.60
1,570,000	25,379.61	30,062.47	30,297.97	24,276.15	28,764.28	28,999.78	23,172.69	27,466.09	27,701.59	22,069.23	26,167.90
1,580,000	25,532.10	30,243.17	30,480.17	24,422.01	28,937.18	29,174.18	23,311.92	27,631.19	27,868.19	22,201.83	26,325.20
1,590,000	25,684.59	30,423.87	30,662.37	24,567.87	29,110.08	29,348.58	23,451.15	27,796.29	28,034.79	22,334.43	26,482.50
1,600,000	25,837.08	30,604.57	30,844.57	24,713.73	29,282.98	29,522.98	23,590.38	27,961.39	28,201.39	22,467.03	26,639.80
1,610,000	25,989.57	30,785.27	31,026.77	24,859.59	29,455.88	29,697.38	23,729.61	28,126.49	28,367.99	22,599.63	26,797.10
1,620,000	26,142.06	30,965.97	31,208.97	25,005.45	29,628.78	29,871.78	23,868.84	28,291.59	28,534.59	22,732.23	26,954.40
1,630,000	26,294.55	31,146.67	31,391.17	25,151.31	29,801.68	30,046.18	24,008.07	28,456.69	28,701.19	22,864.83	27,111.70
1,640,000	26,447.04	31,327.37	31,573.37	25,297.17	29,974.58	30,220.58	24,147.30	28,621.79	28,867.79	22,997.43	27,269.00
1,650,000	26,599.53	31,508.07	31,755.57	25,443.03	30,147.48	30,394.98	24,286.53	28,786.89	29,034.39	23,130.03	27,426.30

Valuation Not Over	Including Energy & Disabled Access Check P. C. Fee	Permit Fee R-Occup.	Others	Including Energy Check Only P. C. Fee	Permit Fee R-Occup.	Others	Including Disabled Access Check Only P. C. Fee	Permit Fee R-Occup.	Others	Without Energy & Disabled Acces P. C. Fee	Permit R- Occup.
2,010,000	32,089.17	38,013.27	38,314.77	30,693.99	36,371.88	36,673.38	29,298.81	34,730.49	35,031.99	27,903.63	33,089.10
2,020,000	32,241.66	38,193.97	38,496.97	30,839.85	36,544.78	36,847.78	29,438.04	34,895.59	35,198.59	28,036.23	33,246.40
2,030,000	32,394.15	38,374.67	38,679.17	30,985.71	36,717.68	37,022.18	29,577.27	35,060.69	35,365.19	28,168.83	33,403.70
2,040,000	32,546.64	38,555.37	38,861.37	31,131.57	36,890.58	37,196.58	29,716.50	35,225.79	35,531.79	28,301.43	33,561.00
2,050,000	32,699.13	38,736.07	39,043.57	31,277.43	37,063.48	37,370.98	29,855.73	35,390.89	35,698.39	28,434.03	33,718.30
2,060,000	32,851.62	38,916.77	39,225.77	31,423.29	37,236.38	37,545.38	29,994.96	35,555.99	35,864.99	28,566.63	33,875.60
2,070,000	33,004.11	39,097.47	39,407.97	31,569.15	37,409.28	37,719.78	30,134.19	35,721.09	36,031.59	28,699.23	34,032.90
2,080,000	33,156.60	39,278.17	39,590.17	31,715.01	37,582.18	37,894.18	30,273.42	35,886.19	36,198.19	28,831.83	34,190.20
2,090,000	33,309.09	39,458.87	39,772.37	31,860.87	37,755.08	38,068.58	30,412.65	36,051.29	36,364.79	28,964.43	34,347.50
2,100,000	33,461.58	39,639.57	39,954.57	32,006.73	37,927.98	38,242.98	30,551.88	36,216.39	36,531.39	29,097.03	34,504.80
2,110,000	33,614.07	39,820.27	40,136.77	32,152.59	38,100.88	38,417.38	30,691.11	36,381.49	36,697.99	29,229.63	34,662.10
2,120,000	33,766.56	40,000.97	40,318.97	32,298.45	38,273.78	38,591.78	30,830.34	36,546.59	36,864.59	29,362.23	34,819.40
2,130,000	33,919.05	40,181.67	40,501.17	32,444.31	38,446.68	38,766.18	30,969.57	36,711.69	37,031.19	29,494.83	34,976.70
2,140,000	34,071.54	40,362.37	40,683.37	32,590.17	38,619.58	38,940.58	31,108.80	36,876.79	37,197.79	29,627.43	35,134.00
2,150,000	34,224.03	40,543.07	40,865.57	32,736.03	38,792.48	39,114.98	31,248.03	37,041.89	37,364.39	29,760.03	35,291.30
2,160,000	34,376.52	40,723.77	41,047.77	32,881.89	38,965.38	39,289.38	31,387.26	37,206.99	37,530.99	29,892.63	35,448.60
2,170,000	34,529.01	40,904.47	41,229.97	33,027.75	39,138.28	39,463.78	31,526.49	37,372.09	37,697.59	30,025.23	35,605.90
2,180,000	34,681.50	41,085.17	41,412.17	33,173.61	39,311.18	39,638.18	31,665.72	37,537.19	37,864.19	30,157.83	35,763.20
2,190,000	34,833.99	41,265.87	41,594.37	33,319.47	39,484.08	39,812.58	31,804.95	37,702.29	38,030.79	30,290.43	35,920.50
2,200,000	34,986.48	41,446.57	41,776.57	33,465.33	39,656.98	39,986.98	31,944.18	37,867.39	38,197.39	30,423.03	36,077.80
2,210,000	35,138.97	41,627.27	41,958.77	33,611.19	39,829.88	40,161.38	32,083.41	38,032.49	38,363.99	30,555.63	36,235.10
2,220,000	35,291.46	41,807.97	42,140.97	33,757.05	40,002.78	40,335.78	32,222.64	38,197.59	38,530.59	30,688.23	36,392.40
2,230,000	35,443.95	41,988.67	42,323.17	33,902.91	40,175.68	40,510.18	32,361.87	38,362.69	38,697.19	30,820.83	36,549.70
2,240,000	35,596.44	42,169.37	42,505.37	34,048.77	40,348.58	40,684.58	32,501.10	38,527.79	38,863.79	30,953.43	36,707.00
2,250,000	35,748.93	42,350.07	42,687.57	34,194.63	40,521.48	40,858.98	32,640.33	38,692.89	39,030.39	31,086.03	36,864.30
2,260,000	35,901.42	42,530.77	42,869.77	34,340.49	40,694.38	41,033.38	32,779.56	38,857.99	39,196.99	31,218.63	37,021.60
2,270,000	36,053.91	42,711.47	43,051.97	34,486.35	40,867.28	41,207.78	32,918.79	39,023.09	39,363.59	31,351.23	37,178.90
2,280,000	36,206.40	42,892.17	43,234.17	34,632.21	41,040.18	41,382.18	33,058.02	39,188.19	39,530.19	31,483.83	37,336.20
2,290,000	36,358.89	43,072.87	43,416.37	34,778.07	41,213.08	41,556.58	33,197.25	39,353.29	39,696.79	31,616.43	37,493.50
2,300,000	36,511.38	43,253.57	43,598.57	34,923.93	41,385.98	41,730.98	33,336.48	39,518.39	39,863.39	31,749.03	37,650.80
2,310,000	36,663.87	43,434.27	43,780.77	35,069.79	41,558.88	41,905.38	33,475.71	39,683.49	40,029.99	31,881.63	37,808.10
2,320,000	36,816.36	43,614.97	43,962.97	35,215.65	41,731.78	42,079.78	33,614.94	39,848.59	40,196.59	32,014.23	37,965.40
2,330,000	36,968.85	43,795.67	44,145.17	35,361.51	41,904.68	42,254.18	33,754.17	40,013.69	40,363.19	32,146.83	38,122.70
2,340,000	37,121.34	43,976.37	44,327.37	35,507.37	42,077.58	42,428.58	33,893.40	40,178.79	40,529.79	32,279.43	38,280.00
2,350,000	37,273.83	44,157.07	44,509.57	35,653.23	42,250.48	42,602.98	34,032.63	40,343.89	40,696.39	32,412.03	38,437.30

Valuation Not Over	Including Energy & Disabled Access Check P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Including Energy Check Only P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Including Disabled Access Check Only P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Without Energy & Disabled Acces P. C. Fee	Permit R- Occup.
2,710,000	42,763.47	50,662.27	51,068.77	40,904.19	48,474.88	48,881.38	39,044.91	46,287.49	46,693.99	37,185.63	44,100.10
2,720,000	42,915.96	50,842.97	51,250.97	41,050.05	48,647.78	49,055.78	39,184.14	46,452.59	46,860.59	37,318.23	44,257.40
2,730,000	43,068.45	51,023.67	51,433.17	41,195.91	48,820.68	49,230.18	39,323.37	46,617.69	47,027.19	37,450.83	44,414.70
2,740,000	43,220.94	51,204.37	51,615.37	41,341.77	48,993.58	49,404.58	39,462.60	46,782.79	47,193.79	37,583.43	44,572.00
2,750,000	43,373.43	51,385.07	51,797.57	41,487.63	49,166.48	49,578.98	39,601.83	46,947.89	47,360.39	37,716.03	44,729.30
2,760,000	43,525.92	51,565.77	51,979.77	41,633.49	49,339.38	49,753.38	39,741.06	47,112.99	47,526.99	37,848.63	44,886.60
2,770,000	43,678.41	51,746.47	52,161.97	41,779.35	49,512.28	49,927.78	39,880.29	47,278.09	47,693.59	37,981.23	45,043.90
2,780,000	43,830.90	51,927.17	52,344.17	41,925.21	49,685.18	50,102.18	40,019.52	47,443.19	47,860.19	38,113.83	45,201.20
2,790,000	43,983.39	52,107.87	52,526.37	42,071.07	49,858.08	50,276.58	40,158.75	47,608.29	48,026.79	38,246.43	45,358.50
2,800,000	44,135.88	52,288.57	52,708.57	42,216.93	50,030.98	50,450.98	40,297.98	47,773.39	48,193.39	38,379.03	45,515.80
2,810,000	44,288.37	52,469.27	52,890.77	42,362.79	50,203.88	50,625.38	40,437.21	47,938.49	48,359.99	38,511.63	45,673.10
2,820,000	44,440.86	52,649.97	53,072.97	42,508.65	50,376.78	50,799.78	40,576.44	48,103.59	48,526.59	38,644.23	45,830.40
2,830,000	44,593.35	52,830.67	53,255.17	42,654.51	50,549.68	50,974.18	40,715.67	48,268.69	48,693.19	38,776.83	45,987.70
2,840,000	44,745.84	53,011.37	53,437.37	42,800.37	50,722.58	51,148.58	40,854.90	48,433.79	48,859.79	38,909.43	46,145.00
2,850,000	44,898.33	53,192.07	53,619.57	42,946.23	50,895.48	51,322.98	40,994.13	48,598.89	49,026.39	39,042.03	46,302.30
2,860,000	45,050.82	53,372.77	53,801.77	43,092.09	51,068.38	51,497.38	41,133.36	48,763.99	49,192.99	39,174.53	46,459.60
2,870,000	45,203.31	53,553.47	53,983.97	43,237.95	51,241.28	51,671.78	41,272.59	48,929.09	49,359.59	39,307.23	46,616.90
2,880,000	45,355.80	53,734.17	54,166.17	43,383.81	51,414.18	51,846.18	41,411.82	49,094.19	49,526.19	39,439.83	46,774.20
2,890,000	45,508.29	53,914.87	54,348.37	43,529.67	51,587.08	52,020.58	41,551.05	49,259.29	49,692.79	39,572.43	46,931.50
2,900,000	45,660.78	54,095.57	54,530.57	43,675.53	51,759.98	52,194.98	41,690.28	49,424.39	49,859.39	39,705.03	47,088.80
2,910,000	45,813.27	54,276.27	54,712.77	43,821.39	51,932.88	52,369.38	41,829.51	49,589.49	50,025.99	39,837.63	47,246.10
2,920,000	45,965.76	54,456.97	54,894.97	43,967.25	52,105.78	52,543.78	41,968.74	49,754.59	50,192.59	39,970.23	47,403.40
2,930,000	46,118.25	54,637.67	55,077.17	44,113.11	52,278.68	52,718.18	42,107.97	49,919.69	50,359.19	40,102.83	47,560.70
2,940,000	46,270.74	54,818.37	55,259.37	44,258.97	52,451.58	52,892.58	42,247.20	50,084.79	50,525.79	40,235.43	47,718.00
2,950,000	46,423.23	54,999.07	55,441.57	44,404.83	52,624.48	53,066.98	42,386.43	50,249.89	50,692.39	40,368.03	47,875.30
2,960,000	46,575.72	55,179.77	55,623.77	44,550.69	52,797.38	53,241.38	42,525.66	50,414.99	50,858.99	40,500.63	48,032.60
2,970,000	46,728.21	55,360.47	55,805.97	44,696.55	52,970.28	53,415.78	42,664.89	50,580.09	51,025.59	40,633.23	48,189.90
2,980,000	46,880.70	55,541.17	55,988.17	44,842.41	53,143.18	53,590.18	42,804.12	50,745.19	51,192.19	40,765.83	48,347.20
2,990,000	47,033.19	55,721.87	56,170.37	44,988.27	53,316.08	53,764.58	42,943.35	50,910.29	51,358.79	40,898.43	48,504.50
3,000,000	47,185.68	55,902.57	56,352.57	45,134.13	53,488.98	53,938.98	43,082.58	51,075.39	51,525.39	41,031.03	48,661.80
3,010,000	47,338.17	56,083.27	56,534.77	45,279.99	53,661.88	54,113.38	43,221.81	51,240.49	51,691.99	41,163.63	48,819.10
3,020,000	47,490.66	56,263.97	56,716.97	45,425.85	53,834.78	54,287.78	43,361.04	51,405.59	51,858.59	41,296.23	48,976.40
3,030,000	47,643.15	56,444.67	56,899.17	45,571.71	54,007.68	54,462.18	43,500.27	51,570.69	52,025.19	41,428.83	49,133.70
3,040,000	47,795.64	56,625.37	57,081.37	45,717.57	54,180.58	54,636.58	43,639.50	51,735.79	52,191.79	41,561.43	49,291.00
3,050,000	47,948.13	56,806.07	57,263.57	45,863.43	54,353.48	54,810.98	43,778.73	51,900.89	52,358.39	41,694.03	49,448.30

Valuation Not Over	Including Energy & Disabled Access Check P. C. Fee	Permit Fee R-Occup.	Others	Including Energy Check Only P. C. Fee	Permit Fee R-Occup.	Others	Including Disabled Access Check Only P. C. Fee	Permit Fee R-Occup.	Others	Without Energy & Disabled Acces P. C. Fee	Permit R- Occup.
3,410,000	53,437.77	63,311.27	63,822.77	51,114.39	60,577.88	61,089.38	48,791.01	57,844.49	58,355.99	46,467.63	55,111.10
3,420,000	53,590.26	63,491.97	64,004.97	51,260.25	60,750.78	61,263.78	48,930.24	58,009.59	58,522.59	46,600.23	55,268.40
3,430,000	53,742.75	63,672.67	64,187.17	51,406.11	60,923.68	61,438.18	49,069.47	58,174.69	58,689.19	46,732.83	55,425.70
3,440,000	53,895.24	63,853.37	64,369.37	51,551.97	61,096.58	61,612.58	49,208.70	58,339.79	58,855.79	46,865.43	55,583.00
3,450,000	54,047.73	64,034.07	64,551.57	51,697.83	61,269.48	61,786.98	49,347.93	58,504.89	59,022.39	46,998.03	55,740.30
3,460,000	54,200.22	64,214.77	64,733.77	51,843.69	61,442.38	61,961.38	49,487.16	58,669.99	59,188.99	47,130.63	55,897.60
3,470,000	54,352.71	64,395.47	64,915.97	51,989.55	61,615.28	62,135.78	49,626.39	58,835.09	59,355.59	47,263.23	56,054.90
3,480,000	54,505.20	64,576.17	65,098.17	52,135.41	61,788.18	62,310.18	49,765.62	59,000.19	59,522.19	47,395.83	56,212.20
3,490,000	54,657.69	64,756.87	65,280.37	52,281.27	61,961.08	62,484.58	49,904.85	59,165.29	59,688.79	47,528.43	56,369.50
3,500,000	54,810.18	64,937.57	65,462.57	52,427.13	62,133.98	62,658.98	50,044.08	59,330.39	59,855.39	47,661.03	56,526.80
3,510,000	54,962.67	65,118.27	65,644.77	52,572.99	62,306.88	62,833.38	50,183.31	59,495.49	60,021.99	47,793.63	56,684.10
3,520,000	55,115.16	65,298.97	65,826.97	52,718.85	62,479.78	63,007.78	50,322.54	59,660.59	60,188.59	47,926.23	56,841.40
3,530,000	55,267.65	65,479.67	66,009.17	52,864.71	62,652.68	63,182.18	50,461.77	59,825.69	60,355.19	48,058.83	56,998.70
3,540,000	55,420.14	65,660.37	66,191.37	53,010.57	62,825.58	63,356.58	50,601.00	59,990.79	60,521.79	48,191.43	57,156.00
3,550,000	55,572.63	65,841.07	66,373.57	53,156.43	62,998.48	63,530.98	50,740.23	60,155.89	60,688.39	48,324.03	57,313.30
3,560,000	55,725.12	66,021.77	66,555.77	53,302.29	63,171.38	63,705.38	50,879.46	60,320.99	60,854.99	48,456.63	57,470.60
3,570,000	55,877.61	66,202.47	66,737.97	53,448.15	63,344.28	63,879.78	51,018.69	60,486.09	61,021.59	48,589.23	57,627.90
3,580,000	56,030.10	66,383.17	66,920.17	53,594.01	63,517.18	64,054.18	51,157.92	60,651.19	61,188.19	48,721.83	57,785.20
3,590,000	56,182.59	66,563.87	67,102.37	53,739.87	63,690.08	64,228.58	51,297.15	60,816.29	61,354.79	48,854.43	57,942.50
3,600,000	56,335.08	66,744.57	67,284.57	53,885.73	63,862.98	64,402.98	51,436.38	60,981.39	61,521.39	48,987.03	58,099.80
3,610,000	56,487.57	66,925.27	67,466.77	54,031.59	64,035.88	64,577.38	51,575.61	61,146.49	61,687.99	49,119.63	58,257.10
3,620,000	56,640.06	67,105.97	67,648.97	54,177.45	64,208.78	64,751.78	51,714.84	61,311.59	61,854.59	49,252.23	58,414.40
3,630,000	56,792.55	67,286.67	67,831.17	54,323.31	64,381.68	64,926.18	51,854.07	61,476.69	62,021.19	49,384.83	58,571.70
3,640,000	56,945.04	67,467.37	68,013.37	54,469.17	64,554.58	65,100.58	51,993.30	61,641.79	62,187.79	49,517.43	58,729.00
3,650,000	57,097.53	67,648.07	68,195.57	54,615.03	64,727.48	65,274.98	52,132.53	61,806.89	62,354.39	49,650.03	58,886.30
3,660,000	57,250.02	67,828.77	68,377.77	54,760.89	64,900.38	65,449.38	52,271.76	61,971.99	62,520.99	49,782.63	59,043.60
3,670,000	57,402.51	68,009.47	68,559.97	54,906.75	65,073.28	65,623.78	52,410.99	62,137.09	62,687.59	49,915.23	59,200.90
3,680,000	57,555.00	68,190.17	68,742.17	55,052.61	65,246.18	65,798.18	52,550.22	62,302.19	62,854.19	50,047.83	59,358.20
3,690,000	57,707.49	68,370.87	68,924.37	55,198.47	65,419.08	65,972.58	52,689.45	62,467.29	63,020.79	50,180.43	59,515.50
3,700,000	57,859.98	68,551.57	69,106.57	55,344.33	65,591.98	66,146.98	52,828.68	62,632.39	63,187.39	50,313.03	59,672.80
3,710,000	58,012.47	68,732.27	69,288.77	55,490.19	65,764.88	66,321.38	52,967.91	62,797.49	63,353.99	50,445.63	59,830.10
3,720,000	58,164.96	68,912.97	69,470.97	55,636.05	65,937.78	66,495.78	53,107.14	62,962.59	63,520.59	50,578.23	59,987.40
3,730,000	58,317.45	69,093.67	69,653.17	55,781.91	66,110.68	66,670.18	53,246.37	63,127.69	63,687.19	50,710.83	60,144.70
3,740,000	58,469.94	69,274.37	69,835.37	55,927.77	66,283.58	66,844.58	53,385.60	63,292.79	63,853.79	50,843.43	60,302.00
3,750,000	58,622.43	69,455.07	70,017.57	56,073.63	66,456.48	67,018.98	53,524.83	63,457.89	64,020.39	50,976.03	60,459.30

Valuation Not Over	Including Energy & Disabled Access Check P. C. Fee	Permit Fee R-Occup.	Others	Including Energy Check Only P. C. Fee	Permit Fee R-Occup.	Others	Including Disabled Access Check Only P. C. Fee	Permit Fee R-Occup.	Others	Without Energy & Disabled Acces P. C. Fee	Permit R- Occup.
4,110,000	64,112.07	75,960.27	76,576.77	61,324.59	72,680.88	73,297.38	58,537.11	69,401.49	70,017.99	55,749.63	66,122.10
4,120,000	64,264.56	76,140.97	76,758.97	61,470.45	72,853.78	73,471.78	58,676.34	69,566.59	70,184.59	55,882.23	66,279.40
4,130,000	64,417.05	76,321.67	76,941.17	61,616.31	73,026.68	73,646.18	58,815.57	69,731.69	70,351.19	56,014.83	66,436.70
4,140,000	64,569.54	76,502.37	77,123.37	61,762.17	73,199.58	73,820.58	58,954.80	69,896.79	70,517.79	56,147.43	66,594.00
4,150,000	64,722.03	76,683.07	77,305.57	61,908.03	73,372.48	73,994.98	59,094.03	70,061.89	70,684.39	56,280.03	66,751.30
4,160,000	64,874.52	76,863.77	77,487.77	62,053.89	73,545.38	74,169.38	59,233.26	70,226.99	70,850.99	56,412.63	66,908.60
4,170,000	65,027.01	77,044.47	77,669.97	62,199.75	73,718.28	74,343.78	59,372.49	70,392.09	71,017.59	56,545.23	67,065.90
4,180,000	65,179.50	77,225.17	77,852.17	62,345.61	73,891.18	74,518.18	59,511.72	70,557.19	71,184.19	56,677.83	67,223.20
4,190,000	65,331.99	77,405.87	78,034.37	62,491.47	74,064.08	74,692.58	59,650.95	70,722.29	71,350.79	56,810.43	67,380.50
4,200,000	65,484.48	77,586.57	78,216.57	62,637.33	74,236.98	74,866.98	59,790.18	70,887.39	71,517.39	56,943.03	67,537.80
4,210,000	65,636.97	77,767.27	78,398.77	62,783.19	74,409.88	75,041.38	59,929.41	71,052.49	71,683.99	57,075.63	67,695.10
4,220,000	65,789.46	77,947.97	78,580.97	62,929.05	74,582.78	75,215.78	60,068.64	71,217.59	71,850.59	57,208.23	67,852.40
4,230,000	65,941.95	78,128.67	78,763.17	63,074.91	74,755.68	75,390.18	60,207.87	71,382.69	72,017.19	57,340.83	68,009.70
4,240,000	66,094.44	78,309.37	78,945.37	63,220.77	74,928.58	75,564.58	60,347.10	71,547.79	72,183.79	57,473.43	68,167.00
4,250,000	66,246.93	78,490.07	79,127.57	63,366.63	75,101.48	75,738.98	60,486.33	71,712.89	72,350.39	57,606.03	68,324.30
4,260,000	66,399.42	78,670.77	79,309.77	63,512.49	75,274.38	75,913.38	60,625.56	71,877.99	72,516.99	57,738.63	68,481.60
4,270,000	66,551.91	78,851.47	79,491.97	63,658.35	75,447.28	76,087.78	60,764.79	72,043.09	72,683.59	57,871.23	68,638.90
4,280,000	66,704.40	79,032.17	79,674.17	63,804.21	75,620.18	76,262.18	60,904.02	72,208.19	72,850.19	58,003.83	68,796.20
4,290,000	66,856.89	79,212.87	79,856.37	63,950.07	75,793.08	76,436.58	61,043.25	72,373.29	73,016.79	58,136.43	68,953.50
4,300,000	67,009.38	79,393.57	80,038.57	64,095.93	75,965.98	76,610.98	61,182.48	72,538.39	73,183.39	58,269.03	69,110.80
4,310,000	67,161.87	79,574.27	80,220.77	64,241.79	76,138.88	76,785.38	61,321.71	72,703.49	73,349.99	58,401.63	69,268.10
4,320,000	67,314.36	79,754.97	80,402.97	64,387.65	76,311.78	76,959.78	61,460.94	72,868.59	73,516.59	58,534.23	69,425.40
4,330,000	67,466.85	79,935.67	80,585.17	64,533.51	76,484.68	77,134.18	61,600.17	73,033.69	73,683.19	58,666.83	69,582.70
4,340,000	67,619.34	80,116.37	80,767.37	64,679.37	76,657.58	77,308.58	61,739.40	73,198.79	73,849.79	58,799.43	69,740.00
4,350,000	67,771.83	80,297.07	80,949.57	64,825.23	76,830.48	77,482.98	61,878.63	73,363.89	74,016.39	58,932.03	69,897.30
4,360,000	67,924.32	80,477.77	81,131.77	64,971.09	77,003.38	77,657.38	62,017.86	73,528.99	74,182.99	59,064.63	70,054.60
4,370,000	68,076.81	80,658.47	81,313.97	65,116.95	77,176.28	77,831.78	62,157.09	73,694.09	74,349.59	59,197.23	70,211.90
4,380,000	68,229.30	80,839.17	81,496.17	65,262.81	77,349.18	78,006.18	62,296.32	73,859.19	74,516.19	59,329.83	70,369.20
4,390,000	68,381.79	81,019.87	81,678.37	65,408.67	77,522.08	78,180.58	62,435.55	74,024.29	74,682.79	59,462.43	70,526.50
4,400,000	68,534.28	81,200.57	81,860.57	65,554.53	77,694.98	78,354.98	62,574.78	74,189.39	74,849.39	59,595.03	70,683.80
4,410,000	68,686.77	81,381.27	82,042.77	65,700.39	77,867.88	78,529.38	62,714.01	74,354.49	75,015.99	59,727.63	70,841.10
4,420,000	68,839.26	81,561.97	82,224.97	65,846.25	78,040.78	78,703.78	62,853.24	74,519.59	75,182.59	59,860.23	70,998.40
4,430,000	68,991.75	81,742.67	82,407.17	65,992.11	78,213.68	78,878.18	62,992.47	74,684.69	75,349.19	59,992.83	71,155.70
4,440,000	69,144.24	81,923.37	82,589.37	66,137.97	78,386.58	79,052.58	63,131.70	74,849.79	75,515.79	60,125.43	71,313.00
4,450,000	69,296.73	82,104.07	82,771.57	66,283.83	78,559.48	79,226.98	63,270.93	75,014.89	75,682.39	60,258.03	71,470.30

Valuation Not Over	Including Energy & Disabled Access Check P. C. Fee	Permit Fee R-Occup.	Others	Including Energy Check Only P. C. Fee	Permit Fee R-Occup.	Others	Including Disabled Access Check Only P. C. Fee	Permit Fee R-Occup.	Others	Without Energy & Disabled Acces P. C. Fee	Permit R- Occup.
4,810,000	74,786.37	88,609.27	89,330.77	71,534.79	84,783.88	85,505.38	68,283.21	80,958.49	81,679.99	65,031.63	77,133.10
4,820,000	74,938.86	88,789.97	89,512.97	71,680.65	84,956.78	85,679.78	68,422.44	81,123.59	81,846.59	65,164.23	77,290.40
4,830,000	75,091.35	88,970.67	89,695.17	71,826.51	85,129.68	85,854.18	68,561.67	81,288.69	82,013.19	65,296.83	77,447.70
4,840,000	75,243.84	89,151.37	89,877.37	71,972.37	85,302.58	86,028.58	68,700.90	81,453.79	82,179.79	65,429.43	77,605.00
4,850,000	75,396.33	89,332.07	90,059.57	72,118.23	85,475.48	86,202.98	68,840.13	81,618.89	82,346.39	65,562.03	77,762.30
4,860,000	75,548.82	89,512.77	90,241.77	72,264.09	85,648.38	86,377.38	68,979.36	81,783.99	82,512.99	65,694.63	77,919.60
4,870,000	75,701.31	89,693.47	90,423.97	72,409.95	85,821.28	86,551.78	69,118.59	81,949.09	82,679.59	65,827.23	78,076.90
4,880,000	75,853.80	89,874.17	90,606.17	72,555.81	85,994.18	86,726.18	69,257.82	82,114.19	82,846.19	65,959.83	78,234.20
4,890,000	76,006.29	90,054.87	90,788.37	72,701.67	86,167.08	86,900.58	69,397.05	82,279.29	83,012.79	66,092.43	78,391.50
4,900,000	76,158.78	90,235.57	90,970.57	72,847.53	86,339.98	87,074.98	69,536.28	82,444.39	83,179.39	66,225.03	78,548.80
4,910,000	76,311.27	90,416.27	91,152.77	72,993.39	86,512.88	87,249.38	69,675.51	82,609.49	83,345.99	66,357.63	78,706.10
4,920,000	76,463.76	90,596.97	91,334.97	73,139.25	86,685.78	87,423.78	69,814.74	82,774.59	83,512.59	66,490.23	78,863.40
4,930,000	76,616.25	90,777.67	91,517.17	73,285.11	86,858.68	87,598.18	69,953.97	82,939.69	83,679.19	66,622.83	79,020.70
4,940,000	76,768.74	90,958.37	91,699.37	73,430.97	87,031.58	87,772.58	70,093.20	83,104.79	83,845.79	66,755.43	79,178.00
4,950,000	76,921.23	91,139.07	91,881.57	73,576.83	87,204.48	87,946.98	70,232.43	83,269.89	84,012.39	66,888.03	79,335.30
4,960,000	77,073.72	91,319.77	92,063.77	73,722.69	87,377.38	88,121.38	70,371.66	83,434.99	84,178.99	67,020.63	79,492.60
4,970,000	77,226.21	91,500.47	92,245.97	73,868.55	87,550.28	88,295.78	70,510.89	83,600.09	84,345.59	67,153.23	79,649.90
4,980,000	77,378.70	91,681.17	92,428.17	74,014.41	87,723.18	88,470.18	70,650.12	83,765.19	84,512.19	67,285.83	79,807.20
4,990,000	77,531.19	91,861.87	92,610.37	74,160.27	87,896.08	88,644.58	70,789.35	83,930.29	84,678.79	67,418.43	79,964.50
5,000,000	77,683.68	92,042.57	92,792.57	74,306.13	88,068.98	88,818.98	70,928.58	84,095.39	84,845.39	67,551.03	80,121.80
5,010,000	77,836.17	92,223.27	92,974.77	74,451.99	88,241.88	88,993.38	71,067.81	84,260.49	85,011.99	67,683.63	80,279.10
5,020,000	77,988.66	92,403.97	93,156.97	74,597.85	88,414.78	89,167.78	71,207.04	84,425.59	85,178.59	67,816.23	80,436.40
5,030,000	78,141.15	92,584.67	93,339.17	74,743.71	88,587.68	89,342.18	71,346.27	84,590.69	85,345.19	67,948.83	80,593.70
5,040,000	78,293.64	92,765.37	93,521.37	74,889.57	88,760.58	89,516.58	71,485.50	84,755.79	85,511.79	68,081.43	80,751.00
5,050,000	78,446.13	92,946.07	93,703.57	75,035.43	88,933.48	89,690.98	71,624.73	84,920.89	85,678.39	68,214.03	80,908.30
5,060,000	78,598.62	93,126.77	93,885.77	75,181.29	89,106.38	89,865.38	71,763.96	85,085.99	85,844.99	68,346.63	81,065.60
5,070,000	78,751.11	93,307.47	94,067.97	75,327.15	89,279.28	90,039.78	71,903.19	85,251.09	86,011.59	68,479.23	81,222.90
5,080,000	78,903.60	93,488.17	94,250.17	75,473.01	89,452.18	90,214.18	72,042.42	85,416.19	86,178.19	68,611.83	81,380.20
5,090,000	79,056.09	93,668.87	94,432.37	75,618.87	89,625.08	90,388.58	72,181.65	85,581.29	86,344.79	68,744.43	81,537.50
5,100,000	79,208.58	93,849.57	94,614.57	75,764.73	89,797.98	90,562.98	72,320.88	85,746.39	86,511.39	68,877.03	81,694.80
5,110,000	79,361.07	94,030.27	94,796.77	75,910.59	89,970.88	90,737.38	72,460.11	85,911.49	86,677.99	69,009.63	81,852.10
5,120,000	79,513.56	94,210.97	94,978.97	76,056.45	90,143.78	90,911.78	72,599.34	86,076.59	86,844.59	69,142.23	82,009.40
5,130,000	79,666.05	94,391.67	95,161.17	76,202.31	90,316.68	91,086.18	72,738.57	86,241.69	87,011.19	69,274.83	82,166.70
5,140,000	79,818.54	94,572.37	95,343.37	76,348.17	90,489.58	91,260.58	72,877.80	86,406.79	87,177.79	69,407.43	82,324.00
5,150,000	79,971.03	94,753.07	95,525.57	76,494.03	90,662.48	91,434.98	73,017.03	86,571.89	87,344.39	69,540.03	82,481.30

Valuation Not Over	Including Energy & Disabled Access Check P. C. Fee	Permit Fee R-Occup.	Others	Including Energy Check Only P. C. Fee	Permit Fee R-Occup.	Others	Including Disabled Access Check Only P. C. Fee	Permit Fee R-Occup.	Others	Without Energy & Disabled Acces P. C. Fee	Permit R- Occup.
5,510,000	85,460.67	101,258.27	102,084.77	81,744.99	96,886.88	97,713.38	78,029.31	92,515.49	93,341.99	74,313.63	88,144.10
5,520,000	85,613.16	101,438.97	102,266.97	81,890.85	97,059.78	97,887.78	78,168.54	92,680.59	93,508.59	74,446.23	88,301.40
5,530,000	85,765.65	101,619.67	102,449.17	82,036.71	97,232.68	98,062.18	78,307.77	92,845.69	93,675.19	74,578.83	88,458.70
5,540,000	85,918.14	101,800.37	102,631.37	82,182.57	97,405.58	98,236.58	78,447.00	93,010.79	93,841.79	74,711.43	88,616.00
5,550,000	86,070.63	101,981.07	102,813.57	82,328.43	97,578.48	98,410.98	78,586.23	93,175.89	94,008.39	74,844.03	88,773.30
5,560,000	86,223.12	102,161.77	102,995.77	82,474.29	97,751.38	98,585.38	78,725.46	93,340.99	94,174.99	74,976.63	88,930.60
5,570,000	86,375.61	102,342.47	103,177.97	82,620.15	97,924.28	98,759.78	78,864.69	93,506.09	94,341.59	75,109.23	89,087.90
5,580,000	86,528.10	102,523.17	103,360.17	82,766.01	98,097.18	98,934.18	79,003.92	93,671.19	94,508.19	75,241.83	89,245.20
5,590,000	86,680.59	102,703.87	103,542.37	82,911.87	98,270.08	99,108.58	79,143.15	93,836.29	94,674.79	75,374.43	89,402.50
5,600,000	86,833.08	102,884.57	103,724.57	83,057.73	98,442.98	99,282.98	79,282.38	94,001.39	94,841.39	75,507.03	89,559.80
5,610,000	86,985.57	103,065.27	103,906.77	83,203.59	98,615.88	99,457.38	79,421.61	94,166.49	95,007.99	75,639.63	89,717.10
5,620,000	87,138.06	103,245.97	104,088.97	83,349.45	98,788.78	99,631.78	79,560.84	94,331.59	95,174.59	75,772.23	89,874.40
5,630,000	87,290.55	103,426.67	104,271.17	83,495.31	98,961.68	99,806.18	79,700.07	94,496.69	95,341.19	75,904.83	90,031.70
5,640,000	87,443.04	103,607.37	104,453.37	83,641.17	99,134.58	99,980.58	79,839.30	94,661.79	95,507.79	76,037.43	90,189.00
5,650,000	87,595.53	103,788.07	104,635.57	83,787.03	99,307.48	100,154.98	79,978.53	94,826.89	95,674.39	76,170.03	90,346.30
5,660,000	87,748.02	103,968.77	104,817.77	83,932.89	99,480.38	100,329.38	80,117.76	94,991.99	95,840.99	76,302.63	90,503.60
5,670,000	87,900.51	104,149.47	104,999.97	84,078.75	99,653.28	100,503.78	80,256.99	95,157.09	96,007.59	76,435.23	90,660.90
5,680,000	88,053.00	104,330.17	105,182.17	84,224.61	99,826.18	100,678.18	80,396.22	95,322.19	96,174.19	76,567.83	90,818.20
5,690,000	88,205.49	104,510.87	105,364.37	84,370.47	99,999.08	100,852.58	80,535.45	95,487.29	96,340.79	76,700.43	90,975.50
5,700,000	88,357.98	104,691.57	105,546.57	84,516.33	100,171.98	101,026.98	80,674.68	95,652.39	96,507.39	76,833.03	91,132.80
5,710,000	88,510.47	104,872.27	105,728.77	84,662.19	100,344.88	101,201.38	80,813.91	95,817.49	96,673.99	76,965.63	91,290.10
5,720,000	88,662.96	105,052.97	105,910.97	84,808.05	100,517.78	101,375.78	80,953.14	95,982.59	96,840.59	77,098.23	91,447.40
5,730,000	88,815.45	105,233.67	106,093.17	84,953.91	100,690.68	101,550.18	81,092.37	96,147.69	97,007.19	77,230.83	91,604.70
5,740,000	88,967.94	105,414.37	106,275.37	85,099.77	100,863.58	101,724.58	81,231.60	96,312.79	97,173.79	77,363.43	91,762.00
5,750,000	89,120.43	105,595.07	106,457.57	85,245.63	101,036.48	101,898.98	81,370.83	96,477.89	97,340.39	77,496.03	91,919.30
5,760,000	89,272.92	105,775.77	106,639.77	85,391.49	101,209.38	102,073.38	81,510.06	96,642.99	97,506.99	77,628.63	92,076.60
5,770,000	89,425.41	105,956.47	106,821.97	85,537.35	101,382.28	102,247.78	81,649.29	96,808.09	97,673.59	77,761.23	92,233.90
5,780,000	89,577.90	106,137.17	107,004.17	85,683.21	101,555.18	102,422.18	81,788.52	96,973.19	97,840.19	77,893.83	92,391.20
5,790,000	89,730.39	106,317.87	107,186.37	85,829.07	101,728.08	102,596.58	81,927.75	97,138.29	98,006.79	78,026.43	92,548.50
5,800,000	89,882.88	106,498.57	107,368.57	85,974.93	101,900.98	102,770.98	82,066.98	97,303.39	98,173.39	78,159.03	92,705.80
5,810,000	90,035.37	106,679.27	107,550.77	86,120.79	102,073.88	102,945.38	82,206.21	97,468.49	98,339.99	78,291.63	92,863.10
5,820,000	90,187.86	106,859.97	107,732.97	86,266.65	102,246.78	103,119.78	82,345.44	97,633.59	98,506.59	78,424.23	93,020.40
5,830,000	90,340.35	107,040.67	107,915.17	86,412.51	102,419.68	103,294.18	82,484.67	97,798.69	98,673.19	78,556.83	93,177.70
5,840,000	90,492.84	107,221.37	108,097.37	86,558.37	102,592.58	103,468.58	82,623.90	97,963.79	98,839.79	78,689.43	93,335.00
5,850,000	90,645.33	107,402.07	108,279.57	86,704.23	102,765.48	103,642.98	82,763.13	98,128.89	99,006.39	78,822.03	93,492.30

Valuation Not Over	Including Energy & Disabled Access Check P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Including Energy Check Only P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Including Disabled Access Check Only P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Without Energy & Disabled Acces P. C. Fee	Permit R- Occup.
6,210,000	96,134.97	113,907.27	114,838.77	91,955.19	108,969.88	109,921.38	87,775.41	104,072.49	105,003.99	83,595.63	99,155.10
6,220,000	96,287.46	114,087.97	115,020.97	92,101.05	109,162.78	110,095.78	87,914.64	104,237.59	105,170.59	83,728.23	99,312.40
6,230,000	96,439.95	114,268.67	115,203.17	92,246.91	109,355.68	110,270.18	88,053.87	104,402.69	105,337.19	83,860.83	99,469.70
6,240,000	96,592.44	114,449.37	115,385.37	92,392.77	109,548.58	110,444.58	88,193.10	104,567.79	105,503.79	83,993.43	99,627.00
6,250,000	96,744.93	114,630.07	115,567.57	92,538.63	109,681.48	110,618.98	88,332.33	104,732.89	105,670.39	84,126.03	99,784.30
6,260,000	96,897.42	114,810.77	115,749.77	92,684.49	109,854.38	110,793.38	88,471.56	104,897.99	105,836.99	84,258.63	99,941.60
6,270,000	97,049.91	114,991.47	115,931.97	92,830.35	110,027.28	110,967.78	88,610.79	105,063.09	106,003.59	84,391.23	100,098.90
6,280,000	97,202.40	115,172.17	116,114.17	92,976.21	110,200.18	111,142.18	88,750.02	105,228.19	106,170.19	84,523.83	100,256.20
6,290,000	97,354.89	115,352.87	116,296.37	93,122.07	110,373.08	111,316.58	88,889.25	105,393.29	106,336.79	84,656.43	100,413.50
6,300,000	97,507.38	115,533.57	116,478.57	93,267.93	110,545.98	111,490.98	89,028.48	105,558.39	106,503.39	84,789.03	100,570.80
6,310,000	97,659.87	115,714.27	116,660.77	93,413.79	110,718.88	111,665.38	89,167.71	105,723.49	106,669.99	84,921.63	100,728.10
6,320,000	97,812.36	115,894.97	116,842.97	93,559.65	110,891.78	111,839.78	89,306.94	105,888.59	106,836.59	85,054.23	100,885.40
6,330,000	97,964.85	116,075.67	117,025.17	93,705.51	111,064.68	112,014.18	89,446.17	106,053.69	107,003.19	85,186.83	101,042.70
6,340,000	98,117.34	116,256.37	117,207.37	93,851.37	111,237.58	112,188.58	89,585.40	106,218.79	107,169.79	85,319.43	101,200.00
6,350,000	98,269.83	116,437.07	117,389.57	93,997.23	111,410.48	112,362.98	89,724.63	106,383.89	107,336.39	85,452.03	101,357.30
6,360,000	98,422.32	116,617.77	117,571.77	94,143.09	111,583.38	112,537.38	89,863.86	106,548.99	107,502.99	85,584.63	101,514.60
6,370,000	98,574.81	116,798.47	117,753.97	94,288.95	111,756.28	112,711.78	90,003.09	106,714.09	107,669.59	85,717.23	101,671.90
6,380,000	98,727.30	116,979.17	117,936.17	94,434.81	111,929.18	112,886.18	90,142.32	106,879.19	107,836.19	85,849.83	101,829.20
6,390,000	98,879.79	117,159.87	118,118.37	94,580.67	112,102.08	113,060.58	90,281.55	107,044.29	108,002.79	85,982.43	101,986.50
6,400,000	99,032.28	117,340.57	118,300.57	94,726.53	112,274.98	113,234.98	90,420.78	107,209.39	108,169.39	86,115.03	102,143.80
6,410,000	99,184.77	117,521.27	118,482.77	94,872.39	112,447.88	113,409.38	90,560.01	107,374.49	108,335.99	86,247.63	102,301.10
6,420,000	99,337.26	117,701.97	118,664.97	95,018.25	112,620.78	113,583.78	90,699.24	107,539.59	108,502.59	86,380.23	102,458.40
6,430,000	99,489.75	117,882.67	118,847.17	95,164.11	112,793.68	113,758.18	90,838.47	107,704.69	108,669.19	86,512.83	102,615.70
6,440,000	99,642.24	118,063.37	119,029.37	95,309.97	112,966.58	113,932.58	90,977.70	107,869.79	108,835.79	86,645.43	102,773.00
6,450,000	99,794.73	118,244.07	119,211.57	95,455.83	113,139.48	114,106.98	91,116.93	108,034.89	109,002.39	86,778.03	102,930.30
6,460,000	99,947.22	118,424.77	119,393.77	95,601.69	113,312.38	114,281.38	91,256.16	108,199.99	109,168.99	86,910.63	103,087.60
6,470,000	100,099.71	118,605.47	119,575.97	95,747.55	113,485.28	114,455.78	91,395.39	108,365.09	109,335.59	87,043.23	103,244.90
6,480,000	100,252.20	118,786.17	119,758.17	95,893.41	113,658.18	114,630.18	91,534.62	108,530.19	109,502.19	87,175.83	103,402.20
6,490,000	100,404.69	118,966.87	119,940.37	96,039.27	113,831.08	114,804.58	91,673.85	108,695.29	109,668.79	87,308.43	103,559.50
6,500,000	100,557.18	119,147.57	120,122.57	96,185.13	114,003.98	114,978.98	91,813.08	108,860.39	109,835.39	87,441.03	103,716.80
6,510,000	100,709.67	119,328.27	120,304.77	96,330.99	114,176.88	115,153.38	91,952.31	109,025.49	110,001.99	87,573.63	103,874.10
6,520,000	100,862.16	119,508.97	120,486.97	96,476.85	114,349.78	115,327.78	92,091.54	109,190.59	110,168.59	87,706.23	104,031.40
6,530,000	101,014.65	119,689.67	120,669.17	96,622.71	114,522.68	115,502.18	92,230.77	109,355.69	110,335.19	87,838.83	104,188.70
6,540,000	101,167.14	119,870.37	120,851.37	96,768.57	114,695.58	115,676.58	92,370.00	109,520.79	110,501.79	87,971.43	104,346.00
6,550,000	101,319.63	120,051.07	121,033.57	96,914.43	114,868.48	115,850.98	92,509.23	109,685.89	110,668.39	88,104.03	104,503.30

Valuation Not Over	Including Energy & Disabled Access Check P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Including Energy Check Only P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Including Disabled Access Check Only P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Without Energy & Disabled Acces P. C. Fee	Permit R- Occup.
6,910,000	106,809.27	126,556.27	127,592.77	102,165.39	121,092.88	122,129.38	97,521.51	116,629.49	116,665.99	92,877.63	110,166.10
6,920,000	106,961.76	126,736.97	127,774.97	102,311.25	121,265.78	122,303.78	97,660.74	115,794.59	116,832.59	93,010.23	110,323.40
6,930,000	107,114.25	126,917.67	127,957.17	102,457.11	121,438.68	122,478.18	97,799.97	115,959.69	116,999.19	93,142.83	110,480.70
6,940,000	107,266.74	127,098.37	128,139.37	102,602.97	121,611.58	122,652.58	97,939.20	116,124.79	117,165.79	93,275.43	110,638.00
6,950,000	107,419.23	127,279.07	128,321.57	102,748.83	121,784.48	122,826.98	98,078.43	116,289.89	117,332.39	93,408.03	110,795.30
6,960,000	107,571.72	127,459.77	128,503.77	102,894.69	121,957.38	123,001.38	98,217.66	116,454.99	117,498.99	93,540.63	110,952.60
6,970,000	107,724.21	127,640.47	128,685.97	103,040.55	122,130.28	123,175.78	98,356.89	116,620.09	117,665.59	93,673.23	111,109.90
6,980,000	107,876.70	127,821.17	128,868.17	103,186.41	122,303.18	123,350.18	98,496.12	116,785.19	117,832.19	93,805.83	111,267.20
6,990,000	108,029.19	128,001.87	129,050.37	103,332.27	122,476.08	123,524.58	98,635.35	116,950.29	117,998.79	93,938.43	111,424.50
7,000,000	108,181.68	128,182.57	129,232.57	103,478.13	122,648.98	123,698.98	98,774.58	117,115.39	118,165.39	94,071.03	111,581.80
7,010,000	108,334.17	128,363.27	129,414.77	103,623.99	122,821.88	123,873.38	98,913.81	117,280.49	118,331.99	94,203.63	111,739.10
7,020,000	108,486.66	128,543.97	129,596.97	103,769.85	122,994.78	124,047.78	99,053.04	117,445.59	118,498.59	94,336.23	111,896.40
7,030,000	108,639.15	128,724.67	129,779.17	103,915.71	123,167.68	124,222.18	99,192.27	117,610.69	118,665.19	94,468.83	112,053.70
7,040,000	108,791.64	128,905.37	129,961.37	104,061.57	123,340.58	124,396.58	99,331.50	117,775.79	118,831.79	94,601.43	112,211.00
7,050,000	108,944.13	129,086.07	130,143.57	104,207.43	123,513.48	124,570.98	99,470.73	117,940.89	118,998.39	94,734.03	112,368.30
7,060,000	109,096.62	129,266.77	130,325.77	104,353.29	123,686.38	124,745.38	99,609.96	118,105.99	119,164.99	94,866.63	112,525.60
7,070,000	109,249.11	129,447.47	130,507.97	104,499.15	123,859.28	124,919.78	99,749.19	118,271.09	119,331.59	94,999.23	112,682.90
7,080,000	109,401.60	129,628.17	130,690.17	104,645.01	124,032.18	125,094.18	99,888.42	118,436.19	119,498.19	95,131.83	112,840.20
7,090,000	109,554.09	129,808.87	130,872.37	104,790.87	124,205.08	125,268.58	100,027.65	118,601.29	119,664.79	95,264.43	112,997.50
7,100,000	109,706.58	129,989.57	131,054.57	104,936.73	124,377.98	125,442.98	100,166.88	118,766.39	119,831.39	95,397.03	113,154.80
7,110,000	109,859.07	130,170.27	131,236.77	105,082.59	124,550.88	125,617.38	100,306.11	118,931.49	119,997.99	95,529.63	113,312.10
7,120,000	110,011.56	130,350.97	131,418.97	105,228.45	124,723.78	125,791.78	100,445.34	119,096.59	120,164.59	95,662.23	113,469.40
7,130,000	110,164.05	130,531.67	131,601.17	105,374.31	124,896.68	125,966.18	100,584.57	119,261.69	120,331.19	95,794.83	113,626.70
7,140,000	110,316.54	130,712.37	131,783.37	105,520.17	125,069.58	126,140.58	100,723.80	119,426.79	120,497.79	95,927.43	113,784.00
7,150,000	110,469.03	130,893.07	131,965.57	105,666.03	125,242.48	126,314.98	100,863.03	119,591.89	120,664.39	96,060.03	113,941.30
7,160,000	110,621.52	131,073.77	132,147.77	105,811.89	125,415.38	126,489.38	101,002.26	119,756.99	120,830.99	96,192.63	114,098.60
7,170,000	110,774.01	131,254.47	132,329.97	105,957.75	125,588.28	126,663.78	101,141.49	119,922.09	120,997.59	96,325.23	114,255.90
7,180,000	110,926.50	131,435.17	132,512.17	106,103.61	125,761.18	126,838.18	101,280.72	120,087.19	121,164.19	96,457.83	114,413.20
7,190,000	111,078.99	131,615.87	132,694.37	106,249.47	125,934.08	127,012.58	101,419.95	120,252.29	121,330.79	96,590.43	114,570.50
7,200,000	111,231.48	131,796.57	132,876.57	106,395.33	126,106.98	127,186.98	101,559.18	120,417.39	121,497.39	96,723.03	114,727.80
7,210,000	111,383.97	131,977.27	133,058.77	106,541.19	126,279.88	127,361.38	101,698.41	120,582.49	121,663.99	96,855.63	114,885.10
7,220,000	111,536.46	132,157.97	133,240.97	106,687.05	126,452.78	127,535.78	101,837.64	120,747.59	121,830.59	96,988.23	115,042.40
7,230,000	111,688.95	132,338.67	133,423.17	106,832.91	126,625.68	127,710.18	101,976.87	120,912.69	121,997.19	97,120.83	115,199.70
7,240,000	111,841.44	132,519.37	133,605.37	106,978.77	126,798.58	127,884.58	102,116.10	121,077.79	122,163.79	97,253.43	115,357.00
7,250,000	111,993.93	132,700.07	133,787.57	107,124.63	126,971.48	128,058.98	102,255.33	121,242.89	122,330.39	97,386.03	115,514.30

Valuation Not Over	Including Energy & Disabled Access Check P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Including Energy Check Only P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Including Disabled Access Check Only P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Without Energy & Disabled Acces P. C. Fee	Permit R- Occup.
7,610,000	117,483.57	139,205.27	140,346.77	112,375.59	133,195.88	134,337.38	107,267.61	127,186.49	128,327.99	102,159.63	121,177.10
7,620,000	117,636.06	139,385.97	140,526.97	112,521.45	133,368.78	134,511.78	107,406.84	127,351.59	128,494.59	102,292.23	121,334.40
7,630,000	117,788.55	139,566.67	140,711.17	112,667.31	133,541.68	134,686.18	107,546.07	127,516.69	128,661.19	102,424.83	121,491.70
7,640,000	117,941.04	139,747.37	140,893.37	112,813.17	133,714.58	134,860.58	107,685.30	127,681.79	128,827.79	102,557.43	121,649.00
7,650,000	118,093.53	139,928.07	141,075.57	112,959.03	133,887.48	135,034.98	107,824.53	127,846.89	128,994.39	102,690.03	121,806.30
7,660,000	118,246.02	140,108.77	141,257.77	113,104.89	134,060.38	135,209.38	107,963.76	128,011.99	129,160.99	102,822.63	121,963.60
7,670,000	118,398.51	140,289.47	141,439.97	113,250.75	134,233.28	135,383.78	108,102.99	128,177.09	129,327.59	102,955.23	122,120.90
7,680,000	118,551.00	140,470.17	141,622.17	113,396.61	134,406.18	135,558.18	108,242.22	128,342.19	129,494.19	103,087.83	122,278.20
7,690,000	118,703.49	140,650.87	141,804.37	113,542.47	134,579.08	135,732.58	108,381.45	128,507.29	129,660.79	103,220.43	122,435.50
7,700,000	118,855.98	140,831.57	141,986.57	113,688.33	134,751.98	135,906.98	108,520.68	128,672.39	129,827.39	103,353.03	122,592.80
7,710,000	119,008.47	141,012.27	142,168.77	113,834.19	134,924.88	136,081.38	108,659.91	128,837.49	129,993.99	103,485.63	122,750.10
7,720,000	119,160.96	141,192.97	142,350.97	113,980.05	135,097.78	136,255.78	108,799.14	129,002.59	130,160.59	103,618.23	122,907.40
7,730,000	119,313.45	141,373.67	142,533.17	114,125.91	135,270.68	136,430.18	108,938.37	129,167.69	130,327.19	103,750.83	123,064.70
7,740,000	119,465.94	141,554.37	142,715.37	114,271.77	135,443.58	136,604.58	109,077.60	129,332.79	130,493.79	103,883.43	123,222.00
7,750,000	119,618.43	141,735.07	142,897.57	114,417.63	135,616.48	136,778.98	109,216.83	129,497.89	130,660.39	104,016.03	123,379.30
7,760,000	119,770.92	141,915.77	143,079.77	114,563.49	135,789.38	136,953.38	109,356.06	129,662.99	130,826.99	104,148.63	123,536.60
7,770,000	119,923.41	142,096.47	143,261.97	114,709.35	135,962.28	137,127.78	109,495.29	129,828.09	130,993.59	104,281.23	123,693.90
7,780,000	120,075.90	142,277.17	143,444.17	114,855.21	136,135.18	137,302.18	109,634.52	129,993.19	131,160.19	104,413.83	123,851.20
7,790,000	120,228.39	142,457.87	143,626.37	115,001.07	136,308.08	137,476.58	109,773.75	130,158.29	131,326.79	104,546.43	124,008.50
7,800,000	120,380.88	142,638.57	143,808.57	115,146.93	136,480.98	137,650.98	109,912.98	130,323.39	131,493.39	104,679.03	124,165.80
7,810,000	120,533.37	142,819.27	143,990.77	115,292.79	136,653.88	137,825.38	110,052.21	130,488.49	131,659.99	104,811.63	124,323.10
7,820,000	120,685.86	142,999.97	144,172.97	115,438.65	136,826.78	137,999.78	110,191.44	130,653.59	131,826.59	104,944.23	124,480.40
7,830,000	120,838.35	143,180.67	144,355.17	115,584.51	136,999.68	138,174.18	110,330.67	130,818.69	131,993.19	105,076.83	124,637.70
7,840,000	120,990.84	143,361.37	144,537.37	115,730.37	137,172.58	138,348.58	110,469.90	130,983.79	132,159.79	105,209.43	124,795.00
7,850,000	121,143.33	143,542.07	144,719.57	115,876.23	137,345.48	138,522.98	110,609.13	131,148.89	132,326.39	105,342.03	124,952.30
7,860,000	121,295.82	143,722.77	144,901.77	116,022.09	137,518.38	138,697.38	110,748.36	131,313.99	132,492.99	105,474.63	125,109.60
7,870,000	121,448.31	143,903.47	145,083.97	116,167.95	137,691.28	138,871.78	110,887.59	131,479.09	132,659.59	105,607.23	125,266.90
7,880,000	121,600.80	144,084.17	145,266.17	116,313.81	137,864.18	139,046.18	111,026.82	131,644.19	132,826.19	105,739.83	125,424.20
7,890,000	121,753.29	144,264.87	145,448.37	116,459.67	138,037.08	139,220.58	111,166.05	131,809.29	132,992.79	105,872.43	125,581.50
7,900,000	121,905.78	144,445.57	145,630.57	116,605.53	138,209.98	139,394.98	111,305.28	131,974.39	133,159.39	106,005.03	125,738.80
7,910,000	122,058.27	144,626.27	145,812.77	116,751.39	138,382.88	139,569.38	111,444.51	132,139.49	133,325.99	106,137.63	125,896.10
7,920,000	122,210.76	144,806.97	145,994.97	116,897.25	138,555.78	139,743.78	111,583.74	132,304.59	133,492.59	106,270.23	126,053.40
7,930,000	122,363.25	144,987.67	146,177.17	117,043.11	138,728.68	139,918.18	111,722.97	132,469.69	133,659.19	106,402.83	126,210.70
7,940,000	122,515.74	145,168.37	146,359.37	117,188.97	138,901.58	140,092.58	111,862.20	132,634.79	133,825.79	106,535.43	126,368.00
7,950,000	122,668.23	145,349.07	146,541.57	117,334.83	139,074.48	140,266.98	112,001.43	132,799.89	133,992.39	106,668.03	126,525.30

Valuation Not Over	Including Energy & Disabled Access Check P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Including Energy Check Only P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Including Disabled Access Check Only P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Without Energy & Disabled Acces P. C. Fee	Permit R- Occup.
8,310,000	128,157.87	151,854.27	153,100.77	122,585.79	145,298.88	146,545.38	117,013.71	138,743.49	139,989.99	111,441.63	132,188.10
8,320,000	128,310.36	152,034.97	153,282.97	122,731.65	145,471.78	146,719.78	117,152.94	138,908.59	140,156.59	111,574.23	132,345.40
8,330,000	128,462.85	152,215.67	153,465.17	122,877.51	145,644.68	146,894.18	117,292.17	139,073.69	140,323.19	111,706.83	132,502.70
8,340,000	128,615.34	152,396.37	153,647.37	123,023.37	145,817.58	147,068.58	117,431.40	139,238.79	140,489.79	111,839.43	132,660.00
8,350,000	128,767.83	152,577.07	153,829.57	123,169.23	145,990.48	147,242.98	117,570.63	139,403.89	140,656.39	111,972.03	132,817.30
8,360,000	128,920.32	152,757.77	154,011.77	123,315.09	146,163.38	147,417.38	117,709.86	139,568.99	140,822.99	112,104.63	132,974.60
8,370,000	129,072.81	152,938.47	154,193.97	123,460.95	146,336.28	147,591.78	117,849.09	139,734.09	140,989.59	112,237.23	133,131.90
8,380,000	129,225.30	153,119.17	154,376.17	123,606.81	146,509.18	147,766.18	117,988.32	139,899.19	141,156.19	112,369.83	133,289.20
8,390,000	129,377.79	153,299.87	154,558.37	123,752.67	146,682.08	147,940.58	118,127.55	140,064.29	141,322.79	112,502.43	133,446.50
8,400,000	129,530.28	153,480.57	154,740.57	123,898.53	146,854.98	148,114.98	118,266.78	140,229.39	141,489.39	112,635.03	133,603.80
8,410,000	129,682.77	153,661.27	154,922.77	124,044.39	147,027.88	148,289.38	118,406.01	140,394.49	141,655.99	112,767.63	133,761.10
8,420,000	129,835.26	153,841.97	155,104.97	124,190.25	147,200.78	148,463.78	118,545.24	140,559.59	141,822.59	112,900.23	133,918.40
8,430,000	129,987.75	154,022.67	155,287.17	124,336.11	147,373.68	148,638.18	118,684.47	140,724.69	141,989.19	113,032.83	134,075.70
8,440,000	130,140.24	154,203.37	155,469.37	124,481.97	147,546.58	148,812.58	118,823.70	140,889.79	142,155.79	113,165.43	134,233.00
8,450,000	130,292.73	154,384.07	155,651.57	124,627.83	147,719.48	148,986.98	118,962.93	141,054.89	142,322.39	113,298.03	134,390.30
8,460,000	130,445.22	154,564.77	155,833.77	124,773.69	147,892.38	149,161.38	119,102.16	141,219.99	142,488.99	113,430.63	134,547.60
8,470,000	130,597.71	154,745.47	156,015.97	124,919.55	148,065.28	149,335.78	119,241.39	141,385.09	142,655.59	113,563.23	134,704.90
8,480,000	130,750.20	154,926.17	156,198.17	125,065.41	148,238.18	149,510.18	119,380.62	141,550.19	142,822.19	113,695.83	134,862.20
8,490,000	130,902.69	155,106.87	156,380.37	125,211.27	148,411.08	149,684.58	119,519.85	141,715.29	142,988.79	113,828.43	135,019.50
8,500,000	131,055.18	155,287.57	156,562.57	125,357.13	148,583.98	149,858.98	119,659.08	141,880.39	143,155.39	113,961.03	135,176.80
8,510,000	131,207.67	155,468.27	156,744.77	125,502.99	148,756.88	150,033.38	119,798.31	142,045.49	143,321.99	114,093.63	135,334.10
8,520,000	131,360.16	155,648.97	156,926.97	125,648.85	148,929.78	150,207.78	119,937.54	142,210.59	143,488.59	114,226.23	135,491.40
8,530,000	131,512.65	155,829.67	157,109.17	125,794.71	149,102.68	150,382.18	120,076.77	142,375.69	143,655.19	114,358.83	135,648.70
8,540,000	131,665.14	156,010.37	157,291.37	125,940.57	149,275.58	150,556.58	120,216.00	142,540.79	143,821.79	114,491.43	135,806.00
8,550,000	131,817.63	156,191.07	157,473.57	126,086.43	149,448.48	150,730.98	120,355.23	142,705.89	143,988.39	114,624.03	135,963.30
8,560,000	131,970.12	156,371.77	157,655.77	126,232.29	149,621.38	150,905.38	120,494.46	142,870.99	144,154.99	114,756.63	136,120.60
8,570,000	132,122.61	156,552.47	157,837.97	126,378.15	149,794.28	151,079.78	120,633.69	143,036.09	144,321.59	114,889.23	136,277.90
8,580,000	132,275.10	156,733.17	158,020.17	126,524.01	149,967.18	151,254.18	120,772.92	143,201.19	144,488.19	115,021.83	136,435.20
8,590,000	132,427.59	156,913.87	158,202.37	126,669.87	150,140.08	151,428.58	120,912.15	143,366.29	144,654.79	115,154.43	136,592.50
8,600,000	132,580.08	157,094.57	158,384.57	126,815.73	150,312.98	151,602.98	121,051.38	143,531.39	144,821.39	115,287.03	136,749.80
8,610,000	132,732.57	157,275.27	158,566.77	126,961.59	150,485.88	151,777.38	121,190.61	143,696.49	144,987.99	115,419.63	136,907.10
8,620,000	132,885.06	157,455.97	158,748.97	127,107.45	150,658.78	151,951.78	121,329.84	143,861.59	145,154.59	115,552.23	137,064.40
8,630,000	133,037.55	157,636.67	158,931.17	127,253.31	150,831.68	152,126.18	121,469.07	144,026.69	145,321.19	115,684.83	137,221.70
8,640,000	133,190.04	157,817.37	159,113.37	127,399.17	151,004.58	152,300.58	121,608.30	144,191.79	145,487.79	115,817.43	137,379.00
8,650,000	133,342.53	157,998.07	159,295.57	127,545.03	151,177.48	152,474.98	121,747.53	144,356.89	145,654.39	115,950.03	137,536.30

Valuation Not Over	Including Energy & Disabled Access Check P. C. Fee	Permit Fee R-Occup.	Others	Including Energy Check Only P. C. Fee	Permit Fee R-Occup.	Others	Including Disabled Access Check Only P. C. Fee	Permit Fee R-Occup.	Others	Without Energy & Disabled Acces: P. C. Fee	Permit R- Occup.
9,010,000	138,832.17	164,503.27	165,854.77	132,795.99	157,401.88	158,753.38	126,759.81	150,300.49	151,651.99	120,723.63	143,199.10
9,020,000	138,984.66	164,683.97	166,036.97	132,941.85	157,574.78	158,927.78	126,899.04	150,465.59	151,818.59	120,856.23	143,356.40
9,030,000	139,137.15	164,864.67	166,219.17	133,087.71	157,747.68	159,102.18	127,038.27	150,630.69	151,985.19	120,988.83	143,513.70
9,040,000	139,289.64	165,045.37	166,401.37	133,233.57	157,920.58	159,276.58	127,177.50	150,795.79	152,151.79	121,121.43	143,671.00
9,050,000	139,442.13	165,226.07	166,583.57	133,379.43	158,093.48	159,450.98	127,316.73	150,960.89	152,318.39	121,254.03	143,828.30
9,060,000	139,594.62	165,406.77	166,765.77	133,525.29	158,266.38	159,625.38	127,455.96	151,125.99	152,484.99	121,386.63	143,985.60
9,070,000	139,747.11	165,587.47	166,947.97	133,671.15	158,439.28	159,799.78	127,595.19	151,291.09	152,651.59	121,519.23	144,142.90
9,080,000	139,899.60	165,768.17	167,130.17	133,817.01	158,612.18	159,974.18	127,734.42	151,456.19	152,818.19	121,651.83	144,300.20
9,090,000	140,052.09	165,948.87	167,312.37	133,962.87	158,785.08	160,148.58	127,873.65	151,621.29	152,984.79	121,784.43	144,457.50
9,100,000	140,204.58	166,129.57	167,494.57	134,108.73	158,957.98	160,322.98	128,012.88	151,786.39	153,151.39	121,917.03	144,614.80
9,110,000	140,357.07	166,310.27	167,676.77	134,254.59	159,130.88	160,497.38	128,152.11	151,951.49	153,317.99	122,049.63	144,772.10
9,120,000	140,509.56	166,490.97	167,858.97	134,400.45	159,303.78	160,671.78	128,291.34	152,116.59	153,484.59	122,182.23	144,929.40
9,130,000	140,662.05	166,671.67	168,041.17	134,546.31	159,476.68	160,846.18	128,430.57	152,281.69	153,651.19	122,314.83	145,086.70
9,140,000	140,814.54	166,852.37	168,223.37	134,692.17	159,649.58	161,020.58	128,569.80	152,446.79	153,817.79	122,447.43	145,244.00
9,150,000	140,967.03	167,033.07	168,405.57	134,838.03	159,822.48	161,194.98	128,709.03	152,611.89	153,984.39	122,580.03	145,401.30
9,160,000	141,119.52	167,213.77	168,587.77	134,983.89	159,995.38	161,369.38	128,848.26	152,776.99	154,150.99	122,712.63	145,558.60
9,170,000	141,272.01	167,394.47	168,769.97	135,129.75	160,168.28	161,543.78	128,987.49	152,942.09	154,317.59	122,845.23	145,715.90
9,180,000	141,424.50	167,575.17	168,952.17	135,275.61	160,341.18	161,718.18	129,126.72	153,107.19	154,484.19	122,977.83	145,873.20
9,190,000	141,576.99	167,755.87	169,134.37	135,421.47	160,514.08	161,892.58	129,265.95	153,272.29	154,650.79	123,110.43	146,030.50
9,200,000	141,729.48	167,936.57	169,316.57	135,567.33	160,686.98	162,066.98	129,405.18	153,437.39	154,817.39	123,243.03	146,187.80
9,210,000	141,881.97	168,117.27	169,498.77	135,713.19	160,859.88	162,241.38	129,544.41	153,602.49	154,983.99	123,375.63	146,345.10
9,220,000	142,034.46	168,297.97	169,680.97	135,859.05	161,032.78	162,415.78	129,683.64	153,767.59	155,150.59	123,508.23	146,502.40
9,230,000	142,186.95	168,478.67	169,863.17	136,004.91	161,205.68	162,590.18	129,822.87	153,932.69	155,317.19	123,640.83	146,659.70
9,240,000	142,339.44	168,659.37	170,045.37	136,150.77	161,378.58	162,764.58	129,962.10	154,097.79	155,483.79	123,773.43	146,817.00
9,250,000	142,491.93	168,840.07	170,227.57	136,296.63	161,551.48	162,938.98	130,101.33	154,262.89	155,650.39	123,906.03	146,974.30
9,260,000	142,644.42	169,020.77	170,409.77	136,442.49	161,724.38	163,113.38	130,240.56	154,427.99	155,816.99	124,038.63	147,131.60
9,270,000	142,796.91	169,201.47	170,591.97	136,588.35	161,897.28	163,287.78	130,379.79	154,593.09	155,983.59	124,171.23	147,288.90
9,280,000	142,949.40	169,382.17	170,774.17	136,734.21	162,070.18	163,462.18	130,519.02	154,758.19	156,150.19	124,303.83	147,446.20
9,290,000	143,101.89	169,562.87	170,956.37	136,880.07	162,243.08	163,636.58	130,658.25	154,923.29	156,316.79	124,436.43	147,603.50
9,300,000	143,254.38	169,743.57	171,138.57	137,025.93	162,415.98	163,810.98	130,797.48	155,088.39	156,483.39	124,569.03	147,760.80
9,310,000	143,406.87	169,924.27	171,320.77	137,171.79	162,588.88	163,985.38	130,936.71	155,253.49	156,649.99	124,701.63	147,918.10
9,320,000	143,559.36	170,104.97	171,502.97	137,317.65	162,761.78	164,159.78	131,075.94	155,418.59	156,816.59	124,834.23	148,075.40
9,330,000	143,711.85	170,285.67	171,685.17	137,463.51	162,934.68	164,334.18	131,215.17	155,583.69	156,983.19	124,966.83	148,232.70
9,340,000	143,864.34	170,466.37	171,867.37	137,609.37	163,107.58	164,508.58	131,354.40	155,748.79	157,149.79	125,099.43	148,390.00
9,350,000	144,016.83	170,647.07	172,049.57	137,755.23	163,280.48	164,682.98	131,493.63	155,913.89	157,316.39	125,232.03	148,547.30

Valuation Not Over	Including Energy & Disabled Access Check P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Including Energy Check Only P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Including Disabled Access Check Only P. C. Fee	Permit Fee R-Occup.	Permit Fee Others	Without Energy & Disabled Acces: P. C. Fee	Permit R- Occup.
9,710,000	149,506.47	177,152.27	178,608.77	143,006.19	169,504.88	170,961.38	136,505.91	161,857.49	163,313.99	130,005.63	154,210.10
9,720,000	149,658.96	177,332.97	178,790.97	143,152.05	169,677.78	171,135.78	136,645.14	162,022.59	163,480.59	130,138.23	154,367.40
9,730,000	149,811.45	177,513.67	178,973.17	143,297.91	169,850.68	171,310.18	136,784.37	162,187.69	163,647.19	130,270.83	154,524.70
9,740,000	149,963.94	177,694.37	179,155.37	143,443.77	170,023.58	171,484.58	136,923.60	162,352.79	163,813.79	130,403.43	154,682.00
9,750,000	150,116.43	177,875.07	179,337.57	143,589.63	170,196.48	171,658.98	137,062.83	162,517.89	163,980.39	130,536.03	154,839.30
9,760,000	150,268.92	178,055.77	179,519.77	143,735.49	170,369.38	171,833.38	137,202.06	162,682.99	164,146.99	130,668.63	154,996.60
9,770,000	150,421.41	178,236.47	179,701.97	143,881.35	170,542.28	172,007.78	137,341.29	162,848.09	164,313.59	130,801.23	155,153.90
9,780,000	150,573.90	178,417.17	179,884.17	144,027.21	170,715.18	172,182.18	137,480.52	163,013.19	164,480.19	130,933.83	155,311.20
9,790,000	150,726.39	178,597.87	180,066.37	144,173.07	170,888.08	172,356.58	137,619.75	163,178.29	164,646.79	131,066.43	155,468.50
9,800,000	150,878.88	178,778.57	180,248.57	144,318.93	171,060.98	172,530.98	137,758.98	163,343.39	164,813.39	131,199.03	155,625.80
9,810,000	151,031.37	178,959.27	180,430.77	144,464.79	171,233.88	172,705.38	137,898.21	163,508.49	164,979.99	131,331.63	155,783.10
9,820,000	151,183.86	179,139.97	180,612.97	144,610.65	171,406.78	172,879.78	138,037.44	163,673.59	165,146.59	131,464.23	155,940.40
9,830,000	151,336.35	179,320.67	180,795.17	144,756.51	171,579.68	173,054.18	138,176.67	163,838.69	165,313.19	131,596.83	156,097.70
9,840,000	151,488.84	179,501.37	180,977.37	144,902.37	171,752.58	173,228.58	138,315.90	164,003.79	165,479.79	131,729.43	156,255.00
9,850,000	151,641.33	179,682.07	181,159.57	145,048.23	171,925.48	173,402.98	138,455.13	164,168.89	165,646.39	131,862.03	156,412.30
9,860,000	151,793.82	179,862.77	181,341.77	145,194.09	172,098.38	173,577.38	138,594.36	164,333.99	165,812.99	131,994.63	156,569.60
9,870,000	151,946.31	180,043.47	181,523.97	145,339.95	172,271.28	173,751.78	138,733.59	164,499.09	165,979.59	132,127.23	156,726.90
9,880,000	152,098.80	180,224.17	181,706.17	145,485.81	172,444.18	173,926.18	138,872.82	164,664.19	166,146.19	132,259.83	156,884.20
9,890,000	152,251.29	180,404.87	181,888.37	145,631.67	172,617.08	174,100.58	139,012.05	164,829.29	166,312.79	132,392.43	157,041.50
9,900,000	152,403.78	180,585.57	182,070.57	145,777.53	172,789.98	174,274.98	139,151.28	164,994.39	166,479.39	132,525.03	157,198.80
9,910,000	152,556.27	180,766.27	182,252.77	145,923.39	172,962.88	174,449.38	139,290.51	165,159.49	166,645.99	132,657.63	157,356.10
9,920,000	152,708.76	180,946.97	182,434.97	146,069.25	173,135.78	174,623.78	139,429.74	165,324.59	166,812.59	132,790.23	157,513.40
9,930,000	152,861.25	181,127.67	182,617.17	146,215.11	173,308.68	174,798.18	139,568.97	165,489.69	166,979.19	132,922.83	157,670.70
9,940,000	153,013.74	181,308.37	182,799.37	146,360.97	173,481.58	174,972.58	139,708.20	165,654.79	167,145.79	133,055.43	157,828.00
9,950,000	153,166.23	181,489.07	182,981.57	146,506.83	173,654.48	175,146.98	139,847.43	165,819.89	167,312.39	133,188.03	157,985.30
9,960,000	153,318.72	181,669.77	183,163.77	146,652.69	173,827.38	175,321.38	139,986.66	165,984.99	167,478.99	133,320.63	158,142.60
9,970,000	153,471.21	181,850.47	183,345.97	146,798.55	174,000.28	175,495.78	140,125.89	166,150.09	167,645.59	133,453.23	158,299.90
9,980,000	153,623.70	182,031.17	183,528.17	146,944.41	174,173.18	175,670.18	140,265.12	166,315.19	167,812.19	133,585.83	158,457.20
9,990,000	153,776.19	182,211.87	183,710.37	147,090.27	174,346.08	175,844.58	140,404.35	166,480.29	167,978.79	133,718.43	158,614.50
10,000,000	153,928.68	182,392.57	183,892.57	147,236.13	174,518.98	176,018.98	140,543.58	166,645.39	168,145.39	133,851.03	158,771.80

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130,417.40
130,576.20
130,735.00
130,893.80
131,052.60
131,211.40
131,370.20
131,529.00
131,687.80
131,846.60
132,005.40
132,164.20
132,323.00
132,481.80
132,640.60
132,799.40
132,958.20
133,117.00
133,275.80

s Check Fee Others
138,992.60
139,151.40
139,310.20
139,469.00
139,627.80
139,786.60
139,945.40
140,104.20
140,263.00
140,421.80
140,580.60
140,739.40
140,898.20
141,057.00
141,215.80
141,374.60
141,533.40
141,692.20
141,851.00
142,009.80
142,168.60
142,327.40
142,486.20
142,645.00
142,803.80
142,962.60
143,121.40
143,280.20
143,439.00
143,597.80
143,756.60
143,915.40
144,074.20
144,233.00
144,391.80

s Check Fee Others
150,108.60
150,267.40
150,426.20
150,585.00
150,743.80
150,902.60
151,061.40
151,220.20
151,379.00
151,537.80
151,696.60
151,855.40
152,014.20
152,173.00
152,331.80
152,490.60
152,649.40
152,808.20
152,967.00
153,125.80
153,284.60
153,443.40
153,602.20
153,761.00
153,919.80
154,078.60
154,237.40
154,396.20
154,555.00
154,713.80
154,872.60
155,031.40
155,190.20
155,349.00
155,507.80

EXHIBIT I

HOST FEE DESCRIPTION & CALCULATION

1. Advancement of Costs

As memorialized in the Reimbursement Agreement as amended, ATHENS has advanced to City funds to cover City costs for CEQA compliance, Project review, consultant and legal support and other Project related costs, which funds shall not be reimbursable or charged against any future payments by ATHENS to City as provided herein.

2. Initial Payment and Escrow Funds

ATHENS has deposited five hundred thousand dollars ($500,000) into an escrow account ("Escrowed Funds") with escrow agent JPMorgan Chase Bank, NA ("Escrow Agent") per that certain Escrow Agreement by and between City, ATHENS and Escrow Agent dated August 28, 2013. The Escrowed Funds will be (a) payable to the City if ATHENS fails to build the Facility pursuant to the terms of this Agreement, or (b) returned to ATHENS if either (i) the Facility is not completed and this Agreement is terminated for any other reason, including without limitation, pursuant to the failure to pay Host Fees or pay reimbursable costs pursuant to the Reimbursement Agreement, or (ii) if the Department of Finance fails to approve this Agreement or Other Agreements, or the PMP , or (iii) upon commencement of operations at the Facility.

a. The Escrowed Funds are held by an escrow agent in an interest-bearing account, which interest shall be paid quarterly to ATHENS.

b. If the City believes that ATHENS has not proceeded diligently and in accordance with the Schedule of Performance to secure all necessary permits and entitlements for the development and thereafter complete development of the Facility in accordance with the terms of this Agreement, then City shall provide written notice to ATHENS of such belief and undertake all necessary processes pertaining to default/cure/termination as set forth in Article 10.0 hereof.

c. If the City finds pursuant to Article 10.0 that ATHENS has committed an unjustified and uncured default resulting in termination of this or Other Agreements, then the City shall be entitled to the Escrowed Funds to be used by the City for its general governmental purposes as the City deems appropriate and the Parties shall have no further rights or obligations to each other following said termination.

3. Deposit

Upon the later to occur of (i) the final approval by City of the Facility (such final approval being demonstrated by issuance of a certificate of occupancy for the Site), (ii) the

Agreements Approval Date (as defined in the MOU), and (iii) the CEQA Completion Date, ATHENS will deposit into the City's bank account a deposit of $5,000,000 ("Deposit"), less any amounts advanced to City for City costs expended prior to these approvals, including but limited to, amounts advanced in accordance with the Reimbursement Agreement and the MOU and/or costs to prepare environmental studies, process and negotiate the permits, entitlements and conditions of the Project. The Deposit shall include a payment of $1,000,000 which upon receipt of (1) all permits from the Waste Management Board and other third-party government agencies required to operate the Facility, and (2) all permits, sign-offs and approvals by the Successor Agency and City necessary to commence Facility operations, will be deemed non-refundable to be used by the City for its general governmental purposes and shall not be credited against Host Fee payments. For the first year of operations and subsequent years thereafter, the Host Fee will be drawn down against the Deposit until the Deposit balance is depleted. After the Deposit is paid, should the Project be terminated due to default by ATHENS or terminated by ATHENS without cause, the City shall retain the remaining balance of the $5,000,000 Deposit; but if the Project is terminated by ATHENS due to the default of City, the City shall refund to ATHENS any and all of the remaining balance of the Deposit, including but not limited to the $1,000,000 "non-refundable" portion, but not including any amounts expended by the City in accordance with the terms of the MOU.

4. Host Fee

Upon the commencement of the first year of operations, and for every operating year thereafter until the termination or expiration of the Agreements, ATHENS shall pay the Host Fee to the City. The Host Fee shall be $1.70 per ton deposited at the MRF/TS ("Host Fee Rate"). The Host Fee shall be determined at the end of the calendar year based on the tonnage actually deposited and shall be supported by an audit of the tonnage provided by ATHENS at its sole cost. The City shall be paid for the tons deposited at the MRF/TS no later than thirty (30) days from December 31st.

5. Adjustments

a. *Consumer Price Index ("CPI").* The Host Fee Rate shall be subject to an increase every five (5) years during the Term equal to 100% of the CPI [based on index for Los Angeles-Riverside-Orange County], as measured from the 1st of January in the year following commencement of operations. In addition, should the City issue a termination under Article 10.0 of this Agreement, the Host Fee shall be fixed as of the termination notice date and no further CPI adjustments to the Host Fee shall occur during the remaining ten year period of the term.

b. *Most Favored Nations Clause.* If ATHENS agrees to pay any other city a higher host fee when all terms are considered and equalized with the terms between the City and ATHENS, ATHENS shall notify City within 30 days and the Host Fee for the MRF/TS will be adjusted to match the other city's deal. ATHENS will provide a copy of such other deal and explanation of factors that should be considered in comparing it to the MRF/TS deal. The parties will either agree to a financial analysis or have such analysis prepared by a consultant mutually selected by the parties to factor any differences in the

terms of the two deals so as to compare the host fees on an equal basis. For example, if ATHENS secures free land for a similarly-sized facility as the MRF/TS, the fair market value of the land, plus applicable financing fees, shall be calculated as an annual amount for the term of the MRF/TS and deducted against the fee to be compared against the Host Fee for the MRF/TS.

6. Example

By way of illustration only and without limiting the generality of the foregoing, the following is an illustrative example of the allocation of projected revenues based on an assumed 1,000,000 tons received in the first year and second year of operations ignoring adjustments:

Initial Deposit	$5,000,000
EIR Costs Incurred by City	- $1,350,000
Initial Payment (non-refundable)	$500,000 (not included in deposit remaining)
Escrowed Funds	$500,000
Deposit Remaining When Agreements Signed (Initial Payment is not included and is retained by City)	$4,250,000
Payment Upon Receipt of Permits	- $1,000,000
Deposit Remaining	$3,250,000
Return of Escrowed Funds upon commencement of operations at MRF/TS	- $500,000
Deposit Remaining	$2,750,000
Deduction of Host Fee Payment for 1st Year of Operations	- $1,700,000
Deposit Remaining	$1,050,000
Deduction of Host Fee Payment for 2nd Year of Operations	- $1,700,000
Fund Balance	- $650,000
Payment to Bring Fund Balance to $0	$650,000
Fund Balance	0

In the event this or Other Agreements are terminated prior to completion of the MRF/TS for any reason other than a breach by ATHENS, all of the funds described above, other than the EIR costs incurred by City and the Initial Payment, shall be returned to ATHENS. Using the example above, $4,750,000 would be returned to ATHENS.

EXHIBIT J

FORM OF ASSIGNMENT AND ASSUMPTION AGREEMENT

Recording Requested by and
When Recorded Return to:

City of Irwindale
5050 North Irwindale Avenue
Irwindale, CA 91706

(Space Above This Line for Recorder's Office Use Only)

ASSIGNMENT, ASSUMPTION AND CONSENT TO ASSIGNMENT OF DEVELOPMENT AGREEMENT

THIS ASSIGNMENT, ASSUMPTION AND CONSENT TO ASSIGNMENT OF DEVELOPMENT AGREEMENT ("Assignment") is entered into as of this ___ day of _____, 20__ ("Effective Date"), by and between ARAKELIAN ENTERPRISES, INC., dba ATHENS SERVICES, a California corporation ("Assignor"), and _____ ("Assignee"), and THE CITY OF IRWINDALE, a municipal corporation ("City").

RECITALS

A. City and Assignor are parties to that certain Development Agreement dated _____ and recorded _____ as Instrument No. ____ of Official Records of Los Angeles County, California (the "Agreement"). Capitalized terms used but not otherwise defined herein shall have the meaning ascribed to such terms in the Agreement.

B. The Agreement provides for the development of the Site legally described in Exhibit "A" hereto.

C. Pursuant to Section 7.4 of the Agreement, Assignor (referred to as "ATHENS" in the Agreement) may transfer the Agreement, or the Site or any part of the Site, to another entity upon City's approval of an assignment and assumption agreement.

D. Prior to the Effective Date of this Assignment, Assignor has contracted and sold the Site to Assignee [IF APPLICABLE]. Assignor now wishes to transfer to Assignee the Site along with all of Assignor's rights and obligations under the Agreement with respect to the development and operation of the Site, and Assignor and Assignee desire to obtain City's specific consent to such transfer.

E. Assignor and Assignee hereby represent to City that Assignee shall perform all obligations of Assignor under the Agreement, and that Assignee (a) has the financial strength and

capability to perform such obligations and (b) has sufficient experience and expertise in the planning, financing, development, ownership and operation of similar projects. To this end, all parties warrant that the following information has be provided to the satisfaction of City:

i. The Assignee's audited financial statements for the immediately preceding three (3) operating years;

ii. Reasonably satisfactory evidence that the proposed Assignee has municipal solid waste management experience on a scale equal to or exceeding the scale of operations conducted by Assignor; '

iii. Reasonably satisfactory evidence that in the last five (5) years, the proposed Assignee has not suffered any citations or other censure from any federal, state, or local agency having jurisdiction over its waste management operations due to any significant failure to comply with federal, state, or local waste management law and that the Assignee has provided the City with a complete list of such citations and censures;

iv. Reasonably satisfactory evidence that the Assignee's key principals have no felony criminal convictions;

v. Poof that the proposed Assignee conducts its refuse and waste management practices in accordance with sound waste management practices in full compliance with all federal, state, and local laws regulating the collection and disposal of waste, including hazardous waste; and

vi. Any other information reasonably required by the City to ensure the proposed Assignee can fulfill the terms of the Agreement and "Other Agreements" identified therein, including the payment of indemnities and damages and provision of bonds and/or performance standards.

F. Based upon such representation, City wishes to consent to such transfer subject to the terms of this Assignment.

NOW, THEREFORE, in consideration of the mutual promises of the parties hereto and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, City, Assignor and Assignee agree as follows:

1. Representations. Assignor and Assignee represent and certify the following:

a. That all of the above recitals are true and correct.

b. To the best of Assignor's knowledge, no default presently exists under the Agreement and no state of facts exist which would constitute a default under the Agreement.

2. Assignment. Assignor hereby assigns, sells, and conveys and otherwise transfers to Assignee all of Assignor's interests, rights and obligations under the Agreement with

respect to the Site. This assignment shall be effective on the Effective Date, as first written above, provided that City consents thereto as evidenced by its execution of this Assignment in the space set forth below.

3. Assumption of Agreement. Assignee hereby accepts all of Assignor's interests, rights and obligations under the Agreement with respect to the Site and assumes and agrees to perform all of Assignor's corresponding obligations, terms, covenants, and conditions under the Agreement on, from and after the Effective Date. Assignee acknowledges that (i) it has received a copy of the Agreement and is fully familiar with its terms, and (ii) City has made no representations concerning the Agreement except as expressly provided herein.

4. Due Execution. The person(s) executing this Assignment on behalf of the parties hereto warrant that (i) such party is duly organized and existing, (ii) they are duly authorized to execute and deliver this Assignment on behalf of said party, (iii) by so executing this Assignment, such party is formally bound to the provisions of this Assignment, and (iv) the entering into this Assignment does not violate any provision of any other agreement to which said party is bound.

5. Full Force and Effect. The parties further agree that, except as specifically provided in this Assignment, the terms of the Agreement shall remain unchanged and in full force and effect.

6. New Bonds. Pursuant to Section 13 of the Agreement, City's consent hereto is conditioned on Assignor's providing substitute bonds or other security as may be required by the Agreement.

(Signatures on following page)

IN WITNESS WHEREOF, the parties have executed and entered into this Assignment as of the date first written above.

"Assignor"
ARAKELIAN ENTERPRISES, INC., dba
ATHENS SERVICES, a California corporation

By: _____
Ron Arakelian, Jr., Board Chairman.

By: _____
Michael Arakelian, Vice President/Secretary

"Assignee"

_____

_____
By: _____
Its: _____

_____
By: _____
Its: _____

-
- (Corporations require two signatures; one for each of the following: A. Chairman of Board, President or Vice President; and B. Secretary, Assistant Secretary Treasurer, Assistant Treasurer or Chief Financial Officer.)

CONSENT TO ASSIGNMENT

City hereby consents to the foregoing assignment to Assignee of Assignor's interests, rights and obligations in the Development Agreement, dated _____, and the corresponding acceptance thereof and assumption by Assignee of Assignor's corresponding interests, obligations, terms, covenants, and conditions made under the Agreement subject to all of the terms, covenants, and conditions set forth in this Assignment.

"City"

ATTEST:

CITY OF IRWINDALE,
a California municipal corporation

_____
Chief Deputy City Clerk

_____
City Manager

APPROVED AS TO FORM:

_____
Adrian R. Guerra, City Attorney

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On ____, 2021, before me, _____, a Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

_____

Notary Signature (Seal)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On ____, 2021, before me, _____, a Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.

WITNESS my hand and official seal.

_____
Notary Signature

EXHIBIT "A" TO:

FORM OF ASSIGNMENT AND ASSUMPTION AGREEMENT

LEGAL DESCRIPTION OF SITE

P M 231-15-18 LOT 2

APN: 8535-001-911

Site Address: 2200 Arrow Highway, Irwindale, CA 91706

Real property in the City of Irwindale, County of Los Angeles, State of California, described as follows:

PARCEL 2 OF PARCEL MAP NO. 22152, IN THE CITY OF IRWINDALE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP FILED IN BOOK 231 PAGES 15 THROUGH 18 INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 8535-001-911

EXHIBIT K

FORM OF CERTIFICATE OF COMPLETION

FREE RECORDING REQUESTED BY

City of Irwindale
5050 N. Irwindale Ave.
Irwindale, CA 91706
Attn: City Manager

AND WHEN RECORDED RETURN TO AND MAIL TAX STATEMENTS TO:

Athens Services
P.O. Box 6009
City of Industry, CA 91716-0009
Attention: President

(Space Above This Line for Recorder's Office Use Only)
(Exempt from Recording Fee per Gov. Code §6103)

CERTIFICATE OF COMPLETION

WHEREAS, pursuant to that certain Development Agreement by and between the CITY OF IRWINDALE, a California municipal corporation ("City") and ARAKELIAN ENTERPRISES, INC., dba ATHENS SERVICES, a California corporation ("Athens"), dated _____ (the "Agreement"), Athens has agreed to develop that certain real property situated in the City of Irwindale, California, described on Exhibit "A" attached hereto and made a part hereof ("Site"); and

WHEREAS, as referenced in the Agreement, City shall furnish Athens with a Certificate of Completion upon completion of construction and development and the opening of the business, which certificate shall be in such form as to permit it to be recorded in the Official Records of the County Recorder of the County of Los Angeles, California ("Official Records"); and

WHEREAS, the parties also entered into that certain Disposition and Development Agreement ("DDA") that provided for certain covenants to run with the land, which covenants were incorporated into the Deed (as defined in the DA) or in that certain Declaration of Covenants, Conditions and Restrictions recorded on _____ as Instrument No. _____ of the Official Records (the "Declaration"); and

WHEREAS, this Certificate of Completion shall constitute a conclusive determination by City of the satisfactory completion by Athens of the construction and development required by the Agreement and of Athens's full compliance with the terms of the Agreement with respect to such construction and development, but not of the other provisions of the Deed or the Declaration, the provisions of which shall continue to run with the land pursuant to their terms; and

WHEREAS, City has conclusively determined that the construction and development on the Site has been satisfactorily completed by Athens in full compliance with the terms of the Agreement and that the business has opened.

NOW, THEREFORE:

1. The improvements required to be constructed have been satisfactorily completed and the business has opened in accordance with the provisions of said Agreement.

2. This Certificate of Completion shall constitute a conclusive determination of satisfaction of the agreements and covenants contained in the Agreement with respect to the obligations of Athens, and its successors and assigns, to construct the improvements and the dates for the beginning and completion thereof.

3. This Certificate of Completion shall not constitute evidence of Athens' compliance with the other provisions of the Agreement, Deed, DDA or the Declaration, the provisions of which shall continue to run with the land.

4. This Certificate of Completion shall not constitute evidence of compliance with or satisfaction of any obligation of the Athens to any holder of a mortgage or any insurer of a mortgage, securing money loaned to finance the improvements or any part thereof.

5. This Certificate of Completion is not a Notice of Completion as referred to in California Civil Code Section 3093.

6. Except as stated herein, nothing contained in this instrument shall modify in any way any other provisions of the Agreement or any other provisions of the documents incorporated therein.

IN WITNESS WHEREOF, the City has executed this Certificate of Completion this ____ day of _____, 20____.

THE CITY OF IRWINDALE

By: _____
_____, Mayor

ATTEST:

By: _____
Its: _____

APPROVED AS TO FORM:
ALESHIRE & WYNDER, LLP

By: _____
_____, City Attorney

CONSENT TO RECORDATION

ARAKELIAN ENTERPRISES, INC., dba ATHENS SERVICES, a California corporation, which is "Athens" as defined herein and the owner of the Site, hereby consents to the recordation of this Certificate of Completion against the Site.

Dated:

ARAKELIAN ENTERPRISES, INC., dba ATHENS SERVICES, a California corporation

By: _____ By: _____

Ron Arakelian, Jr., Board Chairman. Michael Arakelian, Vice President/Secretary

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On ____, 2021, before me, _____, a Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.

WITNESS my hand and official seal.

_____
Notary Signature

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On ____, 2021, before me, _____, a Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.

WITNESS my hand and official seal.

_____
Notary Signature

EXHIBIT "A" TO
FORM OF CERTIFICATE OF COMPLETION

LEGAL DESCRIPTION OF SITE

P M 231-15-18 LOT 2

APN: 8535-001-911

Site Address: 2200 Arrow Highway, Irwindale, CA 91706

Real property in the City of Irwindale, County of Los Angeles, State of California, described as follows:

PARCEL 2 OF PARCEL MAP NO. 22152, IN THE CITY OF IRWINDALE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP FILED IN BOOK 231 PAGES 15 THROUGH 18 INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 8535-001-91

Item #21.C.

City of
IRWINDALE
AGENDA REPORT

Date: January 24, 2024

To: Honorable Mayor and Members of the City Council

From: Julian A. Miranda, City Manager

Issue: Irwindale Community Foundation Appointments & Terms of Board Members

City Manager's Recommendation:

Discuss and provide direction to staff.

Administrative Action:

Submitted by:

Theresa Olivares, Assistant City Manager

Prepared by:

Laura Nieto, Chief Deputy City Clerk

Reviewed by:

Adrian R. Guerra, City Attorney

Kambiz Borhani, Finance Director / City Treasurer

Approved by:

Julian A. Miranda, City Manager

Background and Analysis:

On October 10, 2018, the City Council adopted Resolution No. 2018-72-3066 establishing a Non-Profit Community Foundation for the purpose of accepting and using funds donated to the City for community purposes. On February 13, 2019, the City Council approved the Articles of Incorporation and the Bylaws of the Irwindale Community Foundation (ICF) that stated the Board of Directors shall be composed of one sitting member of the Irwindale City Council; two (2) residents of the CIty of Irwindale and two (2) representatives of businesses located in the City of Irwindale, who shall not be employees, commissioners, or elected officials of the City of Irwindale.

Per the ICF Bylaws, Section 3(a), Directors shall be appointed for a term of two (2) years. The terms of the inaugural board were as follows:

(i) The councilperson's initial term shall end on June 30, 2022;
(ii) The two City residents' initial terms shall end on June 30, 2022; and
(iii) The two business representatives' terms shall end on June 30, 2020

On June 30, 2024, the terms of all current Boardmembers will expire, creating the potential for five new Boardmembers to be seated on the Foundation Board. Since its inception, the Board has endeavored to support several programs and special events in the City of Irwindale. The Board continues to create an identity for the ICF and explore fundraising efforts to provide future funding opportunities for the Irwindale community.

Staff is presenting the following options for the City Council to consider with respect to the ICF Board appointments:

1. Amend the ICF bylaws to stagger the terms of the Boardmembers. The City Council may select any combination of board members into groups of two and three, and make initial appointments of one-year terms, with subsequent two-year terms for the first group; and appointments of two-year terms for the second group;
2. Make no changes to the ICF bylaws and maintain the existing appointment schedule for Boardmembers with all terms expiring every two years; or
3. Provide other direction to staff

Should the Council wish to amend the ICF bylaws to stagger the terms of Boardmembers, staff would bring forward the bylaw amendment for approval. Should no changes be made, the terms of the Boardmembers would continue to all expire on the same schedule, creating a scenario whereby there could be an entirely new Board every two years.

Fiscal Impact:

None

Attachments:

1. ICF Bylaws

BYLAWS
OF
IRWINDALE COMMUNITY FOUNDATION,
a California Nonprofit Public Benefit Corporation

BYLAWS
OF
IRWINDALE COMMUNITY FOUNDATION,
a California Nonprofit Public Benefit Corporation

ARTICLE I
NAME

The name of this corporation shall be IRWINDALE COMMUNITY FOUNDATION.

ARTICLE II
PRINCIPLE OFFICE OF THE CORPORATION

The principal office for the transaction of the activities and affairs of this corporation is located at Irwindale City Hall, 5050 Irwindale Avenue, Irwindale, California 91706. The board of directors may change the location of the principal office.

ARTICLE III
PURPOSES AND OBJECTIVES: LIMITATIONS

Section 1. Specific Purpose. The specific and primary purpose of this corporation is to support the City of Irwindale and the residents of the City of Irwindale by providing funding, through grants, donations, and corporate support, for community benefits and services to benefit the community. This corporation is organized and shall be operated exclusively for charitable purposes within the meaning of Section 501(c)(3) of the Internal Revenue Code of 1986, as amended (the "Code").

Section 2. General Purposes. The general purposes and powers of this corporation are the following:

(a) to receive, hold, and disburse gifts, bequests, devises, and other funds to advance the purpose and objectives of this corporation;

(b) to own and maintain or to lease suitable real and personal property which is deemed necessary for the purpose and objectives of this corporation; and

(c) to enter into, make, perform, and carry out contracts of every kind for any lawful purpose, without limit as to amount.

Section 3. Limitations. This corporation has been formed under the California Nonprofit Public Benefit Corporation Law (California Corporations Code Section 5110 *et seq.*) for the purposes and objectives described above.

This corporation shall not carry on any activities not permitted to be carried on (a) by a corporation exempt from federal income tax under Section 501(c)(3) of the Code or the corresponding provision of any future United States internal revenue law, or (b) by a corporation contributions to which are deductible under Section 170(c)(2) of the Code or the corresponding provision of any future United States internal revenue law.

No substantial part of the activities of this corporation shall consist of the publication or dissemination of materials with the purpose of attempting to influence legislation, and this corporation shall not participate or intervene in any political campaign on behalf of any candidate for public office or for or against any cause or measure being submitted to the people for a vote.

This corporation shall not, except to an insubstantial degree, engage in any activities or exercise any powers that are not in furtherance of its purposes and objectives described above.

ARTICLE IV
CONSTRUCTION AND DEFINITIONS

Unless the context requires otherwise, the general provisions, rules of construction, and definitions in the California Nonprofit Public Benefit Corporation Law shall govern the construction of these Bylaws. Without limiting the generality of the above, the masculine gender includes the feminine and neuter, the singular number includes the plural, the plural number includes the singular, and the term "person" includes both a legal entity and a natural person.

ARTICLE V
DEDICATION OF ASSETS

The property of this corporation is irrevocably dedicated to charitable purposes and no part of the net income or assets of this corporation shall ever inure to the benefit of any director, officer, or member hereof or to the benefit of any private person. Upon the dissolution or winding up of this corporation, its assets remaining after payment, or provision for payment, of all of its debts and liabilities shall be distributed to a nonprofit fund, foundation or corporation designated by the board of directors of this corporation which is organized and operated exclusively for charitable purposes and which has established its tax exempt status under Section 501(c)(3) of the Code or the corresponding provision of any future United States internal revenue law.

ARTICLE VI
MEMBERS

Section 1. Directors as Members. This corporation shall have no voting members within the meaning of the California Nonprofit Public Benefit Corporation Law. Any action that would otherwise require approval by a majority of all members or approval by the members shall require only approval of the board of directors, as authorized by Section 5310 of the California Nonprofit Public Benefit Corporation Law.

Section 2. Meetings. There shall be no meetings of members as such. The persons constituting the board of directors may, at any given time and from time to time, act in their capacity as members pursuant to Section I of this Article VI, at meetings of the board of directors held as provided in Section 5 of Article VII of these Bylaws.

ARTICLE VII
DIRECTORS

Section 1. Powers.

(a) General Corporate Powers. Subject to the provisions of the California Nonprofit Public Benefit Corporation Law and any limitations in the Articles of Incorporation and these Bylaws, the business and affairs of this corporation shall be managed, and all corporate powers shall be exercised, by or under the direction of the board of directors; provided, however, that in order to preserve the nonprofit, exempt-from-income-tax status of this corporation, neither the board nor any member thereof shall do any act, or authorize or suffer the doing of any act by an officer or employee of this corporation, on behalf of the corporation, which is inconsistent with the Articles or these Bylaws or the nonprofit purpose of this corporation. Any such act or acts shall be null and void.

(b) Specific Powers. Without prejudice to these general powers, and subject to the same limitations, the directors shall have the power to:

(i) Appoint and remove, at the pleasure of the board, all officers, agents, and employees of this corporation; prescribe any powers and duties for them that are consistent with law, with the Articles of Incorporation, and with these Bylaws; and fix their compensation in a manner consistent with the Articles of Incorporation, and with these Bylaws.

(ii) Change the principal office from one location to another within the City of Irwindale, California; and designate any place within Los Angeles County, California, for the holding of any meeting or meetings.

(iii) Adopt, make, and use a corporate seal; and alter the form of the seal.

(iv) Borrow money and incur indebtedness on behalf of this corporation and cause to be executed and delivered for this corporation's purposes and objectives, in the corporate name, promissory notes, bonds, debentures, deeds of trust, mortgages, pledges, hypothecations, and other evidences of debt and securities.

(c) Limit on Dissolution. The Foundation may not be dissolved without the express authorization of the City Council of the City of Irwindale.

Section 2. Board of Directors. The authorized number of directors of the board shall be five (5). The board of directors shall be composed of the following:

(a) One sitting member of the City of Irwindale City Council;

(b) Two residents of the City of Irwindale, who shall not be employees, commissioners, or elected officials of the City of Irwindale; and

(c) Two representatives of businesses located in the City of Irwindale, who shall not be employees, commissioners, or elected officials of the City of Irwindale.

All directors of the board shall be appointed by a majority vote of the City Council, and all vacancies on the board shall be filled by appointment by a majority vote of the City Council.

Section 3. Term, Removal, and Vacancy.

(a) Term of Office. Directors shall be appointed for a term of two (2) years, except that the length of the terms of each of the initial five (5) directors shall be staggered, as follows:

(i) The councilperson's initial term shall end on June 30, 2022;

(ii) The two City residents' initial terms shall end on June 30, 2022; and

(iii) The two business representatives' terms shall end on June 30, 2020.

(b) Number of Terms. Directors may serve any number of terms and such terms may be consecutive.

(c) Resignation. Any director may resign by giving written notice to the chair of the board or to the executive director or the secretary of the board. The resignation shall be effective when the notice is given unless it specifies a later time for the resignation to become effective. If a director's resignation is effective at a later time, the board may elect a successor to take office as of the date when the resignation becomes effective.

(d) Removal. Directors of the board may be removed with or without cause. A director of the board, other than the councilperson, may only be removed from the board by a majority vote of the board. The councilperson may only be removed from the board by a majority vote of the City Council.

(e) Vacancies. Upon the expiration of their term, directors of the board shall retain their position on the board until their successor is appointed. Notwithstanding the previous sentence, if the councilperson on the board ceases to be a member of the Irwindale City Council for any reason, he or she shall automatically be removed from the board of directors, effective on the date that such person ceases to be a member of the City Council. Moreover, if a City resident board member ceases to be a City resident, or if a business representative ceases to represent a business located in the City of Irwindale, such person shall be automatically removed for the board of directors, effective on the date of the triggering event.

Section 4. Leadership of the Board.

(a) Chair of the Board. The director of the board who is also a City councilmember shall be the chair of the board. The chair of the board shall preside at meetings of the board of directors and exercise and perform such other powers and duties as may be from time to time assigned to him/her by the board of directors or prescribed by the Bylaws.

(b) Vice Chair of the Board. The vice chair of the board shall be elected by the board. The vice chair shall have a term as vice chair of two (2) years, except that the vice chair's initial term as vice chair shall expire on June 30, 2022. A board member may serve any number of terms as vice chair and such terms may be consecutive. In the absence or disability of the chair of the board, the vice chair of the board shall perform all the duties of the chair of the board, and when so acting shall have all the powers of, and be subject to all the restrictions upon, the chair of the board.

Section 5. Directors' Meetings.

(a) Applicability of the Ralph M. Brown Act. All meetings of the board of directors of this corporation shall be subject to the provisions of the Ralph M. Brown Act (Government Code Section 54950 *et seq*.). However, if any applicable provisions of these Bylaws are more stringent than those contained in the Brown Act, then the provisions in these Bylaws shall control.

(b) Regular Meetings. The board of directors shall schedule regular meetings of the board of directors at such time and place as determined by the board of directors. Meetings of the board of directors shall be held in the City of Irwindale City Hall, unless otherwise determined by resolution of the board of directors or stated in the notice of meeting.

(c) Special Meetings. Special meetings of the board of directors may be called at any time by the chair of the board or by a majority of the authorized number of directors of the board. Notice of special meetings shall be given in accordance with Section 54956 of the Government Code, as may be amended from time to time. Any waiver of notice of a special meeting shall be filed with the corporate records and made a part of the minutes of the special meeting.

(d) Quorum. A quorum shall be present when a majority of the authorized number of directors are present, except to adjourn. A quorum must be present in order for the board of directors to conduct business. Every act or decision done or made by a majority of the directors present at a meeting duly held at which a quorum is present shall be regarded as the act of the board of directors, subject to the more stringent provisions of the California Nonprofit Public Benefit Corporation Law, including, without limitation, those provisions relating to (i) approval of contracts or transactions in which a director has a direct or indirect material financial interest, (ii) appointment of committees, and (iii) indemnification of directors. A meeting at which a quorum is initially present may continue to transact business, notwithstanding the withdrawal of directors, if any action taken is approved by at least a majority of the required quorum for that meeting.

(e) Adjournment. A majority of the directors present, whether or not constituting a quorum, may adjourn any meeting to another time and place.

(f) Notice of Adjournment. Notice of adjournment shall be given in accordance with Section 54955 of the Government Code, as may be amended from time to time.

Section 6. Compensation and Reimbursement. Directors and members of committees shall receive no compensation of any kind for their services as directors or officers. However,

directors and officers may be reimbursed for expenses, as may be determined by resolution of the board to be just and reasonable.

Section 7. Liabilities. No director now or hereafter shall be personally liable for any indebtedness or liability of this corporation, and any and all creditors of this corporation shall look only to the assets of the corporation for payment.

ARTICLE VIII
BOARD COMMITTEES

Section 1. Board Committees. The board of directors may establish one or more board committees, each consisting of no more than two (2) directors, to serve at the pleasure of the board. The board may designate one (1) or more directors as alternate members of any board committee who may replace any absent member at any meeting of the board committee. The board of directors may also appoint any number of persons who are not directors to serve at the pleasure of the board on any board committee, and said persons shall have a vote in the recommendation of the committee of which they are a member. The board of directors may adopt rules for the government of any board committee not inconsistent with the provisions of these Bylaws.

Section 2. Committee Member Selection. The chair of the board shall appoint committee members from the board, subject to confirmation by the board.

Section 3. Restrictions on Board Committees. A board committee shall have the power to make advisory recommendations to the board of directors regarding the subject matter of its charge, but shall have no other power, and shall have no power to bind the board of directors or the corporation in any way or thing whatsoever.

ARTICLE IX
OFFICERS

Section 1. Officers. The officers of this corporation shall be an executive director, a secretary, and a treasurer. Any number of offices may be held by the same person, except that neither the secretary nor the treasurer may serve concurrently as the executive director or chair of the board.

Section 2. Executive Director. The executive director shall be the City Manager of the City of Irwindale. Subject to such supervisory powers, if any, as may be given by the board of directors to the chair of the board, and subject to the control of the board of directors, the executive director shall generally supervise, direct, and control the business and the officers of the corporation. The executive director shall be the chief executive officer of the corporation. The executive director may designate deputies to assist him/her, as needed, and may also designate deputies to assist the secretary and the treasurer, as needed.

Section 3. Secretary. The secretary shall be the Chief Deputy City Clerk of the City of Irwindale. The secretary shall attend to the following:

(a) Book of Minutes. The secretary shall keep or cause to be kept, at the principal office or such other place as the board of directors may direct, a book of minutes of all

meetings and actions of directors, committees of directors, with the time and place of holding, whether regular or special, and, if special, how authorized, the notice given, the names of those present at such meetings, the number of directors present or represented at directors' meetings, and the proceedings of such meetings.

(b) Custody of Articles and Bylaws. The secretary shall keep or cause to be kept, at the principal office of the corporation, a copy of the Articles of Incorporation and Bylaws, as amended.

(c) Notices, Seal, and Other Duties. The secretary shall give, or cause to be given, notice of all meetings of the board of directors, and of committees of the board, required by the Bylaws or by law to be given. The secretary shall keep the seal of the corporation, if any, in safe custody. The secretary shall have other powers and perform such other duties as may be prescribed by the board of directors or the Bylaws.

Section 4. Treasurer. The treasurer shall be the Director of Finance for the City of Irwindale. The treasurer shall attend to the following:

(a) Books of Account. The treasurer shall keep and maintain, or cause to be kept and maintained, adequate and correct books and records of accounts of the properties and business transactions of this corporation. The treasurer shall send or cause to be given to the directors such financial statements and reports as are required to be given by law, by these Bylaws, or by the board. The books of account shall be open to inspection by any director at all reasonable times.

(b) Deposit and Disbursement of Money and Valuables. The treasurer shall (i) deposit or cause to be deposited all money and other valuables in the name and to the credit of this corporation with such depositories as may be designated by the board of directors, (ii) disburse the funds of this corporation as may be ordered by the board of directors, (iii) render to the executive director and directors, whenever they request it, an account of all transactions effected by the treasurer and of the financial condition of this corporation, and (iv) have such other powers and perform such other duties as may be prescribed by the board of directors or the Bylaws.

(c) Bond. If required by the board of directors, the treasurer shall give this corporation a bond in the amount and with the surety or sureties specified by the board of directors for faithful performance of the duties of such office and for restoration to this corporation of all its books, papers, vouchers, money, and other property of every kind in the possession or under control of the treasurer on such officer's death, resignation, retirement, or removal from office.

(d) Tax Filings. The treasurer shall prepare and file all necessary tax and financial documents on behalf of this corporation.

Section 5. Resignation or Removal of Officers. Resignation or removal from the position of City Manager, Deputy City Clerk, or Director of Finance shall be deemed resignation or removal from the position of executive director, secretary, or treasurer, respectively.

Section 6. Vacancies in Office. A vacancy in any office because of death, resignation, removal, or any other cause shall be filled in the manner designated by the City of Irwindale.

ARTICLE X
INDEMNIFICATION OF DIRECTORS, OFFICERS, EMPLOYEES, AND AGENTS

Section 1. Right of Indemnity. To the fullest extent permitted by law, this corporation shall indemnify any present or former director, officer, employee or other "agent" of the corporation, as that term is defined in Section 5238(a) of the California Corporations Code, against all expenses, judgments, fines, settlements and other amounts actually and reasonably incurred by them in connection with any "proceeding," as that term is used in that Section, and including an action by or in the right of the corporation, by reason of the fact that the person is or was a person described in that section. "Expenses," as used in this Section, shall have the same meaning as in Section 5238(a) of the California Corporations Code.

Section 2. Approval of Indemnity. On written request to the board by any person seeking indemnification under Section 5238(b) or Section 5238(c) of the California Corporations Code, the board shall promptly determine under Section 5238(e) of the California Corporations Code whether the applicable standard of conduct set forth in Section 5238(b) or Section 5238(c) has been met and, if so, the board shall authorize indemnification. If the board cannot authorize indemnification because the number of directors who are parties to the proceeding with respect to which indemnification is sought prevents the formation of a quorum of directors who are not parties to that proceeding, the indemnification may be authorized by the court in which such proceeding is or was pending, pursuant to Section 5238(e) of the California Corporations Code.

Section 3. Advancement of Expenses. To the fullest extent permitted by law, expenses incurred by a person seeking indemnification under Sections 5238(b) or 5238(c) of the California Corporations Code in defending any proceeding covered by those Sections shall be advanced by the corporation upon the request of such person and upon receipt by the corporation of an undertaking by or on behalf of that person that the advance will be repaid unless it is ultimately determined that the person is entitled to be indemnified by the corporation for those expenses.

Section 4. Insurance. The corporation shall have the right to purchase and maintain insurance to the full extent permitted by law on behalf of its officers, directors, employees, and other agents, against any liability asserted against or incurred by any officer, director, employee, or agent in such capacity or arising out of the officer's, director's, employee's, or agent's status as such.

ARTICLE XI
RECORDS AND REPORTS

Section 1. Maintenance of Corporate Records. The corporation shall keep:

(a) Adequate and correct books and records of account; and

(b) Written minutes of the proceedings of its board, board committees and community committees.

Section 2. Inspection by Directors. Every director shall have the absolute right at any reasonable time to inspect the corporation's books, records, documents of every kind, physical properties, and the records of each of its subsidiaries. The inspection may be made in person or by

the director's agent or attorney. The right of inspection includes the right to copy and make extracts of documents.

Section 3. Annual Report. The corporation shall cause an annual report to be sent to the directors within one hundred twenty (120) days after the end of the corporation's fiscal year. That report shall contain the following information, in appropriate detail, for the fiscal year:

(a) The assets and liabilities, including the trust funds, of the corporation as of the end of the fiscal year.

(b) The principal changes in assets and liabilities, including trust funds.

(c) The revenue or receipts of the corporation, both unrestricted and restricted to particular purposes.

(d) The expenses or disbursements of the corporation for both general and restricted purposes.

(e) Any information required by Section 4 below.

The annual report shall be accompanied by any report on it of independent accountants or, if there is no such report, by the certificate of an authorized officer of the corporation that such statements were prepared without audit from the corporation's books and records.

This requirement of an annual report shall not apply if the corporation receives less than Twenty-Five Thousand Dollars ($25,000.00) in gross receipts during the fiscal year, provided, however, that the information specified above for inclusion in an annual report must be furnished annually to all directors who requests it in writing.

Section 4. Annual Statement of Certain Transactions and Indemnifications. As part of the annual report to all directors, or as a separate document if no annual report is issued, the corporation shall annually prepare and furnish to each director a statement of any transaction or indemnification of the following kind within one hundred twenty (120) days after the end of the corporation's fiscal year:

(a) Any transaction (i) in which the corporation, its parent, or its subsidiary was a party, (ii) in which an "interested person" had a direct or indirect material financial interest, and (iii) which involved more than Fifty Thousand Dollars ($50,000.00), or was one of a number of transactions with the same interested person involving, in the aggregate, more than Fifty Thousand Dollars ($50,000.00). For this purpose, an "interested person" is either of the following:

(i) Any director or officer of the corporation, its parent, or subsidiary (but mere common directorship shall not be considered such an interest); or

(ii) Any holder of more than ten percent (10%) of the voting power of the corporation, its parent, or its subsidiary. The statement shall include a brief description of the transaction, the names of interested persons involved, their relationship to the corporation, the nature of their interest in the transaction and, if

practicable, the amount of that interest, provided that if the transaction was with a partnership in which the interested person is a partner, only the interest of the partnership need be stated.

(b) Any indemnifications or advances aggregating more than Ten Thousand Dollars ($10,000.00) paid during the fiscal year to any officer or director of the corporation under Article X of these Bylaws.

ARTICLE XII
GENERAL CORPORATE MATTERS

Section 1. Fiscal Year. The fiscal year of this corporation shall commence on July 1 and conclude on June 30.

Section 2. Checks, Drafts and Evidence of Indebtedness. All checks, drafts, or other orders for payment of money, notes, or other evidences of indebtedness, issued in the name of or payable to this corporation, shall be signed or endorsed by both (i) the chair of the board or a vice chair of the board, and (ii) the treasurer of the corporation.

Section 3. Corporate Contracts and Instruments; How Executed. The board of directors, except as otherwise provided in these Bylaws, may authorize any officer or officers, agent or agents, to enter into any contract or execute any instrument in the name of and on behalf of this corporation, and this authority may be general or confined to specific instances; and, unless so authorized or ratified by the board of directors or within the agency power of an officer, no officer, agent or employee shall have any power or authority to bind this corporation by any contract or engagement or to pledge its credit or to render it liable for any purpose or for any amount.

Section 4. Policies. The Irwindale Community Foundation shall be governed by the officially adopted policies of the City of Irwindale, except to the extent that such policies conflict with these Bylaws or California Nonprofit Public Benefit Corporation Law. In the event of any conflict, these Bylaws and California Nonprofit Public Benefit Corporation Law shall govern.

Section 5. Parliamentary Procedure. The Irwindale Community Foundation shall conduct meetings in accordance with the parliamentary procedures of the City of Irwindale.

ARTICLE XIII
AMENDMENTS

New Bylaws may be adopted or these Bylaws may be amended or repealed by approval of the board of directors. Notwithstanding the above, Sections 1(c), 2, and 4(a) of Article VII, and Article IX, may not be amended, removed, or otherwise made ineffective without the express approval of the City Council of the City of Irwindale.

CERTIFICATE OF INCORPORATOR

I hereby certify that I am the Incorporator of the Irwindale Community Foundation, a California nonprofit public benefit corporation, and that I adopted the above and foregoing Bylaws as the Bylaws of this corporation pursuant to my authority under California Corporations Code section 5134 on February 13, 2019, and that they have not been amended since that date.

Executed on February 24, 2020, at Irwindale, California.

William K. Tam, Incorporator

IRWINDALE CITY COUNCIL CHAMBERS **JANUARY 10, 2024**
5050 N. IRWINDALE AVENUE **WEDNESDAY**
IRWINDALE, CALIFORNIA 91706 **8:07 P.M.**

The Irwindale **SUCCESSOR AGENCY TO THE IRWINDALE COMMUNITY REDEVELOPMENT AGENCY** met in regular session at the above time and place.

ROLL CALL: Present: Councilmembers Manuel R. Garcia, H. Manuel Ortiz; Mayor Pro Tem Larry G. Burrola; Mayor Albert F. Ambriz

Absent: Councilmember Mark A. Breceda

Also Present: Julian A. Miranda, City Manager; Adrian Guerra, City Attorney; Theresa Olivares, Assistant City Manager; Christopher Hofford, Chief of Police; Kambiz Borhani, Director of Finance / City Treasurer; Marilyn Simpson, Community Development Director; Eddie Chan, Director of Engineering / Building Official; Elizabeth Rodriguez, Public Services Director; Mary Hull, Human Resources Manager, and Laura Nieto, Chief Deputy City Clerk

AB 2449 DISCLOSURES None.

CONSENT CALENDAR

MOTION — A motion was made by Mayor Pro Tem Burrola, seconded by Councilmember Ortiz, to approve the Consent Calendar. The motion was unanimously approved; Councilmember Breceda absent.

ITEM NO. 27A
MINUTES

MINUTES

The following minutes were approved:

1) Regular meeting held December 13, 2023

ITEM NO. 27B
WARRANTS

WARRANTS / DEMANDS / PAYROLL

The warrants / demands / payroll were approved.

ITEM NO. 27C
APPROVAL OF CITYWIDE RECORDS RETENTION SCHEDULE

APPROVAL OF CITYWIDE RECORDS RETENTION SCHEDULE (Joint Item – City Council, Housing Authority, and Reclamation Authority)

RESOLUTION NO. SA 2024-04-3481
ADOPTED

Resolution No. SA 2024-04-3481, entitled:

"A JOINT RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE, BOARD OF THE SUCCESSOR AGENCY TO THE IRWINDALE COMMUNITY REDEVELOPMENT AGENCY, BOARD OF THE IRWINDALE HOUSING AUTHORITY, AND BOARD OF THE IRWINDALE RECLAMATION AUTHORITY ADOPTING A CITYWIDE RECORDS RETENTION SCHEDULE AND RESCINDING RESOLUTION NO. 2005-35-2052 AND JOINT

RESOLUTION NO. 2007-08-3184 AND CRA 2007-06-484," was adopted.

END OF CONSENT CALENDAR

SPONTANEOUS COMMUNICATIONS There were no speakers.

ADJOURNMENT There being no further business to conduct, the meeting was adjourned at 8:08 p.m.

_____
Laura M. Nieto, MMC
Chief Deputy City Clerk

Accounts Payable

Checks by Date - Summary by Check Number

City of Irwindale as Successor Agency to the Irwindale Community Redevelopment Agency

Check No	Vendor No	Vendor Name	Check Date	Check Amount
100636	ROSENO	RSG Inc.	01/11/2024	893.75
100637	USBANK03	US Bank Trust N.A.	01/11/2024	4,235.00
			Report Total (2 checks):	5,128.75

IRWINDALE CITY COUNCIL CHAMBERS **JANUARY 10, 2024**
5050 N. IRWINDALE AVENUE **WEDNESDAY**
IRWINDALE, CALIFORNIA 91706 **8:08 P.M.**

The Irwindale **HOUSING AUTHORITY** met in regular session at the above time and place.

ROLL CALL:

Present: Board Members Larry G. Burrola, Manuel R. Garcia; Vice Chair Albert F. Ambriz; Chair H. Manuel Ortiz

Absent: Board Member Mark A. Breceda

Also present: Julian A. Miranda, Executive Director; Adrian Guerra, General Counsel; Theresa Olivares, Assistant Executive Director; Christopher Hofford, Chief of Police; Kambiz Borhani, Director of Finance / City Treasurer; Marilyn Simpson, Community Development Director; Elizabeth Rodriguez, Public Services Director; Eddie Chan, Director of Engineering / Building Official; Mary Hull, Human Resources Manager, and Laura Nieto, Chief Assistant Authority Secretary

AB 2449 DISCLOSURES None.

CONSENT CALENDAR

MOTION

A motion was made by Vice Chair Burrola, seconded by Board Member Ortiz, to approve the Consent Calendar. The motion was unanimously approved; Board Member Breceda absent.

ITEM NO. 33A
MINUTES

MINUTES

The following minutes were approved:

1) Regular meeting held December 13, 2023

ITEM NO. 33B
APPROVAL OF CITYWIDE RECORDS RETENTION SCHEDULE

APPROVAL OF CITYWIDE RECORDS RETENTION SCHEDULE
(Joint Item – City council, Successor Agency, and Reclamation Authority)

RESOLUTION NO. HA 2024-01-139
ADOPTED

Resolution No. HA 2024-01-139, entitled:

"A JOINT RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE, BOARD OF THE SUCCESSOR AGENCY TO THE IRWINDALE COMMUNITY REDEVELOPMENT AGENCY, BOARD OF THE IRWINDALE HOUSING AUTHORITY, AND BOARD OF THE IRWINDALE RECLAMATION AUTHORITY ADOPTING A CITYWIDE RECORDS RETENTION SCHEDULE AND RESCINDING RESOLUTION NO. 2005-35-2052 AND JOINT RESOLUTION NO. 2007-08-3184 AND CRA 2007-06-484," was adopted.

END OF CONSENT CALENDAR

SPONTANEOUS COMMUNICATIONS There were no speakers.

ADJOURNMENT There being no further business to conduct, the meeting was adjourned at 8:09 p.m.

_____
Laura M. Nieto, MMC
Chief Assistant Authority Secretary