

5866 May 21, 2001 1:55 PM

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Recording Requested by:
COMMONWEALTH LAND TITLE CO.
REDEVELOPMENT AGENCY OF THE
CITY OF SAN DIEGO

OFFICIAL RECORDS
SAN DIEGO COUNTY RECORDER'S OFFICE
GREGORY J. SMITH, COUNTY RECORDER
FEES: 2369.00
OC: OC

When Recorded Return to and
Mail Tax Statements to:

Southeastern Economic Development Corporation
995 Gateway Center Way, Suite 300
San Diego, CA 92102
Attn: Carolyn Y. Smith, President



File
18PP
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548-040-37
1056936-4

SPACE ABOVE THIS LINE FOR RECORDING USE

GRANT DEED A

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO, a public body corporate and politic of the State of California, herein called "Grantor," acting to carry out the Redevelopment Plan for the Gateway Center West Redevelopment Project, herein called "Redevelopment Plan," under the Community Redevelopment Law of the State of California, hereby grants to TAYRAD, LLC, a California Limited Liability Company, herein called "Grantee," the real property, hereinafter referred to as the "Property," described in the document attached hereto, labeled Exhibit A and incorporated herein by this reference.

(1) Grantor excepts and reserves any existing street, or portion of any street, lying outside the boundaries of the Property which might otherwise pass with a conveyance of the Property.

(2) Said Property is conveyed in accordance with and subject to the Redevelopment Plan for the Central Imperial Redevelopment Project Area which was approved and adopted on September 14, 1992 by the City Council of the City of San Diego by Ordinance No.17831[NS], as amended by a First Amendment dated January 8, 1996 and adopted by Ordinance No. 18252[NS], a Second Amendment dated December 10, 1996 and adopted by Ordinance No. 18367, and a Third Amendment dated November 14, 2000 and adopted by Ordinance No. 18882, and the Disposition and Development Agreement entered into by and between Grantor and Grantee on MAY 7, 2001 (collectively referred to herein as the "Agreement"). Both the Agreement and the Redevelopment Plan are documents of public record on file in the offices of the City Clerk of the City of San Diego and the Secretary of Grantor, and are by reference thereto incorporated herein as though fully set forth herein.

DOCUMENTARY TRANSFER TAX \$ 2310
 COMPUTED ON FULL VALUE OF PROPERTY CONVEYED, OR
 COMPUTED ON FULL VALUE LESS LIENS & ENCUMBRANCES REMAINING THEREON AT TIME OF SALE.

[Signature]
Signature of declarant or agent determining tax - Firm Name
 Unincorporated Area City of _____

(3) The Property is conveyed to Grantee at a purchase price herein called "Basic Purchase Price," which has been determined in accordance with the uses permitted on the Property. Therefore, Grantee hereby covenants and agrees for itself, its successors, its assigns and every successor in interest to the Property that the Grantee, such successors and such assigns, shall develop, maintain and use the Property only as follows:

- (a) During the time the Redevelopment Plan is in effect, the Property shall be devoted only to the development permitted and the uses specified in the applicable provisions of the Redevelopment Plan, the Southeast Planned District Ordinance and this Grant Deed, whichever document is most restrictive.
- (b) There shall be redeveloped on the Property a light industrial/flex office facility of approximately forty-two thousand seven hundred and thirty (42,730) square feet, together with parking facilities and appropriate landscaping (the "Improvements"), all in accordance with applicable City Codes and regulations and the plans and specifications prepared by Grantee and approved by Grantor.
- (c) Grantee shall maintain the Improvements on the Property, remove all graffiti from the property within forty eight (48) hours of its application and keep the Property reasonably free from any accumulation of debris or waste materials. Grantee shall also maintain the required landscaping in a healthy condition. Grantee agrees that if the Property is not maintained as provided for hereinabove, the Grantor, after providing Grantee with written notice, may conduct the necessary maintenance on the Property at the Grantee's expense. Upon the performance of such work by the Grantee, Grantee shall have a lien on the Property in an amount equal to the cost of such maintenance work as well as all legal and administrative costs incurred by the Grantee.

Grantee agrees to participate in any Assessment District(s) created consistent with applicable state law and/or applicable regulations and ordinances of the City of San Diego. Upon formation, the Assessment District(s) shall include the maintenance of public improvements, landscaping, public lighting facilities, public places, graffiti removal and general security and incidental expenses incurred within the District, which shall include within its boundaries, but not be limited to, the Property. It is further anticipated that the maintenance of the Property under the Assessment District(s) referred to above will require a maintenance easement on a portion of the Property. Grantee hereby agrees to grant to Grantor, the City of San Diego and/or such other appropriate legal authority an easement on the Property for the purpose of landscape maintenance. Such easement shall be recorded upon the request of the Grantor.

- (d) Grantee and all persons claiming under or through them, including without limitation tenants, lessees, subtenants, sublessees and any other operator of a business on the Property, or any portion thereof, shall provide a right-of-first preference in employment practices as set forth in the Employment and Training Requirement, incorporated herein and attached hereto as Exhibit B.
 - (e) Grantee shall not store any materials, equipment, supplies or products outside the buildings and structures developed on the Property unless prior written approval is obtained from the Agency. If any outdoor storage is approved, it shall be screened from the public view with fencing and landscaping. Chain link fencing shall not be permitted as a screening material.
 - (f) That upon the sale or conveyance of the Property or any portion thereof, resulting in the removal of the Property or any portion thereof, from the San Diego County property tax roll, Grantee or its successors in interest or assigns shall pay an "Additional Purchase Price" to the Grantor upon the close of escrow of such sale in the amount set forth in Exhibit "C" attached hereto and fully incorporated herein by this reference.
- (4) Prior to the recordation of a Certificate of Completion issued by the Grantor for the improvements to be constructed on the Property or on any part thereof;
- (a) The Grantee shall not make any sale, transfer, conveyance or assignment of the Property or any part thereof or the buildings or structures thereon, without the prior written approval of Grantor, except as expressly permitted by this paragraph (4) of this Grant Deed. In the event that the Grantee does sell, transfer, convey or assign any part of the Property or buildings or structures thereon, prior to the recordation of a Certificate of Completion, in violation of this Grant Deed, the Grantor shall be entitled to increase the Purchase Price paid by the Grantee by the amount that the consideration payable for such sale, transfer, conveyance or assignment is in excess of the Basic Purchase Price paid by the Grantee, plus the cost of improvements and development, including carrying charges and costs relating thereto. The consideration payable for such sale, transfer, conveyance or assignment to the extent it is in excess of the Basic Purchase Price paid by the Grantee, plus the costs of improvements and development, including carrying charges and costs related thereto, shall belong and be paid to the Grantor and until paid the Grantor shall have a lien on the Property and any part involved for such amount. This prohibition shall not be deemed to prevent the granting of easements or permits to facilitate the development of the Property, nor shall it prohibit granting any security interests permitted by paragraph (4)(b) of this Grant Deed for financing the acquisition and development of the Property. The lien created hereby shall be subordinate and subject to any such security interests.

- (b) The Grantee shall not place or suffer to be placed on the Property any lien or encumbrance other than mortgages, deeds of trust, conveyances and lease-backs or any other form of conveyance required for any reasonable method of financing of the acquisition of the Property, the construction of improvements on the Property, and any other expenditures necessary and appropriate to develop the Property. The Grantee shall notify the Grantor in advance of any such conveyance for financing if the Grantee proposes to enter into the same prior to recordation of a Certificate of Completion for the improvements to be constructed on the Property. The Grantee shall not enter into any such conveyance for financing without prior written approval of Grantor, which approval Grantor agrees to give if any such conveyance is to a responsible financial or lending institution or other acceptable person or entity.
 - (c) However, notwithstanding anything contained in this paragraph 4 to the contrary, the Grantee shall be permitted to lease the "Bohemian Building" located on the Property to Pacifica Services, Inc., and AMSEC (collectively the "Assigns") and sell the Property to the Assigns either individually or collectively.
- (5) Prior to the recordation of a Certificate of Completion issued by the Grantor for the improvements to be constructed on the Property or on any part thereof:
- (a) The Grantor shall have the right at its option to reenter and take possession of the Property hereby conveyed with all improvements thereon and to terminate and revert in the Grantor the Property hereby conveyed to the Grantee if the Grantee (or its successors in interest) shall:
 - (i) Transfer, or suffer any involuntary transfer of, the Property, or any part thereof in violation of this Grant Deed, and such violation shall not be cured within thirty (30) days after the date of the receipt of written notice thereof by the Grantor to the Grantee.
 - (b) The right to reenter, repossess, terminate and revert shall be subject to and be limited by and shall not defeat, render invalid, or limit:
 - (i) Any mortgage or deed of trust or other security interest permitted by paragraph (4)(b) of this Grant Deed; or
 - (ii) Any rights or interests provided for the protection of the holders of such mortgages, deeds of trust, or other security interests.

- (c) The right to reenter, repossess, terminate and revest shall not apply to the Property, or portions thereof, for which a Certificate of Completion has been issued by the Grantor and recorded.
- (d) In the event title to the Property or any part thereof is revested in the Grantor as provided in this paragraph (5), the Grantor shall, pursuant to its responsibilities under state law, use its best efforts to resell the Property or such part thereof as soon and in such manner as the Grantor shall find feasible and consistent with the objectives of such law and of the Redevelopment Plan to a qualified party or parties (as determined by the Grantor) who will assume the obligation of making or completing the improvements or such other improvements in their stead as shall be satisfactory to the Grantor and in accordance with the uses specified for such Property or part thereof in the Redevelopment Plan. Upon such resale of the Property the proceeds thereof shall be applied:
- (i) First, to pay off the holders of any mortgage, deed of trust, or other security interest permitted by this Grant Deed, unless such holders approve the person or entity to whom the Grantor intends to sell; and
 - (ii) Second, to reimburse the Grantor, on its own behalf or on behalf of the City of San Diego for all costs and expenses incurred by the Grantor, including but not limited to salaries to personnel engaged in such action, in connection with the recapture, management, and resale of the Property or part thereof (but less any income derived by the Grantor from the Property or part thereof in connection with such management); all taxes, assessments, and water and sewer charges with respect to the Property or part thereof (or, in the event the Property is exempt from taxation or assessment or such charges during the period of ownership thereof by the Grantor, then such taxes, assessments, or charges, as would have been payable if the Property were not so exempt); any payments made or necessary to be made to discharge or prevent from attaching or being made any subsequent encumbrances or liens due to obligations, defaults, or acts of the Grantee, its successors or transferees; any expenditures made or obligations incurred with respect to the making or completion of the agreed improvements or any part thereof on the Property or any respective parts thereof; and any amounts otherwise owing to the Grantor by the Grantee and its successor or transferee; and
 - (iii) Third, to reimburse the Grantee, its successor or transferee, up to the amount equal to: the sum of (1) the Purchase Price paid to the Grantor by the Grantee for the Property (or allocable to the part thereof), and (2) the costs incurred for the development of the Property (or such part thereof)

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and for the improvements existing thereon at the time of reentry and repossession; less (3) any gain or income withdrawn or made by the Grantee from the Property (or such part thereof) or from the improvements thereon. For purposes of this paragraph the term "cost incurred" shall include direct, out-of-pocket expenses of development, but shall exclude Developer's general overhead expense.

- (iv) Any balance remaining after such reimbursements shall be retained by the Grantor as its property.
- (e) To the extent that this right of reverter involves a forfeiture, it must be strictly interpreted against the Grantor, the party for whose benefit it is created. This right is to be interpreted in light of the fact that the Grantor hereby conveys the Property to the Grantee for development and not for speculation in undeveloped land.
- (6) Grantee covenants and agrees for itself, its successors, its assigns and all persons claiming under or through them that there shall be no discrimination against or segregation of any person or group of persons on account of race, color, creed, religion, sex, marital status, national origin or ancestry in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of the Property, nor shall Grantee itself or any person claiming under or through it, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sublessees or vendees in the Property. The foregoing covenants shall run with the land.
- (7) All deeds, leases or contracts made relative to the Property, improvements thereon, or any part thereof, shall contain or be subject to substantially the following nondiscrimination or nonsegregation clauses:
 - (a) In deeds: "The grantee herein covenants by and for itself, its successors and assigns, and all persons claiming under or through them, that there shall be no discrimination against or segregation of, any person or group of persons on account of sex, marital status, race, color, creed, religion, national origin or ancestry in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of the land herein conveyed, nor shall the grantee itself or any person claiming under or through it, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sublessees or vendees in the land herein conveyed. The foregoing covenants shall run with the land."
 - (b) In leases: "The lessee herein covenants by and for itself, its successors and assigns, and all persons claiming under or through them, and this lease is made and accepted upon and subject to the following conditions:

That there shall be no discrimination against or segregation of any person or group of persons, on account of sex, marital status, race, color, creed, religion, national origin or ancestry in the leasing, subleasing, renting, transferring, use, occupancy, tenure or enjoyment of the land herein leased, nor shall lessee itself, or any person claiming under or through it, establish or permit such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, sublessees, subtenants or vendees in the land herein leased."

- (c) In contracts: "There shall be no discrimination against or segregation of any person or group of persons on account of sex, marital status, race, color, religion, creed, national origin or ancestry in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of the land, nor shall the transferee itself or any person claiming under or through it, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sublessees or vendees of the land."

(8) All conditions, covenants and restrictions contained in this Grant Deed shall be covenants running with the land, and shall, in any event, and without regard to technical classification or designation, legal or otherwise, be, to the fullest extent permitted by law and equity, binding for the benefit and in favor of, and solely enforceable by Grantor, its successors and assigns, and the City of San Diego and its successors and assigns, against Grantee, its successors and assigns, to or of the Property conveyed herein or any portion thereof or any interest therein, and any party in possession or occupancy of said Property or portion thereof.

(9) All rights, duties, and obligations under the DDA and those specifically set forth in paragraphs (2), (3(b)), (4) and (5) of this Grant Deed shall automatically terminate and become null and void upon recordation of the Certificate of Completion issued by the Grantor for the Property. All rights, duties, and obligations under the DDA, which pursuant to paragraph (2) of this Grant Deed are specifically referenced and incorporated into this Grant Deed shall automatically terminate and become null and void upon recordation of the Certificate of Completion issued by the Grantor for the Property. Every other covenant and condition and restriction contained in this Grant Deed shall remain in effect during the duration of the Redevelopment Plan, until January 10, 2031. The covenants against discrimination set forth in paragraphs (6) and (7) of this Grant Deed shall remain in perpetuity.

(10) In amplification and not in restriction of the provisions set forth hereinabove, it is intended and agreed that Grantor shall be deemed a beneficiary of the agreements and covenants provided hereinabove both for and in its own right and also for the purposes of protecting the interests of the community. All covenants without regard to technical classification or designation shall be binding for the benefit of the Grantor, and such covenants shall run in favor

of the Grantor for the entire period during which such covenants shall be in force and effect, without regard to whether the Grantor is or remains an owner of any land or interest therein to which such covenants relate. Grantor shall have the right, in the event of any breach of any such agreement or covenant, to exercise all the rights and remedies, and to maintain any actions at law or suit in equity or other proper proceeding to enforce the curing of such breach of agreement or covenant.

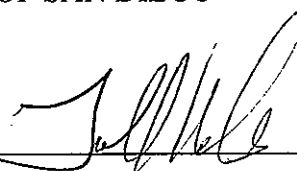
(11) None of the terms, covenants, agreements or conditions heretofore agreed upon in writing in other instructions between the parties to this Grant Deed with respect to obligations to be performed, kept or observed by Grantee or Grantor in respect to said Property or any part thereof after this conveyance of said Property shall be deemed to be merged with this Grant Deed until such time as a Certificate of Completion issued by the Grantor is recorded for the Property conveyed hereby or such part thereof.

(12) The covenants contained in this Grant Deed shall be construed as covenants running with the land and not as conditions which might result in forfeiture of title. The Agreement (incorporated by reference by paragraph (2) herein) contains a right of reentry in favor of the Grantor effective until recordation of a Certificate of Completion by the Grantor for the Property.

IN WITNESS WHEREOF, the Grantor and Grantee have caused this instrument to be executed on their behalf by their respective officers hereunto duly authorized this 17th day of May, 2001.

Grantor-Agency:

REDEVELOPMENT AGENCY OF THE
CITY OF SAN DIEGO

By:  _____

5874

The Grantee hereby accepts the written deed, subject to all of the matters hereinbefore set forth.

Grantee-Developer:

TAYRAD, LLC,
a California Limited Liability Company

By: Kent M. Taylor
Managing Member

State of California

County of San Diego

On May 9, 2001, before me, L. Matthew,
personally appeared Kenneth M. Taylor
personally known to me (or proved to me on the basis of
satisfactory evidence) to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that
he/she/they executed the same in his/her/their authorized
capacity(ies), and that by his/her/their signature(s) on the
instrument the person(s), or the entity upon behalf of which the
person(s) acted, executed the instrument.

WITNESS my hand and official seal.

L. Matthew

Notary's Signature

(SEAL)



State of California

County of San Diego

On _____, before me, _____,
personally appeared _____
personally known to me (or proved to me on the basis of
satisfactory evidence) to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that
he/she/they executed the same in his/her/their authorized
capacity(ies), and that by his/her/their signature(s) on the
instrument the person(s), or the entity upon behalf of which the
person(s) acted, executed the instrument.

WITNESS my hand and official seal.

(SEAL)

Notary's Signature

State of California

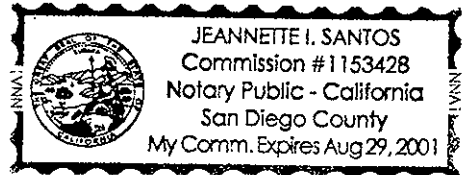
County of San Diego

On May 17, 2001, before me, Jeannette I Santos, Notary Public
personally appeared Todd Hask
~~personally known to me~~ (or proved to me on the basis of
satisfactory evidence) to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that
he/she/they executed the same in his/her/their authorized
capacity(ies), and that by his/her/their signature(s) on the
instrument the person(s), or the entity upon behalf of which the
person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Jeannette I Santos
Notary's Signature

(SEAL)



State of California

County of San Diego

On _____, before me, _____,
personally appeared _____
personally known to me (or proved to me on the basis of
satisfactory evidence) to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that
he/she/they executed the same in his/her/their authorized
capacity(ies), and that by his/her/their signature(s) on the
instrument the person(s), or the entity upon behalf of which the
person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Notary's Signature

(SEAL)

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Exhibit A

LEGAL DESCRIPTION OF PROPERTY

THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA,
COUNTY OF SAN DIEGO, AND IS DESCRIBED AS FOLLOWS:

[To Be Added by SEDC]

EXHIBIT "A"

5878

Lots "M" and "N" in Block 19 of Las Alturas Unit No. 5, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 2053, filed in the Office of the County Recorder of San Diego County, August 17, 1927.

APN: 548-040-37

EXHIBIT B

EMPLOYMENT AND TRAINING REQUIREMENTS

Grantee is committed to creating jobs by the construction and operation of the Grantee's project on the Property available to the residents of the Southeastern San Diego community to the greatest extent feasible.

In order to accomplish this objective, Grantee covenants and agrees for itself and its successors and assigns to the Property or any portion thereof and all persons claiming under or through them including, without limitation, tenants, lessees, subtenants, subleases and any other operator of a business on the Property, subject to the performance of Grantor of the assistance hereinafter described, to provide the following services for the benefit of Grantor and the community:

1. Grantor, upon receipt of written request from Grantee as developer (on behalf of itself or its contractors and subcontractors) and/or from any operator of a business on the Property, shall initiate appropriate employment training assistance, including On-the-Job Training. Such training shall be tailored to the needs of the employer as outlined in a written training program reviewed and approved by SEDC and may be provided by the Workforce Partnership and/or any other appropriate agencies acceptable to the Grantee and SEDC on behalf of the Grantor.

2. Grantee as developer, its contractors and subcontractors, and any operator of a business on the Property, as the case may be, shall assist Grantor and training providers by specifically identifying their training needs and participating in the design, development, monitoring and implementation of training programs which meet the employer's standards.

3. Grantee as developer, its contractors and subcontractors, and any operator of a business on the Property shall actively and directly recruit employment candidates from Southeastern San Diego, as they are defined herein, for any facility construction positions to the greatest extent possible.

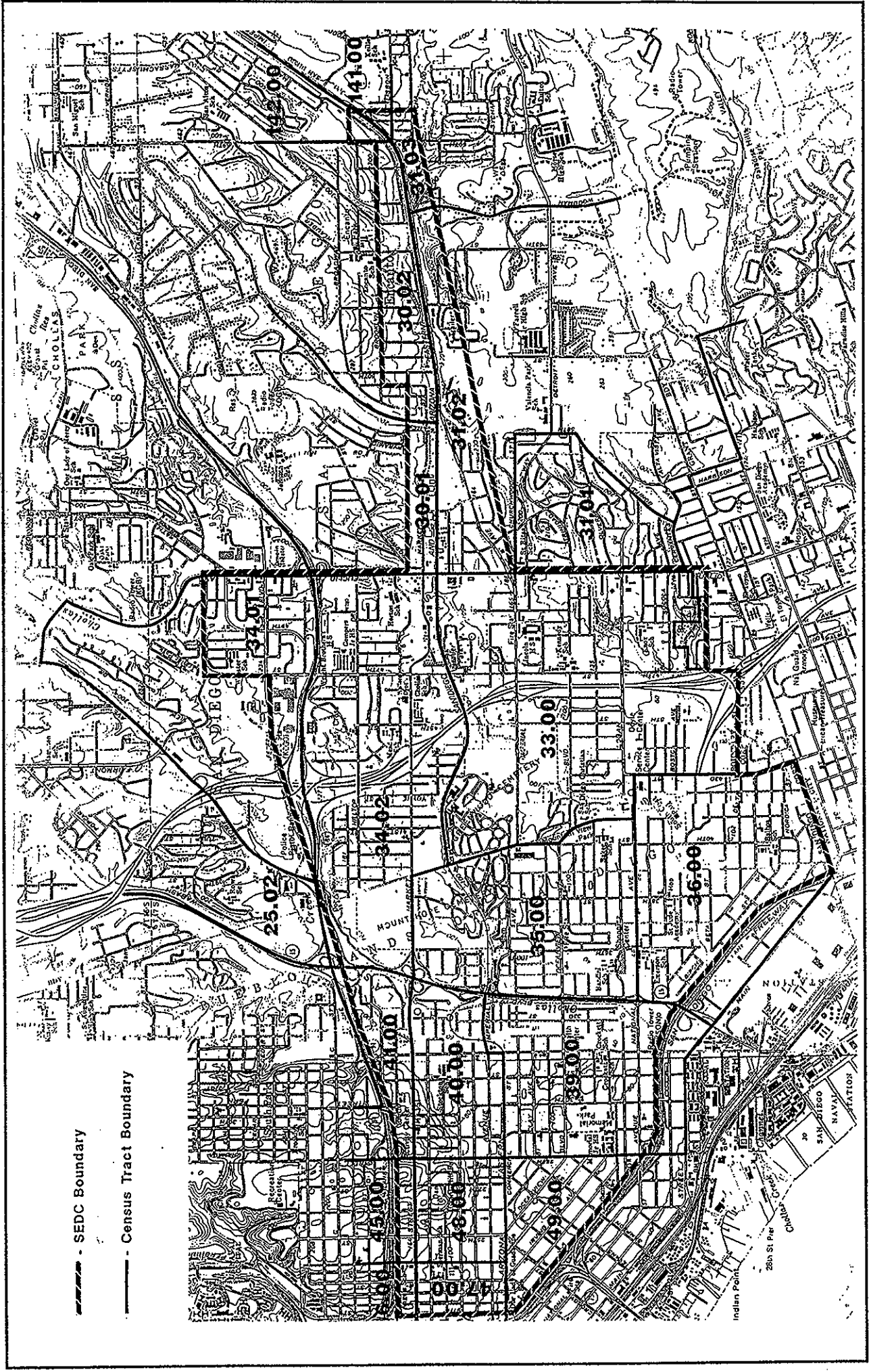
On an on-going basis, all operators of a business on the Property shall actively and directly recruit employment candidates from Southeastern San Diego, as defined herein, for employment positions that become available at the facility.

Recruitment for construction and employment positions shall include, but need not be limited to, advertisement in community newspapers and written notification to the Employment Development Department of the State of California, Job Service Center, 6145 Imperial Avenue, San Diego, California 92114, and the Southeastern Economic Development Corporation, 995 Gateway Center Way, Suite 300, San Diego, CA 92102.

4. Consistent with paragraph 4 hereinabove, SEDC and Grantee will work jointly to achieve the maximum level of participation by area residents in the employment opportunities offered by this project. Both parties will seek to utilize all available resources to identify, train and present for employment consideration residents from the area served by SEDC who are qualified to perform jobs that will be available during construction of the project and for those permanent jobs resulting from in the business operations conducted after the completion of construction. Moreover, Grantee shall from time to time, following written request from SEDC, develop a written training program, in which the internal training methods of the Grantee shall be comprehensively outlined and discussed with SEDC to effectuate the employment and training goals set forth herein. Coordination efforts may include resources of agencies and organizations such as the City of San Diego Enterprise Zone, the State of California Employment Development Department, the San Diego Consortium/Private Industry Council and the San Diego College of Retailing.

5. For purposes of these employment training services and employment requirements, Grantee as developer, agrees to give written notice to every operator of a business on the Property of the obligations and requirements of that operator to use its best efforts to employ, to the greatest extent feasible, at least 20% of its initial workforce for the first year of operation, 30% in the second year and 40% in each successive year of operation, with Southeastern San Diego residents, as defined herein, who meet the employment standards and requirements of such operator.

6. For purposes of these Employment and Training Requirements, Southeastern San Diego residents shall be defined as those persons who reside in Census Tracts No. 30.01, 30.02, 31.01, 31.02, 31.03, 33, 34.01, 34.02, 35, 36, 38, 39, 40, 41, 45, 46, 47, 48, 49, 50 and 51 at the time a training or employment opportunity arises. Census Tract Boundaries are delineated on the map which is incorporated herein and attached hereto as Attachment No. 1.



Census Tract Boundaries

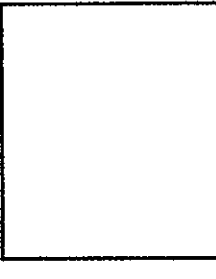


EXHIBIT C

Additional Purchase Price (Vacant Land Parcels)

<u>FY</u>	<u>Additional Purchase Price</u>
2001-02	\$255,855
2002-03	\$273,750
2003-04	\$273,932
2004-05	\$273,694
2005-06	\$272,993
2006-07	\$271,785
2007-08	\$270,020
2008-09	\$268,398
2009-10	\$266,182
2010-11	\$263,314
2011-12	\$258,017
2012-13	\$251,769
2013-14	\$244,483
2014-15	\$236,066
2015-16	\$226,416
2016-17	\$215,423
2017-18	\$202,968
2018-19	\$188,924
2019-20	\$173,150
2020-21	\$155,497
2021-22	\$135,801
2022-23	\$113,887
2023-24	\$89,564
2024-25	\$62,626
2025-26	\$32,852

Additional Purchase Price (Bohemian Building Parcel)

<u>FY</u>	<u>Additional Purchase Price</u>
2001-02	\$260,074
2002-03	\$260,610
2003-04	\$260,783
2004-05	\$260,556
2005-06	\$259,890
2006-07	\$258,740
2007-08	\$257,059
2008-09	\$255,515
2009-10	\$253,405
2010-11	\$250,675
2011-12	\$245,632
2012-13	\$239,684
2013-14	\$232,748
2014-15	\$224,735
2015-16	\$215,548
2016-17	\$205,083
2017-18	\$193,226
2018-19	\$179,856
2019-20	\$164,839
2020-21	\$148,033
2021-22	\$129,282
2022-23	\$108,420
2023-24	\$85,265
2024-25	\$59,620
2025-26	\$31,275