EXHIBIT
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2011 TIF Presentation

Welcome

COLORADO
PROPERTY RIGHTS COALITION

P.O. Box 526 • Arvada, CO 80001-0526

720.244.7606

www.thecprc.org • Page 1

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TAX INCREMENTAL FINANCING

- How It Affects Your Taxes
- And What Can Be Done

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Types of Property Improvement Fees

- The PIF is a non-governmental fee imposed by private covenants to pay the cost of developing and maintaining the District's infrastructures improvements. The PIF is a percentage of all transactions within the District that are subject to City sales tax and use tax.
- The PIF is comprised of two components:
- Credit PIF: One component of the PIF is a percentage amount , known as the "Credit PIF." The Credit PIF is in lieu of a proportion of the city's standard sales tax.

  Add-On PIF: The other component is a percentage amount, known as the "Add-On PIF." The Add-On PIF is not in lieu of any portion of the city's sales tax and is therefore in addition to sales taxes.

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Property Improvement Fees In Use

- Prairie Center Metropolitan Districts uses both the "Credit PIF' (1.25) and the "Add-On PIF." (1%) (2.25% total)
- Colorado Mills only uses the "Add-On PIF." (1.4%)
- Bel-Mar uses the "Credit PIF." (2.5%)
  - The City of Lakewood has reduced the City sales tax collected on the Belmar site from 3% to 1% while the PIF is in effect.
- Glenwood Meadows uses the "Add-On PIF." (1.5%)
- Creekside Shopping Center (Wal-Mart) uses the "Add-On PIF." (1.5%)

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Application of Property Improvement Fees

- Cost of Items.....$72.51
- P.I.F. (1.4%)..... 1.02
- Sales Tax (T 7.5% on $66.25)..... 4.97
- Sales Tax (B 0.5% on$7.28)..... .04
- Total.....$78.54

- Sales Receipt from Target Store In Colorado Mills

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CRS 31-25-107.

Approval of urban renewal plans by local governing body.

- (9) (a) Notwithstanding any law to the contrary, any urban renewal plan, as originally approved or as later modified pursuant to this part 1, may contain a provision that taxes, if any, levied after the effective date of the approval of such urban renewal plan upon **taxable property** in an urban renewal area each year or that municipal **sales taxes** collected within said area, or **both such taxes**, by or for the benefit of any public body **shall be divided for a period not to exceed twenty-five years** after the effective date of adoption of such a provision, as follows:

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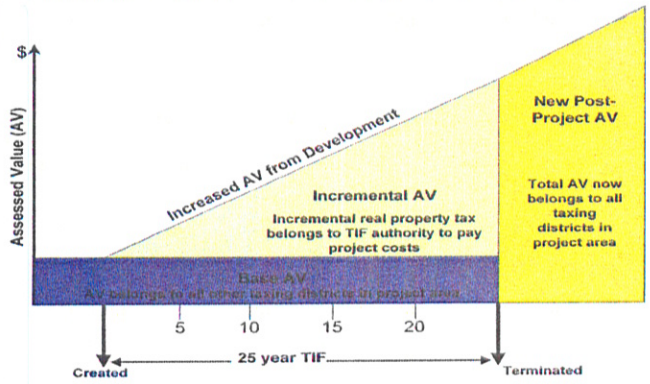
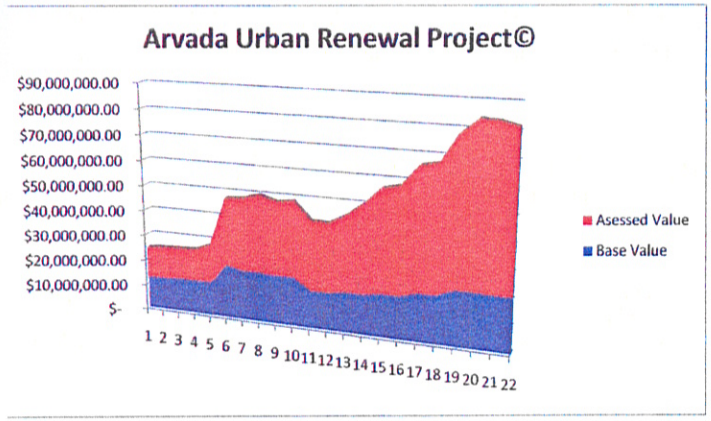
Classic TIF Presentation Chart

Exhibit 1. TIF Assessed Value (AV) Over Project Life



Copyright National Association of Realtors

Actual TIF Presentation Chart 1981-2006



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Copy of foia request

Nov. 10, 2004

J Kevin McCasky
Jefferson County Assessor
100 Jefferson County Pkwy.
Golden, CO 80419

This is a request under the Freedom of Information Act.

I request a list of property that has been re-evaluated to lower of cost or market since 1981that is or has been located in an "Urban Renewal Project" created by the City of Arvada and/or the Arvada Urban Renewal Authority.

In order to help to determine my status to assess fees, you should know that I am an individual seeking this information for personal use.

I request a waiver of all fees for this request. Disclosure of the requested information to me is in the public interest because it is likely to contribute significantly to public understanding of the operations or activities of the government and is not primarily in my commercial interest. I have no interest whatsoever to profit from this information. If, however, you cannot waive the fees, please inform me of the cost before starting the process of gathering the information since I am living on a pension.

Thank you for your consideration of this request.

Sincerely,

Thomas E. Wambolt

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Copy of tax bill

OFFICE OF COUNTY ASSESSOR
100 JEFFERSON COUNTY PARKWAY GOLDEN, CO 80419-2500

J. KEVIN McCASKY
Assessor

December 1, 2003

Arvada Urban Renewal
5676 Olde Wadsworth Blvd
Arvada, CO 80002

Subject: 2003 Assessed Value

The total assessed value for your urban renewal area for 2003 is: $62,207,210

The base value for the urban renewal area is $21,392,980 using the June 30, 2002 level of value.

The 2003 tax increment value is $40,814,230

Very truly yours,

J. Kevin McCasky

JKM:mrj

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Breakdown of taxes

TAX AUTHORITY	TAX LEVY	TAX AMOUNT
SCHOOL		
SCHOOL GEN	36.9600	501.70
SCHOOL BND	11.2500	152.71
COUNTY		
CNTY GEN'L	16.0990	218.50
DEV DISABL	1.0000	13.57
R&B SRVCS	1.5000*	20.36
SOC SRVCS	1.4650*	19.89
CAP'TL EXP	1.0570*	14.35
LIBRARY	3.2250*	43.78
ARV	4.3100	58.50
AFD	14.8120	201.06
APEXPKRC	5.3320*	72.38
UDFCD	.5230*	7.10
UDFCDSPLAT	.0530*	.72
	TAX LEVY 97.5860	1,324.62

PresentationPoint

CRS 31-25-107.

Approval of urban renewal plans by local governing body.

- (III)
- (d) In the case of urban renewal areas, including single- and multiple-family residences, school districts which include all or any part of such urban renewal area shall be permitted to participate in an advisory capacity with respect to the inclusion in an urban renewal plan of the provision provided for by this subsection (9).

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2010 Adams County TIF Districts

URA	Base Value	Tax Increment	Total Value
Aurora CSTPA	$ 224,050.00	$ 3,303,540.00	$ 3,527,590.00
Aurora Fitzsimmons	$ 4,117,600.00	$ 1,249,490.00	$ 5,367,090.00
Brighton	$ 45,607,400.00	$ 14,281,230.00	$ 59,888,630.00
Commerce City	$ 32,300.00	$ 3,429,350.00	$ 3,461,650.00
Federal Heights	$ 12,992,910.00	$ 13,600,870.00	$ 26,593,780.00
Northglenn	$ 22,014,180.00	$ 10,479,580.00	$ 32,493,760.00
Thornton	$ 2,183,180.00	$ 25,268,110.00	$ 27,451,290.00
South Brighton	$ 1,350,420.00	$ -	$ 1,350,420.00
Westminster	$ 24,005,120.00	$ 4,127,490.00	$ 28,132,610.00
Westminster Holly Park	$ 361,490.00	$ -	$ 361,490.00
Westminster North Huron	$ 2,627,100.00	$ 46,382,920.00	$ 49,010,020.00
Westminster South Sheridan	$ 1,918,170.00	$ -	$ 1,918,170.00
Westminster Sheridan	$ 18,343,580.00	$ -	$ 18,343,580.00
Totals	$ 135,777,500.00	$ 122,122,580.00	$ 257,900,080.00
			$ 257,900,080.00

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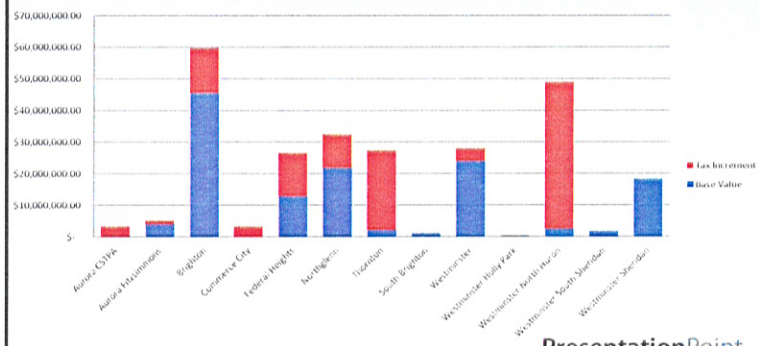
2010 Adams County TIF Districts

2010 Adams County
Urban Renewal Distracts



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2010 Arapahoe County TIF Districts

URA	Base Value	Tax Increment	Total Value
Aurora City Center	$ 1,128,770.00	$ 73,290.00	$ 1,202,060.00
Buckingham URA #1	$ 3,903,110.00	$ 7,830,750.00	$ 11,733,860.00
Buckingham URA #2	$ 503,060.00		$ 503,060.00
Centenial	$ 15,683,870.00	$ 32,838,800.00	$ 48,522,670.00
Englewood Ironworks	$ 3,030,640.00		$ 3,030,640.00
Fitzsimmons	$ 8,957,258.00	$ 2,252,742.00	$ 11,210,000.00
Glendale	$ 46,307,885.00		$ 46,307,885.00
Horizon Uptown	$ 7,180.00		$ 7,180.00
Sheridan	$ 5,835,413.00	$ 20,226,837.00	$ 26,062,250.00
Totals	$ 85,357,186.00	$ 63,222,419.00	$ 148,579,605.00
Totals Checked			$ 148,579,605.00

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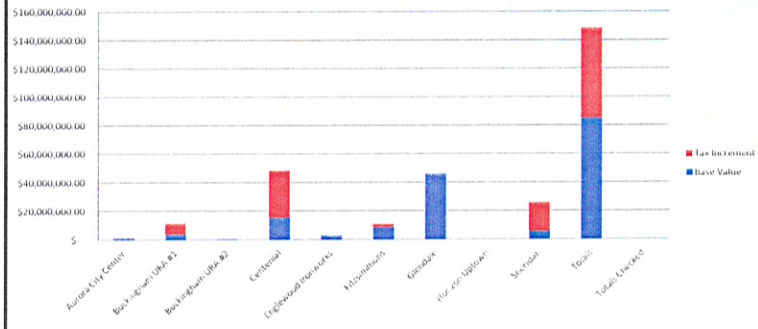
2010 Arapahoe County TIF Districts

2010 Arapahoe County
Urban Renewal Districts



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2010 Broomfield County TIF Districts

URA	Base Value	Tax Increment	Total A/V
W. 120th (Adams	$ 8,367,126.00	$ 929,379.00	$ 9,296,505.00
W. 120th Boulder	$ 17,467,416.00	$ 1,494,407.00	$ 18,961,823.00
W. 120th Jeff co	$ 1,282,683.00	$ 114,064.00	$ 1,396,747.00
Hunter Douglas	$ 22,016,497.00	$ 1,883,599.00	$ 23,900,096.00
North Park	$ 13,820.00	$ 1,437.00	$ 15,257.00
North Park West	$ 8,860,973.00	$ 982,644.00	$ 9,843,617.00
Wadsworth Interchange	$ 16,657,101.00	$ 2,543,022.00	$ 19,200,123.00
Totals	$ 74,665,616.00	$ 7,948,552.00	$ 82,614,168.00

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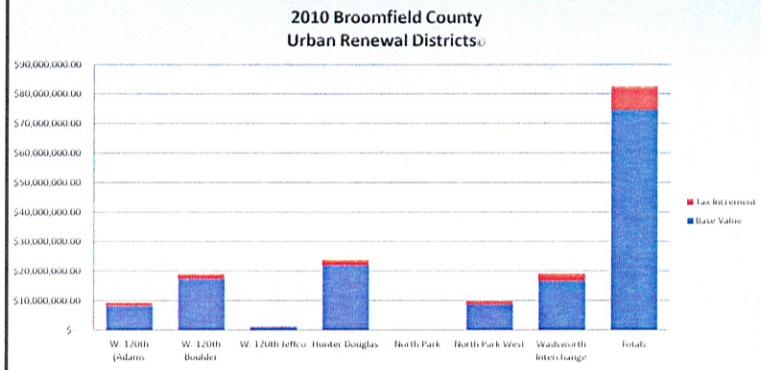
2010 Broomfield County TIF Districts



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2010 Denver County TIF Districts

Name	Assess. Incr. Val.	Mill Levy	School TIF
Alameda Square	$ 2,619,875.00	0.039972	$ 104,721.64
American National	$ 3,495,746.00	0.039972	$ 139,731.96
Calif. St. Parking Garage	$ 747,659.00	0.039972	$ 29,885.43
Cherokee	$ 1,869,840.00	0.039972	$ 74,741.24
City Park South	$ 16,812,374.00	0.039972	$ 672,024.21
Downtown Denver	$ 153,743,193.00	0.039972	$ 6,145,422.91
Exec. Tower Hotel	$ 10,513,351.00	0.039972	$ 420,239.67
Guaranty Bank	$ 1,739,677.00	0.039972	$ 69,538.37
Highlands Garden Village	$ 7,415,921.00	0.039972	$ 296,429.19
Lowenstein Theatre	$ 3,138,650.00	0.039972	$ 125,434.13
Lowry	$ 149,979,060.00	0.039972	$ 5,994,962.99
Mercantile Square	$ 1,033,623.00	0.039972	$ 41,315.98
N.E. Park Hill	$ 4,357,937.00	0.039972	$ 174,195.46
Pepsi Center	$ 32,613,469.00	0.039972	$ 1,303,625.58
Point Urban	$ 1,048,770.00	0.039972	$ 41,921.43
S. Broadway	$ 18,511,236.00	0.039972	$ 739,931.13
St. Luke's 1	$ 13,655,229.00	0.039972	$ 545,826.81
St. Luke's 2	$ 11,699,620.00	0.039972	$ 467,657.21
Stapleton	$ 337,357,907.00	0.039972	$ 13,484,870.26
Westwood	$ 6,803,322.00	0.039972	$ 271,942.39
York St.	$ 4,426,520.00	0.039972	$ 176,936.86
Totals	$ 783,582,379.00	0.039972	$ 31,321,354.85

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2010 Jefferson County TIF Districts

Name	Tax Incr. Value	Mill Levy	School TIF
Ralston Fields	$ 9,266,690.00	0.04821	$ 446,747.12
South Sheridan	$ 5,303,150.00	0.04821	$ 255,664.86
38th Ave	$ 183,050.00	0.04821	$ 8,824.84
W. Alameda 1	$ 15,150,730.00	0.04821	$ 730,416.69
W. Alameda 2	$ 42,894,940.00	0.04821	$ 2,067,965.06
W. Colfax	$ 3,364,220.00	0.04821	$ 162,189.05
Westminster Centre.	$ 5,022,650.00	0.04821	$ 242,141.96
Colfax/Wadsworth	$ 5,367,640.00	0.04821	$ 258,773.92
Golden	$ 16,385,830.00	0.04821	$ 789,960.86
Jefferson Center	$ 27,523,590.00	0.04821	$ 1,326,912.27
Mandalay Gardens	$ 18,071,610.00	0.04821	$ 871,232.32
Totals	$ 148,534,100.00		$ 7,160,828.96
Verify Totals	$ 148,534,100.00	0.04821	$ 7,160,828.96

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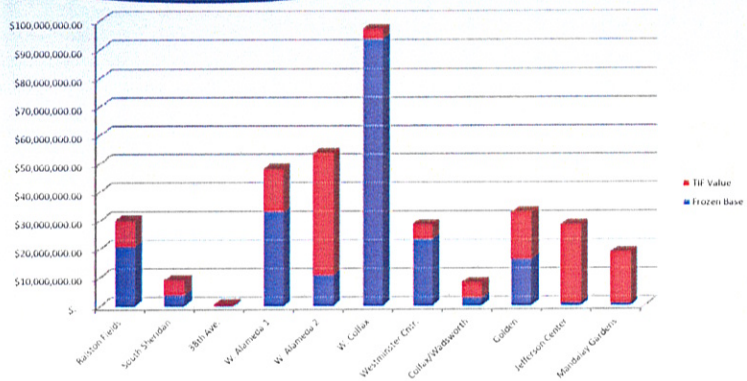
2010 Jefferson County TIF Districts



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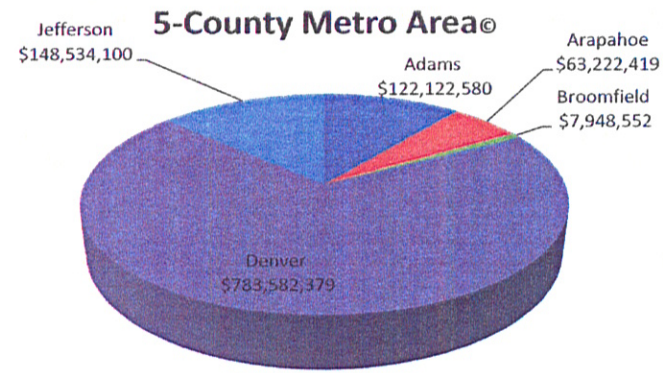
5-County TIF Presentation Chart



Pueblo TIF initiative Facts

Last year, 4.3 million dollars was diverted away from our local schools, libraries, county government and water districts.

➢ Pueblo County	$1,375.348
➢ Pueblo City Schools	$1,151,694
➢ District 70	$ 636,207
➢ Pueblo Library	$ 248,263
➢ Water Districts Combines	$ 108,416

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CRS 31-25-107.

Approval of urban renewal plans by local governing body.

- (III)
- (e) In the event there is a general reassessment of **taxable property valuations** in any county including all or part of the urban renewal area subject to division of valuation for assessment under paragraph (a) of this subsection (9) or **a change in the sales tax percentage levied** in any municipality including all or part of the urban renewal area subject to division of sales taxes under paragraph (a) of this subsection (9), the **portions of valuations** for assessment or sales taxes under both subparagraphs (I) and (II) of said paragraph (a) **shall be proportionately adjusted in accordance with such reassessment or change**.

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Our Tax Dollars

SCHOOLS OR DEVELOPERS?

Where Are Your Tax Dollars Going?

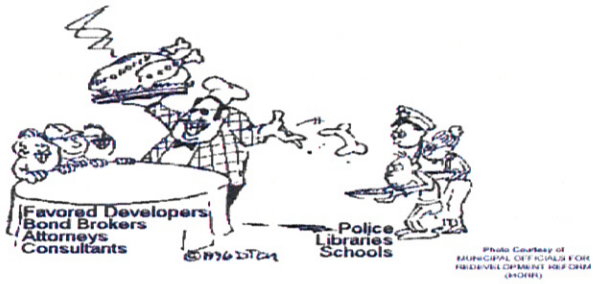

Photo Courtesy of MUNICIPAL OFFICIALS FOR REDEVELOPMENT REFORM (MORR)

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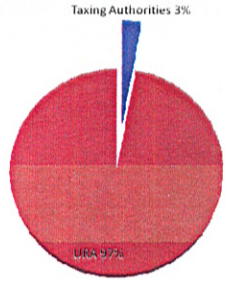
The Taxing Authority's Share in a TIF District

Jeff. Ctr. Urban Renewal 2010©



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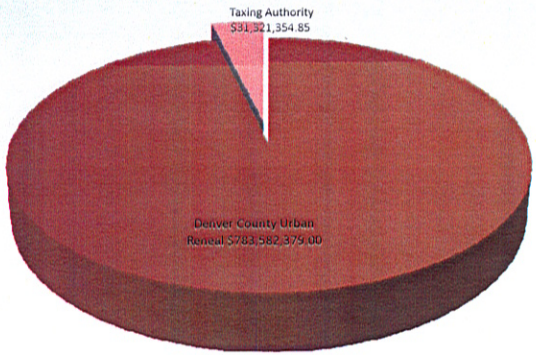
The Taxing Authority's Share in a TIF District

Denver County Urban Renewal 2010



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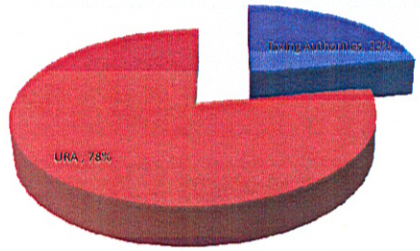
The Taxing Authority's Share in a TIF District

Arapahoe County Sheridan URA



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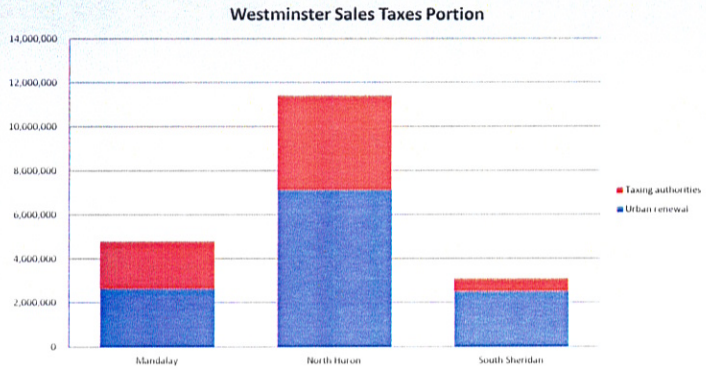
Sales Tax Portioning in Westminster



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Colorado Legislative Council Staff

FROM: Marc Carey, Senior Fiscal Analyst, 303-866-4102

SUBJECT: Potential Loss in School District Property Taxes due to Tax Increment Financing

The following memorandum responds to your request for an update of a spreadsheet entitled Estimated Impact on the School Finance Act of Tax Increment Financing (TIF) that had been prepared by Legislative Council Staff for FY 2003-04 and FY 2004-05. Specifically, you wanted information for each school district with a TIF from the last three fiscal years, including the assessed value of the TIF, the amount of property taxes attributable to the TIF project, and the total program mill levy for the district.

The attached spreadsheet contains this information for the last three fiscal years. The spreadsheet includes 36 school districts in 20 counties where a TIF has occurred at least once during this period. The property tax loss estimated for each school district in this spreadsheet assumes that the TIF project would have been constructed in the absence of tax increment financing. To the degree that projects are built because of tax increment financing, there would be no property tax loss for school districts.

A couple of important differences exist between the earlier (2003 to 2005) period and the last three fiscal years. First, in the interim, the legislature passed SB 07-199, which froze total program mill levies at FY 2006-07 levels for most school districts. Before then, mill levies were reduced to offset any increase in assessed value that caused property taxes to grow faster than inflation plus enrollment growth.

(Continued)

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Colorado Legislative Council Staff

(Continued)

Secondly, with the inclusion of the negative factor in the school finance act, the assumption that all local property tax revenues lost to TIF (development that would have happened without the TIF) **is no longer automatically backfilled by the state through the School Finance Act**. Instead of budgeting to each district's "need" based on the school finance formula, the act now specifies an overall amount of total program, and thus implicitly locks in a specified amount of state aid.

Because the amount of state aid is thus fixed and does not vary with actual property tax collections as it did before, the loss of local revenue to TIFs is not automatically made up through state aid in the School Finance Act.

Thus, while the spreadsheet provides an estimate, by district, of local revenue lost to TIF, there is no guarantee that these amounts will actually be received in state aid by school districts through the School Finance Act.

For this reason, the title of the spreadsheet has been changed from "Estimated Impact on School Finance Act of Tax Increment Financing" to "Potential Loss in School District Property Tax Revenue from Tax Increment Financing."

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Colorado Backfill for 2010-11

		2010-11 School District Budget Year				
County	District	Assessed Value of Tax Increment Financing	Property Taxes w/ TIF Value Included in Assessed Value	Actual Property Taxes	Property Tax Change	Actual Fall Loss
ADAMS	ADAMS 12 FIVE STAR	$ [illegible]	$ [illegible]	$ [illegible]	$ [illegible]	[illegible]
ADAMS	COMMERCE CITY	$ [illegible]	$ [illegible]	$ [illegible]	$ [illegible]	[illegible]
ADAMS	BRIGHTON	$ [illegible]	$ [illegible]	$ [illegible]	$ [illegible]	[illegible]
ADAMS	WESTMINSTER	$ [illegible]	$ [illegible]	$ [illegible]	$ [illegible]	[illegible]
ARAPAHOE	SHERIDAN	$ [illegible]	$ [illegible]	$ [illegible]	$ [illegible]	[illegible]
ARAPAHOE	CHERRY CREEK	$ [illegible]	$ [illegible]	$ [illegible]	$ [illegible]	[illegible]
ARAPAHOE	LITTLETON	$ [illegible]	$ [illegible]	$ [illegible]	$ [illegible]	[illegible]
ARAPAHOE	AURORA	$ [illegible]	$ [illegible]	$ [illegible]	$ [illegible]	[illegible]
BOULDER	ST VRAIN	$ [illegible]	$ [illegible]	$ [illegible]	$ [illegible]	[illegible]
BOULDER	BOULDER	$ [illegible]	$ [illegible]	$ [illegible]	$ [illegible]	[illegible]
BOULDER	LAFAYETTE	$ [illegible]	$ [illegible]	$ [illegible]	$ [illegible]	[illegible]
DOUGLAS	DOUGLAS	$ [illegible]	$ [illegible]	$ [illegible]	$ [illegible]	[illegible]
EAGLE	EAGLE	$ [illegible]	$ [illegible]	$ [illegible]	$ [illegible]	[illegible]
EL PASO	WOODLAND	$ [illegible]	$ [illegible]	$ [illegible]	$ [illegible]	[illegible]
EL PASO	FOUNTAIN	$ [illegible]	$ [illegible]	$ [illegible]	$ [illegible]	[illegible]
EL PASO	COLORADO SPRINGS	$ [illegible]	$ [illegible]	$ [illegible]	$ [illegible]	[illegible]
EL PASO	MANITOU SPRINGS	$ [illegible]	$ [illegible]	$ [illegible]	$ [illegible]	[illegible]
EL PASO	ACADEMY	$ [illegible]	$ [illegible]	$ [illegible]	$ [illegible]	[illegible]
FREMONT	CANON CITY	$ [illegible]	$ [illegible]	$ [illegible]	$ [illegible]	[illegible]
JEFFERSON	JEFFERSON	$ [illegible]	$ [illegible]	$ [illegible]	$ [illegible]	[illegible]
JEFFERSON	JEFFERSON	$ [illegible]	$ [illegible]	$ [illegible]	$ [illegible]	[illegible]
LARIMER	POUDRE	$ [illegible]	$ [illegible]	$ [illegible]	$ [illegible]	[illegible]
LARIMER	THOMPSON	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
LARIMER	ESTES PARK	$ [illegible]	$ [illegible]	$ [illegible]	$ [illegible]	[illegible]
LOGAN	VALLEY	$ [illegible]	$ [illegible]	$ [illegible]	$ [illegible]	[illegible]
MESA	MESA VALLEY	$ [illegible]	$ [illegible]	$ [illegible]	$ [illegible]	[illegible]
OTERO	EAST OTERO	$ [illegible]	$ [illegible]	$ [illegible]	$ [illegible]	[illegible]
OTERO	SWINK	$ [illegible]	$ [illegible]	$ [illegible]	$ [illegible]	[illegible]
OURAY	OURAY	$ [illegible]	$ [illegible]	$ [illegible]	$ [illegible]	[illegible]
PUEBLO	LAMAR	$ [illegible]	$ [illegible]	$ [illegible]	$ [illegible]	[illegible]
PUEBLO	PUEBLO CITY	$ [illegible]	$ [illegible]	$ [illegible]	$ [illegible]	[illegible]
PUEBLO	PUEBLO RURAL	$ [illegible]	$ [illegible]	$ [illegible]	$ [illegible]	[illegible]
ROUTT	STEAMBOAT SPRINGS	$ [illegible]	$ [illegible]	$ [illegible]	$ [illegible]	[illegible]
SUMMIT	WEST GRAND PARK	$ [illegible]	$ [illegible]	$ [illegible]	$ [illegible]	[illegible]
WELD	GREELEY	$ [illegible]	$ [illegible]	$ [illegible]	$ [illegible]	[illegible]
WELD	EVANS	$ [illegible]	$ [illegible]	$ [illegible]	$ [illegible]	[illegible]
		$ [illegible]				

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What Can Be Done

"Public money should serve the public!"

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Copyright Municipal Officials for Redevelopment Reform

What Can We Do

- I . Take Action Locally
- II. Take Action County/District Level
- III. Take Action State Level

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City Level Options

- Demand City Council to refuse tax incremental financing for new development
- Demand city officials to sign "no-TIF" pledge
- Pass an amendment to city charter to prevent TIFs or
- Pass an amendment to force city-wide vote before TIFs allowed
- Demand a Community Benefits Agreement
- Disband Urban Renewal Authorities
- Recall elected officials

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County Level Options

- Demand elected taxing authorities officials to oppose TIF projects
- Demand elected officials to sign "no-TIF" pledge
- Demand "county-wide" benefits agreement
- Recall elected taxing authorities officials

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State Level Options

- Force Legislators to change Tax Incremental Financing laws
- Start state-wide initiative to ban Urban Renewal Authorities
- Create new law to ban authorities who won't oppose TIFs to prevent them from raising new mill levies while TIFs are active within their boundaries
- Recall state elected officials

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"The best thing about the future is that it comes only one day at a time."

Abraham Lincoln (1809-1865)

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