



# CITY OF COACHELLA ENGINEER'S REPORT

## Proposed Formation of Landscaping and Lighting Maintenance District No. 40 (Mariposa Pointe-Tract 32074, 32074-1 & 32074-2)

Establishment of Annual Assessments  
Commencing Fiscal Year 2022/2023

Intent Meeting: March 9, 2022  
Public Hearing: April 27, 2022

CITY OF COACHELLA  
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PREPARED BY  
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FEBRUARY 2022



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**ENGINEER'S REPORT STATEMENT**

**Formation of the**

**City of Coachella**

**Landscaping and Lighting Maintenance District No. 40  
(Mariposa Pointe-Tract 32074, 32074-1 & 32074-2)**

**Establishment of Annual Assessments**

**County of Riverside, State of California**

As part of the Resolution of Intention packet presented for the consideration of the Coachella City Council this Report and the enclosed budgets, diagrams and descriptions outline the proposed improvements and assessments related to the formation of territory to be known as the City of Coachella Landscaping and Lighting Maintenance District No. 40 (Mariposa Pointe-Tract 32074, 32074-1 & 32074-2) commencing in fiscal year 2022/2023, commencing in fiscal year 2022/2023. Reference is hereby made to the Riverside County Assessor's Maps for a detailed description of the lines and dimensions of parcels subject to the proposed assessment for the newly formed District. The undersigned respectfully submits the enclosed Report as directed by the Coachella City Council.

Dated this 21st day of April, 2022

Willdan Financial Services  
Assessment Engineer  
On Behalf of the City of Coachella

By: Stacey Reynolds  
Stacey Reynolds,  
Senior Project Manager

By: Tyrone Peter  
Tyrone Peter  
P.E. # C 81888



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As part of this District's annual assessment of property for the year 2022, the District is conducting a comprehensive review of its assessment procedures. This review is being conducted in accordance with the provisions of the District's Charter and the District's Assessment Code. The purpose of this review is to ensure that the District's assessment procedures are fair, equitable, and efficient. The review will focus on the following areas:

- The accuracy of the District's assessment data.
- The efficiency of the District's assessment process.
- The transparency of the District's assessment procedures.
- The consistency of the District's assessment procedures.

The results of this review will be used to develop a plan for improving the District's assessment procedures. This plan will be presented to the District's Board of Commissioners for their review and approval.

The District's assessment procedures are based on the District's Assessment Code, which is a set of rules that govern the District's assessment process. The District's Assessment Code is based on the District's Charter, which is the District's governing document. The District's Assessment Code is designed to ensure that the District's assessment procedures are fair, equitable, and efficient. The District's Assessment Code is also designed to ensure that the District's assessment procedures are transparent and consistent.

This Report consists of the following parts:

### Part I

**Plans and Specifications:** A description of the District's assessment procedures and the method of calculating each property's proportional special assessment. This part also includes a description of the District's assessment data and the District's assessment process.

### Part II

**Method of Apportionment:** A description of the District's assessment procedures and the method of calculating each property's proportional special assessment. This part also includes a description of the District's assessment data and the District's assessment process.

### Part III

**The District Budget:** A description of the District's assessment procedures and the method of calculating each property's proportional special assessment. This part also includes a description of the District's assessment data and the District's assessment process.

for the District of by 2022 and is set to be assessed by the Assessor's Office. The assessment is based on the current market value of the property.

### Part IV

**District Diagram:** A District Diagram is a map that shows the boundaries of the District. The District is divided into parcels, and the parcels are numbered. The District Diagram is provided to the Assessor's Office for use in the assessment process. The District Diagram is also used to identify parcels that are subject to the assessment. The District Diagram is a map that shows the boundaries of the District. The District is divided into parcels, and the parcels are numbered. The District Diagram is provided to the Assessor's Office for use in the assessment process. The District Diagram is also used to identify parcels that are subject to the assessment.

### Part V

**Assessment Roll:** A list of all the parcels in the District that are subject to the assessment. The Assessment Roll is provided to the Assessor's Office for use in the assessment process. The Assessment Roll is also used to identify parcels that are subject to the assessment. The Assessment Roll is a list of all the parcels in the District that are subject to the assessment. The Assessment Roll is provided to the Assessor's Office for use in the assessment process. The Assessment Roll is also used to identify parcels that are subject to the assessment.

# PART I — PLANS AND SPECIFICATIONS

## A. PROPERTIES WITHIN THE DISTRICT

Map of Pictou District 2000-2001-2002 will consist of all land within the district and all residential properties and all other lands within the district as registered in the District Land Office records.

The purpose of this District is to ensure that all lands within the district are properly assessed for taxation purposes. This District will provide for the assessment of all lands within the district for taxation purposes.

This District structure proposed in the District Assessment Act is based on the Report of the District Assessment Commission and is intended to provide for the assessment of all lands within the district for taxation purposes.

This District is located within the City of Pictou and is bounded by the streets of Street East and Street West.

## B. IMPROVEMENTS AND SERVICES

The purpose of this District is to ensure that all lands within the district are properly assessed for taxation purposes. This District will provide for the assessment of all lands within the district for taxation purposes.

Detailed descriptions of the lands within the district are provided in the District Assessment Report. The District is intended to provide for the assessment of all lands within the district for taxation purposes.

### LANDSCAPING IMPROVEMENTS

The proposed project will include landscaping improvements in the District of Columbia. The project will include the installation of trees, shrubs, and plants in various locations throughout the District. The project will also include the installation of irrigation systems and water conservation devices. The project will be implemented in phases over a period of 24 months.

- The project will include the installation of trees and shrubs in various locations throughout the District. The project will also include the installation of irrigation systems and water conservation devices.
- The project will be implemented in phases over a period of 24 months.

□

At the end of the project, it is anticipated that the District's landscape improvements will generally include the installation of trees, shrubs, and plants in various locations throughout the District. The project will also include the installation of irrigation systems and water conservation devices. The project will be implemented in phases over a period of 24 months.

### STREET LIGHTING IMPROVEMENTS

At the end of the project, it is anticipated that the District's street lighting improvements will generally include the installation of streetlights in various locations throughout the District. The project will also include the installation of lighting controls and sensors. The project will be implemented in phases over a period of 24 months.

□

- The project will include the installation of streetlights in various locations throughout the District. The project will also include the installation of lighting controls and sensors.

□

□

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## PART II — METHOD OF APPORTIONMENT

The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements.

Section 22 of the California Constitution

*"The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements."*

The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements.

### A. CALIFORNIA CONSTITUTION

The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements.

Article III, Section 2 of the California Constitution

*"District means an area determined by an agency to contain all parcels which will receive a special benefit from a proposed public improvement or property-related service";*

Article III, Section 2 of the California Constitution

*"Special benefit" means a particular and distinct benefit over, and above general benefits conferred on real property located in the district or to the public at large. General enhancement of property value does not constitute "special benefit."*

Article III D Section 2000 Special Assessment Acts

"An agency which proposes to levy an assessment shall identify all parcels which will have a special benefit conferred upon them and upon which an assessment will be imposed. The proportionate special benefit derived by each identified parcel shall be determined in relationship to the entirety of the capital cost of a public improvement, the maintenance and operation expenses of a public improvement, or the cost of the property related service being provided. No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel."

B. BENEFIT ANALYSIS

The proposed acts provided to the District will provide special benefits to all parcels identified as necessary and desired or required for the orderly development of the District and for the health, safety and general welfare of the District.

SPECIAL BENEFIT

The proposed acts will provide special benefits to all parcels within the District which are situated on streets, alleys, and public places, and which are used for residential, commercial, industrial, or public purposes. The proposed acts will provide special benefits to all parcels which are situated on streets, alleys, and public places, and which are used for residential, commercial, industrial, or public purposes. The proposed acts will provide special benefits to all parcels which are situated on streets, alleys, and public places, and which are used for residential, commercial, industrial, or public purposes.

The proposed acts will provide special benefits to all parcels which are situated on streets, alleys, and public places, and which are used for residential, commercial, industrial, or public purposes. The proposed acts will provide special benefits to all parcels which are situated on streets, alleys, and public places, and which are used for residential, commercial, industrial, or public purposes.

GENERAL BENEFIT

The proposed acts will provide special benefits to all parcels within the District which are situated on streets, alleys, and public places, and which are used for residential, commercial, industrial, or public purposes. The proposed acts will provide special benefits to all parcels which are situated on streets, alleys, and public places, and which are used for residential, commercial, industrial, or public purposes.

As a result of the findings in the previous reports, the Commission is recommending that the City of Washington should consider the following options for the property in question:

The Commission is recommending that the City of Washington should consider the following options for the property in question: 1. The City should consider the possibility of rezoning the property to a higher density use. 2. The City should consider the possibility of allowing the property to be used for a different purpose. 3. The City should consider the possibility of allowing the property to be used for a different purpose. 4. The City should consider the possibility of allowing the property to be used for a different purpose.

In addition to the above recommendations, the Commission is recommending that the City of Washington should consider the following options for the property in question: 1. The City should consider the possibility of rezoning the property to a higher density use. 2. The City should consider the possibility of allowing the property to be used for a different purpose. 3. The City should consider the possibility of allowing the property to be used for a different purpose.

It is the Commission's recommendation that the City of Washington should consider the following options for the property in question: 1. The City should consider the possibility of rezoning the property to a higher density use. 2. The City should consider the possibility of allowing the property to be used for a different purpose. 3. The City should consider the possibility of allowing the property to be used for a different purpose.

**C. REASON FOR THE ASSESSMENT**

The assessment of the property is based on the following information: 1. The property is located in a high density area. 2. The property is currently used for a low density use. 3. The property is surrounded by other high density uses.

The Commission is recommending that the City of Washington should consider the following options for the property in question: 1. The City should consider the possibility of rezoning the property to a higher density use. 2. The City should consider the possibility of allowing the property to be used for a different purpose. 3. The City should consider the possibility of allowing the property to be used for a different purpose. 4. The City should consider the possibility of allowing the property to be used for a different purpose.

to the city's public property provided and from the property records and its

### D. ASSESSMENT METHODOLOGY

The assessment process for District of Columbia's special assessment is a process that is based on the parcel's actual land use or proposed planned development and is directly related to the special assessment rate that is applied to the District of Columbia's special assessment process.

The City of Columbia's special assessment process is based on the State Constitution, which states that the City of Columbia's special assessment rate may not exceed the assessed value of the property. The City of Columbia's special assessment rate is based on the assessed value of the property and is applied to the property's special assessment rate. The City of Columbia's special assessment rate is based on the assessed value of the property and is applied to the property's special assessment rate.

### E. EQUIVALENT BENEFIT UNITS

As previously noted in the "Part 1 - Plans and Specifications" section of this Report, at build-out it is anticipated that the District of Columbia will have a population of approximately 1 million. The District of Columbia's special assessment rate is based on the assessed value of the property and is applied to the property's special assessment rate.

The District of Columbia's special assessment rate is based on the assessed value of the property and is applied to the property's special assessment rate. The District of Columbia's special assessment rate is based on the assessed value of the property and is applied to the property's special assessment rate. The District of Columbia's special assessment rate is based on the assessed value of the property and is applied to the property's special assessment rate.

correctly approved and does not meet the property's development status...

Single-Family Residential Property - is defined as a single-family residential property...

Vacant - is defined as property that is not occupied by a person...

F. ASSESSMENT CALCULATIONS

The total number of Equivalent Benefit Units (EBU's) is the sum of all individual EBU's applied to parcels that receive special benefits...

Total Balance to Levy / Total EBU = Levy per EBU

Levy per EBU x Parcel EBU = Parcel Levy Amount

G. ASSESSMENT RANGE FORMULA

Any parcel that receives a special benefit is subject to the assessment range...

The property's special assessment rate is determined by the assessment range...

According to the Assessment Act, the State Department of Lands and the District of Columbia Department of the Environment and Planning are required to...

The purpose of this assessment is to determine the value of the property for tax purposes. Any proposed assessment will be subject to the provisions of the Assessment Act...

Although the purpose of this assessment is to determine the value of the property for tax purposes, it is also necessary to determine the value of the property for other purposes...



### LLMD 40 (Mariposa Pointe-Tract 32074, 32074-1 & 32074-2)

Levy Component	LLMD 40 (Mariposa Pointe)
Landscape Maintenance Contract	22
Landscape Utilities	
Tree Maintenance	
Streetlight Utilities	
Storm Drainage Maintenance	
<b>Total Direct Costs</b>	<b>\$44,993</b>
Levy Administration and Professional Services	
County Collection Fee	1
City Overhead and Administration	
<b>Total Administration Costs</b>	<b>\$10,068</b>
<b>TOTAL DIRECT AND ADMIN COSTS</b>	<b>\$55,061</b>
Reserve Collection/(Transfer)	22
Capital Improvement Fund Collection General Area & Storm Drainage Detention Basin/(Transfer)	
General Benefit Contribution	211
General Fund/Other Revenue (Contributions)	
<b>Total Collections/(Credits)</b>	<b>\$20,968</b>
<b>Balance to Levy (Budgeted)</b>	<b>\$76,029</b>
Total Parcels	1
Total Parcels Levied	1
Total Equivalent Benefit Units	1
<b>Assessment Rate per Benefit Unit</b>	<b>00002</b>
<b>Maximum Rate per Benefit Unit (Current Fiscal Year)</b>	<b>00002</b>
Estimated Beginning Reserve Fund Balance	
Reserve Fund Adjustments	22
<b>Estimated Ending Reserve Balance</b>	<b>\$22,497</b>
Estimated Beginning Capital Improvement Fund Balance	
Capital Improvement Adjustments	
<b>Estimated Ending Capital Improvement Balance</b>	<b>\$589</b>



## PART IV — DISTRICT DIAGRAM

The District Diagram identifies the Districts of the City of Lordsburg, New Mexico, as "Lordsburg Pictograph District of Mariposa Pictograph 2000 2001 2002" and is based on the City's parcel maps, the District of Mariposa Pictograph 2000 2001 2002, the District of Mariposa Pictograph 2000 2001 2002, and the District of Mariposa Pictograph 2000 2001 2002. The District Diagram is based on the City's parcel maps, the District of Mariposa Pictograph 2000 2001 2002, the District of Mariposa Pictograph 2000 2001 2002, and the District of Mariposa Pictograph 2000 2001 2002. The District Diagram is based on the City's parcel maps, the District of Mariposa Pictograph 2000 2001 2002, the District of Mariposa Pictograph 2000 2001 2002, and the District of Mariposa Pictograph 2000 2001 2002.

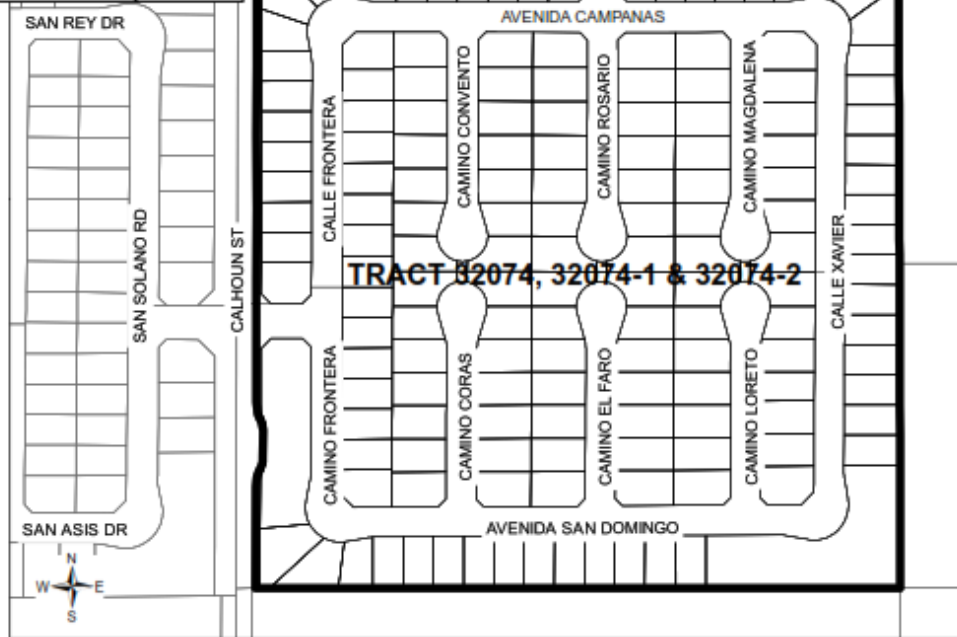
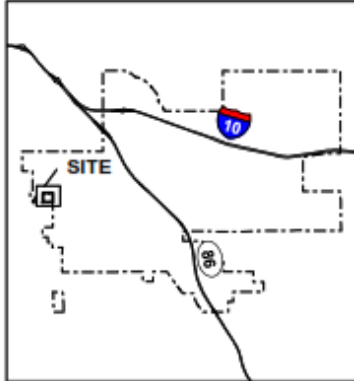
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### PROPOSED BOUNDARIES OF CITY OF COACHELLA LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 40 (MARPOSA POINTE-TRACT 32074, 32074-1 & 32074-2)

#### SITE LOCATION

CITY OF COACHELLA  
COUNTY OF RIVERSIDE  
STATE OF CALIFORNIA



**TRACT 32074, 32074-1 & 32074-2**

**Legend**  
[Thick black line symbol] DISTRICT BOUNDARY



REFERENCE THE RIVERSIDE COUNTY ASSESSOR'S MAPS FOR ALL DETAILS CONCERNING THE LINES AND DIMENSIONS OF SUCH LOTS OR PARCELS.

□

# PART V — ASSESSMENT ROLL

Property information for parcels in District is provided for the purpose of the Assessment Roll. This report is prepared by the County Assessor's Office at the time this Engineer's Report was prepared. A list of parcels is provided for the District of Mariposa for the year 2022. The information is provided for the purpose of the Assessment Roll.

The parcels listed in this report are those that are currently assessed for property taxes. The parcels are listed in the order in which they are assessed. The parcels are listed in the order in which they are assessed. The parcels are listed in the order in which they are assessed. The parcels are listed in the order in which they are assessed.

Assessor's Parcel Number	Owner	EDU	Maximum Assessment Rate	Maximum Assessment
20001	District of Mariposa	1	2	2
20002	District of Mariposa	1	2	2
20003	District of Mariposa	1	2	2
20004	District of Mariposa	1	2	2
20005	District of Mariposa	1	2	2
20006	District of Mariposa	1	2	2
20007	District of Mariposa	1	2	2
20008	District of Mariposa	1	2	2
20009	District of Mariposa	1	2	2
20010	District of Mariposa	1	2	2
20011	District of Mariposa	1	2	2
20012	District of Mariposa	1	2	2
20013	District of Mariposa	1	2	2
20014	District of Mariposa	1	2	2
20015	District of Mariposa	1	2	2
20016	District of Mariposa	1	2	2
20017	District of Mariposa	1	2	2
20018	District of Mariposa	1	2	2
20019	District of Mariposa	1	2	2
20020	District of Mariposa	1	2	2
20021	District of Mariposa	1	2	2
20022	District of Mariposa	1	2	2
20023	District of Mariposa	1	2	2
20024	District of Mariposa	1	2	2
20025	District of Mariposa	1	2	2
20026	District of Mariposa	1	2	2
20027	District of Mariposa	1	2	2
20028	District of Mariposa	1	2	2
20029	District of Mariposa	1	2	2
20030	District of Mariposa	1	2	2





Assessor's Parcel Number	Owner	EDU	Maximum Assessment Rate	Maximum Assessment
0002010000	DIRECTOR LOSA LOSLDI MPAY	1000	000020	000020
0002010000	DIRECTOR LOSA LOSLDI MPAY	1000	000020	000020
0002010000	DIRECTOR LOSA LOSLDI MPAY	1000	000020	000020
0002010000	DIRECTOR LOSA LOSLDI MPAY	1000	000020	000020
0002010000	DIRECTOR LOSA LOSLDI MPAY	1000	000020	000020
0002010000	DIRECTOR LOSA LOSLDI MPAY	1000	000020	000020
0002010010	DIRECTOR LOSA LOSLDI MPAY	1000	000020	000020
0002010020	DIRECTOR LOSA LOSLDI MPAY	1000	000020	000020
0002020010	TALLA ALLY SI ALITI	1000	000020	000020
0002020020	TALLA ALLY SI ALITI	1000	000020	000020
0002020000	TALLA ALLY SI ALITI	1000	000020	000020
0002020000	TALLA ALLY SI ALITI	1000	000020	000020
0002020000	TALLA ALLY SI ALITI	1000	000020	000020
0002020000	TALLA ALLY SI ALITI	1000	000020	000020
0002020000	TALLA ALLY SI ALITI	1000	000020	000020
0002020000	TALLA ALLY SI ALITI	1000	000020	000020
0002020000	TALLA ALLY SI ALITI	1000	000020	000020
0002020010	TALLA ALLY SI ALITI	1000	000020	000020
0002020011	TALLA ALLY SI ALITI	1000	000020	000020
0002020012	TALLA ALLY SI ALITI	1000	000020	000020
0002020010	TALLA ALLY SI ALITI	1000	000020	000020
0002020010	TALLA ALLY SI ALITI	1000	000020	000020
0002020010	TALLA ALLY SI ALITI	1000	000020	000020
0002020010	TALLA ALLY SI ALITI	1000	000020	000020
0002020010	DIRECTOR LOSA LOSLDI MPAY	0000	000000	000000
0000000001	TALLA ALLY SI ALITI	1000	000020	000020
0000000002	TALLA ALLY SI ALITI	1000	000020	000020
0000000000	TALLA ALLY SI ALITI	1000	000020	000020
0000000000	TALLA ALLY SI ALITI	1000	000020	000020
0000000000	TALLA ALLY SI ALITI	1000	000020	000020
0000000000	TALLA ALLY SI ALITI	1000	000020	000020
0000000000	TALLA ALLY SI ALITI	1000	000020	000020
0000000000	DIRECTOR LOSA LOSLDI MPAY	0000	000000	000000
0000000001	DIRECTOR LOSA LOSLDI MPAY	1000	000020	000020
0000000011	DIRECTOR LOSA LOSLDI MPAY	1000	000020	000020
0000000012	DIRECTOR LOSA LOSLDI MPAY	1000	000020	000020
0000000001	DIRECTOR LOSA LOSLDI MPAY	1000	000020	000020
0000000001	DIRECTOR LOSA LOSLDI MPAY	1000	000020	000020
0000000001	DIRECTOR LOSA LOSLDI MPAY	0000	000000	000000





Assessor's Parcel Number	Owner	EDU	Maximum Assessment Rate	Maximum Assessment
10000010000	DIRECTOR OF STAFF SERVICES COMPANY	1000	0.0002	0.0002
10000010000	DIRECTOR OF STAFF SERVICES COMPANY	1000	0.0002	0.0002
10000010000	DIRECTOR OF STAFF SERVICES COMPANY	1000	0.0002	0.0002
10000010000	DIRECTOR OF STAFF SERVICES COMPANY	1000	0.0002	0.0002
10000010000	DIRECTOR OF STAFF SERVICES COMPANY	1000	0.0002	0.0002
10000010000	DIRECTOR OF STAFF SERVICES COMPANY	1000	0.0002	0.0002
10000010000	DIRECTOR OF STAFF SERVICES COMPANY	1000	0.0002	0.0002
10000010010	DIRECTOR OF STAFF SERVICES COMPANY	1000	0.0002	0.0002
10000010012	DIRECTOR OF STAFF SERVICES COMPANY	1000	0.0002	0.0002
10000010010	DIRECTOR OF STAFF SERVICES COMPANY	1000	0.0002	0.0002
10000010010	DIRECTOR OF STAFF SERVICES COMPANY	1000	0.0002	0.0002
10000010010	DIRECTOR OF STAFF SERVICES COMPANY	1000	0.0002	0.0002
10000010010	DIRECTOR OF STAFF SERVICES COMPANY	1000	0.0002	0.0002
10000010010	DIRECTOR OF STAFF SERVICES COMPANY	1000	0.0002	0.0002
10000010010	DIRECTOR OF STAFF SERVICES COMPANY	1000	0.0002	0.0002
10000010010	DIRECTOR OF STAFF SERVICES COMPANY	1000	0.0002	0.0002
10000010010	DIRECTOR OF STAFF SERVICES COMPANY	1000	0.0002	0.0002
10000010020	DIRECTOR OF STAFF SERVICES COMPANY	1000	0.0002	0.0002
10000010021	DIRECTOR OF STAFF SERVICES COMPANY	1000	0.0002	0.0002
10000010022	DIRECTOR OF STAFF SERVICES COMPANY	1000	0.0002	0.0002
10000010020	DIRECTOR OF STAFF SERVICES COMPANY	0000	0.0000	0.0000
10000010020	DIRECTOR OF STAFF SERVICES COMPANY	0000	0.0000	0.0000

