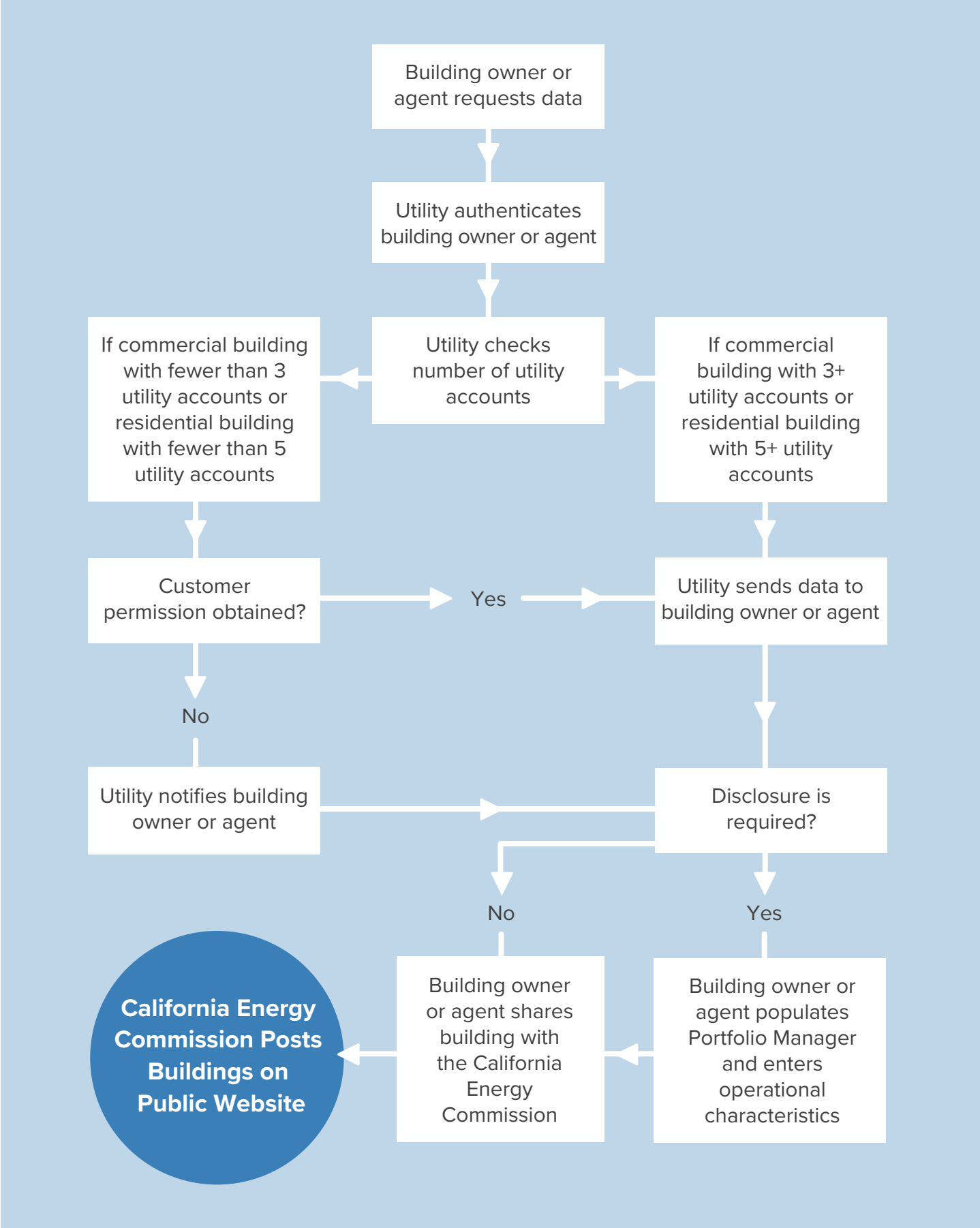AB 802 ENERGY BENCHMARKING PROCESS