

**ORDINANCE NO. 2020**

**AN ORDINANCE OF THE MAYOR AND BOROUGH COUNCIL OF THE BOROUGH OF BELMAR, COUNTY OF MONMOUTH, AMENDING CHAPTER XXXIV ENTITLED BELMAR SPECIAL IMPROVEMENT DISTRICT, OF THE GENERAL ORDINANCES OF THE BOROUGH OF BELMAR**

**BE IT ORDAINED**, by the Mayor and Council of the Borough of Belmar, County of Monmouth, State of New Jersey, as follows:

**SECTION I. REPEAL OF PRIOR CHAPTER XXIV**

The existing Chapter XXIV, Belmar Special Improvement District, of the General Ordinances of the Borough of Belmar is repealed and replaced by this Ordinance.

**SECTION II.**

**1 STATEMENT OF FACTS; DECLARATION.**

The Mayor and Council of the Borough of Belmar find and declare as follows:

- a. The business community is a vital economic and social force in the Borough of Belmar.
- b. A Special Improvement District pursuant to N.J.S.A. 40:56-65, et seq., was established by Borough Ordinance No. 34-4.
- c. Since the establishment of the Special Improvement District, the business community and the entire Borough, its residents and the surrounding communities have benefitted from the actions of the District Management Corporation, its directors, staff and members.
- d. Notwithstanding the success of the Special Improvement District and the District Management Corporation there is a need to ensure that both act in the best interests of the business community, the Borough and its residents.
- e. The District Management Corporation is a quasi-public entity entrusted by the Mayor and Council with the performance of certain government functions and it is necessary that it comply with uniform contracting and purchasing practices and other laws and otherwise conduct its business in an open and transparent fashion consistent with the high standards and principles required of a public trust.
- f. N.J.S.A. 40:56-75 provides that notwithstanding the establishment of the Special Improvement District, the municipality and its governing body shall retain its police

- powers and other rights and powers relating the Special Improvement District and may abandon or change the Special Improvement District, or change or repeal any plans, rules or regulations adopted for its operation.
- g. N.J.S.A. 15A:6-6 of the New Jersey Nonprofit Corporation Act provides that the trustees of a nonprofit corporation such as the Belmar Business Partnership, Inc., can only be removed by a vote of its members or the other trustees as set forth in the certificate of incorporation or by laws of the nonprofit corporation.
  - h. In order to ensure that the operation of the Special Improvement District is Conducted in a manner consistent with the high standards and principles required of a public trust there is a need for the Mayor and Council to more effectively exercise their police powers and other rights and powers pursuant to N.J.S.A. 40:56-75.
  - i. The certificate of incorporation and bylaws of the Belmar Business Partnership, Inc., do not allow the proper exercise of the Mayor and Council of those police powers. and other rights and powers accordingly, and it therefore is necessary that the Belmar Business Partnership, Inc., be decertified as the District Management Corporation and replaced by a nonprofit corporation whose certificate of incorporation and bylaws ensure that the Mayor and Council retain all powers to which they are entitled under the law.
  - j. The non-profit corporation known as the Belmar Business Partnership, Inc. is hereby decertified as the District Management Corporation for the Special Improvement District of the Borough of Belmar.

## 2 Definitions.

As used in this chapter:

- a. District Management Corporation (also referred to as DMC) shall mean the Belmar Improvement District, Inc., an entity incorporated pursuant to Title 15A of the New Jersey Statutes and designated by this ordinance to received funds collected by a special improvement assessment within the Special Improvement District, as authorized by this ordinance and any amendatory supplementary ordinances.
- b. Special Improvement District (also referred to as District or SID) shall mean that area within the Borough as designated by this Chapter as an area in which a special assessment

on property within the District shall be imposed for the purpose of promoting the economic and general welfare of the District and the Borough of Belmar (also referred to as the “Borough”).

### 3 Purpose

The purpose of this Chapter are to:

- a. Foster the District’s economic development, encourage the District’s revitalization and strengthen the district’s economic and commercial contributions to residents and property owners of the Borough.
- b. Allow all those who live, work or invest in the District to contribute to the improvement of the District.
- c. Foster the building of a private/public partnership to implement the improvement of the Borough of Belmar.
- d. Foster and create self-help programs to improve the local business climate.

### 4 Findings

The Council finds and declares that:

- a. The business areas of the Borough of Belmar have special needs and require special services that can best be achieved through a private/public partnership implemented by a Special Improvement District ("SID") and a District Management Corporation ("DMC") otherwise referred to as Belmar Improvement District, Inc.,.
- b. The creation of a Special Improvement District and designation of Belmar Improvement District, Inc., as the District Management Corporation will promote economic growth and implement, foster and encourage commercial development business vitality, expansion and self-help, and improve the business climate and otherwise be in the best interest of the property owners in the District and in the Borough.
- c. The area within the Borough, as described by lot and block numbers and by street addresses as set forth in Schedule A which may be found at the end of this Chapter will benefit from being designated as a Special Improvement District.
- d. Belmar Improvement District, Inc., as the District Management Corporation will provide the administrative, programming and other services to benefit the businesses, employees, residents and consumers in the Special Improvement District and the Belmar Improvement

District, Inc., will assist the Borough in promoting economic growth, employment and development.

- e. A separate tax shall be imposed and collected by the Borough with the regular property tax payment or payment in lieu of taxes or otherwise, and that all of these payments shall be transferred to Belmar Improvement District, Inc., as the District Management Corporation to effectuate the purpose of this Chapter and any amendatory and supplementary statutes and to exercise the powers given to it by this Chapter.
- f. It is in the best interests of the Borough and the public to create a special improvement district and to designate Belmar Improvement District, Inc., a District Management Corporation; except that no District Management Corporation, including Belmar Improvement District, Inc., shall be designated to receive any funds or to exercise any powers pursuant to the provisions of N.J.S.A. 40:56-67 et seq. and any amendatory or supplementary statutes, unless the board of directors of that corporation shall include at least one (1) member of the Borough Council and the Mayor or the Mayor's designee.

## 5 CREATION AND CONTINUATION OF THE SPECIAL IMPROVEMENT DISTRICT

- a. The Special Improvement District established by Borough Ordinance No. 34-4 and previously known as the Belmar Business Partnership Special Improvement District is reclassified as the Belmar Improvement District and continued as having the boundaries set forth in this Ordinance. The Special Improvement District is designated on the attached Schedule A.
- b. All properties within the Special Improvement District, except as otherwise noted in c. below, are deemed included in the assessing provisions of this Chapter and are expressly subject to assessment made for Special Improvement District Purposes.
- c. Only those properties within the Special Improvement District that as of January 1, 2010 are designated as property classes 4A and 4B for purposes of real estate tax assessments pursuant to N.J.A.C. 18:12-2.2 shall be subject to assessment made for Special Improvement District Purposes as set forth in Schedule A which may be found at the end of this Chapter.
- d. All designations and assignments proposed for commercial property located within the boundaries of the Special Improvement District by the Board of Directors shall first be

submitted to the Mayor and Council for approval. The Mayor and Council may amend or alter the designations or assignments proposed by the Board of Directors in order to reflect the best interests of the Special Improvement District and Borough at large. In order to ensure that the owners and other parties in interest of the affected commercial properties and businesses have the opportunity to be heard, they shall be notified by regular mail of their proposed designations or assignments and all such designations and assignments and subsequent amendments or alterations of those designations or assignments shall be effect by ordinances amending Schedule A.

## 6 ASSESSEMENTS

- a. It is hereby determined that the operation and maintenance of the District may involve annual costs relating to services peculiar to the District that are distinguished from operation and maintenance services normally provided by the Borough outside the District. Those annual costs shall be assessed to the benefited properties or businesses measured reasonably and fairly in proportion to the benefits conferred pursuant to this Chapter and N. J. S. A. 40:56-65 et seq. The properties to be assessed to provide for the payment of such annual costs are described in Section 5c. hereof and shall be assessed as provided herein, except:
  2. Any property which is owned by the Borough or any other public entity, which is leased pursuant to the Local Lands and Buildings Law N.J.S.A. 40A:12-1, to anyone other than another public entity or entity which is exempt from real estate taxation, the lessee shall pay an amount as determined by Belmar Improvement District, Inc., the District Management Corporation, however there shall be no assessment for any boat leases at the Belmar Marina; and
  3. All properties known as bed and breakfasts or rooming/boarded houses, included in Section 5c. hereinabove and which hold a duly issued Belmar Mercantile License for the same shall be assessed at fifty (50%) percent of the maximum assessment rate needed to support the budget as determined by Belmar Improvement District, Inc., the District Management Corporation.
  4. Any commercial properties located west of Main Street and east of the Railroad from 13th Avenue to 16th Avenue, not to include Main Street facing properties shall be

included in Section 5c hereinabove and which hold a duly issued Belmar Mercantile License for the same shall be assessed at fifty (50%) percent of the maximum assessment rate needed to support the budget as determined by Belmar Improvement District, Inc., the District Management Corporation.

- b. Each year, when the Mayor and Council shall have acted on the estimated costs and/or on the budget of the District, the Tax Assessor shall prepare an assessment roll setting forth separately the amounts to be specially assessed against the benefited and assessable properties in the District. Descriptions of such properties and the name of the then current owners of such properties, so far as names are available, shall be included in each annual assessment roll. The assessment roll, when so prepared, shall be filed in the Office of the Borough Clerk and be there available for inspection. The Mayor and Council shall annually meet to consider objections to the amounts of such special assessments at least ten (10) days after a notice of hearing has been published once in the official newspaper and mailed to the named owners of all tracts, parcels and lots of property to be assessed. The notice shall set forth the time and place of the meeting, and set forth the purpose of such meeting, but may refer to the assessment roll for further particulars. When the Mayor and Council shall have approved the amounts of the special assessments set forth therein, or as may be changed by it, the Borough Clerk shall forthwith certify a copy of the assessment roll with supplements to the roll to the Monmouth County Board of Taxation.

## 7 THE DESIGNATED DISTRICT MANAGEMENT CORPORATION

- a. The nonprofit corporation, Belmar Improvement District, Inc., incorporated pursuant to N.J.S.A. 15A:1-1, et seq., is hereby designated as the District Management Corporation for the District. This District Management Corporation is designated by this Chapter to receive funds collected by a special improvement assessment within the Special Improvement District.
- b. Belmar Improvement District, Inc., as the District Management Corporation shall conduct its business in accordance with the Open Public Meetings Act, N.J.S.A. 10:4-6, et seq., the Open Public Records Act, N.J.S.A. 47:1A-1, et seq., and the Local Public Contracts law, N.J.S.A. 40A:11-1, et seq., except as modified in Section 8 of this Chapter.

- c. Belmar Improvement District, Inc., shall conduct regular meetings no less than quarterly. It shall regularly file copies of the minutes and recordings of its meetings with the Borough clerk to ensure that the minutes will be conveniently accessible to the public for inspection.
- d. Belmar Improvement District, Inc., shall have a Board of Directors Consisting of ten voting members and shall be designated as follows:
  - 1. The Mayor or the Mayor's designee;
  - 2. One member of the Borough Council appointed by the Mayor with the approval of the Council.
  - 3. Eight members, none of whom will be members of the Borough Council consisting as follows:
    - i. At least four members shall be property owners in the District.
    - ii. Three members will be business owners in the District.
    - iii. One member will be a resident, who need not be a property owner or business owner in the District.
    - iv. Additionally members of this class shall not assign or designate a representative to act on their behalf as a Board Member.
- e. The term of the Mayor shall run concurrent with his/her term in office. The term of the Mayor's designee shall be for a period of one year and shall be at the pleasure of the Mayor. In the event of the Mayor's death, resignation or removal from office the Mayor's successor on the Board shall be selected by a majority vote of the full Council. A mayor appointed pursuant to the Municipal Vacancy Law, N.J.S.A 40A:16-1 shall have no powers of appointment to the Board of Directors until a successor, which may be the appointed mayor is elected to complete the unexpired term. Until that election is conducted the power of appointment to the Board of Directors shall reside with the council with the appointed mayor serving only to constitute a quorum.
- f. The term of the Director appointed pursuant to paragraphs (d)(2) shall be for a period of one year and shall be at the pleasure of the Mayor and Council. This director may be removed by a vote of a simple majority of the Mayor and Council.
- g. The term of the Directors appointed pursuant to paragraphs (d)(3) shall serve a term of two years, with the exception of the resident member whose term will be for one year. The initial "property members" of the Board of Directors shall be nominated by the Mayor with

the approval of the Council. The terms of four of the initial “property owner members” shall be for three years. The terms of three of the “business owner members” shall be for two years. The term of one of the “resident member” shall be for one year. The date when each term commences shall be fixed in the Bylaws of the Belmar Improvement District, Inc. Elections shall be scheduled within the first year after the formation of the Belmar Improvement District, Inc., for the one Director serving a one year term. The remaining three directors shall be elected the following year, with the remaining four directors being elected the year thereafter. Each newly elected director shall serve a term consistent with the position previously held.

- h. Vacancies on the Board of Directors shall be filled by appointment of the Mayor with the approval of the Council until the next election schedule pursuant to the Bylaws of the Belmar Improvement District, Inc., at which time a Director will be elected to serve for the balance of the unexpired term.
- i. If a member of the Board of Directors is alleged to have violated the laws governing the operation of Belmar Improvement District, Inc., or has voted to authorize Belmar Improvement District, Inc., to violate the laws governing the operation of the Corporation, or has been convicted in a court of competent jurisdiction of violating any other law, the Council may request in writing that the Board of Directors remove that member in the manner provided in the Bylaws of the Corporation. That written request shall specify the charges stating the facts alleged and the ordinances, regulations or statutes alleged to have been violated. If the Board of Directors fails or refuses to remove that member the Council may charge the member and proceed to remove the member as provided in this section. Any member of the Board of Directors charged by the Council with violating the law will, at the member's discretion, be afforded a hearing before the Council. A vote for removal of a Director must be adopted by a vote of at least four Councilmembers. The Mayor shall preside over the hearing, but shall not vote on any motion to remove. The vacancy created by the removal may be filled by appointment of the Mayor with the approval of the Council.

## 8 POWERS OF THE DESINGATED DISTRICT MANAGEMENT CORPORATION



- a. The Mayor and Council expressly retains all of its power and authority over the area designated as being within the District and all of its power and authority over Belmar Improvement District, Inc., as the District Management Corporation which shall be considered an agency of the Borough of Belmar entrusted with the performance of certain enumerated governmental and quasi-governmental functions pertaining to the promotion of the general welfare of the Borough's business community and residents. N.J.S.A. 40:56-75 provides that notwithstanding the establishment of a Business Improvement District the municipality and its governing body shall retain its police powers and other rights and powers relating to the Business Improvement District and may abandon or change the Business Improvement District or may change or repeal any plans, rules or regulations adopted for the operation of the Business Improvement District.
- b. Belmar Improvement District, Inc., shall have no power of condemnation or eminent domain.
- c. Nothing contained herein shall be interpreted or construed to be a vacation, in whole or in part, of any municipal street or part thereof.
- d. Belmar Improvement District, Inc., as the District Management Corporation shall not make or enter into any contracts for the improvement of any publicly owned or operated facility or property within the Special Improvement District, nor adopt any regulation relating to public property in such district unless the Mayor and Council of the Borough of Belmar delegates to the Belmar Improvement District, Inc., by ordinance, the contracting of work to be done on any street or streets or on any other municipal property within the Special Improvement District provided Belmar Improvement District, Inc., as the contracting unit obtains at least three proposals for each item which would require the expenditure of at least \$2,500.00 and provided the plans and specifications for the work contracted shall be approved by the Municipal Engineer and the Mayor and Council, by resolution, prior to initiation of any action for the awarding of a contract.
- e. Belmar Improvement District, Inc., shall comply with all applicable ordinances or regulations of the Borough of Belmar.
- f. Belmar Improvement District, Inc., as the District Management Corporation shall act as an advisory board to the Mayor and Council pursuant to statute and shall have all of the powers and responsibilities necessary and requisite to effectuate the purposes of this Chapter and the

District. The exercise of these powers shall be by resolution approved by a majority of a quorum of the Board of Directors. These powers shall include, but not be limited to:

1. Adopt bylaws for the regulation of its affairs and conduct of its business and to prescribe rules, regulations and policies in connection with the performance of its function and duties;
  - a. However, at no point may said bylaws contravene any provision expressed in this chapter.
  - b. Proposed by laws must be submitted to the Mayor and Council for approval and any amendments thereto shall be submitted to the Mayor and Council for Approval.
  - c. The Bylaws shall include the following
    - i. the eligibility requirements to run for election to the Board of Directors.
    - ii. Quorum for the Board of Directors to exercise the powers and conduct the business of the District Management Corporation.
    - iii. Manner in which a candidate is nominated to run for election to the Board of Directors.
    - iv. Grounds and Manner in which Directors may be removed from office by the Board of Directors in addition to removal by the Mayor and Council as provided in Section 7(i).
    - v. Asset distribution upon dissolution of the District Management Corporation.
2. Employ such persons as may be required, and to fix and pay their compensation from funds available to Belmar Improvement District, Inc.;
3. Apply for, accept, administer and comply with the requirements respecting an appropriation of funds or a gift, grant or donation of property or money;
4. Make and execute agreements which may be necessary or convenient to the exercise of the powers and functions of the corporation, including contracts with any person, firm, corporation, governmental agency or other entity:

5. Administer and manage its own funds and accounts and pay its obligations;
6. Borrow money from private lenders for periods not to exceed one hundred eighty (180) days and from governmental entities for that or longer periods;
7. Fund the improvement of the exterior appearance of properties in the District through grants or loans;
8. Fund the rehabilitation of properties in the District;
9. Accept, purchase, rehabilitate, sell, lease or manage property in the District;
10. Enforce the conditions of any loan, grant, sale or lease made by the District Management Corporation;
11. Provide security, sanitation and other services to the District, supplemental to those provided normally by the municipality;
12. Undertake improvements designed to increase the safety or attractiveness of the District to businesses which may wish to locate there or to visitors to the District, including, but not limited to, litter cleanup and control, landscaping, parking areas and facilities, recreational and rest areas and facilities, pursuant to pertinent regulations of the Borough;
13. Publicize the District and the businesses included within the District boundaries;
14. Recruit new businesses to fill vacancies in, and to balance the business mix of, the District;
15. Advise the Mayor and Borough Council in connection with the acquisition and construction of improvements and the operation and maintenance thereof in the Special Improvement District, and making of a plan therefor and the recommendations, comments or requests of members of the public and of owners and occupants of property included within the Special Improvement District;
16. Provide special parking arrangements for the District;
17. Provide temporary decorative lighting in the District;
18. Organize special events in the District;

19. Review all applications, plans, specifications, etc. for the proposed construction or alteration of any and all exterior improvements to buildings and facades within the Special Improvement District for the purpose of providing advice and recommendations to those wishing to improve their properties. Recommendations produced under this section will be forwarded to the appropriate approving authority, namely the Borough's Construction Code Official, Planning Board or the Board of Adjustment.
20. Advise the distribution and location of movable furniture, sculpture or pedestrian traffic control devices, landscaping and other facilities not otherwise located or fixed by the plans and specifications.

## 9 FISCAL YEAR AND ANNUAL BUDGET

- a. Monies appropriated and collected for the annual costs of operating and maintaining a Special Improvement District shall be credited to a special account. The Mayor and Council may incur the annual costs of improving, operating and maintaining a Special Improvement District during a fiscal year, though not specifically provided for by line item or other category in an approved estimate for such fiscal year, if in its discretion it shall be deemed necessary to provide for such annual improvements or operation or maintenance prior to the succeeding fiscal year and so long as the total amount of the account approved for that year is not exceeded by the expenditure. Any balances to the credit of the account and remaining unexpended at the end of the fiscal year shall be maintained and applied towards the financial requirements of the succeeding year.
- b. The Mayor and Council may retain a portion of the collected special assessment proceeds to offset the direct costs incurred in the required assessment and budget processes.
- c. The Council shall pay over funds to Belmar Improvement District, Inc., the District Management Corporation, quarterly on the fifteenth (15th) day of February, May, August and November of each year. The Borough shall not be obligated to pay over funds not received by the Borough.
- d. Belmar Improvement District, Inc., shall cause an annual audit of its books, accounts and financial transactions to be made and filed with the Mayor and Council and for that purpose

shall employ a Certified Public Accountant of New Jersey. The annual audit shall be completed and filed with Governing Body within four (4) months after the close of the fiscal year of the corporation, and a certified copy of the audit shall be filed with the Director of Community Affairs within five (5) days of the filing of the audit with the Council.

- e. Belmar Improvement District, Inc., as the District Management Corporation shall, within thirty (30) days after the close of each fiscal year, make an annual report of its activities for the preceding fiscal year to the Council and the Borough Clerk.
- f. The official office of Belmar Improvement District, Inc., will be the Municipal Building, currently located at 601 Main Street, Belmar, New Jersey.

## 10 NO LIMITATION OF POWER.

Nothing contained herein shall prevent the Mayor and Council at any time, subsequent to the adoption of this Chapter, by ordinance abandoning the operation of the Special Improvement District, changing the extent of the Special Improvement District, supplementing or amending the description of the District to be specially assessed for annual costs of the Special Improvement District, changing or repealing any plan, rules, requisitions or limitations adopted for the operation of the Special Improvement District or rescinding the designation of Belmar Improvement District, Inc. as the District Management Corporation or redesignating a District Management Corporation.

**SECTION III.** If any section, paragraph, subdivision, clause or provision of this ordinance shall be adjudged invalid, such adjudication shall apply only to the section, paragraph, subdivision, clause or provision so adjudged and the remainder of the Ordinance shall be deemed valid and effective.

**SECTION IV.** All ordinances or parts of ordinances inconsistent with or in conflict with the Ordinance are hereby repealed to the extent of such inconsistency.

**SECTION V.** This Ordinance shall take effect 20 days after final passage, adoption and publication according to law.

**NOTICE**

**NOTICE IS HEREBY GIVEN** that the foregoing Ordinance was introduced and passed on the first reading by the Council of the Borough of Belmar, County of Monmouth, State of New Jersey on \_\_\_\_\_, **2020 at 6:00 p.m.**, or as soon thereafter as the matter may be reached and considered, at the Borough of Belmar Municipal Building located at 601 Main Street, Belmar, New Jersey. The Ordinance will be considered for second and final reading at a meeting of the Township Committee on \_\_\_\_\_, **2020, at 6:00 p.m.**, or as soon thereafter as the matter may be reached and considered, at the Borough of Belmar Municipal Building located at 601 Main Street, Belmar, New Jersey. At that time the public is invited to ask questions, raise objections or provide public comment with regard to the proposed adoption of this Ordinance.

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**APRIL CLAUDIO**, Borough Clerk

**SCHEDULE A**

| Block | Lot  | Qual | Property Location           | Property Class |
|-------|------|------|-----------------------------|----------------|
| 2     | 2    |      | 3 OCEAN AVE                 | 4A             |
| 3     | 2    |      | FIRST & OCEAN AVES          | 4A             |
| 10    | 3    |      | 101 FIRST AVE               | 4A             |
| 40    | 1    |      | 400 OCEAN AVE               | 4A             |
| 40    | 9    |      | 112 FIFTH AVE               | 4A             |
| 40    | 17   |      | 402-408 OCEAN AVE           | 4A             |
| 41    | 8    |      | 219 FOURTH AVE              | 4A             |
| 45    | 1    |      | N/E COR FIFTH AVE &<br>MAIN | 4A             |
| 45    | 4    |      | 610 FIFTH AVE               | 4A             |
| 54    | 7.01 |      | 517 FIFTH AVE               | 4A             |
| 55    | 7    |      | 500 MAIN ST                 | 4A             |

|       |      |                   |    |
|-------|------|-------------------|----|
| 55    | 8    | 504 MAIN ST       | 4A |
| 55    | 9    | 506 MAIN ST       | 4A |
| 55    | 10   | 508 MAIN ST       | 4A |
| 55    | 12   | 614 SIXTH AVE     | 4A |
| 56    | 1    | 511 MAIN ST       | 4A |
| 56    | 2    | 507 MAIN ST       | 4A |
| 56    | 4    | 501 MAIN ST       | 4A |
| 56    | 6    | 702 SIXTH AVE     | 4A |
| 57    | 2    | 704-708 RIVER AVE | 4A |
| 57    | 4    | RIVER AVE         | 4A |
| 57    | 5    | 702 RIVER AVE     | 4A |
| 65    | 8    | 600 MAIN ST       | 4A |
| 65    | 9    | 602 MAIN ST       | 4A |
| 65    | 10   | 604 MAIN ST       | 4A |
| 65    | 11   | 606 MAIN ST       | 4A |
| 65    | 13   | 610 MAIN ST       | 4A |
| 66    | 15   | 611 MAIN ST       | 4A |
| 67    | 4.01 | 835 BELMAR PLAZA  | 4A |
| 75    | 2    | 700 MAIN ST       | 4A |
| 76    | 2    | 703 MAIN ST       | 4A |
| 76    | 4    | 701 SEVENTH AVE   | 4A |
| 76    | 6    | 705 SEVENTH AVE   | 4A |
| 76    | 7    | 709 SEVENTH AVE   | 4A |
| 76    | 15   | 700 EIGHTH AVE    | 4A |
| 76    | 17   | 700-A EIGHTH AVE  | 4A |
| 76    | 18   | 709-715 MAIN ST   | 4A |
| 76    | 20   | 707 MAIN ST       | 4A |
| 76    | 21   | 705 MAIN ST       | 4A |
| 80    | 1    | 801 OCEAN AVE     | 4A |
| 80    | 17   | 804 OCEAN AVE     | 4A |
| 80    | 18   | 803 OCEAN AVE     | 4A |
| 84    | 1    | 801 D ST          | 4A |
| 84    | 14   | 800 E ST          | 4A |
| 85    | 14   | 808-810 MAIN ST   | 4A |
| 86    | 1    | 801 MAIN ST       | 4A |
| 86    | 2    | 807 MAIN ST       | 4A |
| 86    | 4    | 809 MAIN ST       | 4A |
| 86    | 5    | 811 MAIN ST       | 4A |
| 86    | 6    | 704 BELMAR PLAZA  | 4A |
| 86    | 7    | 810 BELMAR PLAZA  | 4A |
| 86.01 | 1    | BELMAR PLAZA      | 4A |
| 87    | 1    | 800 RIVER AVE     | 4A |
| 87    | 2    | 810 RIVER AVE     | 4A |
| 95    | 4    | 609 NINTH AVE     | 4A |
| 95    | 5    | 613 NINTH AVE     | 4A |
| 95    | 7    | 900 MAIN ST       | 4A |
| 95    | 8    | 902 MAIN ST       | 4A |
| 95    | 9    | 904 MAIN ST       | 4A |

|       |       |      |                              |                |
|-------|-------|------|------------------------------|----------------|
| 95    | 10    |      | 906 MAIN ST                  | 4A             |
| 95    | 11    |      | 908 MAIN ST                  | 4A             |
| 95    | 12    |      | 910 MAIN ST                  | 4A             |
| 95    | 13    |      | 914 MAIN ST                  | 4A             |
| 95    | 15    |      | 610 TENTH AVE                | 4A             |
| 96    | 1     |      | 901 MAIN ST                  | 4A             |
| 96    | 3     |      | 917 MAIN ST                  | 4A             |
| 96    | 5     |      | 921 MAIN ST                  | 4A             |
| 96    | 6     |      | 925 MAIN ST                  | 4A             |
| 96    | 7     |      | 706 TENTH AVE                | 4A             |
| 96    | 8     |      | 708 TENTH AVE                | 4A             |
| 96    | 9     |      | 712 TENTH AVE                | 4A             |
| 105   | 8     |      | 613 TENTH AVE                | 4A             |
| 105   | 9     |      | 1000 MAIN ST                 | 4A             |
| 105   | 10    |      | 1002 MAIN ST                 | 4A             |
| 105   | 11    |      | 1004 MAIN ST                 | 4A             |
| 105   | 12    |      | 1006 MAIN ST                 | 4A             |
| 105   | 13    |      | 1008 MAIN ST                 | 4A             |
| 105   | 14    |      | 1010 MAIN ST                 | 4A             |
| 105   | 15    |      | 1012 MAIN ST                 | 4A             |
| 106   | 1     |      | 1001-1005 MAIN ST            | 4A             |
| 106   | 2     |      | 701 TENTH AVE                | 4A             |
| 106   | 3     |      | 705 TENTH AVE                | 4A             |
| 106   | 5     |      | 707 TENTH AVE                | 4A             |
| 106   | 10.01 |      | 1007.5 MAIN ST               | 4A             |
| 106   | 10.02 |      | 1007 MAIN ST                 | 4A             |
| 106   | 11    |      | 1005.5 MAIN ST               | 4A             |
| 115   | 10    |      | 1100 MAIN ST                 | 4A             |
| 115   | 11    |      | 1102 MAIN ST                 | 4A             |
| 115   | 12    |      | 1104 MAIN ST                 | 4A             |
| 115   | 13    |      | 1108 MAIN ST                 | 4A             |
| 115   | 14    |      | 1110 MAIN ST                 | 4A             |
| 115   | 15    |      | 1112 MAIN ST                 | 4A             |
| 116   | 2     |      | 712 TWELFTH AVE              | 4A             |
| Block | Lot   | Qual | Property Location            | Property Class |
| 117   | 1     |      | 803 ELEVENTH AVE. AKA<br>801 | 4A             |
| 117   | 2     |      | 800 TWELFTH AVE              | 4A             |
| 117   | 6     |      | 1100 RIVER RD                | 4A             |
| 117   | 7     |      | 1102 RIVER RD                | 4A             |
| 117   | 9     |      | 1110 RIVER RD                | 4A             |
| 120   | 6     |      | 107 TWELFTH AVE              | 4A             |
| 125   | 7     |      | 1200 MAIN ST                 | 4A             |
| 125   | 9     |      | 1202 MAIN ST                 | 4A             |
| 125   | 10    |      | 1204 MAIN ST                 | 4A             |
| 125   | 11.02 |      | 1208 MAIN ST                 | 4A             |
| 125   | 13    |      | 1212 MAIN ST                 | 4A             |



|        |      |                     |    |
|--------|------|---------------------|----|
| 127.01 | 2.01 | 805 TWELFTH AVE     | 4A |
| 127.02 | 7    | 827 TWELFTH AVE     | 4A |
| 127.02 | 10   | 1204 H ST           | 4A |
| 128    | 1    | 1200 RIVER AVE      | 4A |
| 134    | 1    | 500 FOURTEENTH AVE  | 4A |
| 135    | 10   | 1308 MAIN ST        | 4A |
| 135    | 11   | 1312 MAIN ST        | 4A |
| 135    | 12   | 1316 MAIN ST        | 4A |
| 136    | 1    | 1301 MAIN ST        | 4A |
| 136    | 8    | 711 THIRTEENTH AVE  | 4A |
| 136    | 17   | 1309 MAIN ST        | 4A |
| 136    | 21   | 1303.5 MAIN ST      | 4A |
| 136    | 22   | 1303 MAIN ST        | 4A |
| 137    | 1    | 805 THIRTEENTH AVE  | 4A |
| 137    | 16   | 818 SIXTEENTH AVE   | 4A |
| 142    | 14   | 1402 C ST           | 4A |
| 155    | 6    | 613 FIFTEENTH AVE   | 4A |
| 155.01 | 7    | 1500 MAIN ST        | 4A |
| 155.01 | 8    | 1504 MAIN ST        | 4A |
| 155.01 | 9    | 1506 MAIN ST        | 4A |
| 156    | 1    | 1401 MAIN ST        | 4A |
| 156    | 9    | 712 SIXTEENTH AVE   | 4A |
| 156    | 15   | 1407 MAIN ST        | 4A |
| 156    | 16   | 1405 MAIN ST        | 4A |
| 160    | 1    | 1601 OCEAN AVE      | 4A |
| 160    | 25   | 1607 OCEAN AVE      | 4A |
| 167    | 3    | 811 SIXTEENTH AVE   | 4A |
| 167    | 7    | 1600 HWY 71         | 4A |
| 167    | 11   | 805 SIXTEENTH AVE   | 4A |
| 168    | 1.01 | 1601 H ST           | 4A |
| 168    | 17   | 1607 H ST           | 4A |
| 170    | 13   | 1715-1717 OCEAN AVE | 4A |
| 180    | 1    | 1801 OCEAN AVE      | 4A |
| 180    | 14   | 1813 OCEAN AVENUE   | 4A |
| 10     | 1    | 102 SECOND AVE      | 4A |
| 41     | 15   | 204 FIFTH AVE       | 4A |
| 42     | 1.01 | 301 FOURTH AVE      | 4A |
| 71     | 1    | 201 SEVENTH AVE     | 4A |
| 72     | 7    | 300 EIGHTH AVE      | 4A |
| 80     | 11   | 114 NINTH AVE       | 4A |
| 80     | 13   | 110 NINTH AVE       | 4A |
| 87     | 3    | 910 RIVER AVE       | 4A |
| 91     | 20   | 200 TENTH AVE       | 4A |
| 92     | 21   | 302 TENTH AVE       | 4A |
| 92     | 22   | 300 TENTH AVE       | 4A |
| 100    | 1    | 1000 OCEAN AVE      | 4A |
| 100    | 2    | 101 TENTH AVE       | 4A |
| 102    | 1    | 301 TENTH AVE       | 4A |

|     |    |                    |    |
|-----|----|--------------------|----|
| 102 | 3  | 307 TENTH AVE      | 4A |
| 105 | 2  | 603 TENTH AVE      | 4A |
| 110 | 12 | 114 TWELFTH AVE    | 4A |
| 111 | 1  | 201 ELEVENTH AVE   | 4A |
| 111 | 2  | 203 ELEVENTH AVE   | 4A |
| 111 | 13 | 212 TWELFTH AVE    | 4A |
| 143 | 3  | 405 FOURTEENTH AVE | 4A |
| 143 | 20 | 402 FIFTEENTH AVE  | 4A |
| 182 | 14 | 1805 A ST          | 4A |