



CITY OF WASILLA

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COUNCIL MEMORANDUM 97-28

From: John T. Felton, Public Works Director/City Engineer

Date: May 7, 1996

Subject: Knik-Goosebay (KGB) Water Line Funding

As the Council is aware, the Public Works Department (PWD) is in the process of designing the KGB water line extension project. This project will require the construction of approximately 4,500 lineal feet of 12 inch ductile iron pipe water line. The need for this expansion is immediate. The Wasilla Area Seniors, Inc. (WASI) applied for and obtained an AHFC grant to build 24 units of senior housing. As a part of the preparation of this grant, WASI and the City agreed that the project would be located on City owned Tract B-1 of Winter Trail Subdivision. The PWD is presently operating two wells in this area. These two wells are at their ultimate capacities and cannot provide any additional water. Construction of the WASI 24 unit development requires that a new water source be developed. This source must be operational by October 15, 1997. The present agreement between WASI and the City requires WASI to donate the money that would be spent on their water well system to the City to help defer costs of the waterline construction project. Drilling a Class A well this season would be a short term solution that would decrease revenues from the waterline project. The waterline will still need to be constructed in the near future.

As the utility manager, I cannot overemphasize the importance of constructing this project this year. The net effect of the project will be to reduce operating expenses, increase revenue and decrease maintenance. For these reasons, I am respectfully requesting that the Council consider the immediate funding of this project.

In researching the funding possibilities, I found that there are only two alternatives. The first and most obvious is to fund the project with a direct contribution from the General Fund. The second would be some sort of loan. After reviewing Title 29 and having discussions with attorneys and finance personnel, I have found that a "Loan" is called a "Bond." Anytime that the City incurs a long term debt, it is called a bond. The only way, with two exceptions, that the City can bond a long term debt is by a vote of both the

Council and the people. This obviously would not work for the waterline project as time is of the essence. The two exceptions are for L.I.D.s and Enterprise Funds. While the L.I.D. process is familiar and comfortable, this project does not lend itself to an L.I.D. The water fund is an enterprise fund and does generate revenue. The Council could, by Ordinance, authorize a bond supported by the water fund.

The authorization of the bond is an involved process that would require using the services of the Bond Attorney. Basically, the Council would pledge excess revenues of the utility to make the bond payments. What is required is that the utility show that there is sufficient revenue over operational costs to make this payment. In addition, there has to be a "cover" of at least 25% of the debt service (annual payment). The Council may, from time to time, augment the fund; however, it may not pledge revenues from the General Fund to help pay the debt service. Therefore, if there is a short fall on any given year, the Council may appropriate funds to make up the difference. If there is a short fall, this would be a technical default of the bond. The party holding the bond could come to the Council and demand that the Council raise the water rates to assure that the debt service and cover are maintained. The bond holder has no other avenue to claim monies from the City; all other City accounts and assets are sheltered in this process.

The basic cost of this project is \$600,000. I do not think that it would be prudent to simply take this amount out of the General Fund. The City has reached a state of maturation where it can no longer construct projects out of pocket. The magnitude and immediate needs of the City's infrastructure will require that the City operate with a given amount of debt service. Title 29 will not let the City borrow at random and we are not suggesting that it should; however, a reasonable amount of business operating debt is now required to meet the City's needs. Researching possible sources of this operating revenue has yielded three sources. The attached sheet lists the various programs that are/or will be available to the City. You will notice that I have computed the debt service for both \$500,000 and \$600,000 bonds. There is a possibility that the City can obtain grants from WASI and the state for approximately \$100,000. If this is accomplished, then it will significantly reduce the bond principal. This principal could be reduced further if a portion of this year's C.I.P. monies were allotted for this project. We did not include private lending institutions as their interest rates were deemed too high.

I have been working with the ADEC to pre-qualify the City for their new water loan program. Their program seems to be the best overall one for our present needs. By making more detailed submittals, the City has made great gains in the program ranking system. The final rankings will be issued by the end of this week. The City should be just on the edge of guaranteed financing. The program does have a "bypass" provision that will allow us to gain in the rankings. If we are out to bid and construction ready, we can pass higher ranked Cities and gain funding before them. ADEC informs me that only Wasilla and Anchorage will be in this position, and that there is an excellent chance that

we will be funded this year. This program covers all of a project's costs whenever they occurred. Theoretically, we could have the project completely built when the bond is processed and the Bond would cover all costs. This would allow the City to bid the project and know the actual amount of the bond before entering into any agreement.

The attached chart is meant to display the real costs of borrowing money. As you can see, there is a great deal of difference in varying the term and the interest rate. Remembering that we need to have the debt service and the cover be in the operational profits of the water utility, I would recommend that the annual payment not exceed \$60,000. This limits the City to 15- to 20-year bonds with ADEC.

RECOMMENDATION:

The Public Works Department recommends that the Council direct the Administration to bring forth the required resolutions and ordinances necessary to issue 15- to 20-year bonds not to exceed \$500,000 from the Water Fund, supported by ADEC, to construct the KGB waterline.



John T. Felton
Public Works Director/City Engineer

APPROVED

DATE: 5/12/97
BY: M. Davis

Knik-Goosebay Waterline Funding Options

Lender	Principal	Interest	Term (Years)	Annual Payment	Total Cost
ADEC/EPA	\$500,000	2.50%	5	\$107,623.43	\$538,117.15
	\$600,000	2.50%	5	\$129,148.12	\$645,740.60
	\$500,000	4.50%	10	\$63,189.41	\$631,894.10
	\$600,000	4.50%	10	\$75,827.29	\$758,272.90
	\$500,000	4.50%	15	\$46,556.90	\$698,353.50
	\$600,000	4.50%	15	\$55,868.28	\$838,024.20
	\$500,000	4.50%	20	\$38,438.07	\$768,761.40
	\$600,000	4.50%	20	\$46,125.69	\$922,513.80
Farm Home	\$500,000	5.00%	10	\$64,752.29	\$647,522.90
	\$600,000	5.00%	10	\$77,702.74	\$777,027.40
	\$500,000	5.00%	20	\$40,121.29	\$802,425.80
	\$600,000	5.00%	20	\$48,145.55	\$962,911.00
Basic Bond	\$500,000	6.00%	10	\$67,933.98	\$679,339.80
	\$600,000	6.00%	10	\$81,520.77	\$815,207.70

Interest Vision

Amortization Schedule

Loan or Annuity Variables:

Start Date:	May 7, 1997	End Date:	May 7, 2002
Start Payment:	May 7, 1997	No. of Payments:	5
Start Interest:	May 7, 1997	Interest Rate:	2.500%
Payment Freq.:	Annual	Initial Principal:	\$500000.00
Compound Freq.:	Annually	Payment Amount:	\$107623.43
Days in Mo./Yr.:	Actual No.	Balloon:	\$0.00
Payment Mode:	In Arrears	Amortization Method:	Simple Int.

No.	Date	Payment Amount	Interest Amount	Interest Rate/Yr.	Principal	Balance
	May 7, 1997	0.00	0.00	0.000	0.00	500000.00
1	May 7, 1998	107623.43	12500.00	2.500	95123.43	404876.57
2	May 7, 1999	107623.43	10121.91	2.500	97501.52	307375.05
3	May 7, 2000	107623.43	7684.38	2.500	99939.05	207436.00
4	May 7, 2001	107623.43	5185.90	2.500	102437.53	104998.47
5	May 7, 2002	107623.43	2624.96	2.500	104998.47	0.00

Interest Vision
Amortization Schedule

Loan or Annuity Variables:

Start Date:	May 7, 1997	End Date:	May 7, 2002
Start Payment:	May 7, 1997	No. of Payments:	5
Start Interest:	May 7, 1997	Interest Rate:	2.500%
Payment Freq.:	Annual	Initial Principal:	\$600000.00
Compound Freq.:	Annually	Payment Amount:	\$129148.12
Days in Mo./Yr.:	Actual No.	Balloon:	\$0.00
Payment Mode:	In Arrears	Amortization Method:	Simple Int.

No.	Date	Payment Amount	Interest Amount	Interest Rate/Yr.	Principal	Balance
	May 7, 1997	0.00	0.00	0.000	0.00	600000.00
1	May 7, 1998	129148.12	15000.00	2.500	114148.12	485851.88
2	May 7, 1999	129148.12	12146.30	2.500	117001.82	368850.06
3	May 7, 2000	129148.12	9221.25	2.500	119926.86	248923.20
4	May 7, 2001	129148.12	6223.08	2.500	122925.04	125998.16
5	May 7, 2002	129148.12	3149.95	2.500	125998.16	0.00

Interest Vision
Amortization Schedule

Loan or Annuity Variables:

Start Date:	May 7, 1997	End Date:	May 7, 2007
Start Payment:	May 7, 1997	No. of Payments:	10
Start Interest:	May 7, 1997	Interest Rate:	4.500%
Payment Freq.:	Annual	Initial Principal:	\$500000.00
Compound Freq.:	Annually	Payment Amount:	\$63189.41
Days in Mo./Yr.:	Actual No.	Balloon:	\$0.00
Payment Mode:	In Arrears	Amortization Method:	Simple Int.

No.	Date	Payment Amount	Interest Amount	Interest Rate/Yr.	Principal	Balance
	May 7, 1997	0.00	0.00	0.000	0.00	500000.00
1	May 7, 1998	63189.41	22500.00	4.500	40689.41	459310.59
2	May 7, 1999	63189.41	20668.98	4.500	42520.43	416790.15
3	May 7, 2000	63189.41	18755.56	4.500	44433.85	372356.30
4	May 7, 2001	63189.41	16756.03	4.500	46433.38	325922.92
5	May 7, 2002	63189.41	14666.53	4.500	48522.88	277400.04
6	May 7, 2003	63189.41	12483.00	4.500	50706.41	226693.64
7	May 7, 2004	63189.41	10201.21	4.500	52988.20	173705.44
8	May 7, 2005	63189.41	7816.74	4.500	55372.67	118332.77
9	May 7, 2006	63189.41	5324.97	4.500	57864.44	60468.34
10	May 7, 2007	63189.41	2721.08	4.500	60468.34	0.00

Interest Vision

Amortization Schedule

Loan or Annuity Variables:

Start Date: May 7, 1997 End Date: May 7, 2007
 Start Payment: May 7, 1997 No. of Payments: 10
 Start Interest: May 7, 1997 Interest Rate: 4.500%
 Payment Freq.: Annual Initial Principal: \$600000.00
 Compound Freq.: Annually Payment Amount: \$75827.29
 Days in Mo./Yr.: Actual No. Balloon: \$0.00
 Payment Mode: In Arrears Amortization Method: Simple Int.

No.	Date	Payment Amount	Interest Amount	Interest Rate/Yr.	Principal	Balance
	May 7, 1997	0.00	0.00	0.000	0.00	600000.00
1	May 7, 1998	75827.29	27000.00	4.500	48827.29	551172.71
2	May 7, 1999	75827.29	24802.77	4.500	51024.52	500148.19
3	May 7, 2000	75827.29	22506.67	4.500	53320.62	446827.56
4	May 7, 2001	75827.29	20107.24	4.500	55720.05	391107.51
5	May 7, 2002	75827.29	17599.84	4.500	58227.46	332880.05
6	May 7, 2003	75827.29	14979.60	4.500	60847.69	272032.36
7	May 7, 2004	75827.29	12241.46	4.500	63585.84	208446.53
8	May 7, 2005	75827.29	9380.09	4.500	66447.20	141999.33
9	May 7, 2006	75827.29	6389.97	4.500	69437.32	72562.00
10	May 7, 2007	75827.29	3265.29	4.500	72562.00	0.00

Interest Vision
Amortization Schedule

Loan or Annuity Variables:

Start Date:	May 7, 1997	End Date:	May 7, 2012
Start Payment:	May 7, 1997	No. of Payments:	15
Start Interest:	May 7, 1997	Interest Rate:	4.500%
Payment Freq.:	Annual	Initial Principal:	\$500000.00
Compound Freq.:	Annually	Payment Amount:	\$46556.90
Days in Mo./Yr.:	Actual No.	Balloon:	\$0.00
Payment Mode:	In Arrears	Amortization Method:	Simple Int.

No.	Date	Payment Amount	Interest Amount	Interest Rate/Yr.	Principal	Balance
	May 7, 1997	0.00	0.00	0.000	0.00	500000.00
1	May 7, 1998	46556.90	22500.00	4.500	24056.90	475943.10
2	May 7, 1999	46556.90	21417.44	4.500	25139.46	450803.63
3	May 7, 2000	46556.90	20286.16	4.500	26270.74	424532.89
4	May 7, 2001	46556.90	19103.98	4.500	27452.92	397079.97
5	May 7, 2002	46556.90	17868.60	4.500	28688.31	368391.66
6	May 7, 2003	46556.90	16577.62	4.500	29979.28	338412.38
7	May 7, 2004	46556.90	15228.56	4.500	31328.35	307084.03
8	May 7, 2005	46556.90	13818.78	4.500	32738.12	274345.91
9	May 7, 2006	46556.90	12345.57	4.500	34211.34	240134.57
10	May 7, 2007	46556.90	10806.06	4.500	35750.85	204383.73
11	May 7, 2008	46556.90	9197.27	4.500	37359.64	167024.09
12	May 7, 2009	46556.90	7516.08	4.500	39040.82	127983.27
13	May 7, 2010	46556.90	5759.25	4.500	40797.66	87185.61
14	May 7, 2011	46556.90	3923.35	4.500	42633.55	44552.06
15	May 7, 2012	46556.90	2004.84	4.500	44552.06	0.00

Interest Vision
Amortization Schedule

Loan or Annuity Variables:

Start Date:	May 7, 1997	End Date:	May 7, 2012
Start Payment:	May 7, 1997	No. of Payments:	15
Start Interest:	May 7, 1997	Interest Rate:	4.500%
Payment Freq.:	Annual	Initial Principal:	\$600000.00
Compound Freq.:	Annually	Payment Amount:	\$55868.28
Days in Mo./Yr.:	Actual No.	Balloon:	\$0.00
Payment Mode:	In Arrears	Amortization Method:	Simple Int.

No.	Date	Payment Amount	Interest Amount	Interest Rate/Yr.	Principal	Balance
	May 7, 1997	0.00	0.00	0.000	0.00	600000.00
1	May 7, 1998	55868.28	27000.00	4.500	28868.28	571131.72
2	May 7, 1999	55868.28	25700.93	4.500	30167.36	540964.36
3	May 7, 2000	55868.28	24343.40	4.500	31524.89	509439.47
4	May 7, 2001	55868.28	22924.78	4.500	32943.51	476495.96
5	May 7, 2002	55868.28	21442.32	4.500	34425.97	442069.99
6	May 7, 2003	55868.28	19893.15	4.500	35975.14	406094.86
7	May 7, 2004	55868.28	18274.27	4.500	37594.02	368500.84
8	May 7, 2005	55868.28	16582.54	4.500	39285.75	329215.09
9	May 7, 2006	55868.28	14814.68	4.500	41053.61	288161.49
10	May 7, 2007	55868.28	12967.27	4.500	42901.02	245260.47
11	May 7, 2008	55868.28	11036.72	4.500	44831.56	200428.91
12	May 7, 2009	55868.28	9019.30	4.500	46848.98	153579.92
13	May 7, 2010	55868.28	6911.10	4.500	48957.19	104622.74
14	May 7, 2011	55868.28	4708.02	4.500	51160.26	53462.47
15	May 7, 2012	55868.28	2405.81	4.500	53462.47	0.00

Interest Vision
Amortization Schedule

Loan or Annuity Variables:

Start Date:	May 7, 1997	End Date:	May 7, 2017
Start Payment:	May 7, 1997	No. of Payments:	20
Start Interest:	May 7, 1997	Interest Rate:	4.500%
Payment Freq.:	Annual	Initial Principal:	\$500000.00
Compound Freq.:	Annually	Payment Amount:	\$38438.07
Days in Mo./Yr.:	Actual No.	Balloon:	\$0.00
Payment Mode:	In Arrears	Amortization Method:	Simple Int.

No.	Date	Payment Amount	Interest Amount	Interest Rate/Yr.	Principal	Balance
	May 7, 1997	0.00	0.00	0.000	0.00	500000.00
1	May 7, 1998	38438.07	22500.00	4.500	15938.07	484061.93
2	May 7, 1999	38438.07	21782.79	4.500	16655.29	467406.64
3	May 7, 2000	38438.07	21033.30	4.500	17404.77	450001.87
4	May 7, 2001	38438.07	20250.08	4.500	18187.99	431813.88
5	May 7, 2002	38438.07	19431.62	4.500	19006.45	412807.43
6	May 7, 2003	38438.07	18576.33	4.500	19861.74	392945.70
7	May 7, 2004	38438.07	17682.56	4.500	20755.52	372190.18
8	May 7, 2005	38438.07	16748.56	4.500	21689.51	350500.67
9	May 7, 2006	38438.07	15772.53	4.500	22665.54	327835.12
10	May 7, 2007	38438.07	14752.58	4.500	23685.49	304149.63
11	May 7, 2008	38438.07	13686.73	4.500	24751.34	279398.29
12	May 7, 2009	38438.07	12572.92	4.500	25865.15	253533.14
13	May 7, 2010	38438.07	11408.99	4.500	27029.08	226504.06
14	May 7, 2011	38438.07	10192.68	4.500	28245.39	198258.67
15	May 7, 2012	38438.07	8921.64	4.500	29516.43	168742.24
16	May 7, 2013	38438.07	7593.40	4.500	30844.67	137897.57
17	May 7, 2014	38438.07	6205.39	4.500	32232.68	105664.89
18	May 7, 2015	38438.07	4754.92	4.500	33683.15	71981.74
19	May 7, 2016	38438.07	3239.18	4.500	35198.89	36782.84
20	May 7, 2017	38438.07	1655.23	4.500	36782.84	0.00

Interest Vision

Amortization Schedule

Loan or Annuity Variables:

Start Date:	May 7, 1997	End Date:	May 7, 2017
Start Payment:	May 7, 1997	No. of Payments:	20
Start Interest:	May 7, 1997	Interest Rate:	4.500%
Payment Freq.:	Annual	Initial Principal:	\$600000.00
Compound Freq.:	Annually	Payment Amount:	\$46125.69
Days in Mo./Yr.:	Actual No.	Balloon:	\$0.00
Payment Mode:	In Arrears	Amortization Method:	Simple Int.

No.	Date	Payment Amount	Interest Amount	Interest Rate/Yr.	Principal	Balance
	May 7, 1997	0.00	0.00	0.000	0.00	600000.00
1	May 7, 1998	46125.69	27000.00	4.500	19125.69	580874.31
2	May 7, 1999	46125.69	26139.34	4.500	19986.34	560887.97
3	May 7, 2000	46125.69	25239.96	4.500	20885.73	540002.24
4	May 7, 2001	46125.69	24300.10	4.500	21825.59	518176.66
5	May 7, 2002	46125.69	23317.95	4.500	22807.74	495368.92
6	May 7, 2003	46125.69	22291.60	4.500	23834.09	471534.84
7	May 7, 2004	46125.69	21219.07	4.500	24906.62	446628.22
8	May 7, 2005	46125.69	20098.27	4.500	26027.42	420600.80
9	May 7, 2006	46125.69	18927.04	4.500	27198.65	393402.15
10	May 7, 2007	46125.69	17703.10	4.500	28422.59	364979.56
11	May 7, 2008	46125.69	16424.08	4.500	29701.61	335277.95
12	May 7, 2009	46125.69	15087.51	4.500	31038.18	304239.77
13	May 7, 2010	46125.69	13690.79	4.500	32434.90	271804.88
14	May 7, 2011	46125.69	12231.22	4.500	33894.47	237910.41
15	May 7, 2012	46125.69	10705.97	4.500	35419.72	202490.69
16	May 7, 2013	46125.69	9112.08	4.500	37013.61	165477.09
17	May 7, 2014	46125.69	7446.47	4.500	38679.22	126797.87
18	May 7, 2015	46125.69	5705.90	4.500	40419.78	86378.09
19	May 7, 2016	46125.69	3887.01	4.500	42238.67	44139.41
20	May 7, 2017	46125.69	1986.27	4.500	44139.41	0.00

Interest Vision
Amortization Schedule

Loan or Annuity Variables:

Start Date:	May 7, 1997	End Date:	May 7, 2007
Start Payment:	May 7, 1997	No. of Payments:	10
Start Interest:	May 7, 1997	Interest Rate:	5.000%
Payment Freq.:	Annual	Initial Principal:	\$500000.00
Compound Freq.:	Annually	Payment Amount:	\$64752.29
Days in Mo./Yr.:	Actual No.	Balloon:	\$0.00
Payment Mode:	In Arrears	Amortization Method:	Simple Int.

No.	Date	Payment Amount	Interest Amount	Interest Rate/Yr.	Principal	Balance
	May 7, 1997	0.00	0.00	0.000	0.00	500000.00
1	May 7, 1998	64752.29	25000.00	5.000	39752.29	460247.71
2	May 7, 1999	64752.29	23012.39	5.000	41739.90	418507.81
3	May 7, 2000	64752.29	20925.39	5.000	43826.90	374680.91
4	May 7, 2001	64752.29	18734.05	5.000	46018.24	328662.67
5	May 7, 2002	64752.29	16433.13	5.000	48319.15	280343.52
6	May 7, 2003	64752.29	14017.18	5.000	50735.11	229608.41
7	May 7, 2004	64752.29	11480.42	5.000	53271.87	176336.54
8	May 7, 2005	64752.29	8816.83	5.000	55935.46	120401.08
9	May 7, 2006	64752.29	6020.05	5.000	58732.23	61668.85
10	May 7, 2007	64752.29	3083.44	5.000	61668.85	0.00

Interest Vision
Amortization Schedule

Loan or Annuity Variables:

Start Date:	May 7, 1997	End Date:	May 7, 2007
Start Payment:	May 7, 1997	No. of Payments:	10
Start Interest:	May 7, 1997	Interest Rate:	5.000%
Payment Freq.:	Annual	Initial Principal:	\$600000.00
Compound Freq.:	Annually	Payment Amount:	\$77702.74
Days in Mo./Yr.:	Actual No.	Balloon:	\$0.00
Payment Mode:	In Arrears	Amortization Method:	Simple Int.

No.	Date	Payment Amount	Interest Amount	Interest Rate/Yr.	Principal	Balance
	May 7, 1997	0.00	0.00	0.000	0.00	600000.00
1	May 7, 1998	77702.74	30000.00	5.000	47702.74	552297.26
2	May 7, 1999	77702.74	27614.86	5.000	50087.88	502209.37
3	May 7, 2000	77702.74	25110.47	5.000	52592.28	449617.10
4	May 7, 2001	77702.74	22480.85	5.000	55221.89	394395.21
5	May 7, 2002	77702.74	19719.76	5.000	57982.98	336412.22
6	May 7, 2003	77702.74	16820.61	5.000	60882.13	275530.09
7	May 7, 2004	77702.74	13776.50	5.000	63926.24	211603.85
8	May 7, 2005	77702.74	10580.19	5.000	67122.55	144481.29
9	May 7, 2006	77702.74	7224.06	5.000	70478.68	74002.61
10	May 7, 2007	77702.74	3700.13	5.000	74002.61	0.00

Interest Vision

Amortization Schedule

Loan or Annuity Variables:

Start Date: May 7, 1997 End Date: May 7, 2017
 Start Payment: May 7, 1997 No. of Payments: 20
 Start Interest: May 7, 1997 Interest Rate: 5.000%
 Payment Freq.: Annual Initial Principal: \$500000.00
 Compound Freq.: Annually Payment Amount: \$40121.29
 Days in Mo./Yr.: Actual No. Balloon: \$0.00
 Payment Mode: In Arrears Amortization Method: Simple Int.

No.	Date	Payment Amount	Interest Amount	Interest Rate/Yr.	Principal	Balance
	May 7, 1997	0.00	0.00	0.000	0.00	500000.00
1	May 7, 1998	40121.29	25000.00	5.000	15121.29	484878.71
2	May 7, 1999	40121.29	24243.94	5.000	15877.36	469001.35
3	May 7, 2000	40121.29	23450.07	5.000	16671.23	452330.12
4	May 7, 2001	40121.29	22616.51	5.000	17504.79	434825.33
5	May 7, 2002	40121.29	21741.27	5.000	18380.03	416445.31
6	May 7, 2003	40121.29	20822.27	5.000	19299.03	397146.28
7	May 7, 2004	40121.29	19857.31	5.000	20263.98	376882.30
8	May 7, 2005	40121.29	18844.11	5.000	21277.18	355605.12
9	May 7, 2006	40121.29	17780.26	5.000	22341.04	333264.08
10	May 7, 2007	40121.29	16663.20	5.000	23458.09	309805.99
11	May 7, 2008	40121.29	15490.30	5.000	24630.99	285175.00
12	May 7, 2009	40121.29	14258.75	5.000	25862.54	259312.46
13	May 7, 2010	40121.29	12965.62	5.000	27155.67	232156.79
14	May 7, 2011	40121.29	11607.84	5.000	28513.45	203643.33
15	May 7, 2012	40121.29	10182.17	5.000	29939.13	173704.20
16	May 7, 2013	40121.29	8685.21	5.000	31436.08	142268.12
17	May 7, 2014	40121.29	7113.41	5.000	33007.89	109260.23
18	May 7, 2015	40121.29	5463.01	5.000	34658.28	74601.95
19	May 7, 2016	40121.29	3730.10	5.000	36391.20	38210.76
20	May 7, 2017	40121.29	1910.54	5.000	38210.76	0.00

Interest Vision
Amortization Schedule

Loan or Annuity Variables:

Start Date:	May 7, 1997	End Date:	May 7, 2017
Start Payment:	May 7, 1997	No. of Payments:	20
Start Interest:	May 7, 1997	Interest Rate:	5.000%
Payment Freq.:	Annual	Initial Principal:	\$600000.00
Compound Freq.:	Annually	Payment Amount:	\$48145.55
Days in Mo./Yr.:	Actual No.	Balloon:	\$0.00
Payment Mode:	In Arrears	Amortization Method:	Simple Int.

No.	Date	Payment Amount	Interest Amount	Interest Rate/Yr.	Principal	Balance
	May 7, 1997	0.00	0.00	0.000	0.00	600000.00
1	May 7, 1998	48145.55	30000.00	5.000	18145.55	581854.45
2	May 7, 1999	48145.55	29092.72	5.000	19052.83	562801.62
3	May 7, 2000	48145.55	28140.08	5.000	20005.47	542796.15
4	May 7, 2001	48145.55	27139.81	5.000	21005.74	521790.40
5	May 7, 2002	48145.55	26089.52	5.000	22056.03	499734.37
6	May 7, 2003	48145.55	24986.72	5.000	23158.83	476575.54
7	May 7, 2004	48145.55	23828.78	5.000	24316.78	452258.76
8	May 7, 2005	48145.55	22612.94	5.000	25532.61	426726.15
9	May 7, 2006	48145.55	21336.31	5.000	26809.25	399916.90
10	May 7, 2007	48145.55	19995.85	5.000	28149.71	371767.19
11	May 7, 2008	48145.55	18588.36	5.000	29557.19	342210.00
12	May 7, 2009	48145.55	17110.50	5.000	31035.05	311174.95
13	May 7, 2010	48145.55	15558.75	5.000	32586.80	278588.14
14	May 7, 2011	48145.55	13929.41	5.000	34216.15	244372.00
15	May 7, 2012	48145.55	12218.60	5.000	35926.95	208445.05
16	May 7, 2013	48145.55	10422.25	5.000	37723.30	170721.75
17	May 7, 2014	48145.55	8536.09	5.000	39609.47	131112.28
18	May 7, 2015	48145.55	6555.61	5.000	41589.94	89522.34
19	May 7, 2016	48145.55	4476.12	5.000	43669.44	45852.91
20	May 7, 2017	48145.55	2292.65	5.000	45852.91	0.00

Interest Vision
Amortization Schedule

Loan or Annuity Variables:

Start Date:	May 7, 1997	End Date:	May 7, 2007
Start Payment:	May 7, 1997	No. of Payments:	10
Start Interest:	May 7, 1997	Interest Rate:	6.000%
Payment Freq.:	Annual	Initial Principal:	\$500000.00
Compound Freq.:	Annually	Payment Amount:	\$67933.98
Days in Mo./Yr.:	Actual No.	Balloon:	\$0.00
Payment Mode:	In Arrears	Amortization Method:	Simple Int.

No.	Date	Payment Amount	Interest Amount	Interest Rate/Yr.	Principal	Balance
	May 7, 1997	0.00	0.00	0.000	0.00	500000.00
1	May 7, 1998	67933.98	30000.00	6.000	37933.98	462066.02
2	May 7, 1999	67933.98	27723.96	6.000	40210.02	421856.00
3	May 7, 2000	67933.98	25311.36	6.000	42622.62	379233.38
4	May 7, 2001	67933.98	22754.00	6.000	45179.98	334053.41
5	May 7, 2002	67933.98	20043.20	6.000	47890.77	286162.63
6	May 7, 2003	67933.98	17169.76	6.000	50764.22	235398.41
7	May 7, 2004	67933.98	14123.90	6.000	53810.07	181588.34
8	May 7, 2005	67933.98	10895.30	6.000	57038.68	124549.66
9	May 7, 2006	67933.98	7472.98	6.000	60461.00	64088.66
10	May 7, 2007	67933.98	3845.32	6.000	64088.66	0.00

Interest Vision
Amortization Schedule

Loan or Annuity Variables:

Start Date:	May 7, 1997	End Date:	May 7, 2007
Start Payment:	May 7, 1997	No. of Payments:	10
Start Interest:	May 7, 1997	Interest Rate:	6.000%
Payment Freq.:	Annual	Initial Principal:	\$600000.00
Compound Freq.:	Annually	Payment Amount:	\$81520.77
Days in Mo./Yr.:	Actual No.	Balloon:	\$0.00
Payment Mode:	In Arrears	Amortization Method:	Simple Int.

No.	Date	Payment Amount	Interest Amount	Interest Rate/Yr.	Principal	Balance
	May 7, 1997	0.00	0.00	0.000	0.00	600000.00
1	May 7, 1998	81520.77	36000.00	6.000	45520.77	554479.23
2	May 7, 1999	81520.77	33268.75	6.000	48252.02	506227.20
3	May 7, 2000	81520.77	30373.63	6.000	51147.14	455080.06
4	May 7, 2001	81520.77	27304.80	6.000	54215.97	400864.09
5	May 7, 2002	81520.77	24051.85	6.000	57468.93	343395.16
6	May 7, 2003	81520.77	20603.71	6.000	60917.07	282478.09
7	May 7, 2004	81520.77	16948.69	6.000	64572.09	217906.01
8	May 7, 2005	81520.77	13074.36	6.000	68446.41	149459.59
9	May 7, 2006	81520.77	8967.58	6.000	72553.20	76906.39
10	May 7, 2007	81520.77	4614.38	6.000	76906.39	0.00