

TOWN OF GRAND CHUTE
BOARD OF SUPERVISORS
OUTAGAMIE COUNTY, STATE OF WISCONSIN

RESOLUTION 09 SERIES OF 2018

VICTORY LANE/CASALOMA DRIVE
ROUNDAABOUT CONSTRUCTION

A FINAL RESOLUTION AUTHORIZING SPECIAL ASSESSMENTS FOR ROUNDAABOUT CONSTRUCTION LOCATED AT THE INTERSECTION OF VICTORY LANE AND CASALOMA DRIVE, IN SECTIONS 17 & 18, T21N-R17E AS LOCATED IN THE TOWN OF GRAND CHUTE, AND LEVYING SPECIAL ASSESSMENTS AGAINST SPECIALLY BENEFITING ABUTTING PROPERTY OWNERS OR ON AN AREA WIDE BASIS TO SPECIFICALLY BENEFITING PROPERTY OWNERS UNDER CHAPTER 60 AND 66.0703(1)(b), ET AL, POLICE POWERS, WIS. STATS., 2015-2016 AS AMENDED.

WHEREAS, the Town Board of Supervisors of the Town of Grand Chute, Outagamie County, Wisconsin, did pass a Preliminary Resolution 12, Series of 2017, on the 5th day of September, 2017, and declaring their intention to exercise special assessment powers under Wisconsin Statutes, Chapter 60 and 66.0703(1)(b), et al., for street improvements as described and shown on Exhibit "A" and did publish the required statutory Notice of Public Hearing on Special Assessments on the Town's website and did post said notice at the Grand Chute Town Hall, and did further mail a copy of said Notice of Public Hearing to all specially abutting property owners or on an area wide basis to specifically benefiting property owners within the required statutory time; and,

WHEREAS, the abutting property owners or area wide benefiting property owners affected by the street improvements are those owners of real estate within the area described in the preceding paragraph; and,

WHEREAS, the Town Board of Supervisors of the Town of Grand Chute, Outagamie County, Wisconsin, did hold a Public Hearing at the Town of Grand Chute Town Hall located at 1900 W. Grand Chute Boulevard, Grand Chute, Outagamie County, Wisconsin, on the 15th day of March, 2018, at 7:00 p.m., pursuant to the Notice of Public Hearing and a mailing of said Notice to abutting property owners or area wide benefiting property owners for the purpose of informing and hearing all interested persons concerning the Preliminary Resolution and the Report of the Town of Grand Chute Engineer on the proposed improvements for street reconstruction, and did hear all persons desiring audience at said hearing.

NOW, THEREFORE, BE IT RESOLVED by the Town Board of Supervisors of the Town of Grand Chute, Outagamie County, Wisconsin, as follows:

1. That the Report of the Town of Grand Chute Engineer pertaining to the project and all plans and specifications thereto, as modified, are hereby approved and adopted, and that the properties being assessed are specially benefited by this project.
2. That the Town of Grand Chute is aware that the work for said street improvements will be carried out in accordance with the Report of the Town of Grand Chute Engineer.

3. That payment of said improvements be made by assessing the Town of Grand Chute's costs to the specially benefiting abutting property owners or to specifically benefiting property owners on an area wide basis under Chapter 60 and 66.0703(1)(b), et al, Wis. Stats., 2015-2016 as amended pursuant to the Town's Police Powers.
4. That the Town of Grand Chute will carry out the work for said improvements, all as aforementioned based on the Engineers Report.
5. That all costs to property owners shown on the Report of the Town of Grand Chute Engineer are true and correct and have been determined on a reasonable basis and are hereby confirmed.
6. That the assessments shall be paid in full at due date, or in installments as provided in Town of Grand Chute Special Assessment Policy with all deferred payments to bear interest at the current borrowing rate for this project of the Town of Grand Chute plus two (2) percent for administrative charges, which resulting sum will be charged per annum on the unpaid balance. Installments or assessments not paid when due shall bear interest from the delinquent date at the rate of eighteen (18) percent per annum.
7. The Town Clerk of Grand Chute is directed to post this Resolution and publish on the Town's website and shall further mail a copy of this Final Resolution and a statement of the final assessment against abutting property or to area wide benefiting property, to each property owner whose name appears on the assessment roll and whose post office address is known or can, with reasonable diligence, be ascertained. This assessment may be revised, where necessary, pursuant to Chapters 60 and 66, Wis. Stats.

Date introduced, approved and adopted this 17 day of April, 2018.

TOWN OF GRAND CHUTE



Dave Schowalter
Town Chairman



Karen L. Weinschrott
Town Clerk

EXHIBIT A

ASSESSMENT AREA DESCRIPTION:

All of Lots 3 & 4 of Bergstrom Automotive Plat, all of Lots 1, 2, 3 & 4 of JVDH, All of Converters Drive Condominium, all of Lots 2, 3 & 4 of Certified Survey Map No. 3795 as recorded in Volume 20 of Certified Survey Maps on Page 3795 as Document No. 1371910, all of Lots 1, 2, 3 & 4 of Certified Survey Map No. 4063 as recorded in Volume 22 of Certified Survey Maps on Page 4063 as Document No. 1411072, all of Lot 1 of Certified Survey Map No. 4335 as recorded in Volume 24 of Certified Survey Maps on Page 4335 as Document No. 1469771, all of Lot 2 of Certified Survey Map No. 4552 as recorded in Volume 25 of Certified Survey Maps on Page 4552 as Document No. 1543039, all of Lot 1 of Certified Survey Map No. 4734 as recorded in Volume 26 of Certified Survey Maps on Page 4734 as Document No. 1595136, all of Lot 3 of Certified Survey Map No. 5013 as recorded in Volume 28 of Certified Survey Maps on Page 5013 as Document No. 1648969, all of Lots 1 & 2 of Certified Survey Map No. 6205 as recorded in Volume 36 of Certified Survey Maps on Page 6205 as Document No. 1887627, all of Lot 1 of Certified Survey Map No. 6847 as recorded in Volume 40 of Certified Survey Maps on Page 6847 as Document No. 2019591, and a part of the Northwest 1/4 of the Southeast 1/4, the Northwest 1/4 of the Southwest 1/4, the Northeast 1/4 of the Southwest 1/4, the Southeast 1/4 of the Southwest 1/4 and the Southwest 1/4 of the Southwest 1/4 of Section 17, and a part of the Northeast 1/4 of the Southeast 1/4, the Northwest 1/4 of the Southeast 1/4, the Southeast 1/4 of the Southeast 1/4 and the Southwest 1/4 of the Southeast 1/4 of Section 18, all in Township 21 North, Range 17 East, Town of Grand Chute, Outagamie County, Wisconsin containing 142.6 acres of land more or less and described as follows:

Beginning at the Northeast corner of Lot 3 of said Certified Survey Map No. 3795; thence Northerly, 528.90 feet along the West line of Lot 1 of said Certified Survey Map No. 6847 and its Northerly extension; thence Westerly, 251.56 feet; thence Northerly, 178 feet more or less to the centerline of a navigable stream; thence Easterly, 1626 feet more or less along said centerline to the North line of Lot 4 of said Certified Survey Map No. 3795; thence Easterly, 896.96 feet more or less along the North line of said Lot 4 and the North line of Lot 1 of said Certified Survey Map No. 4335 to the Northeast corner thereof and the East line of the Northeast 1/4 of the Southwest 1/4 of Section 17; thence Northerly, 193.34 feet along said East line to the South right-of-way line of Capitol Drive; thence Easterly, 205.37 feet along said South right-of-way line; thence Easterly, 302.65 feet along said South right-of-way line; thence Easterly, 101.27 feet along said South right-of-way line to the Westerly right-of-way line of Interstate "41"; thence Southwesterly, 979.10 feet along said Westerly right-of-way line; thence Northwesterly, 7.00 feet along said Westerly right-of-way line; thence Southwesterly, 336.60 feet along said Westerly right-of-way line; thence Southwesterly, 626.86 feet along said Westerly right-of-way line; thence Southwesterly, 172.16 feet along said Westerly right-of-way line; thence Southwesterly, 516.61 feet along said Westerly right-of-way line; thence Southwesterly, 121.29 feet along said Westerly right-of-way line; thence Southwesterly, 146.41 feet along said Westerly right-of-way line to the North right-of-way line of State Road "15"; thence Westerly, 1245.43 feet along said North right-of-way line; thence Westerly, 217.53 feet along said North right-of-way line to the Southwest corner of Lot 3 of said Certified Survey Map No. 4063; thence Westerly, 247.66 feet along said North right-of-way line to the East right-of-way line of Casaloma Drive; thence Southwesterly, 93.03 feet to the Southeast corner of Lot 1 of said Certified Survey Map No. 4734;

PAGE 1 OF 9

McMAHON
ENGINEERS ARCHITECTS

Project No. G0006 9-16-00122.06 Date AUG. 2017 Scale _____

Drawn By CWK Field Book _____ Page _____

1445 McMAHON DRIVE NEENAH, WI 54956
Mailing: P.O.BOX 1025 NEENAH, WI 54957-1025
Tel: (920) 751-4200 Fax: (920) 751-4284

File No.

c:\calkofen_w\PROJECTS\G0006\91600122\06\2017-ASSESSMENT EXHIBIT\EXHIBIT DESCRIPTION.dwg, model, Plot Date: 8/30/2017 10:41 AM, xref:s:none

EXHIBIT A

thence Westerly, 204.77 feet along the South line of said Lot 1 to the Northwest corner of Lands described in Document No. 1165907; thence Southerly, 137.90 feet along the West line of said Lands to the Northerly right-of-way line of State Road "15"; thence Southwesterly, 315.74 feet along said Northerly right-of-way line to the Northeasterly right-of-way line of the Canadian National Railroad; thence Northwesterly, 2127.55 feet along said Northeasterly right-of-way line to the Northwest corner of Converters Drive Condominium; thence Easterly, 2073.89 feet along the North line of said Converters Drive Condominium and the North line of Lot 2 of said Certified Survey map No. 4552 to the East line of the Southeast 1/4 of the Southeast 1/4 of said Section 18; thence Southerly, 452.44 feet along said East line; thence Easterly, 40.00 feet to the Northwest corner of Lot 2 of said Certified Survey Map No. 3795 and the centerline of a navigable stream; thence Northeasterly, 265 feet more or less along said centerline; thence Easterly, 551.90 feet more or less along the North line of Lots 2 & 3 of said Certified Survey Map No. 3795 to the Point of Beginning.

The above description shall be used for assessment purposes only.

PAGE 2 OF 9

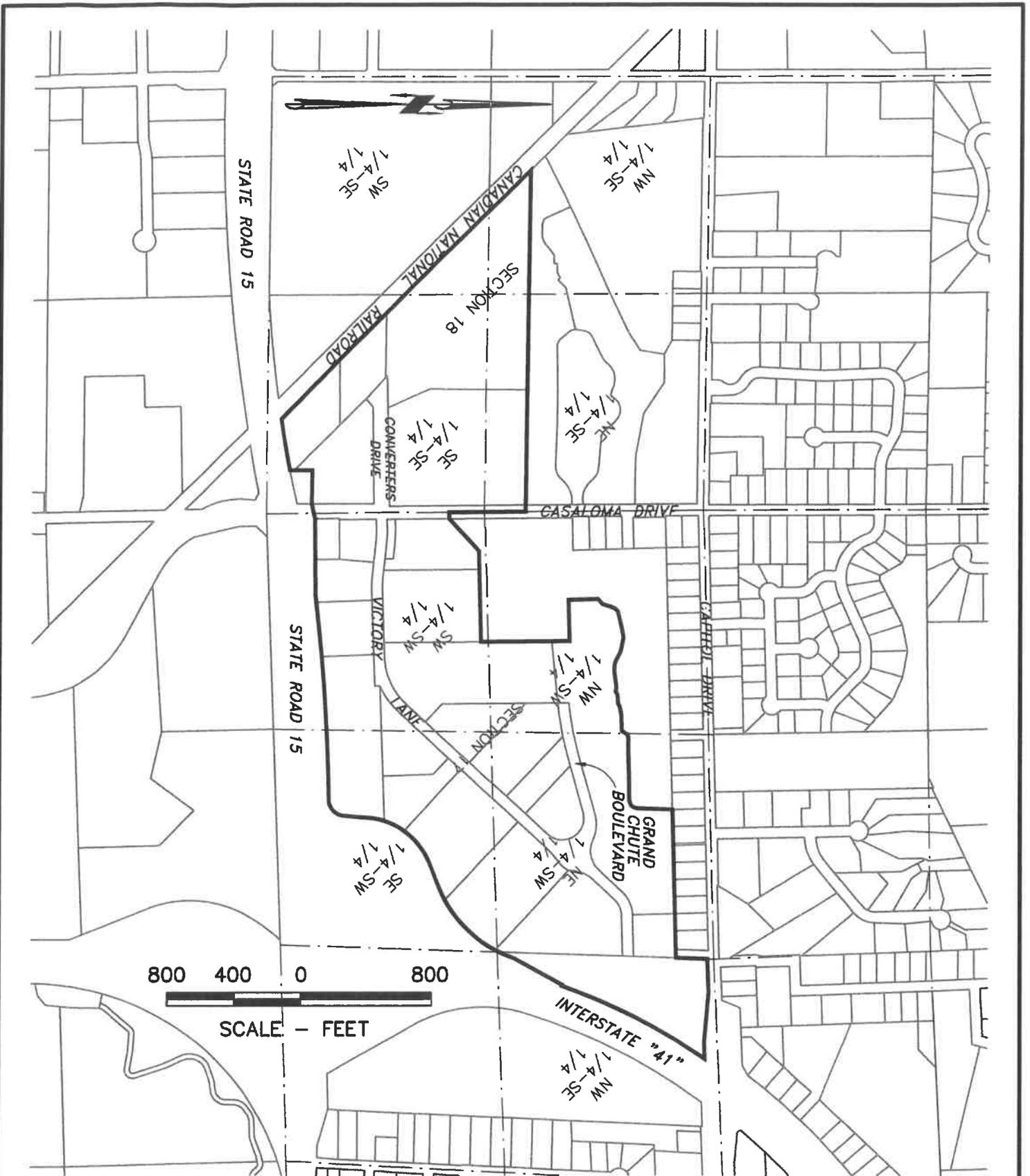
McMAHON
ENGINEERS ARCHITECTS

Project No. G0006 9-16-00122.06 Date AUG. 2017 Scale _____

Drawn By CWK Field Book _____ Page _____

1445 McMAHON DRIVE NEENAH, WI 54956
Mailing: P.O. BOX 1025 NEENAH, WI 54957-1025
Tel: (920) 751-4200 Fax: (920) 751-4284

File No.



W:\PROJECTS\00006\91600122\06\2017 ASSESSMENT EXHIBIT\VICTORY LANE 2017-ASSESSMENT EXHIBIT MAP 1.dwg, model, Plot Date: 8/29/2017 5:13 PM, xrefis:none

SEE PAGE 5

LOT 4
CSM No.
3795

251.56'

LOT 1
CSM No.
3795

LOT 2
JVDH

POINT OF BEGINNING

528.90'

NW 1/4-SW 1/4

452.44'

551.90'±

440.00'

LOT 1
CSM No.
6847

LOT 1
JVDH

265'±

111.90'±

CENTERLINE
OF NAVIGABLE
STREAM

SW 1/4-SW 1/4

40.00'

CASALOMA DRIVE

LOT 2
CSM No.
3795

LOT 3
CSM No.
3795

LANE

LOT 2
CSM No.
3795

LOT 1
CSM No.
6205

SEE PAGE 8

VICTORY

SEE PAGE 7

LOT 4
CSM No.
4063

LOT 1
CSM No.
4063

DOC. No.
1971890
UNPLATTED
LANDS

LOT 3
CSM No.
4063

LOT 2
CSM No.
4063

247.66'

217.53'

1245.43'

STATE ROAD 15

93.03'

200 100 0 200

SCALE - FEET

PAGE 4. OF 9

SCALE - FEET

McMAHON
ENGINEERS ARCHITECTS

Project No. G0006 9-16-00122.06 Date AUG., 2017 Scale 1"=200'

Drawn By CWK Field Book _____ Page _____

1445 McMAHON DRIVE NEENAH, WI 54956
Mailing: P.O. BOX 1025 NEENAH, WI 54957-1025
Tel: (920) 751-4200 Fax: (920) 751-4284

File No.



LOT 1
CSM No.
3795

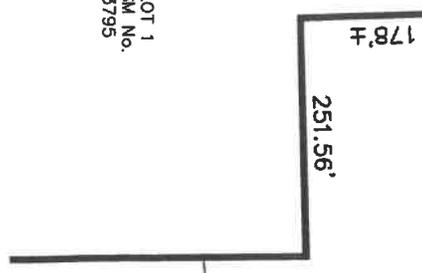
LOT 1
CSM No.
6847
SEE
PAGE 4

LOT 1
CSM No.
3795

LOT 4
CSM No.
3795

SEE
PAGE 6

LOT 9
LOT 8
LOT 7
LOT 6
SCHMIDT PLAT



NW 1/4-SW 1/4

1626'±

NE 1/4-SW 1/4

GRAND CHUTE BOULEVARD

LOT 2
JVDH

LOT 3
JVDH

LOT 4
JVDH

LOT 3
BERGSTROM
AUTOMOTIVE
PLAT

BIRCH STREET

CAPITOL DRIVE

896.96'±



SCALE - FEET

PAGE 5 OF 9

McMAHON
ENGINEERS ARCHITECTS

Project No. G0006 9-16-00122.06 Date AUG., 2017 Scale 1"=200'
Drawn By CWK Field Book _____ Page _____
1445 McMAHON DRIVE NEENAH, WI 54956
Mailing: P.O. BOX 1025 NEENAH, WI 54957-1025
Tel: (920) 751-4200 Fax: (920) 751-4284

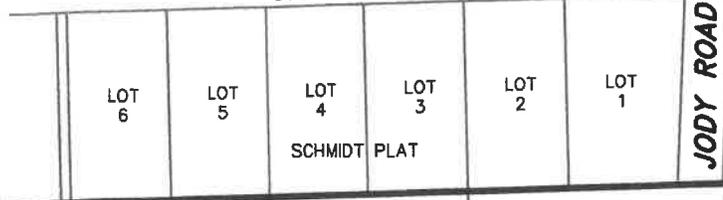
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RIFLE RANGE ROAD

CAPITOL DRIVE



896.96'±

JODY ROAD

205.37' 302.65' 101.27'

193.34'

LOT 6 LOT 5 LOT 4 LOT 3 LOT 2 LOT 1
SCHMIDT PLAT

LOT 1
CSM No.
4335

LOT 4
CSM No.
3795

DOC. No.
1952446
UNPLATTED
LANDS

SEE
PAGE 5

LANE

VICTORY

NE 1/4-SW 1/4

LOT 4
BERGSTROM
AUTOMOTIVE
PLAT

INTERSTATE "41"

979.10'

NW 1/4-SE 1/4

LOT 3
BERGSTROM
AUTOMOTIVE
PLAT

SE 1/4-SW 1/4

LOT 3
CSM No.
5013

336.60'

7.00'

626.86'

SEE
PAGE 7

200 100 0 200



SCALE - FEET

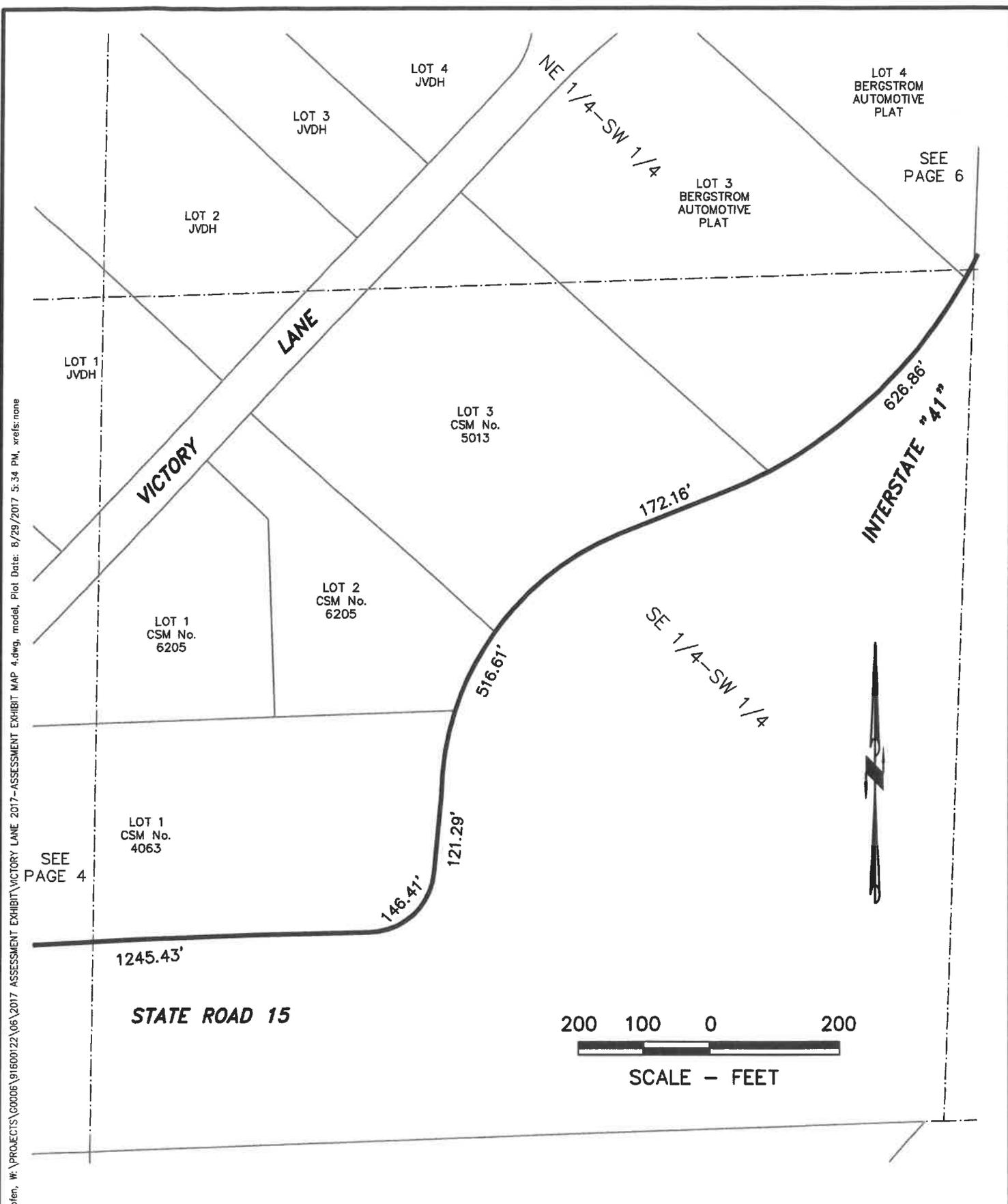
PAGE 6 OF 9

McMAHON
ENGINEERS ARCHITECTS

Project No. G0006 9-16-00122.06 Date AUG., 2017 Scale 1"=200'
Drawn By CWK Field Book Page
1445 McMAHON DRIVE NEENAH, WI 54956
Mailing: P.O.BOX 1025 NEENAH, WI 54957-1025
Tel: (920) 751-4200 Fax: (920) 751-4284

File No.

clarkofen, W:\PROJECTS\G0006\91600122\06\2017 ASSESSMENT EXHIBIT MAP 4.dwg, model, Plot Date: 8/29/2017 5:34 PM, xrefs:none



SEE PAGE 4

SEE PAGE 6

1245.43'

STATE ROAD 15

LOT 1 CSM No. 6205

LOT 2 CSM No. 6205

LOT 3 CSM No. 5013

LOT 3 BERGSTROM AUTOMOTIVE PLAT

LOT 4 BERGSTROM AUTOMOTIVE PLAT

LOT 1 JVDH

LOT 2 JVDH

LOT 3 JVDH

LOT 4 JVDH

VICTORY LANE

NE 1/4-SW 1/4

172.16'

INTERSTATE "41"

626.86'

SE 1/4-SW 1/4

516.61'

121.29'

146.41'



SCALE - FEET



LOT 1
CSM No.
5348

2072.85'

SEE
PAGE 9



LOT 1
CSM No.
3795

452.44'

TOTAL = 551.90'±
111.90'±

265'±

CENTERLINE
OF NAVIGABLE
STREAM

SE 1/4-SE 1/4

LOT 2
CSM No.
4552

LOT 2
CSM No.
3795

SEE
PAGE 4

SW 1/4-SW 1/4

LOT 2
CSM No. 3795

VICTORY
LANE

LOT 4
CSM No.
4063

DOC. No.
1971890
UNPLATTED
LANDS

247.66'

CONVERTERS DRIVE

CASALOMA DRIVE

40.00'

CONVERTERS
DRIVE
CONDOMINIUM

UNPLATTED
LANDS
DOC. No.
989173

LOT 1
CSM No.
4734

204.77'

UNPLATTED
LANDS
DOC. No.
1165907

93.03'

400.00'

TOTAL = 2127.55'

509.70'

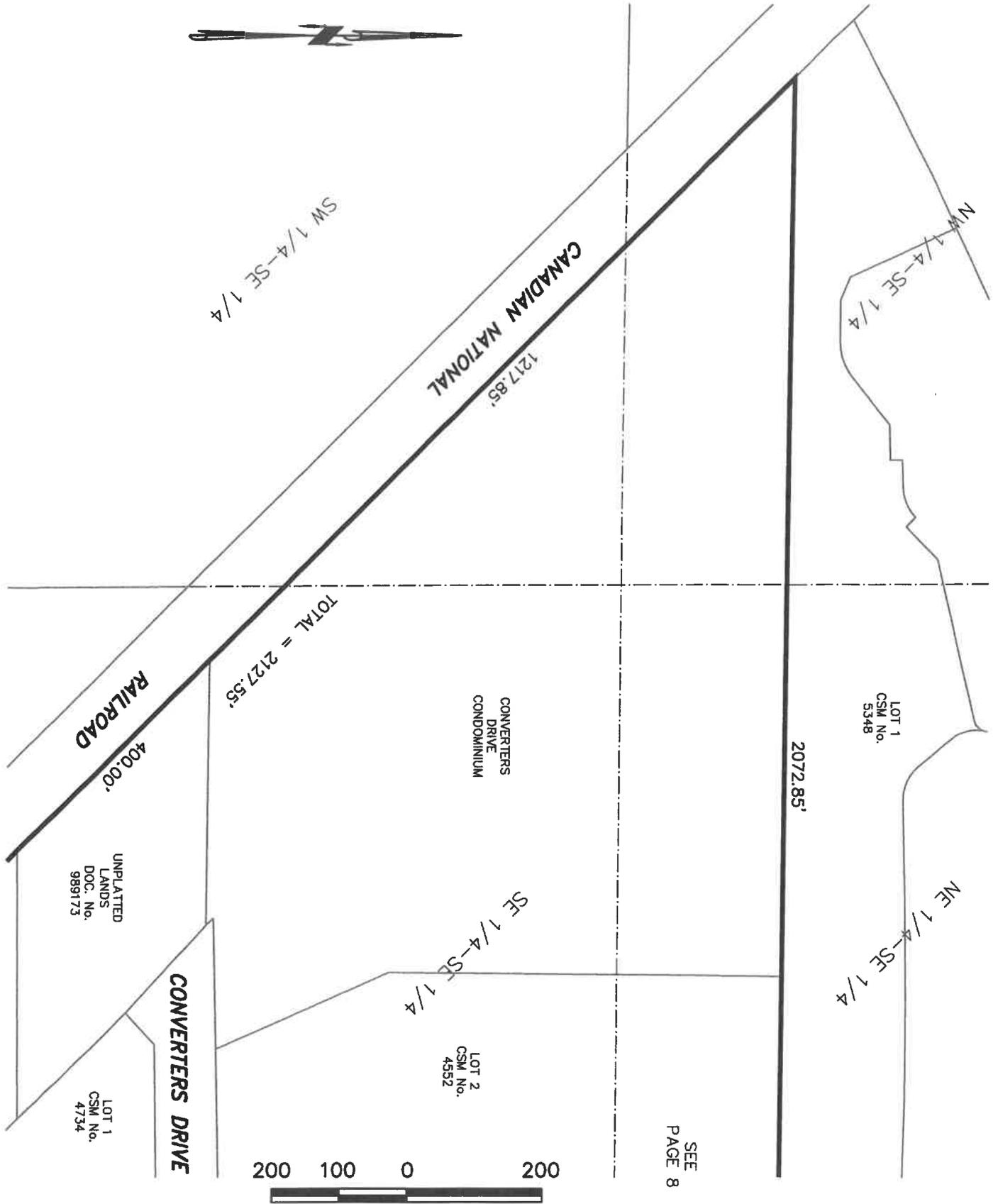
CANADIAN NATIONAL RAILROAD

UNPLATTED
LANDS
DOC. No.
989173

315.74'

STATE ROAD 15

W:\PROJECTS\G0006\91600122\06\2017 ASSESSMENT EXHIBIT VICTORY LANE 2017-ASSESSMENT EXHIBIT MAP 5.dwg, model, Plot Date: 8/30/2017 10:34 AM, xref: none



SCALE - FEET

PAGE 9 OF 9

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PAGE 8

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Setting Assessment Rates: Victory Lane Roundabout Final Resolution

Storm Sewer Acreage Assessments:

RSF & RTF Zoning:	
Assessable project cost:	\$17,520.24
Assessable acreage:	18.10 acres
Assessment rate:	\$967.97 per acre

Non RSF & RTF Zoning:	
Assessable project cost:	\$88,762.76
Assessable frontage:	91.70 acres
Assessment rate:	\$967.97 per acre

Street Acreage Assessments:

RSF & RTF Zoning:	
Assessable project cost:	\$70,600.42
Allocated assessable project cost (50%):	\$35,300.21
Assessable acreage:	18.95 acres
Assessment rate:	\$1,862.81 per acre

50% Acreage 50% Trips

Non RSF & RTF Zoning:	
Assessable project cost:	\$564,772.21
Allocated assessable project cost (50%):	\$282,386.11
Assessable frontage:	90.85 acres
Assessment rate:	\$3,108.27 per acre

Street Traffic Generation Assessments:

RSF, RTF & AGD Zoning:	
Assessable project cost:	\$70,600.42
Allocated assessable project cost (50%):	\$35,300.21
Assessable trips:	6186.00 trips
Assessment rate:	\$5.71 per trip

Non RSF, RTF & AGD Zoning:

Assessable project cost:	\$564,772.21
Allocated assessable project cost (50%):	\$282,386.11
Assessable frontage:	17404.89 trips
Assessment rate:	\$16.22 per trip

Schedule of Assessments: Victory Lane Roundabout Final Resolution

Property Owner	Address	Parcel Number	Zoning	Total Acreage	RSF & RTF Storm Sewer		Non RSF & RTF Storm Sewer		RSF, RTF & AGD Street Assessable		Non RSF, RTF & AGD Street Assessable		Total Assessment
					Assessable Acreage	Assessable Acreage	Assessable Acreage	Assessable Acreage	Assessable Acreage	Assessable Acreage	Assessable Acreage	Assessable Acreage	
IMMEL, IONE	CASALOMA DR N	101077600	CL	3.39	0.00	0.00	2.23	0.00	0.00	0.00	2.23	0.00	\$12,734.69
BERGSTROM PROPERTIES INC	2901 VICTORY LA N	101077601	CL	0.28	0.00	0.00	0.28	0.00	0.00	0.00	0.28	0.00	\$1,141.35
FCRC Inc.	2915 N. Victory Lane	101077800	CL	5.90	0.00	0.00	5.90	0.00	0.00	0.00	5.90	0.00	\$46,127.48
COLE PUBL INC PROFIT SHAR PLAN	2850 CASALOMA DR N	101077901	AGD	0.85	0.00	0.00	0.85	0.00	0.00	0.00	0.00	0.00	\$2,406.16
COLE PUBL INC PROFIT SHAR PLAN	2900 VICTORY LA N	101077902	CL	1.26	0.00	0.00	0.97	0.00	0.00	0.00	0.00	0.00	\$9,329.14
BERGSTROM PROPERTIES INC	2920 N. Victory Lane	101077903	CL	2.51	0.00	0.00	2.51	0.00	0.00	0.00	0.00	0.00	\$20,502.78
BERGSTROM PROPERTIES INC	2910 N. Victory Lane	101077904	CL	1.96	0.00	0.00	1.96	0.00	0.00	0.00	1.96	0.00	\$18,058.53
IMMEL, IONE	CASALOMA DR N	101078000	RTF/CL	16.53	16.53	0.00	0.00	16.53	0.00	0.00	0.00	0.00	\$79,031.03
BERGSTROM PROPERTIES INC	3153 N. Victory Lane	101078001	R-2	1.57	1.57	0.00	0.00	1.57	0.00	0.00	0.00	0.00	\$7,506.24
Victory Lane Imports Inc.	2925 N. Victory Lane	101078002	CL	8.80	0.00	0.00	8.80	0.00	0.00	0.00	8.80	0.00	\$57,144.81
Applepack LLC	2940 N. Victory Lane	101078100	CL	7.51	0.00	0.00	7.51	0.00	0.00	0.00	7.51	0.00	\$42,543.57
GRAND CHUTE ONE LLC	4808 W. Converters Drive	101082100	IND	18.16	0.00	0.00	18.16	0.00	0.00	0.00	18.16	0.00	\$93,114.23
GRAND CHUTE ONE LLC	4808 W. Converters Drive	101082101	IND	0.12	0.00	0.00	0.12	0.00	0.00	0.00	0.12	0.00	\$489.15
MIDWEST PROPERTIES II LLP	4700 CONVERTERS DR W	101082300	IND	13.30	0.00	0.00	1.43	0.00	0.00	0.00	1.43	0.00	\$7,383.81
Vanhoof Girls	4831 W. Converters Drive	101082301	IND	2.53	0.00	0.00	2.53	0.00	0.00	0.00	2.53	0.00	\$10,312.88
Vanhoof Girls	N. Casaloma Drive	101082302	IND	2.97	0.00	0.00	2.97	0.00	0.00	0.00	2.97	0.00	\$16,038.92
KT REAL ESTATE HOLDINGS	4735 CONVERTERS DR W	101082305	IND	4.62	0.00	0.00	2.11	0.00	0.00	0.00	2.11	0.00	\$89,103.55
Bergstrom Victory Infiniti Inc.	2950 N. Victory Lane	102464900	CL	2.63	0.00	0.00	2.63	0.00	0.00	0.00	2.63	0.00	\$19,604.24
Bergstrom Victory Lane Inc.	2986 N. Victory Lane	102464901	CL	2.29	0.00	0.00	2.29	0.00	0.00	0.00	2.29	0.00	\$16,351.04
Enterprise Motorcars Inc.	3002 N. Victory Lane	102465000	CL	5.88	0.00	0.00	5.88	0.00	0.00	0.00	5.88	0.00	\$46,125.13
Bergstrom Premier Motorcars Inc.	3030 N. Victory Lane	102465100	CL	5.73	0.00	0.00	5.73	0.00	0.00	0.00	5.73	0.00	\$44,633.36
Bergstrom Luxury Imports of FV	3060 N. Victory Lane	102465200	CL	6.68	0.00	0.00	6.68	0.00	0.00	0.00	6.68	0.00	\$39,649.30
Victory Lane Imports Inc.	3019 N. Victory Lane	102487400	CL	2.65	0.00	0.00	2.65	0.00	0.00	0.00	2.65	0.00	\$18,872.43
Victory Lane Imports Inc.	3023 N. Victory Lane	102487500	CL	3.86	0.00	0.00	3.86	0.00	0.00	0.00	3.86	0.00	\$23,804.68
Victory Lane Imports Inc.	3027 N. Victory Lane	102487600	CL	1.59	0.00	0.00	1.59	0.00	0.00	0.00	1.59	0.00	\$11,250.09
Victory Lane Imports Inc.	N. Victory Lane	102487700	CL	2.06	0.00	0.00	2.06	0.00	0.00	0.00	2.06	0.00	\$8,397.05
				125.63	18.10	91.70	18.95	6186.00	17404.89	90.85	0.00	0.00	\$741,655.63