

Overture Debt Financing: Credit Support Schematic

(Amounts Approximated based on September 15, 2005 Data)

Existing 2001 Structure

Debt "Series A" 35-Year Taxable Variable Rate Bonds 115,000,000

Collateral Support

	Market Value	"Advance Rate" Applied	Collateral Value	
Original Frautschi gift held by MCAST:				
Monthly Valued Stocks	10,604,633	80%	8,483,706	
Daily Valued Stocks/Bonds	66,554,273	90%	59,898,846	
Inv Grade Bonds/Pub Traded Stocks	25,964,377	90%	23,367,939	
Govt Bonds - Short	4,836,910	95%	4,595,065	
	107,960,193		96,345,556	96,345,556

Available Collateral Above Requirement (18,654,444)

Temporarily Pledged Assets Now Needed to Complete Construction:

Jerry Frautschi Personal Assets				
Monthly Valued Stocks	-	80%	-	
Daily Valued Stocks/Bonds	31,522,237	90%	28,370,013	
Inv Grade Bonds/Pub Traded Stocks	-	90%	-	
Govt Bonds - Short	1,372,085	95%	1,303,481	
	32,894,322		29,673,494	29,673,494

Total Collateral 140,854,515

Available Collateral Above Requirement 11,019,050

2005 Restructure as of September 15th

Debt "Series A" 35-Year Taxable Variable Rate Bonds 87,300,000

Collateral Support

	Market Value	"Advance Rate" Applied	Collateral Value	
Original Frautschi gift retained by MCAST				
Monthly Valued Stocks	10,604,633	80%	8,483,706	
Daily Valued Stocks/Bonds	66,554,273	90%	59,898,846	
Inv Grade Bonds/Pub Traded Stocks	25,964,377	90%	23,367,939	
Govt Bonds - Short	4,836,910	95%	4,595,065	
	107,960,193		96,345,556	96,345,556

Available Collateral Above "Series A" Requirement 9,045,556

Additional bank security would be derived from a \$40,000,000 mortgage on the Overture Center building and property

Debt "Series B" 6-Year Taxable Fixed Rate Bank Note 27,700,000

Collateral Support:

Suggested sources to pay Annual Debt Service if investment earnings are insufficient:

Remaining Capitalized Interest Fund held by Overture Development Corporation
 Madison Cultural Arts Support Trust
 Jerry Frautschi pledge of up to \$5,000,000 if needed during first four years
 MCAD Reserve Fund, if available, up to \$2,500,000 (currently \$623,000)
 Other unrestricted MCAD assets
 Unrestricted assets of 201 State Foundation, if offered (currently \$100,000)
 Unrestricted Civic Center Endowment held by MCF, if offered (\$1,300,000)
 City Moral Obligation Pledge of up to \$2,500,000 per year

Additional bank security would be derived from a \$40,000,000 mortgage on the Overture Center building and property