

Community Redevelopment Plan

March 2013

MINNEOLA DOWNTOWN COMMUNITY REDEVELOPMENT AREA

Prepared By:



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TABLE OF CONTENTS

1.0 INTRODUCTION	1
1.1 Purpose of the Plan.....	1
1.2 Redevelopment Plan Boundaries	1
2.0 EXISTING CONDITIONS	5
2.1 Existing Land Use and Zoning	5
2.2 Lot Value and Site Deterioration	11
2.3 Unsafe Conditions of Housing.....	12
2.4 Vacant Lots and Closed Buildings	12
2.5 Transient Properties.....	13
2.6 Transportation Facilities & Pedestrian Infrastructure	13
2.7 Utilities	14
2.8 Summary of Existing Conditions	15
3.0 PREVIOUSLY APPROVED PLANS	17
3.1 Design Guidelines	17
3.2 Low or Moderate Income Housing.....	17
3.3 Land Dedication	17
3.4 Comprehensive Plan	17
4.0 OPPORTUNITIES AND CHALLENGES	24
5.0 PROJECTS.....	29
6.0 FUNDING SOURCES.....	32
7.0 CRA ANALYSIS.....	34
8.0 CRA TAX INCREMENT REVENUE GENERATION.....	35
APPENDIX A: RESOLUTION	36
APPENDIX B: LEGAL DESCRIPTION	38
APPENDIX C: ASSESSED VALUES	40
APPENDIX D: FISHKIND & ASSOCIATES, INC. CRA ANALYSIS	72

LIST OF MAPS

MAP 1 – BOUNDARIES OF THE CRA	4
MAP 2 – MINNEOLA DOWNTOWN FUTURE LAND USE MAP	8
MAP 3 – CITY OF MINNEOLA ZONING MAP	9
MAP 4 – MINNEOLA DOWNTOWN ZONING MAP	10
MAP 5 – THE RESERVE AT MINNEOLA MASTER PLAN	19
MAP 6 – OVERLOOK AT GRASSY LAKE MASTER PLAN.....	23

LIST OF EXHIBITS

EXHIBIT A – PROPOSED FOSGATE ROAD EXTENSION.....	28
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INTRODUCTION

1.0 INTRODUCTION

Minneola was originally part of the land area of Sumter and Orange County. Minneola later became part of the newly formed Lake County in 1887, when parts of Sumter and Orange County were combined. The City was incorporated in December of 1925. Its name is a Dakota Indian word meaning "many waters".

The city was served by a public water system that was built by WT Hednon to serve 20 residences, he later expanded the system to serve a total of 25 residences. In 1933 he sold the utility to Lawrence Klopfensten. In the mid 1950's Klopfensten expanded the utility and sold it to the City of Minneola in 1962.

This CRA is being created primarily to fund infrastructure improvements within the CRA. Included are the proposed projects that the city and the consultant have identified as priorities. Other projects have been Identified that will further increase property values and fund the TIF.

1.1 Purpose of the Plan

The City of Minneola established the Minneola Downtown Community Redevelopment Agency in March 2013 and directed that a redevelopment plan be prepared (Appendix A). This plan evaluates the Redevelopment Area's physical and economic conditions and the current challenges and development opportunities facing the community. The plan focuses on the utility infrastructure, related support facilities, and the positive economic impact that an expanded utility system would bring to the properties in the Redevelopment Area, and the City of Minneola. The Redevelopment Plan will address strategies and programs which will eliminate blight and address the lack of infrastructure within the Redevelopment Area.

1.2 Redevelopment Plan Boundaries

The Redevelopment Plan is confined to a specific geographic area of approximately 922 ± acres within the City of Minneola. **Map 1** below depicts the redevelopment area boundaries and the legal description is provided in Appendix B. The Redevelopment Plan Area is located entirely within the jurisdiction and control of incorporated Minneola.



EXISTING CONDITIONS

2.0 Existing Conditions

The existing conditions within the Minneola Downtown Redevelopment Area (CRA) includes the conditions of residential housing, land uses, utilities, public transportation and the visual character of buildings that will influence development or utilization of the community's land based resources.

2.1 Existing Land Use and Zoning

The Minneola Downtown CRA contains 1,134 individual parcels of which 920 parcels are residential, 15 parcels are office, 109 parcels are commercial, 39 parcels are industrial, 5 parcels are institutional, and 11 parcels are recreation. The remaining parcels consist of water, wetlands, utilities, and right of way.

Land Use

The land use designations for the CRA Study Area are illustrated on Map 3 (City of Minneola Future Land Use Map). The primary existing land use for the area is residential and is designated as Single Family Medium Density (SFMD) which allows up to 3 units per acre.

Zoning

The existing Zoning for the CRA is illustrated on Map 4 and Table 2-1. The majority of the property within the Study Area is zoned residential and consists of Planned Unit Development – Residential (PUD-R) (478 $\pm$ acres), Residential Multi-Family Low (RMF-1) (27 $\pm$ acres), Residential Multi-Family Medium (RMF-2) (2 $\pm$ acres), Residential Single Family Medium Density (RSF-2) (168 $\pm$ acres), and Residential Single Family High Density (RSF-3) (1 $\pm$ acre). Commercially zoned property (Business District B-1) accounts for 87 $\pm$ acres and Industrial (I-1) accounts for 43 $\pm$ acres.

Vacant Lands

There are approximately 601 $\pm$ acres of vacant lands (165 parcels) within the CRA (Table 2-2). The majority of the vacant lands are zoned PUD-R and account for 459 $\pm$ acres (76%). Commercially zoned vacant lands account for 51.11 $\pm$ acres (8%).

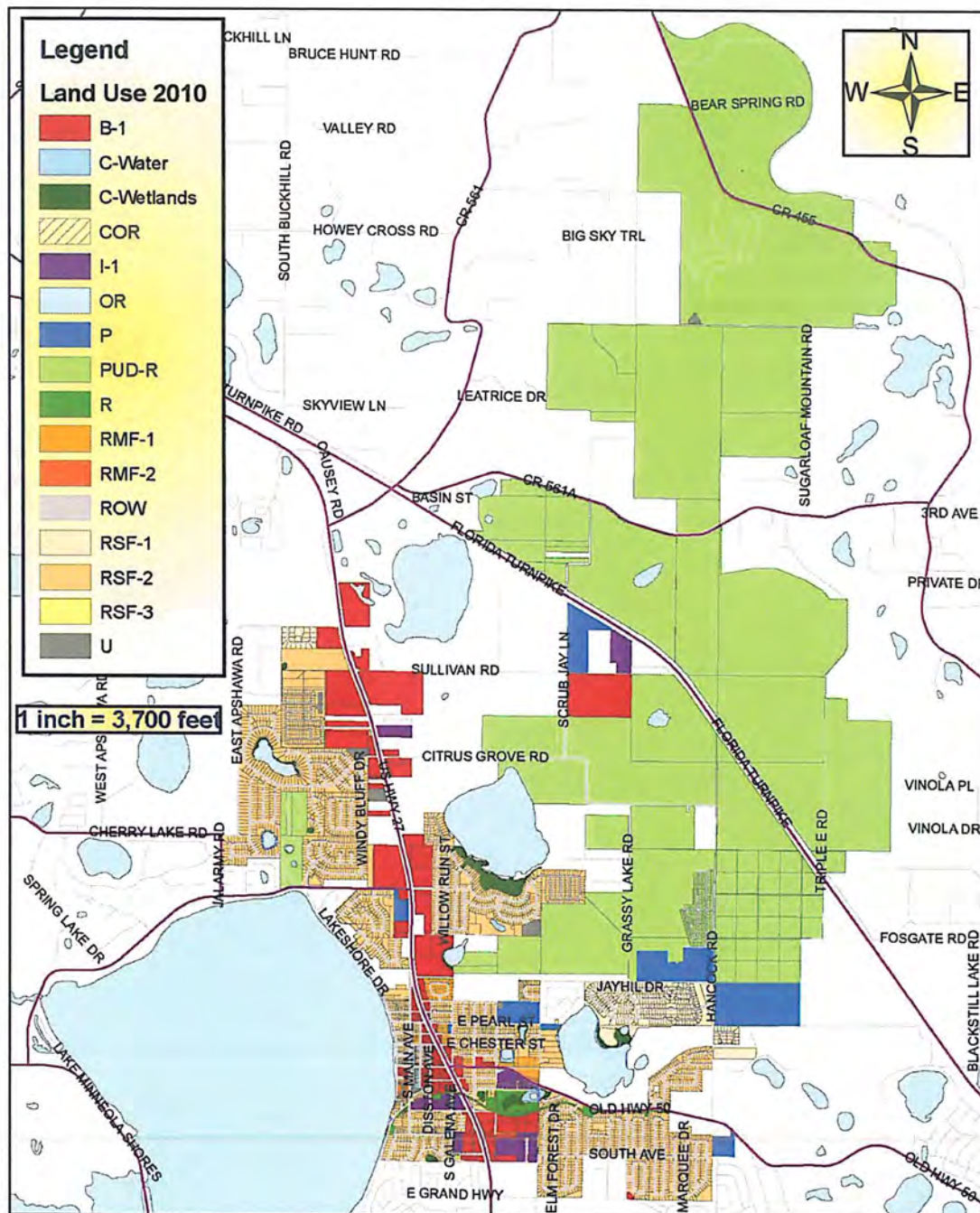
TABLE 2-1 EXISTING ZONING			
<i>Categories</i>	<i>No. of Parcels</i>	<i>Acres</i>	<i>%</i>
<i>Business District (B-1)</i>	109	86.66	9%
<i>Conservation (C-Water, Wetlands and Corridor Open Space (COR))</i>	23	39.43	4%
<i>Industrial (I-1)</i>	39	42.53	5%
<i>Office (OR)</i>	15	4.92	0.5%
<i>Public Facilities District (PFD)</i>	5	46.96	5%
<i>Planned Unit Development – Residential (PUD-R)</i>	191	477.98	52%
<i>Recreation (R)</i>	11	15.26	2%
<i>Residential Multi-Family Low Density (RMF-1)</i>	68	27.30	3%
<i>Residential Multi-Family High Density (RMF-2)</i>	39	1.62	0.25%
<i>Residential Single Family Medium Density (RSF-2)</i>	619	167.54	18%
<i>Residential Single Family High Density (RSF-3)</i>	3	0.75	0.25%
<i>Utilities and ROW</i>	13	11.71	1%
Total	1,134	922.26	100

**TABLE 2-2
VACANT LANDS**

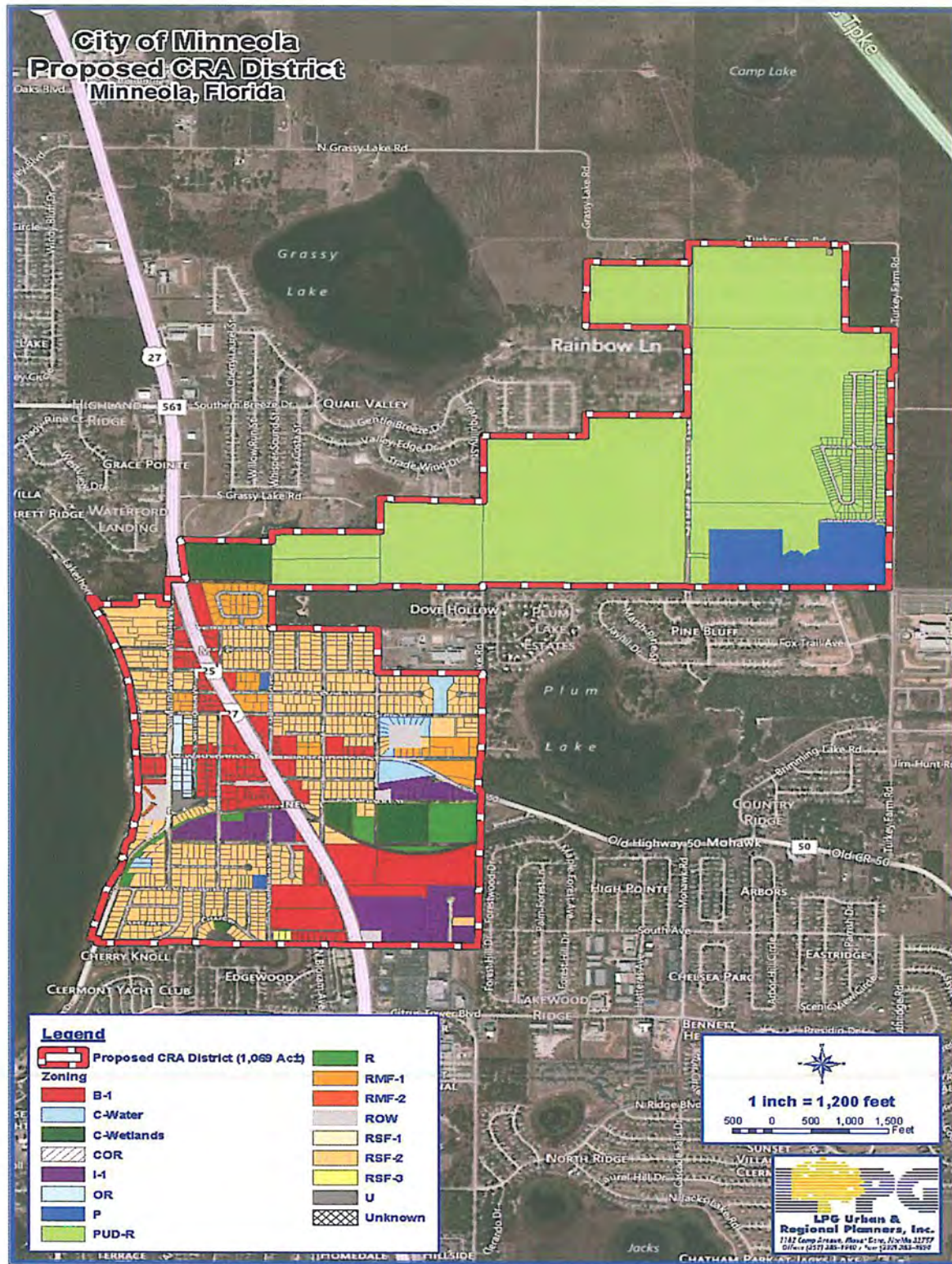
<i>Categories</i>	<i>No. of Parcels</i>	<i>Acres</i>	<i>%</i>
<i>Business District (B-1)</i>	<i>19</i>	<i>51.11</i>	<i>8%</i>
<i>Conservation (C-Water, Wetlands and Corridor Open Space (COR))</i>	<i>6</i>	<i>22.57</i>	<i>4%</i>
<i>Industrial (I-1)</i>	<i>11</i>	<i>15.25</i>	<i>3%</i>
<i>Office (OR)</i>	<i>1</i>	<i>.37</i>	<i>0.5%</i>
<i>Public Facilities District (PFD)</i>	<i>2</i>	<i>20.77</i>	<i>3%</i>
<i>Planned Unit Development – Residential (PUD-R)</i>	<i>70</i>	<i>459.81</i>	<i>76%</i>
<i>Recreation (R)</i>	<i>10</i>	<i>11.41</i>	<i>2%</i>
<i>Residential Multi-Family Low Density (RMF-1)</i>	<i>6</i>	<i>6.09</i>	<i>1%</i>
<i>Residential Single Family Medium Density (RSF-2)</i>	<i>35</i>	<i>12.17</i>	<i>2%</i>
<i>Utilities and ROW</i>	<i>5</i>	<i>1.83</i>	<i>0.5%</i>
Total	165	601.38	100



City of Minneola Future Land Use 2010



City of Minneola Zoning 2010



2.2 Lot Value and Site Deterioration

Lot Value

The evaluation of the Lake County Property Appraisers data for assessed values of the 1,134 parcels within the Study Area indicate that over the last five years the values have declined over \$31 million. Appendix B contains the detailed analysis. According to the 2012 Lake County Property Appraisers data, seventy-five (75) residential properties within the study area have an assessed value of \$50,000 or less.

Site Deterioration

The study area contains residential and commercial structures that are deteriorating and represent a safety and health hazard. Deteriorated dock and boathouse structures along the shore of Lake Minneola give the lakefront a run down and unattractive appearance.



It appears that some of the structures that have been damaged long ago during storms and hurricanes have not been repaired. The receding lake water has left these structures high and dry, contributing to their unusable and deteriorated condition and appearance.

Vacant and non-maintained commercial structures and facilities occupy valuable frontage and detract from the visual appeal of the area.



2.3 Unsafe Condition of Housing

Age of Housing Stock

Although age of a structure is not considered a blight indicator, the effects of age, when coupled with deficient maintenance, can result in deteriorated and dilapidated structures in the long term. As a general rule, buildings require increased maintenance as they reach twenty or thirty years of age. A significant number of structures in the Study area were constructed in the 1950's and earlier.

Unsanitary or Unsafe Conditions and Structure Deterioration

A windshield survey was conducted in February 2013 to identify deteriorated or dilapidated housing structures. A structure was categorized "deteriorated" if it appeared to have moderate to severe structural problems that, if not repaired within a few years, would degenerate to the point where the structure may be deemed uninhabitable.

A structure was categorized "dilapidated" if it appeared uninhabitable due to major structural system problems and was boarded up to deter entrance to the structure. A dilapidated structure probably cannot be rehabilitated in a cost feasible manner. The housing conditions study determined that approximately 10 houses or other structures were dilapidated as of February 2013. These structures are located East and West of Highway 27 within the Minneola Downtown CRA Study area. Other structures showed signs of wear and tear that can be attributed to lack of maintenance and weathering due to elements.



2.4 Vacant Lots and Closed Buildings

Both a cause and an indicator of blight is the presence of vacant properties and obsolete, closed buildings, especially those that have been poorly maintained for years. As an indicator of blight, it is assumed that the owner has no economic justification to

develop the property due to the depressed market value of the area as a whole. In the case of closed buildings, it is assumed the owner has no economic incentive to reinvest, or that there is no market for tenants. The presence of vacant lots and closed buildings disrupts the urban character of the neighborhoods and decreases the value of commercial areas.



2.5 Transient Properties

Of the 810 residential parcels within the Study Area, 105 parcels are vacant/undeveloped (13%), 294 parcels (42%) are renter occupied, and 411 parcels (58%) have been granted a homestead exemption, which means the resident of the parcel is also the property owner. One of the contributing factors to “blighted areas” is a higher percentage of vacant and renter occupied units (55%) than owner occupied units. Home ownership typically lends itself to people “investing” into their community by maintenance of the property and being rooted in community events and efforts.

2.6 Transportation Facilities and Pedestrian Infrastructure



The transportation infrastructure in the study area are in generally serviceable condition. In the north Eastern section of the CRA, there are sections of unpaved roads that will require constant maintenance to remain serviceable. These roads need to be paved and brought up to city standards. Un-stabilized shoulders in the undeveloped areas require repair. Some of these roads will be involved in the construction of the turnpike interchange. Pedestrian infrastructure is also in serviceable condition. The pedestrian circulation system should be upgraded to bring it to a higher level of service. Sections of sidewalk that have been damaged

by construction, tree roots and erosion should be removed and replaced. Some neighborhoods do not have sidewalks and marked crosswalks. Only one marked cross walk is provided to cross Highway 27 in a protected location effectively isolating the East portion of the CRA from the West and its facilities.

The South Lake Trail crosses under Highway 27, providing another opportunity to cross Highway 27 safely, but is on the extreme southern end of the CRA area. Intersection points of the trail and the City streets are not well defined, relying on conventional signage and a change in pavement color to alert the motor vehicle operators that that the crossing exists. These crossings represent a significant hazard and need to be better defined.



2.7 Utilities

The potable water system within the proposed CRA includes many sections of Transite pipe or Asbestos Cement Product (ACP) which are scheduled for abandonment. These sections will be replaced with more modern forms of water pipe.

Asbestos cement was used widely in the mid-1900's in potable water distribution systems. Since the lifetime of this product is approximately 70 years, many municipalities need to update their water systems. Updating this infrastructure involves removal or abandonment and grouting of the transite pipe. The cement acts as a binder that holds the asbestos fibers within a solid matrix. This will prevent asbestos fibers from being released easily, unless mishandled, damaged or in a badly weathered condition. In most cases, ACP pipe is considered non-friable.

Sewer

Some areas within the Minneola Downtown CRA that are candidates for redevelopment under the CRA guidelines are currently using septic systems for waste water treatment. These areas will be connected to the City's sewer system. Other areas need upgrades to existing force mains and gravity lines. This expansion will include a Wastewater Plan update, Gravity and force main line extensions and the associated upgrades in lift stations and other facilities are anticipated within the CRA due to system deficiencies. Existing septic systems will be abandoned and properly closed.

Stormwater

Many instances of untreated storm water being discharged directly into Lake Minneola were observed. Concrete or asphalt swales direct runoff from roads and other impervious areas directly into the lake with the potential to cause water quality problems and erosion. Areas of ponding in low spots with no outfall exist in several locations and some existing storm water systems need maintenance and repair.



2.8 Summary of Existing Conditions

The study area has many typical attributes of an older developed area transitioning to a more modern time. The majority of the residential housing within the CRA was constructed prior to the 1950s. The age of the structure itself is not an indicator of blight, but structures require a larger amount of maintenance as they age.

Different standards for pedestrian and multi-modal transportation have evolved. Some areas of the city have kept up with the changing standards, some areas are lagging behind. Existing residential neighborhoods typically lack sidewalks and crosswalks. Some areas do not have adequate street lighting. The undeveloped portion of the Study Area will require transportation and infrastructure improvements to satisfy the level of service demand for transition from agriculture use to residential and commercial. Untreated storm water is discharged directly into Lake Minneola. Sections of the potable water system are made of antiquated Transite pipe. Many areas of the City are not connected to a central sewer system. A visual inspection of the Study Area revealed clear signs of decline and deterioration in the residential and non-residential structures. Undeveloped properties are for the most part unfenced and accessible at any point along many local roads. This unfenced condition allows for trespassing, dumping and vandalism.

The Redevelopment Act provides little specific criteria or guidance in Section 163.340 (8), F.S., regarding the definition or attributes of deteriorating structures other than implied in the Redevelopment Act which focuses on a series of

indicators that in the aggregate are assumed to lead to economic, physical or social distress. In the present case, the physical state and the nature of the existing structures have clearly affected the physical, economic and social environment within the Study Area. Residential buildings are of unacceptable physical condition, which requires major repair or in some cases complete demolition. In addition, some of the non-residential buildings are functionally deteriorated and rendered functionally and physically obsolete by the constraints of the site, structure placement, access and residential platting adapted for commercial use.

The infrastructure that serves the Study Area is incapable of meeting the demands of any existing and future development that would materially alter and increase the density of development as it currently stands. While the City's vision is of increased residential and non-residential development occurring as part of their redevelopment initiatives in the Study Area, the inadequate existing infrastructure emerges as a future problem.

PREVIOUSLY APPROVED PLANS

3.0 Previously Approved Plans

The Minneola Downtown Community Redevelopment Area contains the developments known as The Reserve at Minneola and Overlook at Grassy Lake. These are zoned Planned Unit Development (PUD) and have Master Development Plans with associated development orders which were previously approved by the City of Minneola. The data regarding these developments as presented in this report are based on current approvals. It should be noted that the approved development orders and associated plans may be amended by the City and property owner from time to time; however, any amendments would require City Council approval. The current approved plans are included within the overall redevelopment plan due to planned residential, commercial, civic, parks, and transportation improvements. Table 1 below summarizes the overall planned development.

Table 1 Development Parameters

Project Name	Total Acreage	Total Residential Units	Commercial/Retail/Office SF	Civic Acreage	Parks/Open Space Acreage
The Reserve at Minneola	241.59	669	0	19.10	26.28
Overlook at Grassy Lake	87.44	245	119,000	2.54	1.83
CRA Totals	329.03	914	119,000	21.64	28.11

Another potential project that is zoned Planned Unit Development is the Smoak property (148.95 ±) acres. There are currently no entitlements for this property; however, the potential exist for a mixed use development consisting of 300 single family homes, 100 multi-family units and approximately 15 acres of neighborhood commercial (150,000 sq. ft.).

3.1 Design Guidelines

City infrastructure improvements will be designed and constructed to meet City standards as outlined in Land Development Regulations (LDRs).

The individual planned unit developments contain specific design criteria that govern the development, design, and construction of the residential and commercial components of each individual parcel. Most of the development standards mirror what is in the City LDRs with some exceptions.

3.2 Low or Moderate Income Housing

The 2010 Census data indicates that 35.8% of the households in the City earn less than \$35,000 per year. The Overlook at Grassy Lake development includes provisions for 120 multi-family units and the potential development of 100 multi-family units on the Smoak property have the potential to provide the opportunity for low or moderate income housing to be developed.

3.3 Land Dedication

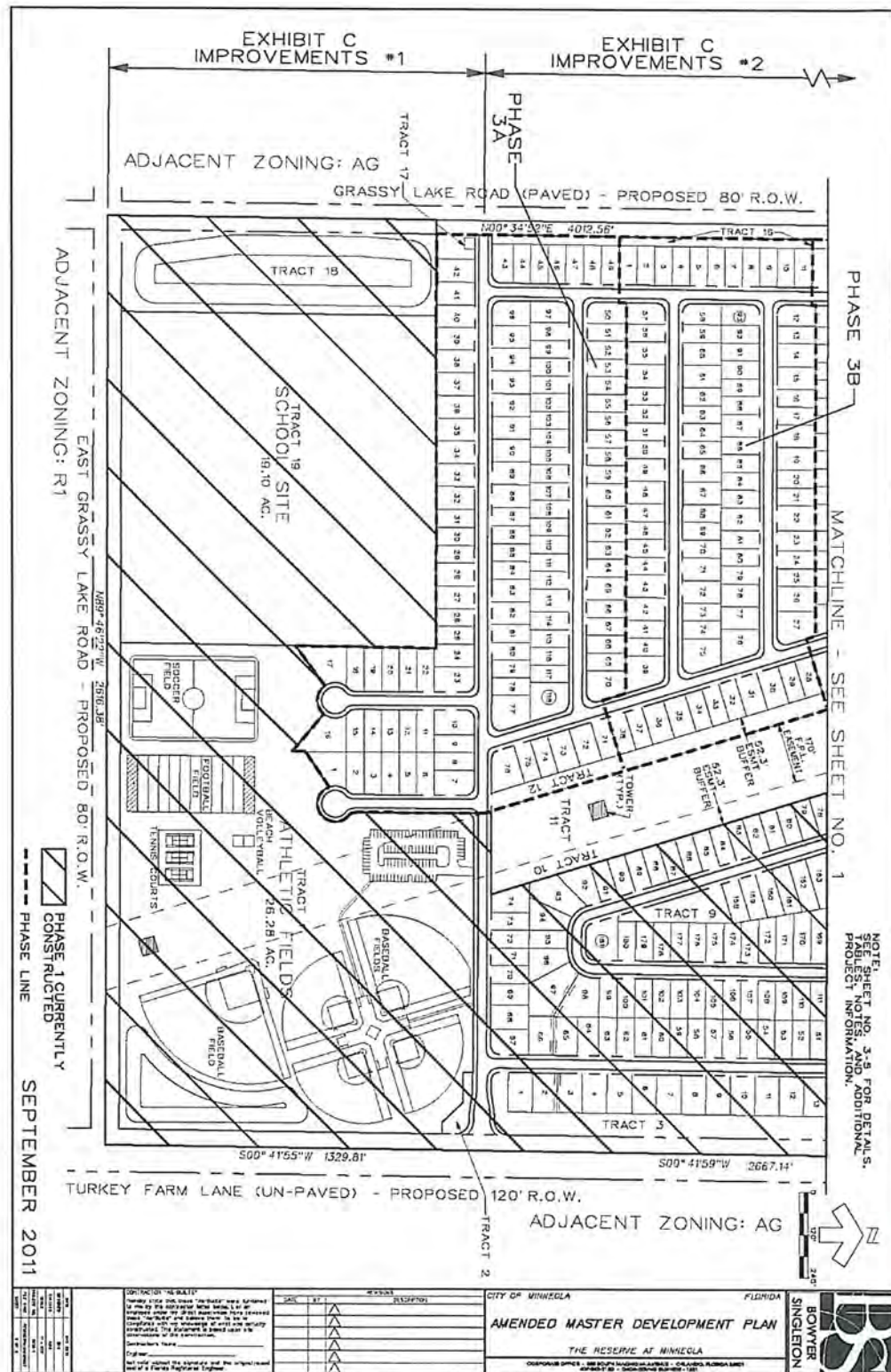
The Overlook at Grassy Lake development order requires the developer to dedicate to the City portions of the property located northeast of Grassy Lake Road (2.54 ± acres). In addition, the developer shall donate additional right of way for Grassy Lake Road and provide a ten foot area contiguous to one side of a portion of the right of way of the northern eastern perimeter of the property for a multi-modal trail.

Phase I of the Reserve at Minneola has been constructed and includes a 26.28 acre athletic field and a 19.10 acre school site. These parcels have been dedicated to the Lake County School Board and the City of Minneola, respectively.

3.4 Comprehensive Plan

Overlook at Grassy Lake is identified in the City's comprehensive plan as a mixed use development (Policy 1-2.11.3, FLU element). In accordance with the comprehensive plan, the table below details the allowable uses, density and intensity.

Table 3-1 Overlook at Grassy Lake	
Land Use Category	Density/Intensity
General Commercial/Office	119,000 SF
Institutional	21,300 SF
Residential	245 Units



PROPOSED DEVELOPMENT

50' LOTS	321 EA.	65.8%
64' LOTS	110 EA.	22.5%
70' LOTS	43 EA.	8.8%
90' LOTS	14 EA.	2.9%
TOTAL LOTS	488	100%

PHASE 1 (CONSTRUCTED)

50' LOTS	101 EA.	55.8%
60' LOTS	31 EA.	17.1%
70' LOTS	49 EA.	27.1%
90' LOTS	0 EA.	0.0%
TOTAL LOTS	181	100%

TOTAL DEVELOPMENT

50' LOTS	422 EA.	63.1%
60' LOTS	31 EA.	4.6%
64' LOTS	110 EA.	16.4%
70' LOTS	92 EA.	13.8%
90' LOTS	14 EA.	2.1%
TOTAL LOTS	669	100%

PD SITE DATA

NAME OF PROJECT:	RESERVE AT MINNEOLA
PHASE 1 RESIDENTIAL AREA	45.71 AC.
REMAINING RESIDENTIAL AREA	150.50 AC.
SCHOOL SITE AREA:	19.10 AC.
ATHLETIC FIELD AREA:	26.28 AC.
TOTAL PD AREA:	241.59 AC.
OPEN SPACE (TOTAL):	95.65 AC.
% MAX. IMPERVIOUS	95.76 AC.
WETLAND AREA:	0 AC.
EXISTING LAND USE:	VACANT
ZONING CLASSIFICATION:	P.U.D.
FUTURE LAND USE:	SINGLE FAMILY RESIDENTIAL / RECREATION
BUILDING SETBACKS REQUIRED:	
FRONT	20 FEET
REAR	20 FEET
SIDE	VARIES - SEE DETAILS SHEET 5
DENSITY:	15'
NO. OF LOTS	2.77 DU/AC
EST. SCHOOL AGE POPULATION:	669
MAX. BUILDING HEIGHT:	236
	35'

PROPOSED DEVELOPMENT LOT SUMMARY PER PHASE

PHASE	50' LOTS	64' LOTS	70' LOTS	90' LOTS	TOTAL
PHASE 2A	CONSISTS OF ACCESS ROAD & POOL/CLUBHOUSE ONLY				
PHASE 2B	59	17	11	2	89
PHASE 2C	39	14	1	0	54
PHASE 3A	81	35	2	0	118
PHASE 3B	63	26	4	0	93
PHASE 4A	67	14	18	2	101
PHASE 4B	12	4	7	10	33
TOTAL	321	110	43	14	488

SEPTEMBER 2011

DISCLAIMER TO CLIENT Minneola and the Reserve at Minneola were developed by the City of Minneola and the Reserve at Minneola, LLC. The City of Minneola and the Reserve at Minneola, LLC are not responsible for the design, construction, or performance of the project. The City of Minneola and the Reserve at Minneola, LLC are not responsible for the design, construction, or performance of the project. The City of Minneola and the Reserve at Minneola, LLC are not responsible for the design, construction, or performance of the project.		REVISIONS <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td>1</td> <td>09/01/11</td> <td>ISSUED FOR PERMIT</td> </tr> </table>	NO.	DATE	DESCRIPTION	1	09/01/11	ISSUED FOR PERMIT
NO.	DATE	DESCRIPTION						
1	09/01/11	ISSUED FOR PERMIT						
APPROVED FOR THE CITY OF MINNEOLA _____ CITY ENGINEER		APPROVED FOR THE RESERVE AT MINNEOLA _____ MANAGING DIRECTOR						

TRACT SUMMARY

TRACT *	AREA	DESIGNATION	USE	OWNERSHIP	MAINTENANCE
1	26.28 AC.	PARK	ATHLETIC FIELDS	MINNEOLA	MINNEOLA
2	0.17 AC.	OPEN SPACE	LANDSCAPE	H.O.A.	H.O.A.
3	1.81 AC.	OPEN SPACE	LANDSCAPE	H.O.A.	H.O.A.
4	2.77 AC.	OPEN SPACE	LANDSCAPE	H.O.A.	H.O.A.
5	1.12 AC.	RECREATION	RECREATION	H.O.A.	H.O.A.
6	0.90 AC.	PARK	LANDSCAPE	H.O.A.	H.O.A.
7	16.27 AC.	PARK	DRY RETENTION/ RECREATION (PASSIVE)	H.O.A.	H.O.A.
8	0.02 AC.	UTILITY	LIFT STATION NO. 1	MINNEOLA	MINNEOLA
9	0.47 AC.	PARK	PARK (PASSIVE)	H.O.A.	H.O.A.
10	1.67 AC.	PARK	LANDSCAPE	H.O.A.	H.O.A.
11	5.23 AC.	PARK	RECREATIONAL PARK (PASSIVE)/ PROGRESS ENERGY EASEMENT	H.O.A.	H.O.A.
12	1.49 AC.	PARK	LANDSCAPE	H.O.A.	H.O.A.
13	3.01 AC.	PARK	RECREATIONAL PARK (PASSIVE)/PROGRESS ENERGY EASEMENT	H.O.A.	H.O.A.
14	0.98 AC.	PARK	LANDSCAPE	H.O.A.	H.O.A.
15	0.72 AC.	OPEN SPACE	LANDSCAPE	H.O.A.	H.O.A.
16	8.78 AC.	CONSERVATION	LANDSCAPE/ CONSERVATION AREA	H.O.A.	H.O.A.
17	0.02 AC.	UTILITY	LIFT STATION NO. 2	MINNEOLA	MINNEOLA
18	4.84 AC.	STORM WATER	RETENTION	H.O.A.	H.O.A.
19	19.10 AC.	PUBLIC	LAKE COUNTY SCHOOL SITE	LAKE COUNTY	LAKE COUNTY

LEGAL DESCRIPTION

PARCEL 1 (TAX ID# 08-22-26-0001-00000-100)

THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY FLORIDA, LESS THE EAST 15 FEET THEREOF.

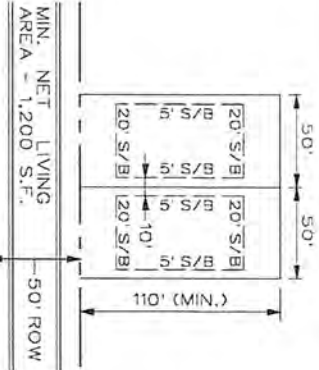
AND

PARCEL 2 (TAX ID= 08-22-26-0004-00005-500)

THE NORTH $\frac{1}{2}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 8, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY FLORIDA, LESS THE EAST IS FEET THEREOF.

SEPTEMBER 2011

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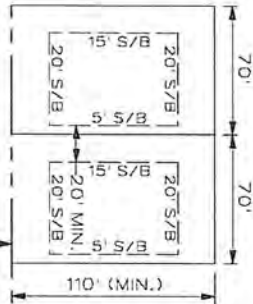


TYPICAL 50' LOT LAYOUT

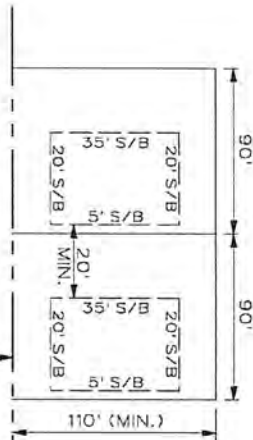
NOTE:
MAXIMUM NUMBER OF HOMES WITH LIVING AREA OF 1,200 S.F.:
PHASE 1 - 10
PHASE 2 - 5
PHASE 3 - 35
PHASE 4 - 20
REMAINDER TO HAVE 1,400 S.F.



TYPICAL 64' LOT LAYOUT



TYPICAL 70' LOT LAYOUT



TYPICAL 90' LOT LAYOUT

MAXIMUM IMPERVIOUS AREA (PHASE 2-4)

LOT SIZE	AREA
50'	4,000 S.F.
64'	4,800 S.F.
70'	4,800 S.F.
90'	4,800 S.F.

MINIMUM SIDE YARD SETBACKS

LOT SIZE	SETBACK
50'	5'
64'	5'
70'	5'
90'	5'

MINIMUM BUILDING TO BUILDING SETBACKS

LOT MIX	SETBACK
50' TO 50'	10'
50' TO 64'	12'
50' TO 70'	15'
50' TO 90'	15'
64' TO 64'	14'
64' TO 70'	17'
64' TO 90'	17'
70' TO 70'	20'
70' TO 90'	20'
90' TO 90'	20'

SEPTEMBER 2011

CONTRACTOR'S SIGNATURE DATE		CITY OF MINNEOLA AMENDED MASTER DEVELOPMENT PLAN THE RESERVE AT MINNEOLA CONTRACTOR'S OFFICE: 1000 N. W. 10th Avenue, Suite 100, Fort Lauderdale, FL 33304		FLORIDA BOWEN SINGLETON
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OPPORTUNITIES AND CHALLENGES

4.0 Opportunities and Challenges

The physical and economic environments will affect the success of the Minneola Downtown Redevelopment Area and provide both opportunities and challenges. One of the challenges facing the CRA is the location of US Highway 27 which traverses the center of the city. The roadway does provide direct access to the adjacent cities and the existing turnpike interchange; it also presents a physical barrier from the downtown Minneola. The barrier presents a physical risk to pedestrians and bicyclists seeking to cross the road to access the downtown area. The east and west sides of the city are disconnected because only one crosswalk is provided on US Highway 27 at Washington Street. Another opportunity for a protected crossing is the south lake trail underpass further to the south. The northern part of the CRA has no pedestrian crossings until Lake Minneola Shores Road, more than a mile away. Most of the neighborhoods that have been developed on the east side of US Highway 27 do not have sidewalks or defined crosswalks or sidewalks have been damaged and require replacement. The pedestrian circulation system is better developed on the west side along Main Avenue.

Numerous areas within the CRA have potable water flowing through Transite Pipe (ACP). This type of pipe was installed in the mid 1900s and is reaching the end of its service life of approximately 70 years. The transite pipe is located primarily in utility easements along rear lot lines. The options for abandonment are physical removal or grouting and abandoning in place. The pipe is not considered a hazard (non-friable) if it is not damaged cracked or broken to release asbestos fibers into the air.

Expansion of the city water system into the areas previously served by the ACP will be difficult and more costly than installing a system in new development. Existing utilities and roadway improvements will present obstacles to the process. Numerous directional bores are proposed requiring more than normal fittings and piping. Additional ground storage tanks are proposed as well as new high service pumps and other infrastructure.

Many areas within the Minneola Downtown CRA that are candidates for redevelopment under the CRA guidelines are currently using septic systems for waste water treatment. These areas will be connected to the City's sewer system. This expansion will include a Wastewater Plan update, Gravity and force main line extensions and the associated upgrades in lift stations and other facilities are anticipated within the CRA due to system deficiencies. Existing septic systems will be abandoned and properly closed.

Currently the re-use water system is not available to potential end users in the CRA area. It is piped to RIBS and allowed to percolate into the ground. Reuse water could represent a significant water resource and may come into play when the city is required to renew its

Consumptive Use Permit with the St. Johns River Water Management District. Re-use water could also represent a significant revenue source. Tertiary treated water can be used for irrigation and other non-consumptive uses. During construction projects, it may be feasible to install re-use pipes with the construction of other infrastructure.

A new connection from U.S. Highway 27 (south of the Smoak property) to the new proposed turnpike interchange would provide additional access and serve as an east-west connector (Exhibit A).

Several areas within the CRA drain directly into Lake Minneola. Improvements are needed to the stormwater infrastructure to improve the water quality of discharge into the lake. Retention ponds for some buildings do not exist, and in some areas road damage has occurred due to flooding and erosion. New roadside swales need to be constructed to control street runoff and preserve transportation infrastructure.

A percentage of the commercial development on US Highway 27, particularly on the east side is obsolete either structurally or functionally. The new development in the northern part of the CRA has visibility problems. Poor access to the developed and undeveloped commercial parcels due to grade and driveway locations could be addressed in the land development code. Possible incentives could include the redevelopment of commercial parcels by improving access from US Highway 27 or provide rear access from Main Avenue. Another option to address visibility is to develop a gateway to the city from the north and south.

Currently there are 52 acres of undeveloped B1 zoned highway frontage which could potentially yield approximately 2,491,000 sq. ft. of commercial and office if developed in a comprehensive manner. The only other new commercial slated for development is 119,000 sq. ft. associated with the Overlook at Grassy Lake project. This project includes 21,300 sq. ft. of institutional.

An additional transportation connection to the turnpike could be developed with the 52 acres highway frontage by connection to Old Highway 50 through the City park property. This would allow traffic from the turnpike exiting down Turkey Farm Road to have a shorter, more direct route to the potential commercial development.

Connection to the existing trail system could provide an opportunity to become a destination for the users of the South Lake Trail and the Minneola trail head to make the CRA area an ecotourism attraction. A stronger connection to the trail would give Minneola an opportunity to attract business for restaurants and specialty shops for the users of the trail before they reach Clermont. This ecotourism will focus on Lake Minneola and the historic nature of the CRA areas. The large commercial tract with frontage on US Highway 27 and a potential to link to turnpike access will be a future generator of many jobs and property value increase.

Opportunities exist along Lake Minneola to provide a lakewalk system which would benefit the city, area residents and businesses. The lakewalk system could tie into the

South Lake Trail. The individual street connections to the lake can be strengthened with the development of a lakefront Icon that would identify the Lakefront CRA. Many of the existing streets have frontage on the lake where they terminate.

Sumter Street

Chester Street

Osceola Street

Pearl Street

Washington Street

Fairview Street

Division street

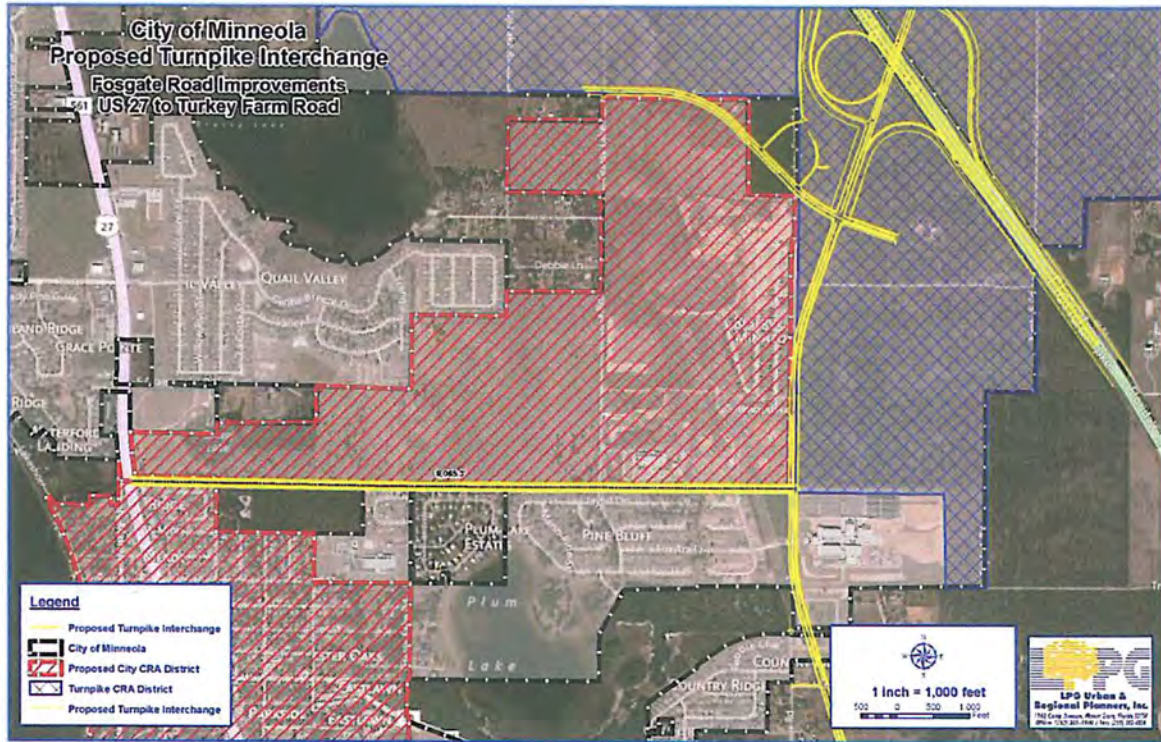
Silverton Street terminates in a fairly large city owned lakefront parcel

Some of the challenges associated with the creation of a lakewalk system include demolition or repair of damaged and deteriorated boat houses and docks; cleaning up the shore line and removal of exotic vegetation, and access over private lakefront properties. The CRA could make funds available for renovation and extension of sound structures.

The following pictures display sample lakewalk systems that could be developed along Lake Minneola.







PROJECTS

5.0 Projects

The main issue for the redevelopment and development of the Minneola Downtown CRA is the lack of infrastructure for current and future development. The following provides the recommended CRA projects.

The first priorities should be given to the water and wastewater system. The abandonment of the existing ACP pipe and the installation of new water lines should be given top priority. For new commercial development and redevelopment of existing commercial properties to occur adequate facilities are required. The existing commercial development utilizes septic tanks which limits the type of commercial activities that can occur which in turn limits commercial services available within the City thus requiring citizens to drive to adjacent cities for those services. In addition, the majority of the residential properties also utilize septic tanks. Connection to a wastewater system would also further the conservation and public facilities goals, objectives and policies within the comprehensive plan to protect the environment, lakes and correct existing deficiencies (Objective 5-1.2, Policy 5-1.2.4, Policy 5-1.3.2, Objective 4-1.3, Policy 4-1.3.1, Policy 4-1.4.3, Objective 4-1.11, and Policy 4-1.11.1).

Protecting Lake Minneola from adverse affects of untreated stormwater runoff and protect the commercial and residential areas from flooding, stormwater improvements are necessary. These improvements also further the goals of the conservation element (Policy 5-1.2.9).

The following table illustrates the proposed projects and estimated costs.

Project Name	Project Description	Estimated Cost	Funding Source	TIF Reimbursement	Proposed Construction Date
Water System Improvements¹					
WTR-6	Old Town Fire Hydrant Installations	\$1,800,000	TIF/Grant		2016-2020
WTR-8	Install 2,600 lf 16" water main in TFR	\$390,000	TIF/Grant		2016-2020
WTR-12	Misc. design and construction fees	\$180,000	TIF		2016-2020
ACP Abandonment	Distribution System Improvements Areas 2 & 3	\$830,000	TIF/Grant		2016-2020
Wastewater System Improvements¹					
WWT-4	Wastewater Studies & Support	\$175,000	TIF		2016-2020
WWT-6	Gravity Sewer Line Extensions	\$550,000	TIF/Grant		2016-2020
WWT-7	Force Main Line Extensions	\$1,000,000	TIF/Grant		2016-2020
WWT-8	Planning, Design, Investigations, Surveys	\$750,000	TIF		2016-2020
Stormwater Improvements¹					
STM-1	208 E. Ridgecrest Loop	\$95,000	TIF/Grant		2020-2025
STM-4	Chester & Galena to Hodges Pond	\$180,000	TIF		2020-2025
STM-5	Public Works Bldg. infrastructure	\$150,000	TIF		2020-2025
STM-6	Bloxam Avenue	\$200,000	TIF		2020-2025
STM-7	Chester & Disston (Sobiks)	\$150,000	TIF		2020-2025
STM-8	Main Avenue & Bike Trail	\$250,000	TIF		2020-2025
STM-9	West Osceola Court	\$200,000	TIF		2020-2025

Sidewalks ¹					
Installation of Sidewalks	Repair/Replace and New Sidewalks	\$804,857	TIF		2016-2026
Transportation Improvements					
Fosgate Road Extension	Provide east – west connector	\$1,905,125 ²	TIF/Grant	Developer Contributions ³	2030

1 Projects and associated costs provided by the City of Minneola as outlined in their FY 2008-2012 CIP

2 Does not include right-of-way cost

3 TIF Reimbursement if funds are available and CRA Agency approves

FUNDING SOURCES

6.0 Funding Sources

The following provides a brief synopsis of potential funding sources to aid in the financing of the proposed projects.

Redevelopment Agency Tax Increment Fund (TIF)

The primary funding mechanism for CRA projects in MDCRA is the Tax Increment Fund (TIF). This fund is comprised of the tax increment revenue collected from the City of Minneola, LCWA, South Lake Hospital District, and Lake County. These funds are placed into a Special Redevelopment Trust Fund where they are utilized for projects identified within this redevelopment plan that are located within the MDCRA boundaries.

The TIF revenue estimates are based on the base year values, the current City and County mileage rates and the estimated rate of property value appreciation. The base year is the year at which the development area is established and provides the benchmark property value with which to measure tax increment growth. The tax increment is the additional ad-valorem tax revenue generated from increases in property values in excess of the base year values.

Florida Communities Trust (FCT)

Florida Communities Trust (FCT) is a state land acquisition grant program that provides funding to local governments and eligible non-profit environmental organizations for acquisition of community-based parks, open space and greenways that further outdoor recreation and natural resource protection needs identified in local government comprehensive plans.

USDA Grants

The USDA administers Rural Business Enterprise Grant (RBEG). Applicants eligible for RBEG funds are public bodies and private nonprofit corporations, such as States, counties, cities, townships, and incorporated towns and villages, boroughs, authorities, districts and Indian tribes on Federal and State reservations which will serve rural areas. "Rural area" for this program is defined as a city, town, or unincorporated area that has a population of 50,000 inhabitants or less, other than an urbanized area immediately adjacent to a city, town, or unincorporated area that has a population in excess of 50,000 inhabitants. Applications will only be accepted from eligible entities.

Florida Department of Transportation (FDOT) Grants

The Florida Department of Transportation (FDOT) has several grant programs available for Cities and Counties. Available grants may be used for roadway enhancements (streetscaping/hardscaping, crosswalks, etc.) roadway landscape improvements (SB

1446) and safety improvement grants. These grants are available annually and program funding is limited to available department funding and a competitive award process. The grants are administered by the local FDOT Regional office in Chipley, Florida.

Community Development Block Grants (CDBG)

The purpose of this federal grant program is to provide annual grants on a formula basis to entitled cities and counties to develop viable urban communities by providing decent housing and a suitable living environment, and by expanding economic opportunities, principally for low and moderate income persons.

CRA ANALYSIS

7.0 CRA ANALYSIS

An analysis was prepared by Fishkind and Associates, Inc. to analyze and forecast the projected ad valorem revenue associated with the Redevelopment Area. Please see Appendix D for the complete report. The results of the analysis indicate that the CRA will grow from \$84 million in 2013 to \$403 million in year 2043, an increase of \$323 million in total taxable value.

CRA TAX INCREMENT REVENUE GENERATION

8.0 CRA Tax Increment Revenue Generation

In calculating the potential TIF revenue for the CRA, the Consultant utilized the existing millage rate for the City of Minneola and applied it to the annual total taxable value of each land use within the CRA. The current millage for the City of Minneola is 20.3129. For the purposes of this analysis, it has been assumed that the millage rate will remain constant throughout the entire thirty (30) year time horizon.

The ad-valorem tax revenues for 2013 less the Lake County School Board and St. Johns River Water Management District ad-valorem taxes were utilized as the baseline for projecting future TIF revenues. According to F.S. 163, 95% of the incremental tax revenue between any given year and that of the 2013 baseline can be retained by the CRA and used to fund CRA designated projects. Table 8.1 provides a breakdown of the projected annual TIF revenue for the CRA. The analysis indicates that the total TIF revenue will be over \$3.8 million.

Table 8.1. CRA TIF Revenue Projections. 2013-2043.

Year	Taxable Value	Incremental Value	TIF Revenue	TIF Revenue @ 95%
2013	\$84,313,929	\$0	\$0	\$0
2014	\$92,975,010	\$8,661,081	\$109,663	\$104,180
2015	\$100,820,010	\$7,845,000	\$99,330	\$94,364
2016	\$108,820,090	\$8,000,080	\$101,294	\$96,229
2017	\$117,168,615	\$8,348,525	\$105,706	\$100,420
2018	\$125,919,832	\$8,751,217	\$110,804	\$105,264
2019	\$135,137,216	\$9,217,384	\$116,707	\$110,871
2020	\$144,876,016	\$9,738,800	\$123,309	\$117,143
2021	\$155,375,711	\$10,499,695	\$132,943	\$126,296
2022	\$166,054,223	\$10,678,512	\$135,207	\$128,447
2023	\$176,901,830	\$10,847,607	\$137,348	\$130,481
2024	\$187,908,810	\$11,069,800	\$140,161	\$133,153
2025	\$197,486,598	\$9,577,788	\$121,270	\$115,207
2026	\$208,724,308	\$11,237,710	\$142,287	\$135,173
2027	\$220,095,588	\$11,371,280	\$142,282	\$135,168
2028	\$231,591,314	\$11,495,726	\$145,554	\$138,277
2029	\$243,202,472	\$11,611,158	\$147,016	\$139,665
2030	\$253,549,220	\$10,346,748	\$131,006	\$124,456
2031	\$265,311,104	\$11,761,884	\$148,924	\$141,478
2032	\$277,173,742	\$11,862,638	\$150,200	\$142,690
2033	\$289,129,393	\$11,955,651	\$151,377	\$143,808
2034	\$301,170,447	\$12,041,054	\$152,459	\$144,836
2035	\$310,686,566	\$9,516,119	\$120,489	\$114,465
2036	\$322,825,124	\$12,138,558	\$153,694	\$146,009
2037	\$335,033,835	\$12,208,711	\$154,582	\$146,853
2038	\$347,305,979	\$12,272,144	\$155,385	\$147,616
2039	\$359,634,986	\$12,329,007	\$156,105	\$148,300
2040	\$370,016,902	\$10,381,916	\$131,452	\$124,879
2041	\$382,533,907	\$12,517,005	\$158,485	\$150,561
2042	\$395,092,317	\$12,558,410	\$159,010	\$151,059
2043	\$407,686,054	\$12,593,737	\$159,457	\$151,484

APPENDIX A – ADOPTED RESOLUTION

RESOLUTION 2013-

A RESOLUTION OF THE CITY OF MINNEOLA ACCEPTING A "FINDING OF NECESSITY" REPORT FOR THE MINNEOLA DOWNTOWN COMMUNITY REDEVELOPMENT AREA, FINDING THAT A BLIGHTED AREA, AS DEFINED IN SECTION 163.340(8) FLORIDA STATUTES (2012), EXISTS IN CERTAIN GEOGRAPHICAL AREAS AND GENERALLY FINDING THAT THE REHABILITATION, CONSERVATION, OR REDEVELOPMENT, OR COMBINATION THEREOF, OF SUCH AREA IS NECESSARY IN THE INTEREST OF THE PUBLIC HEALTH, SAFETY, MORALS, AND WELFARE OF THE RESIDENTS OF THE MINNEOLA DOWNTOWN COMMUNITY; FINDING THE NEED TO CREATE A COMMUNITY REDEVELOPMENT AGENCY, PURSUANT TO SECTION 163.356 FLORIDA STATUTES (2012); DECLARING ITSELF AS THE COMMUNITY REDEVELOPMENT AGENCY PURSUANT TO SECTION 163.357(1)(a), FLORIDA STATUTES; DIRECTING THE PLANNING CONSULTANT, LPG URBAN AND REGIONAL PLANNERS, INC., TO INITIATE AND PREPARE A REDEVELOPMENT PLAN IN ACCORDANCE WITH SECTIONS 163.360 THROUGH 163.365, FLORIDA STATUTES (2012); PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Legislature of Florida enacted the Community Redevelopment Act of 1969 (Act) which is presently codified in Chapter 163, Part III, Florida Statutes (2012), as amended; and

WHEREAS, areas exist in counties and municipalities of the State that constitute a serious and growing menace to the public health, safety, morals, and welfare of the residents of the State of Florida, and are an economic and social liability; and

WHEREAS, in the Act, the Legislature authorized counties and municipalities to utilize appropriate private and public resources to eliminate and prevent the development or spread of urban blight to encourage needed community rehabilitation, to provide for the redevelopment of blighted areas, to alleviate the shortage of affordable housing for low and moderate income residents, and to undertake any of the aforesaid activities as may be necessary; and

WHEREAS, on February 28, 2013, L.P.G. Urban and Regional Planners prepared a study of the Minneola Downtown Community Redevelopment Area (C.R.A.) as described in the "Finding of Necessity" Report attached hereto and incorporated herein by reference as Exhibit "A," to determine if slum or blighted conditions, or both, exist within all or part of the Minneola Downtown C.R.A.; and

WHEREAS, the City Council has received and considered the facts summarized in the "Finding of Necessity" Report concerning the existence of blighted areas within the Minneola Downtown C.R.A. as defined in Section 163.340(8), Florida Statutes (2012); and

WHEREAS, the City Council hereby accepts the "Finding of Necessity" Report and finds that one or more blighted areas, as defined by Section 163.340(8), Florida Statutes, exist within the Minneola Downtown C.R.A.; and

WHEREAS, the City Council hereby finds that said blighted areas are appropriate for rehabilitation, conservation, or redevelopment, or a combination thereof; and

WHEREAS, the City Council hereby finds that there is a need to create a Community Redevelopment Area within the City of Minneola to carry out the community redevelopment purposes of Chapter, 163, Part III, Florida Statutes, (2012).

Section 1. The foregoing recitations are deemed true and correct and are hereby incorporated as a

part of this Resolution.

Section 2. As evidenced by the findings contained in Exhibit "A" ("Finding of Necessity" Report), and as defined in Section 163.340, Florida Statutes (2012), blighted areas exist in the Minneola Downtown C.R.A. within the City, described I on Exhibit "B," attached hereto and incorporated herein by reference (Legal Description) and shall be referred to as the "Minneola Downtown C.R.A."

Section 3. The rehabilitation, conservation, or redevelopment of the Minneola Downtown C.R.A. is necessary in the interest of the public health, safety, morals, and welfare of the residents of the Minneola Downtown Community and of the City of Minneola, Florida, as a whole. Said finding of necessity is being made within the scope of Chapter 163, Part III, Florida Statutes (2012).

Section 4. The Minneola Downtown C.R.A. is hereby found and declared to be a blighted area as defined in Section 163.340(8), Florida Statutes (2012).

Section 5. There is a need for a Community Redevelopment Agency to function in the Minneola Downtown to carry out the community redevelopment purposes of the Community Redevelopment Act of 1969, codified as Chapter 163, Part III, Florida Statutes (2012).

Section 6. The City Council is hereby designated as the Community Redevelopment Agency having all rights, powers, duties, privileges, immunities and responsibilities pursuant to Section 163.357(1)(a), Florida Statutes.

Section 7. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED at the regular meeting of the City Council of the City of Minneola, Florida, held on the 19th day of March, 2013.

THE CITY OF MINNEOLA FLORIDA,

BY: _____
Pat Kelley, Mayor

ATTEST: _____
Jan McDaniel, Clerk

Approved as to form:

Scott A. Gerken, City Attorney

APPENDIX B – LEGAL DESCRIPTION

Legal Description of Minneola Downtown CRA:

THOSE PORTIONS OF SECTIONS 5, 7, 8 AND 18, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 27 (STATE ROAD NO. 25) AND THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7; THENCE RUN EAST TO THE SOUTHEAST CORNER OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE NORTH 66 FEET; THENCE RUN WEST ALONG A LINE THAT IS 66 FEET NORTH OF THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 TO THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 27; THENCE RUN NORTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE TO THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7; THENCE ALONG SAID NORTH LINE RUN EAST TO THE WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 7; THENCE NORTH ALONG SAID WEST LINE TO A POINT 517.7 FEET SOUTH OF THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 7; THENCE EAST TO THE WEST LINE OF THE EAST 1300 FEET OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7; THENCE ALONG SAID WEST LINE RUN NORTH TO THE NORTH LINE OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4; THENCE EAST TO THE NORTHEAST CORNER THE SOUTHEAST 1/4 OF SECTION 7; THENCE NORTH ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 8, TO THE SOUTHWEST CORNER OF QUAIL VALLEY EAST, AS RECORDED IN PLAT BOOK 52, PAGES 99 THRU 100, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE OF SAID QUAIL VALLEY RUN EAST TO THE SOUTHEAST CORNER OF SAID QUAIL VALLEY EAST; THENCE NORTH ALONG THE EAST LINE OF SAID QUAIL VALLEY EAST TO THE NORTH LINE OF THE SOUTH 1/2 OF GOVERNMENT LOT 1 OF SAID SECTION 8; THENCE EAST ALONG THE SAID NORTH LINE TO THE WEST RIGHT-OF-WAY LINE OF GRASSY LAKE ROAD; THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 5; THENCE WEST TO THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE NORTH TO THE NORTH LINE OF SOUTH 3/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 5; THENCE EAST ALONG SAID NORTH LINE TO THE AFORESAID WEST RIGHT-OF-WAY LINE OF GRASSY LAKE ROAD; THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE TO THE SOUTH RIGHT-OF-WAY LINE OF **CITRUS GROVE ROAD**; THENCE EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE TO A POINT 882.77 FEET WEST OF THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 5; THENCE SOUTH 65 FEET; THENCE WEST 25 FEET; THENCE SOUTH 100 FEET; THENCE EAST 80 FEET; THENCE NORTH 100 FEET; THENCE WEST 25 FEET; THENCE NORTH 65 FEET TO SOUTH RIGHT-OF-WAY LINE; THENCE EAST ALONG SOUTH RIGHT-OF-WAY LINE TO THE WEST LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 5; THENCE SOUTH ALONG SAID WEST LINE TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 5; THENCE EAST ALONG SAID SOUTH LINE TO THE WEST RIGHT-OF-WAY LINE OF **NORTH HANCOCK ROAD**; THENCE SOUTH ALONG SAID WEST RIGHT-OF-WAY LINE IN SECTION 8 TO THE NORTH RIGHT-OF-WAY LINE OF **FOSGATE ROAD AND GRASSY LAKE ROAD**; THENCE WEST ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE

SOUTHEAST 1/4 OF SECTION 7; THENCE WEST ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4 TO THE WEST LINE OF THE EAST 1300 FEET OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4; THENCE SOUTH 5.4 FEET; THENCE WEST TO A POINT ON THE WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 7, THAT LIES 20 FEET SOUTH OF THE NORTHWEST CORNER THEREOF ; THENCE SOUTH ALONG THE SAID WEST LINE TO THE NORTH RIGHT-OF-WAY LINE OF EAST MINNEOLA STREET; THENCE EAST ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE EAST RIGHT-OF-WAY LINE OF NORTH OAKLAND AVENUE; THENCE SOUTH ALONG SAID EAST RIGHT-OF-WAY LINE TO THE NORTH RIGHT-OF-WAY LINE OF EAST PEARL STREET IN SECTION 7; THENCE EAST ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 7; THENCE SOUTH TO THE NORTHEAST CORNER OF SECTION 18; CONTINUE SOUTH ALONG THE EAST LINE OF SECTION 18 TO THE CENTERLINE OF DIVISION STREET AS SHOWN ON THE PLAT OF OFFICIAL MAP OF THE TOWN OF MINNEOLA, LAKE COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 9, PAGES 31 THRU 31F, THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE WEST ALONG SAID CENTERLINE TO THE WATERS OF LAKE MINNEOLA; THENCE NORTHERLY ALONG THE WATERS OF LAKE MINNEOLA IN SECTIONS 18 AND 7, RESPECTIVELY, TO THE NORTH LINE OF THE SOUTH 1010 FEET OF GOVERNMENT LOT 3 IN SECTION 7; THENCE EAST TO A POINT THAT IS 380 FEET NORTH OF THE NORTHEAST CORNER OF BLOCK C, ACCORDING TO THE AMENDED MAP OF BLOCKS A, B, C, D, E AND F, IN THE TOWN OF MINNEOLA, LAKE COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 9, PAGE 63, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AND 400 FEET WEST OF THE RIGHT-OF-WAY OF MAIN AVENUE; THENCE NORTH 125 FEET; THENCE EAST 300 FEET; THENCE SOUTH 125 FEET; THENCE EAST TO THE WEST RIGHT-OF-WAY OF MAIN AVENUE; THENCE NORTH ALONG RIGHT-OF-WAY OF MAIN AVENUE TO A POINT WEST OF THE POINT OF BEGINNING; THENCE EAST TO THE POINT OF BEGINNING.

APPENDIX C – ASSESSED VALUES

AltKey	2,012	2,011	2,010	2,009	2,008	Gain (loss) of Value	Loss of Value 2012 vs 2008
1031176	13,200	13,200	13,200	13,200	13,200	\$ -	0%
1031338	16,416	16,400	22,796	22,796	22,796	\$ (6,380)	-39%
1040043	17,745	17,745	34,125	34,125	34,125	\$ (16,380)	-92%
1040051	623,000	712,000	890,000	1,422,576	1,794,240	\$ (1,171,240)	-188%
1061300	202,665	204,529	337,901	428,260	4,010,605	\$ (3,807,940)	-1879%
1061342	813	912	912	912	912	\$ (99)	-12%
1065194	949,030	950,960	1,571,948	1,917,993	10,406,760	\$ (9,457,730)	-997%
1070511	312,200	356,800	44,600	712,886	899,136	\$ (586,936)	-188%
1081408	96,000	96,000	96,000	86,535	86,535	\$ 9,465	10%
1081424	15,622	15,622	15,622	15,622	15,622	\$ -	0%
1104092	7,721	7,749	7,749	7,749	7,749	\$ (28)	0%
1104114	95,928	97,122	116,889	119,776	124,107	\$ (28,179)	-29%
1104122	900	900	900	900	900	\$ -	0%
1108993	15,791	15,791	15,791	15,791	15,791	\$ -	0%
1509629	31,276	37,199	32,511	33,642	35,339	\$ (4,063)	-13%
1509661	162,392	162,392	201,198	254,431	280,974	\$ (118,582)	-73%
1509670	51,000	51,000	51,000	54,776	54,776	\$ (3,776)	-7%
1509939	36,333	36,333	36,333	37,390	37,390	\$ (1,057)	-3%
1509947	11,928	11,928	11,928	11,928	11,928	\$ -	0%
1591937	178,217	173,627	170,470	165,989	165,824	\$ 12,393	7%
1591945	102,990	90,784	89,443	87,092	87,005	\$ 15,985	16%
1658870	71,302	69,226	68,203	66,410	66,344	\$ 4,958	7%
1658888	56,430	56,430	56,430	131,670	238,075	\$ (181,645)	-322%
1658896	144,508	147,596	161,437	169,776	182,284	\$ (37,776)	-26%
1658918	13,395	13,489	13,489	13,489	13,489	\$ (94)	-1%
1658926	23,229	23,229	23,229	23,229	23,229	\$ -	0%
1658934	103,006	103,458	132,156	132,608	133,285	\$ (30,279)	-29%
1658942	208,797	209,618	213,201	245,111	256,655	\$ (47,858)	-23%
1658969	54,962	56,042	103,172	105,680	117,295	\$ (62,333)	-113%
1658977	12,261	12,142	18,122	18,122	18,122	\$ (5,861)	-48%
1658985	22,230	22,066	47,970	47,970	47,970	\$ (25,740)	-116%
1658993	65,367	66,760	129,580	132,842	143,213	\$ (77,846)	-119%
1659019	18,989	19,993	19,783	19,901	19,882	\$ (893)	-5%
1659027	24,653	25,116	24,137	22,768	22,746	\$ 1,907	8%
1659035	19,824	18,864	17,790	17,280	16,227	\$ 3,597	18%
1659116	984,989	987,869	1,073,098	1,290,541	1,306,626	\$ (321,637)	-33%

AltKey	2,012	2,011	2,010	2,009	2,008	Gain (loss) of Value	Loss of Value 2012 vs 2008
1728380	45,410	46,036	78,077	80,133	99,171	\$ (53,761)	-118%
1728398	49,817	50,128	49,388	48,090	48,042	\$ 1,775	4%
1728401	69,589	67,563	66,565	64,815	64,751	\$ 4,838	7%
1752361	127,076	127,438	135,810	159,740	160,010	\$ (32,934)	-26%
1752388	45,377	46,222	77,658	80,142	85,220	\$ (39,843)	-88%
1752396	74,890	76,428	78,875	82,417	84,592	\$ (9,702)	-13%
1752426	64,175	68,458	72,417	70,514	70,444	\$ (6,269)	-10%
1752434	53,259	67,458	87,039	96,029	97,038	\$ (43,779)	-82%
1752469	61,788	62,860	120,279	123,441	143,248	\$ (81,460)	-132%
1752477	44,201	44,794	76,045	78,014	94,243	\$ (50,042)	-113%
1752485	42,892	43,449	76,919	78,926	95,266	\$ (52,374)	-122%
1752493	44,568	45,171	76,663	78,658	94,965	\$ (50,397)	-113%
1752507	47,068	47,738	86,228	88,627	110,000	\$ (62,932)	-134%
1752515	47,162	47,838	58,173	56,644	56,588	\$ (9,426)	-20%
1765684	7,661	7,806	22,960	22,960	22,960	\$ (15,299)	-200%
1765692	152,637	148,192	146,002	142,164	142,022	\$ 10,615	7%
1765706	81,461	82,535	124,017	126,996	131,464	\$ (50,003)	-61%
1765714	237,749	242,063	262,054	255,165	226,307	\$ 11,442	5%
1765731	62,032	79,362	105,963	129,946	180,546	\$ (118,514)	-191%
1765757	42,356	54,491	69,873	80,502	83,819	\$ (41,463)	-98%
1765765	48,357	56,330	78,247	85,385	89,053	\$ (40,696)	-84%
1765773	64,046	64,996	105,781	108,987	128,930	\$ (64,884)	-101%
1765781	49,494	50,232	61,228	59,619	59,560	\$ (10,066)	-20%
1765790	44,999	45,614	97,188	99,473	116,651	\$ (71,652)	-159%
1765803	72,558	73,942	115,172	118,807	69,829	\$ 2,729	4%
1765811	43,150	41,980	41,360	40,273	40,233	\$ 2,917	7%
1765820	48,723	55,096	73,294	76,064	93,400	\$ (44,677)	-92%
1783046	35,996	36,374	36,374	36,374	36,374	\$ (378)	-1%
1796725	64,629	65,168	65,926	66,985	66,985	\$ (2,356)	-4%
1796733	13,794	13,805	13,805	13,805	13,805	\$ (11)	0%
1796768	68,861	70,376	70,149	68,305	68,237	\$ 624	1%
1805350	54,112	51,240	55,745	58,431	58,402	\$ (4,290)	-8%
1814111	196,424	197,293	330,269	332,312	335,377	\$ (138,953)	-71%
1820529	91,744	96,475	101,671	106,400	114,059	\$ (22,315)	-24%
1820545	4,823	4,823	4,823	4,823	4,823	\$ -	0%
1820553	136,500	156,000	195,000	294,840	294,840	\$ (158,340)	-116%

AltKey	2,012	2,011	2,010	2,009	2,008	Gain (loss) of Value	Loss of Value 2012 vs 2008
1659124	50,282	61,758	75,910	113,187	151,374	\$ (101,092)	-201%
1659132	265,214	265,310	352,641	399,003	399,003	\$ (133,789)	-50%
1659191	207,580	235,850	292,391	349,277	349,334	\$ (141,754)	-68%
1659205	180,569	180,637	207,714	246,699	246,766	\$ (66,197)	-37%
1659213	500,553	502,813	578,929	655,383	588,611	\$ (88,058)	-18%
1659370	126,377	129,310	140,808	147,321	157,074	\$ (30,697)	-24%
1659388	100,624	100,624	100,624	101,459	101,459	\$ (835)	-1%
1659396	61,881	64,717	66,294	67,925	72,820	\$ (10,939)	-18%
1659400	81,268	84,338	87,166	91,247	102,063	\$ (20,795)	-26%
1659400	81,268	84,338	87,116	91,247	102,063	\$ (20,795)	-26%
1659418	114,853	117,535	126,948	133,076	142,268	\$ (27,415)	-24%
1659540	4,761	4,761	4,761	4,761	4,761	\$ -	0%
1659558	91,977	93,487	95,883	99,804	105,628	\$ (13,651)	-15%
1659566	46,390	45,039	44,374	43,208	43,165	\$ 3,225	7%
1659582	32,015	30,123	30,951	31,988	31,988	\$ 27	0%
1659591	52,990	53,686	54,807	54,205	54,151	\$ (1,161)	-2%
1659604	467,097	468,379	470,451	189,084	494,186	\$ (27,089)	-6%
1659621	332,417	332,417	332,417	362,615	362,615	\$ (30,198)	-9%
1659639	43,797	44,549	79,599	82,069	93,768	\$ (49,971)	-114%
1659647	41,271	42,121	77,172	79,903	85,365	\$ (44,094)	-107%
1659655	51,534	52,486	93,048	96,032	103,629	\$ (52,095)	-101%
1659663	45,413	44,091	43,440	42,298	42,256	\$ 3,157	7%
1659671	21,883	21,875	21,875	21,875	22,554	\$ (671)	-3%
1659680	71,560	73,232	75,939	80,531	87,425	\$ (15,865)	-22%
1659698	61,454	62,634	66,798	69,973	74,735	\$ (13,281)	-22%
1659701	22,622	23,787	26,738	27,752	29,269	\$ (6,647)	-29%
1659728	69,929	72,166	90,196	93,345	101,187	\$ (31,258)	-45%
1659736	26,087	26,453	27,043	26,571	26,545	\$ (458)	-2%
1659744	44,446	45,337	49,019	51,097	52,538	\$ (8,092)	-18%
1659752	41,726	42,512	43,781	42,943	43,275	\$ (1,549)	-4%
1659761	16,991	16,974	16,974	16,974	16,974	\$ 17	0%
1659779	100,670	100,742	116,001	139,493	145,414	\$ (44,744)	-44%
1659787	145,380	145,776	164,198	188,046	204,861	\$ (59,481)	-41%
1659795	130,484	136,462	164,490	170,777	181,839	\$ (51,355)	-39%
1659809	51,171	48,983	50,468	51,618	51,567	\$ (396)	-1%
1659817	29,723	28,858	28,432	27,685	27,658	\$ 2,065	7%

AltKey	2,012	2,011	2,010	2,009	2,008	Gain (loss) of Value	Loss of Value 2012 vs 2008
1659825	54,162	55,188	59,026	61,161	64,987	\$ (10,825)	-20%
1659833	34,905	35,373	36,128	37,246	37,246	\$ (2,341)	-7%
1659841	30,558	31,122	32,032	33,064	33,064	\$ (2,506)	-8%
1659850	22,919	23,852	24,544	25,411	25,411	\$ (2,492)	-11%
1659868	44,898	44,898	50,598	63,163	63,163	\$ (18,265)	-41%
1659876	34,756	35,445	66,857	68,642	75,135	\$ (40,379)	-116%
1659884	44,694	45,517	46,997	49,502	52,988	\$ (8,294)	-19%
1659892	55,973	58,222	101,382	104,482	119,087	\$ (63,114)	-113%
1659906	55,103	54,896	55,093	53,645	53,592	\$ 1,511	3%
1659914	63,425	64,688	109,982	112,732	132,204	\$ (68,779)	-108%
1659922	92,430	92,430	94,884	103,568	90,249	\$ 2,181	2%
1659931	43,939	44,885	46,413	48,553	53,289	\$ (9,350)	-21%
1659949	43,243	41,984	40,921	39,846	39,807	\$ 3,436	8%
1659957	102,875	104,444	107,647	106,330	106,224	\$ (3,349)	-3%
1659965	86,927	88,023	86,723	84,444	84,360	\$ 2,567	3%
1659973	63,406	64,751	70,477	73,925	79,101	\$ (15,695)	-25%
1659981	41,378	42,136	43,360	43,779	43,736	\$ (2,358)	-6%
1659990	106,560	103,457	101,929	99,250	99,151	\$ 7,409	7%
1660009	11,220	11,220	11,220	11,220	13,104	\$ (1,884)	-17%
1660017	11,220	11,220	11,220	11,220	13,104	\$ (1,884)	-17%
1660025	174,064	174,549	175,332	187,872	183,937	\$ (9,873)	-6%
1660033	132,875	132,875	143,495	161,840	161,840	\$ (28,965)	-22%
1660041	213,385	317,742	239,936	233,629	233,396	\$ (20,011)	-9%
1660050	42,917	43,745	45,085	47,029	50,396	\$ (7,479)	-17%
1660068	45,571	46,126	47,358	48,287	52,576	\$ (7,005)	-15%
1660076	254,531	258,736	283,697	276,239	275,964	\$ (21,433)	-8%
1660084	128,336	119,533	117,767	114,671	114,557	\$ 13,779	11%
1660092	98,869	100,834	104,008	106,819	106,713	\$ (7,844)	-8%
1660106	0	0	0	0	0	\$ -	#DIV/0!
1660114	187,027	190,297	227,338	222,003	221,782	\$ (34,755)	-19%
1660131	188,405	182,918	180,215	175,478	175,303	\$ 13,102	7%
1660149	33,917	33,918	33,947	33,967	33,996	\$ (79)	0%
1660157	103,672	104,789	124,267	126,521	129,901	\$ (26,229)	-25%
1660165	185,470	188,565	191,652	186,614	186,428	\$ (958)	-1%
1660173	79,227	81,340	74,792	72,826	72,754	\$ 6,473	8%
1660181	101,938	98,969	97,507	94,944	94,850	\$ 7,088	7%

AltKey	2,012	2,011	2,010	2,009	2,008	Gain (loss) of Value	Loss of Value 2012 vs 2008
1660190	76,917	77,611	119,387	121,645	125,032	\$ (48,115)	-63%
1660203	63,611	64,183	98,670	100,257	104,051	\$ (40,440)	-64%
1660211	150,108	151,723	187,925	189,882	177,217	\$ (27,109)	-18%
1660220	158,485	158,485	158,485	161,597	161,597	\$ (3,112)	-2%
1660238	299,526	300,368	342,562	432,356	505,780	\$ (206,254)	-69%
1660246	46,500	46,500	46,500	65,057	82,770	\$ (36,270)	-78%
1660254	243,217	253,477	284,257	316,755	335,383	\$ (92,166)	-38%
1660262	184,180	196,668	231,442	290,624	315,942	\$ (131,762)	-72%
1660297	489,174	540,496	606,650	700,307	718,556	\$ (229,382)	-47%
1660319	214,591	262,057	385,627	393,806	480,380	\$ (265,789)	-124%
1660351	89,913	91,953	98,600	103,357	104,709	\$ (14,796)	-16%
1660475	99,964	102,255	110,420	115,314	119,590	\$ (19,626)	-20%
1660491	160,931	164,417	170,047	176,460	188,571	\$ (27,640)	-17%
1660513	94,485	96,631	172,110	177,411	195,647	\$ (101,162)	-107%
1660548	50,906	52,001	53,772	56,325	61,271	\$ (10,365)	-20%
1660556	38,232	38,909	40,001	41,776	45,738	\$ (7,506)	-20%
1660564	30,415	30,921	31,741	32,601	32,819	\$ (2,404)	-8%
1660572	56,376	57,136	58,363	59,531	61,281	\$ (4,905)	-9%
1660581	466,001	452,429	561,083	572,363	602,840	\$ (136,839)	-29%
1660599	26,989	17,093	17,093	17,093	17,093	\$ 9,896	37%
1660602	73,205	77,828	82,464	86,961	92,331	\$ (19,126)	-26%
1660611	56,110	59,450	64,468	67,526	72,113	\$ (16,003)	-29%
1660629	42,113	42,990	44,407	46,818	50,434	\$ (8,321)	-20%
1660637	47,413	50,658	54,607	48,580	48,532	\$ (1,119)	-2%
1660645	171,498	175,104	256,709	263,909	281,437	\$ (109,939)	-64%
1660653	181,959	185,333	207,767	202,305	202,103	\$ (20,144)	-11%
1660661	200,647	204,772	274,929	267,702	267,435	\$ (66,788)	-33%
1660670	101,951	104,352	112,097	109,150	107,113	\$ (5,162)	-5%
1660688	66,908	68,409	72,200	70,302	70,232	\$ (3,324)	-5%
1660700	3,002	3,134	3,134	3,134	3,134	\$ (132)	-4%
1660718	152,141	155,895	201,644	207,263	43,396	\$ 108,745	71%
1660726	10,365	10,539	11,200	11,506	11,506	\$ (1,141)	-11%
1660734	19,901	21,974	21,974	21,974	21,974	\$ (2,073)	-10%
1660742	41,864	40,645	40,045	38,993	38,955	\$ 2,909	7%
1660751	70,346	69,124	68,103	66,313	66,247	\$ 4,099	6%
1660769	23,625	23,625	32,323	32,323	32,323	\$ (8,698)	-37%

AltKey	2,012	2,011	2,010	2,009	2,008	Gain (loss) of Value	Loss of Value 2012 vs 2008
1660777	18,489	17,951	17,686	17,222	17,205	\$ 1,284	7%
1660785	14,699	14,699	14,699	14,699	14,699	\$ -	0%
1660793	32,780	32,780	32,780	32,780	32,780	\$ -	0%
1660807	75,273	75,273	75,273	92,058	92,058	\$ (16,785)	-22%
1660815	10,209	10,209	10,209	10,209	10,209	\$ -	0%
1660823	431,165	448,178	493,847	592,155	727,744	\$ (296,579)	-69%
1660831	33,856	34,232	34,299	32,931	30,370	\$ 3,486	10%
1660840	102,527	102,527	102,527	106,980	106,980	\$ (4,453)	-4%
1660866	76,876	74,637	73,524	71,601	71,530	\$ 5,346	7%
1660874	65,611	82,174	111,265	108,340	108,232	\$ (42,621)	-65%
1660882	56,753	60,996	85,468	99,894	99,795	\$ (43,042)	-76%
1660891	62,552	66,957	92,062	95,887	95,792	\$ (33,240)	-53%
1660904	84,564	89,582	100,304	122,649	148,636	\$ (64,072)	-76%
1660912	56,971	69,503	95,455	105,869	121,380	\$ (64,409)	-113%
1660921	60,404	61,987	76,487	74,477	74,403	\$ (13,999)	-23%
1660939	48,301	53,383	74,011	90,693	112,933	\$ (64,632)	-134%
1660947	44,831	47,808	64,750	72,654	85,899	\$ (41,068)	-92%
1660955	56,280	61,844	69,815	67,980	67,913	\$ (11,633)	-21%
1660963	49,671	53,716	73,385	81,700	95,562	\$ (45,891)	-92%
1660971	48,585	53,687	74,482	75,509	75,434	\$ (26,849)	-55%
1660980	73,354	79,197	104,327	101,585	101,484	\$ (28,130)	-38%
1660998	82,357	85,288	84,028	81,819	81,738	\$ 619	1%
1661005	57,466	69,765	98,528	120,465	146,208	\$ (88,742)	-154%
1661013	85,071	90,104	100,876	123,344	145,732	\$ (60,661)	-71%
1661021	59,736	101,379	63,878	62,199	62,137	\$ (2,401)	-4%
1661030	16,350	20,850	23,870	21,700	21,700	\$ (5,350)	-33%
1661048	54,083	63,714	62,773	61,123	61,062	\$ (6,979)	-13%
1661056	63,853	65,380	91,921	112,431	145,381	\$ (81,528)	-128%
1661064	54,390	59,429	58,551	57,012	56,956	\$ (2,566)	-5%
1661072	73,312	61,329	78,862	76,789	76,713	\$ (3,401)	-5%
1661081	50,636	56,040	55,212	53,761	53,708	\$ (3,072)	-6%
1661099	69,312	67,294	66,300	64,557	64,493	\$ 4,819	7%
1661102	76,966	79,952	103,405	122,458	145,085	\$ (68,119)	-89%
1661111	54,882	59,062	73,181	65,684	65,619	\$ (10,737)	-20%
1661129	94,491	99,931	104,403	101,659	101,558	\$ (7,067)	-7%
1661145	67,729	75,652	84,203	81,990	81,909	\$ (14,180)	-21%

AltKey	2,012	2,011	2,010	2,009	2,008	Gain (loss) of Value	Loss of Value 2012 vs 2008
1661153	65,117	71,253	100,817	123,271	161,619	\$ (96,502)	-148%
1661161	64,499	68,959	97,384	119,103	154,857	\$ (90,358)	-140%
1661170	56,828	62,434	84,017	92,827	95,352	\$ (38,524)	-68%
1661188	49,699	48,252	47,539	46,290	46,244	\$ 3,455	7%
1661196	69,159	73,736	99,474	61,367	61,306	\$ 7,853	11%
1661200	60,731	58,963	58,092	56,565	56,509	\$ 4,222	7%
1661218	50,346	58,059	81,392	99,571	126,172	\$ (75,826)	-151%
1661226	56,209	60,444	84,303	92,280	92,188	\$ (35,979)	-64%
1661234	49,829	53,873	61,082	59,477	59,418	\$ (9,589)	-19%
1661242	62,617	68,075	86,254	83,987	83,904	\$ (21,287)	-34%
1661251	71,482	78,007	78,420	76,359	76,283	\$ (4,801)	-7%
1661269	74,767	79,540	102,589	125,062	157,361	\$ (82,594)	-110%
1661277	56,385	54,743	53,934	52,517	52,465	\$ 3,920	7%
1661285	59,528	60,214	84,962	93,828	108,517	\$ (49,989)	-85%
1661293	84,221	88,996	105,356	102,587	102,485	\$ (18,264)	-22%
1661307	48,839	60,490	59,597	58,031	57,974	\$ (9,135)	-19%
1661315	73,846	73,394	82,805	80,629	75,606	\$ (1,760)	-2%
1661323	71,141	70,845	100,207	122,531	147,967	\$ (76,826)	-108%
1661331	57,281	55,613	54,792	53,352	53,299	\$ 3,982	7%
1661340	87,904	92,499	100,776	98,127	98,029	\$ (10,125)	-12%
1661358	63,558	71,290	101,591	124,159	149,248	\$ (85,690)	-135%
1661366	13,624	18,124	20,871	18,974	18,974	\$ (5,350)	-39%
1661374	84,097	81,648	80,442	78,328	78,250	\$ 5,847	7%
1661471	507,951	507,951	507,951	559,041	559,041	\$ (51,090)	-10%
1661480	10,058	10,058	10,058	10,058	8,325	\$ 1,733	17%
1661498	23,616	23,616	23,616	23,616	23,616	\$ -	0%
1661501	25,100	25,472	25,952	26,450	27,941	\$ (2,841)	-11%
1661510	30,994	41,939	50,354	51,927	54,288	\$ (23,294)	-75%
1661528	389,380	390,674	432,494	448,174	449,469	\$ (60,089)	-15%
1661544	19,998	19,998	19,998	19,998	19,998	\$ -	0%
1661561	237,247	245,329	257,625	297,708	298,114	\$ (60,867)	-26%
1661579	236,471	247,745	270,458	300,477	352,066	\$ (115,595)	-49%
1661587	47,838	47,838	54,672	75,174	75,174	\$ (27,336)	-57%
1661595	78,393	82,361	92,257	111,137	113,314	\$ (34,921)	-45%
1661609	68,571	69,972	76,746	80,301	86,499	\$ (17,928)	-26%
1661617	53,833	55,049	56,907	58,832	66,284	\$ (12,451)	-23%

AltKey	2,012	2,011	2,010	2,009	2,008	Gain (loss) of Value	Loss of Value 2012 vs 2008
1661625	25,113	21,647	21,328	20,768	20,748	\$ 4,365	17%
1661633	74,562	73,956	87,143	87,759	87,672	\$ (13,110)	-18%
1661641	81,246	82,844	93,064	97,573	104,334	\$ (23,088)	-28%
1661684	78,623	95,935	94,518	92,034	91,943	\$ (13,320)	-17%
1661692	56,153	64,343	65,629	63,904	63,841	\$ (7,688)	-14%
1661706	50,321	58,363	69,952	80,508	83,520	\$ (33,199)	-66%
1661714	53,809	68,138	88,038	105,807	116,987	\$ (63,178)	-117%
1661722	55,431	59,549	80,002	84,518	91,151	\$ (35,720)	-64%
1661731	57,566	69,234	89,450	142,342	154,895	\$ (97,309)	-169%
1661757	96,861	94,040	92,651	90,216	90,126	\$ 6,735	7%
1661765	59,568	71,026	73,275	71,349	71,278	\$ (11,710)	-20%
1661773	61,373	74,716	82,538	80,369	80,289	\$ (18,916)	-31%
1661790	53,334	57,324	56,477	54,993	54,939	\$ (1,605)	-3%
1661803	184,848	184,848	172,391	173,567	173,567	\$ 11,281	6%
1661811	262,692	263,180	263,668	280,034	280,448	\$ (17,756)	-7%
1661820	137,998	137,998	137,998	137,998	137,998	\$ -	0%
1661838	133,432	137,217	150,189	186,378	212,351	\$ (78,919)	-59%
1661846	152,832	167,581	183,656	203,025	245,863	\$ (93,031)	-61%
1661854	87,726	87,726	94,761	104,792	126,455	\$ (38,729)	-44%
1661862	90,563	90,737	90,853	93,132	93,248	\$ (2,685)	-3%
1661871	50,231	50,989	59,787	58,246	58,158	\$ (7,927)	-16%
1661889	44,239	44,833	106,845	109,145	128,669	\$ (84,430)	-191%
1661897	51,417	52,211	88,175	90,660	108,438	\$ (57,021)	-111%
1661901	49,668	50,413	78,030	75,979	75,904	\$ (26,236)	-53%
1661919	58,965	59,970	112,003	114,993	135,091	\$ (76,126)	-129%
1661927	46,575	47,225	48,736	47,445	47,408	\$ (833)	-2%
1661935	48,552	49,265	58,558	57,019	56,963	\$ (8,411)	-17%
1661943	63,286	64,411	117,108	120,405	140,009	\$ (76,723)	-121%
1661951	82,780	83,869	149,783	153,422	184,984	\$ (102,204)	-123%
1661960	43,794	44,376	60,692	59,097	59,038	\$ (15,244)	-35%
1661978	45,991	46,634	81,524	83,554	99,964	\$ (53,973)	-117%
1661986	56,401	57,334	94,398	97,149	125,536	\$ (69,135)	-123%
1661994	51,401	52,192	97,988	100,465	118,867	\$ (67,466)	-131%
1662001	55,203	53,596	52,804	51,416	51,365	\$ 3,838	7%
1662010	38,018	36,911	80,299	82,444	45,466	\$ (7,468)	-20%
1662028	51,914	52,722	5,902	52,485	38,827	\$ 13,087	25%

AltKey	2,012	2,011	2,010	2,009	2,008	Gain (loss) of Value	Loss of Value 2012 vs 2008
1662036	43,568	44,143	43,608	42,462	42,420	\$ 1,148	3%
1662044	50,492	51,162	86,460	88,872	109,873	\$ (59,381)	-118%
1662052	50,905	51,385	90,660	93,251	111,346	\$ (60,441)	-119%
1662061	67,136	67,914	67,392	65,621	65,556	\$ 1,580	2%
1662079	43,121	43,683	74,230	76,122	83,718	\$ (40,597)	-94%
1662087	47,818	48,511	51,346	49,997	49,948	\$ (2,130)	-4%
1662095	55,249	56,095	56,891	55,396	55,341	\$ (92)	0%
1662109	58,507	58,901	58,031	56,506	56,450	\$ 2,057	4%
1662117	48,225	48,930	82,810	85,067	106,832	\$ (58,607)	-122%
1662125	52,658	53,482	53,391	51,988	49,662	\$ 2,996	6%
1662133	50,262	49,354	48,625	47,347	47,300	\$ 2,962	6%
1662141	53,157	54,000	95,379	98,170	116,867	\$ (63,710)	-120%
1662150	42,892	43,449	73,844	75,720	91,668	\$ (48,776)	-114%
1662168	53,176	54,020	101,366	104,413	123,874	\$ (70,698)	-133%
1662176	52,866	53,701	71,626	93,200	111,288	\$ (58,422)	-111%
1662184	48,669	49,387	65,035	63,326	63,263	\$ (14,594)	-30%
1662206	43,869	43,260	42,621	41,501	41,460	\$ 2,409	5%
1662214	42,220	42,757	74,196	76,086	92,078	\$ (49,858)	-118%
1662222	61,884	62,791	108,881	111,983	131,612	\$ (69,728)	-113%
1662231	98,696	98,359	96,905	94,359	94,265	\$ 4,431	4%
1662249	96,464	97,989	116,097	113,045	112,933	\$ (16,469)	-17%
1662257	90,138	91,845	106,440	103,642	103,539	\$ (13,401)	-15%
1662265	99,998	101,826	165,914	171,073	202,035	\$ (102,037)	-102%
1662273	90,658	102,136	166,465	171,014	205,307	\$ (114,649)	-126%
1662281	47,126	45,754	45,078	43,893	43,850	\$ 3,276	7%
1662290	75,248	83,279	91,076	94,862	117,775	\$ (42,527)	-57%
1662303	49,612	48,167	47,456	46,209	46,163	\$ 3,449	7%
1662311	67,295	70,038	69,003	67,189	67,122	\$ 173	0%
1662320	65,578	77,000	77,205	75,176	75,101	\$ (9,523)	-15%
1662338	66,660	71,173	81,419	79,279	79,200	\$ (12,540)	-19%
1662346	68,031	75,995	87,710	91,305	104,675	\$ (36,644)	-54%
1662354	60,379	58,621	57,755	56,237	56,181	\$ 4,198	7%
1662362	52,992	53,054	52,270	50,896	50,846	\$ 2,146	4%
1662371	87,245	91,937	111,322	115,466	154,613	\$ (67,368)	-77%
1662389	69,673	74,283	93,384	91,196	91,105	\$ (21,432)	-31%
1662397	69,469	70,927	81,539	79,396	79,317	\$ (9,848)	-14%

AltKey	2,012	2,011	2,010	2,009	2,008	Gain (loss) of Value	Loss of Value 2012 vs 2008
1662401	52,147	57,476	69,216	71,753	87,814	\$ (35,667)	-68%
1662419	53,477	58,890	61,800	60,176	60,116	\$ (6,639)	-12%
1662427	80,662	78,313	77,156	75,128	75,053	\$ 5,609	7%
1662435	59,864	67,952	85,710	88,952	106,988	\$ (47,124)	-79%
1662443	85,211	82,730	81,508	79,366	79,287	\$ 5,924	7%
1662451	52,828	58,200	70,068	72,654	88,959	\$ (36,131)	-68%
1662460	69,853	75,514	94,796	98,088	117,920	\$ (48,067)	-69%
1662478	49,874	53,820	53,025	51,631	86,815	\$ (36,941)	-74%
1662486	59,148	63,458	76,265	79,205	93,484	\$ (34,336)	-58%
1662494	50,523	49,052	48,328	47,058	47,011	\$ 3,512	7%
1662508	88,027	94,206	105,781	110,408	143,685	\$ (55,658)	-63%
1662516	77,165	78,218	98,133	102,307	126,554	\$ (49,389)	-64%
1662524	13,500	15,000	18,850	18,850	18,850	\$ (5,350)	-40%
1662532	58,118	56,793	55,954	54,483	54,429	\$ 3,689	6%
1662541	63,285	66,049	65,073	63,363	63,300	\$ (15)	0%
1662559	60,023	59,063	58,191	56,662	56,606	\$ 3,417	6%
1662567	13,500	15,000	18,850	18,850	18,850	\$ (5,350)	-40%
1662575	56,251	60,479	68,557	66,755	66,689	\$ (10,438)	-19%
1662583	137,011	137,086	143,134	174,285	174,359	\$ (37,348)	-27%
1662591	238,426	239,687	251,836	303,288	316,537	\$ (78,111)	-33%
1707218	955,615	991,678	1,048,245	1,322,322	1,599,730	\$ (644,115)	-67%
1728193	295,426	297,476	326,844	395,996	396,016	\$ (100,590)	-34%
1728215	99,163	96,865	105,921	110,553	111,705	\$ (12,542)	-13%
1728223	48,214	48,721	50,299	50,109	50,059	\$ (1,845)	-4%
1728231	127,637	131,451	139,894	170,805	144,269	\$ (16,632)	-13%
1728240	71,532	73,036	83,984	87,840	136,620	\$ (65,088)	-91%
1728258	244,177	258,744	305,950	313,693	330,842	\$ (86,665)	-35%
1728274	38,894	42,182	43,260	43,408	43,365	\$ (4,471)	-11%
1728291	46,971	56,929	79,382	94,598	112,857	\$ (65,886)	-140%
1728304	44,134	54,486	75,639	85,054	98,045	\$ (53,911)	-122%
1728312	74,900	76,022	87,795	85,487	85,402	\$ (10,502)	-14%
1728321	15,498	19,998	22,933	20,848	20,848	\$ (5,350)	-35%
1728339	65,478	63,571	62,632	60,986	60,926	\$ 4,552	7%
1728355	46,107	46,749	61,639	60,019	59,960	\$ (13,853)	-30%
1728363	55,303	56,206	92,614	95,288	116,632	\$ (61,329)	-111%
1728371	47,304	47,983	75,820	77,695	93,643	\$ (46,339)	-98%

AltKey	2,012	2,011	2,010	2,009	2,008	Gain (loss) of Value	Loss of Value 2012 vs 2008
3453603	85,513	85,494	117,230	157,912	208,786	\$ (123,273)	-144%
3453611	87,798	89,058	145,666	160,684	155,546	\$ (67,748)	-77%
3453620	87,228	89,312	146,066	166,084	181,796	\$ (94,568)	-108%
3453638	92,888	96,038	156,596	177,116	194,566	\$ (101,678)	-109%
3453646	87,146	89,229	155,175	175,627	192,887	\$ (105,741)	-121%
3453654	81,730	88,353	136,645	156,215	169,411	\$ (87,681)	-107%
3453662	81,730	88,353	136,645	156,215	169,411	\$ (87,681)	-107%
3453671	81,730	88,353	136,645	156,215	169,411	\$ (87,681)	-107%
3453697	81,730	88,353	136,645	156,215	169,411	\$ (87,681)	-107%
3453701	114,877	140,244	167,482	173,888	186,666	\$ (71,789)	-62%
3453727	60,347	71,293	70,240	69,394	68,326	\$ (7,979)	-13%
3453751	69,041	84,268	83,023	80,841	80,761	\$ (11,720)	-17%
3453778	73,067	82,551	81,332	79,194	79,115	\$ (6,048)	-8%
3453786	73,152	92,250	122,686	126,329	155,647	\$ (82,495)	-113%
3453794	68,195	82,122	109,206	85,285	85,200	\$ (17,005)	-25%
3453808	68,677	82,921	111,363	114,562	155,825	\$ (87,148)	-127%
3453816	71,232	73,566	110,307	77,224	77,147	\$ (5,915)	-8%
3453824	72,900	74,302	102,429	105,278	116,950	\$ (44,050)	-60%
3453832	73,059	74,456	102,647	105,504	152,778	\$ (79,719)	-109%
3453841	73,901	75,005	107,506	110,554	160,307	\$ (86,406)	-117%
3453859	83,276	83,006	81,780	79,630	79,551	\$ 3,725	4%
3453875	74,166	77,666	93,377	96,985	124,315	\$ (50,149)	-68%
3453883	77,673	75,411	74,297	72,344	72,272	\$ 5,401	7%
3453891	97,742	99,192	119,251	124,221	155,710	\$ (57,968)	-59%
3453905	75,043	79,548	97,291	97,382	97,285	\$ (22,242)	-30%
3453913	74,253	74,877	94,324	97,983	154,960	\$ (80,707)	-109%
3453921	0	0	0	0	0	\$ -	#DIV/0!
3454545	700	742	742	742	742	\$ (42)	-6%
3459652	79,817	81,579	87,775	91,883	93,908	\$ (14,091)	-18%
3459679	79,847	81,615	89,259	86,913	86,827	\$ (6,980)	-9%
3459687	107,954	110,004	157,794	162,503	180,468	\$ (72,514)	-67%
3459695	88,929	90,928	155,683	160,427	174,698	\$ (85,769)	-96%
3460758	81,101	102,063	109,164	148,812	171,638	\$ (90,537)	-112%
3460766	69,435	86,569	92,991	128,191	177,040	\$ (107,605)	-155%
3460782	74,180	92,872	99,569	97,805	97,708	\$ (23,528)	-32%
3460791	78,900	99,141	106,114	111,656	111,545	\$ (32,645)	-41%

AltKey	2,012	2,011	2,010	2,009	2,008	Gain (loss) of Value	Loss of Value 2012 vs 2008
1820561	216,000	216,000	270,000	431,568	534,600	\$ (318,600)	-148%
1820570	160,195	162,747	226,921	223,037	213,281	\$ (53,086)	-33%
1820596	44,729	55,497	77,128	88,138	70,832	\$ (26,103)	-58%
1820626	45,362	45,983	51,133	49,789	49,740	\$ (4,378)	-10%
2502631	42,838	43,649	44,875	46,644	49,297	\$ (6,459)	-15%
2505320	76,293	77,840	85,554	88,454	92,807	\$ (16,514)	-22%
2507551	38,707	39,197	39,987	39,300	39,261	\$ (554)	-1%
2507624	222,629	222,629	105,587	109,263	111,744	\$ 110,885	50%
2507632	12,975	13,050	32,234	32,234	32,234	\$ (19,259)	-148%
2508264	67,265	68,501	70,498	73,378	75,983	\$ (8,718)	-13%
2508388	121,905	121,905	121,905	126,075	126,075	\$ (4,170)	-3%
2513233	74,294	75,822	78,290	82,209	82,204	\$ (7,910)	-11%
2515945	56,344	57,445	76,684	78,934	82,308	\$ (25,964)	-46%
2515953	38,113	38,716	72,235	73,891	78,032	\$ (39,919)	-105%
2517964	37,800	38,130	51,730	52,863	54,563	\$ (16,763)	-44%
2518243	29,653	30,221	30,712	29,905	29,876	\$ (223)	-1%
2566001	60,750	16,728	16,728	16,728	16,728	\$ 44,022	72%
2566019	352,482	352,482	352,482	405,907	405,907	\$ (53,425)	-15%
2566027	78,675	82,078	89,680	107,105	98,516	\$ (19,841)	-25%
2566035	58,488	59,656	61,435	63,277	68,804	\$ (10,316)	-18%
2566043	78,669	80,393	131,724	136,102	153,595	\$ (74,926)	-95%
2567597	49,128	51,568	52,625	54,358	56,982	\$ (7,854)	-16%
2567619	97,032	93,781	103,781	125,524	69,062	\$ 27,970	29%
2567627	195,380	195,380	216,440	246,824	246,824	\$ (51,444)	-26%
2567635	0	0	0	1	1	\$ (1)	#DIV/0!
2567686	66,457	71,251	73,539	75,717	84,433	\$ (17,976)	-27%
2570555	78,232	79,518	113,650	117,219	134,642	\$ (56,410)	-72%
2579919	106,994	110,792	116,904	113,831	113,718	\$ (6,724)	-6%
2579927	106,994	110,792	125,892	188,358	213,353	\$ (106,359)	-99%
2579935	106,994	110,792	125,892	188,358	213,353	\$ (106,359)	-99%
2579943	106,994	110,792	125,892	188,358	228,544	\$ (121,550)	-114%
2579951	102,008	99,037	97,574	95,009	94,915	\$ 7,093	7%
2579960	105,993	102,906	101,386	98,721	98,623	\$ 7,370	7%
2579978	106,994	110,792	125,892	188,358	213,353	\$ (106,359)	-99%
2579986	106,994	110,792	125,892	188,358	213,353	\$ (106,359)	-99%
2579994	106,994	110,792	101,386	98,721	98,623	\$ 8,371	8%

AltKey	2,012	2,011	2,010	2,009	2,008	Gain (loss) of Value	Loss of Value 2012 vs 2008
2580003	106,994	110,792	125,892	188,358	213,353	\$ (106,359)	-99%
2580011	106,994	110,792	125,892	188,358	213,353	\$ (106,359)	-99%
2580020	105,993	102,906	101,386	98,721	98,623	\$ 7,370	7%
2580038	106,994	110,792	125,892	188,358	213,353	\$ (106,359)	-99%
2580046	106,835	103,724	102,192	99,506	99,407	\$ 7,428	7%
2580054	104,863	101,809	100,305	97,668	97,571	\$ 7,292	7%
2580062	105,993	102,906	101,386	98,721	98,623	\$ 7,370	7%
2580071	106,994	110,792	125,892	188,358	213,353	\$ (106,359)	-99%
2580089	107,870	110,783	125,882	185,813	214,136	\$ (106,266)	-99%
2580097	105,993	102,906	101,386	98,721	98,623	\$ 7,370	7%
2580101	106,835	103,724	102,192	99,506	99,407	\$ 7,428	7%
2580119	106,994	110,792	125,892	184,247	184,063	\$ (77,069)	-72%
2580127	106,994	110,792	125,882	142,452	142,310	\$ (35,316)	-33%
2583568	95,833	97,807	171,321	176,202	196,547	\$ (100,714)	-105%
2599341	572,100	575,999	644,472	812,747	819,618	\$ (247,518)	-43%
2599456	26,398	26,912	27,742	28,533	31,694	\$ (5,296)	-20%
2599472	32,107	34,765	41,999	43,652	47,550	\$ (15,443)	-48%
2599481	77,622	80,647	152,884	157,393	170,924	\$ (93,302)	-120%
2599499	46,650	47,506	66,321	68,179	73,506	\$ (26,856)	-58%
2599502	31,346	33,410	37,764	38,523	40,149	\$ (8,803)	-28%
2599511	54,031	55,083	60,115	61,794	62,286	\$ (8,255)	-15%
2599529	47,042	48,528	50,580	49,251	49,202	\$ (2,160)	-5%
2599545	33,418	34,522	47,327	48,942	47,459	\$ (14,041)	-42%
2599553	85,163	74,991	92,825	94,378	55,829	\$ 29,334	34%
2599561	59,474	61,991	65,034	63,325	63,262	\$ (3,788)	-6%
2601108	106,994	104,101	102,563	99,867	99,768	\$ 7,226	7%
2601116	106,994	110,792	125,892	188,358	213,353	\$ (106,359)	-99%
2613106	41,835	40,617	40,017	38,965	38,927	\$ 2,908	7%
2615036	105,993	102,906	101,386	98,721	98,623	\$ 7,370	7%
2665335	138,046	151,673	159,677	166,903	177,745	\$ (39,699)	-29%
2665351	108,264	110,682	122,477	128,991	140,708	\$ (32,444)	-30%
2665360	159,597	159,597	182,913	215,741	216,124	\$ (56,527)	-35%
2665386	500,950	422,272	453,882	526,145	526,526	\$ (25,576)	-5%
2665394	135,468	135,468	159,228	177,442	189,322	\$ (53,854)	-40%
2665416	44,147	44,939	46,219	48,250	55,894	\$ (11,747)	-27%
2665432	25,900	23,104	22,763	22,165	22,143	\$ 3,757	15%

AltKey	2,012	2,011	2,010	2,009	2,008	Gain (loss) of Value	Loss of Value 2012 vs 2008
2665467	40,719	43,029	42,394	41,280	41,239	\$ (520)	-1%
2665483	53,085	71,076	79,176	95,802	118,971	\$ (65,886)	-124%
2665513	187,436	187,436	199,623	229,066	229,066	\$ (41,630)	-22%
2665530	401,134	402,587	431,575	539,685	541,153	\$ (140,019)	-35%
2665564	37,449	38,102	39,157	40,831	44,955	\$ (7,506)	-20%
2665661	101,019	103,041	106,295	111,457	119,300	\$ (18,281)	-18%
2665696	105,337	107,712	111,842	117,574	126,107	\$ (20,770)	-20%
2665700	75,780	77,150	79,662	82,509	82,509	\$ (6,729)	-9%
2665785	174,124	169,053	166,555	162,177	162,015	\$ 12,109	7%
2665823	145,017	140,794	135,418	131,858	131,727	\$ 13,290	9%
2666048	41,990	42,540	43,427	44,433	45,170	\$ (3,180)	-8%
2666072	119,505	122,121	136,789	143,258	154,122	\$ (34,617)	-29%
2666471	63,233	67,656	83,094	86,424	107,013	\$ (43,780)	-69%
2670495	106,994	110,792	125,892	188,358	224,158	\$ (117,164)	-110%
2685727	105,993	102,906	101,386	98,721	98,623	\$ 7,370	7%
2690119	5,620	5,707	5,707	5,707	5,707	\$ (87)	-2%
2690321	105,993	102,906	101,386	98,721	98,623	\$ 7,370	7%
2691239	90,184	91,880	134,973	139,450	139,497	\$ (49,313)	-55%
2702206	43,201	44,079	52,321	54,842	58,623	\$ (15,422)	-36%
2717238	106,994	110,792	116,904	113,831	113,718	\$ (6,724)	-6%
2717246	105,993	102,906	101,386	98,721	98,623	\$ 7,370	7%
2717254	105,993	102,906	101,386	98,721	98,623	\$ 7,370	7%
2717262	108,858	112,736	127,921	188,358	213,353	\$ (104,495)	-96%
2717271	106,994	110,792	125,892	188,358	213,353	\$ (106,359)	-99%
2717394	106,994	110,792	125,892	188,358	213,353	\$ (106,359)	-99%
2717513	106,994	110,792	125,892	188,358	213,353	\$ (106,359)	-99%
2719877	972,000	1,355,234	1,440,349	1,586,002	974,760	\$ (2,760)	0%
2719893	119,468	119,550	119,633	145,727	155,147	\$ (35,679)	-30%
2719907	91,454	95,168	104,585	120,911	120,402	\$ (28,948)	-32%
2719915	1,946	1,950	2,451	2,451	2,451	\$ (505)	-26%
2732954	106,994	110,792	125,892	188,358	213,353	\$ (106,359)	-99%
2733225	106,994	110,792	125,892	188,358	213,353	\$ (106,359)	-99%
2737484	8,427	8,427	8,427	8,427	8,427	\$ -	0%
2740558	75,798	76,086	74,962	72,992	72,920	\$ 2,878	4%
2740566	62,527	56,220	55,390	53,934	53,881	\$ 8,646	14%
2740574	68,129	73,515	73,703	71,766	71,695	\$ (3,566)	-5%

AltKey	2,012	2,011	2,010	2,009	2,008	Gain (loss) of Value	Loss of Value 2012 vs 2008
2740582	79,840	85,826	101,590	105,633	153,469	\$ (73,629)	-92%
2740591	74,083	84,691	99,477	102,558	77,798	\$ (3,715)	-5%
2740604	73,510	79,046	85,794	89,004	130,379	\$ (56,869)	-77%
2740612	62,310	60,496	59,602	58,036	57,979	\$ 4,331	7%
2740621	78,614	84,281	101,053	105,036	111,163	\$ (32,549)	-41%
2740639	65,150	69,821	68,790	66,982	66,916	\$ (1,766)	-3%
2740647	59,072	64,219	80,410	83,322	83,393	\$ (24,321)	-41%
2740655	58,271	67,510	82,817	80,640	80,560	\$ (22,289)	-38%
2740663	60,754	65,933	79,274	82,141	106,266	\$ (45,512)	-75%
2749491	42,525	42,525	42,525	42,525	42,525	\$ -	0%
2759763	30,468	31,527	36,990	37,988	38,654	\$ (8,186)	-27%
2761903	105,993	102,906	101,386	98,721	98,623	\$ 7,370	7%
2761911	76,240	75,233	91,173	94,665	96,446	\$ (20,206)	-27%
2761920	100,641	101,179	103,142	100,431	81,865	\$ 18,776	19%
2770864	102,021	108,182	165,665	161,310	237,486	\$ (135,465)	-133%
2779063	74,335	79,869	86,053	89,743	94,029	\$ (19,694)	-26%
2779071	97,850	102,581	106,374	110,892	82,803	\$ 15,047	15%
2805943	65,715	69,720	72,023	75,678	81,161	\$ (15,446)	-24%
2805960	149,011	152,819	245,501	270,256	298,363	\$ (149,352)	-100%
2806117	90,069	92,233	150,637	170,874	186,990	\$ (96,921)	-108%
2806125	92,584	94,818	139,343	159,772	172,301	\$ (79,717)	-86%
2806133	83,401	85,379	126,323	146,049	156,915	\$ (73,514)	-88%
2809540	18,744	18,744	18,744	64,557	218,169	\$ (199,425)	-1064%
2809558	43,839	44,034	44,187	64,190	26,787	\$ 17,052	39%
2826916	64,415	65,781	115,685	88,806	88,718	\$ (24,303)	-38%
2826967	65,064	66,448	115,238	83,721	83,638	\$ (18,574)	-29%
2832371	5,000	5,000	5,000	5,000	5,000	\$ -	0%
2837519	63,027	62,825	82,369	85,399	89,390	\$ (26,363)	-42%
2851732	106,994	110,792	125,892	142,452	142,310	\$ (35,316)	-33%
2851741	106,994	102,906	101,386	98,721	98,623	\$ 8,371	8%
2860464	67,845	68,178	67,171	65,406	65,341	\$ 2,504	4%
2860472	70,814	73,094	87,880	91,200	116,911	\$ (46,097)	-65%
2860481	58,151	70,870	83,236	81,048	80,968	\$ (22,817)	-39%
2864249	73,220	72,472	87,113	90,387	118,997	\$ (45,777)	-63%
2864257	62,780	66,570	78,139	80,946	104,765	\$ (41,985)	-67%
2864877	76,316	88,296	111,617	125,089	101,005	\$ (24,689)	-32%

AltKey	2,012	2,011	2,010	2,009	2,008	Gain (loss) of Value	Loss of Value 2012 vs 2008
2864885	70,415	83,792	102,675	99,976	99,877	\$ (29,462)	-42%
2864893	65,545	73,910	74,943	72,973	72,901	\$ (7,356)	-11%
2866128	101,585	93,490	120,554	175,649	189,861	\$ (88,276)	-87%
2869283	40,950	115,118	120,968	140,940	140,940	\$ (99,990)	-244%
2869291	81,282	83,223	89,288	92,786	92,694	\$ (11,412)	-14%
2869330	72,722	80,389	79,201	77,119	77,042	\$ (4,320)	-6%
2869356	92,354	96,739	114,546	111,535	111,424	\$ (19,070)	-21%
2869364	84,170	65,469	76,215	74,212	74,138	\$ (9,968)	-16%
2873787	66,504	67,928	116,532	119,794	130,090	\$ (63,586)	-96%
2873841	96,504	93,694	92,310	122,904	122,782	\$ (26,278)	-27%
2875534	85,127	87,153	142,684	162,542	163,584	\$ (78,457)	-92%
2876387	68,970	69,740	84,004	81,796	81,715	\$ (12,745)	-18%
2879467	71,290	72,930	115,909	134,706	136,959	\$ (65,669)	-92%
2881062	66,136	66,243	65,265	63,550	63,487	\$ 2,649	4%
2881372	68,139	76,299	84,074	81,864	81,783	\$ (13,644)	-20%
2882361	104,825	113,657	184,184	206,018	224,873	\$ (120,048)	-115%
2897716	0	0	0	0	0	\$ -	#DIV/0!
2898941	67,379	68,848	67,831	66,048	65,983	\$ 1,396	2%
2898976	79,044	81,275	100,122	146,534	157,680	\$ (78,636)	-99%
2899042	105,443	108,547	131,089	184,920	198,726	\$ (93,283)	-88%
2899093	76,363	74,803	81,238	79,103	79,024	\$ (2,661)	-3%
2899379	64,221	65,581	114,951	117,417	117,300	\$ (53,079)	-83%
2899395	70,612	72,151	83,198	81,011	80,931	\$ (10,319)	-15%
2900245	63,426	65,933	78,742	76,672	76,596	\$ (13,170)	-21%
2901080	103,555	100,539	94,346	91,866	91,775	\$ 11,780	11%
2910011	91,231	93,426	137,423	157,749	171,652	\$ (80,421)	-88%
2910046	995,290	995,290	746,676	889,457	987,466	\$ 7,824	1%
2910054	326,421	331,325	353,916	363,623	378,182	\$ (51,761)	-16%
2915803	106,986	120,305	155,677	160,518	173,809	\$ (66,823)	-62%
2915919	74,944	74,983	73,875	71,933	71,862	\$ 3,082	4%
2915927	218,916	214,094	210,931	205,386	205,181	\$ 13,735	6%
2915935	71,231	73,008	94,510	138,536	149,620	\$ (78,389)	-110%
2915943	81,127	83,480	103,859	101,129	101,028	\$ (19,901)	-25%
2920696	335,318	340,889	370,000	360,273	359,914	\$ (24,596)	-7%
2920734	361,412	368,821	378,443	390,170	396,490	\$ (35,078)	-10%
2922231	79,527	81,738	98,544	158,527	171,896	\$ (92,369)	-116%

AltKey	2,012	2,011	2,010	2,009	2,008	Gain (loss) of Value	Loss of Value 2012 vs 2008
2922249	69,028	62,753	57,048	51,863	47,148	\$ 21,880	32%
2922257	72,137	75,841	98,542	144,282	156,671	\$ (84,534)	-117%
2928735	1,350	1,500	1,885	1,885	1,885	\$ (535)	-40%
2928760	71,788	81,955	98,042	95,465	95,370	\$ (23,582)	-33%
2928808	71,207	72,983	90,938	133,447	143,771	\$ (72,564)	-102%
2929031	318,199	318,199	332,462	435,379	497,984	\$ (179,785)	-57%
2931256	91,026	93,216	152,178	172,488	188,276	\$ (97,250)	-107%
2934697	94,861	97,157	152,038	172,642	175,798	\$ (80,937)	-85%
2935456	7,548	7,548	7,548	7,548	7,548	\$ -	0%
2935529	76,950	79,011	78,937	76,862	76,786	\$ 164	0%
2940930	68,808	70,138	72,307	75,867	81,209	\$ (12,401)	-18%
2942177	149,836	165,492	206,179	200,759	200,559	\$ (50,723)	-34%
2943408	74,913	75,883	94,437	138,432	149,219	\$ (74,306)	-99%
2948647	113,820	137,950	162,080	209,722	257,828	\$ (144,008)	-127%
2949813	125,469	130,827	135,328	141,001	155,034	\$ (29,565)	-24%
2949821	78,182	80,313	96,942	98,293	98,195	\$ (20,013)	-26%
2949830	82,512	84,840	100,128	102,721	102,619	\$ (20,107)	-24%
2954353	73,998	74,570	81,514	79,371	79,292	\$ (5,294)	-7%
2954663	23,150	23,150	23,150	32,686	32,686	\$ (9,536)	-41%
2985402	71,459	70,502	72,560	70,653	70,583	\$ 876	1%
2986751	64,579	66,881	84,000	87,115	128,238	\$ (63,659)	-99%
2987413	114,955	115,873	130,524	127,093	126,967	\$ (12,012)	-10%
2987821	63,949	63,736	68,796	68,540	68,472	\$ (4,523)	-7%
2990708	65,164	73,461	95,660	108,955	134,293	\$ (69,129)	-106%
2992280	65,805	78,020	101,726	115,259	141,758	\$ (75,953)	-115%
2992298	65,128	73,419	95,604	108,897	143,122	\$ (77,994)	-120%
2994223	88,944	91,691	95,582	93,070	92,978	\$ (4,034)	-5%
2994231	152,979	158,429	192,301	266,014	261,612	\$ (108,633)	-71%
2994240	91,667	94,512	111,044	117,078	116,962	\$ (25,295)	-28%
2997222	75,560	78,427	80,885	83,227	92,593	\$ (17,033)	-23%
2997940	70,955	68,889	82,981	80,800	80,720	\$ (9,765)	-14%
3000781	90,809	93,664	117,134	118,369	118,251	\$ (27,442)	-30%
3011309	182,949	182,989	194,254	221,937	221,963	\$ (39,014)	-21%
3011317	69,710	71,015	79,123	82,610	84,042	\$ (14,332)	-21%
3011325	73,823	75,242	89,356	93,113	97,166	\$ (23,343)	-32%
3011341	66,668	67,887	79,010	80,469	80,389	\$ (13,721)	-21%

AltKey	2,012	2,011	2,010	2,009	2,008	Gain (loss) of Value	Loss of Value 2012 vs 2008
3014448	58,159	65,576	99,361	102,090	127,588	\$ (69,429)	-119%
3014456	150,248	154,198	214,377	274,826	274,826	\$ (124,578)	-83%
3014499	79,338	79,572	85,656	83,405	83,322	\$ (3,984)	-5%
3018591	62,176	63,736	80,038	93,121	97,559	\$ (35,383)	-57%
3018621	65,668	70,146	67,775	65,994	65,929	\$ (261)	0%
3018630	70,477	71,751	87,182	84,890	84,806	\$ (14,329)	-20%
3018648	59,902	60,313	71,655	69,772	69,703	\$ (9,801)	-16%
3018672	56,345	56,979	63,102	61,444	61,383	\$ (5,038)	-9%
3018699	60,210	63,234	100,214	113,115	126,022	\$ (65,812)	-109%
3018711	59,245	62,272	74,804	87,594	94,680	\$ (35,435)	-60%
3018729	55,020	56,826	71,197	87,231	79,348	\$ (24,328)	-44%
3018753	55,635	59,848	67,456	65,683	65,618	\$ (9,983)	-18%
3018770	56,993	58,874	76,302	88,925	93,249	\$ (36,256)	-64%
3018788	44,919	46,295	58,345	37,176	37,139	\$ 7,780	17%
3018826	75,039	83,043	82,859	80,681	80,601	\$ (5,562)	-7%
3018982	70,612	70,449	83,369	81,178	81,097	\$ (10,485)	-15%
3019016	63,132	63,430	65,448	63,728	63,665	\$ (533)	-1%
3019032	84,851	85,633	108,029	103,631	103,528	\$ (18,677)	-22%
3019075	73,920	79,063	82,213	81,026	80,946	\$ (7,026)	-10%
3019083	66,394	65,074	69,660	67,829	67,762	\$ (1,368)	-2%
3019300	84,422	86,097	102,536	114,893	98,028	\$ (13,606)	-16%
3019318	89,877	90,743	109,094	118,397	118,279	\$ (28,402)	-32%
3019326	77,850	82,682	113,326	127,482	142,498	\$ (64,648)	-83%
3019334	74,848	72,762	78,306	76,248	76,172	\$ (1,324)	-2%
3019342	71,213	75,859	91,203	70,225	70,155	\$ 1,058	1%
3019351	62,145	60,335	59,444	57,882	57,825	\$ 4,320	7%
3019369	69,714	68,104	87,905	85,594	85,509	\$ (15,795)	-23%
3019377	56,959	56,476	68,670	66,865	66,799	\$ (9,840)	-17%
3019385	97,092	97,495	122,256	137,525	97,113	\$ (21)	0%
3019393	71,622	76,279	127,419	141,310	153,977	\$ (82,355)	-115%
3019407	65,868	70,366	72,144	70,248	70,178	\$ (4,310)	-7%
3019415	69,847	68,209	103,691	114,157	114,043	\$ (44,196)	-63%
3019423	75,284	76,606	100,072	113,838	120,211	\$ (44,927)	-60%
3019431	73,053	74,439	86,474	84,201	84,117	\$ (11,064)	-15%
3022700	663,856	663,856	464,336	577,696	766,841	\$ (102,985)	-16%
3028287	64,429	65,586	76,663	80,006	85,019	\$ (20,590)	-32%

AltKey	2,012	2,011	2,010	2,009	2,008	Gain (loss) of Value	Loss of Value 2012 vs 2008
3029411	81,065	82,850	81,626	79,481	79,402	\$ 1,663	2%
3029453	81,452	83,823	130,162	162,469	177,492	\$ (96,040)	-118%
3034651	84,036	88,429	136,756	156,332	210,028	\$ (125,992)	-150%
3034759	71,311	72,660	78,472	81,921	84,038	\$ (12,727)	-18%
3034791	24,449	24,449	24,449	24,449	24,449	\$ -	0%
3036131	85,457	88,005	110,214	158,437	209,594	\$ (124,137)	-145%
3036140	70,404	72,089	90,751	89,328	89,239	\$ (18,835)	-27%
3037120	65,959	78,213	101,983	115,527	142,206	\$ (76,247)	-116%
3037138	65,235	73,545	95,771	109,070	118,627	\$ (53,392)	-82%
3037154	60,669	58,902	95,280	108,560	142,817	\$ (82,148)	-135%
3037171	67,496	80,138	104,546	118,189	145,290	\$ (77,794)	-115%
3037251	82,999	84,965	139,259	158,954	167,058	\$ (84,059)	-101%
3237170	68,421	76,628	99,874	113,334	140,284	\$ (71,863)	-105%
3237188	65,440	76,900	90,668	88,285	88,197	\$ (22,757)	-35%
3241100	93,186	95,437	155,654	176,130	192,518	\$ (99,332)	-107%
3242408	256,400	256,400	320,500	511,967	628,180	\$ (371,780)	-145%
3255925	75,897	77,375	76,978	74,955	74,881	\$ 1,016	1%
3256786	70,167	71,439	70,384	68,534	68,466	\$ 1,701	2%
3259696	24,300	24,300	32,400	48,600	48,600	\$ (24,300)	-100%
3259700	75,504	76,970	88,382	91,989	97,399	\$ (21,895)	-29%
3259815	270,892	270,944	302,129	405,745	479,746	\$ (208,854)	-77%
3267974	71,398	79,536	78,361	76,301	76,225	\$ (4,827)	-7%
3267992	71,930	84,978	83,723	81,522	81,441	\$ (9,511)	-13%
3276833	66,395	77,774	78,638	76,571	76,495	\$ (10,100)	-15%
3280377	92,729	94,961	154,793	175,217	191,850	\$ (99,121)	-107%
3280393	73,731	79,272	95,060	92,561	92,469	\$ (18,738)	-25%
3286251	92,194	95,318	155,468	175,934	193,250	\$ (101,056)	-110%
3286308	3,250	3,250	3,250	3,331	3,331	\$ (81)	-2%
3286316	75,337	91,946	111,937	108,995	108,887	\$ (33,550)	-45%
3286324	70,591	72,939	71,862	69,973	69,904	\$ 687	1%
3286332	65,672	65,308	64,343	62,652	62,590	\$ 3,082	5%
3298608	79,099	82,106	100,031	97,402	97,305	\$ (18,206)	-23%
3307682	75,305	74,297	93,581	97,200	178,891	\$ (103,586)	-138%
3307691	66,634	66,127	81,911	84,916	109,528	\$ (42,894)	-64%
3307712	73,005	77,702	93,143	95,958	95,863	\$ (22,858)	-31%
3307721	72,100	74,347	77,516	75,479	75,404	\$ (3,304)	-5%

AltKey	2,012	2,011	2,010	2,009	2,008	Gain (loss) of Value	Loss of Value 2012 vs 2008
3311132	92,523	94,755	154,587	175,011	191,644	\$ (99,121)	-107%
3316347	79,829	81,707	134,158	153,610	166,916	\$ (87,087)	-109%
3316355	94,708	97,001	158,104	173,116	167,369	\$ (72,661)	-77%
3316517	448,295	448,295	497,828	641,132	746,489	\$ (298,194)	-67%
3316525	65,601	67,291	66,297	64,555	64,491	\$ 1,110	2%
3316533	74,027	81,018	79,821	77,723	77,646	\$ (3,619)	-5%
3317866	70,015	74,786	99,409	102,135	125,894	\$ (55,879)	-80%
3319338	103,836	132,664	136,674	142,833	190,488	\$ (86,652)	-83%
3330641	58,614	59,770	120,352	123,394	132,521	\$ (73,907)	-126%
3330684	72,281	84,178	82,934	80,754	80,674	\$ (8,393)	-12%
3331427	73,802	91,545	98,185	134,813	175,026	\$ (101,224)	-137%
3335562	267,553	267,553	267,553	354,422	421,701	\$ (154,148)	-58%
3335643	91,756	93,966	153,352	173,717	190,018	\$ (98,262)	-107%
3338146	114,880	149,527	164,026	170,432	183,210	\$ (68,330)	-59%
3356896	71,140	68,355	67,345	65,575	65,510	\$ 5,630	8%
3357728	92,299	94,525	154,227	174,635	190,853	\$ (98,554)	-107%
3359984	4,403	4,402	4,402	4,402	4,402	\$ 1	0%
3361229	69,507	74,106	88,203	91,825	113,796	\$ (44,289)	-64%
3368312	88,874	88,949	145,496	165,488	190,183	\$ (103,309)	-119%
3369050	65,830	67,968	87,603	90,900	119,834	\$ (54,004)	-82%
3370155	561,547	575,596	599,061	636,315	699,355	\$ (137,808)	-25%
3372859	176,339	179,790	190,756	249,485	278,832	\$ (102,493)	-58%
3375076	95,478	977,963	159,460	180,116	208,242	\$ (112,764)	-118%
3375947	91,410	109,132	107,520	104,694	104,590	\$ (13,180)	-14%
3378261	306,462	306,462	307,225	405,403	480,970	\$ (174,508)	-57%
3400194	67,836	72,388	93,188	90,739	90,649	\$ (22,813)	-34%
3404271	80,495	81,633	134,041	153,487	167,303	\$ (86,808)	-108%
3406133	71,791	72,512	71,441	69,563	69,494	\$ 2,297	3%
3412052	90,937	96,669	157,584	178,151	193,839	\$ (102,902)	-113%
3414411	74,067	75,492	117,478	121,210	143,296	\$ (69,229)	-93%
3427211	17,431	17,424	17,424	17,424	17,424	\$ 7	0%
3428692	64,508	68,967	93,446	114,322	170,875	\$ (106,367)	-165%
3429796	222,155	223,160	231,384	301,757	351,635	\$ (129,480)	-58%
3446313	75,034	94,337	122,476	126,112	154,413	\$ (79,379)	-106%
3446321	77,424	78,741	78,085	76,033	75,958	\$ 1,466	2%
3453590	87,743	89,842	135,361	155,420	169,835	\$ (82,092)	-94%

AltKey	2,012	2,011	2,010	2,009	2,008	Gain (loss) of Value	Loss of Value 2012 vs 2008
3871680	143,913	147,295	145,119	143,827	0	\$ 143,913	100%
3871681	149,454	161,235	150,597	149,539	0	\$ 149,454	100%
3871682	136,622	139,978	137,910	13,949	0	\$ 136,622	100%
3871683	122,943	129,048	124,383	13,949	0	\$ 122,943	100%
3871684	136,390	139,746	137,681	13,949	0	\$ 136,390	100%
3871685	142,394	145,771	143,617	13,949	0	\$ 142,394	100%
3871686	124,521	127,833	125,944	13,949	0	\$ 124,521	100%
3871687	136,919	142,436	15,344	13,949	0	\$ 136,919	100%
3871688	135,676	139,029	136,975	135,336	0	\$ 135,676	100%
3871689	190,658	208,475	205,395	13,949	0	\$ 190,658	100%
3871690	15,000	15,840	15,344	13,949	0	\$ 15,000	100%
3871691	143,302	149,514	15,344	13,949	0	\$ 143,302	100%
3871692	144,015	155,206	15,344	13,949	0	\$ 144,015	100%
3871693	114,830	117,952	15,344	13,949	0	\$ 114,830	100%
3871694	184,133	15,840	15,344	13,949	0	\$ 184,133	100%
3871695	15,000	15,840	15,344	13,949	0	\$ 15,000	100%
3871696	15,000	15,840	15,344	13,949	0	\$ 15,000	100%
3871697	143,031	154,116	15,344	13,949	0	\$ 143,031	100%
3871698	15,000	15,840	15,344	13,949	0	\$ 15,000	100%
3871699	15,000	15,840	15,344	13,949	0	\$ 15,000	100%
3871700	15,000	15,840	15,344	13,949	0	\$ 15,000	100%
3871701	15,000	15,840	15,344	13,949	0	\$ 15,000	100%
3871702	15,000	15,840	15,344	13,949	0	\$ 15,000	100%
3871703	15,000	15,840	15,344	13,949	0	\$ 15,000	100%
3871704	15,000	15,840	15,344	13,949	0	\$ 15,000	100%
3871705	15,000	15,840	15,344	13,949	0	\$ 15,000	100%
3871706	15,000	15,840	15,344	13,949	0	\$ 15,000	100%
3871707	15,000	15,840	15,344	13,949	0	\$ 15,000	100%
3871708	15,000	15,840	15,344	13,949	0	\$ 15,000	100%
3871709	15,000	15,840	15,344	13,949	0	\$ 15,000	100%
3871710	15,000	15,840	15,344	13,949	0	\$ 15,000	100%
3871711	15,000	15,840	15,344	13,949	0	\$ 15,000	100%
3871712	15,000	15,840	15,344	13,949	0	\$ 15,000	100%
3871713	15,000	15,840	15,344	13,949	0	\$ 15,000	100%
3871714	15,000	15,840	15,344	13,949	0	\$ 15,000	100%
3871715	15,000	15,840	15,344	13,949	0	\$ 15,000	100%

AltKey	2,012	2,011	2,010	2,009	2,008	Gain (loss) of Value	Loss of Value 2012 vs 2008
3460812	75,350	94,425	101,192	118,103	117,986	\$ (42,636)	-57%
3460821	69,748	86,986	93,426	128,745	160,466	\$ (90,718)	-130%
3460847	81,981	96,020	102,872	140,860	123,825	\$ (41,844)	-51%
3460855	72,152	86,408	92,824	127,978	149,438	\$ (77,286)	-107%
3460863	113,170	140,646	149,439	200,161	231,042	\$ (117,872)	-104%
3460880	70,401	71,725	83,427	86,959	93,617	\$ (23,216)	-33%
3460928	65,980	67,181	77,221	80,409	83,702	\$ (17,722)	-27%
3460961	78,330	79,798	79,395	78,967	78,889	\$ (559)	-1%
3487338	2,754	2,754	2,763	2,763	2,763	\$ (9)	0%
3522265	73,407	74,958	148,502	152,392	198,166	\$ (124,759)	-170%
3554868	408,157	402,926	422,179	552,453	576,927	\$ (168,770)	-41%
3554876	306,208	307,794	309,380	405,318	460,692	\$ (154,484)	-50%
3568397	88,495	90,479	130,409	126,218	138,614	\$ (50,119)	-57%
3591674	1,560	1,560	1,560	1,560	1,560	\$ -	0%
3598431	70,769	83,785	106,794	134,268	187,573	\$ (116,804)	-165%
3598440	75,474	89,657	90,548	88,168	88,080	\$ (12,606)	-17%
3598482	103,434	119,625	117,858	114,760	114,646	\$ (11,212)	-11%
3598504	79,641	94,858	120,481	148,564	174,385	\$ (94,744)	-119%
3598512	73,313	86,961	86,525	84,251	84,167	\$ (10,854)	-15%
3598521	73,502	87,197	111,011	138,673	161,647	\$ (88,145)	-120%
3598539	72,951	86,262	109,610	137,211	162,937	\$ (89,986)	-123%
3598555	70,158	77,947	99,577	98,095	97,998	\$ (27,840)	-40%
3598563	70,442	83,379	106,291	133,743	186,667	\$ (116,225)	-165%
3598571	68,002	80,333	102,526	129,811	149,250	\$ (81,248)	-119%
3598580	418,831	434,827	450,823	564,093	574,338	\$ (155,507)	-37%
3607597	79,706	85,562	94,123	91,649	91,558	\$ (11,852)	-15%
3607601	74,861	79,559	91,316	107,586	107,479	\$ (32,618)	-44%
3607619	78,430	84,163	96,534	111,666	111,555	\$ (33,125)	-42%
3607627	73,515	78,766	90,399	96,630	96,534	\$ (23,019)	-31%
3607643	76,145	80,952	91,950	89,533	89,444	\$ (13,299)	-17%
3607881	79,434	84,516	97,706	112,937	112,825	\$ (33,391)	-42%
3607899	76,418	81,247	93,229	132,119	156,605	\$ (80,187)	-105%
3607902	78,145	83,851	96,180	105,031	104,927	\$ (26,782)	-34%
3607911	80,672	86,620	98,365	95,779	95,684	\$ (15,012)	-19%
3607929	73,505	78,767	89,477	87,125	87,038	\$ (13,533)	-18%
3607937	80,106	81,457	93,466	128,576	148,161	\$ (68,055)	-85%

AltKey	2,012	2,011	2,010	2,009	2,008	Gain (loss) of Value	Loss of Value 2012 vs 2008
3607945	74,800	80,188	91,670	89,260	89,171	\$ (14,371)	-19%
3607961	78,474	84,199	96,546	104,661	104,557	\$ (26,083)	-33%
3607970	106,162	114,548	130,970	178,909	205,585	\$ (99,423)	-94%
3607988	86,681	91,989	101,350	98,686	98,588	\$ (11,907)	-14%
3607996	75,157	80,576	92,469	127,236	149,304	\$ (74,147)	-99%
3608011	84,444	86,159	98,795	108,917	108,809	\$ (24,365)	-29%
3608020	76,571	81,413	93,417	132,381	172,488	\$ (95,917)	-125%
3608038	78,072	82,984	95,105	130,459	151,655	\$ (73,583)	-94%
3608046	78,338	83,328	95,586	95,493	95,398	\$ (17,060)	-22%
3608054	76,392	81,929	94,002	91,943	91,852	\$ (15,460)	-20%
3608062	78,280	83,265	95,515	104,502	104,398	\$ (26,118)	-33%
3608071	80,575	85,753	98,335	135,110	156,633	\$ (76,058)	-94%
3608089	83,708	88,546	101,500	110,482	110,372	\$ (26,664)	-32%
3608097	75,802	80,580	92,472	131,064	156,429	\$ (80,627)	-106%
3609620	87,906	93,697	107,338	147,193	169,108	\$ (81,202)	-92%
3609638	87,258	97,050	111,139	108,698	108,590	\$ (21,332)	-24%
3609646	13,500	15,000	18,850	18,850	18,850	\$ (5,350)	-40%
3609654	77,662	83,278	95,530	93,126	93,033	\$ (15,371)	-20%
3609662	74,112	79,431	91,171	125,495	146,711	\$ (72,599)	-98%
3609671	76,667	81,518	93,535	128,668	158,224	\$ (81,557)	-106%
3609689	74,087	78,721	90,366	128,126	167,873	\$ (93,786)	-127%
3626052	14,571	14,816	15,184	15,430	15,798	\$ (1,227)	-8%
3660277	127,412	130,373	141,919	148,495	158,343	\$ (30,931)	-24%
3660285	119,811	122,542	133,735	140,215	149,936	\$ (30,125)	-25%
3661133	80,022	85,152	97,655	138,292	166,919	\$ (86,897)	-109%
3661141	80,352	81,250	94,406	91,925	91,834	\$ (11,482)	-14%
3661176	80,358	86,276	98,928	116,741	116,625	\$ (36,267)	-45%
3661214	76,309	81,839	93,899	111,577	111,466	\$ (35,157)	-46%
3661231	103,737	109,795	123,717	129,477	129,348	\$ (25,611)	-25%
3661265	78,545	84,289	96,675	136,927	146,970	\$ (68,425)	-87%
3661290	73,256	77,891	89,425	123,152	143,269	\$ (70,013)	-96%
3661303	77,992	83,683	95,990	93,825	93,732	\$ (15,740)	-20%
3662181	77,567	82,492	94,639	102,484	102,382	\$ (24,815)	-32%
3662202	98,463	104,047	116,720	136,887	136,751	\$ (38,288)	-39%
3662211	95,729	101,058	113,866	124,206	124,082	\$ (28,353)	-30%
3662237	96,752	102,866	115,816	157,598	207,578	\$ (110,826)	-115%

AltKey	2,012	2,011	2,010	2,009	2,008	Gain (loss) of Value	Loss of Value 2012 vs 2008
3662296	83,709	85,404	97,940	106,927	106,821	\$ (23,112)	-28%
3662342	13,500	15,000	18,850	18,850	18,850	\$ (5,350)	-40%
3662393	87,443	93,195	106,636	103,833	103,730	\$ (16,287)	-19%
3662431	73,466	78,724	90,369	105,118	105,013	\$ (31,547)	-43%
3662482	438,235	468,877	469,849	500,575	501,547	\$ (63,312)	-14%
3670272	73,171	82,768	100,465	78,951	78,873	\$ (5,702)	-8%
3670281	71,453	78,980	83,288	81,099	81,018	\$ (9,565)	-13%
3670299	71,117	77,839	78,395	76,334	76,258	\$ (5,141)	-7%
3670302	71,117	77,261	76,120	74,119	74,045	\$ (2,928)	-4%
3670311	85,629	87,057	105,726	119,949	126,042	\$ (40,413)	-47%
3670329	71,214	77,941	81,610	79,465	79,386	\$ (8,172)	-11%
3670337	70,507	78,138	99,879	111,239	111,128	\$ (40,621)	-58%
3670345	72,940	82,520	100,201	99,344	99,245	\$ (26,305)	-36%
3670353	77,809	86,053	94,387	91,906	91,815	\$ (14,006)	-18%
3670361	85,262	90,994	110,520	113,707	113,594	\$ (28,332)	-33%
3670370	77,144	86,053	94,480	91,997	91,906	\$ (14,762)	-19%
3670388	79,941	87,877	112,647	126,917	137,519	\$ (57,578)	-72%
3670396	78,415	87,447	106,202	105,545	105,440	\$ (27,025)	-34%
3670400	76,949	85,104	103,298	117,422	123,112	\$ (46,163)	-60%
3670418	78,415	87,447	102,041	99,359	99,260	\$ (20,845)	-27%
3670426	75,876	84,665	102,813	116,897	122,540	\$ (46,664)	-62%
3670434	79,855	88,272	107,206	106,582	106,476	\$ (26,621)	-33%
3670442	77,518	85,739	86,923	84,638	84,554	\$ (7,036)	-9%
3670451	87,729	96,119	114,929	129,211	135,405	\$ (47,676)	-54%
3670469	79,533	86,394	85,118	82,881	82,799	\$ (3,266)	-4%
3670477	78,630	87,683	106,489	110,156	110,046	\$ (31,416)	-40%
3670485	77,134	85,324	91,102	88,707	88,619	\$ (11,485)	-15%
3670493	78,221	86,501	94,893	92,339	92,307	\$ (14,086)	-18%
3670507	78,576	87,620	106,387	120,645	126,541	\$ (47,965)	-61%
3670515	73,061	83,345	106,734	116,571	116,455	\$ (43,394)	-59%
3672054	77,494	86,438	87,530	85,229	85,144	\$ (7,650)	-10%
3672062	75,889	84,679	102,831	116,916	102,350	\$ (26,461)	-35%
3672071	77,559	88,414	113,349	127,650	159,482	\$ (81,923)	-106%
3672089	73,308	80,174	97,346	81,895	81,814	\$ (8,506)	-12%
3672097	77,854	86,831	111,283	124,604	124,480	\$ (46,626)	-60%
3672101	73,061	83,345	103,049	117,056	122,584	\$ (49,523)	-68%

AltKey	2,012	2,011	2,010	2,009	2,008	Gain (loss) of Value	Loss of Value 2012 vs 2008
3692276	54,000	54,000	54,000	54,000	54,000	\$ -	0%
3695739	67,004	67,148	79,892	92,245	96,013	\$ (29,009)	-43%
3699530	127,678	130,718	145,014	151,772	162,449	\$ (34,771)	-27%
3699548	111,668	115,322	132,538	138,744	154,461	\$ (42,793)	-38%
3701623	81,842	81,842	81,842	96,485	95,826	\$ (14,984)	-18%
3703308	80,295	85,695	92,469	118,751	119,092	\$ (38,797)	-48%
3703316	76,442	76,442	79,059	96,122	96,463	\$ (20,021)	-26%
3712803	528,500	634,200	739,900	1,035,860	1,268,929	\$ (740,429)	-140%
3736711	76,414	78,002	107,263	110,754	115,991	\$ (39,577)	-52%
3750331	122,997	123,886	136,953	133,353	133,220	\$ (10,223)	-8%
3750349	113,877	114,728	136,937	135,010	134,876	\$ (20,999)	-18%
3750357	121,150	122,086	134,390	130,857	130,727	\$ (9,577)	-8%
3750365	187,338	195,567	221,319	230,648	239,008	\$ (51,670)	-28%
3750373	169,775	175,700	200,582	208,579	217,600	\$ (47,825)	-28%
3750381	133,027	136,636	134,617	130,092	129,963	\$ 3,064	2%
3750390	117,380	118,272	140,636	146,878	187,841	\$ (70,461)	-60%
3750403	127,324	140,500	163,838	170,668	147,103	\$ (19,779)	-16%
3750411	116,909	147,873	171,534	177,753	203,888	\$ (86,979)	-74%
3750420	119,428	122,079	140,097	145,490	149,031	\$ (29,603)	-25%
3752228	246,741	254,291	272,644	318,585	337,291	\$ (90,550)	-37%
3752236	241,846	248,901	254,408	301,810	327,502	\$ (85,656)	-35%
3752252	328,698	338,465	344,184	413,117	441,107	\$ (112,409)	-34%
3752261	282,026	290,242	298,569	357,012	276,841	\$ 5,185	2%
3752279	287,847	296,098	298,272	295,329	295,034	\$ (7,187)	-2%
3752287	292,440	300,780	302,367	359,960	369,031	\$ (76,591)	-26%
3752295	288,410	296,591	298,567	355,093	378,275	\$ (89,865)	-31%
3752309	64,950	86,850	99,179	99,179	99,179	\$ (34,229)	-53%
3752317	91,146	86,850	129,707	129,707	129,707	\$ (38,561)	-42%
3752325	126,565	129,263	155,959	221,814	239,128	\$ (112,563)	-89%
3752333	97,960	99,860	122,906	172,235	185,717	\$ (87,757)	-90%
3752376	113,263	115,590	127,569	124,216	124,092	\$ (10,829)	-10%
3752392	111,684	113,967	138,765	196,023	210,880	\$ (99,196)	-89%
3752406	0	0	0	0	0	\$ -	#DIV/0!
3752414	102,421	104,446	128,061	133,669	133,536	\$ (31,115)	-30%
3752422	110,230	112,472	133,939	130,418	130,288	\$ (20,058)	-18%
3752431	105,374	107,482	131,473	171,270	185,086	\$ (79,712)	-76%

AltKey	2,012	2,011	2,010	2,009	2,008	Gain (loss) of Value	Loss of Value 2012 vs 2008
3752449	123,361	125,970	152,258	199,477	216,626	\$ (93,265)	-76%
3752457	112,455	114,760	129,882	126,468	126,342	\$ (13,887)	-12%
3752465	126,017	128,548	153,988	198,578	226,241	\$ (100,224)	-80%
3752473	123,361	125,970	152,258	199,477	216,262	\$ (92,901)	-75%
3752481	109,938	112,172	136,747	178,427	192,996	\$ (83,058)	-76%
3752490	102,714	104,747	128,401	176,017	194,610	\$ (91,896)	-89%
3752503	96,557	98,418	115,126	112,100	111,989	\$ (15,432)	-16%
3752511	87,466	89,073	92,957	147,589	119,235	\$ (31,769)	-36%
3752520	92,073	93,809	101,917	99,238	99,139	\$ (7,066)	-8%
3752538	108,043	110,225	118,497	115,382	115,267	\$ (7,224)	-7%
3752546	153,799	157,257	187,429	247,210	269,019	\$ (115,220)	-75%
3752554	17,550	19,500	33,935	37,246	37,246	\$ (19,696)	-112%
3752562	109,990	112,225	138,034	179,920	194,498	\$ (84,508)	-77%
3752571	119,643	127,621	154,113	230,412	253,146	\$ (133,503)	-112%
3752589	121,843	124,409	132,594	129,109	128,981	\$ (7,138)	-6%
3752597	120,567	123,099	149,029	195,096	211,745	\$ (91,178)	-76%
3752601	91,623	93,447	118,836	154,068	168,189	\$ (76,566)	-84%
3752619	115,135	117,173	134,207	130,679	130,549	\$ (15,414)	-13%
3752627	95,196	97,018	121,524	157,395	169,531	\$ (74,335)	-78%
3752635	129,112	131,840	162,195	177,604	177,424	\$ (48,312)	-37%
3752643	105,452	107,561	122,523	119,302	119,183	\$ (13,731)	-13%
3752651	106,413	108,549	133,083	178,033	192,020	\$ (85,607)	-80%
3752666	27,027	30,030	44,325	40,295	40,295	\$ (13,268)	-49%
3752694	99,809	101,694	112,235	109,285	109,176	\$ (9,367)	-9%
3752708	87,006	88,601	113,550	145,154	155,168	\$ (68,162)	-78%
3752716	87,635	89,247	113,339	146,173	157,646	\$ (70,011)	-80%
3752724	86,085	87,653	104,693	101,941	101,840	\$ (15,755)	-18%
3752732	98,358	100,138	119,303	184,399	195,431	\$ (97,073)	-99%
3752741	89,506	91,170	111,094	110,720	110,610	\$ (21,104)	-24%
3752759	91,966	93,699	113,592	166,830	182,300	\$ (90,334)	-98%
3752767	93,896	95,621	102,356	99,666	99,567	\$ (5,731)	-6%
3752775	96,892	98,762	119,284	146,230	146,084	\$ (49,192)	-51%
3752783	110,772	113,029	119,382	116,244	97,379	\$ 13,393	12%
3771621	61,521	62,418	104,279	107,319	126,765	\$ (65,244)	-106%
3771790	68,490	72,955	81,812	79,662	79,583	\$ (11,093)	-16%
3771839	91,076	92,828	96,830	100,913	110,379	\$ (19,303)	-21%

AltKey	2,012	2,011	2,010	2,009	2,008	Gain (loss) of Value	Loss of Value 2012 vs 2008
3776738	72,490	77,068	152,334	158,971	173,466	\$ (100,976)	-139%
3777578	62,853	65,842	71,356	74,477	79,159	\$ (16,306)	-26%
3777858	19,485	22,500	22,500	22,500	22,500	\$ (3,015)	-15%
3778876	325,468	325,468	344,175	406,108	481,190	\$ (155,722)	-48%
3779039	660	660	660	665	665	\$ (5)	-1%
3784682	103,836	132,664	136,674	142,833	188,625	\$ (84,789)	-82%
3784683	119,702	150,244	155,019	162,354	171,648	\$ (51,946)	-43%
3784753	2,477,048	2,477,048	2,477,048	2,477,048	2,477,048	\$ -	0%
3784993	118,582	149,124	153,899	161,234	173,512	\$ (54,930)	-46%
3785907	191,250	191,250	191,250	191,250	191,250	\$ -	0%
3786256	28,126	28,628	28,628	28,628	28,628	\$ (502)	-2%
3786256	28,126	28,628	28,628	28,628	28,628	\$ (502)	-2%
3792356	14,467	14,453	14,453	14,453	14,453	\$ 14	0%
3799283	91,930	102,361	136,142	140,313	133,539	\$ (41,609)	-45%
3800885	36,924	35,434	32,213	32,213	32,213	\$ 4,711	13%
3801092	813	813	813	813	813	\$ -	0%
3803212	1,000	1,000	1,000	1,000	1,000	\$ -	0%
3803213	1,000	1,000	1,000	1,000	1,000	\$ -	0%
3803216	1,000	1,000	1,000	1,000	1,000	\$ -	0%
3803217	1,000	1,000	1,000	1,000	1,000	\$ -	0%
3803218	1,000	1,000	1,000	1,000	1,000	\$ -	0%
3803219	1,000	1,000	1,000	1,000	1,000	\$ -	0%
3809100	263,096	311,014	360,146	402,675	402,675	\$ (139,579)	-53%
3809101	267,340	328,274	365,590	409,096	409,096	\$ (141,756)	-53%
3809102	258,228	317,304	353,900	395,309	395,309	\$ (137,081)	-53%
3809103	261,886	284,286	358,593	400,844	400,844	\$ (138,958)	-53%
3809104	360,283	422,393	540,244	606,206	606,206	\$ (245,923)	-68%
3809563	96,291	101,633	113,400	138,181	192,386	\$ (96,095)	-100%
3812255	428	428	428	428	428	\$ -	0%
3813633	6,451	6,370	6,370	6,370	6,370	\$ 81	1%
3813634	7,608	7,613	7,613	7,613	7,613	\$ (5)	0%
3827740	3,114	3,000	3,770	3,770	3,770	\$ (656)	-21%
3833264	9,090	9,090	9,090	9,090	9,090	\$ -	0%
3833898	171,640	171,540	171,540	171,540	171,540	\$ 100	0%
3838312	13,500	15,000	20,735	20,735	20,735	\$ (7,235)	-54%
3850819	466,206	466,206	466,206	187,648	187,648	\$ 278,558	60%

AltKey	2,012	2,011	2,010	2,009	2,008	Gain (loss) of Value	Loss of Value 2012 vs 2008
3861846	3,330	3,330	3,330	3,330	3,330	\$ -	0%
3862243	0	0	0	0	0	\$ -	#DIV/0!
3870226	11,548	12,000	15,080	15,080	15,080	\$ (3,532)	-31%
3870226	11,548	12,000	15,080	15,080	15,080	\$ (3,532)	-31%
3870228	60,750	16,728	16,728	16,728	16,728	\$ 44,022	72%
3871577	153,055	15,840	15,344	13,949	0	\$ 153,055	100%
3871578	15,000	15,840	15,344	13,949	0	\$ 15,000	100%
3871579	152,949	160,208	15,344	13,949	0	\$ 152,949	100%
3871580	165,737	169,198	166,698	166,325	0	\$ 165,737	100%
3871581	166,981	175,556	167,928	167,608	0	\$ 166,981	100%
3871582	150,664	162,577	151,794	13,949	0	\$ 150,664	100%
3871583	166,213	169,677	167,170	13,949	0	\$ 166,213	100%
3871584	180,007	193,970	181,654	181,614	0	\$ 180,007	100%
3871585	165,800	169,262	166,761	13,949	0	\$ 165,800	100%
3871586	154,841	167,207	15,344	13,949	0	\$ 154,841	100%
3871587	165,737	179,285	166,698	166,325	0	\$ 165,737	100%
3871588	173,774	188,195	163,787	13,949	0	\$ 173,774	100%
3871589	164,980	168,440	165,951	13,949	0	\$ 164,980	100%
3871590	167,033	170,499	167,980	13,949	0	\$ 167,033	100%
3871591	15,000	15,840	15,344	13,949	0	\$ 15,000	100%
3871592	15,000	15,840	15,344	13,949	0	\$ 15,000	100%
3871593	15,000	15,840	15,344	13,949	0	\$ 15,000	100%
3871594	165,021	178,493	15,344	13,949	0	\$ 165,021	100%
3871595	152,949	160,208	15,344	13,949	0	\$ 152,949	100%
3871596	15,000	15,840	15,344	13,949	0	\$ 15,000	100%
3871597	15,000	15,840	15,344	13,949	0	\$ 15,000	100%
3871598	165,021	173,591	15,344	13,949	0	\$ 165,021	100%
3871599	197,949	226,534	15,344	13,949	0	\$ 197,949	100%
3871600	15,000	15,840	15,344	13,949	0	\$ 15,000	100%
3871601	15,000	15,840	15,344	13,949	0	\$ 15,000	100%
3871602	15,000	15,840	15,344	13,949	0	\$ 15,000	100%
3871603	15,000	15,840	15,344	13,949	0	\$ 15,000	100%
3871604	15,000	15,840	15,344	13,949	0	\$ 15,000	100%
3871605	15,000	15,840	15,344	13,949	0	\$ 15,000	100%
3871606	0	0	0	0	0	\$ -	#DIV/0!
3871607	15,000	15,840	15,344	13,949	0	\$ 15,000	100%

AltKey	2,012	2,011	2,010	2,009	2,008	Gain (loss) of Value	Loss of Value 2012 vs 2008
3871608	15,000	15,840	15,344	13,949	0	\$ 15,000	100%
3871609	15,000	15,840	15,344	13,949	0	\$ 15,000	100%
3871610	15,000	15,840	15,344	13,949	0	\$ 15,000	100%
3871611	15,000	15,840	15,344	13,949	0	\$ 15,000	100%
3871612	15,000	15,840	15,344	13,949	0	\$ 15,000	100%
3871613	15,000	15,840	15,344	13,949	0	\$ 15,000	100%
3871614	15,000	15,840	15,344	13,949	0	\$ 15,000	100%
3871615	15,000	15,840	15,344	13,949	0	\$ 15,000	100%
3871616	15,000	15,840	15,344	13,949	0	\$ 15,000	100%
3871617	197,949	226,534	15,344	13,949	0	\$ 197,949	100%
3871618	164,273	190,929	15,344	13,949	0	\$ 164,273	100%
3871619	153,396	15,840	15,344	13,949	0	\$ 153,396	100%
3871620	15,000	15,840	15,344	13,949	0	\$ 15,000	100%
3871621	164,643	186,472	15,344	13,949	0	\$ 164,643	100%
3871622	114,708	111,367	15,344	13,949	0	\$ 114,708	100%
3871623	142,579	148,713	15,344	13,949	0	\$ 142,579	100%
3871624	193,018	225,506	15,344	13,949	0	\$ 193,018	100%
3871625	187,975	219,439	191,658	13,949	0	\$ 187,975	100%
3871626	144,738	156,007	145,934	13,949	0	\$ 144,738	100%
3871627	163,060	178,419	175,783	13,949	0	\$ 163,060	100%
3871628	138,799	142,162	140,062	138,555	0	\$ 138,799	100%
3871629	136,668	140,024	137,955	13,949	0	\$ 136,668	100%
3871630	137,309	140,667	138,589	13,949	0	\$ 137,309	100%
3871631	143,913	147,295	145,119	143,827	0	\$ 143,913	100%
3871632	121,587	124,887	123,042	120,811	0	\$ 121,587	100%
3871633	167,310	183,049	180,344	176,066	0	\$ 167,310	100%
3871634	130,706	134,040	132,060	130,212	0	\$ 130,706	100%
3871635	143,486	146,867	144,697	143,388	0	\$ 143,486	100%
3871636	167,592	184,418	175,783	175,796	0	\$ 167,592	100%
3871637	138,384	148,965	139,652	138,127	0	\$ 138,384	100%
3871638	163,301	178,682	176,042	176,066	0	\$ 163,301	100%
3871639	143,486	146,867	144,697	143,388	0	\$ 143,486	100%
3871640	188,154	205,749	202,709	203,867	0	\$ 188,154	100%
3871641	0	0	0	0	0	\$ -	#DIV/0!
3871642	201,996	220,823	217,560	219,350	0	\$ 201,996	100%
3871643	15,000	15,840	15,344	13,949	0	\$ 15,000	100%

AltKey	2,012	2,011	2,010	2,009	2,008	Gain (loss) of Value	Loss of Value 2012 vs 2008
3871644	166,981	180,665	167,928	167,608	0	\$ 166,981	100%
3871645	138,384	148,965	139,652	138,127	0	\$ 138,384	100%
3871646	143,913	155,093	145,119	143,827	0	\$ 143,913	100%
3871647	163,301	178,682	176,042	176,066	0	\$ 163,301	100%
3871648	186,005	217,071	200,404	201,465	0	\$ 186,005	100%
3871649	163,552	190,062	176,311	176,346	0	\$ 163,552	100%
3871650	186,005	203,410	200,404	201,465	0	\$ 186,005	100%
3871651	137,270	147,729	15,344	13,949	0	\$ 137,270	100%
3871652	190,848	217,994	15,344	13,949	0	\$ 190,848	100%
3871653	140,350	151,145	130,739	13,949	0	\$ 140,350	100%
3871654	133,392	136,244	123,858	13,949	0	\$ 133,392	100%
3871655	189,466	214,205	204,116	13,949	0	\$ 189,466	100%
3871656	142,099	145,474	143,325	13,949	0	\$ 142,099	100%
3871657	128,444	131,771	129,824	13,949	0	\$ 128,444	100%
3871658	142,325	145,702	143,549	13,949	0	\$ 142,325	100%
3871659	160,358	186,222	172,885	13,949	0	\$ 160,358	100%
3871660	120,989	124,288	122,452	13,949	0	\$ 120,989	100%
3871661	189,202	206,890	203,833	13,949	0	\$ 189,202	100%
3871662	164,285	190,945	177,098	13,949	0	\$ 164,285	100%
3871663	193,928	226,601	208,904	13,949	0	\$ 193,928	100%
3871664	131,785	135,123	133,127	13,949	0	\$ 131,785	100%
3871665	15,000	15,840	15,344	13,949	0	\$ 15,000	100%
3871666	15,000	15,840	15,344	13,949	0	\$ 15,000	100%
3871667	190,348	222,294	15,344	13,949	0	\$ 190,348	100%
3871668	143,924	155,105	15,344	13,949	0	\$ 143,924	100%
3871669	190,359	15,840	15,344	13,949	0	\$ 190,359	100%
3871670	190,681	214,017	194,561	13,949	0	\$ 190,681	100%
3871671	121,727	125,029	123,182	13,949	0	\$ 121,727	100%
3871672	142,608	148,745	15,344	13,949	0	\$ 142,608	100%
3871673	15,000	15,840	15,344	13,949	0	\$ 15,000	100%
3871674	166,981	170,446	167,928	167,608	0	\$ 166,981	100%
3871675	136,622	147,011	137,910	13,949	0	\$ 136,622	100%
3871676	188,854	206,510	203,459	204,651	0	\$ 188,854	100%
3871677	135,838	139,192	137,135	13,949	0	\$ 135,838	100%
3871678	150,913	147,295	145,119	143,827	0	\$ 150,913	100%
3871679	138,384	141,746	139,652	138,127	0	\$ 138,384	100%

AltKey	2,012	2,011	2,010	2,009	2,008	Gain (loss) of Value	Loss of Value 2012 vs 2008
3871752	137,148	140,506	138,430	13,949	0	\$ 137,148	100%
3871753	164,273	179,741	177,085	13,949	0	\$ 164,273	100%
3871754	136,244	139,599	137,536	13,949	0	\$ 136,244	100%
3871755	142,212	145,588	143,437	13,949	0	\$ 142,212	100%
3871756	161,330	176,536	173,928	13,949	0	\$ 161,330	100%
3871757	115,501	15,840	15,344	13,949	0	\$ 115,501	100%
3871758	191,000	195,000	201,000	205,000	0	\$ 191,000	100%
3871759	0	0	0	0	0	\$ -	#DIV/0!
3874694	5,000	5,000	5,000	5,000	0	\$ 5,000	100%
3877629	9,798	9,798	9,798	0	0	\$ 9,798	100%
3883532	16	0	0	0	0	\$ 16	100%
3883547	406	0	0	0	0	\$ 406	100%
3883563	1,140	0	0	0	0	\$ 1,140	100%
3883564	2,700	0	0	0	0	\$ 2,700	100%
TOTALS	111,804,357	117,493,544	125,790,900	130,492,976	143,750,100	\$ (31,945,743)	-29%

APPENDIX D – CRA ANALYSIS

Proposed CRA Analysis for the City of Minneola Lake County, Florida

**FISHKIND
& ASSOCIATES**



Prepared for:
City of Minneola

Prepared by:
Fishkind and Associates, Inc.
12051 Corporate Blvd.
Orlando, FL 32817

www.fishkind.com

Project Overview

- ❑ Fishkind and Associates, Inc. ("Consultant") was asked to analyze and forecast the projected ad valorem revenue associated with the proposed CRA within the City of Minneola in Lake County, Florida
- ❑ The proposed CRA parcels and 5-year history of property appraiser data were provided by LPG Urban Planners
- ❑ The Consultant focused on the following elements with respect to the CRA forecast:
 - Historic taxable value of proposed CRA parcels
 - Historic City of Minneola millage rates
 - Historic population growth of City of Minneola and Lake County
 - Taxable value of parcels within the proposed CRA parcels

March 14, 2013

2 Fishkind and Associates, Inc.



Data and Analysis

- ☐ The proposed CRA parcels and 5-year history of property appraiser data were provided by LPG Urban Planners
- ☐ The Consultant analyzed parcel data for the City of Minneola for the Year 2000 and the Year 2005
- ☐ The Consultant analyzed the City of Minneola's share of Lake County population from 1980 through 2010
- ☐ The Consultant analyzed population growth from the Year 2000 through the Year 2012 for Lake County and the City of Minneola

March 14, 2013

3 Fishkind and Associates, Inc.



Data and Analysis

- ☐ The Consultant gathered data on the City of Minneola's millage rate for years: 2010, 2011 and 2012
- ☐ Based on the data collected and analyzed, the Consultant believes that the following elements provide guidance for the CRA forecast
 - Population growth in Lake County and the City of Minneola
 - Taxable value growth of property within the proposed CRA
 - Growth of 2000 base value of CRA parcels without additional development
- ☐ The Consultant evaluated the development potential for the vacant lands within the CRA
- ☐ Based on the data collected and analyzed, the Consultant estimated the growth in the taxable value of the proposed CRA through Year 2043 (30 years)

March 14, 2013

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Summary of CRA Taxable Value

☐ CRA taxable value all development includes growth from 2000-2012

LU Code	Description	2000 Taxable Val	2005 Taxable Val	2008 Taxable Val	2009 Taxable Val	2010 Taxable Val	2011 Taxable Val	2012 Taxable Val
0	VACANT RESIDENTIAL	\$513,127	\$1,668,370	\$4,825,968	\$2,079,208	\$2,078,422	\$1,830,368	\$1,756,815
3	VACANT LAKEFRONT	\$228,428	\$350,023	\$349,854	\$354,640	\$359,885	\$310,295	\$295,957
100	DRY SFR LOT	\$15,978,609	\$27,758,596	\$45,493,657	\$45,494,095	\$47,802,660	\$43,631,637	\$40,780,571
103	LAKEFRONT SFR	\$3,708,630	\$5,006,617	\$7,520,356	\$7,413,972	\$7,057,911	\$6,253,677	\$6,204,575
230	1/4 ACRE / LT NOT IN PARK	\$36,402	\$40,314	\$158,330	\$152,369	\$148,066	\$137,430	\$128,569
300	MULTI FAMILY 10+ UNITS	\$420,075	\$473,599	\$699,355	\$636,315	\$599,061	\$575,596	\$561,547
400	CONDOMINIUM	\$2,121,973	\$2,996,888	\$5,137,796	\$4,660,900	\$3,601,107	\$3,205,304	\$3,165,055
800	MULTI FAMILY 10 - UNITS	\$4,623,468	\$6,567,120	\$10,173,241	\$9,283,425	\$8,436,430	\$7,149,091	\$5,913,200
1000	VACANT COMMERCIAL	\$925,051	\$1,308,973	\$6,174,678	\$5,097,847	\$2,978,428	\$2,799,600	\$2,594,613
1100	STORES 1 STORY	\$1,497,428	\$1,928,550	\$6,956,683	\$6,504,314	\$5,066,035	\$4,905,455	\$4,787,864
1200	STORES / RES. COMBO	\$303,056	\$610,072	\$1,455,629	\$1,452,681	\$1,251,772	\$1,118,604	\$1,110,560
1600	SHOPPING CENTER REG	\$319,037	\$793,096	\$2,582,684	\$3,199,006	\$2,878,578	\$2,596,112	\$2,022,660
1700	OFFICE 1 STORY	\$975,036	\$2,185,570	\$2,337,544	\$2,497,423	\$3,051,907	\$1,854,309	\$1,763,337
1800	OFFICE MULTI STORY	\$0	\$137,309	\$160,010	\$159,740	\$135,810	\$127,438	\$127,076
1900	PROFESSIONAL BLDG	\$0	\$0	\$526,526	\$526,145	\$453,882	\$422,272	\$500,950
2100	RESTAURANTS	\$487,684	\$787,838	\$1,006,445	\$1,077,038	\$941,235	\$853,763	\$830,441
2500	SERVICE SHOPS	\$478,337	\$1,264,618	\$2,163,826	\$2,108,113	\$1,765,105	\$1,617,464	\$1,605,424
2700	AUTO SALES & REPAIR	\$92,060	\$192,307	\$368,724	\$368,687	\$328,724	\$272,183	\$243,913
2810	RENT MOBILE HOME PARK	\$291,010	\$397,897	\$390,016	\$355,996	\$320,944	\$297,476	\$295,426
3600	HOTELS & MOTELS	\$281,473	\$395,137	\$471,603	\$455,544	\$459,722	\$454,939	\$454,454
4100	LIGHT MANUFACTURING	\$532,812	\$633,180	\$567,688	\$841,142	\$677,940	\$638,709	\$604,941
4800	WAREHOUSING	\$2,224,963	\$4,292,904	\$7,400,453	\$6,291,630	\$4,979,031	\$5,222,526	\$5,172,961
5400	RUBBER S 170	\$2,322	\$2,322	\$15,622	\$15,622	\$15,622	\$15,622	\$15,622
6200	PASTURE IMPROVED GOOD	\$3,133	\$3,133	\$261,617	\$261,617	\$258,041	\$258,041	\$258,041
6635	SPECIAL FRUITS	\$0	\$0	\$274,183	\$274,183	\$502,200	\$502,200	\$502,200
7400	HOME FOR THE AGED	\$105,562	\$69,695	\$362,615	\$362,615	\$332,417	\$332,417	\$332,417
7500	ORPHANAGES	\$13,780	\$494,016	\$501,547	\$500,575	\$469,949	\$468,977	\$438,735
9900	NON AGRICULTURAL ACREAGE	\$198,987	\$2,050,650	\$10,418,482	\$1,928,685	\$1,553,640	\$992,652	\$960,582
7000	VACANT INSTITUTIONAL	\$54,967	\$55,163	\$54,531	\$52,488	\$52,486	\$52,486	\$52,486
7100	CHURCH	\$481,667	\$979,567	\$1,160,207	\$855,105	\$1,060,920	\$1,078,557	\$1,077,575
8050	VACANT GOVT COUNTY	\$35,268	\$43,000	\$218,160	\$64,557	\$18,744	\$18,744	\$18,744
8087	VACANT GOVT STATE	\$195,036	\$1,651,388	\$2,477,048	\$2,477,048	\$2,477,048	\$2,477,048	\$2,477,048
8089	VACANT GOVT MUNICIPAL	\$447,019	\$493,919	\$802,719	\$803,209	\$714,076	\$654,073	\$583,048
8300	PUBLIC SCHOOLS	\$0	\$114,332	\$714,076	\$714,076	\$714,076	\$714,076	\$714,076
8600	COUNTY	\$114,252	\$51,404	\$161,459	\$161,459	\$100,624	\$100,624	\$100,624
8900	MUNICIPAL	\$282,057	\$442,197	\$749,256	\$694,564	\$225,383	\$1,048,824	\$1,044,162
9100	UTILITIES	\$1,500	\$500	\$500	\$500	\$500	\$500	\$500
9400	RIGHT OF WAYS	\$0	\$0	\$1,160	\$1,160	\$1,160	\$1,160	\$1,160
Total		\$39,134,002	\$67,045,039	\$125,253,588	\$110,010,867	\$103,648,161	\$94,742,363	\$89,074,063
Net Taxable Value		\$37,542,446	\$63,173,414	\$119,412,968	\$104,518,038	\$99,096,531	\$89,134,397	\$83,542,970

March 14, 2013

5 Fishkind and Associates, Inc.



Summary of CRA Taxable Value

❑ CRA taxable value does not include development from 2000-2012

LU Code	Description	2000 Taxable Val	2005 Taxable Val	2008 Taxable Val	2009 Taxable Val	2010 Taxable Val	2011 Taxable Val	2012 Taxable Val
0	VACANT RESIDENTIAL	\$613,127	\$1,658,370	\$4,825,958	\$2,079,208	\$2,078,422	\$1,830,349	\$1,756,815
3	VACANT LAKEFRONT	\$228,428	\$350,023	\$349,854	\$354,640	\$359,625	\$310,295	\$295,857
100	DRY SWIM LOT	\$75,916,809	\$26,008,450	\$42,853,667	\$38,836,788	\$38,487,039	\$27,161,440	\$24,028,608
103	LAKEFRONT SFR	\$3,708,630	\$4,128,355	\$5,300,557	\$5,316,300	\$5,199,030	\$4,520,413	\$4,499,333
200	W/AGRICULTURE IN PARK	\$36,422	\$40,314	\$158,300	\$162,369	\$148,056	\$131,436	\$128,569
300	MULTI FAMILY 10+ UNITS	\$420,675	\$473,339	\$699,355	\$636,315	\$699,051	\$575,596	\$561,547
400	CONDOMINIUM	\$2,121,973	\$2,966,856	\$5,137,796	\$4,660,920	\$3,501,107	\$3,205,304	\$3,165,055
800	MULTI FAMILY 10 - UNITS	\$4,823,498	\$5,799,305	\$3,078,783	\$8,344,321	\$7,635,664	\$6,621,725	\$5,416,731
1000	VACANT COMMERCIAL	\$626,051	\$1,358,973	\$6,174,678	\$5,097,547	\$2,978,428	\$2,799,680	\$2,994,613
1100	STORES 1 STORY	\$1,497,428	\$1,785,253	\$3,819,715	\$3,564,904	\$3,103,481	\$2,714,339	\$2,653,692
1200	STORES / RES COMBO	\$390,959	\$910,972	\$1,425,629	\$1,452,881	\$1,231,772	\$1,118,694	\$1,110,568
1500	SHOPPING CENTER REG	\$319,037	\$760,096	\$974,760	\$1,596,002	\$1,440,349	\$1,355,234	\$972,000
1700	OFFICE 1 STORY	\$875,009	\$1,568,131	\$2,018,148	\$2,000,089	\$1,633,063	\$1,488,748	\$1,390,531
1800	OFFICE MULTISTORY	\$0	\$131,309	\$160,010	\$159,740	\$135,810	\$127,438	\$127,076
1900	PROFESSIONAL BLDG	\$0	\$0	\$526,526	\$526,145	\$453,862	\$422,272	\$500,950
2100	RESTAURANTS	\$487,984	\$167,838	\$1,086,445	\$1,077,028	\$941,235	\$853,783	\$935,441
2500	SERVICE SHOPS	\$418,337	\$251,884	\$104,475	\$951,518	\$819,123	\$640,577	\$481,392
2700	AUTO SALES & REPAIR	\$92,063	\$192,307	\$396,724	\$398,697	\$328,724	\$272,183	\$243,913
2810	RENT MOBILE HOME PARK	\$281,010	\$367,887	\$399,015	\$365,996	\$326,844	\$297,476	\$295,429
3000	HOTELS & MOTELS	\$281,473	\$365,537	\$471,609	\$475,544	\$456,722	\$404,939	\$464,454
4100	LIGHT MANUFACTURING	\$532,812	\$633,180	\$907,668	\$841,142	\$677,840	\$638,799	\$634,941
4000	WAREHOUSING	\$2,224,953	\$3,377,042	\$5,075,079	\$4,377,353	\$3,435,930	\$3,782,670	\$3,769,181
5400	TIMBER & LTD	\$2,322	\$2,322	\$15,622	\$15,622	\$15,622	\$15,622	\$15,622
6200	PASTURE IMPROVED GOOD	\$3,133	\$3,133	\$281,617	\$281,617	\$250,041	\$250,041	\$258,041
6600	SPECIAL FRUITS	\$0	\$0	\$274,183	\$274,183	\$262,208	\$262,208	\$262,208
7400	HOME FOR THE AGED	\$105,582	\$85,895	\$362,615	\$362,615	\$332,417	\$332,417	\$332,417
7500	ORPHANAGES	\$13,780	\$0	\$0	\$0	\$0	\$0	\$0
9900	NON AGRICULTURAL ACRES	\$198,987	\$2,050,860	\$10,418,452	\$1,929,685	\$1,583,640	\$992,652	\$960,582
7000	VACANT INSTITUTIONAL	\$54,567	\$55,160	\$64,531	\$52,409	\$52,409	\$52,409	\$52,409
1100	CHURCH	\$491,961	\$375,587	\$1,189,201	\$925,126	\$1,063,029	\$1,078,801	\$1,077,519
8000	VACANT GOVT COUNTY	\$35,258	\$43,680	\$218,709	\$54,507	\$18,744	\$18,744	\$18,744
8007	VACANT GOVT STATE	\$195,536	\$1,651,398	\$2,477,048	\$2,477,048	\$2,477,048	\$2,477,048	\$2,477,048
8009	VACANT GOVT MUNICIPAL	\$447,019	\$488,919	\$902,719	\$903,269	\$714,076	\$654,073	\$563,048
8300	PUBLIC SCHOOLS	\$0	\$114,390	\$174,670	\$174,670	\$174,670	\$174,670	\$174,670
8600	COUNTY	\$114,252	\$93,404	\$101,459	\$101,459	\$100,624	\$100,624	\$100,624
8603	MUNICIPAL	\$267,087	\$347,701	\$493,606	\$694,530	\$694,715	\$705,644	\$781,470
9100	UTILITIES	\$1,500	\$900	\$900	\$900	\$900	\$900	\$900
9400	RIGHT OF WAYS	\$0	\$0	\$1,560	\$1,560	\$1,560	\$1,560	\$1,560
Total		\$39,134,502	\$55,813,422	\$109,487,830	\$91,036,511	\$80,632,400	\$68,595,130	\$64,210,316
	Net Taxable Value	\$37,542,446	\$55,043,844	\$103,907,259	\$85,823,717	\$75,349,438	\$63,250,314	\$58,941,891

March 14, 2013

6 Fishkind and Associates, Inc.



Summary of CRA Taxable Value

- ❑ As the data shows, the taxable value of the proposed CRA parcels shows volatility due to the housing bubble
- ❑ The Consultant analyzed the proposed CRA parcels and calculated the growth in taxable value of the base year 2000 parcels assuming no new development to gauge normal/background growth in taxable value
- ❑ The Consultant calculated the taxable value associated with growth in the existing base from 2000 through 2012
- ❑ Based on the findings, the compound annual growth rate (CAGR) of the 2000 base value is 3.8%

	2000 Taxable Val	2005 Taxable Val	2008 Taxable Val	2009 Taxable Val	2010 Taxable Val	2011 Taxable Val	2012 Taxable Val
Net taxable value (with growth)	\$37,542,446	\$63,173,414	\$119,412,668	\$104,518,038	\$98,096,531	\$89,134,397	\$83,542,910
	Annual Change in Net Taxable Value			-12.5%	-6.1%	-9.1%	-6.3%
CAGR (2000-2012)	6.9%						
Net taxable value (no new growth)	\$37,542,446	\$56,043,844	\$103,907,559	\$85,823,717	\$75,346,438	\$63,250,314	\$58,941,681
	Annual Change in Net Taxable Value			-17.4%	-12.2%	-16.1%	-6.6%
CAGR (2000-2012)	3.8%						
Difference attributed to development		\$7,129,570	\$15,505,309	\$18,694,321	\$22,750,093	\$25,884,083	\$24,601,029

March 14, 2013

7 Fishkind and Associates, Inc.



Summary of CRA Taxable Value

- ❑ The Consultant analyzed the growth from new development within the CRA from 2000 through 2012 based on the 2012 taxable value data
- ❑ Over 70 percent of the taxable value of new growth within the CRA was residential (single family homes and apartments) with the balance in commercial ventures, specifically retail and warehousing

2012 LU Code	Year Built											Total	%
	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011		
100	\$509,282	\$446,567	\$248,371	\$239,870				\$3,751,633	\$5,972,134	\$3,888,642	\$796,444	\$15,851,943	63.8%
103	\$237,847	\$560,650			\$191,846		\$694,699					\$1,705,242	6.9%
800	\$84,036	\$326,920		\$85,513								\$498,469	2.0%
1100		\$659,609			\$489,174		\$984,989					\$2,133,972	8.6%
1600		\$1,050,550										\$1,050,550	4.2%
1700	\$145,380				\$238,426							\$383,806	1.5%
2500		\$182,949	\$180,569	\$389,380		\$401,134						\$1,154,032	4.6%
4800						\$955,615	\$431,165					\$1,386,780	5.6%
7500		\$438,235										\$438,235	1.8%
8900					\$262,692							\$262,692	1.1%
Total	\$976,545	\$3,665,880	\$428,940	\$713,763	\$1,182,138	\$1,356,749	\$2,110,853	\$3,751,633	\$5,972,134	\$3,888,642	\$796,444	\$24,863,721	100.0%
SFR-Apts	4.6%	7.5%	1.4%	1.8%	1.1%	0.0%	3.8%	20.8%	33.1%	21.5%	4.4%		
Non-Res	2.1%	34.2%	2.7%	5.7%	14.5%	19.9%	20.8%	0.0%	0.0%	0.0%	0.0%		
SFR-Apts	\$18,053,654	72.6%											
Non-Res	\$6,810,067	27.4%											
Total	\$24,863,721	100.0%											

March 14, 2013

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County and City Population

- ❑ The Consultant analyzed population growth and the City of Minneola's historic share of Lake County population
- ❑ Minneola's share of Lake County population is currently estimated at 3.1 percent

Year	Lake County	Lake Co. Population Growth	Decennial % Growth	Minneola	Minneola Population Growth	Decennial % Growth	Minneola % of County
1980	104,870			851			0.8%
1990	152,104	47,234	45%	1,515	664	78%	1.0%
2000	210,528	58,424	38%	5,435	3,920	259%	2.6%
2010	297,875	87,347	41%	9,173	3,738	69%	3.1%

Source: UF BEBR and US Census

March 14, 2013

9 Fishkind and Associates, Inc.



Population Growth Forecast

- ❑ The Consultant estimated the Lake County and City of Minneola population growth through 2043

Year	Lake Co.	Growth	Lake Co. % Growth	Minneola	Growth	Minneola Annual % Growth	Year	Lake Co.	Growth	Lake Co. % Growth	Minneola	Growth	Minneola Annual % Growth
2000	210,528			5,435			2022	372,939	8,658	2.4%	11,485	267	2.4%
2001	220,323	9,795	4.7%	5,985	550	10.1%	2023	381,534	8,594	2.3%	11,749	264	2.3%
2002	231,072	10,749	4.9%	6,444	459	7.7%	2024	390,059	8,525	2.2%	12,012	263	2.2%
2003	240,212	9,140	4.0%	7,124	680	10.6%	2025	395,917	5,858	1.5%	12,192	180	1.5%
2004	251,878	11,666	4.9%	7,838	714	10.0%	2026	404,207	8,291	2.1%	12,447	255	2.1%
2005	263,017	11,139	4.4%	8,867	1,029	13.1%	2027	412,420	8,213	2.0%	12,700	253	2.0%
2006	276,783	13,766	5.2%	9,440	573	6.5%	2028	420,552	8,132	2.0%	12,951	251	2.0%
2007	286,499	9,716	3.5%	9,203	-237	-2.5%	2029	428,598	8,046	1.9%	13,199	248	1.9%
2008	288,379	1,880	0.7%	9,044	-159	-1.7%	2030	434,644	6,045	1.4%	13,385	186	1.4%
2009	291,993	3,614	1.3%	9,047	3	0.0%	2031	442,444	7,800	1.8%	13,625	240	1.8%
2010	297,875	5,882	2.0%	9,173	126	1.4%	2032	450,165	7,721	1.7%	13,863	238	1.7%
2011	301,019	3,144	1.1%	9,270	97	1.1%	2033	457,804	7,639	1.7%	14,098	235	1.7%
2012	305,489	4,470	1.5%	9,407	137	1.5%	2034	465,359	7,555	1.7%	14,331	233	1.7%
2013	311,519	6,030	2.0%	9,593	186	2.0%	2035	469,644	4,285	0.9%	14,463	132	0.9%
2014	319,265	7,746	2.5%	9,832	239	2.5%	2036	476,973	7,329	1.6%	14,688	225	1.6%
2015	324,247	4,982	1.6%	9,985	153	1.6%	2037	484,218	7,245	1.5%	14,911	223	1.5%
2016	329,307	5,060	1.6%	10,141	156	1.6%	2038	491,378	7,160	1.5%	15,132	221	1.5%
2017	334,903	5,596	1.7%	10,313	172	1.7%	2039	498,451	7,073	1.4%	15,350	218	1.4%
2018	341,099	6,196	1.9%	10,504	191	1.9%	2040	503,244	4,793	1.0%	15,497	147	1.0%
2019	347,970	6,872	2.0%	10,716	212	2.0%	2041	510,245	7,001	1.4%	15,713	216	1.4%
2020	355,565	7,594	2.2%	10,950	234	2.2%	2042	517,155	6,910	1.4%	15,926	213	1.4%
2021	364,281	8,716	2.5%	11,218	268	2.4%	2043	523,973	6,818	1.3%	16,136	210	1.3%

March 14, 2013

10 Fishkind and Associates, Inc.



CRA Vacant Land Capacity

- ❑ LPG Urban Planners provided data regarding the vacant capacity of the proposed CRA parcels
- ❑ The Consultant calculated the holding capacity for residential units and non-residential square feet
- ❑ Approximately 150 units are currently built at Minneola reserve

	Acres	Dus	COM-OFC Sqft	Civic Acre	Parks Acre
Minneola Reserve	241.59	669		19.1	26.28
Overlook @Grassy Lake	87.44	245	119,000	2.54	1.83
Smoak Property	146	400	152,460		
B1 Zone (0.6 FAR)	46		601,128		
RSF-2 (3 units/acre)	12	36			
Industrial (0.6 FAR)	15		392,040		
RMF-1 (4 units/acre)	6	144			
Total	554.03	1,494	1,264,628	21.64	28.11

Source: LPG Urban Planners

March 14, 2013

11 Fishkind and Associates, Inc.



Growth From New Development in CRA (2000-2012)

- The Consultant analyzed growth in taxable value from new development during the period 2000 through 2012
- The growth in 2012 taxable value associated with residential and non-residential development is summarized below

2012 LU Code	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	Total	%
100	\$259,382	\$448,567	\$248,371	\$259,870				\$3,751,833	\$5,972,134	\$3,689,642	\$796,444	\$15,851,943	63.8%
103	\$237,847	\$582,850			\$191,848		\$694,699					\$1,705,242	6.9%
100	\$54,058	\$329,820		\$55,513								\$400,469	2.0%
1100		\$659,809			\$405,174		\$584,985					\$2,133,972	8.6%
1200		\$1,050,550										\$1,050,550	4.2%
1700	\$145,360				\$234,420							\$383,809	1.5%
2500		\$182,849	\$182,589	\$389,380		\$401,134						\$1,154,032	4.6%
4000						\$955,615	\$431,165					\$1,386,780	5.6%
7000		\$438,235										\$438,235	1.6%
8000					\$292,692							\$292,692	1.1%
Total	\$976,545	\$3,685,860	\$428,940	\$713,763	\$1,182,730	\$1,356,749	\$2,119,853	\$3,751,833	\$5,972,134	\$3,689,642	\$796,444	\$24,863,721	100.0%
Off-Roads	4.6%	7.5%	1.4%	1.6%	1.1%	0.0%	3.6%	20.6%	33.1%	21.5%	4.4%		
Non-Res	2.1%	34.2%	2.7%	5.7%	14.5%	19.0%	20.6%	0.0%	0.0%	0.0%	0.0%		
Category	Fixedable Val	% of IV	Units or Slight	Sum of Slight									
Off-Roads	\$15,053,654	72.5%	154	\$117,232									
Non-Res	\$6,810,057	27.4%	157,295	\$43,29									
Total	\$24,863,721	100.0%											
LU Code	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	Total	
0100	8	6	3	2				32				141	
0103	2	2					2					7	
0400	1	4		1								6	
1100	0	7,095	0	0	12,954	0	22,065	0	0	0	0	41,807	
1600	0	5,487	0	0	0	0	0	0	0	0	0	5,487	
1700	2,721	0	0	0	5,445	0	0	0	0	0	0	8,166	
2500	0	23,560	4,065	9,693	0	7,427	0	0	0	0	0	44,181	
4300	0	0	0	0	0	39,106	18,589	0	0	0	0	57,695	
Total	2,721	39,100	4,065	9,693	18,099	49,533	40,674	0	0	0	0	137,295	
Aug Annual Residential	10	Units											
Aug Annual Non-Residential	14,300	SqFt											

March 14, 2013

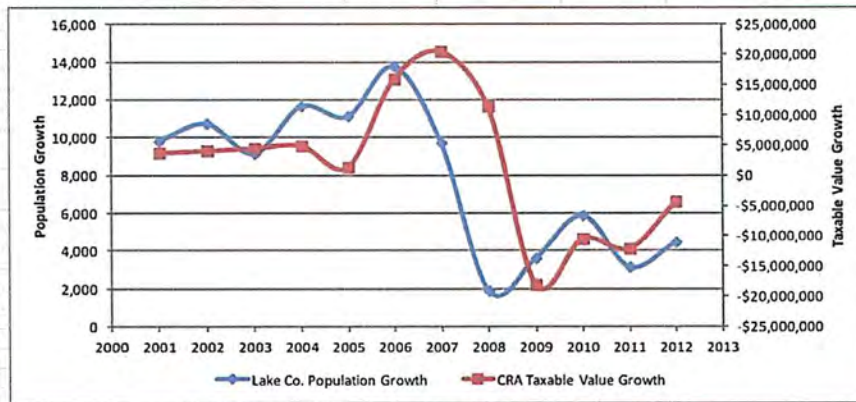
12 Fishkind and Associates, Inc.



Growth & CRA Taxable Value

- The Consultant analyzed the relationship between Lake County population growth and CRA taxable value growth in the existing property base (excluding new development 2000-2010)

Summary of Growth (2000-2012)	Growth (00-12)	Avg. Annual Growth %	CAGR
Lake County Population Growth (2000 - 2012)	45.1%	3.8%	3.2%
Proposed CRA Base 2000 Taxable Value Growth (2000 - 2012)	57.0%	4.8%	3.8%
Ratio of Growth in CRA Taxable Value to Lake County Population		1.26	1.22



March 14, 2013

13 Fishkind and Associates, Inc.

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CRA Forecast

- ❑ The Consultant forecasted the growth in CRA taxable value by forecasting two components:
 - The growth in the existing property base of CRA taxable value from year 2000
 - Incremental growth in the CRA based on new residential development and new non-residential development from 2000 through 2012
- ❑ The Consultant used the relationship between the change in Lake County population and the change in CRA taxable value as the driver of the CRA forecast

March 14, 2013

14 Fishkind and Associates, Inc.



Secondary Regression Based Forecast Method

- ☐ The Consultant employed regression analysis to conduct an alternate CRA Taxable Value forecast
- ☐ The regression model used change in Lake County population and the macro economic variables change in RealGDP and metro area unemployment rates
- ☐ Other macroeconomic variables tested included interest rates (30yr, 10yr and FedFunds)

March 14, 2013

15 Fishkind and Associates, Inc.



Regression Analysis

- The forecast variables used in the regression analysis were correctly signed and statistically significant for population. Other variables were correctly signed but less significant due to the limited observation period – model results are shown below

Regression Statistics			
Multiple R	0.917400222		
R Square	0.841623167		
Adjusted R Square	0.782231854		
Standard Error	5455357.778		
Observations	12		
	Coefficients	Standard Error	t Stat
Intercept	-9056211.152	11225402.49	-0.806760484
Chin LakeCo Pop	2147.21594	898.5576608	2.3896251
UE Rate OriMSA	-864696.7972	929223.8618	-0.930558106
US Real GDP Change (%)	4631665.239	10790111.27	0.429250924

March 14, 2013

16 Fishkind and Associates, Inc.



Regression Based CRA Forecast

- ❑ The regression based method produces CRA taxable value results which are similar in magnitude to the primary analysis
- ❑ The primary analysis will be used as the Consultant's official final forecast since it considers the growth in base value separately as well as the structural change from the addition of new development in master planned communities
- ❑ The regression analysis method confirms Lake County population is a statistically valid means to derive a future CRA taxable value forecast

<u>Year</u>	<u>CRA Taxable Value</u>	<u>Change in Lake Co Pop</u>	<u>Metro ORL UE</u>	<u>Change in GDP (real)</u>
2012	\$83,542,910			
2013	\$80,408,526	6,030	10	0.350
2023	\$136,003,824	70,015	6	0.218
2033	\$207,039,875	76,271	4	0.278
2043	\$256,754,741	66,169	4	0.358

March 14, 2013

17 Fishkind and Associates, Inc.



City of Minneola CRA Forecast

	Forecast							
	2013	2014	2015	2016	2017	2018	2019	2020
Annual Change in Base Taxable Value	-6.3%	3.1%	2.0%	2.0%	2.1%	2.3%	2.5%	2.8%
CRA Taxable Value	\$78,302,182	\$86,963,263	\$94,808,343	\$102,808,412	\$111,156,868	\$119,908,085	\$129,125,469	\$138,864,269
New Development Taxable Value	\$6,011,747	\$6,011,747	\$6,011,747	\$6,011,747	\$6,011,747	\$6,011,747	\$6,011,747	\$6,011,747
Total Taxable Value	\$84,313,929	\$92,975,010	\$100,820,090	\$108,820,159	\$117,168,615	\$125,919,832	\$135,137,216	\$144,876,016
	Forecast							
	2021	2022	2023	2024	2025	2026	2027	2028
Annual Change in Base Taxable Value	3.1%	3.0%	2.9%	2.8%	1.9%	2.6%	2.6%	2.5%
CRA Taxable Value	\$149,363,964	\$160,042,476	\$170,890,083	\$181,897,063	\$191,474,851	\$202,712,561	\$214,083,841	\$225,579,568
New Development Taxable Value	\$6,011,747	\$6,011,747	\$6,011,747	\$6,011,747	\$6,011,747	\$6,011,747	\$6,011,747	\$6,011,747
Total Taxable Value	\$155,375,711	\$166,054,223	\$176,901,830	\$187,908,810	\$197,486,598	\$208,724,308	\$220,095,588	\$231,591,314
	Forecast							
	2029	2030	2031	2032	2033	2034	2035	2036
Annual Change in Base Taxable Value	2.4%	1.8%	2.3%	2.2%	2.1%	2.1%	1.2%	2.0%
CRA Taxable Value	\$237,190,726	\$247,537,473	\$259,289,357	\$271,161,695	\$283,117,646	\$295,158,700	\$304,674,819	\$316,813,377
New Development Taxable Value	\$6,011,747	\$6,011,747	\$6,011,747	\$6,011,747	\$6,011,747	\$6,011,747	\$6,011,747	\$6,011,747
Total Taxable Value	\$243,202,472	\$253,549,220	\$265,311,104	\$277,173,442	\$289,129,393	\$301,170,447	\$310,686,566	\$322,825,124
	Forecast							
	2037	2038	2039	2040	2041	2042	2043	
Annual Change in Base Taxable Value	1.9%	1.9%	1.8%	1.2%	1.8%	1.7%	1.7%	
CRA Taxable Value	\$329,022,088	\$341,294,232	\$353,623,239	\$364,005,155	\$376,522,160	\$389,080,571	\$401,674,308	
New Development Taxable Value	\$6,011,747	\$6,011,747	\$6,011,747	\$6,011,747	\$6,011,747	\$6,011,747	\$6,011,747	
Total Taxable Value	\$335,033,835	\$347,305,979	\$359,634,986	\$370,016,902	\$382,533,907	\$395,092,317	\$407,686,054	
Compound Annual Growth Rate (CAGR)	5.3%							

March 14, 2013

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Conclusion

- ☐ Future taxable value in the CRA is a function of growth in value of the existing property base plus value added from new development
- ☐ Lake County population levels correlate well with the base property valuations
- ☐ Vacant capacity exists in the CRA such that new development is expected to continue to occur.
- ☐ It is estimated over 30 years taxable value in the CRA will grow from \$84 million in 2013 to \$408 million in year 2043 – an increase of \$323 million in total taxable value
- ☐ New development within the CRA represents 58 percent of incremental growth in taxable value
- ☐ The compound growth rate is 5.3% per year

March 14, 2013

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