BOROUGH OF WEST WILDWOOD
COUNTY OF CAPE MAY
STATE OF NEW JERSEY

RESOLUTION 2020-079

A RESOLUTION APPROVING AGREEMENT BETWEEN BOROUGH OF WEST WILDWOOD AND POLICE CHIEF JACQUELYN FERENTZ.

WHEREAS, the Board of Commissioners of the Borough of West Wildwood deems it appropriate to approve an agreement with the Chief of Police regarding terms of employment.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Borough of West Wildwood, County of Cape May, New Jersey that the attached Agreement between the Borough of West Wildwood and Police Chief Jacquelyn Ferentz is hereby approved.

	Motion	Second	Yes	No	Abstain	Absent
Mayor Christopher J. Fox					X	
Commissioner Scott W. Golden	X		X			
Comm. Amy Korobellis		X	X			

I, **Donna L. Frederick, RMC, Municipal Clerk** for the Borough of West Wildwood in the County of Cape May and State of New Jersey, do hereby certify that the foregoing is a correct and true copy of a Resolution adopted by the Board of Commissioners of the Borough of West Wildwood, New Jersey at a **Regular Meeting** held via online access through Zoom.us on **November 4, 2020.**

Donna L. Frederick, RMC
Municipal Clerk

Agreement

By and Between

Borough of West Wildwood
A Municipal Corporation of the State of New Jersey

And

Jacquelyn Ferentz
Chief of Police

November 4, 2020

Memorandum of Understanding

This memorandum of understanding dated this 4 day of November 2020, by and between the Borough of West Wildwood, in the County of Cape May, New Jersey, a municipal corporation of the State of New Jersey, hereinafter called the "Borough" and Jacquelyn Ferentz, hereinafter called the "Chief" and "you".

1. Chief of Police Bill of Rights N.J.S.A. 40A: 14-118

All rights of the Chief of Police will be preserved through this statute.

2. Workweek

A. The Chief of Police shall spend sufficient time at her job to insure the smooth and responsible operation of the Police Department over which she has supervisory control.

B. The Chief of Police shall not be entitled to compensatory time, overtime, or additional compensation for holidays. However, due to the nature and complexity of the job, the hours of the Chief's work shall be flexible and at her discretion.

C. Currently, the Chief has accumulated and shall be credited with ninety-three (93) compensatory hours.

D. The Chief of Police will not be required to work a set shift, work a patrol shift, be forced to work for an absent officer, or be temporarily or permanently placed into an officer rotation to cover any type of shift in patrol or manpower shortage.

3. Uniform & Clothing Allowance

The Chief of Police shall receive an annual clothing allowance of seven hundred and fifty dollars ($750.00) for uniforms and seven hundred and fifty dollars ($750.00) for normal and casual business clothing. She

shall maintain her uniform and business clothing through the annual budget to include but not limited to, casual business attire.

It shall be left to the professional discretion of the Chief of Police as to when she should wear formal, informal uniform or plain clothes.

4. Education / Professional Development

The cost of training and professional memberships shall be provided by the Borough. The time off necessary to attend, including travel time, for all professional meetings, training or seminars shall be granted.

In addition to her salary, if the Chief of Police should possess a master's degree from an accredited college, she shall receive an annual stipend of two thousand dollars ($2000.00). Said payment shall be made in the second pay in December of each year.

5. Police Vehicle

The Chief of Police shall have full and unlimited 24-hour use of an unmarked police vehicle and/or any police vehicle of her choosing. Said vehicle shall be equipped and maintained by the Borough, to include fuel, service, EZ-Pass, working police radio and applicable insurance.

6. Grievances

The purpose of this is to secure, at the lowest possible level, an equitable solution to a problem or dispute which may arise affecting the terms and conditions of this contract and to resolve any grievance in a timely fashion.

Step One- Any grievance shall first be made to the Director of Public Safety. The Director of Public Safety will respond with five (5) business days in writing if requested unless an extension us agreed upon by both parties.

Step Two- The Chief of Police will have the right to appeal any decision made by the Director of Public Safety to the Board of Commissioners at a closed session of the regularly scheduled Borough

Meeting. The Commissioners will respond in writing with ten (10) business days unless an extension is agreed upon by both parties.

Step Three- If a mutually agreed upon settlement cannot be made at this level, then arbitration before an arbitrator mutually agreed upon by both parties at the expense of the Borough, will be the next stage. However the Chief reserves the right to appeal to the Superior Court any decision and continue the legal process through the court system, if so desired.

7. Internal Affairs Investigation

The purpose of this is to secure the fairest and most impartial process for internal affairs investigations involving the Chief of Police.

Internal Affairs Investigation shall mean all investigations involving the Chief of Police during her employment as a police officer, including investigations into off duty matters.

The Attorney General Guidelines of the State of New Jersey titled "Internal Affairs Policies and Procedures" shall be strictly followed in all matters involving internal affairs investigations regardless of the agency conducting the investigation.

All internal affairs investigations must be investigated by a current sworn law enforcement officer of the State of New Jersey. With the unique position as the highest ranking police officer in the West Wildwood Police Department, internal affairs investigations shall be deferred to the Cape May County Prosecutors Office, New Jersey State Police and/or the Attorney General's Office of the State of New Jersey regardless of whether the investigation is Administrative or Criminal in nature to ensure a fair and impartial investigation in compliance with the Attorney General Guidelines.

If there are any violations in the investigation or prosecution of these procedures a dismissal of all charges will result.

If the Chief of Police is suspended for any reason, she shall not be suspended without pay until completion of a formalized hearing on all the charges are completed and ratification of those findings by the governing body/Board of Commissioners.

The West Wildwood Police Department's Standard Operating Procedures shall also be followed in addition to the above, as well as Ordinance 460 or its successor.

8. Term of Position/Employment

The term of this contract shall last no less than five (5) years (60 months), from January 1, 2021 through December 31, 2025.

If the West Wildwood Police Department is disbanded, merged with another municipality or entity or the position of Chief of Police is abolished by the Borough or any other governing body, the Borough will be obligated to appoint or negotiate Jacquelyn Ferentz to an equal or greater position/rank in the same field and honor the remainder of this agreement in its entirety. If the Borough is unable to negotiate the Chief to an equal or greater position it must honor the remainder of this agreement in full and its entirety. This shall include but not limited to all seniority, pension, and medical benefits currently in place.

It shall be the discretion of the Chief of Police to reserve the right to accept a lesser supervisory position within any new organization. Such approval must be given in writing by the Chief to the Director of Public Safety prior to acceptance or denial of said agreement.

If the Chief of Police chooses to leave or retire prior to the end of the agreement the Borough will honor her decision with no penalties.

Six months prior to the end of this agreement, it is agreed, between the Chief and the Borough, both will enter into negotiation for a new agreement. During negotiations, FOP Lodge #7 may act as bargaining agent for the Chief. At no point will the Borough be able to appoint a new Chief of Police until Chief Jacquelyn Ferentz retires or resigns from her position. Until that time this contract shall remain in full force until such time a new contract is entered into by both parties.

The terms of this agreement may only be modified by written consent of the Chief of Police. The provisions of this contract related to post-retirement benefits shall survive the Chief's retirement.

This Agreement shall be in full force and effect as of January 1, 2021 and shall remain in effect to and including December 31, 2025. This Agreement shall continue in full force and effect from year to year thereafter until a successor agreement has been mutually reached.

If any provision of this agreement or any application of this agreement is held contrary to law, then such provision or application shall not be deemed valid and subsisting, except to the extent permitted by law, but other provisions of applications shall continue in full force and effect.

9. Wages

The salary for the Chief of Police shall be established. Current salary for the Chief of Police is $101,000.00. The salary will be increased as follows:

2021	$103,020.00
2022	$105,080.40
2023	$107,182.01
2024	$109,325.65
2025	$111,512.16

If the Collective Bargaining Agreement between the Police Officers and the Borough should exceed the Chief of Police's current salary it shall be stipulated that the Chief of Police's salary shall always be ten percent (10%) over the top scaled police officer/supervisor in the current Collective Bargaining Agreement between the Police Officers and the Borough, regardless of the position is filled.

10. Legal Defense

The Borough shall supply the Chief of Police with the necessary legal advice and counsel in the defense of charges filed against her in the performance of her duties in accordance with the laws of the State of New Jersey and the United States. The selection of an attorney shall be made by the Chief of Police. The Borough shall similarly be responsible for indemnification and counsel in connection with all claims, including compensatory, for actions filed after the expiration of this agreement. The Borough agrees to provide legal representation to the Chief if litigation should develop because of actions performed in the line of duty as a Borough employee. Additionally, the Borough will indemnify and save harmless the Chief from any liability for personal injury or property damage which may result from actions undertaken by the Chief during the normal course of employment. This provision shall survive the Chief's retirement or other separation from employment.

If the Borough refuses to provide or agree with the Chief's selected attorney, the Borough shall be responsible for any payments, fees or compensation accrued by said attorney.

11. Insurance and Medical Benefits

A. The Borough shall provide at its cost and expense for the Chief of Police and her family medical benefits consisting of health insurance (which includes but is not limited to health, dental, prescription and vision benefits).

B. Based on Chapter 2, P.L. 2010 the Chief of Police will contribute one and one half (1 ½) percent of her base salary to the Borough of West Wildwood. The contribution amount shall be spread evenly through each payroll period and commence on January 1, 2021 and continue through the duration of this agreement.

C. If the Chief of Police is killed in the line of duty, the Borough will pay up to Ten Thousand Dollars ($10,000.00) for funeral expenses upon presentation of verified bills/invoices.

12. Vacations, Holidays, Personal Days

The Chief of Police shall be entitled to thirty-five (35) Vacation Days per calendar year.

The Chief of Police shall also be entitled per calendar year to the following:

1. Vacation Days 35
2. Holiday 18
3. Personal Days 3
4. Sick Days 15

If the Chief of Police retires without using her accumulated sick leave, she shall be compensated for terminal leave up to a maximum of Twenty Thousand dollars ($20,000.00), based upon her per diem rate at the time of retirement.

The Chief of Police shall not request permission from any Commissioner, Director of Public Safety, Administrator, Clerk, or police officer/staff, etc. when she is using her time, regardless of the length.

However, as a courtesy she will notify the Director of Public Safety or his/her designee when she will be off for more than five (5) working days in succession.

a) Vacation / Personal Days

In the event all vacation days for any calendar year are not taken during the calendar year, such vacation days shall accumulate and may be taken during the succeeding calendar year/s.

If the Chief of Police retires without using her accumulated vacation leave, she shall be compensated for vacation leave based upon her per diem rate of pay at the time of retirement.

Vacation leave is provided in advance as of January 1st in anticipation of the Chief of Police's continued employment for the full year. In the event that the Chief of Police resigns or retires her position or is terminated for any reason, earned and unused vacation days will be paid to the Chief of Police In such event, the number of vacation days to be paid will be the proportional number earned and unused up to the date of the Chief of Police's departure.

In the event that, as of the date of the Chief of Police's departure, the number of vacation days which the Chief has taken exceeds the number of vacation days accrued to the date of termination, the Borough shall be entitled to reimbursement.

b) Holiday Pay

Considering your position as Chief of Police of the Borough of West Wildwood, which is a management position, you will receive regular pay for all holidays, whether you work on such holiday. You shall be entitled to take off all days which are holidays by the Borough of West Wildwood or allow to accumulate year to year. It shall be stipulated that if a holiday is not used on that specific day, it may be used later at the discretion of the Chief with no penalty.

If the Chief of Police retires without using her accumulated holiday time, she shall be compensated for holiday time based upon her per diem rate or pay at the time of retirement.

13. Health & Retirement Benefits

A. The Chief of Police shall have all pension rights available under current or future New Jersey Law and the Ordinances of the Borough of West Wildwood.

B. If the Chief of Police is killed in the line of duty, the Borough shall continue to provide in full force and effect all insurance benefits as specified in Section 9 for the officer's spouse until his/her death or remarriage, whichever comes first, and for the officer's children until each reaches his/her twenty-sixth (26th) birthday.

C. Upon retirement the Borough will continue to provide the same comprehensive health benefit insurance program (See Article 11 Health and Insurance Benefits) after twenty-five (25) continuous years of service with the Borough of West Wildwood until she is eligible for Medicare. The Chief of Police shall pay no more than one and half (1 1/2%) percent of her base pension pay for said benefits.

D. Upon reaching eligibility for Medicare the Borough will provide 100% of the cost for any supplemental medical plan to Medicare. If the Chief is not eligible to receive Medicare and/or Chapter 330, the Borough shall continue to provide hospitalization and/or major medical coverage.

E. The Chief of Police shall have the option of utilizing time in lieu of working from her accrued vacation, holiday, personal, sick and compensatory time banks leading up to her retirement date without penalty, instead of cashing out her time at her rate of pay.

14. Miscellaneous

An essential term of this agreement is that the Borough, when the judgment in favor Michelle Douglass is satisfied, the amount of the monthly payments which had been made toward that judgement will be added to the amount payable to Chief Jacquelyn Ferentz and credited toward payment on the judgement in favor of Chief Ferentz and shall continue until payment in full on the judgment is made regardless of the employment status of Chief Ferentz.

This provision is permissible under the March 20, 2018 Consent Order in Ferentz v. Borough of West Wildwood Docket No. CPM-L-797-08, attached hereto, and will have no effect on other provisions of that order including,

but not limited to, Chief Ferentz 'right to demand payment in full on the balance of the judgment at any time.

IN WITNESS WHEREOF, this Agreement has been executed at West Wildwood Borough, Cape May County, New Jersey on this 9 day of November 2020.

Jacquelyn Ferentz

Attest:

Donna L. Frederick, Municipal Clerk

BOROUGH OF WEST WILDWOOD

Scott Golden, Director of Public Safety

FILED
MAR 20 2018
Superior Court of New Jersey
County of Cape May

BLANEY & KARAVAN, P.C.
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Attorneys for Plaintiff, Borough of West Wildwood

JACQUELYN FERENTZ Plaintiff v. BOROUGH OF WEST WILDWOOD Defendant	SUPERIOR COURT OF NEW JERSEY CAPE MAY COUNTY LAW DIVISION Docket No.: CPM-L-797-08 *Civil Action* **CONSENT ORDER**

WHEREAS, on or about October 27, 2017, the Superior Court of New Jersey entered Judgment against the BOROUGH OF WEST WILDWOOD in favor of JACQUELYN FERENTZ in the amount of $1,766,687.40 in the above captioned action;

WHEREAS, the amount of $1,766,687.40 continues to accrue post-judgment interest at a rate of 2.50% per annum, after October 27, 2017 through to the date the Judgment is satisfied in full;

WHEREAS, the distribution of the Judgement is allocated in the amount of $706,674.96 to MY RIGHTS LAWYERS, LLC for fees, costs, pre-judgment interest and the amount of $1,060,012.44 to JACQUELYN FERENTZ in accordance with the Attorney Retainer Fee Agreement between attorney and client;

WHEREAS, on January 31, 2018, JACQUELYN FERENTZ, through her attorney, filed a Writ of Execution with this Court directing the Cape May County Sheriff

to satisfy the aforementioned Judgment out of personal and real property of the BOROUGH OF WEST WILDWOOD by levying upon the same;

WHEREAS, on February 13, 2018, the Cape May County Sheriff executed the Writ (Sheriff's Number L 906614) upon Crest Savings Bank, 3301 Pacific Avenue, in the City of Wildwood, County of Cape May and State of New Jersey and seized monies in the several Cape Savings Bank accounts held by the BOROUGH OF WEST WILDWOOD in the total amount of $1,766,740.60;

WHEREAS, the BOROUGH OF WEST WILDWOOD has to date paid $80,000.00 to JACQUELYN FERENTZ in partial satisfaction of said Judgment, $65,000.00 having been paid in December 2017, and $5,000.00 having been paid in each of January, February, and March 2018;

WHEREAS, the day to day operations of the BOROUGH OF WEST WILDWOOD are significantly impeded, and its residents face significant hardships, without the use of said funds;

WHEREAS, the Borough of West Wildwood, Jacquelyn Ferentz and My Rights Lawyers, LLC have agreed to resolve this matter as follows:

IT IS on this _____ day of March, 2018, **ORDERED** as follows:

1. The Writ of Execution issued under Docket No. CPM-L-797-08 and Sheriff's Number L 906614 is hereby VACATED, and all monies held pursuant to the Writ are to be immediately returned to the BOROUGH OF WEST WILDWOOD;
2. In full satisfaction of the amount owed to MY RIGHTS LAWYERS, LLC of $706,674.96 allocated from the Judgment under Docket No. CPM-L-797-08,

entered on October 27, 2017, based on the Attorney Fee Retainer Agreement between MY RIGHTS LAWYERS, LLC and JACQUELYN FERENTZ, the BOROUGH OF WEST WILDWOOD, shall pay to MY RIGHTS LAWYERS, LLC, 424 Bethel Road, Somers Point, New Jersey, attorneys for Plaintiff, JACQUELYN FERENTZ, the total of $706,674.96, plus interest which shall accrue at the annual rate of 2.5%, in forty-two (42) monthly (3.5 years) installments, pursuant to the amortization schedule attached hereto as Exhibit A and incorporated herein by reference. Payment will be made on or before the 10th of each month and shall commence on April 10, 2018.

3. In full satisfaction of the amount owed to JACQUELYN FERENTZ, the BOROUGH OF WEST WILDWOOD, shall pay to JACQUELYN FERENTZ, 511 S Avenue, West Wildwood, New Jersey, the total of $981,128.62, plus interest which shall accrue at the annual rate of 0.5%, in 201 monthly installments, pursuant to the amortization schedule attached hereto as Exhibit B and incorporated herein by reference. Payment will be made on or before the 10th of each month and shall commence on April 10, 2018.

4. The BOROUGH OF WEST WILDWOOD a shall have the right to prepay the Judgment in full or in part at any time without the imposition of any prepayment fee or penalty. Any partial prepayments shall be applied to a reduction in the principal balance.

5. The BOROUGH OF WEST WILDWOOD and JACQUELYN FERENTZ, shall each have the right to accelerate payment of the balance remaining to

JACQUELYN FERENTZ under this Consent Order, including interest accrued as of the date of payment, the same being due within sixty (60) days of written notice of acceleration. In the event acceleration occurs, the BOROUGH OF WEST WILDWOOD, shall receive credit against the aforementioned Judgment for all monies paid pursuant to the terms of this Consent Order. In no event shall the BOROUGH OF WEST WILDWOOD'S payments to MY RIGHTS LAWYERS, L.L.C., be subject to acceleration under this agreement.

6. In the event that the BOROUGH OF WEST WILDWOOD files for bankruptcy and/or no longer continues to exist as an incorporated entity and/or merges with any other governmental entity, it agrees to satisfy in full any remaining balance owed under this Agreement/Consent Order by money and/or tender of security in unencumbered property(ies) that is owned by the Borough of West Wildwood for at least ninety days before the filing of bankruptcy and/or no longer continues to exist as an incorporated entity and/or merges with any other governmental entity to satisfy in full any remaining balance owed under this Agreement/Consent Order.

James H. Pickering, Jr., J.S.C.

We hereby consent to the form and entry of the within Order.

Marcus Karavan, Esq.

Blaney & Karavan, P.C.
2123 Dune Drive- Suite 11 Avalon, New Jersey 08202

BLANEY & KARAVAN
Attorney for Borough of West Wildwood

MJD 03/13/18

Michelle Douglass, Esq.
MY RIGHTS LAWYERS, LLC
Attorney for Jacquelyn Ferentz

EXHIBIT A

Loan Amount	706,674.96
Interest Rate	2.50%
Months	42
Payments	$17,589.96

Period	Beginning balance	Payment	principal	Interest	Cumulatiave Principal	Cumulative interest	Ending Balance
4/10/18	706,674.96	$17,589.96	$16,117.72	1,472.24			690,557.24
5/10/18	690,557.24	$17,589.96	$16,151.30	1,438.66	$16,151.30	1,438.66	674,405.94
6/10/18	674,405.94	$17,589.96	$16,184.95	1,405.01	$32,336.25	2,843.67	658,220.99
7/10/18	658,220.99	$17,589.96	$16,218.67	1,371.29	$48,554.92	4,214.96	642,002.32
8/10/18	642,002.32	$17,589.96	$16,252.46	1,337.50	$64,807.38	5,552.46	625,749.86
9/10/18	625,749.86	$17,589.96	$16,286.31	1,303.65	$81,093.69	6,856.11	609,463.55
10/10/18	609,463.55	$17,589.96	$16,320.24	1,269.72	$97,413.93	8,125.83	593,143.31
11/10/18	593,143.31	$17,589.96	$16,354.24	1,235.72	$113,768.17	9,361.55	576,789.07
12/10/18	576,789.07	$17,589.96	$16,388.32	1,201.64	$130,156.49	10,563.19	560,400.75
1/10/19	560,400.75	$17,589.96	$16,422.46	1,167.50	$146,578.95	11,730.69	543,978.29
2/10/19	543,978.29	$17,589.96	$16,456.67	1,133.29	$163,035.62	12,863.98	527,521.62
3/10/19	527,521.62	$17,589.96	$16,490.96	1,099.00	$179,526.58	13,962.98	511,030.66
4/10/19	511,030.66	$17,589.96	$16,525.31	1,064.65	$196,051.89	15,027.63	494,505.35
5/10/19	494,505.35	$17,589.96	$16,559.74	1,030.22	$212,611.63	16,057.85	477,945.61
6/10/19	477,945.61	$17,589.96	$16,594.24	995.72	$229,205.87	17,053.57	461,351.37
7/10/19	461,351.37	$17,589.96	$16,628.81	961.15	$245,834.68	18,014.72	444,722.56
8/10/19	444,722.56	$17,589.96	$16,663.45	925.51	$262,498.13	18,941.23	428,059.11
9/10/19	428,059.11	$17,589.96	$16,698.17	891.79	$279,196.30	19,833.02	411,360.94
10/10/19	411,360.94	$17,589.96	$16,732.96	857.00	$295,929.26	20,690.02	394,627.98
11/10/19	394,627.98	$17,589.96	$16,767.82	822.14	$312,697.08	21,512.16	377,860.16
12/10/19	377,860.16	$17,589.96	$16,802.75	787.21	$329,499.83	22,299.37	361,057.41
1/10/20	361,057.41	$17,589.96	$16,837.76	752.20	$346,337.59	23,051.57	344,219.65
2/10/20	344,219.65	$17,589.96	$16,872.84	717.12	$363,210.43	23,768.69	327,346.81
3/10/20	327,346.81	$17,589.96	$16,907.99	681.97	$380,118.42	24,450.66	310,438.82
4/10/20	310,438.82	$17,589.96	$16,943.21	646.75	$397,061.63	25,097.41	293,495.61
5/10/20	293,495.61	$17,589.96	$16,978.51	611.45	$414,040.14	25,708.86	276,517.10
6/10/20	276,517.10	$17,589.96	$17,013.88	576.08	$431,054.02	26,284.94	259,503.22
7/10/20	259,503.22	$17,589.96	$17,049.33	540.63	$448,103.35	26,825.57	242,453.89
8/10/20	242,453.89	$17,589.96	$17,084.85	505.11	$465,188.20	27,330.68	225,369.04
9/10/20	225,369.04	$17,589.96	$17,120.44	469.52	$482,308.64	27,800.20	208,248.60
10/10/20	208,248.60	$17,589.96	$17,156.11	433.85	$499,464.75	28,234.05	191,092.49
11/10/20	191,092.49	$17,589.96	$17,191.85	398.11	$516,656.60	28,632.16	173,900.64
12/10/20	173,900.64	$17,589.96	$17,227.67	362.29	$533,884.27	28,994.45	156,672.97
1/10/21	156,672.97	$17,589.96	$17,263.56	326.40	$551,147.83	29,320.85	139,409.41
2/10/21	139,409.41	$17,589.96	$17,299.52	290.44	$568,447.35	29,611.29	122,109.89
3/10/21	122,109.89	$17,589.96	$17,335.56	254.40	$585,782.91	29,865.69	104,774.33
4/10/21	104,774.33	$17,589.96	$17,371.68	218.28	$603,154.59	30,083.97	87,402.65
5/10/21	87,402.65	$17,589.96	$17,407.87	182.09	$620,562.46	30,266.06	69,994.78
6/10/21	69,994.78	$17,589.96	$17,444.14	145.82	$638,006.60	30,411.88	52,550.64
7/10/21	52,550.64	$17,589.96	$17,480.48	109.48	$655,487.08	30,521.36	35,070.16
8/10/21	35,070.16	$17,589.96	$17,516.90	73.06	$673,003.98	30,594.42	17,553.26
9/10/21	17,553.26	$17,589.96	$17,553.39	36.57	$690,557.37	30,630.99	(0.13)
				32,103.23			

CPM-L-000797-08 03/16/2018 5:49:52 PM Pg 7 of 15 Trans ID: LCV20184836

EXHIBIT B

Loan Amount	995,012.44	What is owed after the $65,000 was paid
Interest Rate	0.50%	
Months	204	
Payments	$5,040.60	

Period	Beginning balance	Payment	principal	Interest	Cumulatiave Principal	Cumulative interest	Ending Balance
1/15/18	995,012.44	$5,040.60	$4,626.01	414.59			990,386.43
2/15/18	990,386.43	$5,040.60	$4,627.94	412.66	$4,627.94	412.66	985,758.49
3/15/18	985,758.49	$5,040.60	$4,629.87	410.73	$9,257.81	823.39	981,128.62
4/15/18	981,128.62	$5,040.60	$4,631.80	408.80	$13,889.61	1,232.19	976,496.82
5/15/18	976,496.82	$5,040.60	$4,633.73	406.87	$18,523.34	1,639.06	971,863.09
6/15/18	971,863.09	$5,040.60	$4,635.66	404.94	$23,159.00	2,044.00	967,227.43
7/15/18	967,227.43	$5,040.60	$4,637.59	403.01	$27,796.59	2,447.01	962,589.84
8/15/18	962,589.84	$5,040.60	$4,639.52	401.08	$32,436.11	2,848.09	957,950.32
9/15/18	957,950.32	$5,040.60	$4,641.45	399.15	$37,077.56	3,247.24	953,308.87
10/15/18	953,308.87	$5,040.60	$4,643.39	397.21	$41,720.95	3,644.45	948,665.48
11/15/18	948,665.48	$5,040.60	$4,645.32	395.28	$46,366.27	4,039.73	944,020.16
12/15/18	944,020.16	$5,040.60	$4,647.26	393.34	$51,013.53	4,433.07	939,372.90
1/15/19	939,372.90	$5,040.60	$4,649.19	391.41	$55,662.72	4,824.48	934,723.71
2/15/19	934,723.71	$5,040.60	$4,651.13	389.47	$60,313.85	5,213.95	930,072.58
3/15/19	930,072.58	$5,040.60	$4,653.07	387.53	$64,966.92	5,601.48	925,419.51
4/15/19	925,419.51	$5,040.60	$4,655.01	385.59	$69,621.93	5,987.07	920,764.50
5/15/19	920,764.50	$5,040.60	$4,656.95	383.65	$74,278.88	6,370.72	916,107.55
6/15/19	916,107.55	$5,040.60	$4,658.89	381.71	$78,937.77	6,752.43	911,448.66
7/15/19	911,448.66	$5,040.60	$4,660.83	379.77	$83,598.60	7,132.20	906,787.83
8/15/19	906,787.83	$5,040.60	$4,662.77	377.83	$88,261.37	7,510.03	902,125.06
9/15/19	902,125.06	$5,040.60	$4,664.71	375.89	$92,926.08	7,885.92	897,460.35
10/15/19	897,460.35	$5,040.60	$4,666.66	373.94	$97,592.74	8,259.86	892,793.69
11/15/19	892,793.69	$5,040.60	$4,668.60	372.00	$102,261.34	8,631.86	888,125.09
12/15/19	888,125.09	$5,040.60	$4,670.55	370.05	$106,931.89	9,001.91	883,454.54
1/15/20	883,454.54	$5,040.60	$4,672.49	368.11	$111,604.38	9,370.02	878,782.05

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2/15/20	878,782.05	$5,040.60	$4,674.44	366.16	$116,278.82	9,736.18	874,107.61
3/15/20	874,107.61	$5,040.60	$4,676.39	364.21	$120,955.21	10,100.39	869,431.22
4/15/20	869,431.22	$5,040.60	$4,678.34	362.26	$125,633.55	10,462.65	864,752.88
5/15/20	864,752.88	$5,040.60	$4,680.29	360.31	$130,313.84	10,822.96	860,072.59
6/15/20	860,072.59	$5,040.60	$4,682.24	358.36	$134,996.08	11,181.32	855,390.35
7/15/20	855,390.35	$5,040.60	$4,684.19	356.41	$139,680.27	11,537.73	850,706.16
8/15/20	850,706.16	$5,040.60	$4,686.14	354.46	$144,366.41	11,892.19	846,020.02
9/15/20	846,020.02	$5,040.60	$4,688.09	352.51	$149,054.50	12,244.70	841,331.93
10/15/20	841,331.93	$5,040.60	$4,690.05	350.55	$153,744.55	12,595.25	836,641.88
11/15/20	836,641.88	$5,040.60	$4,692.00	348.60	$158,436.55	12,943.85	831,949.88
12/15/20	831,949.88	$5,040.60	$4,693.95	346.65	$163,130.50	13,290.50	827,255.93
1/15/21	827,255.93	$5,040.60	$4,695.91	344.69	$167,826.41	13,635.19	822,560.02
2/15/21	822,560.02	$5,040.60	$4,697.87	342.73	$172,524.28	13,977.92	817,862.15
3/15/21	817,862.15	$5,040.60	$4,699.82	340.78	$177,224.10	14,318.70	813,162.33
4/15/21	813,162.33	$5,040.60	$4,701.78	338.82	$181,925.88	14,657.52	808,460.55
5/15/21	808,460.55	$5,040.60	$4,703.74	336.86	$186,629.62	14,994.38	803,756.81
6/15/21	803,756.81	$5,040.60	$4,705.70	334.90	$191,335.32	15,329.28	799,051.11
7/15/21	799,051.11	$5,040.60	$4,707.66	332.94	$196,042.98	15,662.22	794,343.45
8/15/21	794,343.45	$5,040.60	$4,709.62	330.98	$200,752.60	15,993.20	789,633.83
9/15/21	789,633.83	$5,040.60	$4,711.59	329.01	$205,464.19	16,322.21	784,922.24
10/15/21	784,922.24	$5,040.60	$4,713.55	327.05	$210,177.74	16,649.26	780,208.69
11/15/21	780,208.69	$5,040.60	$4,715.51	325.09	$214,893.25	16,974.35	775,493.18
12/15/21	775,493.18	$5,040.60	$4,717.48	323.12	$219,610.73	17,297.47	770,775.70
1/15/22	770,775.70	$5,040.60	$4,719.44	321.16	$224,330.17	17,618.63	766,056.26
2/15/22	766,056.26	$5,040.60	$4,721.41	319.19	$229,051.58	17,937.82	761,334.85
3/15/22	761,334.85	$5,040.60	$4,723.38	317.22	$233,774.96	18,255.04	756,611.47
4/15/22	756,611.47	$5,040.60	$4,725.35	315.25	$238,500.31	18,570.29	751,886.12
5/15/22	751,886.12	$5,040.60	$4,727.31	313.29	$243,227.62	18,883.58	747,158.81
6/15/22	747,158.81	$5,040.60	$4,729.28	311.32	$247,956.90	19,194.90	742,429.53
7/15/22	742,429.53	$5,040.60	$4,731.25	309.35	$252,688.15	19,504.25	737,698.28
8/15/22	737,698.28	$5,040.60	$4,733.23	307.37	$257,421.38	19,811.62	732,965.05
9/15/22	732,965.05	$5,040.60	$4,735.20	305.40	$262,156.58	20,117.02	728,229.85
10/15/22	728,229.85	$5,040.60	$4,737.17	303.43	$266,893.75	20,420.45	723,492.68

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11/15/22	723,492.68	$5,040.60	$4,739.14	301.46	$271,632.89	20,721.91	718,753.54
12/15/22	718,753.54	$5,040.60	$4,741.12	299.48	$276,374.01	21,021.39	714,012.42
1/15/23	714,012.42	$5,040.60	$4,743.09	297.51	$281,117.10	21,318.90	709,269.33
2/15/23	709,269.33	$5,040.60	$4,745.07	295.53	$285,862.17	21,614.43	704,524.26
3/15/23	704,524.26	$5,040.60	$4,747.05	293.55	$290,609.22	21,907.98	699,777.21
4/15/23	699,777.21	$5,040.60	$4,749.03	291.57	$295,358.25	22,199.55	695,028.18
5/15/23	695,028.18	$5,040.60	$4,751.00	289.60	$300,109.25	22,489.15	690,277.18
6/15/23	690,277.18	$5,040.60	$4,752.98	287.62	$304,862.23	22,776.77	685,524.20
7/15/23	685,524.20	$5,040.60	$4,754.96	285.64	$309,617.19	23,062.41	680,769.24
8/15/23	680,769.24	$5,040.60	$4,756.95	283.65	$314,374.14	23,346.06	676,012.29
9/15/23	676,012.29	$5,040.60	$4,758.93	281.67	$319,133.07	23,627.73	671,253.36
10/15/23	671,253.36	$5,040.60	$4,760.91	279.69	$323,893.98	23,907.42	666,492.45
11/15/23	666,492.45	$5,040.60	$4,762.89	277.71	$328,656.87	24,185.13	661,729.56
12/15/23	661,729.56	$5,040.60	$4,764.88	275.72	$333,421.75	24,460.85	656,964.68
1/15/24	656,964.68	$5,040.60	$4,766.86	273.74	$338,188.61	24,734.59	652,197.82
2/15/24	652,197.82	$5,040.60	$4,768.85	271.75	$342,957.46	25,006.34	647,428.97
3/15/24	647,428.97	$5,040.60	$4,770.84	269.76	$347,728.30	25,276.10	642,658.13
4/15/24	642,658.13	$5,040.60	$4,772.83	267.77	$352,501.13	25,543.87	637,885.30
5/15/24	637,885.30	$5,040.60	$4,774.81	265.79	$357,275.94	25,809.66	633,110.49
6/15/24	633,110.49	$5,040.60	$4,776.80	263.80	$362,052.74	26,073.46	628,333.69
7/15/24	628,333.69	$5,040.60	$4,778.79	261.81	$366,831.53	26,335.27	623,554.90
8/15/24	623,554.90	$5,040.60	$4,780.79	259.81	$371,612.32	26,595.08	618,774.11
9/15/24	618,774.11	$5,040.60	$4,782.78	257.82	$376,395.10	26,852.90	613,991.33
10/15/24	613,991.33	$5,040.60	$4,784.77	255.83	$381,179.87	27,108.73	609,206.56
11/15/24	609,206.56	$5,040.60	$4,786.76	253.84	$385,966.63	27,362.57	604,419.80
12/15/24	604,419.80	$5,040.60	$4,788.76	251.84	$390,755.39	27,614.41	599,631.04
1/15/25	599,631.04	$5,040.60	$4,790.75	249.85	$395,546.14	27,864.26	594,840.29
2/15/25	594,840.29	$5,040.60	$4,792.75	247.85	$400,338.89	28,112.11	590,047.54
3/15/25	590,047.54	$5,040.60	$4,794.75	245.85	$405,133.64	28,357.96	585,252.79
4/15/25	585,252.79	$5,040.60	$4,796.74	243.86	$409,930.38	28,601.82	580,456.05
5/15/25	580,456.05	$5,040.60	$4,798.74	241.86	$414,729.12	28,843.68	575,657.31
6/15/25	575,657.31	$5,040.60	$4,800.74	239.86	$419,529.86	29,083.54	570,856.57
7/15/25	570,856.57	$5,040.60	$4,802.74	237.86	$424,332.60	29,321.40	566,053.83

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8/15/25	566,053.83	$5,040.60	$4,804.74	235.86	$429,137.34	29,557.26	561,249.09
9/15/25	561,249.09	$5,040.60	$4,806.75	233.85	$433,944.09	29,791.11	556,442.34
10/15/25	556,442.34	$5,040.60	$4,808.75	231.85	$438,752.84	30,022.96	551,633.59
11/15/25	551,633.59	$5,040.60	$4,810.75	229.85	$443,563.59	30,252.81	546,822.84
12/15/25	546,822.84	$5,040.60	$4,812.76	227.84	$448,376.35	30,480.65	542,010.08
1/15/26	542,010.08	$5,040.60	$4,814.76	225.84	$453,191.11	30,706.49	537,195.32
2/15/26	537,195.32	$5,040.60	$4,816.77	223.83	$458,007.88	30,930.32	532,378.55
3/15/26	532,378.55	$5,040.60	$4,818.78	221.82	$462,826.66	31,152.14	527,559.77
4/15/26	527,559.77	$5,040.60	$4,820.78	219.82	$467,647.44	31,371.96	522,738.99
5/15/26	522,738.99	$5,040.60	$4,822.79	217.81	$472,470.23	31,589.77	517,916.20
6/15/26	517,916.20	$5,040.60	$4,824.80	215.80	$477,295.03	31,805.57	513,091.40
7/15/26	513,091.40	$5,040.60	$4,826.81	213.79	$482,121.84	32,019.36	508,264.59
8/15/26	508,264.59	$5,040.60	$4,828.82	211.78	$486,950.66	32,231.14	503,435.77
9/15/26	503,435.77	$5,040.60	$4,830.84	209.76	$491,781.50	32,440.90	498,604.93
10/15/26	498,604.93	$5,040.60	$4,832.85	207.75	$496,614.35	32,648.65	493,772.08
11/15/26	493,772.08	$5,040.60	$4,834.86	205.74	$501,449.21	32,854.39	488,937.22
12/15/26	488,937.22	$5,040.60	$4,836.88	203.72	$506,286.09	33,058.11	484,100.34
1/15/27	484,100.34	$5,040.60	$4,838.89	201.71	$511,124.98	33,259.82	479,261.45
2/15/27	479,261.45	$5,040.60	$4,840.91	199.69	$515,965.89	33,459.51	474,420.54
3/15/27	474,420.54	$5,040.60	$4,842.92	197.68	$520,808.81	33,657.19	469,577.62
4/15/27	469,577.62	$5,040.60	$4,844.94	195.66	$525,653.75	33,852.85	464,732.68
5/15/27	464,732.68	$5,040.60	$4,846.96	193.64	$530,500.71	34,046.49	459,885.72
6/15/27	459,885.72	$5,040.60	$4,848.98	191.62	$535,349.69	34,238.11	455,036.74
7/15/27	455,036.74	$5,040.60	$4,851.00	189.60	$540,200.69	34,427.71	450,185.74
8/15/27	450,185.74	$5,040.60	$4,853.02	187.58	$545,053.71	34,615.29	445,332.72
9/15/27	445,332.72	$5,040.60	$4,855.04	185.56	$549,908.75	34,800.85	440,477.68
10/15/27	440,477.68	$5,040.60	$4,857.07	183.53	$554,765.82	34,984.38	435,620.61
11/15/27	435,620.61	$5,040.60	$4,859.09	181.51	$559,624.91	35,165.89	430,761.52
12/15/27	430,761.52	$5,040.60	$4,861.12	179.48	$564,486.03	35,345.37	425,900.40
1/15/28	425,900.40	$5,040.60	$4,863.14	177.46	$569,349.17	35,522.83	421,037.26
2/15/28	421,037.26	$5,040.60	$4,865.17	175.43	$574,214.34	35,698.26	416,172.09
3/15/28	416,172.09	$5,040.60	$4,867.19	173.41	$579,081.53	35,871.67	411,304.90
4/15/28	411,304.90	$5,040.60	$4,869.22	171.38	$583,950.75	36,043.05	406,435.68

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5/15/28	406,435.68	$5,040.60	$4,871.25	169.35	$588,822.00	36,212.40	401,564.43
6/15/28	401,564.43	$5,040.60	$4,873.28	167.32	$593,695.28	36,379.72	396,691.15
7/15/28	396,691.15	$5,040.60	$4,875.31	165.29	$598,570.59	36,545.01	391,815.84
8/15/28	391,815.84	$5,040.60	$4,877.34	163.26	$603,447.93	36,708.27	386,938.50
9/15/28	386,938.50	$5,040.60	$4,879.38	161.22	$608,327.31	36,869.49	382,059.12
10/15/28	382,059.12	$5,040.60	$4,881.41	159.19	$613,208.72	37,028.68	377,177.71
11/15/28	377,177.71	$5,040.60	$4,883.44	157.16	$618,092.16	37,185.84	372,294.27
12/15/28	372,294.27	$5,040.60	$4,885.48	155.12	$622,977.64	37,340.96	367,408.79
1/15/29	367,408.79	$5,040.60	$4,887.51	153.09	$627,865.15	37,494.05	362,521.28
2/15/29	362,521.28	$5,040.60	$4,889.55	151.05	$632,754.70	37,645.10	357,631.73
3/15/29	357,631.73	$5,040.60	$4,891.59	149.01	$637,646.29	37,794.11	352,740.14
4/15/29	352,740.14	$5,040.60	$4,893.62	146.98	$642,539.91	37,941.09	347,846.52
5/15/29	347,846.52	$5,040.60	$4,895.66	144.94	$647,435.57	38,086.03	342,950.86
6/15/29	342,950.86	$5,040.60	$4,897.70	142.90	$652,333.27	38,228.93	338,053.16
7/15/29	338,053.16	$5,040.60	$4,899.74	140.86	$657,233.01	38,369.79	333,153.42
8/15/29	333,153.42	$5,040.60	$4,901.79	138.81	$662,134.80	38,508.60	328,251.63
9/15/29	328,251.63	$5,040.60	$4,903.83	136.77	$667,038.63	38,645.37	323,347.80
10/15/29	323,347.80	$5,040.60	$4,905.87	134.73	$671,944.50	38,780.10	318,441.93
11/15/29	318,441.93	$5,040.60	$4,907.92	132.68	$676,852.42	38,912.78	313,534.01
12/15/29	313,534.01	$5,040.60	$4,909.96	130.64	$681,762.38	39,043.42	308,624.05
1/15/30	308,624.05	$5,040.60	$4,912.01	128.59	$686,674.39	39,172.01	303,712.04
2/15/30	303,712.04	$5,040.60	$4,914.05	126.55	$691,588.44	39,298.56	298,797.99
3/15/30	298,797.99	$5,040.60	$4,916.10	124.50	$696,504.54	39,423.06	293,881.89
4/15/30	293,881.89	$5,040.60	$4,918.15	122.45	$701,422.69	39,545.51	288,963.74
5/15/30	288,963.74	$5,040.60	$4,920.20	120.40	$706,342.89	39,665.91	284,043.54
6/15/30	284,043.54	$5,040.60	$4,922.25	118.35	$711,265.14	39,784.26	279,121.29
7/15/30	279,121.29	$5,040.60	$4,924.30	116.30	$716,189.44	39,900.56	274,196.99
8/15/30	274,196.99	$5,040.60	$4,926.35	114.25	$721,115.79	40,014.81	269,270.64
9/15/30	269,270.64	$5,040.60	$4,928.40	112.20	$726,044.19	40,127.01	264,342.24
10/15/30	264,342.24	$5,040.60	$4,930.46	110.14	$730,974.65	40,237.15	259,411.78
11/15/30	259,411.78	$5,040.60	$4,932.51	108.09	$735,907.16	40,345.24	254,479.27
12/15/30	254,479.27	$5,040.60	$4,934.57	106.03	$740,841.73	40,451.27	249,544.70
1/15/31	249,544.70	$5,040.60	$4,936.62	103.98	$745,778.35	40,555.25	244,608.08

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11/15/33	80,540.42	$5,040.60	$5,007.04	33.56	$914,853.05	42,860.95	75,533.38
12/15/33	75,533.38	$5,040.60	$5,009.13	31.47	$919,862.18	42,892.42	70,524.25
1/15/34	70,524.25	$5,040.60	$5,011.21	29.39	$924,873.39	42,921.81	65,513.04
2/15/34	65,513.04	$5,040.60	$5,013.30	27.30	$929,886.69	42,949.11	60,499.74
3/15/34	60,499.74	$5,040.60	$5,015.39	25.21	$934,902.08	42,974.32	55,484.35
4/15/34	55,484.35	$5,040.60	$5,017.48	23.12	$939,919.56	42,997.44	50,466.87
5/15/34	50,466.87	$5,040.60	$5,019.57	21.03	$944,939.13	43,018.47	45,447.30
6/15/34	45,447.30	$5,040.60	$5,021.66	18.94	$949,960.79	43,037.41	40,425.64
7/15/34	40,425.64	$5,040.60	$5,023.76	16.84	$954,984.55	43,054.25	35,401.88
8/15/34	35,401.88	$5,040.60	$5,025.85	14.75	$960,010.40	43,069.00	30,376.03
9/15/34	30,376.03	$5,040.60	$5,027.94	12.66	$965,038.34	43,081.66	25,348.09
10/15/34	25,348.09	$5,040.60	$5,030.04	10.56	$970,068.38	43,092.22	20,318.05
11/15/34	20,318.05	$5,040.60	$5,032.13	8.47	$975,100.51	43,100.69	15,285.92
12/15/34	15,285.92	$5,040.60	$5,034.23	6.37	$980,134.74	43,107.06	10,251.69
1/15/35	10,251.69	$5,040.60	$5,036.33	4.27	$985,171.07	43,111.33	5,215.36
2/15/35	5,215.36	$5,040.60	$5,038.43	2.17	$990,209.50	43,113.50	176.93
3/15/35	176.93	$5,040.60	$5,040.53	0.07	$995,250.03	43,113.57	(4,863.60)

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