Church Street Marketplace District: Common Area Fee Chart - ATTACHMENT A

West Side	Property Owner	Sq. Ft	FY '94	FY '00	FY'01	FY'02	FY03	FY04	FY05	FY06	FY07	FY08	FY09	FY10 & FY11	FY11	FY12	FY13	FY14	FY15	FY16	FY17, FY18, FY19, FY20	FY21*
	Fee Per S.F.		**1.69**	**1.75**	**1.94**	**1.78**	**1.81**	**2.03**	**$ 2.07**	**$ 2.14**	**$ 2.27**	**$ 2.39**	**$ 2.49**	**$ 2.56**	**$ 2.56**	**$ 2.60**	**$ 2.68**	**$ 2.75**	**$ 2.80**	**$ 2.84**	**$ 2.87**	**$ 2.87**
1-7	One Church St.	8,400	14,230.00	14,726.00	16,263.39	14,947.00	15,171.21	17,067.61	17,408.96	17,974.75	19,053.23	20,053.53	20,955.94	21,479.84	21,479.84	21,802.03	22,510.60	23,073.36	23,534.83	23,887.85	24,126.73	12,063.37
11-17	Prelco, Inc.	5,102	8,711.00	8,945.00	9,878.86	9,079.00	9,215.19	10,367.08	10,574.42	10,918.09	11,573.18	12,180.77	12,728.91	13,047.13	13,047.13	13,242.14	13,672.51	14,014.32	14,294.61	14,509.03	14,654.12	7,327.06
19-21	CMG Partnership	7,318	11,950.00	12,829.00	14,168.35	13,021.00	13,216.32	14,868.35	15,165.72	15,658.61	16,598.12	17,469.53	18,255.65	18,712.05	18,712.05	18,993.72	19,611.02	20,101.30	20,503.32	20,810.87	21,018.98	10,509.49
23	Handy	1,792	3,036.00	3,141.00	3,468.92	3,188.00	3,235.82	3,640.30	3,713.10	3,833.78	4,063.81	4,277.16	4,469.63	4,581.37	4,581.37	4,651.10	4,802.26	4,922.32	5,020.76	5,096.08	5,147.04	2,573.52
25-27	Handy	3,944	6,681.00	6,914.00	7,635.82	7,018.00	7,123.27	8,013.68	8,173.95	8,439.61	8,945.98	9,415.65	9,839.35	10,085.33	10,085.33	10,236.57	10,569.26	10,833.49	11,050.16	11,215.92	11,328.08	5,664.04
29-35	Nick-Morrissey LLC	16,665	26,605.00	29,215.00	32,265.05	29,653.00	30,097.80	33,860.02	34,537.22	35,659.68	37,799.26	39,783.72	41,573.99	42,613.34	42,613.34	43,253.68	44,659.42	45,775.91	46,691.42	47,391.80	47,865.71	23,932.86
57-59	Dana	3,160	5,279.00	5,539.00	6,117.27	5,622.00	5,706.33	6,419.62	6,548.01	6,760.82	7,166.47	7,542.71	7,882.14	8,079.19	8,079.19	8,201.72	8,468.27	8,679.98	8,853.58	8,986.38	9,076.25	4,538.12
61-69	Dot Real Estate	4,500	7,623.00	7,889.00	8,712.61	8,007.00	8,127.11	9,142.99	9,325.85	9,628.94	10,206.68	10,742.53	11,225.94	11,506.59	11,506.59	11,679.66	12,059.25	12,360.73	12,607.95	12,797.06	12,925.04	6,462.52
71-75	Miller	3,834	6,495.00	6,721.00	7,422.67	6,822.00	6,924.33	7,789.87	7,945.67	8,203.90	8,696.14	9,152.68	9,564.56	9,803.67	9,803.67	9,951.07	10,274.48	10,531.34	10,741.97	10,903.10	11,012.13	5,506.07
81-91	Howard Opera House	14,415	24,419.00	25,270.00	27,908.19	25,649.00	26,033.74	29,287.95	29,873.71	30,844.61	32,695.28	34,411.79	35,960.32	36,859.32	36,859.32	37,413.85	38,629.80	39,595.54	40,387.45	40,993.26	41,403.20	20,701.60
93-95	Howard Opera House	2,885	4,887.00	5,058.00	5,586.06	5,134.00	5,211.01	5,862.39	5,979.63	6,173.97	6,544.41	6,887.99	7,197.95	7,377.90	7,377.90	7,487.96	7,731.32	7,924.60	8,083.09	8,204.34	8,286.38	4,143.19
97	Flynn Estate	966	1,636.00	1,694.00	1,870.85	1,719.00	1,744.79	1,962.88	2,002.14	2,067.21	2,191.24	2,306.28	2,410.07	2,470.32	2,470.32	2,507.23	2,588.72	2,653.44	2,706.51	2,747.10	2,774.57	1,387.29
99-101	Berger	2,310	3,913.00	4,049.00	4,471.72	4,110.00	4,171.65	4,693.11	4,786.97	4,942.54	5,239.10	5,514.15	5,762.29	5,906.34	5,906.34	5,995.56	6,190.41	6,345.18	6,472.08	6,569.16	6,634.85	3,317.43
103-105	Grand View Farms	1,846	3,144.00	3,237.00	3,574.94	3,286.00	3,335.29	3,752.20	3,827.25	3,951.63	4,188.73	4,408.64	4,607.03	4,722.20	4,722.20	4,791.26	4,946.97	5,070.65	5,172.06	5,249.64	5,302.14	2,651.07
107-109	King	1,200	2,033.00	2,103.00	2,322.55	2,135.00	2,167.03	2,437.90	2,486.66	2,567.48	2,721.53	2,864.41	2,993.30	3,068.14	3,068.14	3,114.58	3,215.80	3,296.19	3,362.12	3,412.55	3,446.68	1,723.34
111	Fuller	1,350	3,981.00	2,367.00	2,614.11	2,403.00	2,439.05	2,743.93	2,798.80	2,889.77	3,063.15	3,223.97	3,369.05	3,453.27	3,453.27	3,503.90	3,617.77	3,708.22	3,782.38	3,839.12	3,877.51	1,938.76
113-115	Fuller	1,000	1,670.00	1,753.00	1,936.01	1,779.00	1,805.69	2,031.40	2,072.02	2,139.36	2,267.73	2,386.78	2,494.19	2,556.54	2,556.54	2,595.48	2,679.83	2,746.83	2,801.77	2,843.79	2,872.23	1,436.12
117	Grand View Farms	1,705	2,853.00	2,989.00	3,301.05	3,034.00	3,079.51	3,464.45	3,533.74	3,648.58	3,867.50	4,070.54	4,253.72	4,360.06	4,360.06	4,425.29	4,569.12	4,683.34	4,777.01	4,848.67	4,897.15	2,448.58
123-129	131 Church LLC	7,623	14,946.00	13,365.00	14,760.31	13,565.00	13,768.48	15,489.53	15,799.33	16,312.80	17,291.57	18,199.38	19,018.35	19,493.81	19,493.81	19,785.35	20,428.37	20,939.08	21,357.86	21,678.23	21,895.01	10,947.50
East Side	**Property Owner**	**Sq. Ft**	**FY '94**	**FY '00**	**CAF**	**CAF**	**FY03**	**FY04**	**FY05**	**FY06**	**FY07**	**FY08**	**FY09**	**FY10 & FY11**	**FY11**	**FY12**	**FY13**	**FY14**	**FY15**	**FY16**	**FY17, FY18, FY19, FY20**	**FY21**
2-10	Two Church St.	12,802	20,942.00	22,443.00	24,786.05	22,780.00	23,121.70	26,011.91	26,532.15	27,394.45	29,038.11	30,562.61	31,937.93	32,736.38	32,736.38	33,227.34	34,307.23	35,164.91	35,868.20	36,406.23	36,770.29	18,385.14
12-14	Eastman	1,876	3,178.00	3,288.00	3,631.27	3,337.00	3,387.06	3,810.44	3,886.65	4,012.96	4,253.74	4,477.06	4,678.53	4,795.49	4,795.49	4,869.12	5,027.37	5,153.05	5,256.11	5,334.95	5,388.30	2,694.15
16-18	Eastman	1,850	3,073.00	3,243.00	3,581.57	3,292.00	3,341.38	3,759.05	3,834.23	3,958.85	4,196.38	4,416.69	4,615.44	4,730.82	4,730.82	4,801.64	4,957.69	5,081.63	5,183.27	5,261.02	5,313.63	2,656.81
20-26	Chioffi	3,198	5,417.00	5,607.00	6,192.37	5,691.00	5,776.37	6,498.41	6,628.38	6,843.80	7,254.43	7,635.29	7,978.87	8,178.35	8,178.35	8,300.35	8,570.11	8,784.36	8,960.05	9,094.45	9,185.39	4,592.70
28	Perkins	1,380	2,727.00	2,420.00	2,672.65	2,456.00	2,492.84	2,804.45	2,860.53	2,953.50	3,130.71	3,295.07	3,443.35	3,529.44	3,529.44	3,581.76	3,698.17	3,790.62	3,866.44	3,924.43	3,963.68	1,981.84
30	Read	1,560	3,083.00	2,735.00	3,020.53	2,776.00	2,817.64	3,169.85	3,233.24	3,338.32	3,538.62	3,724.40	3,892.00	3,989.30	3,989.30	4,048.95	4,180.54	4,285.05	4,370.75	4,436.32	4,480.68	2,240.34
32	Mindy Dola LLC	1,890	3,202.00	3,313.00	3,658.88	3,363.00	3,413.45	3,840.13	3,916.93	4,044.23	4,286.88	4,511.94	4,714.98	4,832.86	4,832.86	4,905.46	5,064.88	5,191.51	5,295.34	5,374.77	5,428.51	2,714.26
34-36	Grand View Farms	2,108	3,571.00	3,696.00	4,081.86	3,751.00	3,807.27	4,283.17	4,368.84	4,510.82	4,781.47	5,032.50	5,258.96	5,390.44	5,390.44	5,471.27	5,649.09	5,790.32	5,906.12	5,994.71	6,054.66	3,027.33
38-44	Grand View Farms	5,264	8,917.00	9,228.00	10,191.40	9,366.42	9,506.92	10,695.28	10,909.19	11,263.74	11,939.56	12,566.39	13,131.87	13,460.17	13,460.17	13,662.61	14,106.64	14,459.31	14,748.49	14,969.72	15,119.42	7,559.71
46-50	Frank	4,836	8,192.00	8,478.00	9,363.10	8,605.17	8,734.25	9,826.03	10,022.55	10,348.28	10,969.18	11,545.06	12,064.59	12,366.20	12,366.20	12,551.74	12,959.67	13,283.67	13,549.34	13,752.58	13,890.10	6,945.05
52-54	Bouchett	6,016	10,191.00	10,546.00	11,647.00	10,704.00	10,864.56	12,222.63	12,467.08	12,872.26	13,644.60	14,360.94	15,007.18	15,382.36	15,382.36	15,614.41	16,121.88	16,524.92	16,855.42	17,108.25	17,279.34	8,639.67
56-58	Dana	6,016	10,191.00	10,546.00	11,647.00	10,704.00	10,864.56	12,222.63	12,467.08	12,872.26	13,644.60	14,360.94	15,007.18	15,382.36	15,382.36	15,614.41	16,121.88	16,524.92	16,855.42	17,108.25	17,279.34	8,639.67
62	City of Burl./CSM	529	896.00	928.00	1,024.88	942.00	956.13	1,075.65	1,097.16	1,132.82	1,200.79	1,263.83	1,320.70	1,353.72	1,353.72	1,373.01	1,417.63	1,453.07	1,482.13	1,504.37	1,519.41	759.70
66-78	Wood	6,890	12,034.00	12,079.00	13,340.05	12,260.00	12,443.90	13,999.39	14,279.38	14,743.45	15,628.06	16,448.54	17,188.72	17,618.44	17,618.44	17,882.86	18,464.05	18,925.65	19,304.17	19,593.73	19,789.67	9,894.83
80-84	WEW Vt. Partnership	3,708	6,281.00	6,500.00	7,178.60	6,598.00	6,696.97	7,534.09	7,684.77	7,934.53	8,410.60	8,852.16	9,250.50	9,481.77	9,481.77	9,624.04	9,936.82	10,185.24	10,388.95	10,544.78	10,650.23	5,325.11
86-88	Grand View Farms	1,554	2,633.00	2,725.00	3,009.49	2,766.00	2,807.49	3,158.43	3,221.59	3,326.30	3,525.87	3,710.98	3,877.98	3,974.93	3,974.93	4,033.38	4,164.46	4,268.57	4,353.94	4,419.25	4,463.45	2,231.72
90-96	William Kiendl	8,372	15,782.00	14,676.00	16,208.17	14,896.00	15,119.44	17,009.37	17,349.56	17,913.42	18,988.22	19,985.10	20,884.43	21,406.55	21,406.55	21,729.36	22,435.56	22,996.45	23,456.38	23,808.23	24,046.31	12,023.16
98-100	St. Albans	3,618	6,129.00	6,343.00	7,005.21	6,438.00	6,535.00	7,352.00	7,499.00	7,743.00	8,208.00	8,639.00	9,028.00	9,254.00	9,254.00	9,390.45	9,695.64	9,938.03	10,136.79	10,288.84	10,391.73	5,195.86
102	Pomerleau	1,752	3,740.00	3,071.00	3,391.61	3,117.00	3,163.76	3,559.22	3,630.41	3,748.40	3,973.30	4,181.90	4,370.08	4,479.34	4,479.34	4,547.28	4,695.07	4,812.44	4,908.69	4,982.32	5,032.15	2,516.07
104-106	St. Albans	2,080	3,524.00	3,646.00	4,026.64	3,701.00	3,756.52	4,226.08	4,310.60	4,450.70	4,717.74	4,965.42	5,188.86	5,318.58	5,318.58	5,398.60	5,574.05	5,713.40	5,827.67	5,915.09	5,974.24	2,987.12
108-110	Pomerleau	2,640	4,472.00	4,628.00	5,111.16	4,697.00	4,767.46	5,363.39	5,470.65	5,648.45	5,987.36	6,301.69	6,585.27	6,749.90	6,749.90	6,852.07	7,074.76	7,251.63	7,396.66	7,507.61	7,582.69	3,791.34
112	Berger	1,560	2,643.00	2,735.00	3,020.53	2,776.00	2,817.64	3,169.85	3,233.24	3,338.32	3,538.62	3,724.40	3,892.00	3,989.30	3,989.30	4,048.95	4,180.54	4,285.05	4,370.75	4,436.32	4,480.68	2,240.34
114-116	Grand View Farms	3,082	5,201.00	5,403.00	5,967.07	5,484.00	5,566.26	6,262.04	6,387.28	6,594.87	6,990.56	7,357.57	7,688.66	7,880.87	7,880.87	7,999.27	8,259.25	8,465.73	8,635.04	8,764.57	8,852.21	4,426.11
180	City of Burl./CSM	126																346.10	353.02	358.32	361.90	180.95
118-126	Kennedy Bros	3,413	5,782.00	5,983.00	6,607.63	6,073.00	6,164.10	6,934.61	7,073.30	7,303.18	7,741.37	8,147.79	8,514.44	8,727.31	8,727.31	8,858.37	9,146.27	9,374.93	9,562.43	9,705.86	9,802.92	4,901.46
128-130	Markle	1,440	2,439.00	2,524.00	2,787.51	2,562.00	2,600.43	2,925.48	2,983.99	3,080.97	3,265.83	3,437.29	3,591.97	3,681.76	3,681.76	3,737.49	3,858.96	3,955.43	4,034.54	4,095.06	4,136.01	2,068.01
132-134	Pratt	1,620	2,744.00	2,840.00	3,136.50	2,883.00	2,926.25	3,292.03	3,357.87	3,467.00	3,675.02	3,867.95	4,042.01	4,143.06	4,143.06	4,204.68	4,341.33	4,449.86	4,538.86	4,606.94	4,653.01	2,326.51
136-140	Walsh	3,726	6,312.00	6,532.00	7,213.94	6,630.00	6,729.45	7,570.63	7,722.04	7,973.01	8,451.39	8,895.09	9,295.37	9,527.75	9,527.75	9,670.76	9,985.06	10,234.69	10,439.38	10,595.97	10,701.93	5,350.96
142-144	Grand View Farms	2,548	4,316.00	4,467.00	4,933.35	4,534.00	4,602.01	5,177.26	5,280.81	5,452.43	5,779.58	6,083.01	6,356.74	6,515.66	6,515.66	6,613.28	6,828.22	6,998.92	7,138.90	7,245.98	7,318.44	3,659.22
146-148	Mike Williams	2,175	3,685.00	3,813.00	4,211.08	3,870.00	3,928.05	4,419.06	4,507.44	4,653.93	4,933.16	5,192.16	5,425.80	5,561.45	5,561.45	5,645.17	5,828.64	5,974.35	6,093.84	6,185.25	6,247.10	3,123.55
150	Farrell	1,518	2,572.00	2,662.00	2,939.91	2,702.00	2,742.53	3,085.35	3,147.05	3,249.33	3,444.29	3,625.12	3,788.25	3,882.95	3,882.95	3,939.94	4,067.99	4,169.69	4,253.08	4,316.88	4,360.05	2,180.02

154	Farrell	1,518	2,572.00	2,662.00	2,939.91	2,702.00	2,742.53	3,085.35	3,147.05	3,249.33	3,444.29	3,625.12	3,788.25	3,882.95	3,882.95	3,939.94	4,067.99	4,169.69	4,253.08	4,316.88	4,360.05	2,180.02
156	Furst	1,587	2,688.00	2,782.00	3,072.44	2,824.00	2,866.36	3,224.66	3,289.15	3,396.05	3,599.81	3,788.80	3,959.29	4,058.28	4,058.28	4,119.03	4,252.90	4,359.22	4,446.40	4,513.10	4,558.23	2,279.11
	SUBTOTAL	**194,267**	**333,221.00**	**340,346.00**	**375,878.09**	**345,451.59**	**350,633.79**	**394,463.14**	**402,352.37**	**415,429.10**	**440,355.27**	**463,474.00**	**484,330.57**	**496,439.14**	**496,439.14**	**503,889.11**	**520,265.51**	**533,618.25**	**544,290.61**	**552,454.97**	**557,979.52**	**278,989.76**
	Common Area Fee for Anchor Properties											$ 1.91	$ 2.00	$ 2.05	$ 2.05	$ 2.08	$ 2.14	$ 2.20	$ 2.52	$ 2.70	$ 2.87	$ 2.87
		Sq. Ft	FY '94	FY '00	FY '01	FY '02	**FY03**	**FY04**	**FY05**	**FY06**	**FY07**	**FY08**	**FY09**	**FY10**	**FY11**	**FY12 = 80% of CAF**	**FY13 = 80% of CAF**	**FY14 = 80% of CAF**	**FY15 = 90% of CAF**	**FY16 = 95% of CAF**	**FY 17 -20 100% of CAF**	**FY 17 -20 100% of CAF**
47-55	Burlington Town Ctr	24,904	26,320.00	27,437.00	30,301.42	27,849.00	28,266.74	36,570.00	41,340.64	42,585.84	45,076.24	47,566.64	49,703.49	50,946.08	50,946.08	51,710.27	53,390.85	54,725.63	62,797.66	67,280.71	71,530.02	35,765.01
37-43	Outdoor Gear	24,013	20,414.00	21,280.00	23,501.63	21,599.00	21,922.99	28,363.00	32,417.55	35,969.07	40,702.04	45,864.83	47,925.23	49,123.36	49,123.36	51,936.60	53,624.54	54,965.15	61,671.63	65,442.34	68,970.86	34,485.43
	Total Anchor Properties	**48,917**	**46,734.00**	**48,717.00**	**53,803.05**	**49,448.00**	**50,189.72**	**64,933.00**	**73,758.19**	**78,554.91**	**85,778.28**	**93,431.47**	**97,628.72**	**100,069.44**	**100,069.44**	**103,646.87**	**107,015.39**	**109,690.77**	**124,469.28**	**132,723.05**	**140,500.88**	**70,250.44**
	GRAND TOTAL	**243,184**	**379,955.00**	**389,063.00**	**429,681.14**	**394,899.59**	**400,823.51**	**459,396.14**	**476,110.56**	**493,984.01**	**526,133.54**	**556,905.47**	**581,959.30**	**596,508.58**	**596,508.58**	**607,535.98**	**627,280.90**	**643,309.02**	**668,759.89**	**685,178.02**	**698,480.40**	**349,240.20**

*** Reduction represents CSM Commission's recommendation to abate Q1 & Q2 as a response to the financial hardships related to**