

REGISTRATION OF PRINCIPAL  
EMPLOYING A LOBBYIST

RECEIVED-CITY OF MADISON  
CLERKS OFFICE

For Use In 2005

05 JUN 22 AM 8: 58

Return to Office of the City Clerk, 210 Martin Luther King, Jr. Blvd., Room 103, Madison, WI 53703-3342

**Section 1 -- Identification of Principal**  
**"Principal" means any person who employees a lobbyist.**

Lincoln School Associates Limited Partnership

Name of Principal

Name of in-house person the City Clerk's Office may contact regarding lobbying issues:

Schramm Chris  
Last Name First Name Title

Ten East Doty Street, Suite 300

Mailing Address

Madison WI 53703  
City State Zip Code

Business Address (if different)

608-251-0706

Contact Phone

608-251-5572

Contact FAX

cschramm@uli.com

Contact E-mail Address

www.uli.com

Principal's Internet Address

Person to whom correspondence should be sent (if different from above)

Last Name First Name

Firm or Organization Name

Mailing Address

City State Zip Code

Phone FAX E-mail Address

## Section II -- Nature and Interest of Principal

Check one of the following and complete only that section:



### Business Entity

Owner of Lincoln School Apartments, 720 East Gorham Street

Describe the business activity in which the entity is engaged

Chief Executive Officer: Neujahr, Thomas, Pres., Urban Land Interests, Managing Gen. Partner

Last

First

Title

If partnership or limited liability company, check here  and attach list of partners/members.



### Industry, Trade or Professional Association

Describe the industry, trade or profession including any segment thereof which the association exclusively or primarily represents

Chief Executive Officer:

Last

First

Title

Approximate number of members: \_\_\_\_\_



### Other Not for Profit

Governmental

Labor Union

Charitable/Religious/Civic, etc.

Other

Briefly describe the organization's purpose and any other group with a common interest which the organization primarily represents

Describe any industry, trade, profession, or group with a common interest which the organization primarily represents or from which the organization's membership or financial support is primarily derived

Approximate number of members: \_\_\_\_\_



### Individual

Name and address of the individual's employer, if any, or of the individual's primary place of business, if self-employed

Describe the business activity in which the individual or the individual's employer is engaged

### Section III -- Areas of Lobbying

Provide a reasonably specific narrative summary of areas of legislative and administrative action the principal may attempt to influence:

Lincoln School Associates ("Principal") purchased the former Lincoln School at 720 East Gorham Street from the City in 1985. The City retained the underlying land and leased it, together with subterranean rights for the adjacent parking ramp, to Principal for 49 years (through March 21, 2034). Principal may discuss issues related to the Ground Lease Agreement between Principal and City.

List the City agencies in which the principal seek to influence administration action:

- All       None       Agencies listed below

Identify the proposed legislative or administrative action in connection with which the principal has made or intends to make a lobbying communication before December 31.

1. Item: Extension of existing ground lease term and/or purchase of leased property.
  - a. How will this item affect the principal's business or other activity?  
It is important in preserving the value of the limited partners' investment.
  - b. Which industry, trade, profession or segment or portion thereof would be principally affected?  
Multifamily residential real estate.
  - c. If the item is an appropriation, please identify the City program or person for which the appropriation is proposed and the approximate amount, if you know the amount.  
No appropriation is involved.

For additional items, attach additional sheets.

2. If lobbying communication relates to the capital or operating budget, identify topic or topics.

**CAPITAL BUDGET**

Potential land sale proceeds

topic

topic

topic

topic

topic

topic

**OPERATING BUDGET**

Ground Lease rental payments

topic

Assessed value/property tax revenue

topic

topic

topic

topic

topic

If the term of the Ground Lease is extended, it would assure the City's receipt of the lease income over a longer period of time. If the underlying leased property were sold to Lincoln School Associates Limited Partnership, the City would receive the purchase price for the property. Since ownership of the underlying land would enable the apartments to be sold as condominium units, a sale would probably result in the City realizing substantially higher real estate tax revenue from the property.

## Section IV - Authorization of Lobbyists

The following lobbyists are authorized to represent the principal in proposed legislative or administrative action.

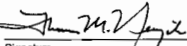
- Lobbyist's Name: Thomas M. Neujahr, Urban Land Interests, Inc.  
Mailing Address: Ten East Doty Street, Suite 300, Madison, WI 53703  
Address City State Zip Code  
Phone No.: 608-251-0706  
Indicate if:  Contract Lobbyists or  Employee
- Lobbyist's Name: Christopher J. Schramm, Urban Land Interests, Inc.  
Mailing Address: Ten East Doty Street, Suite 300, Madison, WI 53703  
Address City State Zip Code  
Phone No.: 608-251-0706  
Indicate if:  Contract Lobbyists or  Employee
- Lobbyist's Name: Sharon McCabe  
Mailing Address: 1143 Emerald Street, Madison, WI 53715  
Address City State Zip Code  
Phone No.: 608-255-8667  
Indicate if:  Contract Lobbyists or  Employee
- Lobbyist's Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
Address City State Zip Code  
Phone No.: \_\_\_\_\_  
Indicate if:  Contract Lobbyists or  Employee

## Section V - Authorized Signer

- Name: Thomas M. Neujahr  
Position or Relationship to Principal: President of Managing General Partner
- Name: Christopher J. Schramm  
Position or Relationship to Principal: Employee of Managing General Partner
- Name: \_\_\_\_\_  
Position or Relationship to Principal: \_\_\_\_\_
- Name: \_\_\_\_\_  
Position or Relationship to Principal: \_\_\_\_\_

**Section VI -- Certification**

I certify that the above is true and correct to the best of my knowledge, information and belief, and that I am the registrant or an authorized designee. I understand that I am subject to a forfeiture if I know or believe any of the above information not to be true.

 \_\_\_\_\_  
Signature Title  
Thomas M. Neujahr President, Urban Land Interests, Inc.\*  
June 21, 2005  
Type or print name as signed above Date

Address & Telephone (if different from first page of this form)

Christopher J. Schramm (Employee of Managing General Partner)

Individuals permitted to sign documents -- Name and position or relationship to the principal of any designee authorized to sign documents submitted to the City Clerk by the organization principal.

Subscribed before me this 21<sup>st</sup> day of June, 2005.

 \_\_\_\_\_  
Notary

Commission expires: 10-29-06

\* Managing General Partner of Lincoln School Associates L.P.

LINCOLN SCHOOL ASSOCIATES LIMITED PARTNERSHIP

Managing General Partner

Urban Land Interests, Inc.

Other General Partners

Bradley A. Binkowski  
Thomas M. Neujahr

Limited Partners

James Davis  
Stephen Denker  
Scott R. Ewers  
E. Kenneth Greenwald  
John A. Jeffries  
Dr. Henry H. Kanemoto  
Dr. Steven B. Koenig and Debra Sadow Koenig  
Dr. Harry and Deborah Koenig  
Howard W. Mead  
Gerald J. O'Rourke  
Raymond J. Siegel Trust  
Robert A. Snyder  
Ordean and Dorothea Torstenson  
Frank D. Trznadel  
Thomas E. Schoenauer  
John E. Wall  
Patricia Zimbrick