

TOWN OF BRECKENRIDGE  
*OPEN SPACE ADVISORY COMMISSION*  
Monday, February 28, 2011  
150 Ski Hill Road

- 5:30 Call to Order, Roll Call
- 5:35 Discussion/approval of Minutes – January 17, 2010
- 5:40 Discussion/approval of Agenda
- 5:45 Public Comment (Non-Agenda Items)
- 5:50 Staff Summary
- Cucumber Gulch Nighttime Operations
- 6:15 Open Space and Trails
- Forest Health Update
  - Trail Use Data
  - Pro Forma
- 7:40 Executive Session
- 8:00 Adjourn

For further information, please contact the Open Space and Trails Program at 970-547-3155 (Scott) or 970-453-3371 (Chris).

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**Memorandum**

To: Breckenridge Open Space Advisory Commission (BOSAC)  
From: Open Space Staff  
Re: February 28, 2011 meeting

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**Staff Summary****Cucumber Gulch Nighttime Operations**

At its February 8<sup>th</sup> meeting, Town Council discussed the Dayton's proposal to continue operating nighttime "Adventure Snowshoe Tours" within Cucumber Gulch Preserve. Council approved continuing the current operations with the following conditions, as recommended by BOSAC at its January 17<sup>th</sup> meeting:

1. Tours may be run for a maximum of four nights per week.
2. Use of Josie's Cabin is allowed, as long as the cabin is locked at night following the last tour. The cabin should be unlocked for winter, daytime operations.
3. Group size for the nighttime tours is limited to eight people, including the guide.
4. The Daytons will establish an acceptable protocol for human waste disposal during the tours.
5. The Daytons will update staff on the number of visitors that utilize the Adventure Tours and the date and frequency of those tours.
6. Dr. Christy Carello, as the Town's wildlife consultant, will review the program conditions and help train the snowshoe guides to ensure a consistent Cucumber Gulch Preserve protection message.

Staff will work with Dr. Carello and the Daytons to ensure these conditions are satisfied.

**Open Space and Trails****Forest Health Update**

For the past several years, staff has been working to address forest health issues throughout the Town open space system. The forest health goals have been to remove dead and mountain pine beetle-infested trees from Town and joint Town/County open space parcels to:

- 1) Meet the existing Town mountain pine beetle ordinance, which requires property owners to remove dead and infested trees;
- 2) Improve overall tree species diversity on open space parcels; and
- 3) Reduce wildfire hazard through the establishment of fuel breaks.

Open space forest health treatment goals within Town of Breckenridge boundaries were recommended and prioritized by Rocky Mountain Ecological Services in its July 2008 report *Mountain Pine Beetle Hazard Analysis on Town of Breckenridge Open Space Parcels* (available here: <http://www.townofbreckenridge.com/index.aspx?page=724>). Town Council directed staff to fulfill the forest health projects outlined in this document within three years.

Based on this timeframe, staff has actively undertaken forest health projects since the 2009 summer season. During that time, over 129 acres of Town and joint Town/County open space have been treated. Forest health treatments include regeneration cuts, selective thinning, mastication, and lop-and-scatter, followed by dispersal of native grass seed, active tree planting, and/or staff monitoring allowing for natural regeneration. (As discussed at the November 2010 BOSAC meeting, some parcels from the 2010 season are partially complete and the contracted forest health treatments will continue in 2011.)

To help fund these logging activities, staff has pursued and received grant funding from the Summit County Wildfire Council and the Colorado State Forest Service, and worked cooperatively with Summit County Government to share costs when appropriate. Volunteer tree plantings and seed dispersal efforts have been organized for the past two years to encourage strong and diverse regeneration in the cleared areas. The Red White and Blue Fire District has also assisted in these efforts by burning slash piles and educating area land owners regarding the forest health treatment goals.

For the 2011 season, once again in cooperation with Summit County, staff has identified 101 acres to receive forest health treatments. The areas designated for tree removal are largely in the Golden Horseshoe area and are coordinated with other existing cuts (and proposed U.S. Forest Service treatments) to create sizeable fuel breaks for several subdivisions. Staff is pursuing grant funding to help reduce the direct costs to the Town. When coupled with the previous years' efforts, the 2011 forest health treatments will result in substantial completion of the 2008 plan priorities. But for a few small parcels and Cucumber Gulch Preserve, in-Town open space parcels will have been treated within the three year timeframe.

Please review the attached map to better understand the treatments that were completed in 2009 and 2010 and those planned for 2011. Staff welcomes BOSAC questions regarding this ongoing project.

**Trail Use Data**

Attached, please find several graphs outlining trail use data gathered by trail counters in French Gulch and the Peabody Placer. Staff will be available to present findings from this monitoring effort.

**Pro Forma**

Attached, please find a revised pro forma document that reflects the most recent open space acquisitions. Staff will present the document for BOSAC review.

### ***Roll Call***

Jeff Cospolich called the January 17, 2011 BOSAC meeting to order at 5:42 pm. Other BOSAC members present included Monique Merrill, Scott Yule, Devon O'Neil, Dennis Kuhn (7 pm) and Erin Hunter. Staff members present were Scott Reid, Heide Andersen, Peter Grosshuesch, Bree Schacht, Mike Barney and Mark Truckey. Joanna Stolen, Gene Dayton, Therese Dayton, Turk Montepare and Larry Crispell were present. Brian Lorch from Summit County Government was also present.

### ***Approval of Minutes***

The minutes were approved as presented.

### ***Approval of Agenda***

The Executive Session item was removed from the agenda.

### ***Public Comments***

Larry Crispell, on behalf of the community, thanked Heide Andersen for her hard work and landmark successes during her time working for the Town of Breckenridge. Her efforts have left a lasting legacy for the Town. That sentiment was echoed by all members present.

### **Open Space and Trails**

#### **Breckenridge Nordic Center Evening Operations**

Mr. Reid provided an overview of the nighttime operations in Cucumber Gulch Preserve and the previous discussions that occurred with BOSAC and the Daytons, as the Breckenridge Nordic Center concessionaire.

Gene and Therese Dayton handed out some additional information regarding the nighttime adventure tours (copies attached below).

Gene Dayton: We had four nighttime groups booked in all of December. This is not an every night occurrence. Cancellations are common, unless people pay up front. We find few if any animal tracks in the open areas of the Gulch during winter. There is a pump house lift station right there, a gondola running after sundown this time of year, and much residential development. I don't think what we do is causing any impact to the animals of the gulch. There are very few animals that stick around year round. We see few large mammals except moose, who are recent comers, within the last five years or so. They are doing well. The heaviest wildlife activity we witness is in the northwest quadrant, which we stay out of. For these programs, we seek the open areas to see the nighttime sky. If it's cold, the animals are not active and don't come out. I don't see us causing an effect to the wildlife. We just found what we think is a moose kill from a mountain lion. The head has been removed from the moose, though. The large population of moose has eaten off of the available willows and food in the gulch. We typically see the moose tracks alongside the ski trails, not on them. I think the moose, with their long legs, prefer the unpacked snow.

Therese Dayton: The Town Recreation Department use to offer these same trips up until three years ago or so. We already have distributed the print (brochure) for these tours, and we also do website advertising. The concierges book the daytime tours only. We stay on groomed ski trails

like Morning Glory and Gold Digger because it is too narrow on snowshoe trails for nighttime tours. We always have a guide and we stay on designated routes. These are private tours with one guide and a maximum of seven participants, and more typically one or two customers with the guide. We don't use headlamps so we can encourage night vision.

Ms. Merrill: What is the current growth rate of these tours per year?

Ms. Dayton: These are private tours only, so the group is smaller and more personal. The nighttime tours are not growing. Nighttime trips are smaller in size and shorter (1.5-2 hours). It provides a great service for our customers. It is quaint and small. The gondola is still running for most of the time we are out. We also see a lot of skiers after hours- regular users out with headlamps. We try to discourage them, but they choose to do what they will. We try to educate all of our customers about wildlife ethics and behavior. We have experienced guides and a knowledgeable staff. We also promote stewardship of the Preserve.

Ms. Andersen: The guides could also be trained by Dr. Carello to help with education of the users and promote environmental education and a stewardship ethic with the Gulch.

Mr. Yule: If this use continues, I would like to see limits on group size frequency. Human waste considerations are also my concern.

Ms. Dayton: It is a short tour. No one is encouraged to use the old outhouse.

Ms. Hunter: Is Josie's cabin open at night to anyone?

Ms. Dayton: Yes. We build a fire prior to the tour. There is no other use, at least that we have seen. It is not locked, nor do we think it needs to be.

Mr. Cospolich: How many guides are there? What are the daytime operation hours?

Ms. Dayton: There are two nighttime guides. The ski trails close at 4 pm. We leave the building at 5:15 or so and just run the occasional nighttime tour from there.

Mr. Dayton: There are groomers on ski area at night. The grooming we do below Ski Hill Road takes two hours. A lot of people are already skiing at night. We have offered the evening adventure tours for the last eight years and have built a good client base. Prior to that, we offered dinner/sleigh rides and other evening activities. This already represents a substantial reduction in amount of nighttime use that has occurred over the years. We do not use head lamps, as our focus is the nighttime sky and headlamps ruin your night vision. Weeknights are more popular, typically. Tuesday through Friday nights are the most popular sessions.

Ms. Dayton: We are also working with Council on a long term agreement to construct a new Nordic building and commit to operate the Nordic center for years to come. We feel that this is low impact and should be allowed to continue as it has for the past eight years.

Mr. Yule: I am comfortable with this programming continuing, but with strict conditions. Conditions: Tours to the cabin are OK. Four days per week maximum. The group size should be limited: no more than eight total participants, including the guide. I would also like to see some protocol for human waste disposal.

Mr. Hunter: I agree and would like to see Josie's cabin locked at nighttime when not being used. We also agreed to close the cabin entirely during the summer.

Mr. O'Neil: I am alright with continuing the use as it has been. The group size limitation similar to summer makes sense. The impact sounds minimal.

Ms. Merrill: I agree with the others. I would like an update of how many people are booked on those tours. I would also like to see Dr. Carello review these limitations and approve them.

Mr. Cospolich: I think it makes sense. People should be able to visit this site. It helps get beginner users out there. A lock on the cabin makes sense to me. A timer lock might make it easier to manage.

Mr. Dayton: Thank you for the audience. Thanks for your support.

Staff reminded BOSAC and the audience that Town Council will be apprised of BOSAC's recommendation and make the final decision.

### **Golden Horseshoe Management Plan**

Ms. Andersen introduced the Golden Horseshoe Management Plan. We have been operating and managing the resources in the Golden Horseshoe since this plan was conceived. The Town, County and USFS collaborate well on these management efforts. Our plan reflects how things are currently working. We want to focus BOSAC's attention on the main portion of the plan and maps two and three. The appendices should be mostly familiar. The document provides an overview of the process, and the challenges we face. The policy approach is critical for the management entities and elected officials. The plan outlines the resources and provides a policy framework for future management. OSAC has already reviewed the document and staff has implemented those revisions. A joint BOSAC/OSAC meeting will be the forum for final review and approval. Travel management is a huge part of this, and this plan's true passage and implementation should come only after the USFS Travel Management Plan has been released. As we have previously discussed, management filters were applied to the citizen recommendations, taking into account legal access and sustainability issues, to create the maps. We will, of course, wait for the USFS to complete the Travel Management Plan to proceed with implementation.

Mr. Lorch: We sought one map for all uses- summer and winter. This is our best attempt yet.

Ms. Andersen: The land ownership adjustment analysis line (LOAA) outlines which lands the USFS plans to hold, dispose or acquire. This document would provide some guidance to the USFS as to future actions regarding land disposal. The three zone approach helps us manage this

area more effectively and helps reduce the likelihood of potential disposal of National Forest lands in the middle of the Golden Horseshoe.

Mr. Lorch: This change could save the town and County a lot of money because we would not have to acquire additional lands to protect them from private development in the Golden Horseshoe. This is a unique opportunity to help us clarify the future ownership of public lands in the Golden Horseshoe.

Mr. Grosshuesch: I agree. The LOAA is a critical piece of this decision. Moving the LOAA line is huge, a dream come true.

Mr. Montepare: This is critically important to clarify and complete. Our management of the area is a good indication of our commitment and the USFS is recognizing that through this map.

Mr. Truckey: Is there any commitment for a right of first refusal for these properties?

Mr. Lorch: There is already language in there, as strong as I can make it.

Ms. Andersen: We are seeking BOSAC direction at this point.

Mr. Cospolich: This looks good. Few improvements have been made that have been obvious to the public thus far. This is a step in the right direction to making a change in the Golden Horseshoe. The water treatment plant is expensive. How is it working? (Jury is still out on the success of the water treatment plant.)

Ms. Merrill: I am really impressed with the management plan. My concern is the policy/action list. I'm concerned about the money and funding all of these efforts.

Ms. Andersen: Expenditures are determined through the annual workplan process in cooperation with the USFS and County as partners.

Mr. Yule: The LOAA piece is the highest priority. The plan looks good. This has been an issue since my first open space meeting. It's good to see closure.

Ms. Hunter: It is well written. The numbered signs that are up will increase the use up there. I am concerned about people following signed routes, then getting on the unsustainable routes to be closed. It seems like the Golden Horseshoe-related content should be synthesized with the Upper Blue Nordic Master Plan.

Mr. O'Neil: It is well written and complete.

Mr. Montepare: People stay on well designed, sustainable trails. This plan will help us get there in the long run.

BOSAC was supportive of the plan's contents. BOSAC agreed with moving ahead with a joint OSAC/BOSAC meeting for approval of the plan following the release of the USFS Travel Management Plan.

### **Upper Blue Nordic Master Plan Revision**

Ms. Andersen outlined the revision process of the Upper Blue Nordic Master Plan. It is heartening to see how much progress there was from the first plan ten years ago. The attached table contains a lot of the content from the meetings, with excess detail, perhaps.

Mr. Yule: This plan is complete. It was a productive and diverse group. The revision looks great. I am totally behind it. Thank you for your work on this, Heide.

Ms. Merrill: It is an impressive synthesis of information. I am glad that the Nordic group was so well rounded.

Mr. Truckey: This is a long term vision to be implemented as resources and political will allow.

Mr. O'Neil: Looks like 6.2.7 is identical to Fredonia language. Minor revisions are needed to make the language different.

BOSAC was supportive of proceeding with the approval of the Upper Blue Nordic Master Plan.

### **Commissioner Issues**

Mr. Kuhn asked about the Town Council's decision regarding summer gondola hours. Staff updated BOSAC on that decision.

Mr. Yule: I think we should name a trail after Heide to recognize all the work she put in to make this program run. The proposed Above the Bench/Sluice trail at Gold Run would be a good candidate.

Ms. Hunter: There is a tracked vehicle using the road to Dry Gulch: what do we know about it? (That road and the snow coach provide access for John Cooney to Dry Gulch)

Mr. O'Neil: My favorite stat in that plan is that there are 8 miles of routes for every square mile in the Golden Horseshoe. Wow.

Mr. Cospolich: I would like to see the trail use data updates more frequently.

### ***Next Meeting***

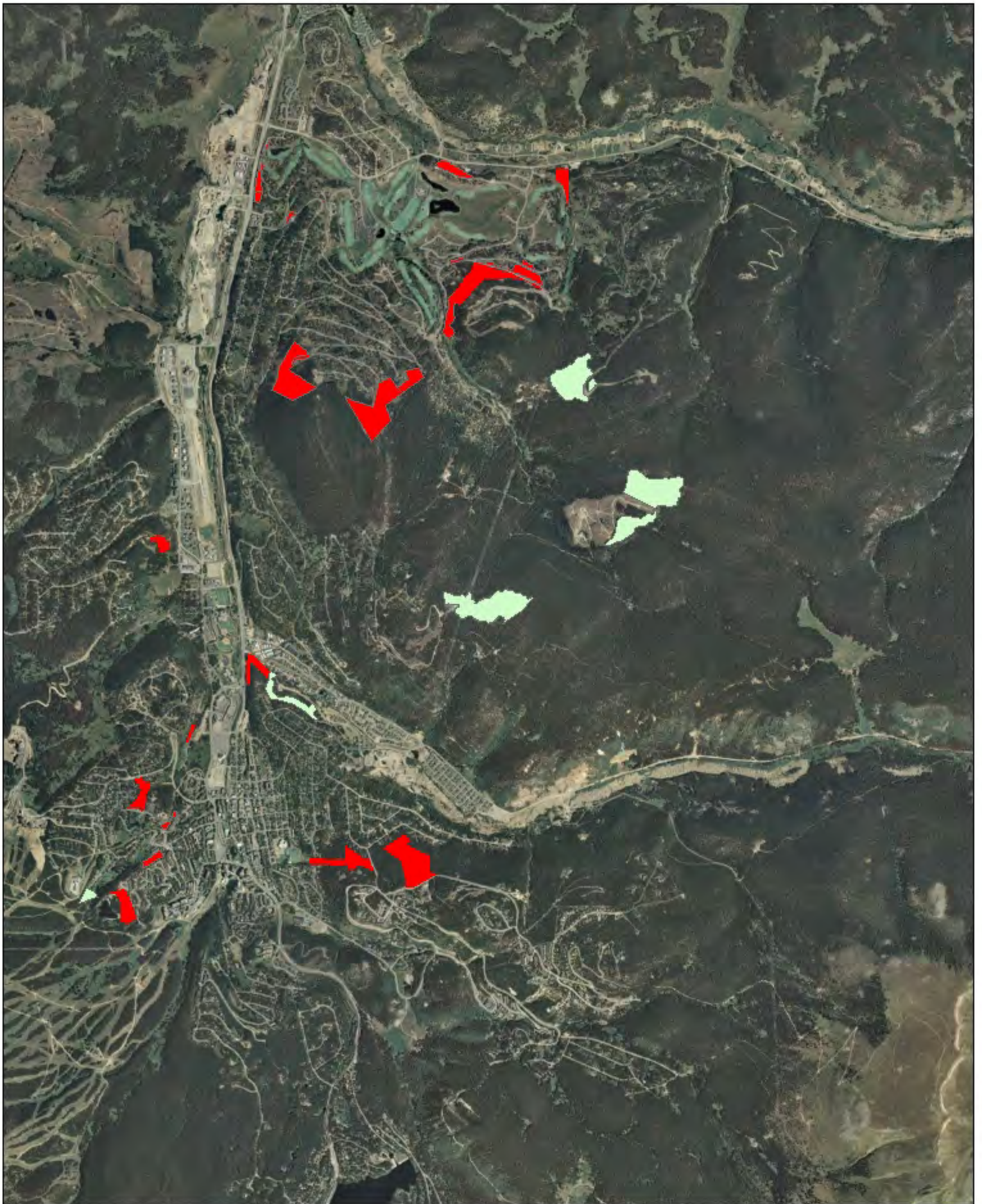
BOSAC opted to change its next meeting date to February 28, 2010 at 5:30 pm in the Administrative Conference Room in the Breckenridge Town Hall (150 Ski Hill Road).

Mr. Yule motioned to adjourn the meeting and Mr. O'Neil seconded. The meeting was adjourned at 7:36 p.m.



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Jeff Cospolich, Vice Chair





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### Open Space Forest Health Treatments

1:40,000



#### Legend

-  Treated Open Space parcels
-  Proposed 2011 treatment parcels

## 2010-2011 Traffic Count Study

### Town of Breckenridge Open Space & Trails

In 2010 the Town of Breckenridge Open Space division expanded its traffic collection sites to include Gold Run Road, B&B Trail and Sallie Barber Road. The monitoring is conducted during the winter months from December until April. Information that is collected will be used for guidance on how to manage these particular areas.

The Trail Master Data Collector is used in the process of the traffic count study. The Active infrared devices are two-piece systems consisting of an infrared transmitter and an infrared receiver. When set up there is a 3/8" infrared beam between the transmitter which is placed on one side of the trail and the receiver which is placed on the other side of the trail. If the transmitter and receiver are placed 30" above the ground, only people passing between the transmitter and receiver can break the infrared beam and be recorded as an event. The counters measured only the number of events or users that passed by a specific point along the trail. The traffic count data highlights the following summary findings regarding use on Gold Run Road, HooDoo VooDoo Trail, B&B trail and Sallie Barber Road for the 2010 and 2011 winter season.

The total traffic counts of the particular area for 2010 winter months are displayed in Table 1, along with number of days with data and average counts per day. This study was conducted from January 13<sup>th</sup>-April 5<sup>th</sup>. Due to weather and other unexplained circumstances some days were emitted because of skewed numbers.

Table 1: Total Traffic Counts for 2010

<b>Site Name</b>	<b>Number of Counts</b>	<b>Days with Data</b>	<b>Average Counts per Day</b>
Gold Run Road #1	5011	75	67
Gold Run Road #2	3892	61	64
HooDoo VooDoo Entrance*	1406	50	28
HooDoo VooDoo Exit*	747	66	11
Sallie Barber	2654	62	43
B&B Trail #1	2691	80	34
B& Trail #2	2379	83	29

\*One way trail, 2 Nordic ski races were conducted during the months of the study

Table 2 displays total number of traffic counts for 2011 winter seasons starting December 8, 2010 through February 22, 2011. Due to weather and other unexplained circumstances, days that had skewed numbers were omitted. Collection of data will continue until April 5<sup>th</sup>.

Table2: Total Traffic Counts for 2011

<b>Site Name</b>	<b>Number of Counts</b>	<b>Days with Data</b>	<b>Average Counts per Day</b>
Gold Run Road	5727	77	74
Peabody Trailhead	5025	75	67
HooDoo VooDoo Entrance*	896	77	12
HooDoo VooDoo Exit*	624	77	8
Sallie Barber	4567	77	60
BB& Trail	1983	44	45

\*One way Trail

Chart 1 compares the use of Gold Run Road 2010 season to the 2011 season. A sample of data displays daily use counts starting January 15<sup>th</sup> thru February 14<sup>th</sup>. The 2011 season averaged 133 events per day and the 2010 season averaged 75.

Chart 1

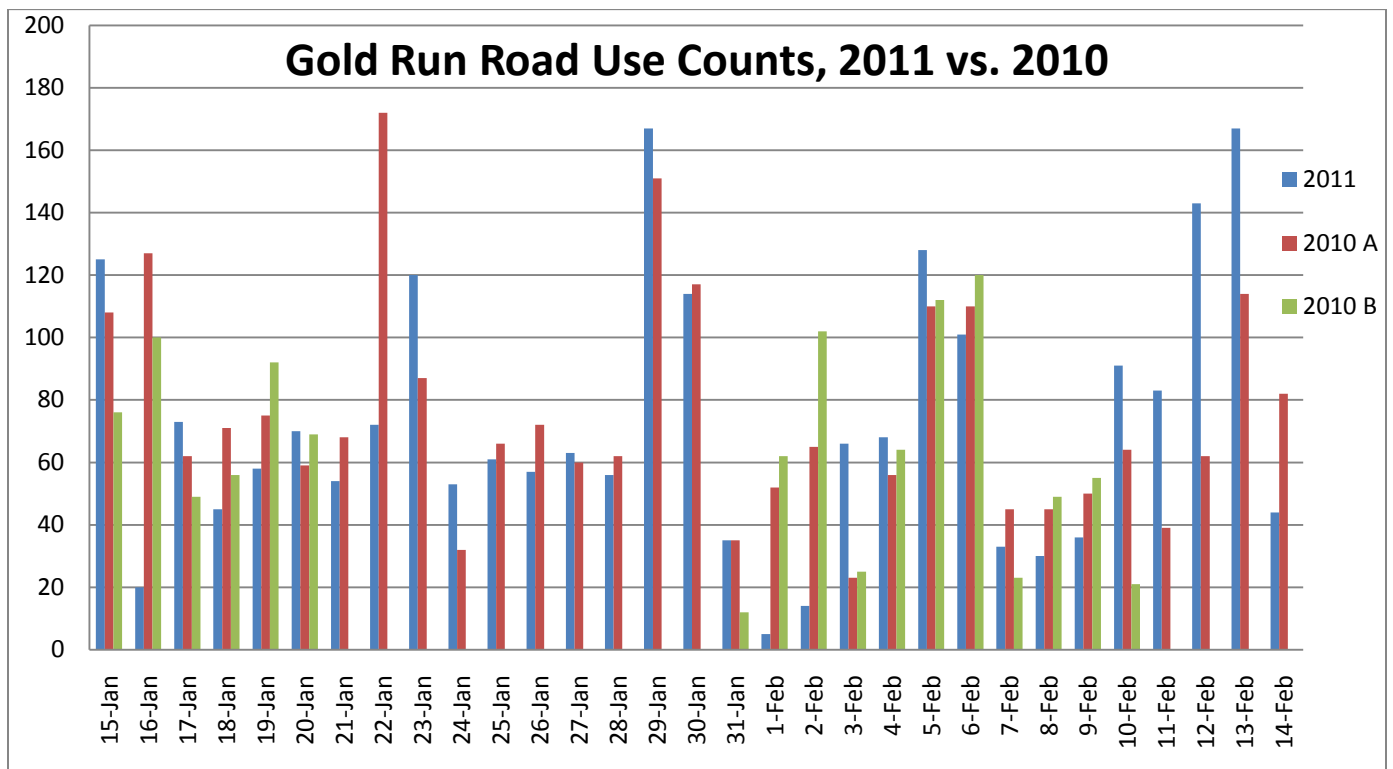




Chart 2 compares the daily use of the Peabody trailhead to Gold Run Road daily use from January 1 to January 31 2011. Data show that 87% of traffic on Gold Run Road came from the Peabody trailhead.

Chart 2

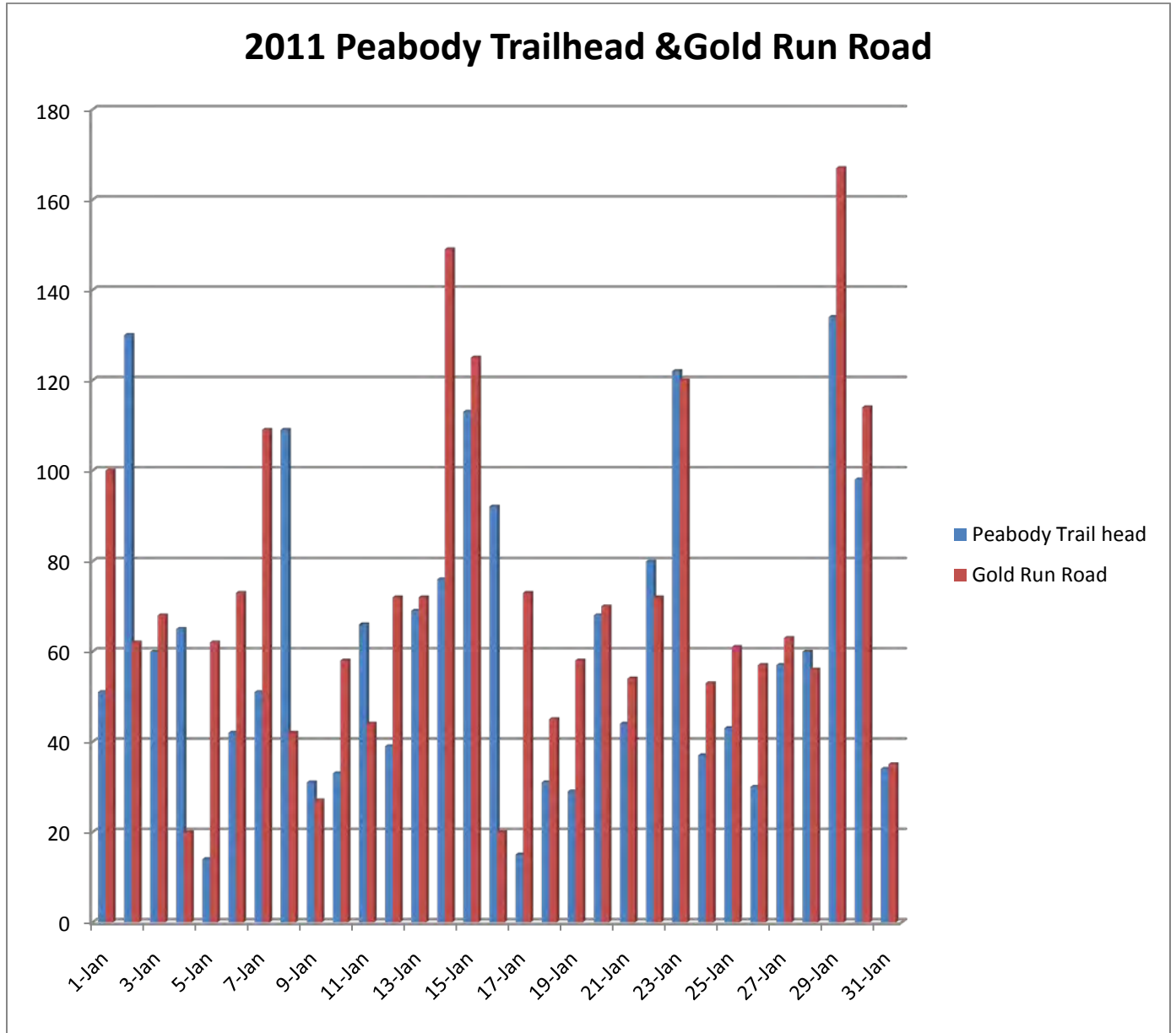
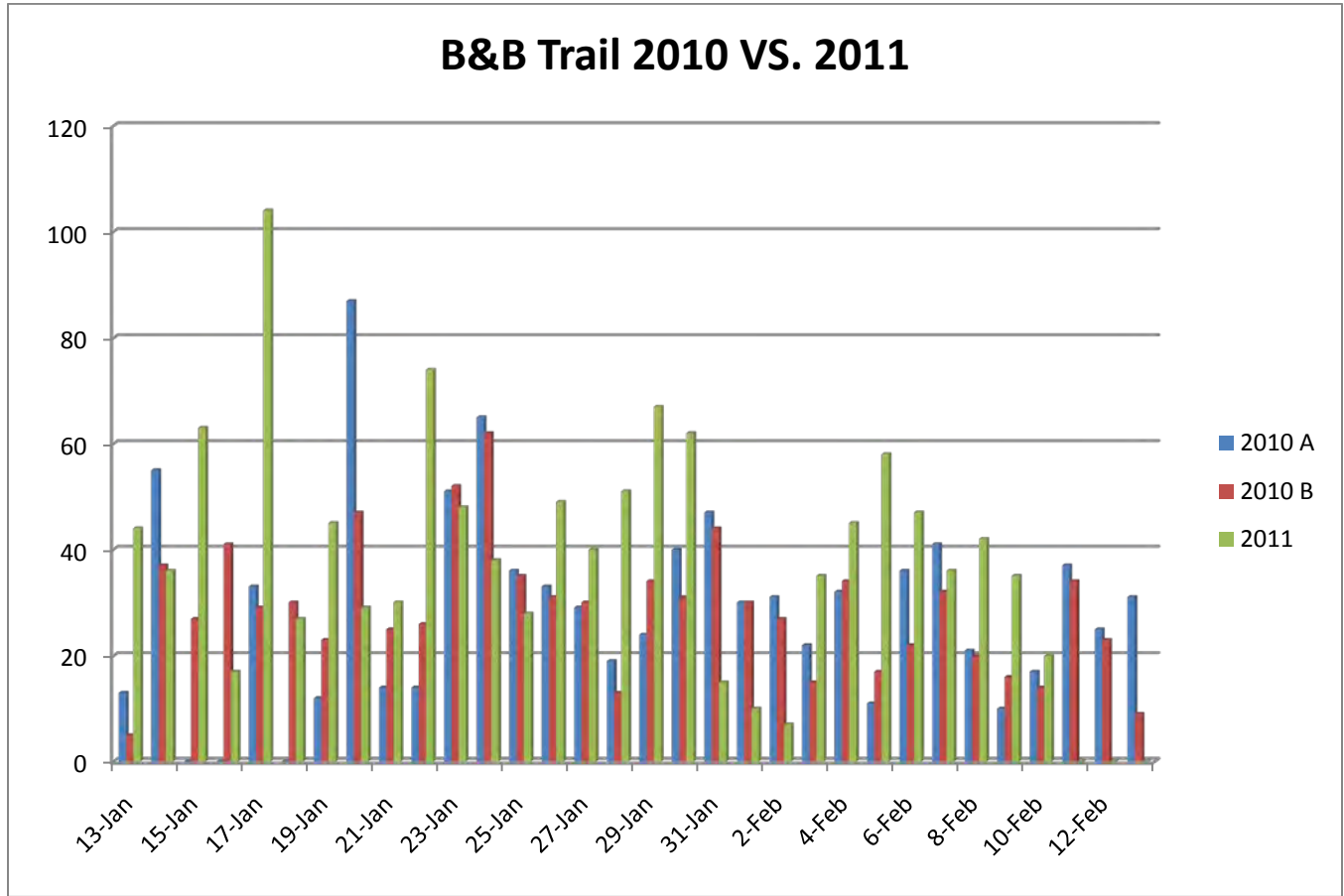


Chart 3 compares 2010 and 2011 daily use of the B&B Trail. A sample of data was chosen from January 13 to February 12. The 2011 season averages 11 more counts per day.

Chart3.



The infrared trail counters provided valuable information on trail use patterns, including hourly, daily and monthly use patterns as well as total use counts. The 2011 season has been the most successful in collecting consistent data compared to the 2010 season.

Analysis of counter data found:

- Average daily traffic counts increased from the 2010 to the 2011 season on each trail.
- The B&B Trail and Sallie Barber Road saw the largest increase in daily traffic use.
- Peak hours of travel are from 10:00a.m. - 2:00p.m.
- Gold Run Road had the highest daily average count of 74.
- The average weekend daily use exceeds the weekday daily use by 65%.

OPEN SPACE PRO FORMA

	Audited	Actual	Budgeted											
<b>EXPENDITURES</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>Comments</b>	
Misc. Land Acquisitions	742,908	276,342	330,000	570,000	587,100	604,713	622,854	641,540	660,786	680,610	701,028	722,059	Budget line item 54421--3 % annual growth	
MBJ Acquisition			1,440,126										Total price \$1.65 million, County contributed 200k	
Cuc Wedge/Claimjumper Acquisition													\$1.14 million based on latest appraisal--placeholder, County expected to make contribution	
B&B Clean-up	55,607	145,861	144,000	148,320	152,770	157,353	162,073	166,935	171,944	177,102	182,415	187,887	54422, 3k VCUP expenses, and 50k O&M Wellington/Oro treatment plant	
Debt Service B&B	303,103	297,455	297,653	297,710	297,626	302,401	301,893	301,244	300,454	299,523	298,988	299,974	55524, \$4.5mil bond @5% 20 yrs; based on principal and interest payments scheduled	
Debt Service Cucumber	398,973	385,324												
Nordic-Nature Bldg													Nature/nordic center eliminated for time being to balance budget	
Swan Mt Bike Path				90,000										
Administration	247,742	254,992	275,852	284,128	292,651	301,431	310,474	319,788	329,382	339,263	349,441	359,924	51111-51138 (wages and benefits), 52214-53321 (printing and postage), 53372-53374 (training, travel, and BOSAC), 5800 (garage fund), 55512 liability insurance, 3% annual growth	
Legal Services	0	0	5,000	5,150	5,305	5,464	5,628	5,796	5,970	6,149	6,334	6,524	53352, B&B Consent decree followup	
Consultants	74,002	67,553	80,000	82,400	84,872	87,418	90,041	92,742	95,524	98,390	101,342	104,382	53355, 3% annual growth, Cucumber monitoring, permitting	
Forest management	196,557	222,101	166,500	171,495	176,640	181,939	187,397	193,019	198,810	204,774	210,917	217,245	53359 3% annual growth, forest mgmt, weed control, GH forest mgmt/health planning	
Other contracted services	10,130	10,935	10,000	10,300	10,609	10,927	11,255	11,593	11,941	12,299	12,668	13,048	53399 surveying and appraisals	
Wellington Oro Operations	91,702													
Trails construction and maintenance	62,988	92,636	203,500	209,605	215,893	222,370	229,041	235,912	242,990	250,279	257,788	265,521	54426, 54427, 54430, Town trails and landscape construction, GH trails, Friends of Breck, 10 k bike lane striping, 3% annual growth, placeholder W bridge 2011	
Landscaping (river corridor)			150,000										54430 for Blue River corridor by Block 11	
<b>TOTAL EXP</b>	<b>2,183,712</b>	<b>1,753,199</b>	<b>3,102,631</b>	<b>1,779,108</b>	<b>1,913,465</b>	<b>1,874,016</b>	<b>1,920,656</b>	<b>1,968,570</b>	<b>2,017,800</b>	<b>2,068,389</b>	<b>2,120,920</b>	<b>2,176,564</b>		
<b>REVENUES</b>														
Sales Tax	1,628,934	1,625,777	1,610,516	1,626,621	1,642,887	1,659,316	1,675,909	1,692,669	1,709,595	1,726,691	1,743,958	1,761,398	Based on 1% annual growth	
Interest	21,173	16,651	15,509	14,332	7,983	7,547	6,789	6,177	5,276	6,610	7,642	9,099		
B&B Land Sales									425,000				Potential divestiture properties (Williams Placer--revenues split with County)	
TDR Sales	72,643	38,088	5,500	50,000	50,000	50,000	50,000	50,000	132,000	50,000	703,000	5,000	Expected sale of 6 TDRs to Shock Hill in 2017 and 38 TDRs in 2019	
Grants	40,580	71,160	90,339	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	2010 Middle Flume 16.5k, 2009 SC Wildfire Council grant 71.16 k, 2010 state forest mgmt grant 73.839k	
Summit County reimbursement		71,474	72,000	74,160	76,385	78,676	81,037	83,468	85,972	88,551	91,207	93,944	Wellington/Oro treatment plant costs	
Trails map sales		6,253	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500		
Miscellaneous	4,375	18,099	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	5k Rental income (dogsled rides) and 9k W/O zinc sales	
<b>TOTAL REV</b>	<b>1,767,705</b>	<b>1,847,502</b>	<b>1,815,364</b>	<b>1,796,613</b>	<b>1,808,755</b>	<b>1,827,040</b>	<b>1,845,235</b>	<b>1,863,813</b>	<b>2,389,343</b>	<b>1,903,352</b>	<b>2,577,308</b>	<b>1,900,940</b>		
<b>BEG. BALANCE</b>	<b>2,398,522</b>	<b>1,982,515</b>	<b>2,076,818</b>	<b>789,551</b>	<b>807,056</b>	<b>702,346</b>	<b>655,370</b>	<b>579,949</b>	<b>475,191</b>	<b>846,734</b>	<b>681,697</b>	<b>1,138,084</b>	previous year's balance	
<b>END BALANCE</b>	<b>1,982,515</b>	<b>2,076,818</b>	<b>789,551</b>	<b>807,056</b>	<b>702,346</b>	<b>655,370</b>	<b>579,949</b>	<b>475,191</b>	<b>846,734</b>	<b>681,697</b>	<b>1,138,084</b>	<b>862,460</b>		