

1	<b>DISTRICT NO.</b>	<b>5</b>	<b>11</b>	<b>29</b>
2	<b>DISTRICT NAME</b>	<b>Theater District</b>	<b>Historic Third Ward</b>	<b>Park East II</b>
3	<b>YEAR CREATED</b> <b>DATE PLAN APPROVED</b>	<b>1985</b> <b>1/10/85</b>	<b>1988</b> <b>9/20/88</b>	<b>1996</b> <b>6/6/95</b>
4	<b>BASE PROP. VALUE</b>	<b>\$871,700</b>	<b>\$29,464,300</b>	<b>\$889,700</b>
5	<b>PROPERTY VALUE - 2005</b>	<b>113,881,100</b>	<b>138,250,400</b>	<b>51,058,200</b>
6	<b>INCREMENTAL VALUE - 2005</b>	<b>113,009,400</b>	<b>108,786,100</b>	<b>50,168,500</b>
7	<b>INCREMENTAL VALUE - 2004</b>	<b>96,848,900</b>	<b>73,375,500</b>	<b>\$45,284,200</b>
8	<b>% CHANGE IN INCREM. VALUE</b> <b>OVER 2004</b>	<b>17%</b>	<b>48%</b>	<b>11%</b>

EXHIBIT A

CITY OF MILWAUKEE-TAX INCREMENTAL DISTRICTS  
ESTIMATE OF REQUIRED TAX INCREMENTS  
NECESSARY TO RECOVER NET PROJECT COSTS FOR BOND FINANCED TID'S  
INCURRED THROUGH DECEMBER 31, 2005

	Theater District TID-5	Historic Third Ward TID-11	Park East II TID-29
Project Expenditures	31,429,332	13,221,320	8,044,640
Add Scheduled Bond Interest Costs- 2006 to Maturity	71,080	460,989	1,099,550
Cumulative City of Milwaukee Carrying Costs/ (Earnings) on Yearly Deficit or Surplus	3,264,904	449,478	(200,623)
<b>Total Project Costs</b>	<b>34,765,316</b>	<b>14,131,787</b>	<b>8,943,567</b>
Project Revenues	(267,301)	(410)	(1,794,279)
Change in Principal Debt Service Requirements as a Result of 1985, 1996, 2001, 2002, 2003 & 2005 Debt Refundings	138,450	3,798	58,026
<b>Net Project Costs/Amount to be Recovered through Tax Increments</b>	<b>34,636,465</b>	<b>14,135,175</b>	<b>7,207,314</b>
<b>TAX INCREMENTS REQUIRED</b>			
Amounts Levied:			
1991 and prior	9,412,136	581,774	-
1992	3,146,521	325,662	-
1993	3,091,994	377,722	-
1994	2,822,692	655,392	-
1995	2,769,136	686,055	-
1996	2,444,990	693,789	83,263
1997	2,229,482	696,071	80,841
1998	2,480,208	799,357	247,111
1999	2,263,317	1,044,309	466,238
2000	2,417,369	1,317,769	663,568
2001	2,365,353	1,333,398	1,132,608
2002	2,464,602	1,667,838	1,127,951
2003	2,433,611	1,714,624	1,113,316
2004	2,523,924	1,912,196	1,180,126
2005	2,758,524	2,655,437	1,224,599
<b>Total Tax Increments Levied at December 31, 2005</b>	<b>45,623,859</b>	<b>16,461,393</b>	<b>7,319,621</b>
Reallocation of Tax Increments from TID's with Costs fully Recovered	(8,850,000)		
<b>Net Amount to be Recovered Through Future Tax Increments</b>	<b>(2,137,394)</b>	<b>(2,326,218)</b>	<b>(112,307)</b>