

ORIGINAL

1 PINE BARRENS COMMISSION

2 -----X

3 In the Matter of,

4 Letter of Interpretation

5 re: Joseph Frederick Gazza

6

7 -----X

8 Town Hall

9 Riverhead, New York

10

11 February 6, 2002

12 3:00 P.M.

13

14 B E F O R E: George Proios

15 Acting Chairman

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18 Reported by: Donna L. Spratt

19 Court Reporter

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1 MR. PROIOS: I will open the
2 public hearing. Please take notice that
3 a hearing on the Letter of
4 Interpretation appeals of Joseph
5 Frederick Gazza has been scheduled for
6 February 6, 2002 at 3:00 p.m. at
7 Riverhead Town Hall, 200 Howell Avenue,
8 Riverhead, New York. Said appeals are
9 made pursuant to Section 6.7.3.3 of the
10 Central Pine Barrens Comprehensive Land
11 Use Plan (the Plan).

12 The Central Pine Barrens Joint
13 Planning and Policy Commission will be
14 holding the appeal hearing pursuant to
15 Section 6.7.3.4 of the Plan. The
16 appellant was allocated 0.10 Pine
17 Barrens Credits in Letters of
18 Interpretation dated December 10, 2001
19 for each of two parcels: Suffolk County
20 Tax Map Parcel # 900-243-1-16, located
21 south of Sunrise Highway and west of Old
22 Riverhead Road, Westhampton, Town of
23 Southampton; and Suffolk County Tax Map
24 Parcel #900-308-1-5, located west of
25 Suffolk County Route 31 and southwest of

1 Stewart Avenue, Westhampton, Town of
2 Southampton.

3 Any persons who wish to comment on
4 the appeals are invited to attend the
5 hearing.

6 My name is George Proios, acting
7 chairman on behalf of Robert Gaffney,
8 Suffolk County Executive, chairman of
9 the Commission, and I'll let the others
10 introduce themselves.

11 MR. COWEN: Ray Cowen
12 representing Governor Pataki.

13 MR. MURPHREE: Jeff Murphree from
14 the Town of Southampton, representing
15 Supervisor Patrick Heaney.

16 MR. MACLELLAN: Joey MacLellan
17 representing Supervisor Robert
18 Kozakiewicz in Riverhead.

19 MR. RIGANO: James Rigano,
20 counsel to the Commission.

21 MR. RIZZO: Mark Rizzo, Pine
22 Barrens Commission.

23 MR. PROIOS: Brenda Prusinowski
24 will be joining us shortly representing
25 Supervisor John LaValle from the Town of

1 Brookhaven.

2 Mark, would you care to make a
3 presentation to the Commission?

4 MR. RIZZO: I have 11 exhibits
5 marked for evidence. We'll go through
6 them one by one.

7 The first is the cover sheet.
8 Exhibit 2 is a letter dated today,
9 February 6th, by Mr. Gazza giving the
10 Commission until February 27, 2002 to
11 act on this appeal. The deadline had
12 fallen before your next meeting. This
13 gives you until the next meeting to act
14 on this appeal.

15 The third exhibit is the letter of
16 interpretation dated December 10, 2001
17 for tax map number 900-243-1-16 giving
18 0.10 of a credit for that lot.

19 Exhibit Number four is a Letter of
20 Interpretation dated December 10, 2001
21 for tax map number 900-208-1-5 giving
22 0.10 of a credit for that parcel.

23 Exhibit number five is a Letter of
24 Interpretation staff report for parcel
25 section 243-1-16 dated November 26, 2001

1 showing that's a .59 acre parcel. It is
2 a vacant parcel zoned Country Residence
3 200. It is five acres for the Town of
4 Southampton.

5 The next exhibit is Letter of
6 Interpretation Staff Report for parcel
7 308-1-5 that shows a .59 acre parcel,
8 vacant land and zoned Country residence
9 200 Town of Southampton.

10 Next is Exhibit 7 which is the
11 Suffolk County Real Property Tax Service
12 Agency map for Section 243 Town of
13 Southampton with the subject parcel
14 number 16 shaded in yellow.

15 MR. COWEN: Why does that say
16 Nature Conservancy?

17 MR. RIZZO: It is pointing to the
18 parcel on the right-hand side. There is
19 a little line, if you get a magnifying
20 glass.

21 Our next Exhibit, 8, is the
22 Suffolk County Real Property Tax Service
23 Agency map for Section 308, Town of
24 Southampton. Again the subject parcel
25 number five is shaded in yellow.

1 MR. COWEN: Different parcels?

2 MR. RIZZO: Yes. We now get to
3 Exhibit 9 which is a Geographic
4 Information System map prepared using
5 ArcView version 3.2, showing the subject
6 parcels in blue. The parcel to the
7 north in blue is section 243, book one,
8 lot 16, the one closer to Sunrise
9 Highway.

10 The other parcel is south of that,
11 almost directly south of that, section
12 308, block one, lot five. In the green
13 area are parcels owned by the County of
14 Suffolk. These are on old file maps
15 with paper streets.

16 Does anybody have any questions on
17 this particular map?

18 Exhibit 10 is another ArcView
19 map. This one is an overlay area
20 photo. The subject parcels are in a
21 yellowish or beige outline and also
22 showing the parcels in a magenta
23 outline.

24 Does anybody have any questions on
25 this map?

1 This last map, Exhibit 11, shows a
2 very good picture of the area. Two
3 vacant parcels outlined in yellow, and
4 we have aerial photos showing that the
5 area is all wooded. The only major road
6 to the north is Sunrise Highway and a
7 development into the southeast quadrant
8 of the area. We'll go through it.

9 Any questions?

10 MR. COWEN: What is that bowling
11 alley strip that goes down there?

12 MR. RIZZO: Could be a fire
13 break. That looks like it is part of
14 the -- right near the County of Suffolk
15 line.

16 MS. PRUSINOWSKI: Part of the
17 tennis bubble.

18 MR. RIZZO: I don't know.

19 MR. COWEN: It is not important.
20 What is the facility in the lower
21 left hand corner of that photograph?

22 MR. RIZZO: To be honest, I don't
23 know.

24 MR. MURPHREE: Part of Suffolk
25 County owned property. Former missile

1 site. What you're seeing is the police
2 shooting range.

3 MS. PRUSINOWSKI: What is the
4 access to that site?

5 MR. MURPHREE: Old Riverhead
6 Road, way down to the south.

7 MR. COWEN: Did you have anything
8 else to present to us?

9 MR. RIZZO: That concludes the
10 exhibits I have. Do you have any
11 questions?

12 MR. COWEN: One quick question.
13 Unless I misinterpreted what I was
14 reading, the third page in, it says
15 there are no known conditions on this
16 parcel which reduce the allocation of
17 Pine Barren credits.

18 MR. RIZZO: That's standard
19 language. If we knew there was a lien
20 or something.

21 MR. COWEN: Okay.

22 MR. RIZZO: It's standard
23 language that we put in. If we don't
24 have anything --

25 MR. COWEN: Okay.

1 MR. PROIOS: Mr. Gazza?

2 MR. GAZZA: My name is Joseph
3 Frederick Gazza. I reside at Five Ogden
4 Lane, Quogue. I'm the owner of two
5 parcels we'll be speaking about for the
6 next ten or 15 minutes.

7 I made application to determine
8 the amount of credits that I could
9 obtain for those two parcels. An
10 application was prepared.

11 MR. RIGANO: Could we swear in Mr.
12 Gazza?

13 J O S E P H G A Z Z A, having first been duly
14 sworn by a Notary Public of the State of New York,
15 testified as follows:

16 MR. GAZZA: The two allocations
17 per Letter of Interpretation came out to
18 one-tenth of a credit for each parcel.
19 The parcels are almost six-tenths of an
20 acre each, and because of the size of
21 the parcel and the minimal amount of
22 credits offered, I decided to research
23 the code a little further, and I came up
24 with a section of the code that I was
25 going to focus on; Section 6.4-4-1, and

1 it pertains to the difference between
2 credits from described property and
3 mapped property.

4 Now, I think that what I'm going
5 to do is try and bring this point out.
6 It will take two minutes of your time.
7 I brought along a little paper example.
8 If you can follow through my example,
9 you will understand my whole argument.
10 I'll pass this out. Everybody gets one
11 piece of paper. You all have pens, so
12 you're ready for this already.

13 Does everybody have one? Let's
14 assume that this represents 100 acres of
15 land in the Town of Southampton in the
16 core Pine Barrens in CR 200 zone. This
17 parcel of land, how many credits would
18 be obtainable for this 100 acre tract?
19 I already figured it out. Mark figured
20 out this morning.

21 MR. PROIOS: 18?

22 MR. GAZZA: We shouldn't guess.
23 We should look at the program which
24 provides an allocation of .16 per acre
25 under our code that we work with. Is

1 that correct?

2 MR. RIZZO: Correct.

3 MR. GAZZA: If we could all agree
4 that the 100 acre parcel in this CR 200
5 zone is entitled to .16 credit per acre,
6 there would be an allocation of 16. Do
7 we all agree with that?

8 If we can't agree with that, we
9 can't take it to the next step. Is
10 there anyone who does not agree with
11 that?

12 MR. COWEN: Is that correct,
13 Mark?

14 MR. RIZZO: Yes.

15 MR. GAZZA: How do we get the 16?
16 We went to the Plan. The Plan says when
17 you have acreage -- we call acreage
18 described property because it's
19 described by meets and bounds or
20 boundary names. It is not described as
21 a map which might have a map name which
22 is a whole different type of land we'll
23 be talking about in a moment.

24 But for acreage, the Plan
25 determined that an applicant is entitled

1 to .16 Pine Barren credits per acre
2 under these circumstances. Why? Because
3 the Plan -- the drafters of this Plan
4 recognized that before you can develop
5 100 acres into housing lots, you have to
6 make streets. You have to set aside
7 areas for drainage, for park land.

8 You're going to lose land and
9 you're not going to get, for example --
10 especially if it was five acre lots --
11 you would never get 20 out of 100 acres,
12 but their reasoning -- I studied the
13 reasoning and I've experienced it for
14 many years. Developing land is pretty
15 good because you will get about 16 lots
16 out of 100 acres in a five acre zone.

17 So the planners used proper
18 reasoning, came up with this allocation
19 and that's what you get; .16 on 100
20 acres. Now, let's look at another piece
21 of land. Does everybody have one?

22 I have taken another 100 acre
23 track of land. We put this next to this
24 one. They are the same size, but this
25 one I have sectioned up into an old

1 filed map. I have allocated the
2 percentage of land in the streets that's
3 in accordance with the Plan, so that my
4 yield on this 100 acre track of an old
5 filed map would be 16 200,000 square
6 foot lots. Each one.

7 So we have the two 100 acre tracts
8 that we're looking at. We know that
9 that tract of described land is worth 16
10 Pine Barrens Barren credits. The next
11 step is how many credits is the filed
12 subdivision map worth when we add up all
13 of the 16 200,000 square foot lots?
14 When you figure that out, then you know
15 my whole argument here this afternoon.

16 Mark, do you want to help us with
17 this?

18 MR. RIZZO: No, thank you.

19 MR. GAZZA: Then you have to take
20 my word for it. If you have a 200,000
21 square foot lot and you convert that
22 into acres, you divide 200,000 by
23 .43560, you come up with 200,000 square
24 feet of land, divided by .43560. We
25 have 4.59136 acres. We know under the

1 Plan that you get .16 of a Pine Barren
2 credit for every acre. That's what it
3 says in the Plan. We multiply that 4.59
4 times .16, and it gives you a yield
5 of .7346 per 200,000 square foot lot.

6 Did I lose anybody? I did.

7 MR. MURPHREE: Where are we going
8 with all this?

9 MR. PROIOS: Do that last part
10 again.

11 MR. GAZZA: For .59 acres which is
12 what a 200,000 square foot lot is when
13 you divide it by .43560 reduced to
14 acres, you go back to the Plan because
15 the Plan says that you get .16 Pine
16 Barren credits per acre if you're in the
17 CR 200 zone, so we multiply the 4.5913
18 times .16, and get .734677 acres.

19 I'll do it again. We got 4.5677.
20 That is the number of acres, multiply
21 that by .16, you get .7346 Pine Barren
22 credits for a 200,000 square foot lot.
23 We're all on track with that?

24 How many lots do we have in this
25 100 acre tract? 16, so we take that

1 .7346 allocation times, 16 because
2 there are 16 of those 200,000 square
3 foot lots using your formula, and we get
4 11.75 Pine Barrens credit. So 11.75
5 times 16. Remember, the pieces are the
6 same size, the land is next to each
7 other, it is in the CR 200 zone in
8 Southampton.

9 Why 16 credits for the described
10 piece and only 11-and-three-quarter
11 credits for the mapped piece? That is
12 what has been perplexing me, and it
13 started when I only got a tenth of a
14 credit allocation. After reading the
15 Plan several times, I came up with this
16 top paragraph on page 100, and it
17 addresses this very predicament, and
18 maybe I could read to the Commission
19 what it says.

20 Page 100 talks about the overview
21 of the Southampton and Pine Barrens
22 credit program. In different towns, the
23 Plan has little peculiarities with the
24 credits, where you could use them, how
25 you could allocate them for different

1 uses, school districts. Each town talks
2 about the credit allocations a little
3 differently, but in the Southampton
4 section they say that Pine Barren
5 credits would be allocated to owners of
6 these lands using the methods outlined
7 in this chapter of the Plan. They're
8 talking about the .16, but then they say
9 however, in the case of old filed maps,
10 allocation of Pine Barren credits does
11 not include a yield factor. The yield
12 factor is the .16. Why not?

13 It says since those lots were
14 platted with infrastructure allowances
15 that coincide with the town's existing
16 old filed map regulations, it and
17 results in a slightly higher allocation
18 of Pine Barren credits for these lots.
19 So I believe that the lots on filed
20 subdivision maps should get a little
21 higher allocation of credits than
22 acreage, raw acreage because you should
23 get 16 credits for this 100 acres just
24 like you're getting 16 credits for this
25 100 acres for the Plan to be fair and to

1 treat all land the same if it is in the
2 same zone, the same area and all the
3 other elements of a comparison are
4 identical except described property
5 versus mapped property.

6 If you took the streets out of
7 this subdivision map, you would get 16
8 credits on this, but you lose the land
9 to the streets. That's what it comes
10 down to.

11 What I want to do is request the
12 Commission to look at this allocation
13 and say you know, if someone has lots on
14 a map, they should get the same amount
15 of credits as someone who has acreage
16 next door, because this section of the
17 code addresses that in Southampton, and
18 it says that you already have the
19 streets in place. Therefore, the
20 allocation formula does not work the
21 same as it does on described property.

22 Now it is not a big jump. It is a
23 very tiny jump, but the jump in credits
24 reflects the fact that you have streets
25 all over this subdivision which are

1 never going to be opened and which title
2 vests to the lots -- per deed anyway.
3 The chances are these streets will never
4 be dedicated. If we look at your key
5 map, the chances of those developments
6 opening up with municipal ownership of
7 70 percent, is already pretty minimal.

8 MR. COWAN: Continue the math
9 lesson and tell us what you think your
10 formula would be under your rules there.

11 MR. GAZZA: Tiny. I go from ten
12 percent of a credit to .129 of a credit.

13 MR. COWEN: Walk us through that.

14 MR. GAZZA: We know that if we use
15 the formula outlined in the Code and we
16 convert everything to acres and multiply
17 it by .16 per acre, you come up with a
18 tenth but --

19 MR. COWAN: That is a default
20 number, because you come up with less
21 than that, but the minimum is a tenth.

22 MR. GAZZA: The minimum is a
23 tenth. Because my parcels are so large,
24 we come up with .0944 almost, rounded up
25 to a tenth anyway. But because my

1 parcels are six-tenths of an acre each,
2 if you take this six-tenths of an acre
3 and you convert it to square feet, one
4 parcel has an area of 25,800 square feet
5 and another 25,600 square feet.

6 We take a parcel, as they do in
7 Southampton when they work with old
8 filed maps, everything is based on
9 zoning size of lots on a per square foot
10 basis which is what this section of the
11 code addresses.

12 We take, for example, on lot
13 number 16 which has 25,800 square feet
14 of contents and we divide that by
15 200,000 which is the minimum plot size
16 for the zone which this is located in,
17 and it gives us a yield of .129 which is
18 exactly what I'm asking for.

19 We're only talking about
20 three-hundredths, actually, if you round
21 it off, but it's in accordance with --
22 the Plan addresses this, and every
23 hundredth of a credit becomes important
24 to me, because I'm trying to build up
25 credits, and three-hundredths on each

1 piece, that's another six-hundredths.
2 Pretty soon I'll have a tenth, and I
3 have numerous other parcels that I have
4 recently submitted to Mr. Rizzo for
5 consideration, and they're all of the
6 same nature. They're all on maps.
7 They're all going to yield slightly
8 more, a few hundredths more using this
9 method of credit allocation.

10 I would like you to review it,
11 think about it. If you feel that the
12 code addresses this as I do on page 100
13 and you follow the reasoning of my two
14 comparisons, then you have to agree,
15 unless there is something wrong with my
16 thinking.

17 MR. MURPHREE: By the Code, you
18 mean the Pine Barrens Plan?

19 MR. GAZZA: The Pine Barrens
20 Plan. We're talking about paragraph
21 one, page 100 of your volume one, Policy
22 Program Standards Pine Barrens
23 Comprehensive Land Use Plan.

24 MR. RIGANO: What are you
25 suggesting? If both parcels are .59

1 acres, what are you requesting in terms
2 of an allocation?

3 MR. GAZZA: I'm requesting to be
4 bumped up from one-tenth percent of a
5 credit to .129 percent of a credit.

6 MR. RIGANO: How did you get
7 that?

8 MR. GAZZA: I take the land area.
9 I worked it down to square footage, it's
10 25,800 square feet for lot 16. I divide
11 that by 200,000 which is the zoning size
12 in the Town of Southampton and that
13 yields .129. That is in accordance with
14 the top paragraph, if anyone would like
15 to see that.

16 I know it is a small increase but
17 I think it applies to mapped lots in
18 Southampton Town, and it should be a
19 procedure that's followed in allocating
20 credits, not only to my application but
21 to future applicants.

22 MR. PROIOS: Have we ever used
23 that particular paragraph before?

24 MR. RIZZO: No.

25 MR. PROIOS: Any specific

1 questions for Mr. Gazza, because what
2 I'm going to do is put Mark on the spot,
3 but I want to ask the Clearing House to
4 look at this. If Mr. Gazza would like
5 to do his presentation before them or
6 have Mark relay it, but I think we need
7 to have their input as well to see how
8 it is going to affect the whole entire
9 program or in Southampton Town.

10 MR. GAZZA: On maps.

11 MR. COWEN: It describes
12 Southampton Town, the page 100?

13 MR. GAZZA: That is what it says.

14 MR. COWAN: How would you
15 distinguish that from the Town of
16 Brookhaven? Why is it different?

17 MR. RIZZO: This was one of the
18 sections that was in there. They
19 overviewed the Southampton plan.

20 MR. MURPHREE: Does Brookhaven
21 have old filed maps?

22 MR. RIZZO: I don't recall that --

23 MS. PRUSINOWSKI: Southampton has this
24 provision.

25 MR. RIZZO: -- in the code, how to

1 deal with them because you have so much
2 within the core of the Pine Barrens.

3 MR. GAZZA: Southampton has
4 tackled the old filed map problem 15, 18
5 years ago and, in effect, they required
6 a developer on an old filed map to meet
7 the zoning in order to be able to build
8 on his lot by code amendment. If you
9 had a one acre lot in a five acre zone,
10 you had to break that one acre lot up to
11 five acres in order to get a building
12 permit, and you did that through
13 development rights.

14 Now we're doing it through Pine
15 Barrens credits transfer which is really
16 the same thing using a different name,
17 but Southampton has had this in their
18 code. It has been a way of handling the
19 maps, and everything comes down to
20 square footage based on zoning.

21 When you have a CR 200 square foot
22 zone, that becomes the denominator;
23 200,000 square feet. You put your lot
24 area over the top. That is what your
25 percentage of a development right

1 becomes or by today's rules, what a Pine
2 Barren credit should become in
3 accordance with that section of the
4 code.

5 If you were talking about acreage,
6 we wouldn't do it that way. Then you go
7 back to the Plan, because it is not a
8 map. Big difference. It is the
9 streets.

10 MR. COWEN: Interesting
11 observation. We'll look into it.

12 MR. RIGANO: Let me ask you a
13 question. The development yield factor
14 is .16 credit per acre. There is
15 another way to implement the math that
16 gets you to a slightly lower
17 allocation. That is, if the way the
18 development yield factor was arrived at
19 is by reducing the development yield by
20 20 percent for roads and other
21 infrastructure.

22 MR. GAZZA: Exactly. Twenty
23 percent.

24 MR. RIGANO: That's how it works
25 out. If you take the 20 percent out of

1 that .16, the point .16 becomes .2 per
2 acre and you just multiply that by your
3 .59, and I think you get something
4 slightly less.

5 MS. PRUSINOWSKI: Yes, you do.
6 You get .118.

7 MR. GAZZA: The difference is the
8 Southampton Town Code provides that a
9 five acre zoned lot CR 200 has an area
10 content of 200,000 square feet whereas a
11 five acre lot would be -- a 5.6 acre
12 lot or something.

13 MR. PROIOS: We discussed this
14 quite a bit, the discrepancy depending
15 on how you describe it.

16 MR. GAZZA: I'm hanging my hat on
17 your Code and I'm glad I found this
18 section because I think that gives me
19 the edge to get this couple hundredths
20 extra if it is on a filed map, only if
21 it is in the Town of Southampton.

22 MR. COWEN: When you do your
23 calculations under the Plan using the
24 yield factor, do you use the zoning
25 category size of the property, the

1 200,000 or the actual five acres?

2 MR. RIZZO: Five acres.

3 MR. COWEN: Mr. Gazza, off the top
4 of your head, you've alluded to the fact
5 that you have other parcels that you
6 want to apply this to. Off the top of
7 your head in the core area of the Pine
8 Barrens, how many such parcels do you
9 think you own?

10 MR. GAZZA: Up until a month ago I
11 didn't have any left. I had a couple,
12 but I've been buying. I bought maybe
13 ten pieces in the last two months. I
14 bought them after Mr. Zizzi (phonetic)
15 stirred up the market, so to speak, by
16 offering people \$20,000 a credit and
17 sort of jumped the value of a credit in
18 the Town of Southampton, and I
19 recognized that there are credits to be
20 bought for less than \$20,000 a credit,
21 and I've been taking advantage of that
22 opportunity, that business opportunity.

23 For that reason alone, I have
24 purchased maybe about ten pieces in the
25 last month-and-a-half, small pieces;

1 half acre, acre, two acres. People are
2 becoming frustrated. I worked with the
3 list that Mr. Rizzo has provided.
4 People are motivated to market land for
5 Pine Barrens credits.

6 People have been holding on for
7 municipal acquisition which hasn't
8 happened. People were holding on for
9 results of a lawsuit which has been put
10 together by a property rights group a
11 lot of the people belong to, which has
12 been dragging on and wearing people down
13 and the people have received their tax
14 bills in the last month, and this is the
15 perfect time to move into the buying
16 mode because combined with the
17 frustration of the property owner who
18 can't use his land, where government
19 won't buy it from him -- there's no
20 money, either the town or County or the
21 State -- and they get a tax bill that
22 increased -- the taxes went up in
23 Westhampton district 11 percent, in the
24 Flanders district 22 percent in one
25 year.

1 All these factors are pushing
2 people to move on their land, either by
3 selling them or abandoning them or
4 donating them.

5 MR. COWAN: That was a lot more
6 answer than I needed, but --

7 MR. PROIOS: Any other questions
8 of Mr. Gazza? Are there any members of
9 the public wishing to address the
10 Commission on this credit appeal?

11 If not, I will recess the public
12 hearing and leave the comment session
13 open so we could gather additional
14 information from the Clearing House and
15 anyone else who has it and, hopefully,
16 we'll have the ability to act on this at
17 our next meeting.

18 MR. RIZZO: You'll keep the
19 comment period open till the next
20 meeting?

21 MR. PROIOS: Yes.

22 MR. COWEN: Who will take this
23 back to the Clearing House?

24 MR. PROIOS: Mark, do you
25 understand your charge?

1 MR. RIZZO: Yes.

2 MR. GAZZA: I would be happy to
3 accompany to you make a presentation if
4 you feel it would be necessary or
5 appropriate. Tell me a time and date,
6 I'll be there.

7 (TIME NOTED: 4:00 P.M.)

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CERTIFICATION

I, DONNA L. SPRATT, a Notary
Public in and for the State of New
York, do hereby certify:

THAT the foregoing is a true and
accurate transcript of my
stenographic notes.

IN WITNESS WHEREOF, I have
hereunto set my hand this 12th day of
February 2002



DONNA L. SPRATT