



**Department of City Development**

Housing Authority  
Redevelopment Authority  
City Plan Commission  
Historic Preservation Commission

**Julie A. Penman**  
Commissioner

**Michal A. Dawson**  
Deputy Commissioner

January 8, 2004

Mr. Ronald D. Leonhardt  
City Clerk  
City Hall, Room 205  
Milwaukee, WI 53202

Dear Mr. Leonhardt:

Enclosed is a fully executed original of the Public Improvement Development and Maintenance Agreement for BID No. 25 (East Capitol Drive Streetscaping) identified as Contract No. 03-134 (CM), dated October 15, 2003, between the City of Milwaukee and the Board of Business Improvement District No. 25.

Please insert this agreement into Common Council Resolution File No. 010213, adopted May 30, 2001.

Sincerely,

Thomas Croasdaile  
Budget & Management Reporting Mgr.

Enclosure

**PUBLIC IMPROVEMENT DEVELOPMENT  
AND MAINTENANCE AGREEMENT FOR  
BUSINESS IMPROVEMENT DISTRICT NO. 25  
(East Capitol Drive Streetscaping)**

This Agreement is made this 15 day of October, 2003, by and between the City of Milwaukee ("City") and the Board of Business Improvement District No. 25 ("Board").

WITNESS:

WHEREAS, on October 19, 1999, via Resolution File No. 990930, the Common Council of the City of Milwaukee created Business Improvement District No. 25 ("District") pursuant to section 66.1109, Wisconsin Statutes, and approved the District's first annual operating plan;

WHEREAS, the approved operating plan calls for the Board and the City to enter into an agreement to finance and install a mutually acceptable streetscape improvement project ("Project") for the District;

WHEREAS, on May 30, 2001, via Resolution File No. 010213, the Common Council of the City of Milwaukee provided \$1,250,000 in the City funds for the Project;

WHEREAS, on May 30, 2001 Resolution File No. 010213, the Common Council of the City of Milwaukee authorized the Commissioner of Public Works to proceed with the Project;

WHEREAS, on May 30, 2001, via Resolution File No. 010213, the Common Council of the City of Milwaukee approved this Agreement and authorized the proper City officers to execute the Agreement on its behalf; and

WHEREAS, on August 15 2003, the Board approved this Agreement and authorized the proper officers of the Board to execute the Agreement on its behalf;

NOW, THEREFORE, the City and the Board, in consideration of the premises and the mutual promises and undertakings hereinafter contained, mutually agree as follows:

I.

City Activities

The City shall undertake the following, except that with the concurrence of the Commissioner of Public Works, the Board or its contractor may perform portions of A., B., or E. below:

- A. Obtain all governmental permits and approvals necessary to construct the Project.

- MJD 11-10-03  
11-6-03  
DJ
- B. Construct the Project in accordance with the Improvements List attached to this Agreement as Exhibit A and the detailed plans and specifications on file at the Department of Public Works.
  - C. Provide City funds for the Project as specified in Common Council Resolution File No. 010213.
  - D. Assist the Board in financing its portion of the Project's cost by providing up to \$500,000 from the Business Improvement District Loan fund (loan) to be repaid through special assessments levied by the Board on the real property within the District; \$500,000 from the Neighborhood Commercial District Street Improvement fund (grant), and ~~\$250,000 from the Tax Increment District No. 24 (TID 24).~~
  - E. Construct the Project in accordance with the Project budget attached to this Agreement as Exhibit C.

II.  
Board Activities

The Board shall:

- A. Repay the City for its portion of the loan including interest and finance charges applicable to the debt issued by the City for the Board's total portion of the Project cost, through annual assessments on the real property within the District in accordance with the repayment schedule attached to this Agreement as Exhibit D.
- B. Expend an additional \$122,300.00 of the Business Improvement District No. 25 funds on the Project.
- C. Provide funding for maintenance and repair of the features of the Project, which exceed City standards in accordance with Section V of this Agreement.
- D. Work with the property owners and tenants in and adjacent to the District to facilitate the Project; in particular this shall include, but not be limited to: sponsoring group informational meetings between owners and tenants and the City regarding the Project, assisting the City in arranging individual meetings with property owners or tenants, assisting the City in obtaining access to buildings for purposes of inspection related to the Project (e.g., inspection of vaults beneath hollow walks), and assisting the City in obtaining easements or other property rights necessary for completion of the Project.

III.  
Changes

No material changes shall be made by the City in the Project improvements listed in Exhibit A or in the Project budget as shown in Exhibit C without prior written consent by the Board.

IV.  
Inspections

The Board or its contractor may make reasonable inspections of the Project during construction, provided that such inspections do not interfere with the progress of the work.

In the event that the Board suspects, as a result of the inspections made by it or its contractor, that the City is not constructing the project in accordance with the approved plans and specifications, the Board shall promptly inform the City of its concerns in writing and the City shall, as soon as reasonably possible, remedy the area of concern or, if it cannot, satisfy the Board in writing the reasons why.

V.  
Maintenance

- A. The Board shall perform routine maintenance of and shall undertake capital repairs to the various improvements covered by this Agreement as set forth in Exhibit A (Improvements List) and Exhibit B (Maintenance & Capital Repair Responsibilities) attached hereto. The threshold for maintenance or repairs shall be the same or higher than that used by the City of Milwaukee on other public right-of-way improvements in the city.
- B. If the Board fails to comply with its responsibilities as outlined in Exhibit B, the City's Commissioner of Public Works ("Commissioner") shall provide the Board with a written notice setting forth the work, which the Commissioner determines has not been performed. If the Board does not commence such work within 30 days from the date of receipt of the Commissioner's written notice, the Commissioner may perform or cause to be performed the required work. The cost of such work shall be billed to the Board. If the Board has not paid the cost of such maintenance work within 60 days after having received a written bill for such work from the Commissioner, the City may assess the cost against the property within BID 25 in accordance with the applicable special assessments method contained in the Operating Plan for BID 25 or any amendment to the Operating Plan.
- C. Notwithstanding paragraph "B" above, the Commissioner may, at his sole discretion, undertake emergency repairs to the items listed in Exhibit A in cases where public health or safety is at immediate risk. The cost of such repairs shall be billed to the Board following the procedures outlined in paragraph "B".

- D. Approval by the Common Council of this Agreement shall substitute for any Special Privilege Permit that might otherwise be required by Section 245.12 of the Milwaukee Code of Ordinances and Section 66.045 of State Statutes of the items listed in Exhibit A. The Commissioner shall review and approve the specifications and location of all the improvements listed in Exhibit A prior to their initial installation.
- E. The term of this Agreement shall be for 20 years but may be extended up to an additional 20 years upon mutual concurrence of both parties. The total removal of all items listed in Exhibit A and their replacement with standard City of Milwaukee public improvements shall automatically result in termination of this Agreement.

VI.  
Term

The term of the BID loan, in the amount of \$500,000 with an interest rate of 4.17%, shall be 15 years. This term shall include an option for prepay on the principal and an additional premium payment as calculated by the Office of the Comptroller.

VII.  
Force Majeure

If any party is prevented from performing an obligation stipulated in this Agreement and such delay is for reasons which were beyond the party's control, including but not limited to: acts of God, war, unusually severe weather conditions, strikes, civil disturbances, delays in obtaining or inability to obtain easements or other property rights which are necessary for construction or operation of the project, or delays in obtaining necessary supplies and/or equipment for construction, then the time within which the party was to perform shall be extended for a period equal to the delay.

VIII.  
Coordination and Cooperation

- A. The City, through its Commissioner of Public Works, shall cooperate with the Board in the performance of the City's responsibilities under this Agreement. The Commissioner of Public Works shall formally designate a representative to serve as liaison with the Board for the Project.
- B. The Board, through its Chairperson, shall cooperate with the City in the performance of the Board's responsibilities under this Agreement. The Chairperson of the Board shall formally designate a representative to serve as liaison with the City for the Project.

IX.

Record Keeping and Record Access

- A. Complete and accurate financial books and records accounting for the use and expenditure of City resources are to be kept. Such books and records shall be maintained in accordance with generally accepted accounting principles (GAAP) and shall be sufficient to facilitate an audit or examination by an independent certified public accountant.
- B. The City Comptroller or any duly authorized representatives and agents of the City shall have the right to examine, inspect, transcribe and audit at any time during normal business hours, and upon reasonable notice, all books, records, maps, plans, financial statements, and all other documents related to compliance with this agreement, whether in paper, electronic or other form. It is the responsibility of the Board to produce the materials requested.

X.

Written Notices

Any written notices to be sent under this Agreement shall be sent to the following individuals:

- A. For the City:

Commissioner of Public Works  
Department of Public Works  
Room 516, Municipal Building  
841 North Broadway  
Milwaukee, WI 53202

With a copy to:

Commissioner of City Development  
Department of City Development  
809 North Broadway  
P.O. Box 324  
Milwaukee, WI 53202

- B. For the Board:

Robert Gintoft, Interim Director or designee  
Executive Director, Board of BID No. 25  
303 E. Vienna Avenue  
Milwaukee, WI 53212

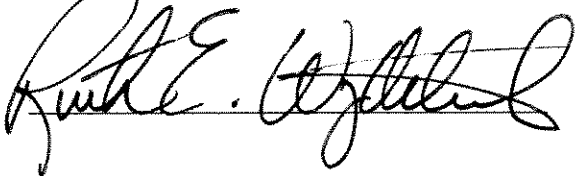
XI.  
Exhibits

The following Exhibits A, B, C, and D are incorporated herein and made part hereof:

- Exhibit A: Improvements List for East Capitol Drive Streetscaping Project,
- Exhibit B: Maintenance Standards, East Capitol Drive Streetscaping Project
- Exhibit C: Budget, BID No. 25(Riverworks) East Capitol Drive Streetscaping
- Exhibit D: Repayment Schedule, BID No. 25 (Riverworks) East Capitol Drive Streetscaping Project

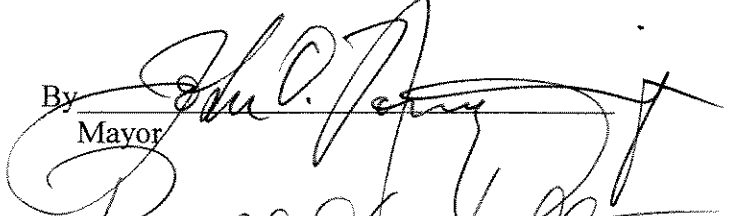
IN WITNESS HEREOF, the parties have executed this Agreement the day and year first above written.

IN THE PRESENCE OF:

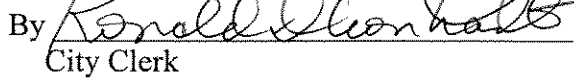


Kathleen H. Mollica

CITY OF MILWAUKEE

By 

Mayor

By 

City Clerk

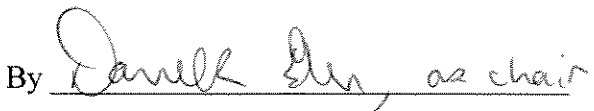
COUNTERSIGNED:

By  **DEPUTY**  
Comptroller *lp*

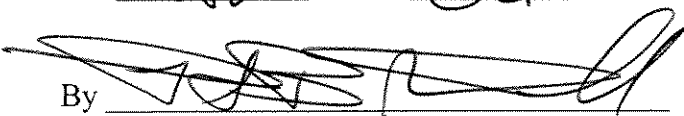
IN THE PRESENCE OF:



BOARD OF BUSINESS  
IMPROVEMENT DISTRICT NO. 25

By  *as chair*

Approved as to Form, Content and Execution  
this 30th day of Oct, 2003.



By Special Deputy City Attorney

**EXHIBIT A**  
**IMPROVEMENTS LIST**

The following improvements will or may be located in the public right-of-way within the project area generally defined as East and West Capitol Drive between N. Humboldt Boulevard and N. 2<sup>nd</sup> Street. Detailed plans for the streetscape improvements are on file in the offices of the City of Milwaukee Department of Public Works. Unless specifically indicated as owned by BID 25, the improvements listed below shall belong to the City of Milwaukee.

1. Colored, herringbone patterned, stamped concrete will be installed in the "tree lawn" area between sidewalk and curb lines along both sides of Capitol Drive. The same type of stamped, colored concrete will be installed in the street medians surrounding raised planter beds.
2. Existing "cobra-head" street light fixtures will be replaced with Milwaukee Lantern light fixtures. Accessory outlets will be installed on each of the overhead light poles located in the Capitol Drive medians.
3. Approximately twelve corner plazas will be constructed on private property. The exact number will depend upon how many property owners choose to participate. The plazas will include some combination of stamped, colored concrete; inlaid limestone trim; a bench wall perimeter; a bus shelter; landscaping and harp lights. The corner plazas and associated amenities shall belong to the BID or the affected property owner, depending upon the terms of separate agreements between the two parties.
4. Specialized street furniture and similar amenities will be placed throughout the project area. Such street furniture and amenities are likely to include, but need not be limited to, freestanding landscape planters, public artwork, an outdoor clock, benches, decorative banners, and identification signage with associated lighting. A private underground electrical feed will be placed in the median to power (or light) one or more of the amenities listed in this paragraph. The street furniture, amenities, and associated underground power feed shall all belong to BID 25.
5. Non City-standard trash receptacles will be placed throughout the project area. These trash receptacles shall belong to the BID.
6. Planters raised to various heights (none exceeding 36 inches above street grade) will be constructed in the Capitol Drive medians. Landscaping emphasizing perennial plant materials such as trees, grasses, and shrubs will be installed in the raised planters.
7. New curb, gutter, and sidewalk will be constructed on the south side of E. Capitol Drive between N. Richards and N. Holton Streets in order to align the curb in that block with the rest of the street.
8. Four harp lights will be installed in each of the two entry medians located at the east and west project limits. These harp lights will be mounted on the four corners of the tallest raised planter in each of the entry medians.
9. Existing marked crosswalks will be painted in a special design consisting of white or red painted rectangles bordered by standard crosswalk parallel white lines.



**EXHIBIT B**  
**MAINTENANCE & CAPITAL REPAIR RESPONSIBILITIES**

The City of Milwaukee shall be responsible for all maintenance and capital repair functions and related costs associated with the improvements installed or constructed under the terms of this agreement except as outlined below and except as may be specified in any Special Privilege existing or established in the future for improvements in the project area. The term "maintenance" shall mean repairs or services of a routine and ongoing nature. The term "capital repairs" shall mean non-routine and infrequent repairs or replacement necessitated by structural defect or significant deterioration.

1. The BID or individual property owners within the project area shall be responsible for snow removal, litter control, grass cutting, and other routine maintenance of the public sidewalk areas (including the stamped concrete "tree lawn" areas) as required by City Code.
2. The BID will obtain Right of Entry and Grant of Public Access Easements for the purpose of constructing the corner plazas and for the purpose of ensuring the right of public access once they are complete. A private property plaza improvement may not be constructed utilizing public grant funds made available through this agreement until and unless the BID has secured the Right of Entry and Grant of Public Access Easement with the affected property owner.
3. The BID shall be responsible for maintenance and capital repair of the private property corner plaza improvements unless: (a) any such improvement is owned by another party (e.g. a Milwaukee County bus shelter); or (b) the BID and the affected property owner have entered into a separate Maintenance Agreement whereby the property owner has assumed the maintenance and capital repair responsibilities.
4. The City may use its customary standards and procedures to repair damage to the stamped colored concrete in "tree lawns" and medians and the raised median planters when such damage is the result of normal wear and tear. It is recognized that the City's customary standards and procedures will not result in replication or replacement of the original appearance of the affected areas. Prior to the City undertaking any repairs, it shall consult the BID regarding the type of repair to be performed. If the BID wishes the City to undertake repairs in a way that preserves or restores the appearance of the affected area, the BID will be obligated to pay the difference in repair or replacement costs. At such time as the affected area must be resurfaced or replaced due to general deterioration, the City and the BID shall mutually determine a resurfacing or replacement standard with the general understanding that the BID will pay the added cost for any such work that exceeds normal and customary City standards at the time.
5. When any work in the project area is performed by City crews or by private contractors working either directly for the City or under City permit and such work is not directly related to but affects the colored, stamped concrete "tree lawn" and median areas and/or the raised medians, City shall ensure that the affected areas are restored to a condition and appearance consistent with their condition and appearance prior to the work in question.
6. Ongoing maintenance and electricity costs associated with use of the accessory outlets on the street lights located in the medians shall be the responsibility of the BID.

7. Any street furniture or special amenities as described in Exhibit "A", item #4, including the underground power feed, shall be the maintenance and capital repair responsibility of the BID.
8. When the non City-standard trash receptacles must be replaced due to deterioration, City shall replace them with standard trash cans unless the BID wishes to have them replaced with new non City-standard trash receptacles, in which event the BID shall pay the difference in cost.
9. Any custom painted crosswalks shall be the maintenance responsibility of the BID. Such walks shall be repainted as necessary either by the BID or by the City with all costs being charged to the BID. The City shall not repaint the custom crosswalks without first notifying the BID. If the BID decides to repaint crosswalks, it or its agent shall first obtain the required permit from the City. At the BID's discretion, crosswalks may be repainted, when necessary, to normal City standards at the City's expense.
10. City shall plant and maintain all street trees and median plantings. Median planting will include some combination of perennials, trees, shrubs, and annuals. If the City discontinues planting of annuals or if the BID desires more annuals than the City is willing to plant, the BID may install annual plantings on its own in one or more of the raised median planters. In such event, the BID shall be solely responsible for maintenance of the annuals it plants. The BID shall also be responsible for funding any perennial plantings that would be required to replace an annual planting bed should the BID decide to discontinue its annual planting program.
11. The BID shall be responsible for graffiti removal from all street furniture or other amenities it owns within the public right-of-way of the project area. The BID or affected private property owners, depending upon the terms of any agreements between the parties, shall be responsible for graffiti removal from the corner plazas.

**Contract No. 03-134 (CM)**

**Exhibit C**

**Riverworks Business Improvement  
District #25 Capitol Drive Streetscape  
Project**

	Total Project	Total Completed	Bid Paid	City Paid	Balance
Concrete Removal	23,600				23,600
Cutting	10,900				10,900
Filling	6,000				6,000
Gravel Fill	8,500				8,500
Standard Concrete	2,200				2,200
Stamped Colored Concrete	382,200				382,200
Painted Cross Walks	35,775				35,775
Harp lamps	36,000				36,000
Traffic Signal Adjustments	88,200				88,200
Landscaping	31,200			X	31,200
Forestry	6,000			X	6,000
Limestone Pavers	10,000			X	10,000
Limestone Walls	50,000			X	50,000
Planters	28,500	28,500		28,500	-
Benches	11,000	11,000		11,000	-
Bike rack installation	2,000			5,000	2,000
Public Art	30,000	30,000		30,000	-
Clock	20,000			X	20,000
Trash Cans w/Logo	22,600	23,300	19,100	4,200	(700)
Banners/Decorations	33,915	33,915	7,800	26,115	-
Public Art Study	5,000	5,000	5,000		-
Street Lighting Improvements1	112,400	93,700		93,700	18,700
Wal-Mart Plaza2	70,600	70,600	61,900	8,700	-
Design & Development	56,500	56,500	28,250	28,250	-
Construction Drawings, Change Orders	20,000			X	20,000
Erosion Control	1,000			X	1,000
Traffic Control	10,000			X	10,000
Mobilization	20,000			X	20,000
Finishing Roadway	2,800			X	2,800
Line, Grade and Staking	31,000			X	31,000
Engineering & Contingencies	250,000			X	250,000
Misc.	-	250	250		(250)
<b>Totals</b>	<b>1,368,890</b>	<b>352,515</b>	<b>122,050</b>	<b>235,465</b>	<b>1,016,125</b>
<b>FUNDING</b>					
RBID Portion - Already Contributed			122,300		
RBID Portion - Loan					-
City Portion - Already Contributed				235,465	
City Portion					-
<b>Total Funding</b>	<b>-</b>		<b>122,300</b>	<b>235,465</b>	

1 Replacement of cobra lights with lanterns, etc. completed except installation of outlets on poles.

Exhibit D

Amortization schedule - BID No. 25 Riverworks

Note: This amortization schedule is based on payment due date.

Actual amounts may vary based on actual payment dates.

Principal	\$500,000.00
Interest Rate	4.170%
Amortization	180
Calculated Pmt.	\$3,741.18
Actual Pmt.	\$3,741.18

<u>Payment #</u>	<u>Beg. Balance</u>	<u>Payment</u>	<u>Interest</u>	<u>Principal</u>	<u>Ending Balance</u>
1	\$500,000.00	\$3,741.18	\$1,737.50	\$2,003.68	\$497,996.32
2	\$497,996.32	\$3,741.18	\$1,730.54	\$2,010.64	\$495,985.68
3	\$495,985.68	\$3,741.18	\$1,723.55	\$2,017.63	\$493,968.05
4	\$493,968.05	\$3,741.18	\$1,716.54	\$2,024.64	\$491,943.41
5	\$491,943.41	\$3,741.18	\$1,709.50	\$2,031.68	\$489,911.73
6	\$489,911.73	\$3,741.18	\$1,702.44	\$2,038.74	\$487,872.99
7	\$487,872.99	\$3,741.18	\$1,695.36	\$2,045.82	\$485,827.17
8	\$485,827.17	\$3,741.18	\$1,688.25	\$2,052.93	\$483,774.24
9	\$483,774.24	\$3,741.18	\$1,681.12	\$2,060.06	\$481,714.18
10	\$481,714.18	\$3,741.18	\$1,673.96	\$2,067.22	\$479,646.95
11	\$479,646.95	\$3,741.18	\$1,666.77	\$2,074.41	\$477,572.55
12	\$477,572.55	\$3,741.18	\$1,659.56	\$2,081.62	\$475,490.93
<u>year 2003</u>		<u>\$44,894.16</u>	<u>\$20,385.09</u>	<u>\$24,509.07</u>	
13	\$475,490.93	\$3,741.18	\$1,652.33	\$2,088.85	\$473,402.08
14	\$473,402.08	\$3,741.18	\$1,645.07	\$2,096.11	\$471,305.97
15	\$471,305.97	\$3,741.18	\$1,637.79	\$2,103.39	\$469,202.58
16	\$469,202.58	\$3,741.18	\$1,630.48	\$2,110.70	\$467,091.88
17	\$467,091.88	\$3,741.18	\$1,623.14	\$2,118.04	\$464,973.85
18	\$464,973.85	\$3,741.18	\$1,615.78	\$2,125.40	\$462,848.45
19	\$462,848.45	\$3,741.18	\$1,608.40	\$2,132.78	\$460,715.67
20	\$460,715.67	\$3,741.18	\$1,600.99	\$2,140.19	\$458,575.48
21	\$458,575.48	\$3,741.18	\$1,593.55	\$2,147.63	\$456,427.85
22	\$456,427.85	\$3,741.18	\$1,586.09	\$2,155.09	\$454,272.75
23	\$454,272.75	\$3,741.18	\$1,578.60	\$2,162.58	\$452,110.17
24	\$452,110.17	\$3,741.18	\$1,571.08	\$2,170.10	\$449,940.07
<u>year 2004</u>		<u>\$44,894.16</u>	<u>\$19,343.30</u>	<u>\$25,550.86</u>	
25	\$449,940.07	\$3,741.18	\$1,563.54	\$2,177.64	\$447,762.43

Contract No. 03-134 (CM)

26	\$447,762.43	\$3,741.18	\$1,555.97	\$2,185.21	\$445,577.23
27	\$445,577.23	\$3,741.18	\$1,548.38	\$2,192.80	\$443,384.43
28	\$443,384.43	\$3,741.18	\$1,540.76	\$2,200.42	\$441,184.01
29	\$441,184.01	\$3,741.18	\$1,533.11	\$2,208.07	\$438,975.94
30	\$438,975.94	\$3,741.18	\$1,525.44	\$2,215.74	\$436,760.21
31	\$436,760.21	\$3,741.18	\$1,517.74	\$2,223.44	\$434,536.77
32	\$434,536.77	\$3,741.18	\$1,510.02	\$2,231.16	\$432,305.60
33	\$432,305.60	\$3,741.18	\$1,502.26	\$2,238.92	\$430,066.69
34	\$430,066.69	\$3,741.18	\$1,494.48	\$2,246.70	\$427,819.99
35	\$427,819.99	\$3,741.18	\$1,486.67	\$2,254.51	\$425,565.48
36	\$425,565.48	\$3,741.18	\$1,478.84	\$2,262.34	\$423,303.14
<b>year 2005</b>		<b><u>\$44,894.16</u></b>	<b><u>\$18,257.23</u></b>	<b><u>\$26,636.93</u></b>	
37	\$423,303.14	\$3,741.18	\$1,470.98	\$2,270.20	\$421,032.94
38	\$421,032.94	\$3,741.18	\$1,463.09	\$2,278.09	\$418,754.85
39	\$418,754.85	\$3,741.18	\$1,455.17	\$2,286.01	\$416,468.84
40	\$416,468.84	\$3,741.18	\$1,447.23	\$2,293.95	\$414,174.89
41	\$414,174.89	\$3,741.18	\$1,439.26	\$2,301.92	\$411,872.97
42	\$411,872.97	\$3,741.18	\$1,431.26	\$2,309.92	\$409,563.05
43	\$409,563.05	\$3,741.18	\$1,423.23	\$2,317.95	\$407,245.10
44	\$407,245.10	\$3,741.18	\$1,415.18	\$2,326.00	\$404,919.10
45	\$404,919.10	\$3,741.18	\$1,407.09	\$2,334.09	\$402,585.01
46	\$402,585.01	\$3,741.18	\$1,398.98	\$2,342.20	\$400,242.81
47	\$400,242.81	\$3,741.18	\$1,390.84	\$2,350.34	\$397,892.48
48	\$397,892.48	\$3,741.18	\$1,382.68	\$2,358.50	\$395,533.97
<b>year 2006</b>		<b><u>\$44,894.16</u></b>	<b><u>\$17,124.99</u></b>	<b><u>\$27,769.17</u></b>	
49	\$395,533.97	\$3,741.18	\$1,374.48	\$2,366.70	\$393,167.27
50	\$393,167.27	\$3,741.18	\$1,366.26	\$2,374.92	\$390,792.35
51	\$390,792.35	\$3,741.18	\$1,358.00	\$2,383.18	\$388,409.17
52	\$388,409.17	\$3,741.18	\$1,349.72	\$2,391.46	\$386,017.72
53	\$386,017.72	\$3,741.18	\$1,341.41	\$2,399.77	\$383,617.95
54	\$383,617.95	\$3,741.18	\$1,333.07	\$2,408.11	\$381,209.84
55	\$381,209.84	\$3,741.18	\$1,324.70	\$2,416.48	\$378,793.36
56	\$378,793.36	\$3,741.18	\$1,316.31	\$2,424.87	\$376,368.49
57	\$376,368.49	\$3,741.18	\$1,307.88	\$2,433.30	\$373,935.19
58	\$373,935.19	\$3,741.18	\$1,299.42	\$2,441.76	\$371,493.44
59	\$371,493.44	\$3,741.18	\$1,290.94	\$2,450.24	\$369,043.20
60	\$369,043.20	\$3,741.18	\$1,282.43	\$2,458.75	\$366,584.44
<b>year 2007</b>		<b><u>\$44,894.16</u></b>	<b><u>\$15,944.63</u></b>	<b><u>\$28,949.53</u></b>	
61	\$366,584.44	\$3,741.18	\$1,273.88	\$2,467.30	\$364,117.14
62	\$364,117.14	\$3,741.18	\$1,265.31	\$2,475.87	\$361,641.27
63	\$361,641.27	\$3,741.18	\$1,256.70	\$2,484.48	\$359,156.79
64	\$359,156.79	\$3,741.18	\$1,248.07	\$2,493.11	\$356,663.68
65	\$356,663.68	\$3,741.18	\$1,239.41	\$2,501.77	\$354,161.91
66	\$354,161.91	\$3,741.18	\$1,230.71	\$2,510.47	\$351,651.44
67	\$351,651.44	\$3,741.18	\$1,221.99	\$2,519.19	\$349,132.25
68	\$349,132.25	\$3,741.18	\$1,213.23	\$2,527.95	\$346,604.30
69	\$346,604.30	\$3,741.18	\$1,204.45	\$2,536.73	\$344,067.57
70	\$344,067.57	\$3,741.18	\$1,195.63	\$2,545.55	\$341,522.03
71	\$341,522.03	\$3,741.18	\$1,186.79	\$2,554.39	\$338,967.64
72	\$338,967.64	\$3,741.18	\$1,177.91	\$2,563.27	\$336,404.37

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<u>year 2008</u>		<u>\$44,894.16</u>	<u>\$14,714.09</u>	<u>\$30,180.07</u>	
73	\$336,404.37	\$3,741.18	\$1,169.01	\$2,572.17	\$333,832.20
74	\$333,832.20	\$3,741.18	\$1,160.07	\$2,581.11	\$331,251.08
75	\$331,251.08	\$3,741.18	\$1,151.10	\$2,590.08	\$328,661.00
76	\$328,661.00	\$3,741.18	\$1,142.10	\$2,599.08	\$326,061.92
77	\$326,061.92	\$3,741.18	\$1,133.07	\$2,608.11	\$323,453.80
78	\$323,453.80	\$3,741.18	\$1,124.00	\$2,617.18	\$320,836.62
79	\$320,836.62	\$3,741.18	\$1,114.91	\$2,626.27	\$318,210.35
80	\$318,210.35	\$3,741.18	\$1,105.78	\$2,635.40	\$315,574.95
81	\$315,574.95	\$3,741.18	\$1,096.62	\$2,644.56	\$312,930.40
82	\$312,930.40	\$3,741.18	\$1,087.43	\$2,653.75	\$310,276.65
83	\$310,276.65	\$3,741.18	\$1,078.21	\$2,662.97	\$307,613.68
84	\$307,613.68	\$3,741.18	\$1,068.96	\$2,672.22	\$304,941.46
<u>year 2009</u>		<u>\$44,894.16</u>	<u>\$13,431.25</u>	<u>\$31,462.91</u>	
85	\$304,941.46	\$3,741.18	\$1,059.67	\$2,681.51	\$302,259.95
86	\$302,259.95	\$3,741.18	\$1,050.35	\$2,690.83	\$299,569.12
87	\$299,569.12	\$3,741.18	\$1,041.00	\$2,700.18	\$296,868.94
88	\$296,868.94	\$3,741.18	\$1,031.62	\$2,709.56	\$294,159.38
89	\$294,159.38	\$3,741.18	\$1,022.20	\$2,718.98	\$291,440.41
90	\$291,440.41	\$3,741.18	\$1,012.76	\$2,728.42	\$288,711.98
91	\$288,711.98	\$3,741.18	\$1,003.27	\$2,737.91	\$285,974.08
92	\$285,974.08	\$3,741.18	\$993.76	\$2,747.42	\$283,226.66
93	\$283,226.66	\$3,741.18	\$984.21	\$2,756.97	\$280,469.69
94	\$280,469.69	\$3,741.18	\$974.63	\$2,766.55	\$277,703.14
95	\$277,703.14	\$3,741.18	\$965.02	\$2,776.16	\$274,926.98
96	\$274,926.98	\$3,741.18	\$955.37	\$2,785.81	\$272,141.17
<u>year 2010</u>		<u>\$44,894.16</u>	<u>\$12,093.88</u>	<u>\$32,800.28</u>	
97	\$272,141.17	\$3,741.18	\$945.69	\$2,795.49	\$269,345.68
98	\$269,345.68	\$3,741.18	\$935.98	\$2,805.20	\$266,540.48
99	\$266,540.48	\$3,741.18	\$926.23	\$2,814.95	\$263,725.53
100	\$263,725.53	\$3,741.18	\$916.45	\$2,824.73	\$260,900.79
101	\$260,900.79	\$3,741.18	\$906.63	\$2,834.55	\$258,066.24
102	\$258,066.24	\$3,741.18	\$896.78	\$2,844.40	\$255,221.84
103	\$255,221.84	\$3,741.18	\$886.90	\$2,854.28	\$252,367.56
104	\$252,367.56	\$3,741.18	\$876.98	\$2,864.20	\$249,503.36
105	\$249,503.36	\$3,741.18	\$867.02	\$2,874.16	\$246,629.20
106	\$246,629.20	\$3,741.18	\$857.04	\$2,884.14	\$243,745.06
107	\$243,745.06	\$3,741.18	\$847.01	\$2,894.17	\$240,850.89
108	\$240,850.89	\$3,741.18	\$836.96	\$2,904.22	\$237,946.67
<u>year 2011</u>		<u>\$44,894.16</u>	<u>\$10,699.66</u>	<u>\$34,194.50</u>	
109	\$237,946.67	\$3,741.18	\$826.86	\$2,914.32	\$235,032.35
110	\$235,032.35	\$3,741.18	\$816.74	\$2,924.44	\$232,107.91
111	\$232,107.91	\$3,741.18	\$806.57	\$2,934.61	\$229,173.31
112	\$229,173.31	\$3,741.18	\$796.38	\$2,944.80	\$226,228.50
113	\$226,228.50	\$3,741.18	\$786.14	\$2,955.04	\$223,273.47
114	\$223,273.47	\$3,741.18	\$775.88	\$2,965.30	\$220,308.16
115	\$220,308.16	\$3,741.18	\$765.57	\$2,975.61	\$217,332.55
116	\$217,332.55	\$3,741.18	\$755.23	\$2,985.95	\$214,346.60
117	\$214,346.60	\$3,741.18	\$744.85	\$2,996.33	\$211,350.28
118	\$211,350.28	\$3,741.18	\$734.44	\$3,006.74	\$208,343.54

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	119	\$208,343.54	\$3,741.18	\$723.99	\$3,017.19	\$205,326.35
	120	\$205,326.35	\$3,741.18	\$713.51	\$3,027.67	\$202,298.68
<b><u>year 2012</u></b>			<b><u>\$44,894.16</u></b>	<b><u>\$9,246.17</u></b>	<b><u>\$35,647.99</u></b>	
	121	\$202,298.68	\$3,741.18	\$702.99	\$3,038.19	\$199,260.49
	122	\$199,260.49	\$3,741.18	\$692.43	\$3,048.75	\$196,211.74
	123	\$196,211.74	\$3,741.18	\$681.84	\$3,059.34	\$193,152.40
	124	\$193,152.40	\$3,741.18	\$671.20	\$3,069.98	\$190,082.42
	125	\$190,082.42	\$3,741.18	\$660.54	\$3,080.64	\$187,001.78
	126	\$187,001.78	\$3,741.18	\$649.83	\$3,091.35	\$183,910.43
	127	\$183,910.43	\$3,741.18	\$639.09	\$3,102.09	\$180,808.34
	128	\$180,808.34	\$3,741.18	\$628.31	\$3,112.87	\$177,695.47
	129	\$177,695.47	\$3,741.18	\$617.49	\$3,123.69	\$174,571.78
	130	\$174,571.78	\$3,741.18	\$606.64	\$3,134.54	\$171,437.24
	131	\$171,437.24	\$3,741.18	\$595.74	\$3,145.44	\$168,291.80
	132	\$168,291.80	\$3,741.18	\$584.81	\$3,156.37	\$165,135.43
<b><u>year 2013</u></b>			<b><u>\$44,894.16</u></b>	<b><u>\$7,730.91</u></b>	<b><u>\$37,163.25</u></b>	
	133	\$165,135.43	\$3,741.18	\$573.85	\$3,167.33	\$161,968.10
	134	\$161,968.10	\$3,741.18	\$562.84	\$3,178.34	\$158,789.76
	135	\$158,789.76	\$3,741.18	\$551.79	\$3,189.39	\$155,600.37
	136	\$155,600.37	\$3,741.18	\$540.71	\$3,200.47	\$152,399.90
	137	\$152,399.90	\$3,741.18	\$529.59	\$3,211.59	\$149,188.31
	138	\$149,188.31	\$3,741.18	\$518.43	\$3,222.75	\$145,965.56
	139	\$145,965.56	\$3,741.18	\$507.23	\$3,233.95	\$142,731.61
	140	\$142,731.61	\$3,741.18	\$495.99	\$3,245.19	\$139,486.43
	141	\$139,486.43	\$3,741.18	\$484.72	\$3,256.46	\$136,229.96
	142	\$136,229.96	\$3,741.18	\$473.40	\$3,267.78	\$132,962.18
	143	\$132,962.18	\$3,741.18	\$462.04	\$3,279.14	\$129,683.04
	144	\$129,683.04	\$3,741.18	\$450.65	\$3,290.53	\$126,392.51
<b><u>year 2014</u></b>			<b><u>\$44,894.16</u></b>	<b><u>\$6,151.24</u></b>	<b><u>\$38,742.92</u></b>	
	145	\$126,392.51	\$3,741.18	\$439.21	\$3,301.97	\$123,090.55
	146	\$123,090.55	\$3,741.18	\$427.74	\$3,313.44	\$119,777.11
	147	\$119,777.11	\$3,741.18	\$416.23	\$3,324.95	\$116,452.15
	148	\$116,452.15	\$3,741.18	\$404.67	\$3,336.51	\$113,115.64
	149	\$113,115.64	\$3,741.18	\$393.08	\$3,348.10	\$109,767.54
	150	\$109,767.54	\$3,741.18	\$381.44	\$3,359.74	\$106,407.80
	151	\$106,407.80	\$3,741.18	\$369.77	\$3,371.41	\$103,036.39
	152	\$103,036.39	\$3,741.18	\$358.05	\$3,383.13	\$99,653.26
	153	\$99,653.26	\$3,741.18	\$346.30	\$3,394.88	\$96,258.38
	154	\$96,258.38	\$3,741.18	\$334.50	\$3,406.68	\$92,851.69
	155	\$92,851.69	\$3,741.18	\$322.66	\$3,418.52	\$89,433.17
	156	\$89,433.17	\$3,741.18	\$310.78	\$3,430.40	\$86,002.77
<b><u>year 2015</u></b>			<b><u>\$44,894.16</u></b>	<b><u>\$4,504.42</u></b>	<b><u>\$40,389.74</u></b>	
	157	\$86,002.77	\$3,741.18	\$298.86	\$3,442.32	\$82,560.45
	158	\$82,560.45	\$3,741.18	\$286.90	\$3,454.28	\$79,106.17
	159	\$79,106.17	\$3,741.18	\$274.89	\$3,466.29	\$75,639.89
	160	\$75,639.89	\$3,741.18	\$262.85	\$3,478.33	\$72,161.55
	161	\$72,161.55	\$3,741.18	\$250.76	\$3,490.42	\$68,671.14
	162	\$68,671.14	\$3,741.18	\$238.63	\$3,502.55	\$65,168.59
	163	\$65,168.59	\$3,741.18	\$226.46	\$3,514.72	\$61,653.87
	164	\$61,653.87	\$3,741.18	\$214.25	\$3,526.93	\$58,126.94

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	165	\$58,126.94	\$3,741.18	\$201.99	\$3,539.19	\$54,587.75
	166	\$54,587.75	\$3,741.18	\$189.69	\$3,551.49	\$51,036.26
	167	\$51,036.26	\$3,741.18	\$177.35	\$3,563.83	\$47,472.43
	168	\$47,472.43	\$3,741.18	\$164.97	\$3,576.21	\$43,896.22
<b><u>year 2016</u></b>			<b><u>\$44,894.16</u></b>	<b><u>\$2,787.60</u></b>	<b><u>\$42,106.56</u></b>	
	169	\$43,896.22	\$3,741.18	\$152.54	\$3,588.64	\$40,307.58
	170	\$40,307.58	\$3,741.18	\$140.07	\$3,601.11	\$36,706.46
	171	\$36,706.46	\$3,741.18	\$127.55	\$3,613.63	\$33,092.84
	172	\$33,092.84	\$3,741.18	\$115.00	\$3,626.18	\$29,466.66
	173	\$29,466.66	\$3,741.18	\$102.40	\$3,638.78	\$25,827.87
	174	\$25,827.87	\$3,741.18	\$89.75	\$3,651.43	\$22,176.45
	175	\$22,176.45	\$3,741.18	\$77.06	\$3,664.12	\$18,512.33
	176	\$18,512.33	\$3,741.18	\$64.33	\$3,676.85	\$14,835.48
	177	\$14,835.48	\$3,741.18	\$51.55	\$3,689.63	\$11,145.85
	178	\$11,145.85	\$3,741.18	\$38.73	\$3,702.45	\$7,443.40
	179	\$7,443.40	\$3,741.18	\$25.87	\$3,715.31	\$3,728.09
	180	\$3,728.09	\$3,741.05	\$12.96	\$3,728.09	\$0.00
<b><u>year 2017</u></b>			<b><u>\$44,894.03</u></b>	<b><u>\$997.81</u></b>	<b><u>\$43,896.22</u></b>	