

**NOTICE OF HEARING
MUNICIPAL CODE ENFORCEMENT BOARD
CITY OF CLEARWATER, FLORIDA
Case 148-24**

Certified Mail
September 13, 2024

Owner: **1499 Gulf LLC**
308 Harbor View Ln
Largo, FL 33770-4008

Violation Address: **1487 Gulf to Bay Blvd., Clearwater**
14-29-15-10476-010-0070

Dear Sir/Madam:

You are hereby formally notified that on **Wednesday, October 23, 2024, at 1:30 p.m.** there will be a public hearing before the Municipal Code Enforcement Board in the Council Chambers, Clearwater Main Library at 100 North Osceola Avenue, Clearwater, Florida, concerning violation of Section(s) **3-1502.B., 3-1503.B.1., 3-1503.B.2., 3-1503.B.3., and 3-1503.B.9.** of the Clearwater City Code. (See attached Affidavit(s) of Violation).

You are hereby ordered to appear before the Municipal Code Enforcement Board on the hearing date to answer these charges and to present your side of the case. Failure to appear may result in the Board proceeding in your absence. You have the right to obtain an attorney, at your own expense, to represent you before the Board. If you are absent but represented at the hearing, your representative must present to the Board your letter authorizing your representative to speak on your behalf. You will have the opportunity to present witnesses as well as question witnesses against you prior to the Board making a determination. Please be prepared to present evidence at the hearing concerning the amount of time necessary to correct the alleged violations should you be found to be in violation of the City Code.

The case shall be presented to the Board even if the violations described in the attached Affidavit(s) of Violation are corrected prior to the Board hearing.

Should you be found in violation of the City Code, the Municipal Code Enforcement Board has the power by law to levy fines of up to \$250 a day per violation against you and your property for every day each violation continues beyond the date set for compliance in an Order of the Board.

If you wish to have any witnesses subpoenaed, please contact the Secretary of the Municipal Code Enforcement Board within five (5) days at 727-444-7155. If you have any questions regarding the cited violations or if the violations are corrected prior to the hearing, please contact the Inspector whose name appears on the Affidavit(s) of Violation.

Sincerely,



SECRETARY TO THE MUNICIPAL CODE ENFORCEMENT BOARD

The Municipal Code Enforcement Board was created pursuant to General Act 80-300, General Laws of Florida, 1979, and Ordinance 2169-80 of the City of Clearwater.

The City of Clearwater strongly supports and fully complies with the Americans with Disabilities Act (ADA). Please advise us at least 48 hours prior to the hearing if you require special accommodations at 727-562-4090. Assisted Listening Devices are available. **Kindly refrain from private conversations, cellular phone use, etc. that distract meeting participants.**

Any party may appeal a final order of this Board by filing an appeal with the Circuit Court within 30 days of entry of the order. Appellants need a record of proceedings; a verbatim record of testimony and evidence that is the basis for the appeal may be required. F.S. § 286.0105, CDC Sec 7-104

MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA
AFFIDAVIT OF VIOLATION AND REQUEST FOR HEARING

NAME OF VIOLATOR: 1499 GULF LLC
MAILING ADDRESS: 308 HARBOR VIEW LN
LARGO, FL 33770-4008
CITY CASE#: CDC2024-00637

VIOLATION ADDRESS: 1487 GULF TO BAY BLVD
CLEARWATER, FL

DATE OF OFFICIAL NOTICE OF VIOLATION: 4/23/2024

LEGAL DESCRIPTION OF PROPERTY: BOULEVARD HEIGHTS BLK J, NE'LY 60FT OF LOTS 7
AND 8

PARCEL #: 14-29-15-10476-010-0070

DATE OF INSPECTION: 9/6/2024 3:26:00 PM

SECTION(S) OF THE CITY CODE WHICH HAVE BEEN VIOLATED: CODE
SECTION VIOLATED

3-1502.B. - ****EXTERIOR SURFACES**** All building walls shall be maintained in a secure and attractive manner. All defective structural and decorative elements of any building wall shall be repaired or replaced in a workmanlike manner to match as closely as possible the original materials and construction of the building. Exterior surfaces shall be free of mildew; rust; loose material including peeling paint; and patching, painting or resurfacing shall be accomplished to match the existing or adjacent surfaces as to material, color, bond and joining. All exterior surfaces other than decay-resistant wood and other weather durable finishes, shall be protected from the elements by paint or other protective covering applied and maintained in accord with manufacturer's specifications and otherwise treated in a consistent manner.

SPECIFICALLY,

During a Neighborhood Sweep performed on 4/17/24, the above listed condition(s) existed at this property and must be addressed in accordance with property maintenance ordinances. Please address any visible mildew/peeling or failing paint/damaged exterior surfaces and maintain the property on a regular basis.

A violation exists and a request for hearing is being made.


Gregory Dixon

SWORN AND SUBSCRIBED before me by means of physical presence or online notarization on this 6th day of September, 2024, by Gregory Dixon.


STATE OF FLORIDA
COUNTY OF PINELLAS

- PERSONALLY KNOWN TO ME
 PRODUCED AS IDENTIFICATION

Type of Identification



(Notary Signature)



Name of Notary (typed, printed, stamped)



FILED THIS 6 DAY OF September, 2024

MCEB CASE NO. 148-24

Chelle Sprague
Secretary, Municipal Code Enforcement Board

MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA
AFFIDAVIT OF VIOLATION AND REQUEST FOR HEARING

NAME OF VIOLATOR: 1499 GULF LLC
MAILING ADDRESS: 308 HARBOR VIEW LN
LARGO, FL 33770-4008

CITY CASE#: PNU2024-00405

VIOLATION ADDRESS: 1487 GULF TO BAY BLVD
CLEARWATER, FL

DATE OF OFFICIAL NOTICE OF VIOLATION: 4/23/2024

LEGAL DESCRIPTION OF PROPERTY: BOULEVARD HEIGHTS BLK J, NE'LY 60FT OF LOTS 7
AND 8

PARCEL #: 14-29-15-10476-010-0070

DATE OF INSPECTION: 9/6/2024 3:28:00 PM

SECTION(S) OF THE CITY CODE WHICH HAVE BEEN VIOLATED: CODE
SECTION VIOLATED

3-1503.B.1. - ****PUBLIC NUISANCE CONDITION**** A condition or use that exists on this property causes a substantial diminution of value of property in the vicinity of this condition or use and is considered a public nuisance.

3-1503.B.2. - ****ABANDONED BUILDINGS**** Buildings which are abandoned, boarded up, partially destroyed, or left for a period of six (6) months in a state of partial construction are declared to be a public nuisance.

3-1503.B.3. - ****ATTRACTIVE NUISANCE**** Any attractive nuisance dangerous to children in the form of abandoned or broken equipment, accessible artificial bodies of water, excavations, or neglected machinery.

3-1503.B.9. - ****Other Nuisance Condition**** Any other condition or use that constitutes a nuisance to the public, generally, which is continually or repeatedly maintained, the abatement of which would be in the best interest of the health, safety and welfare of the citizens of the city.

SPECIFICALLY,

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A violation exists and a request for hearing is being made.


Gregory Dixon

SWORN AND SUBSCRIBED before me by means of physical presence or _____ online notarization on this 6th day of September, 2024, by Gregory Dixon.

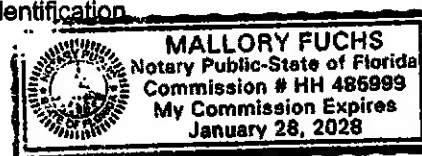
STATE OF FLORIDA
COUNTY OF PINELLAS

PERSONALLY KNOWN TO ME

PRODUCED AS IDENTIFICATION

Type of Identification



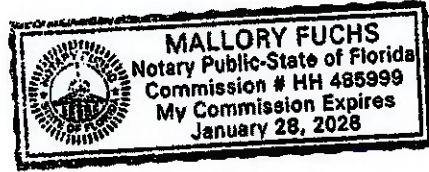


Affidavit_Violation

(Notary Signature)

Mallory Fuchs

Name of Notary (typed, printed, stamped)



FILED THIS 10 DAY OF September, 2024

MCEB CASE NO. 148-24

Heidi Sprague

Secretary, Municipal Code Enforcement Board



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT
POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748
MUNICIPAL SERVICES BUILDING, 100 SOUTH MYRTLE AVENUE, CLEARWATER, FLORIDA 33756
TELEPHONE (727) 562-4720 FAX (727) 562-4735

Courtesy Notice

CDC2024-00637

1499 GULF LLC
308 HARBOR VIEW LN
LARGO, FL 33770-4008

Re: 1487 GULF TO BAY BLVD

Dear Property Owner:

The City of Clearwater Planning and Development Department has done an inspection at the above address and has found the property is in violation of the following City Code:

3-1502.B. - ****EXTERIOR SURFACES**** All building walls shall be maintained in a secure and attractive manner. All defective structural and decorative elements of any building wall shall be repaired or replaced in a workmanlike manner to match as closely as possible the original materials and construction of the building. Exterior surfaces shall be free of mildew; rust; loose material including peeling paint; and patching, painting or resurfacing shall be accomplished to match the existing or adjacent surfaces as to material, color, bond and joining. All exterior surfaces other than decay-resistant wood and other weather durable finishes, shall be protected from the elements by paint or other protective covering applied and maintained in accord with manufacturer's specifications and otherwise treated in a consistent manner.

Specifically: During a Neighborhood Sweep performed on 4/17/24, the above listed condition(s) existed at this property and must be addressed in accordance with property maintenance ordinances. Please address any visible mildew/peeling or failing paint/damaged exterior surfaces and maintain the property on a regular basis.

No further action is required on your part if the violation is corrected by May 23, 2024.

Our goal is to achieve voluntary compliance through education, communication and cooperation. We would appreciate your assistance in achieving this goal. You can obtain a copy of our Citizens' Guide to Code Enforcement by visiting http://www.myclearwater.com/gov/depts/planning_dev/index.asp. If you have any questions concerning this matter, or if you need any additional information, please do not hesitate to contact me.

Inspector: Gregory Dixon

Inspector Phone: 727-444-8717

Date Printed: 4/23/2024

CourtesyLtr2



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT
POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748
MUNICIPAL SERVICES BUILDING, 100 SOUTH MYRTLE AVENUE, CLEARWATER, FLORIDA 33756
TELEPHONE (727) 562-4720 FAX (727) 562-4735

Courtesy Notice

PNU2024-00405

1499 GULF LLC
308 HARBOR VIEW LN
LARGO, FL 33770-4008

Re: 1487 GULF TO BAY BLVD

Dear Property Owner:

The City of Clearwater Planning and Development Department has done an inspection at the above address and has found the property is in violation of the following City Code:

- 3-1503.B.1. - ****PUBLIC NUISANCE CONDITION**** A condition or use that exists on this property causes a substantial diminution of value of property in the vicinity of this condition or use and is considered a public nuisance.
- 3-1503.B.2. - ****ABANDONED BUILDINGS**** Buildings which are abandoned, boarded up, partially destroyed, or left for a period of six (6) months in a state of partial construction are declared to be a public nuisance.
- 3-1503.B.3. - ****ATTRACTIVE NUISANCE**** Any attractive nuisance dangerous to children in the form of abandoned or broken equipment, accessible artificial bodies of water, excavations, or neglected machinery.
- 3-1503.B.9. - ****Other Nuisance Condition**** Any other condition or use that constitutes a nuisance to the public, generally, which is continually or repeatedly maintained, the abatement of which would be in the best interest of the health, safety and welfare of the citizens of the city.

Specifically: During a Neighborhood Sweep performed on 4/17/24, the above listed condition(s) existed at this property and must be addressed in accordance with property maintenance ordinances. The building and or structure on your property shows signs of being deserted by the owner and is not being maintained. Evidence of desertion and lack of maintenance shall include, but not be limited to: unaddressed code violation; lack of required building permits or certificate of occupancy; lack of business tax receipt; and lack of active utilities. Please bring property into compliance AND have current utilities turned on and the property occupied, OR have the property sold, OR demolished by the compliance date to avoid further action and/or fines. Thank you.

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Our goal is to achieve voluntary compliance through education, communication and cooperation. We would appreciate your assistance in achieving this goal. You can obtain a copy of our Citizens' Guide to Code Enforcement by visiting http://www.myclearwater.com/gov/depts/planning_dev/index.asp. If you have any questions concerning this matter, or if you need any additional information, please do not hesitate to contact me.

Inspector: Gregory Dixon

Inspector Phone: 727-444-8717

Date Printed: 4/23/2024

CourtesyLtr2



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT
POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748
MUNICIPAL SERVICES BUILDING, 100 SOUTH MYRTLE AVENUE, CLEARWATER, FLORIDA 33756
TELEPHONE (727) 562-4720 FAX (727) 562-4735

Notice of Violation

1499 GULF LLC
308 HARBOR VIEW LN
LARGO, FL 33770-4008

CDC2024-00637

ADDRESS OR LOCATION OF VIOLATION: **1487 GULF TO BAY BLVD**

LEGAL DESCRIPTION: BOULEVARD HEIGHTS BLK J, NE'LY 60FT OF LOTS 7
AND 8

DATE OF INSPECTION: 6/3/2024

PARCEL: 14-29-15-10476-010-0070

Section of City Code Violated:

3-1502.B. - **EXTERIOR SURFACES** All building walls shall be maintained in a secure and attractive manner. All defective structural and decorative elements of any building wall shall be repaired or replaced in a workmanlike manner to match as closely as possible the original materials and construction of the building. Exterior surfaces shall be free of mildew; rust; loose material including peeling paint; and patching, painting or resurfacing shall be accomplished to match the existing or adjacent surfaces as to material, color, bond and joining. All exterior surfaces other than decay-resistant wood and other weather durable finishes, shall be protected from the elements by paint or other protective covering applied and maintained in accord with manufacturer's specifications and otherwise treated in a consistent manner.

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THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 7/3/2024. FAILURE TO CORRECT THE ABOVE LISTED VIOLATION BY THE DATE INDICATED, OR RECURRENCE OF THE VIOLATION AFTER CORRECTION, WILL RESULT IN A LEGAL ACTION BY THE CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER OR BY THE PINELLAS COUNTY COURT. SUCH ACTION MAY RESULT IN A FINE. THE ALLEGED VIOLATOR MAY BE LIABLE FOR THE REASONABLE COSTS OF THE INVESTIGATION, PROSECUTION AND THE ADMINISTRATIVE HEARING SHOULD THIS PERSON BE FOUND GUILTY OF THE VIOLATION.

Gregory Dixon Code Inspector
727-444-8717
gregory.dixon@myclearwater.com

Date Printed: 6/3/2024

NOV_PropOwn



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT
POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748
MUNICIPAL SERVICES BUILDING, 100 SOUTH MYRTLE AVENUE, CLEARWATER, FLORIDA 33756
TELEPHONE (727) 562-4720 FAX (727) 562-4735

Notice of Violation

1499 GULF LLC
308 HARBOR VIEW LN
LARGO, FL 33770-4008

PNU2024-00405

ADDRESS OR LOCATION OF VIOLATION: **1487 GULF TO BAY BLVD**

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DATE OF INSPECTION: 6/3/2024

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Section of City Code Violated:

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NOV_PropOwn



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

MUNICIPAL SERVICES BUILDING, 100 SOUTH MYRTLE AVENUE, CLEARWATER, FLORIDA 33756

TELEPHONE (727) 562-4720 FAX (727) 562-4735

Gregory Dixon Code Inspector

727-444-8717

gregory.dixon@myclearwater.com

Date Printed: 6/4/2024



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT
POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748
MUNICIPAL SERVICES BUILDING, 100 SOUTH MYRTLE AVENUE, CLEARWATER, FLORIDA 33756
TELEPHONE (727) 562-4720 FAX (727) 562-4735

Notice of Violation

1499 GULF LLC
308 HARBOR VIEW LN
LARGO, FL 33770-4008

CDC2024-00637

ADDRESS OR LOCATION OF VIOLATION: 1487 GULF TO BAY BLVD

LEGAL DESCRIPTION: BOULEVARD HEIGHTS BLK J, NE'LY 60FT OF LOTS 7
AND 8

DATE OF INSPECTION: 6/3/2024

PARCEL: 14-29-15-10476-010-0070

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THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 9/1/2024. FAILURE TO CORRECT THE ABOVE LISTED VIOLATION BY THE DATE INDICATED, OR RECURRENCE OF THE VIOLATION AFTER CORRECTION, WILL RESULT IN A LEGAL ACTION BY THE CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER OR BY THE PINELLAS COUNTY COURT. SUCH ACTION MAY RESULT IN A FINE. THE ALLEGED VIOLATOR MAY BE LIABLE FOR THE REASONABLE COSTS OF THE INVESTIGATION, PROSECUTION AND THE ADMINISTRATIVE HEARING SHOULD THIS PERSON BE FOUND GUILTY OF THE VIOLATION.

Gregory Dixon Code Inspector
727-444-8717
gregory.dixon@myclearwater.com

Date Printed: 8/9/2024

NOV_PropOwn



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT
POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748
MUNICIPAL SERVICES BUILDING, 100 SOUTH MYRTLE AVENUE, CLEARWATER, FLORIDA 33756
TELEPHONE (727) 562-4720 FAX (727) 562-4735

Notice of Violation

1499 GULF LLC
308 HARBOR VIEW LN
LARGO, FL 33770-4008

PNU2024-00405

ADDRESS OR LOCATION OF VIOLATION: **1487 GULF TO BAY BLVD**

LEGAL DESCRIPTION: BOULEVARD HEIGHTS BLK J, NE'LY 60FT OF LOTS 7
AND 8

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NOV_PropOwn



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT
POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748
MUNICIPAL SERVICES BUILDING, 100 SOUTH MYRTLE AVENUE, CLEARWATER, FLORIDA 33756
TELEPHONE (727) 562-4720 FAX (727) 562-4735

A handwritten signature in black ink, appearing to read "Gregory Dixon", is written over a horizontal line.

Gregory Dixon Code Inspector
727-444-8717
gregory.dixon@myclearwater.com

Date Printed: 8/9/2024

MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA

AFFIDAVIT OF POSTING

City Case Number: CDC2024-00637

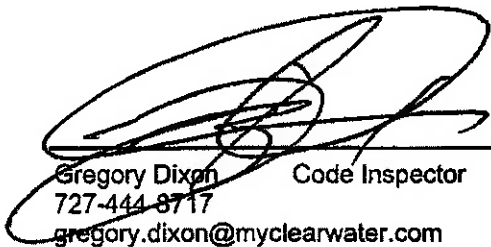
Site of Violation: 1487 GULF TO BAY BLVD

RECEIVED

AUG 09 2024

CITY CLERK DEPARTMENT

1. Gregory Dixon, being first duly sworn, deposes and says:
2. That I am a Code Inspector employed by the City of Clearwater.
3. That on the 9th day of August, 2024, a copy of the attached Notice of Violation was posted at City of Clearwater Offices, 600 Cleveland St., 6th Floor, Clearwater, Florida and at 1487 GULF TO BAY BLVD, Clearwater, Florida.



Gregory Dixon Code Inspector
727-444-8717
gregory.dixon@myclearwater.com

STATE OF FLORIDA
COUNTY OF PINELLAS

SWORN AND SUBSCRIBED before me by means of _____ physical presence or _____ online notarization on this 9th day of August, 2024, by Gregory Dixon.

PERSONALLY KNOWN TO ME

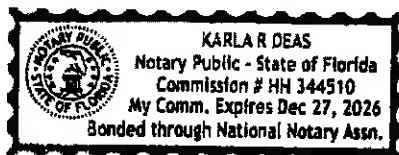
PRODUCED AS IDENTIFICATION

Karla Deas _____
Type of Identification

(Notary Signature)

Karla Deas

Name of Notary (typed, printed, stamped)



MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA

AFFIDAVIT OF POSTING

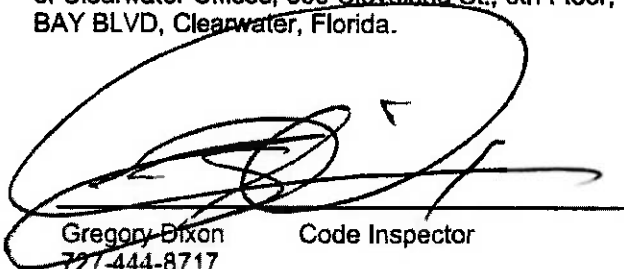
City Case Number: PNU2024-00405

Site of Violation: 1487 GULF TO BAY BLVD

RECEIVED

AUG 09 2024

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2. That I am a Code Inspector employed by the City of Clearwater.
3. That on the 9th day of August, 2024, a copy of the attached Notice of Violation was posted at City of Clearwater Offices, 600 Cleveland St., 6th Floor, Clearwater, Florida and at 1487 GULF TO BAY BLVD, Clearwater, Florida.



Gregory Dixon Code Inspector
727-444-8717
gregory.dixon@myclearwater.com

STATE OF FLORIDA
COUNTY OF PINELLAS

SWORN AND SUBSCRIBED before me by means of _____ physical presence or _____ online notarization on this 9th day of August, 2024, by Gregory Dixon.

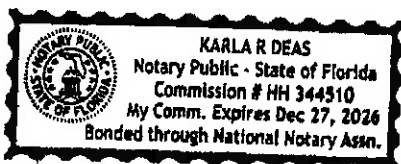
PERSONALLY KNOWN TO ME

PRODUCED AS IDENTIFICATION

Karla Deas _____
Type of Identification

(Notary Signature)

Karla Deas
Name of Notary (typed, printed, stamped)



7019 2970 0001 6189 8141

U.S. Postal Service™
CERTIFIED MAIL® REC
 Domestic Mail Only

For delivery information, visit our website at www.usps.com

OFFICIAL USE

Certified Mail Fee

Return Receipt (hardcopy) \$ _____
 Return Receipt (electronic) \$ _____
 Certified Mail Restricted Delivery \$ _____
 Adult Signature Required \$ _____
 Adult Signature Restricted Delivery \$ _____

Postage

Total Postage and Fees

Send to **1487 Gulf to Bay**

Street and Apt. No., or PO Box No.

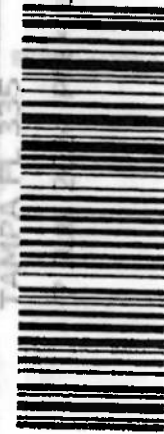
CDC2024-00637 PHU2024-00405

Ext - Aug 1



CITY OF CLEARWATER
 Planning and Development Department
 POST OFFICE BOX 4748
 CLEARWATER, FLORIDA 33758-4748

CERTIFIED MAIL



US POSTAGE
 \$008.69
 AUG 06 2024

7019 2970 0001 6189 8141

cc L/N / 06/10/2024

1499 GULF LLC
 308 HARBOR VIEW LN
 LARGO, FL 33770-4008

NIXIE 189 FEB 1 2006/10/24

RETURN TO SENDER
 NOT DELIVERABLE AS ADDRESSED
 UNABLE TO FORWARD



Parcel Summary (as of 06-Sep-2024)

Parcel Map

Parcel Number

14-29-15-10476-010-0070

Owner Name
1499 GULF LLC

Property Use
1730 General Office

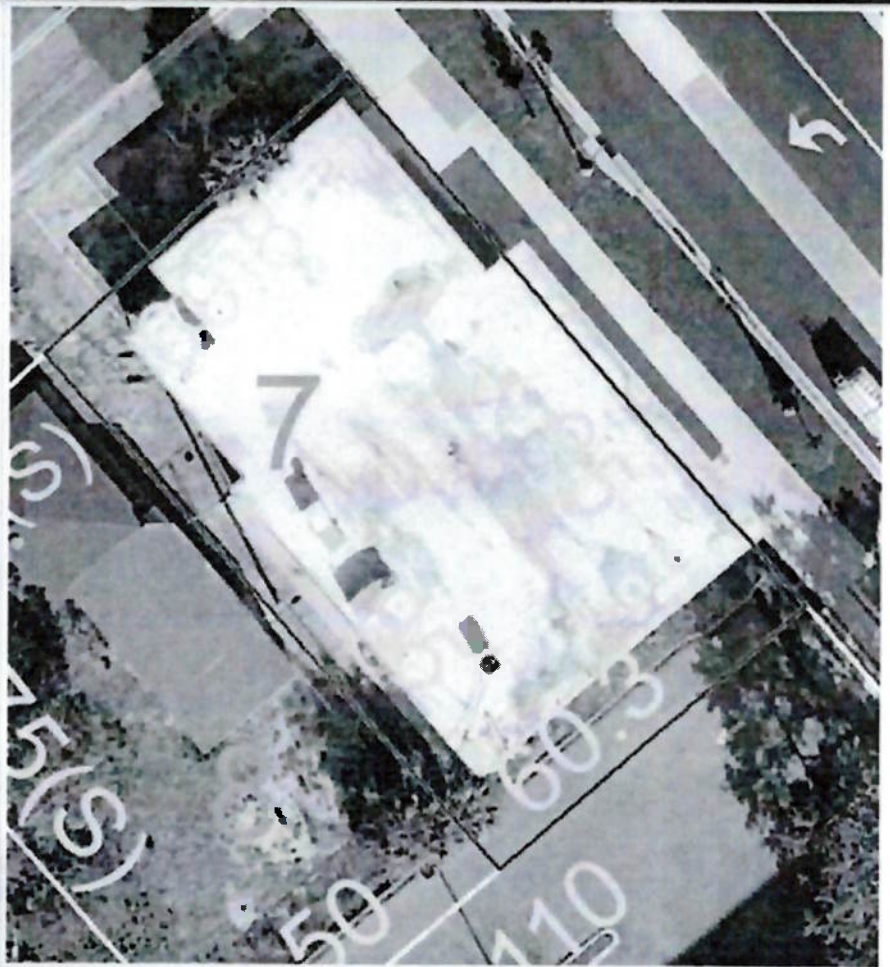
Site Address
1487 GULF TO BAY BLVD
CLEARWATER, FL 33755

Mailing Address
308 HARBOR VIEW LN
LARGO, FL 33770-4008

Legal Description
BOULEVARD HEIGHTS BLK J, PART OF LOTS 7 & 8
DESC FROM SE COR OF SD LOT 8 TH N49D33'49"E
50FT FOR POB TH N40D26' 11"W 95FT TH
N49D33'49"E 60.85FT TH S4

Current Tax District
CLEARWATER (CW)

Year Built
1949



Heated SF	Gross SF	Living Units	Buildings
3,920	4,360	0	1

Exemptions

Year	Homestead	Use %	Status	Property Exemptions & Classifications
2025	No	0%		No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).
2024	No	0%		
2023	No	0%		

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
21298/0095		264.02	NON EVAC	Current FEMA Maps	Check for EC	Zoning Map	7/54

2024 Preliminary Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	\$205,675	\$205,675	\$205,675	\$205,675	\$205,675

Value History (yellow indicates corrected value)

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2023	N	\$193,563	\$193,563	\$193,563	\$193,563	\$193,563
2022	N	\$182,622	\$180,327	\$180,327	\$182,622	\$180,327
2021	N	\$163,934	\$163,934	\$163,934	\$163,934	\$163,934
2020	N	\$141,267	\$141,267	\$141,267	\$141,267	\$141,267