

Exhibit A

District Energy Loan Repayment

Payment Date	Franchise Fee Note	Capital Loan Note	Combined Payment (1)	Outstanding Balance	Current Market PV Factor (2)	PV of combined payment (3)
12/1/2008	80,943	575,000	655,943	\$ 13,159,332		-
12/1/2009	173,043	575,000	748,043	\$ 12,411,289		-
12/1/2010	260,183	575,000	835,183	\$ 11,576,107		-
12/1/2011	342,373	575,000	917,373	\$ 10,658,734		-
12/1/2012	419,613	575,000	994,613	\$ 9,664,122		-
12/1/2013	521,903	575,000	1,096,903	\$ 8,567,219	N/A	N/A
12/1/2014	626,253	575,000	1,201,253	\$ 7,365,967	TBD	TBD
12/1/2015	584,178	575,000	1,159,178	\$ 6,206,789	TBD	TBD
12/1/2016	542,103	575,000	1,117,103	\$ 5,089,687	TBD	TBD
12/1/2017	525,028	575,000	1,100,028	\$ 3,989,659	TBD	TBD
12/1/2018	502,953	575,000	1,077,953	\$ 2,911,707	TBD	TBD
12/1/2019	510,878	575,000	1,085,878	\$ 1,825,829	TBD	TBD
12/1/2020	468,803	575,000	1,043,803	\$ 782,027	TBD	TBD
12/1/2021	207,027	575,000	782,027	\$ 0	TBD	TBD
\$ 5,765,274 \$ 8,050,000			\$ 13,815,274		TBD	TBD

(1) Payment stream provides long-term budget plan structural balance.

(2) Current market PV Factor rates to be determined on date of pricing - as substantiated by market securities.

(3) PV of combined payment due on closing of District Energy Bonds.