

**BUSINESS IMPROVEMENT DISTRICT NO. 21
MILWAUKEE DOWNTOWN
YEAR THIRTEEN OPERATING PLAN**

SEPTEMBER 17, 2009

TABLE OF CONTENTS

	Page No.
I. INTRODUCTION.....	1
II. DISTRICT BOUNDARIES	1
III. PROPOSED OPERATING PLAN	2
A. Plan Objectives.....	2
B. Proposed Activities	2
C. Proposed Expenditures and Financing Method.....	8
D. Organization of the District Board.....	9
E. RELATIONSHIP TO MILWAUKEE DOWNTOWN, INC. AND ALLIANCE FOR DOWNTOWN PARKING AND TRANSPORTATION, INC.	13
IV. METHOD OF ASSESSMENT	13
A. Annual Assessment Rate and Method.....	13
B. Excluded and Exempt Property	14
V. PROMOTION OF ORDERLY DEVELOPMENT OF THE CITY	15
A. Enhanced Safety and Cleanliness.....	15
B. City Role in District Operation	15
VI. PLAN APPROVAL PROCESS.....	16
A. Public Review Process	16
VII. FUTURE YEAR OPERATING PLANS	16
A. Changes	16
B. Early Termination of the District	17
C. Amendment, Severability and Expansion	18
D. Automatic Termination Unless Affirmatively Extended.	18

APPENDICES

- A. Wisconsin Statutes section 66.1109
- B. Map of District Boundaries
- C. Listing of Properties Included in the District
- D. Proposed 2010 Budget

I. INTRODUCTION

Under Wisconsin Statutes section 66.1109, cities are authorized to create Business Improvement Districts ("BIDs") upon the petition of at least one property owner within the proposed district. The purpose of the BID statute is ". . . to allow businesses within those districts to develop, to manage and promote the districts and to establish an assessment method to fund these activities." 1983 Wis. Act 184, Section 1, legislative declaration. See Appendix A.

On or about July 16, 1997, the City of Milwaukee (the "City") received a petition from property owners which requested creation of a BID known as the Milwaukee Downtown Management District (the "District"). On October 14, 1997, the Common Council of the City adopted resolution no. 970900, creating the District and approving the initial operating plan for the District (the "Initial Operating Plan"). On November 4, 1997, the Mayor of the City appointed members to the board of the District (the "Board") in accordance with the requirements set forth in Article III.D. of the Initial Operating Plan. The purpose of the District is to sustain the competitiveness of Downtown and ensure a safe, clean environment conducive to business activity. In this regard, the District is authorized to manage and maintain services which supplement those services historically provided by the City to owners and occupants in the District.

On or about August 20, 2008, owners of additional properties on the fringes of the District's original boundaries petitioned the City to expand the District to include their properties. On October 29, 2008, the Common Council of the City adopted resolution no. 080617, expanding the District boundaries.

Pursuant to the BID statute, this Year Thirteen Operating Plan (the "Operating Plan") for the District has been prepared to establish the services proposed to be offered by the District, proposed expenditures by the District and the special assessment method applicable to properties within the District for its thirteenth year of operation. This Plan has been developed by the District Board with technical assistance from the Department of City Development, the Department of Public Works and the Police Department.

II. DISTRICT BOUNDARIES

When created in 1997, the District boundaries covered approximately 120 square blocks and encompassed the City's Downtown. The original District boundaries extended to North 4th Street and North 10th Street to the west; West St. Paul Avenue, the Menomonee River, and West Clybourn Street to the south; Lake Michigan to the east and Schlitz Park to the north. As a result of the expansion of the District in 2008, the District's current boundaries include

expansion areas adjacent to its original boundaries. The District's current boundaries extend to I-94 on the west; West St. Paul Avenue, the Menomonee River and West Clybourn Street to the south; Lake Michigan and North Van Buren Street to the east; and Schlitz Park and McKinley Street to the north, as shown in Appendix B of this Operating Plan. A narrative listing of the properties now included in the District is set forth in Appendix C.

III. PROPOSED OPERATING PLAN

A. Plan Objectives

The objectives of the District are to increase pedestrian traffic Downtown and to better enable Downtown to compete for customers with suburban residential and commercial areas. The District proposes to achieve its objectives by, among other methods, supplementing the maintenance and security services provided by the City in order to increase the safety and cleanliness (and the perceived safety and cleanliness) of Downtown. The City will continue to provide its current level of maintenance and policing services. The City and the District have entered into the cooperation agreement on file in the District's office (the "Cooperation Agreement"). The District also seeks to achieve its objectives by marketing Downtown as a great place to live, work and play and by working with like-minded associates to attract and retain businesses.

B. Proposed Activities

The District offers Downtown owners and occupants additional safety personnel, enhanced sidewalk cleaning, supplemental public space maintenance and integrated marketing and promotional services to complement the base level of services currently being provided by the City. As a supplement to City services, the District retains and manages its own safety and maintenance staff and develops and implements its own marketing initiatives. The District has also hired an executive director, who reports to the Board, to implement and manage the day to day activities of the District and to supervise all District staff and independent contractors. The following are the activities proposed by the District for calendar year 2010. The District may, from time to time and as it deems necessary, adjust the size and scope of the activities and staffing levels described below, but only so long as such adjustments in activities and staff are part of the activities identified in this Operating Plan. The District may not undertake new activities except as included in duly approved operating plans for future years.

1. Public Service Ambassadors Program. The District will continue to sponsor a Public Service Ambassador Program to provide safety and goodwill services to Downtown, supplemental to existing City police services. The aim of the program is to increase the public's comfort and sense of security through a visible, uniformed presence in addition to law enforcement.

The District may implement this program either by hiring staff directly or by hiring independent contractors to provide staff. In either case, a PSA director, who will report to the executive director, will be hired to manage this program, hire and supervise staff and maintain communications with police. Public Service Ambassadors ("PSAs"), including shift supervisors, will be retained to provide approximately 47,000 on-duty hours subject to dictates from the District. The District, in cooperation with the City Police Department, Visit Milwaukee, the Shops at Grand Avenue and other City departments and resources, will develop an intensive initial training program, as well as on-going in-service and field training, for PSAs. Training will focus on available City services, preventing and reporting crime, dealing with panhandlers and the homeless, applicable sanitation and building codes, radio communications, first aid and CPR, Milwaukee history and local attractions, general retailing, communications skills and interactions with residents and visitors. For a portion of their training PSAs will be paired with police officers or experienced PSAs patrolling their beats. Training will be supplemented by a book of Operating Rules and Procedures serving as a guide for handling both common and unusual incidents.

Following their training, uniformed but unarmed PSAs will be assigned "beats" to patrol on foot. Beat assignments will be based on the amount of foot traffic in the area, hours of business operation, special event schedules, police beat assignments and crime statistics and trends. Generally, PSAs will be deployed on beats to maximize the provision of security services during peak hours like weekday lunch hours, before and after business hours and for special events. During weekday shifts, "beats" will range from 10 to 16 blocks. During evenings and on weekends, PSAs will be deployed in a more concentrated area where people congregate. In addition to the previously described "beats", a beat may include The Shops of Grand Avenue Guest Services Center and/or any other indoor venue, so long as providing PSA services at such venue furthers the purposes outlined in this Operating Plan and any services unique to the indoor

venue are provided on a revenue-neutral basis so that the District avoids incurring any costs disproportionately benefiting any individual property owner. A schedule for deploying PSAs on their beats shall be developed by the District's executive director together with the PSA director and altered as appropriate for weather, redeployment for special events and for changing circumstances.

PSAs' primary responsibilities will be to assist and direct workers, shoppers and visitors and to observe and report suspicious behavior. PSAs must familiarize themselves with the businesses and residents in their beats and be able to recognize suspicious behavior. PSAs will be supplied with uniforms to create an official but approachable appearance and will be equipped with handheld PDA-type devices to report any incidents to a PSA supervisor/dispatcher linked directly to the City Police Department. One PSA supervisor/dispatcher shall be on duty whenever PSAs are on patrol. Using handheld PDA-type devices, the PSA supervisor will maintain communications among PSAs, other Downtown security personnel and City police.

The City Police Department shall provide the District with the ability to monitor police calls for service. The District will permit any on-duty police officers assigned to the Downtown area to work out of the District office. The agreement between the District and the City Police Department regarding services to be provided is more fully described in the letter from Chief of Police Arthur L. Jones dated July 17, 1997 on file in the District's office.

The District will pursue partnerships with other service providers. These partnerships may include development of a policy for referring panhandlers and the homeless to appropriate resources and/or working with other Downtown security resources to share information and develop response strategies.

2. Clean Sweep Ambassadors Program. The District will continue to sponsor a Clean Sweep Ambassador Program to provide additional sidewalk cleaning and public space maintenance, to implement special projects and, more generally, to introduce an active, positive force in Downtown.

The District may provide cleaning, maintenance, graffiti removal and landscaping services in any manner deemed reasonable by the District Board, including hiring staff directly or hiring independent contractors to provide staff. In any event, a CSA director will be

selected, who will report to the District's executive director, to manage this program, hire and supervise staff and serve as a liaison among City departments and property owners and businesses. During the summer months, a minimum of 12 full-time equivalent Clean Sweep Ambassadors ("CSAs") will report directly to the CSA director. Fewer CSAs may service the District during the winter months. Full-time CSA staff will be trained in maintenance, safety and informational services and furnished with identifiable uniforms. In addition, the District may retain other staff and/or independent contractors as it deems reasonable to perform the tasks necessary to implement the program.

The maintenance efforts of CSAs, other staff and independent contractors retained, paid and uniformed by the District will complement the efforts of the City Department of Public Works. CSAs will manually sweep sidewalks and riverwalks, pick up litter and remove graffiti each day. Weather permitting, CSAs will mechanically sweep public sidewalks and riverwalks in a rotation consistent with the City's street sweeping schedule--with approximately one fifth of the District being swept each working day. From April through October, CSAs will also power wash and steam clean sidewalks and clean, maintain, water, plant and weed tree wells and planters. CSAs will be assigned "beats" depending on the public use of the area and the need for services. A schedule for deploying CSAs and their tasks, shall be developed by the District's executive director and the CSA director and altered as appropriate for restrictions imposed by weather and redeployment as necessary in the judgment of District staff.

In addition to their daily cleaning and maintenance duties, the District may deploy CSAs to accomplish special projects. These projects may range from the installation and removal of holiday lights to set up and clean up for special events.

In servicing all aspects of the CSA program, CSAs and other staff servicing this program will maintain a friendly and helpful presence Downtown. Working during busy hours in recognizable uniforms, they will create an aura, not only of cleanliness, but also of safety. CSAs will be trained in crime resistance and to furnish helpful information and directions to residents and visitors. CSAs will remain in contact with the District office and its other resources using handheld PDA-type devices.

3. Business Recruitment and Retention; Marketing and Retail Initiatives. District staff will coordinate and/or contract to implement public relations programming to promote the cleaner, safer, friendlier Downtown being created through District efforts. Marketing and programming will aim to encourage increased use of Downtown, to attract businesses to locate and remain and expand in Downtown and to convince both constituents of the District and potential users that Downtown is a positive destination with unique qualities and amenities.

District staff will continue the District's marketing efforts commenced in previous years of operation, including utilizing the graphics and media packages developed and materials purchased. District staff will organize an internal communications program to inform members about District activities and benefits. Internal communications may include a semi-annual newsletter, an annual report and various print and e-mail notices. District staff will maintain an umbrella-advertising theme, graphics package and media relations program. District staff will cross sell Downtown's assets with various seasonal promotions, including Trolley Loop and Grand Rapids high-speed ferry promotions, if available.

In addition, District staff will develop and/or contract for other marketing initiatives, attractions and/or events promoting Downtown. Among these marketing initiatives, the District will continue the comprehensive marketing campaign targeted at residents in the area including Milwaukee, Waukesha, Ozaukee, Washington, Racine and Kenosha Counties, and upgrade marketing to other target markets such as the Fox Valley and Northern Illinois. The campaign may include public relations and advertising on busboards, billboards, news coverage and in print, television and radio ads to reinforce positive impressions and to encourage businesses, residents and tourists to locate within and use Downtown. The District has purchased and will maintain traveling information kiosks and/or similar devices which may be staffed and deployed at various events (inside and outside of Downtown) to increase District visibility and outreach. The District will also retain its retail marketing coordinator to focus on attracting and retaining synergistic retail businesses.

The District may undertake other marketing initiatives and programming reasonably estimated to attract and retain businesses,

residents and tourists to Downtown as deemed appropriate by the District Board. Specifically, the District may cooperate and/or contract with other like-minded associates to solicit and collect data about Downtown businesses and the Downtown real estate market and to proactively identify and address property owner concerns. The District may also sponsor or co-sponsor special events such as Downtown Dining Week and Downtown Employee Appreciation Week.

Finally, the District will continue its sponsorship of holiday lighting each November. Each year, the District will cause lighting purchased by the District in previous years and remaining in good condition to be reinstalled. In addition, the District may spend and/or solicit additional money as it deems necessary to purchase additional and/or replacement holiday lighting. For the winter of 2009-2010, the District will sponsor the eleventh annual Holiday Lights Festival in Downtown. This festival will continue previous year's street lighting efforts, encourage private owner roofline lighting and implement intense lighting displays in select Downtown parks such as Pere Marquette Park, Ziedler Union Square and Cathedral Square.

The District may contract with Milwaukee Downtown, Inc. to coordinate and implement the marketing initiatives described above, as well as related activities. In connection with contracting with Milwaukee Downtown, Inc., the District intends to donate approximately \$753,000 to Milwaukee Downtown, Inc. to provide operating funds necessary to implement marketing initiatives and related activities.

4. Contracting to Extend Activities/Services Outside of the District. Given the District's success, various constituencies periodically request the District to extend activities or provide services outside of the District boundaries. The District is authorized to contract to extend its activities and/or services outside District boundaries so long as, by majority vote of the Board, any such contract is deemed to (a) advance the District's objectives and (b) provide activities and/or services on a revenue-neutral basis such that the District avoids incurring any costs not directly benefiting properties within the District.

C. Proposed Expenditures and Financing Method

The 2010 proposed annual operating budget for the District is \$3,174,075. \$3,016,975 will be the amount received from District assessments from properties within the District. \$157,100 is additional income that is anticipated to come from several sources, including voluntary contributions from tax-exempt properties. See Appendix D. Of these amounts, \$888,000 will finance the Public Service Ambassadors Program, \$899,718 will fund the Clean Sweep Ambassadors Program, \$938,203 will pay for public information, marketing, promotions and business retention and recruitment efforts, including retail marketing efforts, and \$448,154 will be reserved for administrative expenses and a contingency (including, without limitation, the salaries of a full-time executive director, a retail marketing coordinator and other District staff, legal fees, insurance costs and office expenses). In the event that the Board reasonably determines that amounts allocated to any particular program are not needed for that program, unneeded amounts for one program may be used for another program. In addition, any funds collected but unspent pursuant to previous years' operating plans and any unanticipated voluntary contributions or other income will be made available in 2010 (for any purpose set forth in this Operating Plan, including without limitation for public information, marketing, promotions and/or business retention and recruitment efforts). The Board shall have the authority and responsibility to prioritize expenditures and to revise the budget as necessary to match the funds actually available.

The Board shall approve an annual operating budget for the District each year. Prior to approving any annual operating budget, the District will mail a public hearing notice and make available a copy of the proposed annual operating plan and budget to all owners of real property within the District. In addition, a Class 2 notice of the public hearing will be published in a local newspaper of general circulation, and the notice, annual operating plan and budget will be posted on the District's website. The District Board will hold a public hearing and approve the annual operating plan and budget for the District for that year. If any year's annual operating budget exceeds the prior year's annual operating budget by 4% or more, such budget must be approved by a 2/3 majority of the entire District Board. (This Year Thirteen Operating Plan was unanimously approved by _____ Board members in attendance at the Board meeting of September 17, 2009.) Any capital improvements costing more than \$10,000 each or \$30,000 in the aggregate for any one year must be approved by a 2/3 majority of the entire District Board. For the purposes of this Operating Plan, "capital improvement" means any physical item that is permanently affixed to real

estate including, without limitation, street lighting and sidewalk improvements. The term "capital improvement" shall not include, among other things, any maintenance equipment or supply, any communications equipment, any vehicles, any seasonal improvement or any holiday lighting or decorations. After the District Board has approved the annual operating plan and budget, they will be sent to the City for approval, adoption and inclusion in the City's annual budget for that year.

The 2009 assessed valuation of all property subject to assessment within the original District boundaries was approximately \$2,017,322,400. The method of assessing annual operating expenses against properties located within the District is set forth in Article IV of this Operating Plan. Any change in the method of assessing annual operating expenses against properties located within the District must be approved by a 3/4 majority of the entire District Board and a majority of the Common Council of the City. Subsequent revisions to this Operating Plan will specify any additional assessment methodologies and amounts for operating expenses. In addition, if any year's annual aggregate assessment to property owners exceeds the prior year's annual aggregate assessment by 6% or more, such increased assessment must be approved by the owners of property assessed by the District having a property tax assessed valuation equal to at least 3/4 of the aggregate property tax assessed valuation of all property assessed by the District.

The District may not borrow funds without approval of a 2/3 majority of the entire District Board.

D. Organization of the District Board

The Mayor shall appoint members to the District Board. The Board shall be responsible for implementation of this Operating Plan. This requires the Board to negotiate with providers of services and materials to carry out the Operating Plan; to enter into various contracts; to monitor the effectiveness of the District's activities; to ensure compliance with the provisions of applicable statutes and regulations; and to make reimbursements for any overpayments of District assessments.

Wisconsin Statutes section 66.1109(3)(a) requires that the Board be composed of at least five members and that a majority of the Board members be owners or occupants of property within the District.

The Board shall be structured and operate as follows:

increase each year by the proportionate increase in the District operating budget for that year.

- (i) One member shall be an "at large" member who shall not represent any particular constituency but who shall be an owner or occupant of real property located within the District used for commercial purposes.

For purposes of measuring the assessed valuations of any building or site set forth above, all contiguous buildings and/or sites connected above- or below-ground, separated only by an intervening street and with identical ownership shall be included as one building or site. (For example, the U.S. Bank Center, consisting of property located at 777 and 811 East Wisconsin Avenue, constitutes one site.) Each year, the Board shall reconfirm the assessed valuations, ownerships and occupancies of all properties located within the District. If the assessed valuation, ownership or occupancy of any particular building or site in any year ceases to satisfy the criteria set forth above, the Board shall rearrange such building or site in the appropriate category. In addition to the composition requirements set forth above, one member of the Board shall also be a member of the board of directors of Westown Association as long as the Westown Association remains in existence, and one member of the Board shall also be a member of the board of directors of East Town Association as long as the East Town Association remains in existence. In satisfying the categories for Board members set forth above, the geographic representation of Board members shall be varied to the extent possible.

3. Term - Appointments to the Board shall generally be for a period of three years. To the extent possible, the terms of members representing each of the categories set forth in subparagraph (2) above shall be staggered so that the terms of not more than 60% of the representatives of any one category shall expire simultaneously. Despite the expiration of a Board member's term, the member shall continue to serve, subject to the by-laws adopted by the Board, until the member's successor is appointed.
4. Compensation - None.
5. Meetings - All meetings of the Board shall be governed by the Wisconsin Open Meetings Law if and as legally required.

6. Record Keeping - Files and records of the Board's affairs shall be kept pursuant to public record requirements.
7. Staffing and Office - The Board may employ staff and/or contract for staffing services pursuant to this Operating Plan and subsequent modifications thereof. In 2010, the Board shall employ, at minimum, a full-time executive director, a full-time administrative assistant, a retail marketing coordinator and at least two interns. The Board shall maintain an office for the District, which shall be centrally located in Downtown. The District's current office is located at 600 East Wells Street, but such office may be relocated as the District Board deems reasonable. All District staff, including PSAs and CSAs, may work out of the District office.
8. Meetings - The Board shall meet regularly, at least once every three months. The Board has adopted rules of order (by-laws) to govern the conduct of its meetings.
9. Executive Committee - The Board shall elect from its members a chair, a vice-chair, a secretary, a treasurer and an assistant secretary who shall comprise an Executive Committee of the Board. At least one member of the Executive Committee shall be elected from the category of members set forth in subparagraphs (2)(a) or (b) above. Moreover, the member representing The Northwestern Mutual Life Insurance Company under subparagraph (2)(d) above shall be elected to some office on the Executive Committee. The Executive Committee shall be authorized to oversee the day to day operations of the District, subject to the by-laws adopted by the Board.
10. Non-voting Members - At the option of a majority of the members of the Board, representatives of Visit Milwaukee, the Milwaukee Development Corporation, the Metropolitan Milwaukee Association of Commerce (and/or similar organizations) may be invited to attend meetings of the Board or Executive Committee as nonvoting members.
11. Emeritus Members – By resolution of a majority of the members of the Board, former Board members who have demonstrated extraordinary service to the District may be appointed "emeritus" members in honor and recognition of their exceptional contributions.

E. RELATIONSHIP TO MILWAUKEE DOWNTOWN, INC. AND ALLIANCE FOR DOWNTOWN PARKING AND TRANSPORTATION, INC.

The District is a separate entity from Milwaukee Downtown, Inc., a private, not for profit corporation, exempt from taxation under section 501(c)(3) of the Internal Revenue Code, notwithstanding the fact that some or all of the members, officers and directors of each entity may be shared. Milwaukee Downtown, Inc. shall remain a private organization, not subject to the open meeting law, and not subject to the public records law except for its records generated in connection with the Board. The Board may contract with Milwaukee Downtown, Inc. to provide marketing and promotional services to the District and donate operating funds to Milwaukee Downtown, Inc. to facilitate the provision of such services, all in accordance with this Operating Plan.

The District and Milwaukee Downtown, Inc. are also separate entities from Alliance for Downtown Parking and Transportation, Inc. (the "Alliance"), a private, not for profit corporation, notwithstanding the fact that the District Board appoints all members to the board of directors of the Alliance. The Alliance shall remain a private organization, not subject to the open meeting law, and not subject to the public records law except for its records generated in connection with the Board. The Board may work in tandem with the Alliance and other Downtown commercial organizations to improve and mitigate adverse parking and transportation issues impacting Downtown Milwaukee and to promote positive parking and transportation options within the area, consistent with the purposes of this Operating Plan.

IV. METHOD OF ASSESSMENT

A. Annual Assessment Rate and Method

The annual assessment for District operating expenses will be levied against each property within the District in direct proportion to the current assessed value of each property for real property tax purposes as of the date the District held the public hearing regarding its Year Thirteen Operating Plan (September 17, 2009). No owner of property within the District shall be eligible to receive or be subject to any reductions or increases in its assessment as a result of a decrease or increase in the assessed value for their property occurring after such date. In addition, the amount of an assessment against a particular property may change from year to year if that property's assessed value changes relative to other properties within the District.

Appendix C identifies each property included in the District and shows the proposed BID assessment for each property for the thirteenth year of operation. Such proposed assessments are based on the assessed value and classification estimated in 2009 pursuant to the foregoing formula.

In addition, any amounts due to the District from a property owner pursuant to a contract between the District and the property owner may, at the option of the District Board, become a special assessment or special charge against that property upon 30 days' prior written notice to the property owner.

B. Excluded and Exempt Property

The BID statute requires explicit consideration of certain classes of property. In compliance with the law, the following statements are provided.

1. Wisconsin Statutes section 66.1109(1)(f)(1m): The District will contain property used exclusively for manufacturing purposes, as well as properties used in part for manufacturing. These properties will be assessed according to the method set forth in this Operating Plan because it is assumed that they will benefit from development in the District.
2. Wisconsin Statutes section 66.1109(5)(a): Property used exclusively for residential purposes will not be assessed. Mixed use properties containing some residential use will be fully assessed by the District.
3. Consistent with Wisconsin Statutes section 66.1109(5)(a), property within the District boundaries but exempt from general real estate taxes under Wisconsin Statutes section 70.11 may not be specially assessed by the District but will be asked to make a financial contribution to the District on a voluntary basis. Funds collected in this manner in any given year may be used in any manner deemed appropriate by the Board. In addition, consistent with Wisconsin Statutes section 66.1109(1)(b), those tax exempt properties within the original or amended boundaries of the District which later become taxable shall automatically become included within the District and subject to assessment under any current operating plan without necessity to undertake any other act.

V. PROMOTION OF ORDERLY DEVELOPMENT OF THE CITY

A. Enhanced Safety and Cleanliness

Under Wisconsin Statutes section 66.1109(1)(f)(4), this Operating Plan is required to specify how the creation of the District promotes the orderly development of the City. The District will enhance the safety and cleanliness of Downtown and, consequently, encourage commerce in the City. Increased business activity in the City will increase sales tax revenues and property tax base.

B. City Role in District Operation

The City has committed to assisting owners and occupants in the District to promote its objectives. To this end, the City has played a significant role in creation of the District and in the implementation of this Operating Plan. In furtherance of its commitment, the City shall:

1. Perform its obligations and covenants under the Cooperation Agreement.
2. Provide technical assistance to the District in the adoption of this and subsequent operating plans and provide such other assistance as may be appropriate.
3. Collect assessments, maintain the same in a segregated account and disburse monies to the Board.
4. Receive annual audits as required per Wisconsin Statutes section 66.1109(3)(c).
5. Provide the Board, through the Office of Assessment, on or before July 1 of each year, and periodically update, with the official City records on the assessed value of each tax key number within the District as of January 1 of each year for purposes of calculating the District assessments.
6. Promptly appoint and confirm members to the Board, consistent with this Operating Plan.

VI. PLAN APPROVAL PROCESS

A. Public Review Process

The BID statute establishes a specific process for reviewing and approving operating plans. Pursuant to the statutory requirements, the following process will be followed:

1. The District shall submit its proposed Operating Plan to the Department of City Development.
2. The Community and Economic Development Committee of the Common Council will review the proposed Operating Plan at a public meeting and will make a recommendation to the full Common Council.
3. The Common Council will act on the proposed Operating Plan.
4. If adopted by the Common Council, the proposed Operating Plan is sent to the Mayor for his approval.
5. If approved by the Mayor, this Year Thirteen Operating Plan for the District is approved and the Mayor will appoint, in accordance with Article III.D., new members to the Board to replace Board members approved whose terms have expired or who have resigned.

VII. FUTURE YEAR OPERATING PLANS

A. Changes

It is anticipated that the District will continue to revise and develop this Operating Plan annually, in response to changing needs and opportunities in the District, in accordance with the purposes and objectives defined in this Operating Plan.

Wisconsin Statutes section 66.1109(3)(b) requires the Board and the City to annually review and make changes as appropriate in the Operating Plan. Therefore, while this document outlines in general terms proposed activities, information on specific assessed values, budget amounts and assessment amounts are based solely upon current conditions. Greater detail about subsequent years' activities will be provided in the required annual plan updates, and approval by the Common Council of such plan updates shall be conclusive evidence of compliance with this Operating Plan and the BID statute.

In later years, the District Operating Plan will continue to apply the assessment formula, as adjusted, to raise funds to meet the next annual budget. However, the method of assessing shall not be materially altered, except with the approval of a 3/4 majority of the entire District Board and consent of the City of Milwaukee. In addition, if any year's annual aggregate assessment to property owners exceeds the prior year's annual aggregate assessment by 6% or more, such increased assessment must be approved by the owners of property assessed by the District having a property tax assessed valuation equal to at least 3/4 of the aggregate property tax assessed valuation of all property assessed by the District. Further, as set forth in Article III.C. above, a 2/3 majority of the entire District Board must approve increases in the District operating budget exceeding 4% of the prior year's budget and capital improvement expenditures of over \$10,000 in any one instance or of \$30,000 in the aggregate in any one year.

B. Early Termination of the District

The City shall consider terminating the District if the owners of property assessed under the Operating Plan having a valuation equal to more than 50% of the valuation of all property assessed under the Operating Plan, using the method of valuation specified herein, or the owners of property assessed under the Operating Plan having an assessed valuation equal to more than 50% of the assessed valuation of all property assessed under the Operating Plan, file a petition with the City Plan Commission requesting termination of the District. On or after the date such a petition is filed, neither the Board nor the City may enter into any new obligations by contract or otherwise until the expiration of thirty (30) days after the date a public hearing is held and unless the District is not terminated.

Within thirty (30) days after filing of a petition, the City Plan Commission shall hold a public hearing on the proposed termination. Notice of the hearing shall be published as a Class 2 notice. Before publication, a copy of the notice with a copy of the Operating Plan and a copy of the detail map showing the boundaries of the District shall be sent by certified mail to all owners of real property within the District.

Within thirty (30) days after the date of such hearing, every owner of property assessed under the Operating Plan may send a written notice to the City Plan Commission indicating, if the owner signed a petition, that the owner retracts the owner's request to terminate the District or, if the owner did not sign the petition, that the owner requests termination of the District.

If, after the expiration of thirty (30) days after the date of the public hearing, by petition or subsequent notification and after subtracting any retractions, the owners of property assessed under the Operating Plan having a valuation equal to more than 50% of the valuation of all property assessed under the Operating Plan, using the method of valuation specified in the Operating Plan, or the owners of property assessed under the Operating Plan having an assessed valuation equal to more than 50% of the assessed valuation of all properties assessed under the Operating Plan have requested the termination of the District, the City shall terminate the District on the date that the obligation with the latest completion date entered into to implement the Operating Plan expires.

C. Amendment, Severability and Expansion

This District has been created under authority of Wisconsin Statutes section 66.1109. Except as set forth in the next sentence, should any court find any portion of this statute invalid or unconstitutional its decision will not invalidate or terminate the District and this Operating Plan shall be amended to conform to the law without need of re-establishment. Should any court find invalid or unconstitutional the organization of the entire District Board, any requirement for a 2/3 or 3/4 majority vote of the District Board, the budgeting process or the automatic termination provision of this or any subsequent Operating Plan, the District shall automatically terminate and this Operating Plan shall be of no further force and effect.

Should the legislature amend the statute to narrow or broaden the definition of a BID so as to exclude or include as assessable properties a certain class or classes of properties, then this Operating Plan may be amended by a 2/3 majority of the entire District Board and a majority of the Common Council of the City of Milwaukee as and when they conduct their annual Operating Plan approval and without necessity to undertake any other act. This is specifically authorized under section 66.1109(3)(b).

D. Automatic Termination Unless Affirmatively Extended.

The District Board shall not incur obligations extending beyond fifteen years from the date on which the District was created. At the end of the fifteenth year of the District's existence, the District Board shall prepare an operating plan for the sixteenth year that contemplates termination of the District at the commencement of the sixteenth year as set forth in Wisconsin Statutes section 66.1109(3)(b), unless the owners of property assessed by the District having a valuation equal to 60% of the valuation of all property assessed by the District affirmatively vote to continue the District.

In addition, the Board may elect by majority vote to terminate the District if the City is in default of any obligation or covenant of the City set forth in the Cooperation Agreement. In such event, the District shall terminate as set forth in Wisconsin Statutes section 66.1109(4m).

APPENDIX A

Wisconsin Statutes section

66.1109 Business improvement districts. (1) In this section:

(a) "Board" means a business improvement district board appointed under sub. (3) (a).

(b) "Business improvement district" means an area within a municipality consisting of contiguous parcels and may include railroad rights-of-way, rivers, or highways continuously bounded by the parcels on at least one side, and shall include parcels that are contiguous to the district but that were not included in the original or amended boundaries of the district because the parcels were tax-exempt when the boundaries were determined and such parcels became taxable after the original or amended boundaries of the district were determined.

(c) "Chief executive officer" means a mayor, city manager, village president or town chairperson.

(d) "Local legislative body" means a common council, village board of trustees or town board of supervisors.

(e) "Municipality" means a city, village or town.

(f) "Operating plan" means a plan adopted or amended under this section for the development, redevelopment, maintenance, operation and promotion of a business improvement district, including all of the following:

1. The special assessment method applicable to the business improvement district.

1m. Whether real property used exclusively for manufacturing purposes will be specially assessed.

2. The kind, number and location of all proposed expenditures within the business improvement district.

3. A description of the methods of financing all estimated expenditures and the time when related costs will be incurred.

4. A description of how the creation of the business improvement district promotes the orderly development of the municipality, including its relationship to any municipal master plan.

5. A legal opinion that subs. 1. to 4. have been complied with.

(g) "Planning commission" means a plan commission under s. 62.23, or if none a board of public land commissioners, or if none a planning committee of the local legislative body.

(2) A municipality may create a business improvement district and adopt its operating plan if all of the following are met:

(a) An owner of real property used for commercial purposes and located in the proposed business improvement district designated under par. (b) has petitioned the municipality for creation of a business improvement district.

(b) The planning commission has designated a proposed business improvement district and adopted its proposed initial operating plan.

(c) At least 30 days before creation of the business improvement district and adoption of its initial operating plan by the municipality, the planning commission has held a public hearing on its proposed business improvement district and initial operating plan. Notice of the hearing shall be published as a class 2 notice under ch. 985. Before publication, a copy of the notice together with a copy of the proposed initial operating plan and a copy of a detail map showing the boundaries of the proposed business improvement district shall be sent by certified mail to all owners of real property within the proposed business improvement district. The notice shall state the boundaries of the proposed business improvement district and shall indicate that copies of the proposed initial operating plan are available from the planning commission on request.

(d) Within 30 days after the hearing under par. (c), the owners of property to be assessed under the proposed initial operating plan having a valuation equal to more than 40% of the valuation of all property to be assessed under the proposed initial operating plan, using the method of valuation specified in the proposed initial operating plan, or the owners of property to be assessed under the proposed initial operating plan having an assessed valuation equal to more than 40% of the assessed valuation of all property to be assessed under the proposed initial operating plan, have not filed a petition with the planning commission protesting the proposed business improvement district or its proposed initial operating plan.

(e) The local legislative body has voted to adopt the proposed initial operating plan for the municipality.

(3) (a) The chief executive officer shall appoint members to a business improvement district board to implement the operating plan. Board members shall be confirmed by the local legislative body and shall serve staggered terms designated by the local legislative body. The board shall have at least 5 members. A majority of board members shall own or occupy real property in the business improvement district.

(b) The board shall annually consider and may make changes to the operating plan, which may include termination of the plan, for its business improvement district. The board shall then submit the operating plan to the local legislative body for its approval. If the local legislative body disapproves the operating plan, the board shall consider and may make changes to the operating plan and may continue to resubmit the operating plan until local legislative body approval is obtained. Any change to the special assessment method applicable to the business improvement district shall be approved by the local legislative body.

(c) The board shall prepare and make available to the public annual reports describing the current status of the business improvement district, including expenditures and revenues. The report shall include an independent certified audit of the implementation of the operating plan obtained by the municipality. The municipality shall obtain an additional independent certified audit upon termination of the business improvement district.

(d) Either the board or the municipality, as specified in the operating plan as adopted, or amended and approved under this section, has all powers necessary or convenient to implement the operating plan, including the power to contract.

(4) All special assessments received from a business improvement district and all other appropriations by the municipality or other moneys received for the benefit of the business improvement district shall be placed in a segregated account in the municipal treasury. No disbursements from the account may be made except to reimburse the municipality for appropriations other than special assessments, to pay the costs of audits required under sub. (3) (c) or on order of the board for the purpose of implementing the operating plan. On termination of the business improvement district by the municipality, all moneys collected by special assessment remaining in the account shall be disbursed to the owners of specially assessed property in the business improvement district, in the same proportion as the last collected special assessment.

(4m) A municipality shall terminate a business improvement district if the owners of property assessed under the operating plan having a valuation equal to more than 50% of the valuation of all property assessed under the operating plan, using the method of valuation specified in the operating plan, or the owners of property assessed under the operating plan having an assessed valuation equal to more than 50% of the assessed valuation of all property assessed under the operating plan, file a petition with the planning commission requesting termination of the business improvement district, subject to all of the following conditions:

(a) A petition may not be filed under this subsection earlier than one year after the date the municipality first adopts the operating plan for the business improvement district.

(b) On and after the date a petition is filed under this subsection, neither the board nor the municipality may enter into any new obligations by contract or otherwise to implement the operating plan until the expiration of 30 days after the date of hearing under par. (c) and unless the business improvement district is not terminated under par. (e).

(c) Within 30 days after the filing of a petition under this subsection, the planning commission shall hold a public hearing on the proposed termination. Notice of the hearing shall be published as a class 2 notice under ch. 985. Before publication, a copy of the notice together with a copy of the operating plan and a copy of a detail map showing the boundaries of the business improvement district shall be sent by certified mail to all owners of real property within the business improvement district. The notice shall state the boundaries of the business improvement district and shall indicate that copies of the operating plan are available from the planning commission on request.

(d) Within 30 days after the date of hearing under par. (c), every owner of property assessed under the operating plan may send written notice to the planning commission indicating, if the owner signed a petition under this subsection, that the owner retracts the owner's request to terminate the business improvement district, or, if the owner did not sign the petition, that the owner requests termination of the business improvement district.

(e) If after the expiration of 30 days after the date of hearing under par. (c), by petition under this subsection or subsequent notification under par. (d), and after subtracting any retractions under par. (d), the owners of property assessed under the operating plan having a valuation equal to more than 50% of the valuation of all property assessed under the operating plan, using the method of valuation specified in the operating plan, or the owners of property assessed under the operating plan having an assessed valuation equal to more than 50% of the assessed valuation of all property assessed under the operating plan, have requested the termination of the business improvement district, the municipality shall terminate the business improvement district on the date that the obligation with the latest completion date entered into to implement the operating plan expires.

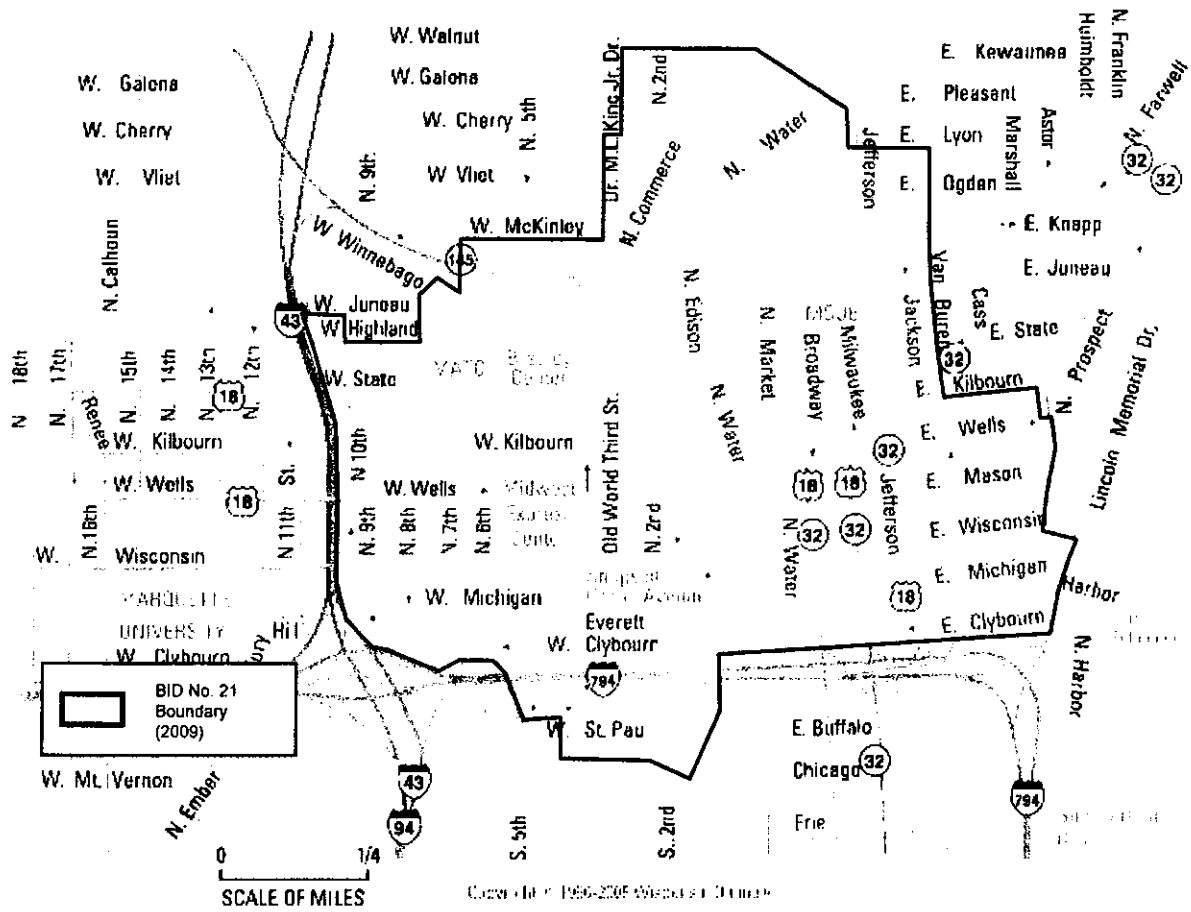
(5) (a) Real property used exclusively for residential purposes and real property that is exempted from general property taxes under s. 70.11 may not be specially assessed for purposes of this section.

(b) A municipality may terminate a business improvement district at any time.

(c) This section does not limit the power of a municipality under other law to regulate the use of or specially assess real property.

APPENDIX B

Map of District Boundaries



APPENDIX C

Listing of Properties Included in the District

SUMMARY OF CHANGES IN BID 21'S
YEAR 13 OPERATING PLAN

- | | |
|----------------------------|--|
| Page 1 – Articles I and II | – Fully integrate expanded BID properties. |
| Page 4 – Article III(B)(1) | – Incorporate upgrade in communications from 2-way radios to handheld PDAs. |
| Page 7 – Article III(B)(4) | – Add authority for and basis upon which District may contract to provide services outside District boundaries. |
| Page 8 – Article III(C) | – Reduce overall budget from \$3,317,390 (2009) to \$3,174,075 (2010) (more than 4.3% reduction): <ul style="list-style-type: none">• Note reduction in non-assessment income from \$387,200 (2009) to \$157,100 (2010);• PSA program reduced from \$944,380 (2009) to \$888,000 (2010);• CSA/landscape program reduced from \$946,613 (2009) to \$899,718 (2010). |
| Page 9 – Article III(C) | – Property assessment values have fallen from \$2,067,022,400 (2009) to \$2,017,322,400 (2010). |
| Page 10 – Article III(D) | – Reduce number of board members from 19 to 17; eliminate 1 street level retailer and 1 at large board position. |
| Page 12 – Article III(D) | Include language from by-laws to allow board members to continue to serve until successors are appointed. |
| Page 13 – Article III(D) | – Create emeritus board positions (by majority board resolution). |
| Page 14 – Article III(F) | – Delete expansion provisions (complete last year). |
| Appendix A | – Include 2010 budget. |

2009 (2010)

											2010 BID					
BID	Taxkey	C	Status	Property Address	Owner1	Owner2	Owner Mailing Address	Owner City State	Owner Property Class	Land	Improvement	Total	Lot Sq Ft	Bldg Sq Ft	Objection	Assessment
21	3600088113	3	Pending Add	1635 N WATER	USL LAND LLC	C/O MANDEL GROUP	301 E ERIE ST	MILWAUKEE WI	53202 Local Commercial	\$0	\$0	\$0	107,797	24,410		\$0.00
21	3600901100	X	Active	606 E JUNEAU	DIANE BUILDING CORPORATION		100 E WISCONSIN AV #1900	MILWAUKEE, WI	53202 Special Mercantile	\$463,700	\$2,181,300	\$2,645,000	38,638	38,193	Obj	\$3,965.79
21	3600911000	8	Active	1237 N VAN BUREN	JEROME M COHEN		929 N ASTOR ST	MILWAUKEE, WI	53202 Special Mercantile	\$656,100	\$1,848,900	\$2,505,000	54,677	37,552		\$3,755.88
21	3601281000	2	Active	605 E LYON	EAST POINTE MARKETPLACE	C/O MANDEL GROUP INC	301 E ERIE ST	MILWAUKEE WI	53202 Special Mercantile	\$1,897,700	\$6,393,300	\$8,291,000	180,734	57,000	Obj	\$12,431.15
21	3601471000	5	Active	600 E OGDEN	RIVERCREST II LLC	C/O CARLON LLC	311 E CHICAGO ST STE 220	MILWAUKEE WI	53202 Special Mercantile	\$271,500	\$2,883,500	\$3,155,000	25,853	13,977		\$4,730.46
21	3601472000	0	Active	624 E OGDEN	OGDEN 632 LLC	C/O LIGHTHOUSE DEVEL	2140 N PROSPECT AV	MILWAUKEE WI	53202 Special Mercantile	\$127,700	\$1,332,300	\$1,460,000	12,160	17,744		\$2,189.06
21	3601781000	0	Pending Add	1531 N WATER	NORTH END PHASE I LLC		1531 N WATER ST	MILWAUKEE, WI	53202 Mercantile Apartment	\$0	\$0	\$0	202,570	0		\$0.00
21	3601782000	6	Pending Add	455 E PLEASANT	USL PHASE I LAND LLC		455 E PLEASANT ST	MILWAUKEE, WI	53202 Local Commercial	\$0	\$0	\$0				\$0.00
21	3601783000	1	Pending Add	1433 N WATER	USL LAND LLC	C/O MANDEL GROUP	301 E ERIE ST	MILWAUKEE WI	53202 Local Commercial	\$0	\$0	\$0				\$0.00
21	3610184112	4	Active	1505 N RIVERCENTER	SCHLITZ RIVERCENTER LLC		1555 N RIVERCENTER DR #204	MILWAUKEE, WI	53212 Special Mercantile	\$19,029,000	\$8,971,000	\$28,000,000	634,300	551,048		\$41,981.93
21	3610279100	7	Active	319 W CHERRY	MILWAUKEE PLATING COMPANY		1434 N 4TH ST	MILWAUKEE WI	53212 Local Commercial	\$90,000	\$17,100	\$107,100	15,000	0		\$160.58
21	3610317100	2	Active	1345 N MARTIN L KING JR	BREWERY WORKERS CREDIT UN		1351 N MLK DR	MILWAUKEE WI	53212 Special Mercantile	\$311,900	\$251,100	\$563,000	22,275	5,138		\$844.14
21	3610326000	5	Active	1333 N MARTIN L KING JR	ADRIAN L BROOKS	ERIC R BROWN	1335 N MLK DR	MILWAUKEE WI	53212 Local Commercial	\$215,500	\$268,000	\$483,500	3,750	5,178		\$401.83
21	3610327000	0	Active	1331 N MARTIN L KING JR	MATHEW WEGLARZ	HEATHER WEGLARZ	1724 N MARTIN LUTHER KING DR	MILWAUKEE, WI	53212 Local Commercial	\$55,700	\$238,300	\$294,000	3,975	5,286		\$440.81
21	3610328111	8	Active	1301 N MARTIN L KING JR	MB ACQUISITION LLC	NEW LAND INVEST NO 5	1788 N JEFFERSON ST, #800	MILWAUKEE, WI	53202 Manufacturing	\$647,800	\$2,320,800	\$2,968,600				\$4,450.98
21	3610409100	2	Active	300 W JUNEAU	SYDNEY HIH DEVELOPMENT LLC		270 E HIGHLAND AVE	MILWAUKEE, WI	53202 Special Mercantile	\$263,100	\$381,900	\$625,000	7,891	25,369	Obj	\$937.10
21	3610415100	5	Active	1141 N OLD WORLD THIRD	MILWAUKEE MODERNE LLC		1141 N OLD WORLD 3RD ST	MILWAUKEE WI	53203 Special Mercantile	\$787,800	\$0	\$787,800	15,150	15,150		\$1,181.19
21	3610421000	1	Active	1137 N OLD WORLD THIRD	RUSSELL DAVIS		1137 N OLD WORLD 3RD ST	MILWAUKEE WI	53203 Special Mercantile	\$34,200	\$313,800	\$348,000	2,850	5,909		\$521.78
21	3610425000	3	Active	1129 N OLD WORLD THIRD	RFP PARKING LLC	C/O NAIMLG	13400 BISHOPS LN	BROOKFIELD WI	53005 Special Mercantile	\$90,000	\$171,000	\$261,000	7,500	7,500		\$391.33
21	3610426000	9	Active	1125 N OLD WORLD THIRD	CARMELINO CAPATI JR &	CONCEPCION C CAPATI	1105 N OLD WORLD 3RD ST	MILWAUKEE WI	53203 Special Mercantile	\$54,000	\$326,000	\$380,000	4,500	9,105		\$569.75
21	3610427000	4	Active	1121 N OLD WORLD THIRD	FRED USINGER INC		1030 N OLD WORLD 3RD ST	MILWAUKEE WI	53203 Special Mercantile	\$63,000	\$17,000	\$80,000	3,000	3,000		\$119.95
21	3610429000	5	Active	1117 N OLD WORLD THIRD	FRED USINGER, INC		1030 N OLD WORLD 3RD ST	MILWAUKEE WI	53203 Special Mercantile	\$78,800	\$34,200	\$113,000	3,750	3,750		\$169.43
21	3610430000	0	Active	1113 N OLD WORLD THIRD	HIGHLAND BEACH SURFERS INC	C/O IRGENS DEV PTNRS	10700 RESEARCH DR, STE 1	MILWAUKEE, WI	53226 Special Mercantile	\$45,000	\$63,000	\$108,000	3,750	1,038		\$161.93
21	3610431000	6	Active	1109 N OLD WORLD THIRD	CHARLES E OR AILEEN ALBERT	TRUSTEES OF CHARLES	8919 JACKSON PARK BLVD	MILWAUKEE WI	53226 Special Mercantile	\$45,000	\$272,000	\$317,000	3,750	6,750		\$475.30
21	3610432000	1	Active	1105 N OLD WORLD THIRD	CARMELINO R CAPATI &	CONCEPCION C HW	1105 N OLD WORLD 3RD ST	MILWAUKEE WI	53203 Special Mercantile	\$45,000	\$228,000	\$273,000	3,750	3,550		\$409.32
21	3610437000	9	Active	1103 N OLD WORLD THIRD	OLD WORLD DEV LLC		117 N JEFFERSON ST, STE 200	MILWAUKEE WI	53202 Special Mercantile	\$59,400	\$1,234,600	\$1,294,000	4,950	15,000		\$1,940.16
21	3610438000	4	Active	316 W HIGHLAND	FRED USINGER, INC		1030 N OLD WORLD 3RD ST	MILWAUKEE WI	53203 Special Mercantile	\$30,600	\$101,400	\$132,000	2,550	2,550		\$197.91
21	3610459000	9	Active	505 W JUNEAU	WALTER M HEIMERL & FRANCEE	HEIMERL, HW	505 WEST JUNEAU AVE	MILWAUKEE, WI	53203 Special Mercantile	\$120,000	\$108,000	\$228,000	5,000	5,000		\$341.85
21	3610515100	9	Active	1048 N 4TH	THE MILWAUKEE TURNERS		1034 N 4TH ST	MILWAUKEE, WIS	53203 Special Mercantile	\$300,000	\$584,000	\$884,000	15,000	15,000		\$1,325.43
21	3610519100	0	Active	1037 N OLD WORLD THIRD	G VICTOR MADER	MARIE A MADER	1037 N OLD WORLD 3RD ST	MILWAUKEE WI	53203 Special Mercantile	\$270,000	\$1,321,000	\$1,591,000	22,500	11,946		\$2,385.47
21	3610520000	X	Active	1030 N 4TH	MILWAUKEE TURNERS		1034 N 4TH ST	MILWAUKEE WI	53203 Special Mercantile	\$300,000	\$928,000	\$1,228,000	15,000	39,436	Obj	\$1,841.21
21	3610521000	5	Active	1033 N OLD WORLD THIRD	1033 OLD WORLD 3RD LLC		1683 N VAN BUREN ST	MILWAUKEE, WI	53202 Special Mercantile	\$53,100	\$1,264,900	\$1,318,000	4,425	17,464		\$1,976.15
21	3610522000	0	Active	1029 N OLD WORLD THIRD	TOM AND PATTY LLC		1029 N OLD WORLD 3RD ST	MILWAUKEE WI	53203 Special Mercantile	\$36,900	\$544,100	\$581,000	3,075	7,134		\$871.13
21	3610523000	6	Active	1023 N OLD WORLD THIRD	1023 OLD WORLD ENTERPRISE	LLC	5605 W 36TH ST STE 204	ST LOUIS PARK MN	55416 Special Mercantile	\$69,900	\$1,141,100	\$1,211,000	5,824	10,739		\$1,815.72
21	3610524000	1	Active	1021 N OLD WORLD THIRD	RICHARD WAGNER		1021 N OLD WORLD 3RD ST	MILWAUKEE, WI	53203 Special Mercantile	\$35,200	\$211,800	\$247,000	2,936	5,576		\$370.34
21	3610527000	8	Active	1015 N OLD WORLD THIRD	BUCK BRADLEY LLC		1019 N OLD WORLD 3RD ST	MILWAUKEE WI	53203 Special Mercantile	\$75,600	\$1,443,400	\$1,519,000	6,300	15,301		\$2,277.52
21	3610528000	3	Active	1013 N OLD WORLD THIRD	THOMAS P EHR & YVETTE R EHR	IRREVOCABLE TRUST	7571 SILVER MEADOW CT	LAS VEGAS NV	89117 Special Mercantile	\$36,000	\$187,000	\$223,000	3,000	3,920		\$334.36
21	3610529000	9	Active	1009 N OLD WORLD THIRD	LENRAK LLC		1019 N OLD WORLD 3RD ST	MILWAUKEE WI	53203 Special Mercantile	\$36,000	\$300,000	\$336,000	3,000	7,000		\$503.78
21	3610530000	4	Active	1005 N OLD WORLD THIRD	CHARLOTTE M BOUCHARD	ROBERT A BOUCHARD	1005 N OLD WORLD 3RD ST	MILWAUKEE WI	53203 Special Mercantile	\$23,800	\$282,200	\$306,000	1,980	3,622		\$458.80
21	3610531110	3	Active	332 W STATE	THE JOURNAL COMPANY	NKA MILW JOURNAL SEN	P.O. BOX 661	MILWAUKEE, WI	53201 Special Mercantile	\$950,000	\$0	\$950,000	25,000	25,000		\$1,424.39
21	3610534000	6	Active	324 W STATE	BRIAN E O'LEARY		326 W STATE ST	MILWAUKEE WI	53203 Special Mercantile	\$30,000	\$84,000	\$114,000	2,500	1,976		\$170.93
21	3610535000	1	Active	322 W STATE	SANDRA STONE RUFFALO		322 W STATE ST #201	MILWAUKEE WI	53203 Special Mercantile	\$30,000	\$671,000	\$701,000	2,500	7,470		\$1,051.05
21	3610536000	7	Active	316 W STATE	JOHN HINKEL BUILDING LLC		W63 N674 WASHINGTON AV	CEDARBURG, WI	53012 Special Mercantile	\$28,800	\$35,700	\$64,500	2,400	2,400		\$96.71
21	3610537000	2	Active	1001 N OLD WORLD THIRD	JOHN HINKEL BUILDING LLC		W63 N674 WASHINGTON AV	CEDARBURG, WI	53012 Special Mercantile	\$29,100	\$864,900	\$894,000	2,420	6,666		\$1,340.42
21	3610538000	8	Active	1003 N OLD WORLD THIRD	ROBERT A BOUCHARD &	CHARLOTTE M BOUCHAR	2789 MAYFAIR CT	MILWAUKEE WI	53222 Special Mercantile	\$26,400	\$231,600	\$258,000	2,200	1,800		\$386.83
21	3610539110	7	Active	1044 N OLD WORLD THIRD	HIGHLAND BEACH SURFER INC	C/O IRGENS DEV PTNRS	10700 RESEARCH DR, STE 1	MILWAUKEE, WI	53226 Special Mercantile	\$465,900	\$2,007,100	\$2,473,000	15,531	76,904		\$3,707.90
21	3610540111	0	Active	1030 N OLD WORLD THIRD	FRED USINGER INC		1030 N OLD WORLD 3RD ST	MILWAUKEE WI	53203 Manufacturing	\$2,331,400	\$881,900	\$3,213,300				\$4,817.88
21	3610559111	4	Active	333 W STATE	JOURNAL/SENTINEL INC	C/O JSI ACCTS PAYABLE	P O BOX 661	MILWAUKEE, WI	53201 Manufacturing	\$6,084,000	\$6,886,800	\$12,970,800				\$19,447.83
21	3610571100	4	Active	330 W KILBOURN	THE JOURNAL COMPANY		P O BOX 661	MILWAUKEE WI	53201 Special Mercantile	\$264,000	\$1,016,000	\$1,280,000	6,600	6,466		\$1,919.17
21	3610603116	3	Active	333 W KILBOURN	NOBLE I MILWAUKEE, LLC	1100 MONARCH TOWER	3424 PEACHTREE RD, N.E.	ATLANTA, GA	30326 Special Mercantile	\$2,949,600	\$35,550,400	\$38,500,000	73,740	356,540	Obj	\$57,725.15
21	3610616111	3	Active	340 W WELLS	THE ISAACS FAMILY LIMITED	PARTNERSHIP	330 W WELLS ST	MILWAUKEE WI	53203 Special Mercantile	\$1,168,400	\$5,885,600	\$7,054,000	29,210	232,960		\$10,576.45
21	3610618115	7	Active	302 W WELLS	NOBLE I MILWAUKEE, LLC	1100 MONARCH TOWER	3424 PEACHTREE RD, N. E.	ATLANTA, GA	30326 Special Mercantile	\$626,100	\$0	\$626,100	15,652	15,652		\$938.75
21	3610619000	8	Active	836 N OLD WORLD THIRD	ANANT CHONGVATANABANDIT	DARAWAN CHONGVATAN	2905 W BRIARWOOD DR	FRANKLIN WI	53132 Special Mercantile	\$112,500	\$172,500	\$285,000	3,750	3,606		\$427.32
21	3610620000	3	Active	830 N OLD WORLD THIRD	AMARAWAN PHOUNGPHOL	2008 REVOCABLE TRUST D1-1	830 N OLD WORLD 3RD ST	MILWAUKEE WI	53203 Special Mercantile	\$300,000	\$1,021,000	\$1,321,000	7,500	15,252		\$1,980.65
21	3610621100	5	Active	822 N OLD WORLD THIRD	AMARAWAN PHOUNGPHOL	2008 REVOCABLE TRUST	830 N OLD WORLD 3RD ST	MILWAUKEE WI	53203 Special Mercantile	\$450,000	\$12,000	\$462,000	11,250	11,250		\$692.70

														2010 BID		
BID	Taxkey	C	Status	Property Address	Owner1	Owner2	Owner Mailing Address	Owner City State	Owner Property Class	Land	Improvement	Total	Lot Sq Ft	Bldg Sq Ft	Objection	Assessment
21	3610622000	4	Active	823 N 2ND	CHALET AT THE RIVER LLC		823 N 2ND ST	MILWAUKEE, WI	53203 Special Mercantile	\$600,000	\$5,252,000	\$5,852,000	15,000	150,000		\$8,774.22
21	3610624000	5	Active	808 N OLD WORLD THIRD	SIXTH PROPERTY LLC		413 N 2ND ST, #100	MILWAUKEE, WI	53203 Special Mercantile	\$750,000	\$2,058,000	\$2,808,000	18,750	111,894		\$4,210.19
21	3610625000	0	Active	206 W WELLS	KITS OF LUCK LLC	C/O BONNIE JOSEPH	823 N 2ND ST	MILWAUKEE, WI	53203 Special Mercantile	\$600,000	\$58,000	\$658,000	15,000	15,000		\$986.58
21	3610627100	8	Active	111 W KILBOURN	KILBOURN BRIDGE ASSOCIATES		826 N PLANKINTON AV STE 400	MILWAUKEE WI	53203 Special Mercantile	\$278,500	\$1,226,500	\$1,505,000	9,283	12,594		\$2,256.53
21	3610629000	2	Active	840 N PLANKINTON	QAZEX INVESTMENTS LLC		844 N PLANKINTON AVE	MILWAUKEE WI	53203 Special Mercantile	\$390,000	\$1,085,000	\$1,475,000	7,800	13,106		\$2,211.55
21	3610630000	8	Active	834 N PLANKINTON	ROBERT E JOHN		3247 N MARIETTA AVE	MILWAUKEE WI	53211 Special Mercantile	\$120,000	\$451,000	\$571,000	4,800	18,560		\$856.13
21	3610631000	3	Active	830 N PLANKINTON	ROBERT E JOHN		3247 N MARIETTA AVE	MILWAUKEE WI	53211 Special Mercantile	\$61,000	\$144,000	\$205,000	2,440	3,976		\$307.37
21	3610632000	9	Active	826 N PLANKINTON	BARTELS LIMITED PARTNERSHIP II		826 N PLANKINTON AV	MILWAUKEE, WI	53203 Special Mercantile	\$122,000	\$1,253,000	\$1,375,000	4,880	25,000		\$2,061.61
21	3610633000	4	Active	814 N PLANKINTON	BARTELS LTD PTN		826 N PLANKINTON AV	MILWAUKEE, WI	53203 Special Mercantile	\$186,000	\$1,099,000	\$1,285,000	7,440	24,000		\$1,926.67
21	3610634000	X	Active	810 N PLANKINTON	PLANKINTON PROFESSIONAL BUILDING LLC		5614 SCHAUER RD	STURGEON BAY WI	54235 Special Mercantile	\$63,000	\$312,000	\$375,000	2,520	12,550		\$562.26
21	3610635000	5	Active	808 N PLANKINTON	ROBERT E JOHN		3247 N MARIETTA AVE	MILWAUKEE WI	53211 Special Mercantile	\$64,000	\$350,000	\$414,000	2,560	12,800		\$620.73
21	3610642111	5	Active	710 N PLANKINTON	TOWNE REALTY INC		710 N PLANKINTON AV	MILWAUKEE, WI	53203 Special Mercantile	\$1,700,400	\$6,514,600	\$8,215,000	29,707	121,612	Obj	\$12,317.20
21	3610647000	0	Active	725 N PLANKINTON	MOSTREET LLC		710 N PLANKINTON AV, #340	MILWAUKEE, WI	53203 Special Mercantile	\$205,500	\$319,500	\$525,000	3,425	26,350		\$787.16
21	3610648000	6	Active	152 W WISCONSIN	MOSTREET LLC		710 N PLANKINTON AV, #340	MILWAUKEE, WI	53203 Special Mercantile	\$673,700	\$2,226,300	\$2,900,000	16,843	108,334		\$4,348.13
21	3610649100	8	Active	174 W WISCONSIN	HCP OBG MILWAUKEE PROPERTY CO LLC		350 W HUBBARD ST # 400	CHICAGO IL	60610 Special Mercantile	\$720,000	\$9,280,000	\$10,000,000	18,000	107,754		\$14,993.55
21	3610652100	4	Active	215 W WELLS	PROGENY CAPITAL PARTNERS LI		11101 LAKEWOOD BL	DOWNEY, CA	90241 Special Mercantile	\$645,700	\$8,000	\$653,700	16,143	16,143		\$980.13
21	3610652200	0	Active	749 N 2ND	PROGENY CAPITAL PARTNERS LI		11101 LAKEWOOD BL	DOWNEY, CA	90241 Special Mercantile	\$263,900	\$0	\$263,900	6,598	6,598		\$395.68
21	3610653000	3	Active	746 N OLD WORLD THIRD	PROGENY CAPITAL PARTNERS LI		11101 LAKEWOOD BL	DOWNEY, CA	90241 Special Mercantile	\$450,000	\$5,600	\$455,600	11,250	11,250		\$683.11
21	3610655100	0	Active	735 N 2ND	PROGENY CAPITAL PARTNERS LI		11101 LAKEWOOD BL	DOWNEY, CA	90241 Special Mercantile	\$290,800	\$0	\$290,800	7,269	7,269		\$436.01
21	3610657000	5	Active	730 N OLD WORLD THIRD	DAVID A WEIR		2702 N STOWELL AVE	MILWAUKEE WI	53211 Mercantile Apartment	\$453,300	\$1,551,700	\$2,005,000	0	0		\$3,006.21
21	3610658000	0	Active	212 W WISCONSIN	IRON BUTTERFLY LLC	C/O CENTRE THEATRES	100 E WISCONSIN AV #2000	MILWAUKEE WI	53202 Special Mercantile	\$756,000	\$486,000	\$1,242,000	21,600	104,955	Obj	\$1,862.20
21	3610659000	6	Active	720 N OLD WORLD THIRD	WISCONSIN HOTEL COMPANY LL		18851 NE 29TH AVENUE, #901	AVENTURA, FL	33180 Mercantile Apartment	\$864,000	\$10,260,000	\$11,124,000	15,000	160,200	Obj	\$16,678.82
21	3610660000	1	Active	200 W WISCONSIN	200 WISCONSIN LLC		1603 E BRISTLECONE DR	HARTLAND, WI	53029 Special Mercantile	\$336,000	\$944,000	\$1,280,000	8,400	20,450		\$1,919.17
21	3610661000	7	Active	224 W WISCONSIN	ROCK INVESTMENT GROUP LLC		224 W WISCONSIN AV	MILWAUKEE WI	53203 Special Mercantile	\$245,000	\$408,000	\$653,000	4,900	4,875		\$979.08
21	3610662000	2	Active	234 W WISCONSIN	230 WISCONSIN GROUP LTD		1111 HOHLFELDER RD	GLENCOE, IL	60002 Special Mercantile	\$241,000	\$602,000	\$843,000	6,025	16,410		\$1,263.96
21	3610663000	8	Active	236 W WISCONSIN	HOTEL INVESTMENT PROPERTY PARTNERS LLC		710 N OLD WORLD 3RD ST	MILWAUKEE WI	53203 Special Mercantile	\$163,000	\$2,187,000	\$2,350,000	4,075	32,255		\$3,523.48
21	3610664113	1	Active	310 W WISCONSIN	RAIT REUSS FED PLAZA LLC	C/O CB RICHARD ELLIS	310 W WISCONSIN AV #200	MILWAUKEE, WI	53203 Special Mercantile	\$4,551,200	\$24,877,800	\$29,429,000	97,000	693,953	Obj	\$44,124.51
21	3610665100	5	Active	736 N 4TH	TOWNE REALTY INC		710 N PLANKINTON AV STE 1400	MILWAUKEE WI	53203 Special Mercantile	\$888,000	\$3,420,000	\$4,308,000	22,200	120,444	Obj	\$6,459.22
21	3610701000	3	Active	825 W WISCONSIN	ST JAMES COURT HISTORIC APARTMENTS LTD PTRNS		831 W.WISCONSIN AVE	MILWAUKEE WI	53233 Mercantile Apartment	\$61,400	\$1,610,600	\$1,672,000	9,360	37,800		\$2,506.92
21	3610702000	9	Active	815 W WISCONSIN	TOWNE PETERSON LLC		710 N PLANKINTON AV	MILWAUKEE, WI	53203 Special Mercantile	\$68,600	\$31,000	\$99,600	4,576	4,576		\$149.34
21	3610703000	4	Active	801 W WISCONSIN	TOWNE PETERSON LLC		710 N PLANKINTON AV	MILWAUKEE, WI	53203 Special Mercantile	\$330,900	\$91,100	\$422,000	22,057	22,057		\$632.73
21	3610707110	X	Active	735 W WISCONSIN	TOWNE -PETERSON LLC		710 N PLANKINTON AV	MILWAUKEE, WI	53203 Special Mercantile	\$1,008,000	\$3,209,000	\$4,217,000	63,000	111,109	Obj	\$6,322.78
21	3610709100	3	Active	625 N JAMES LOVELL	TOWNE PETERSON LLC		710 N PLANKINTON AV	MILWAUKEE, WI	53203 Special Mercantile	\$87,300	\$37,700	\$125,000	7,275	7,275		\$187.42
21	3610711000	8	Active	712 W MICHIGAN	LIBERTY HOLDING CO LTD	C/O SIEGEL-GALLAGHER	700 N WATER ST STE 400	MILWAUKEE WI	53202 Special Mercantile	\$67,500	\$873,500	\$941,000	7,500	29,869		\$1,410.89
21	3610712000	3	Active	700 W MICHIGAN	LIBERTY HOLDING CO LTD	C/O SIEGEL-GALLAGHER	700 N WATER ST STE 400	MILWAUKEE WI	53202 Special Mercantile	\$135,000	\$1,221,000	\$1,356,000	15,000	27,802		\$2,033.12
21	3610713111	0	Active	633 W WISCONSIN	THE CLARK BUILDING	JOINT VENTURE	710 N PLANKINTON AVE 10TH F	MILWAUKEE WI	53203 Special Mercantile	\$1,428,000	\$9,501,000	\$10,929,000	71,400	424,295	Obj	\$16,386.45
21	3610714111	6	Active	611 W WISCONSIN	DOWNTOWN VENTURES LLP		222 W WASHINGTON AV #370	MADISON, WI	53703 Special Mercantile	\$839,100	\$10,060,900	\$10,900,000	41,955	172,609		\$16,342.97
21	3610719112	1	Active	509 W WISCONSIN	MILW CITY CENTRE LLC		100 E WISCONSIN AV #1950	MILWAUKEE WI	53202 Special Mercantile	\$5,231,200	\$36,568,800	\$41,800,000	130,780	491,759		\$62,673.02
21	3610739120	1	Active	615 N 4TH	BOSTCO LLC		301 W WISCONSIN AVE STE 400	MILWAUKEE, WI	53203 Special Mercantile	\$1,440,000	\$1,489,000	\$2,929,000	48,000	280,872		\$4,391.61
21	3610750100	7	Active	211 W WISCONSIN	ZAHARA WISCONSIN AVE LLC	ZAIDA WISCONSIN AVE LI	120 N LASALLE ST, 35TH FL	CHICAGO, IL	60602 Special Mercantile	\$1,320,000	\$14,680,000	\$16,000,000	24,000	105,078		\$23,989.67
21	3610764300	6	Active	635 N PLANKINTON	GRAND AVE NEW CITY MALL LLC		635 N PLANKINTON AVE	MILWAUKEE WI	53203 Special Mercantile	\$0	\$0	\$0	0	3,900		\$0.00
21	3610776114	9	Active	105 W MICHIGAN	105/111 LLC	C/O TOWNE REALTY	710 N PLANKINTON AV 10TH FL	MILWAUKEE WI	53203 Special Mercantile	\$3,764,300	\$11,579,700	\$15,344,000	93,989	357,660	Obj	\$23,006.10
21	3610781000	X	Active	555 N PLANKINTON	IVORY RETAIL OFFICE	INVESTORS LLC	648 N PLANKINTON AV	MILWAUKEE, WI	53203 Special Mercantile	\$1,200,000	\$1,652,000	\$2,852,000	40,000	152,463	Obj	\$4,276.16
21	3610785100	8	Active	503 N PLANKINTON	E THOMAS COLLINS TRUST	RICHARD HULINA TRUST,	980 N MICHIGAN AVE STE 1280	CHICAGO IL	60611 Special Mercantile	\$1,200,000	\$100,000	\$1,300,000	40,000	40,000		\$1,949.16
21	3610786110	0	Active	522 N 2ND	E THOMAS COLLINS TRUST	RICHARD HULINA TRUST,	980 N MICHIGAN AVE STE 1280	CHICAGO IL	60611 Special Mercantile	\$1,200,000	\$100,000	\$1,300,000	40,000	0		\$1,949.16
21	3610799110	1	Active	401 W MICHIGAN	401 W MICHIGAN ST MILW LLC		401 W MICHIGAN ST	MILWAUKEE, WI	53203 Special Mercantile	\$1,920,000	\$7,030,000	\$8,950,000	64,000	236,218		\$13,419.22
21	3610814122	5	Active	501 W MICHIGAN	TIME INSURANCE COMPANY	NKA FORTES INSURANCE P O BOX 3121		MILWAUKEE, WI	53201 Special Mercantile	\$2,873,700	\$26,744,300	\$29,618,000	127,718	370,160	Obj	\$44,407.89
21	3610822110	5	Active	633 W MICHIGAN	633 WEST MICHIGAN LLC		633 W MICHIGAN ST	MILWAUKEE, WI	53203 Special Mercantile	\$963,700	\$2,636,300	\$3,600,000	80,311	96,022		\$5,397.68
21	3610825120	9	Active	525 N 6TH	S & R PROPERTY LLC		525 N 6TH ST	MILWAUKEE, WI	53203 Special Mercantile	\$238,000	\$1,117,000	\$1,355,000	29,752	19,779		\$2,031.63
21	3610834210	7	Active	545 N JAMES LOVELL	LIBERTY HOLDING CO LTD	C/O SIEGEL-GALLAGHER	700 N WATER ST STE 400	MILWAUKEE WI	53202 Special Mercantile	\$33,800	\$79,200	\$113,000	5,625	5,625		\$169.43
21	3610835000	2	Active	555 N JAMES LOVELL	THE SCHETTLE JOINT REVOCABL TRUST D2-8-96		16001 W RIVIERA DR	NEW BERLIN WI	53151 Special Mercantile	\$30,000	\$366,000	\$396,000	5,000	5,046		\$593.74
21	3610840111	1	Active	803 W MICHIGAN	TOWN REALTY INC		710 N PLANKINTON AV	MILWAUKEE, WI	53203 Special Mercantile	\$482,100	\$3,767,900	\$4,250,000	60,260	132,334		\$6,372.26
21	3610849100	5	Active	531 N 8TH	TOWN REALTY INC		710 N PLANKINTON AV	MILWAUKEE, WI	53203 Special Mercantile	\$76,800	\$9,900	\$86,700	9,600	9,600		\$129.99
21	3610850110	8	Active	521 N 8TH	TOWN REALTY INC		710 N PLANKINTON	MILWAUKEE, WI	53203 Special Mercantile	\$73,200	\$406,800	\$480,000	9,146	7,200		\$719.69
21	3610876100	2	Active	404 W ST PAUL	CULLEN OAKLAND INC		PO BOX 112	ATLANTA, GA	30301 Special Mercantile	\$165,000	\$584,000	\$749,000	30,000	30,000		\$1,123.02
21	3610877000	1	Active	422 N 5TH	CAFFEINE FACTORY LLC		422 N 5TH ST	MILWAUKEE, WI	53203 Manufacturing	\$142,800	\$539,200	\$682,000	7,500	15,000		\$1,022.56
21	3610878100	3	Active	420 W ST PAUL	ACE INDUSTRIAL PROPERTIES INC		1900 E COLLEGE AV	CUDAHY, WI	53110 Special Mercantile	\$111,400	\$2,560,600	\$2,672,000	22,500	124,245		\$4,006.28

											2010 BID				
BID	Taxkey	C Status	Property Address	Owner1	Owner2	Owner Mailing Address	Owner City State	Owner Property Class	Land	Improvement	Total	Lot Sq Ft	Bldg Sq Ft	Objection	Assessment
21	3610886000	0 Active	423 N 3RD	DF INVESTMENT II	KENNETH F DETHLOFF, C	423 N 3RD ST	MILWAUKEE, WI	53203 Manufacturing	\$142,600	\$527,900	\$670,500				\$1,005.32
21	3610889100	3 Active	411 N 3RD	D F INVESTMENTS		423 N 3RD ST	MILWAUKEE WI	53203 Special Mercantile	\$33,700	\$174,300	\$208,000	7,500	10,692		\$311.87
21	3610901100	7 Active	400 N 3RD	CULLEN OAKLAND INC		PO BOX 112	ATLANTA GA	30301 Special Mercantile	\$82,500	\$257,500	\$340,000	15,000	15,000		\$509.78
21	3611554110	7 Active	721 W WINNEBAGO	BREWERY PROJECT LLC		710 N PLANKINTON AVE # 1200	MILWAUKEE, WI	53203 Special Mercantile	\$92,900	\$0	\$92,900	9,292	0		\$139.29
21	3611713100	3 Active	601 W WELLS	TTOW PROPERTIES LLC		4011 COMMERCE ST	DALLAS TX	75266 Special Mercantile	\$735,000	\$3,747,000	\$4,482,000	36,750	158,916		\$6,720.11
21	3611715000	8 Active	738 N JAMES LOVELL	SHADED DOG VENTURES LLC		740 N JAMES LOVELL ST	MILWAUKEE, WI	53233 Special Mercantile	\$40,000	\$254,000	\$294,000	2,000	2,000		\$440.81
21	3611716000	3 Active	746 N JAMES LOVELL	STEVEN M LECHTER &	MITCHELL H LECHTER	4611 W WOOLWORTH AVE	MILWAUKEE WI	53218 Special Mercantile	\$35,000	\$133,000	\$168,000	1,750	1,986		\$251.89
21	3611717000	9 Active	728 N JAMES LOVELL	METROPOLITAN-LOVELL	STREET LLC NKA	W233 N2847 ROUNDY CIRCLE W	PEWAUKEE WI	53072 Special Mercantile	\$300,000	\$783,000	\$1,083,000	15,000	45,000		\$1,623.80
21	3611718100	0 Active	723 N 6TH	TTOW PROPERTIES LLC		4011 COMMERCE ST	DALLAS TX	75226 Special Mercantile	\$240,000	\$141,000	\$381,000	12,000	12,000		\$571.25
21	3611721000	0 Active	626 W WISCONSIN	THE CENTRAL MARKET PLACE CI	C/O ROBERT A TEPER	100 E WISCONSIN AV, 28TH FL	MILWAUKEE WI	53202 Special Mercantile	\$326,200	\$71,800	\$398,000	16,312	16,312		\$596.74
21	3611722000	6 Active	612 W WISCONSIN	WISCONSIN AVENUE PROPERTY LLC		612 W WISCONSIN AV	MILWAUKEE, WI	53203 Mercantile Apartment	\$86,200	\$1,992,800	\$2,079,000	0	0		\$3,117.16
21	3611729110	8 Active	700 W WISCONSIN	PARTNERSHIP TO DEVELOP	WESTOWN INC	301 E ERIE ST	MILWAUKEE WI	53202 Mercantile Apartment	\$470,500	\$11,469,500	\$11,940,000	0	0		\$17,902.29
21	3611801110	9 Active	1104 N OLD WORLD THIRD	RFP OFFICE LLC	C/O NAIMLG	13400 BISHOPS LANE #50	BROOKFIELD WI	53005 Special Mercantile	\$585,600	\$8,500,400	\$9,086,000	19,519	105,328	Obj	\$13,623.14
21	3611802100	7 Active	1124 N OLD WORLD THIRD	RFP PARKING LLC	C/O NAIMLG	13400 BISHOPS LN # 50	BROOKFIELD WI	53005 Special Mercantile	\$1,933,300	\$0	\$1,933,300	48,344	36,186		\$2,898.70
21	3611841110	7 Active	1610 N 2ND	1610 N 2ND STREET LLC	C/O BREWERY WORKS INC	1555 N RIVERCENTER DR #204	MILWAUKEE, WI	53212 Special Mercantile	\$1,164,700	\$8,487,300	\$9,652,000	83,191	92,039	Obj	\$14,471.77
21	3611842000	9 Active	111 W PLEASANT	SCHLITZ PARK ASSOCIATES I	LIMITED PARTNERSHIP	1555 N RIVERCENTER DR #204	MILWAUKEE, WI	53212 Special Mercantile	\$446,300	\$1,167,700	\$1,614,000	31,879	45,479	Obj	\$2,419.96
21	3611844000	X Active	101 W PLEASANT	SCHLITZ PARK ASSOCIATES II	LIMITED PARTNERSHIP	1555 N RIVERCENTER DR #204	MILWAUKEE, WI	53212 Special Mercantile	\$517,800	\$1,267,200	\$1,785,000	36,986	51,181		\$2,676.35
21	3611852110	7 Active	1542 N 2ND	SCHLITZ PARK ASSOCIATES II	ATTN SAM DENNY	1555 N RIVERCENTER DR #204	MILWAUKEE, WI	53212 Special Mercantile	\$95,800	\$152,200	\$248,000	13,690	32,904		\$371.84
21	3611891000	6 Active	1401 N MARTIN L KING JR	PARK EAST ENTERPRISE LOFTS		200 N MAIN ST	OREGON, WI	53575 Mercantile Apartment	\$782,000	\$4,418,000	\$5,200,000	48,000	104,647	Obj	\$7,796.64
21	3611901000	9 Active	730 N PLANKINTON	MOSTREET III LLC		710 N PLANKINTON AV	MILWAUKEE, WI	53203 Special Mercantile	\$16,200	\$287,800	\$304,000	405	3,375		\$455.80
21	3611954000	8 Active	215 W PLEASANT	SCHLITZ PARK ASSOC II LTD	PARTNERSHIP	1555 N RIVERCENTER DR #204	MILWAUKEE, WI	53212 Special Mercantile	\$984,000	\$88,000	\$1,072,000	109,335	40,670		\$1,607.31
21	3611961000	6 Active	201 W PLEASANT	THE BREWERY WORKS INC		1555 N RIVERCENTER DR #204	MILWAUKEE WI	53212 Special Mercantile	\$672,100	\$221,000	\$893,100	73,862	0	Obj	\$1,339.07
21	3611962000	1 Active	1500 N 2ND	SCHLITZ PARK ASSOCIATES I	LTD PARTNERSHIP	1555 N RIVERCENTER DR #204	MILWAUKEE WI	53212 Special Mercantile	\$519,200	\$51,000	\$570,200	43,627	0	Obj	\$854.93
21	3611963000	7 Active	101 E PLEASANT	SCHLITZ PARK ASSOC LTD	PTN C/O THE BREWERY	1555 N RIVERCENTER DR #204	MILWAUKEE, WI	53212 Special Mercantile	\$1,734,000	\$230,000	\$1,964,000	165,146	0		\$2,944.73
21	3611991100	6 Active	1420 N MARTIN L KING JR	COMMERCE POWER LLC	C/O THE BREWERY WOR	1555 N RIVERCENTER DR #204	MILWAUKEE, WI	53212 Special Mercantile	\$1,300,700	\$398,200	\$1,698,900	130,069	0	Obj	\$2,547.25
21	3611992000	5 Active	201 W CHERRY	RIVERBEND PLAGE LLC		1555 N RIVERCENTER DR #204	MILWAUKEE, WI	53212 Special Mercantile	\$3,581,600	\$53,342,400	\$56,924,000	119,385	280,000	Obj	\$85,349.26
21	3611993000	0 Active	1330 N MARTIN L KING JR	BREWERY WORKS INC		1555 N RIVERCENTER DR #204	MILWAUKEE, WI	53212 Special Mercantile	\$719,000	\$2,000	\$721,000	47,934	22,782	Obj	\$1,081.03
21	3611994100	2 Active	1254 N MARTIN L KING JR	CLF TW MILWAUKEE LLC		1065 AVENUE OF AMERICAS 19FL	NEW YORK, NY	10018 Special Mercantile	\$1,857,700	\$24,033,300	\$25,891,000	61,924	189,063		\$38,819.79
21	3612001000	4 Active	235 W GALENA	BREWERY WORKS INC	C/O SAM DENNY	1555 N RIVERCENTER DR # 204	MILWAUKEE WI	53212 Special Mercantile	\$356,600	\$243,400	\$600,000	35,659	169,484	Obj	\$899.61
21	3612002000	X Active	205 W GALENA	BREWERY WORKS INC	C/O SAM DENNY	1555 N RIVERCENTER DR # 204	MILWAUKEE WI	53212 Special Mercantile	\$286,900	\$63,100	\$350,000	35,868	126,761		\$524.77
21	3620472000	7 Active	1220 N OLD WORLD THIRD	MILW BLOCK 10 PROP LLC		270 E HIGHLAND AVE #A	MILWAUKEE, WI	53202 Special Mercantile	\$1,123,100	\$0	\$1,123,100	37,437	0		\$1,683.93
21	3910101000	0 Active	900 W WISCONSIN	WISCONSIN CLUB		900 W WISCONSIN AVE	MILWAUKEE WIS	53233 Special Mercantile	\$1,714,600	\$6,985,400	\$8,700,000	118,250	46,398	Obj	\$13,044.39
21	3910761000	X Active	606 W WISCONSIN	CITY REAL ESTATE DEV LLC	C/O LAWDOCK INC	411 E WISCONSIN AVE # 2040	MILWAUKEE WI	53202 Special Mercantile	\$13,100	\$204,800	\$217,900	525	8,716		\$326.71
21	3910762000	5 Active	606 W WISCONSIN	CITY REAL ESTATE DEV LLC	C/O LAWDOCK INC	411 E WISCONSIN AVE # 2040	MILWAUKEE WI	53202 Special Mercantile	\$1,300	\$28,000	\$29,300	51	437		\$43.93
21	3910763000	0 Active	606 W WISCONSIN	CITY REAL ESTATE DEV LLC	C/O LAWDOCK INC	411 E WISCONSIN AVE # 2040	MILWAUKEE WI	53202 Special Mercantile	\$1,900	\$14,000	\$15,900	75	626		\$23.84
21	3920001111	6 Active	751 N PLANKINTON	MOSTREET II, LLC	C/O JOHN A VASSALLO	710 N PLANKINTON AV, STE 340	MILWAUKEE, WI	53203 Special Mercantile	\$390,100	\$256,900	\$647,000	15,604	9,155		\$970.08
21	3920001121	3 Active	135 W WELLS	GERMANIA LTD LIABILITY CO.		1737 N PALMER ST	MILWAUKEE, WI	53212 Special Mercantile	\$594,300	\$3,675,700	\$4,270,000	14,682	79,188	Obj	\$6,402.24
21	3920202000	7 Active	843 N PLANKINTON	THANKS A-LOT LLC		823 N 2ND ST	MILWAUKEE, WI	53203 Special Mercantile	\$797,000	\$1,000	\$798,000	22,771	22,771		\$1,196.48
21	3920203000	2 Active	840 N OLD WORLD THIRD	EARL & JOANNE CHARLTON	REVOC LIVING TRUST D	10620 W GREENWOOD TERR	MILWAUKEE WI53224	53203 Special Mercantile	\$137,200	\$642,800	\$780,000	3,431	15,230		\$1,169.50
21	3920302000	0 Active	104 E MASON	CITY HALL SQUARE LLC	C/O MARVIN F POER & CC	2211 YORK RD STE 222	OAK BROOK, IL	60523 Special Mercantile	\$652,200	\$5,780,800	\$6,433,000	16,306	123,920		\$9,645.35
21	3920401110	2 Active	789 N WATER	K & K MCKINNEY PROPERTIES		28522 RAFFINI LN	BONITA SPRINGS, FL	34135 Special Mercantile	\$880,000	\$10,036,000	\$10,916,000	16,000	73,250		\$16,366.96
21	3920411000	3 Active	753 N WATER	DERMOND ASSOCIATES LLC		757 N WATER ST # 200	MILWAUKEE, WI	53202 Special Mercantile	\$173,000	\$978,000	\$1,151,000	4,325	10,025	Obj	\$1,725.76
21	3920601110	X Active	733 N WATER	COMPASS PROPERTIES	NORTH WATER ST LLC	735 N WATER # 735	MILWAUKEE WI	53202 Special Mercantile	\$1,007,600	\$10,455,400	\$11,463,000	25,205	300,871		\$17,187.10
21	3920601120	7 Active	731 N WATER	COMPASS PROPERTIES 731	NORTH WATER ST LLC	735 N WATER ST #1225	MILWAUKEE WI	53202 Special Mercantile	\$436,700	\$563,300	\$1,000,000	10,925	81,039		\$1,499.35
21	3920604110	6 Active	100 E WISCONSIN	100 EAST WISCONSIN AVENUE	JT VENTURE C/O NW MTL	720 E WISCONSIN AV	MILWAUKEE WI	53202 Special Mercantile	\$2,064,500	\$65,469,500	\$67,534,000	27,526	422,865	Obj*	\$101,257.42
21	3920605111	X Active	111 E WISCONSIN	BREOF BNK MIDWEST LLC	C/O THOMSON PROP	PO BOX 06019	CHICAGO IL	60606 Special Mercantile	\$3,089,000	\$25,521,000	\$28,610,000	41,186	472,507		\$42,896.54
21	3920614111	9 Active	543 N WATER	BREOF BNK MIDWEST LLC	C/O THOMSON PROP TAX	PO BOX 06019	CHICAGO IL	60606 Special Mercantile	\$1,404,000	\$5,096,000	\$6,500,000	46,800	286,884		\$9,745.81
21	3920651000	9 Active	225 E MICHIGAN	STONWATER HISTORIC	MILWAUKEE LLC	225 E MICHIGAN #110	MILWAUKEE, WI	53202 Special Mercantile	\$576,000	\$1,424,000	\$2,000,000	14,400	45,975		\$2,998.71
21	3920652100	0 Active	525 N BROADWAY	STONWATER HISTORIC	MILWAUKEE LLC	225 E MICHIGAN, #110	MILWAUKEE, WI	53202 Special Mercantile	\$432,000	\$200,000	\$632,000	14,400	14,400		\$947.59
21	3920656000	6 Active	511 N BROADWAY	STONWATER HISTORIC MILW LI		225 E MICHIGAN, #110	MILWAUKEE, WI	53202 Special Mercantile	\$216,000	\$108,000	\$324,000	7,200	7,200		\$485.79
21	3920657000	1 Active	503 N BROADWAY	UIHLEIN PROPERTIES, LLC		322 E MICHIGAN ST, STE 275	MILWAUKEE WI	53202 Special Mercantile	\$216,000	\$75,000	\$291,000	7,200	7,200		\$436.31
21	3920658000	7 Active	500 N WATER	BUTTON BLOCK LLC	C/O TAXMAN INVESTMEN	1443 N PROSPECT AVE	MILWAUKEE WI	53202 Special Mercantile	\$192,000	\$2,420,000	\$2,612,000	9,600	66,913		\$3,916.31
21	3920659000	2 Active	510 N WATER	BUTTON BLOCK LLC	C/O TAXMAN INVESTMEN	1443 N PROSPECT AVE	MILWAUKEE WI	53202 Special Mercantile	\$96,000	\$46,000	\$142,000	4,800	4,800		\$212.91
21	3920660100	4 Active	514 N WATER	C-SYSTEMS INC	C/O CARISSA ROLLINS	2506 E MENLO BL	MILWAUKEE, WI	53211 Special Mercantile	\$48,000	\$358,000	\$406,000	2,400	7,200		\$608.74
21	3920660200	0 Active	518 N WATER	GEORGE V ALEX	KAREN A ALEX	3662 S 78TH ST	MILWAUKEE, WI	53220 Special Mercantile	\$96,000	\$789,000	\$885,000	4,800	16,592		\$1,326.93
21	3920661000	3 Active	524 N WATER	BASE STATION LLC		524 N WATER ST	MILWAUKEE, WI	53202 Special Mercantile	\$48,000	\$446,000	\$494,000	2,400	8,800		\$740.68
21	3920662000	9 Active	530 N WATER	WOMENS HEALTH SERV WI INC	C/O SIGMA PROPERTY M	732 N JACKSON ST STE 300	MILWAUKEE, WI	53202 Special Mercantile	\$96,000	\$486,000	\$582,000	4,800	10,000	Obj	\$872.62

													2010 BID			
BID	Taxkey	C	Status	Property Address	Owner1	Owner2	Owner Mailing Address	Owner City State	Owner Property Class	Land	Improvement	Total	Lot Sq Ft	Bldg Sq Ft	Objection	Assessment
21	3920663000	4	Active	532 N WATER	HEZ MO PROPERTIES LLC		P.O. BOX 18104	MILWAUKEE, WI	53218 Special Mercantile	\$96,000	\$886,000	\$982,000	4,800	16,800		\$1,472.37
21	3920664000	X	Active	207 E MICHIGAN	MITCHELL RENAISSANCE LLC		207 E MICHIGAN ST	MILWAUKEE, WI	53202 Special Mercantile	\$384,000	\$1,455,000	\$1,839,000	9,600	42,600	Obj	\$2,757.31
21	3920665000	5	Active	229 E WISCONSIN	RAILWAY EXCHANGE BUILDING	LLP	759 N MILWAUKEE ST, STE 212	MILWAUKEE, WI	53202 Special Mercantile	\$117,600	\$1,596,400	\$1,714,000	3,977	48,000		\$2,569.89
21	3920669000	7	Active	625 N BROADWAY	JOSEPH IANNELLI & GRACE HW	MICHAEL G IANNELLI	3285 BURLAWN PKWY	BROOKFIELD WI	53005 Special Mercantile	\$72,000	\$227,000	\$299,000	2,400	3,776		\$448.31
21	3920670000	2	Active	611 N BROADWAY	STONEWATER HISTORIC	MILWAUKEE LLC	611 N BROADWAY	MILWAUKEE, WI	53202 Special Mercantile	\$864,000	\$2,127,000	\$2,991,000	21,600	79,609		\$4,484.57
21	3920672100	X	Active	610 N WATER	TOON CITY II LLC		622 N WATER ST, STE 200	MILWAUKEE WI	53202 Special Mercantile	\$150,000	\$457,000	\$607,000	6,000	18,000	Obj	\$910.11
21	3920674000	4	Active	622 N WATER	TOON CITY INC		622 N WATER ST STE 200	MILWAUKEE WI	53202 Special Mercantile	\$336,000	\$1,756,000	\$2,092,000	8,400	42,000	Obj	\$3,136.65
21	3920675000	X	Active	624 N WATER	ELK VI LLC		PO BOX 270650	MILWAUKEE, WI	53227 Special Mercantile	\$96,000	\$349,000	\$445,000	2,400	8,300	Obj	\$667.21
21	3920676000	5	Active	628 N WATER	ELK VI LLC	C/O NICK SZABO	P.O. BOX 270648	MILWAUKEE WI	53227 Special Mercantile	\$189,600	\$547,400	\$737,000	4,740	14,400	Obj	\$1,105.02
21	3920677110	4	Active	632 N WATER	TOON CITY INC	C/O PAUL VOTTO	622 N WATER ST, 2ND FL	MILWAUKEE WI	53202 Special Mercantile	\$244,800	\$46,200	\$291,000	6,120	6,120		\$436.31
21	3920681100	9	Active	205 E WISCONSIN	WISCONSIN 205 LLC	BC 205 WISCONSIN LLC	135 W WELLS ST, STE 806	MILWAUKEE, WI	53203 Special Mercantile	\$588,000	\$2,632,000	\$3,220,000	8,400	40,670	Obj	\$4,827.92
21	3920683000	3	Active	225 E MASON	225 EAST MASON PROPERTY LLC	C/O INLAND COMPANIES	1243 N 10TH ST	MILWAUKEE WI	53205 Special Mercantile	\$156,200	\$2,071,800	\$2,228,000	3,900	30,848	Obj	\$3,340.56
21	3920689113	4	Active	250 E WISCONSIN	EAST MILWAUKEE OPERATING	ASSOCIATES LTD PTNRS	330 GARFIELD ST	SANTA FE NM	87501 Special Mercantile	\$2,819,300	\$12,172,700	\$14,992,000	40,275	332,148	Obj	\$22,478.32
21	3920690113	X	Active	200 E WISCONSIN	FIRST FINANCIAL FAIRFIELD	OFFICE INVESTMENT LLC	121 W TRADE ST #2020	CHARLOTTE, NC	28202 Special Mercantile	\$1,106,000	\$9,701,000	\$10,807,000	15,800	153,201		\$16,203.53
21	3920696100	0	Active	718 N WATER	100 E WISCONSIN AV JT VNTR	C/O NORTHWESTERN ML	720 E WISCONSIN AVE	MILWAUKEE WI	53202 Special Mercantile	\$839,700	\$3,680,300	\$4,520,000	16,800	0		\$6,777.08
21	3920697000	X	Active	734 N WATER	COMPASS PROPERTIES	NORTH WATER ST LLC	735 N WATER ST #1225	MILWAUKEE WI	53202 Special Mercantile	\$479,600	\$1,581,400	\$2,061,000	12,000	96,000		\$3,090.17
21	3920700100	0	Active	769 N BROADWAY	MARSHALL & ILSLEY BANK		770 N WATER ST	MILWAUKEE, WI	53202 Special Mercantile	\$360,000	\$309,000	\$669,000	14,400	14,080		\$1,003.07
21	3920702000	5	Active	751 N BROADWAY	NEW 757 LLC		757 N WATER ST, STE 200	MILWAUKEE, WI	53202 Special Mercantile	\$384,000	\$3,037,000	\$3,421,000	9,600	67,200	Obj	\$5,129.29
21	3920703000	0	Active	226 E MASON	PENTA LLC		18890 GLACIER PKWY	BROOKFIELD WI	53045 Special Mercantile	\$31,500	\$411,500	\$443,000	1,260	3,282		\$664.21
21	3920704000	6	Active	224 E MASON	PENTA LLC		18890 GLACIER PKWY	BROOKFIELD WI	53045 Special Mercantile	\$28,500	\$297,500	\$326,000	1,140	2,862		\$488.79
21	3920705100	8	Active	216 E MASON	GRAY MAIDEN LLC	C/O DAWN BOLAND	9864 S 35TH ST	FRANKLIN WI	53132 Special Mercantile	\$96,000	\$338,000	\$434,000	2,400	9,410		\$650.72
21	3920707111	4	Active	778 N WATER	M & I MARSHALL & ILSLEY	BANK	778 N WATER ST	MILWAUKEE WI	53202 Special Mercantile	\$2,544,000	\$30,660,000	\$33,204,000	63,600	492,954	Obj	\$49,784.57
21	3920714110	4	Active	777 N MILWAUKEE	MILWAUKEE ATHLETIC CLUB		758 N BROADWAY	MILWAUKEE, WIS	53202 Special Mercantile	\$864,000	\$766,000	\$1,630,000	21,600	64,890		\$2,443.95
21	3920715000	6	Active	767 N MILWAUKEE	COLBY ABBOT BLDG LLP	C/O CHARLES F KAHN JR	3043 N SUMMIT AV	MILWAUKEE WI	53211 Special Mercantile	\$288,000	\$281,000	\$569,000	7,200	21,600		\$853.13
21	3920716000	1	Active	763 N MILWAUKEE	COLBY ABBOT BLDG LLP	C/O CHARLES F KAHN JR	3043 N SUMMIT AV	MILWAUKEE WI	53211 Special Mercantile	\$96,000	\$112,000	\$208,000	2,400	3,268		\$311.87
21	3920717000	7	Active	753 N MILWAUKEE	COLBY ABBOT BLDG LLP	C/O CHARLES F KAHN JR	3043 N SUMMIT AVE	MILWAUKEE WI	53211 Special Mercantile	\$480,000	\$3,262,000	\$3,742,000	12,000	52,544		\$5,610.59
21	3920718100	9	Active	758 N BROADWAY	MILWAUKEE ATHLETIC CLUB		758 N BROADWAY	MILW WI	53202 Special Mercantile	\$1,149,600	\$6,410,400	\$7,560,000	28,740	186,550	Obj	\$11,335.12
21	3920723000	X	Active	792 N BROADWAY	MILWAUKEE ATHLETIC CLUB		758 N BROADWAY	MILWAUKEE WI	53202 Special Mercantile	\$288,000	\$58,000	\$346,000	7,200	7,200		\$518.78
21	3920725000	0	Active	733 N MILWAUKEE	HART DEVELOPMENT LLC	C/O CAROLINE M SCHMID	2121 EAST LAFAYETTE PL	MILWAUKEE, WI	53202 Special Mercantile	\$147,100	\$112,900	\$260,000	5,880	5,878	Obj	\$389.83
21	3920726000	6	Active	725 N MILWAUKEE	LEO LICHTER LIVING TRUST	LICHTER MARITAL TRUST	7938 NORTH BEACH DRIVE	FOX POINT, WI	53217 Special Mercantile	\$178,800	\$1,208,200	\$1,387,000	7,200	15,708		\$2,079.60
21	3920728000	7	Active	324 E WISCONSIN	TOWNE REALTY INC		710 N PLANKINTON AV #1200	MILWAUKEE, WI	53203 Special Mercantile	\$720,000	\$5,880,000	\$6,600,000	12,000	117,166	Obj	\$9,895.74
21	3920729000	2	Active	312 E WISCONSIN	NJM HOLDING CORP	BUESTRIN ALLEN & ASSC	1400E FOX LANE	MILWAUKEE, WI	53217 Special Mercantile	\$864,000	\$4,019,000	\$4,883,000	14,400	68,655		\$7,321.35
21	3920733000	4	Active	329 E WISCONSIN	JOHNSON BANK		555 MAIN ST #460	RACINE WI	53403 Special Mercantile	\$170,000	\$1,490,000	\$1,660,000	3,400	17,000		\$2,488.93
21	3920734000	X	Active	327 E WISCONSIN	MBI PROPERTIES LLC		111 E WISCONSIN AV, STE 1710	MILWAUKEE, WI	53202 Special Mercantile	\$152,000	\$289,000	\$441,000	3,800	13,846		\$661.22
21	3920735000	5	Active	319 E WISCONSIN	MBI PROPERTIES LLC		111 E WISCONSIN AV, STE 1710	MILWAUKEE, WI	53202 Special Mercantile	\$288,000	\$452,000	\$740,000	7,200	28,800		\$1,109.52
21	3920736000	0	Active	629 N MILWAUKEE	MBI PROPERTIES LLC		111 E WISCONSIN AV, STE 1710	MILWAUKEE, WI	53202 Special Mercantile	\$75,000	\$244,000	\$319,000	3,000	9,000		\$478.29
21	3920737000	6	Active	627 N MILWAUKEE	MBI PROPERTIES LLC		111 E WISCONSIN AV, STE 1710	MILWAUKEE, WI	53202 Special Mercantile	\$72,000	\$122,000	\$194,000	2,400	6,400		\$290.87
21	3920738000	1	Active	625 N MILWAUKEE	FRANK J ANDREWS	MILWAUKEE NOWI LLC	1107 KENTUCKY ST	FAIRFIELD, CA	94533 Special Mercantile	\$648,000	\$1,607,000	\$2,255,000	16,200	65,106		\$3,381.04
21	3920739000	7	Active	322 E MICHIGAN	MC GEOCH BUILDING LLC		322 E MICHIGAN ST #275	MILWAUKEE WI	53202 Special Mercantile	\$288,000	\$1,915,000	\$2,203,000	7,200	39,423		\$3,303.08
21	3920740000	2	Active	602 N BROADWAY	600 NORTH BROADWAY	PARTNERS LLC	161 S 1ST ST	MILWAUKEE, WI	53204 Special Mercantile	\$288,000	\$1,792,000	\$2,080,000	7,200	25,966		\$3,118.66
21	3920741000	8	Active	608 N BROADWAY	A & K REAL ESTATE	ENTERPRISES LLP	4444 W BLUEMOUND RD	MILWAUKEE WI	53208 Special Mercantile	\$144,000	\$324,000	\$468,000	3,600	13,480		\$701.70
21	3920742000	3	Active	612 N BROADWAY	A & K REAL ESTATE	ENTERPRISES LLP	4444 W BLUEMOUND RD	MILWAUKEE WI	53208 Special Mercantile	\$144,000	\$323,000	\$467,000	3,600	13,440		\$700.20
21	3920743000	9	Active	618 N BROADWAY	MBI PROPERTIES LLC	C/O ROBERT LEVINE	111 E WISCONSIN AV STE 1710	MILWAUKEE WI	53202 Special Mercantile	\$360,000	\$162,000	\$522,000	9,000	30,000		\$782.66
21	3920745000	X	Active	301 E WISCONSIN	MBI PROPERTIES LLC		111 E WISCONSIN AV, STE 1710	MILWAUKEE, WI	53202 Special Mercantile	\$673,900	\$241,100	\$915,000	16,200	51,914		\$1,371.91
21	3920748000	6	Active	322 E CLYBOURN	MICHAEL A IANNELLI & KAREN		938 S ALAMO RD # 49	ALAMO TX	78516 Special Mercantile	\$206,400	\$293,600	\$500,000	10,320	10,320		\$749.68
21	3920749000	1	Active	320 E CLYBOURN	LORETTE RUSSENBERGER		430 W VLIET ST	MILWAUKEE, WI	53212 Special Mercantile	\$81,600	\$669,400	\$751,000	4,080	11,730		\$1,126.02
21	3920750110	0	Active	500 N BROADWAY	PATSY & PAUL INCORPORATED		1900 SAN FERNANDO DR	ELM GROVE WI	53122 Special Mercantile	\$1,728,000	\$432,000	\$2,160,000	43,200	43,200		\$3,238.61
21	3920783000	7	Active	433 E MICHIGAN	MILW ACQUISITION PARTNERS	LLC	PO BOX 591	MILWAUKEE WI	53201 Special Mercantile	\$364,800	\$1,657,200	\$2,022,000	18,240	80,525		\$3,031.70
21	3920784000	2	Active	517 N JEFFERSON	MILW ACQUISITION PARTNERS	LLC	6921 N BELMONT	MILWAUKEE, WI	53217 Special Mercantile	\$355,200	\$276,800	\$632,000	17,760	17,760		\$947.59
21	3920785000	8	Active	501 N JEFFERSON	MILW ACQUISITION PARTNERS	LLC	PO BOX 591	MILWAUKEE WI	53201 Special Mercantile	\$144,000	\$650,000	\$794,000	7,200	10,760		\$1,190.49
21	3920786000	3	Active	412 E CLYBOURN	MARIETTA SCHIELD		13655 W BURLEIGH RD, APT 2	BROOKFIELD, WI	53005 Special Mercantile	\$48,000	\$87,000	\$135,000	2,400	2,400		\$202.41
21	3920787000	9	Active	500 N MILWAUKEE	EXIT STRATEGY LLC		322 E MICHIGAN ST, STE 275	MILWAUKEE, WI	53202 Special Mercantile	\$288,000	\$171,000	\$459,000	14,400	14,400		\$688.20
21	3920797111	5	Active	411 E WISCONSIN	NNN 411 EAST WIS 6 LLC ETAL	C/O TRIPLE NET PROP, LI	3131 S VAUGHN WAY STE 301	AURORA CO	80014 Special Mercantile	\$7,069,800	\$83,217,200	\$90,287,000	117,840	654,165	Obj	\$135,372.23
21	3920801100	X	Active	424 E WISCONSIN	PFISTER LLC		100 E WISCONSIN AV #1950	MILWAUKEE, WI	53202 Special Mercantile	\$2,160,000	\$30,540,000	\$32,700,000	43,200	391,430		\$49,028.90
21	3920803100	0	Active	400 E WISCONSIN	CURRY-PIERCE LTD PTNRSHP	C/O OGDEN & CO, INC	P O BOX 510800	MILWAUKEE, WI	53203 Special Mercantile	\$295,200	\$1,575,800	\$1,871,000	6,560	24,000		\$2,805.29
21	3920806000	0	Active	718 N MILWAUKEE	PALERMATHEN LLC		1522 N PROSPECT AV, #802	MILWAUKEE, WI	53202 Special Mercantile	\$120,000	\$762,000	\$882,000	4,800	12,000	Obj	\$1,322.43
21	3920809000	7	Active	730 N MILWAUKEE	T & P DEVELOPMENT LLC		6428 GARFIELD RIDGE CTD	WILLOWBROOK, IL	60527 Special Mercantile	\$60,000	\$81,000	\$141,000	2,400	6,000		\$211.41

											2010 BID					
BID	Taxkey	C	Status	Property Address	Owner1	Owner2	Owner Mailing Address	Owner City State	Owner Property Class	Land	Improvement	Total	Lot Sq Ft	Bldg Sq Ft	Objection	Assessment
21	3920810000	2	Active	411 E MASON	HOTEL METRO LLC		411 E MASON ST	MILWAUKEE, WI	53202 Special Mercantile	\$360,000	\$5,140,000	\$5,500,000	14,400	62,343		\$8,246.45
21	3920811000	8	Active	419 E WELLS	DANIEL J HELFER		1688 MARLANDS LN	MINOCQUA WI	54548 Special Mercantile	\$180,000	\$707,000	\$887,000	7,200	7,143		\$1,329.93
21	3920812000	3	Active	787 N JEFFERSON	MARVIN A & MARILYN ZETLEY	CO TRSTEES MARVIN & M	1526 E GOODRICH LN	MILWAUKEE WI	53217 Special Mercantile	\$90,000	\$190,000	\$280,000	3,600	3,094		\$419.82
21	3920813000	9	Active	783 N JEFFERSON	MARVIN A & MARILYN ZETLEY	CO TRSTEES MARVIN & M	1526 E GOODRICH LN	MILWAUKEE WI	53217 Special Mercantile	\$90,000	\$343,000	\$433,000	3,600	4,182		\$649.22
21	3920814000	4	Active	775 N JEFFERSON	SELZER-ORNST COMPANY		P O BOX 13097	MILWAUKEE WI	53213 Special Mercantile	\$180,000	\$1,316,000	\$1,496,000	7,200	24,684		\$2,243.03
21	3920815000	X	Active	771 N JEFFERSON	FOX PROPERTIES LLC		P O BOX 171003	MILWAUKEE, WI	53217 Special Mercantile	\$60,000	\$351,000	\$411,000	2,400	5,900		\$616.23
21	3920816000	5	Active	767 N JEFFERSON	CAROL HARTTER		767 N JEFFERSON ST	MILWAUKEE, WI	53202 Special Mercantile	\$120,000	\$309,000	\$429,000	4,800	12,160		\$643.22
21	3920817000	0	Active	751 N JEFFERSON	WATTS FAMILY TRUST	MARTHA C WATTS SURVI	1716 LAKEFIELD RD	CEDARBURG, WI	53012 Special Mercantile	\$204,000	\$887,000	\$1,091,000	8,160	15,360		\$1,635.80
21	3920818000	6	Active	416 E MASON	M&I MARSHALL & ILSLEY BANK	#159 ATTN CNTRL ACCTC	770 N WATER ST	MILWAUKEE, WI	53202 Special Mercantile	\$156,000	\$188,000	\$344,000	6,240	578		\$515.78
21	3920820000	7	Active	770 N MILWAUKEE	770 N MILWAUKEE ST LLC		770 N MILWAUKEE ST	MILWAUKEE, WI	53202 Special Mercantile	\$195,000	\$821,000	\$1,016,000	4,920	7,834		\$1,523.34
21	3920821000	2	Active	776 N MILWAUKEE	GREGORY POULOS	ANGELINE BELTSOS	1724 BLUESTEM LN	GLENVIEW, IL	60025 Special Mercantile	\$239,000	\$465,000	\$704,000	6,000	10,716		\$1,055.55
21	3920823110	7	Active	782 N MILWAUKEE	KENNEDY II ASSOCIATES	A LIMITED PARTNERSHIP	732 N JACKSON ST STE 300	MILWAUKEE WI	53202 Special Mercantile	\$576,000	\$2,218,000	\$2,794,000	14,400	69,891	Obj	\$4,189.20
21	3920833110	1	Active	788 N JEFFERSON	788 BUILDING LTD PARTNERSHIP	C/O SIGMA PROPERTY M	732 N JACKSON ST STE 300	MILWAUKEE WI	53202 Special Mercantile	\$609,600	\$6,744,400	\$7,354,000	15,240	160,432	Obj	\$11,026.25
21	3920835110	2	Active	741 N JACKSON	WASHINGTON SQUARE ASSOC I	LTD PARTNERSHIP	732 N JACKSON ST SUITE 300	MILWAUKEE, WI	53202 Special Mercantile	\$1,905,000	\$329,000	\$2,234,000	38,100	38,100		\$3,349.56
21	3920838100	1	Active	731 N JACKSON	JACKSON STREET REAL_ESTATE LLC	C/O HOFFMAN MGM	150 N SUNNYSLOPE #200	BROOKFIELD, WI	53005 Special Mercantile	\$914,400	\$5,394,600	\$6,309,000	15,240	108,214		\$9,459.43
21	3920839000	0	Active	526 E WISCONSIN	PALMOLIVE BLDG CO LTD PTSHP	C/O SIGMA PROPERTY M	732 N JACKSON ST SUITE 300	MILWAUKEE WI	53202 Special Mercantile	\$504,000	\$1,526,000	\$2,030,000	7,200	18,000	Obj	\$3,043.69
21	3920840100	2	Active	522 E WISCONSIN	MUTUAL S & L ASSN	PO BOX 23988	4949 W BROWN DEER RD	MILWAUKEE WI	53223 Special Mercantile	\$402,000	\$191,000	\$593,000	8,040	8,040		\$889.12
21	3920841100	8	Active	510 E WISCONSIN	MUTUAL S & L ASSN	PO BOX 23988	4949 W BROWN DEER RD	MILWAUKEE WI	53223 Special Mercantile	\$562,800	\$663,200	\$1,226,000	8,040	16,370		\$1,838.21
21	3920842110	0	Active	706 N JEFFERSON	THE MILWAUKEE CLUB		706 N JEFFERSON ST	MILWAUKEE, WI	53202 Special Mercantile	\$624,000	\$322,000	\$946,000	9,600	18,483		\$1,418.39
21	3920844100	4	Active	720 N JEFFERSON	MUTUAL S & L ASSN		4949 W BROWN DEER RD	MILWAUKEE WI	53223 Special Mercantile	\$253,900	\$2,600	\$256,500	4,800	4,800		\$384.58
21	3920848100	6	Active	507 E MICHIGAN	JOHNSON CONTROLS INC	ATTN CORP TAX ADMIN X P	O BOX 591	MILWAUKEE WI	53210 Special Mercantile	\$5,486,400	\$18,761,600	\$24,248,000	91,440	444,549	Obj	\$36,356.35
21	3920886113	5	Active	615 E MICHIGAN	LEWIS CENTER LLC		710 N PLANKINTON AV	MILWAUKEE WI	53203 Special Mercantile	\$2,800,900	\$6,538,100	\$9,339,000	89,200	92,026		\$14,002.47
21	3920908111	7	Active	617 E WISCONSIN	NORTHWESTERN MUTUAL	LIFE INS CO	720 E WISCONSIN AVE # N15	MILWAUKEE WI	53202 Special Mercantile			\$12,620,000	91,440	149,760	Obj*	\$18,921.86
21	3920919111	7	Active	727 N VAN BUREN	VAN BUREN BUILDING COMPANY	JOEL S LEE & SYDNEY B I	732 N JACKSON ST, #300	MILWAUKEE WI	53202 Special Mercantile	\$1,080,000	\$8,640,000	\$9,720,000	21,600	142,748	Obj	\$14,573.73
21	3920924000	2	Active	600 E WISCONSIN	EAST WIS AVE OWNERS ASSN LL	C/O OGDEN & CO	1665 N WATER ST	MILWAUKEE, WI	53202 Special Mercantile	\$504,000	\$1,141,000	\$1,645,000	7,200	19,272		\$2,466.44
21	3920930100	1	Active	732 N JACKSON	JACKSON BUILDING COMPANY	C/O SIGMA PROPERTY M	732 N JACKSON ST, STE 300	MILWAUKEE WI	53202 Special Mercantile	\$825,000	\$2,772,000	\$3,597,000	16,500	80,950	Obj	\$5,393.18
21	3920934000	7	Active	771 N VAN BUREN	THOMAS J KUESEL		PO BOX 510675	MILWAUKEE, WI	53203 Special Mercantile	\$96,000	\$228,000	\$324,000	2,400	4,040		\$485.79
21	3920935000	2	Active	765 N VAN BUREN	THOMAS J KUESEL		PO BOX 510675	MILWAUKEE WI	53203 Special Mercantile	\$192,000	\$464,000	\$656,000	4,800	9,396		\$983.58
21	3920936000	8	Active	624 E MASON	MITCHELL INC D/BA MITCHELL	OF DELAWARE INC	720 E WISCONSIN AV	MILWAUKEE, WI	53202 Special Mercantile			\$4,167,000	14,400	41,705	Obj*	\$6,247.81
21	3920938100	5	Active	604 E MASON	JLEW INVESTMENTS LLC		600 E MASON ST, STE 300	MILWAUKEE, WI	53202 Special Mercantile	\$249,000	\$939,000	\$1,188,000	6,225	17,560		\$1,781.23
21	3920939000	4	Active	762 N JACKSON	JLEW INVESTMENTS LLC		600 E MASON ST, STE 300	MILWAUKEE, WI	53202 Special Mercantile	\$116,100	\$70,900	\$187,000	3,870	3,870		\$280.38
21	3920943100	2	Active	790 N JACKSON	EXECUTIVE CLUB LIMITED	PARTNERSHIP	732 N JACKSON ST, STE 300	MILWAUKEE, WI	53202 Special Mercantile	\$598,400	\$266,600	\$865,000	14,960	45,089		\$1,296.94
21	3921178100	2	Active	1005 N EDISON	ROJAHN & MALANEY CO		P O BOX 410	MILWAUKEE WI	53201 Special Mercantile	\$559,200	\$161,800	\$721,000	18,640	18,784		\$1,081.03
21	3921179100	8	Active	100 E STATE	ROJAHN & MALANEY CO		P O BOX 410	MILWAUKEE WI	53201 Special Mercantile	\$176,300	\$54,700	\$231,000	5,875	5,875		\$346.35
21	3921183100	X	Active	113 E JUNEAU	113 IRISH LLC		1122 N EDISON ST	MILWAUKEE, WI	53202 Special Mercantile	\$107,700	\$336,300	\$444,000	3,590	1,938		\$665.71
21	3921186110	3	Active	1147 N EDISON	113 IRISH LLC		1122 N EDISON ST	MILWAUKEE, WI	53202 Special Mercantile	\$150,000	\$78,000	\$228,000	5,000	5,000		\$341.85
21	3921187110	9	Active	1128 N EDISON	1144 EDISON LLC		1122 N EDISON ST	MILWAUKEE WI	53202 Special Mercantile	\$335,000	\$1,474,000	\$1,809,000	27,920	23,925	Obj	\$2,712.33
21	3921189100	2	Active	145 E JUNEAU	D & D REALTY ON WATER LLC		8900 W BRADLEY RD	MILWAUKEE WI	53224 Special Mercantile	\$31,900	\$3,500	\$35,400	2,124	0		\$53.08
21	3921192000	2	Active	1139 N WATER	D & D REALTY ON WATER LLC		8900 W BRADLEY RD	MILWAUKEE WI	53224 Special Mercantile	\$13,000	\$294,000	\$307,000	1,080	2,448		\$460.30
21	3921194100	X	Active	1135 N WATER	D & D REALTY ON WATER LLC		8900 W BRADLEY RD	MILWAUKEE WI	53224 Special Mercantile	\$72,400	\$1,101,600	\$1,174,000	6,037	5,560		\$1,760.24
21	3921196000	4	Active	1129 N WATER	WATER STREET INVESTMENTS	LTD PTN, C/O BIECK MGM	5205 N IRONWOOD RD, STE 201	GLENDALE, WI	53217 Special Mercantile	\$31,800	\$580,200	\$612,000	2,653	4,302		\$917.61
21	3921197000	X	Active	1127 N WATER	MARLENE W GOLDBERG	ELLIOT SHAFTON	5205 N IRONWOOD RD, STE 201	GLENDALE, WI	53217 Special Mercantile	\$32,400	\$365,600	\$398,000	2,700	2,194		\$596.74
21	3921200000	4	Active	1119 N WATER	WATER STREET DESIGN	CENTER LLC	544 E OGDEN AV, STE 700-383	MILWAUKEE, WI	53202 Special Mercantile	\$97,200	\$2,553,800	\$2,651,000	8,100	30,304	Obj	\$3,974.79
21	3921202000	5	Active	1115 N WATER	HARVEY PRESTON GROUP LLC		1111 N WATER ST	MILWAUKEE, WI	53202 Special Mercantile	\$64,800	\$117,200	\$182,000	5,400	5,400		\$272.88
21	3921204000	6	Active	1113 N WATER	PRETZEL BOYS INC		1111 N WATER ST	MILWAUKEE, WI	53202 Special Mercantile	\$32,400	\$105,600	\$138,000	2,700	2,700		\$206.91
21	3921206000	7	Active	1109 N WATER	PRETZEL BOYS INC		1111 N WATER ST	MILWAUKEE, WI	53202 Special Mercantile	\$32,400	\$354,600	\$387,000	2,700	2,240		\$580.25
21	3921208000	8	Active	1101 N WATER	ROBERT C SCHMIDT JR		1122 N EDISON ST	MILWAUKEE WI	53202 Special Mercantile	\$97,200	\$1,582,800	\$1,680,000	8,100	27,679	Obj	\$2,518.92
21	3921209100	X	Active	1122 N EDISON	EDISON STREET PARTNERS		1122 N EDISON ST	MILWAUKEE WI	53202 Special Mercantile	\$188,500	\$749,500	\$938,000	15,712	13,382	Obj	\$1,406.39
21	3921304210	X	Active	252 E HIGHLAND	GG 252 HIGHLAND LLC	C/O SIEGEL GALLAGER M	700 N WATER ST #400	MILWAUKEE, WI	53202 Special Mercantile	\$176,900	\$1,944,100	\$2,121,000	14,744	54,104	Obj	\$3,180.13
21	3921333111	X	Active	330 E WELLS	FLANDERS WESTBOROUGH	DELAWARE INC	330 E KILBOURN AV #565	MILWAUKEE, WI	53202 Special Mercantile	\$1,876,800	\$7,085,200	\$8,962,000	46,920	198,073		\$13,437.22
21	3921335000	9	Active	828 N BROADWAY	828 NORTH BROADWAY LLC	C/O MIRIAM PORUSH	P.O. BOX 11094	MILWAUKEE, WI	53211 Special Mercantile	\$288,000	\$1,643,000	\$1,931,000	7,200	43,632		\$2,896.25
21	3921361000	0	Active	311 E JUNEAU	HISTORIC HOLDINGS LLC	C/O GROHMANN INDUSTF	1020 N BROADWAY	MILWAUKEE, WI	53202 Special Mercantile	\$192,500	\$243,500	\$436,000	15,792	15,180		\$653.72
21	3921388100	4	Active	839 N JEFFERSON	839 N JEFFERSON ST PTNRSHSP	C/O ACCOUNTING	839 N JEFFERSON ST SUITE 600	MILWAUKEE WI	53202 Special Mercantile	\$480,000	\$4,219,000	\$4,699,000	12,000	54,260		\$7,045.47
21	3921389000	3	Active	831 N JEFFERSON	833 N JEFFERSON LLC	C/O KARL KOPP	833 N JEFFERSON ST	MILWAUKEE, WI	53202 Special Mercantile	\$192,000	\$271,000	\$463,000	4,800	9,240		\$694.20
21	3921390100	5	Active	825 N JEFFERSON	NORTHTRIDGE COMPANY	%HAKO CORPORATION	825 N JEFFERSON ST	MILWAUKEE, WI	53202 Special Mercantile	\$456,000	\$3,441,000	\$3,897,000	11,400	57,000		\$5,842.98
21	3921391210	4	Active	811 N JEFFERSON	CATHEDRAL SQUARE LIMITED	PARTNERSHIP	732 N JACKSON ST STE 300	MILWAUKEE WI	53202 Special Mercantile	\$261,600	\$793,400	\$1,055,000	6,540	13,265		\$1,581.82
21	3921391220	1	Active	418 E WELLS	CATHEDRAL SQUARE LIMITED	PARTNERSHIP	732 N JACKSON ST STE 300	MILWAUKEE WI	53202 Special Mercantile	\$338,400	\$948,600	\$1,287,000	8,400	16,640		\$1,929.67

												2010 BID				
BID	Taxkey	C	Status	Property Address	Owner1	Owner2	Owner Mailing Address	Owner City State	Owner Property Class	Land	Improvement	Total	Lot Sq Ft	Bldg Sq Ft	Objection	Assessment
21	3921395000	6	Active	401 E KILBOURN	D & K MANAGEMENT LLC		312 E WISCONSIN AVE STE 320	MILWAUKEE WI	53202 Special Mercantile	\$576,000	\$4,184,000	\$4,760,000	14,400	46,607		\$7,136.93
21	3921410111	8	Active	1029 N JACKSON	JBC 59 LLC, TAH 59 LLC	CAC 59 LLC, JMH 59 LLC	614 W BROWN DEER, #300	MILWAUKEE, WI	53217 Mercantile Apartment	\$4,305,600	\$33,086,400	\$37,392,000	168,910	535,904		\$56,063.87
21	3921438110	2	Active	1028 N JACKSON	JUNEAU HILLAGE SHOPPING	CENTER LLC C/O KATZ	614 W BROWN DEER RD #300	BAYSIDE, WI	53217 Special Mercantile	\$1,276,700	\$6,079,300	\$7,356,000	106,392	88,269		\$11,029.25
21	3921463100	1	Active	626 E KILBOURN	YANKEE VILL HSG PTNRS LP	C/O MICHAEL L MOREY	P O BOX 45530	MADISON, WI	53744 Mercantile Apartment	\$1,608,000	\$17,420,000	\$19,028,000	77,925	230,281		\$28,529.72
21	3921509111	6	Active	716 E CLYBOURN	US BANK NATIONAL ASSN	C/O AMY HERNESMAN	2800 E LAKE ST	MINNEAPOLIS, MN	55406 Special Mercantile	\$5,215,300	\$3,409,700	\$8,625,000	104,306	298,332		\$12,931.93
21	3921529110	7	Active	777 E WISCONSIN	US BANK NATIONAL ASSN	C/O AMY HERNESMAN	2800 E LAKE ST	MINNEAPOLIS, MN	55406 Special Mercantile	\$10,814,000	\$169,186,000	\$180,000,000	108,140	1,077,607		\$269,883.83
21	3921546000	6	Active	720 E WISCONSIN	NORTHWESTERN MUTUAL LIFE	INSURANCE CO	720 E WISCONSIN AVE	MILWAUKEE, WIS	53202 Special Mercantile	\$9,144,000	\$17,856,000	\$27,000,000	91,440	322,007	Obj	\$40,482.58
21	3921561000	8	Active	827 N CASS	THERAPIES EAST PROPERTIES	LLC	827 N CASS ST	MILWAUKEE, WI	53202 Special Mercantile	\$105,000	\$523,000	\$628,000	4,200	5,358		\$941.59
21	3921562000	3	Active	819 N CASS	S & D RIEDEL LLC		1633 N PROSPECT AVE # 15A	MILWAUKEE WI	53202 Special Mercantile	\$90,000	\$508,000	\$598,000	3,600	3,250		\$896.61
21	3921563000	9	Active	815 N CASS	MARGADETTE M DEMET		1610 N PROSPECT AVE #302	MILWAUKEE WI	53202 Special Mercantile	\$105,000	\$424,000	\$529,000	4,200	5,710		\$793.16
21	3921565000	X	Active	801 N CASS	BUCKLEY'S KISKEAM INN LLC		801 N CASS ST	MILWAUKEE, WI	53202 Special Mercantile	\$60,000	\$514,000	\$574,000	2,400	4,022		\$860.63
21	3921566000	5	Active	724 E WELLS	CLARK-WELLS LLC		2832 N SUMMIT AVE	MILWAUKEE WI	53211 Special Mercantile	\$60,000	\$195,000	\$255,000	2,400	2,014		\$382.34
21	3921567000	0	Active	718 E WELLS	CLARK-WELLS LLC		2832 N SUMMIT AV	MILWAUKEE WI	53211 Special Mercantile	\$85,000	\$335,000	\$420,000	3,400	5,129		\$629.73
21	3921569000	1	Active	802 N VAN BUREN	LAUREL CANYON PROPERTIES LI		4145 N LAKE DR	SHOREWOOD, WI	53211 Special Mercantile	\$57,800	\$437,200	\$495,000	2,310	5,256		\$742.18
21	3921574100	5	Active	822 N VAN BUREN	WIS SCOTTISH RITE BODIES	S R B INC	720 E WISCONSIN AVE N15NE	MILWAUKEE WI	53202 Special Mercantile	\$574,100	\$270,900	\$845,000	22,965	22,965		\$1,266.95
21	3921620000	8	Active	829 N MARSHALL	DANIEL R MC CORMICK,	MICHAEL T SHEEDY &	829 N MARSHALL ST	MILWAUKEE WI	53202 Special Mercantile	\$180,500	\$381,500	\$562,000	7,219	4,195		\$842.64
21	3921621000	3	Active	817 N MARSHALL	MARSHALL STREET LLC		729 WALNUT ST	BOULDER CO	80302 Special Mercantile	\$225,000	\$804,000	\$1,029,000	9,000	9,086		\$1,542.84
21	3921622100	5	Active	807 N MARSHALL	MARSHALL & WELLS LLC	C/O TAXMAN INVESTMEN	1443 N PROSPECT AV	MILWAUKEE WI	53202 Special Mercantile	\$300,000	\$118,000	\$418,000	12,000	12,000		\$626.73
21	3921636110	9	Active	818 E MASON	NORTHWESTERN MUTUAL LIFE	INSURANCE COMPANY	720 E WISCONSIN AVE N15	MILWAUKEE WI	53202 Special Mercantile	\$4,312,400	\$51,658,600	\$55,971,000	95,832	542,005	Obj*	\$83,920.38
21	3921656112	4	Active	800 E WISCONSIN	NORTHWESTERN MUTUAL LIFE	INSURANCE CO	720 E WISCONSIN AV	MILWAUKEE WI	53202 Special Mercantile			\$54,768,000	164,546	451,964	Obj*	\$82,116.65
21	3921679000	X	Active	815 E MICHIGAN	US BANK NATIONAL BANK	C/O AMY HERNESMAN	2800 E LAKE ST	MINNEAPOLIS, MN	55406 Special Mercantile	\$5,232,600	\$1,372,900	\$6,605,500	65,408	65,161		\$9,903.99
21	3921700000	2	Active	900 E WELLS	ESG PROPERTIES LLC		800 N MARSHALL ST	MILWAUKEE, WI	53202 Special Mercantile	\$201,600	\$399,400	\$601,000	5,040	3,232		\$901.11
21	3921809112	5	Active	404 E LYON	USL LAND LLC	C/O MANDEL	301 E ERIE ST	MILWAUKEE, WI	53202 Local Commercial	\$538,800	\$100	\$538,900	23,428	0	Obj	\$808.00
21	3921941130	1	Active	310 E KNAPP	MORRISTOWN PLAZA ASSOC LTI	ATTN: MALCOLM CHAIFE1	100 QUARRY RD, STE B	HAMBURG, NJ	07419 Special Mercantile	\$707,400	\$14,460,600	\$15,168,000	31,438	57,025		\$22,742.21
21	3922062100	X	Active	1421 N WATER	PECK FAMILY LTD LIAB CO		P.O. BOX 441	MILWAUKEE, WI	53201 Local Commercial	\$701,400	\$334,600	\$1,036,000	23,380	12,536		\$1,553.33
21	3922077000	5	Active	1301 N EDISON	PARKING MANAGEMENT OF	WISCONSIN, INC	800 N 4TH ST	MILWAUKEE, WI	53203 Special Mercantile	\$1,368,500	\$0	\$1,368,500	45,618	45,618		\$2,051.87
21	3922096112	9	Active	1303 N BROADWAY	M & I MARSHALL & ILSLEY BANK		770 N WATER ST	MILWAUKEE WI	53202 Special Mercantile	\$1,062,800	\$28,200	\$1,091,000	70,854	70,854		\$1,635.80
21	3922127100	2	Active	1214 N WATER	M & I MARSHALL & ILSLEY BANK		770 N WATER ST	MILWAUKEE WIS	53202 Special Mercantile	\$735,300	\$1,361,700	\$2,097,000	77,400	77,400		\$3,144.15
21	3922131000	8	Active	1245 N WATER	PAGET ON WATER LLC		1019 N OLD WORLD 3RD ST	MILWAUKEE WI	53203 Special Mercantile	\$57,900	\$971,100	\$1,029,000	4,821	16,324		\$1,542.84
21	3922132000	3	Active	1241 N WATER	DOUGLAS J WIED & SHIRLEY M	WIED, TRUSTEES DOUGL	10910 N PEBBLE LA	MEQUON WI	53092 Special Mercantile	\$28,900	\$132,100	\$161,000	2,410	1,998		\$241.40
21	3922133100	5	Active	1233 N WATER	PAGET ON WATER LLC		1019 N OLD WORLD 3RD ST	MILWAUKEE WI	53203 Special Mercantile	\$115,700	\$226,300	\$342,000	9,642	9,642		\$512.78
21	3922136000	5	Active	1221 N WATER	WARD & KENNEDY CO		P O BOX 240045	MILWAUKEE WI	53224 Special Mercantile	\$101,200	\$1,113,800	\$1,215,000	8,437	10,535	Obj	\$1,821.72
21	3922137000	0	Active	1217 N WATER	THOMAS DEER		1217 N WATER ST	MILWAUKEE, WI	53202 Special Mercantile	\$43,400	\$50,500	\$93,900	3,616	3,616		\$140.79
21	3922138000	6	Active	1215 N WATER	THOMAS DEER		1215 N WATER ST	MILWAUKEE, WI	53202 Special Mercantile	\$26,800	\$179,200	\$206,000	2,230	4,420		\$308.87
21	3922139000	1	Active	1213 N WATER	FORTNEY FORTNEY & FORTNEY	LLC	308 THIRD ST SOUTH	LA CROSSE, WI	54601 Special Mercantile	\$31,700	\$464,300	\$496,000	2,642	3,608		\$743.68
21	3922140000	7	Active	1209 N WATER	FORTNEY FORTNEY & FORTNEY	LLC	308 N 3RD ST SOUTH	LA CROSSE, WI	54601 Special Mercantile	\$28,900	\$399,100	\$428,000	2,410	2,510		\$641.72
21	3922141000	2	Active	1207 N WATER	BARBARA L SHAFTON TRUSTEE	BARBARA L SHAFTON LIV	5205 N IRONWOOD RD #201	GLENDAL, WI	53217 Special Mercantile	\$50,400	\$730,600	\$781,000	4,200	12,144		\$1,171.00
21	3922142000	8	Active	146 E JUNEAU	CHARLOTTE D VOLK TRUST U/A	D12-02-02	2944 S 39TH ST	MILWAUKEE WI	53215 Special Mercantile	\$14,400	\$221,600	\$236,000	1,200	3,420		\$353.85
21	3922143000	3	Active	144 E JUNEAU	CHARLOTTE D VOLK TRUST	DTD 12/02/02	2944 S 39TH ST	MILWAUKEE WI	53215 Special Mercantile	\$21,600	\$269,400	\$291,000	1,800	1,800		\$436.31
21	3922146100	6	Active	134 E JUNEAU	ROSSI & ROSSI LLC		PO BOX 108	CHICAGO IL	60690 Special Mercantile	\$87,100	\$416,900	\$504,000	7,259	3,592		\$755.67
21	3922149111	8	Active	1232 N EDISON	1232 NORTH EDISON LLC		1232 N EDISON ST	MILWAUKEE, WI	53202 Special Mercantile	\$225,600	\$483,400	\$709,000	28,920	17,112		\$1,063.04
21	3922150111	3	Active	1201 N EDISON	1201 NORTH EDISON LLC		1232 N EDISON ST	MILWAUKEE WI	53202 Special Mercantile	\$816,900	\$25,000	\$841,900	27,229	25,932		\$1,262.31
21	3922301100	8	Active	250 E KILBOURN	MORTGAGE GUARANTY INSURAN	CORPORATION	250 E KILBOURN AV	MILWAUKEE WI	53202 Special Mercantile	\$3,704,800	\$22,826,200	\$26,531,000	105,851	210,552		\$39,779.38
21	3922352000	X	Active	135 E KILBOURN	MARCUS W LLC		100 E WISCONSIN AV, STE 1900	MILWAUKEE, WI	53202 Special Mercantile	\$1,464,400	\$14,635,600	\$16,100,000	29,229	214,710		\$24,139.61
21	3922361000	9	Active	107 E KILBOURN	HUB MILW CENTER PROPERTIES	LLC C/O MIDWEST PROPRT	400 LAZELLE RD STE 4	COLUMBUS OH	43240 Special Mercantile	\$1,336,400	\$51,713,600	\$53,050,000	26,738	378,717	Obj	\$79,540.76
21	3922401000	5	Active	815 N WATER	HALES CORNERS DEV CORP	C/O ASSOCIATED BANK R	206 N WISCONSIN ST	DEPERE, WI	54115 Special Mercantile	\$956,200	\$3,343,800	\$4,300,000	15,936	30,793		\$6,447.22
21	3922423000	5	Active	1010 N WATER	BEVERLY HILLS PROPERTIES I	MODERN PRODUCTS INC	1000 N WATER ST, SUITE 900	MILWAUKEE, WI	53202 Special Mercantile	\$103,700	\$1,178,300	\$1,282,000	2,593	11,860		\$1,922.17
21	3922424000	0	Active	1000 N WATER	AAP PROPERTIES LLC		1000 N WATER ST, SUITE #900	MILWAUKEE, WI	53202 Special Mercantile	\$2,385,800	\$18,914,200	\$21,300,000	59,645	283,450		\$31,936.25
21	3922431000	9	Active	740 N PLANKINTON	RIVER BANK PLAZA LLC		740 N PLANKINTON AV	MILWAUKEE, WI	53203 Special Mercantile	\$1,385,100	\$2,992,900	\$4,378,000	34,627	81,865		\$6,564.17
21	3922441000	3	Active	123 E WELLS	CITY HALL SQUARE LLC	C/O MARVIN F POER & CC	2211 YORK RD STE 222	OAK BROOK, IL	60523 Special Mercantile	\$1,401,300	\$2,219,700	\$3,621,000	35,032	94,167		\$5,429.16
21	3922442000	9	Active	107 E WELLS	FAB LLC		1443 N PROSPECT AV	MILWAUKEE WI	53202 Special Mercantile	\$236,900	\$126,100	\$363,000	5,923	8,014		\$544.27
21	3922511000	3	Active	767 N WATER	PACHEFSKY PROP LLC		6005 N 76TH ST	MILWAUKEE, WI	53218 Special Mercantile	\$80,000	\$279,000	\$359,000	2,001	6,000		\$538.27
21	3922512000	9	Active	765 N WATER	DAVID D VOIGHT		6122 W RICHMOND AVE	MILWAUKEE WI	53210 Special Mercantile	\$80,000	\$147,000	\$227,000	2,001	4,000		\$340.35
21	3922513000	4	Active	761 N WATER	TAP PROPERTIES LLC		1030 N WATER ST	MILWAUKEE WI	53202 Special Mercantile	\$72,000	\$407,000	\$479,000	1,801	4,617		\$718.19
21	3922514000	X	Active	759 N WATER	DEAN N JENSEN		759 N WATER ST	MILWAUKEE, WI	53202 Special Mercantile	\$70,000	\$262,000	\$332,000	1,751	3,340		\$497.79
21	3922531000	2	Active	771 N WATER	WATER STREET ASSOCIATES LL		411 E VERONA AV	VERONA WI	53593 Special Mercantile	\$106,600	\$928,400	\$1,035,000	2,666	7,983		\$1,551.83
21	3922562100	8	Active	1101 N MARKET	SSG PROPERTIES LLC		270 E HIGHLAND AV STE E	MILWAUKEE WI	53202 Special Mercantile	\$392,200	\$4,072,800	\$4,465,000	32,686	60,069		\$6,694.62

											2010 BID					
BID	Taxkey	C	Status	Property Address	Owner1	Owner2	Owner Mailing Address	Owner City State	Owner Property Class	Land	Improvement	Total	Lot Sq Ft	Bldg Sq Ft	Objection	Assessment
21	3922572100	2	Active	1114 N WATER	SSG PROPERTIES LLC		270 E HIGHLAND AVE STE E	MILWAUKEE WI	53202 Special Mercantile	\$204,800	\$1,106,200	\$1,311,000	17,068	12,778		\$1,965.65
21	3922870000	6	Active	270 E HIGHLAND	BLATZ CONDOMINIUM ASSOC	INC	700 N WATER ST #400	MILWAUKEE WI	53202 Special Mercantile	\$15,600	\$95,400	\$111,000	1,304	2,811		\$166.43
21	3922871000	1	Active	270 E HIGHLAND	BLATZ OFFICES LLC		270 E HIGHLAND AV, STE A	MILWAUKEE, WI	53202 Special Mercantile	\$8,200	\$121,800	\$130,000	682	1,471		\$194.92
21	3922872000	7	Active	270 E HIGHLAND	BLATZ OFFICES LLC		270 E HIGHLAND AV, STE A	MILWAUKEE, WI	53202 Special Mercantile	\$3,700	\$53,900	\$57,600	306	660		\$86.36
21	3922873000	2	Active	270 E HIGHLAND	BLATZ OFFICES LLC		270 E HIGHLAND AV, STE A	MILWAUKEE, WI	53202 Special Mercantile	\$5,300	\$19,000	\$24,300	443	956		\$36.43
21	3922874000	8	Active	270 E HIGHLAND	BLATZ OFFICES LLC		270 E HIGHLAND AV, STE A	MILWAUKEE, WI	53202 Special Mercantile	\$11,600	\$41,000	\$52,600	966	2,083		\$78.87
21	3922875000	3	Active	270 E HIGHLAND	BLATZ OFFICES LLC		270 E HIGHLAND AV, STE A	MILWAUKEE, WI	53202 Special Mercantile	\$8,000	\$28,700	\$36,700	665	1,434		\$55.03
21	3922922000	8	Active	1150 N WATER	DOC MILW LP	C/O DOC REALTY	1915 N WATER ST # 100	MILWAUKEE WI	53202 Special Mercantile	\$1,060,300	\$8,439,700	\$9,500,000	21,205	0		\$14,243.87
21	3930402100	8	Active	330 E KILBOURN	FLANDERS WESTBOROUGH	DELAWARE INC	330 E KILBOURN AV #565	MILWAUKEE, WI	53202 Special Mercantile			\$48,033,000	79,123	457,480	Obj*	\$72,018.50
21	3930412000	6	Active	1020 N BROADWAY	HISTORIC HOLDINGS LLC	C/O GROHMANN INDUST	1020 N BROADWAY	MILWAUKEE, WI	53202 Special Mercantile	\$149,900	\$2,750,100	\$2,900,000	12,492	37,673		\$4,348.13
21	3930451000	9	Active	925 E WELLS	CUDAHY TOWER APTS LLC		925 E WELLS ST	MILWAUKEE WI	53202 Mercantile Apartment	\$2,268,000	\$6,385,000	\$8,653,000	33,662	122,724		\$12,973.92
21	3930462000	9	Active	777 N CASS	NORTHWESTERN LIFE INS CO	N15NE	720 E WISCONSIN AVE	MILWAUKEE, WI	53202 Special Mercantile	\$3,228,800	\$4,894,200	\$8,123,000	71,751	0		\$12,179.26
21	3930471100	4	Active	920 E MASON	BRUCE M PECKERMAN	JEANETTE C PECKERMAN	920 E MASON ST	MILWAUKEE WI	53202 Special Mercantile	\$28,000	\$542,000	\$570,000	467	5,635		\$854.63
21	3930532000	9	Active	906 E MASON	BRUCE M PECKERMAN	JEANETTE C PECKERMAN	920 E MASON ST	MILWAUKEE WI	53202 Special Mercantile	\$159,000	\$47,000	\$206,000	7,956	7,956		\$308.87
21	3930541000	8	Active	741 N MILWAUKEE	BRIAN CHARLES ZARLETTI		1021 MILWAUKEE AV	SO MILWAUKEE, WI	53172 Special Mercantile	\$18,800	\$59,200	\$78,000	470	2,300		\$866.63
21	3930581000	6	Active	714 N MILWAUKEE	SAKE II LLC		4168 N BARTLETT AV	MILWAUKEE, WI	53211 Special Mercantile	\$59,500	\$677,500	\$737,000	2,379	9,468		\$1,105.02
21	3930582000	1	Active	710 N MILWAUKEE	PLANET DEVELOPMENT LLC		710 N MILWAUKEE ST	MILWAUKEE WI	53202 Special Mercantile	\$58,300	\$501,700	\$560,000	2,330	6,522		\$839.64
21	3930601000	3	Active	555 E WELLS	CATHEDRAL PLCE LLC		788 N JEFFERSON ST #800	MILWAUKEE, WI	53202 Special Mercantile	\$697,700	\$31,788,300	\$32,486,000	17,442	200,000		\$48,708.03
21	3930602000	9	Active	535 E WELLS	CATHEDRAL PLCE LLC		788 N JEFFERSON ST STE 800	MILWAUKEE WI	53202 Special Mercantile	\$78,300	\$2,904,700	\$2,983,000	1,957	19,000	Obj	\$4,472.57
21	3930611000	8	Active	715 N MILWAUKEE	G/S PARTNERSHIP		PO BOX 648,	MILWAUKEE WI	53201 Special Mercantile	\$11,900	\$86,000	\$97,900	475	21,240		\$146.79
21	3930612000	3	Active	717 N MILWAUKEE	G/S PARTNERSHIP		PO BOX 648	MILWAUKEE WI	53201 Special Mercantile	\$37,300	\$154,700	\$192,000	1,491	21,240		\$287.88
21	3930613000	9	Active	719 N MILWAUKEE	G/S PARTNERSHIP		PO BOX 648	MILWAUKEE WI	53201 Special Mercantile	\$37,300	\$133,700	\$171,000	1,490	21,240		\$256.39
21	3930614000	4	Active	723 N MILWAUKEE	G/S PARTNERSHIP		PO BOX 648	MILWAUKEE WI	53201 Special Mercantile	\$36,000	\$90,000	\$126,000	1,440	21,240		\$188.92
21	3930631000	7	Active	924 E WELLS	UNIVERSITY CLUB OF MILWAUKE		924 E WELLS ST	MILWAUKEE WI	53202 Special Mercantile	\$1,832,600	\$672,400	\$2,505,000	18,326	53,220		\$3,755.88
21	3930791000	8	Active	724 N MILWAUKEE	PALERMATHEN LLC	C/O DEMETRIOS DIMITRC	1522 N PROSPECT AV #802	MILWAUKEE, WI	53202 Special Mercantile	\$119,800	\$532,200	\$652,000	4,791	9,200	Obj	\$977.58
21	3930782000	3	Active	722 N MILWAUKEE	PALERMATHEN LLC	C/O DEMETRIOS DIMITRC	1522 N PROSPECT AV #802	MILWAUKEE, WI	53202 Special Mercantile	\$63,100	\$261,900	\$325,000	2,524	6,080	Obj	\$487.29
21	3930857000	6	Active	825 N PROSPECT	UNIVERSITY CLUB TOWER LLC		825 N PROSPECT AV #PARK	MILWAUKEE WI	53202 Special Mercantile	\$0	\$1,400,000	\$1,400,000	0	0		\$2,099.10
21	3930871000	2	Active	768 N MILWAUKEE	WILSON BLDG LLC		788 N JEFFERSON ST, STE 800	MILWAUKEE, WI	53202 Special Mercantile	\$86,200	\$1,000	\$87,200	3,449	0		\$130.74
21	3930872000	8	Active	752 N MILWAUKEE	MONROE BUILDING LLC		788 N JEFFERSON ST # 800	MILWAUKEE WI	53202 Special Mercantile	\$359,300	\$3,841,700	\$4,201,000	14,370	44,194		\$6,298.79
21	3930931000	8	Active	770 N JEFFERSON	WASHINGTON SQUARE ASSN 111LTD PARTNERSHIP		788 N JEFFERSON ST #800	MILWAUKEE WI	53202 Special Mercantile	\$609,600	\$1,921,400	\$2,531,000	15,240	86,400	Obj	\$3,794.87
21	3930932000	3	Active	506 E MASON	WASHINGTON SQUARE ASSN 111LTD PARTNERSHIP		788 N JEFFERSON ST #800	MILWAUKEE WI	53202 Special Mercantile	\$609,600	\$2,994,400	\$3,604,000	15,240	0		\$5,403.67
21	3930942000	8	Active	711 E KILBOURN	701 E KILBOURN LLC		1840 FARWELL AVE STE 203	MILWAUKEE WI	53202 Special Mercantile	\$302,600	\$0	\$302,600	6,725	0		\$453.70
21	3960251000	3	Active	622 N CASS	US BANK NATIONAL ASSN	C/O AMY HERNESMAN	2800 E LAKE ST	MINNEAPOLIS, MN	55406 Special Mercantile	\$5,234,900	\$7,496,100	\$12,731,000	52,297	275,036		\$19,088.28
21	3960252100	5	Active	875 E WISCONSIN	875 EAST SPONSOR LLC	ET AL	10700 RESEARCH DR STE 1	WAUWATOSA WI	53226 Special Mercantile	\$6,201,600	\$49,829,400	\$56,031,000	61,954	209,000		\$84,010.34
21	3970102100	6	Active	401 N 3RD	CULLEN OAKLAND INC		PO BOX 112	ATLANTA, GA	30301 Special Mercantile	\$41,300	\$114,700	\$156,000	7,500	7,500		\$233.90
21	3970106112	1	Active	341 W ST PAUL	MENOMONEE RP LLC		1233 N MAYFAIR RD # 117	WAUWATOSA WI	53226 Special Mercantile	\$2,837,300	\$16,662,700	\$19,500,000	405,329	941,109		\$29,237.42
21	3970108111	4	Active	333 N PLANKINTON	PRITZLAFF REDEVELOPMENT LLI		10535 W COLLEGE AV	FRANKLIN, WI	53132 Special Mercantile	\$453,500	\$2,548,000	\$3,001,500	90,700	302,506		\$4,500.31
21	3970141100	9	Active	223 W WISCONSIN	GRAND AVE CITY MALL LLC		275 W WISCONSIN AV, STE 5	MILWAUKEE, WI	53203 Special Mercantile	\$103,300	\$1,494,700	\$1,598,000	1,878	18,572		\$2,395.97
21	3970152100	9	Active	300 W MICHIGAN	MIL-COURT I, LLC ET AL	MIL-COURT II, LLC	27200 AGOURA RD #201	CALABASAS, CA	91301 Special Mercantile	\$1,332,600	\$20,567,400	\$21,900,000	44,457	112,472		\$32,835.87
21	3970181110	4	Active	301 W WISCONSIN	BOSTCO LLC		301 W WISCONSIN AV	MILWAUKEE WI	53203 Special Mercantile	\$429,000	\$30,000	\$459,000	10,714	30,927		\$688.20
21	3970181112	0	Active	275 W WISCONSIN	GRAND AVE CITY MALL LLC		275 W WISCONSIN AVE STE 5	MILWAUKEE WI	53203 Special Mercantile	\$139,100	\$1,094,900	\$1,234,000	2,529	15,992		\$1,850.20
21	3970185000	2	Active	301 W WISCONSIN	BOSTCO LLC		301 W WISCONSIN AVE STE 400	MILWAUKEE WI	53203 Special Mercantile	\$779,200	\$1,869,800	\$2,649,000	14,167	40,924		\$3,971.79
21	3970192100	7	Active	360 W ST PAUL	PALMOLIVE BUILDING COMPANY LIMITED PARTNERSHIP		732 N JACKSON ST, STE 890	MILWAUKEE WI	53202 Special Mercantile	\$2,100	\$79,500	\$81,600	378	866		\$122.35
21	3970193100	2	Active	350 W ST PAUL	PALMOLIVE BUILDING COMPANY LIMITED PARTNERSHIP		732 N JACKSON ST STE 300	MILWAUKEE WI	53202 Special Mercantile	\$23,600	\$726,400	\$750,000	4,284	11,097		\$1,124.52
21	3970194100	8	Active	350 W ST PAUL	PALMOLIVE BUILDING COMPANY LIMITED PARTNERSHIP		732 N JACKSON ST STE 300	MILWAUKEE WI	53202 Special Mercantile	\$24,600	\$742,400	\$767,000	4,927	11,719		\$1,150.01
21	3970195100	3	Active	350 W ST PAUL	PALMOLIVE BUILDING COMPANY LIMITED PARTNERSHIP		732 N JACKSON ST STE 300	MILWAUKEE WI	53202 Special Mercantile	\$27,100	\$722,900	\$750,000	4,927	11,330		\$1,124.52
21	3970196100	9	Active	350 W ST PAUL	PALMOLIVE BUILDING COMPANY LIMITED PARTNERSHIP		732 N JACKSON ST STE 300	MILWAUKEE WI	53202 Special Mercantile	\$24,600	\$725,400	\$750,000	4,927	11,680		\$1,124.52
21	3970197100	4	Active	350 W ST PAUL	PALMOLIVE BUILDING COMPANY LIMITED PARTNERSHIP		732 N JACKSON ST STE 300	MILWAUKEE WI	53202 Special Mercantile	\$24,400	\$748,600	\$773,000	4,890	11,254		\$1,159.00
21	3970201000	8	Active	161 W WISCONSIN	GRAND AVE CITY MALL LLC		161 W WISCONSIN AV	MILWAUKEE, WI	53203 Special Mercantile	\$514,000	\$70,000	\$584,000	9,345	49,262		\$875.62
21	3970202000	3	Active	161 W WISCONSIN	GRAND AVE CITY MALL LLC		161 W WISCONSIN AV	MILWAUKEE, WI	53203 Special Mercantile	\$267,100	\$1,532,900	\$1,800,000	4,856	25,350		\$2,698.84
21	3970203000	9	Active	161 W WISCONSIN	GRAND AVE CITY MALL LLC		161 W WISCONSIN AV	MILWAUKEE, WI	53203 Special Mercantile	\$0	\$0	\$0	7,879	41,445		\$0.00
21	3970204000	4	Active	161 W WISCONSIN	GRAND AVE CITY MALL LLC		161 W WISCONSIN AV	MILWAUKEE, WI	53203 Special Mercantile	\$640,000	\$5,560,000	\$6,200,000	11,636	61,145		\$9,296.00
21	3970205000	X	Active	161 W WISCONSIN	GRAND AVE CITY MALL LLC		161 W WISCONSIN AV	MILWAUKEE, WI	53203 Special Mercantile	\$619,800	\$2,685,200	\$3,305,000	11,269	59,470		\$4,955.37
21	3970206000	5	Active	161 W WISCONSIN	SUNSET INVESTORS PLANKINTO LLC		10535 W COLLEGE AV	FRANKLIN, WI	53132 Special Mercantile	\$514,000	\$240,000	\$754,000	9,345	49,465		\$1,130.51
21	3970208100	2	Active	161 W WISCONSIN	SUNSET INVESTORS PLANKINTO LLC		10535 W COLLEGE AV	FRANKLIN, WI	53132 Special Mercantile	\$246,800	\$853,200	\$1,100,000	4,487	29,419		\$1,649.29
21	3970212000	8	Active	161 W WISCONSIN	SUNSET INVESTORS PLANKINTO LLC		10535 W COLLEGE AV	FRANKLIN, WI	53132 Special Mercantile	\$141,000	\$354,000	\$495,000	2,564	13,131		\$742.18
21	3970331000	5	Active	101 W WISCONSIN	IVORY RETAIL OFFICE	INVESTORS LLC	648 N PLANKINTON AVE	MILWAUKEE, WI	53203 Special Mercantile	\$158,000	\$342,000	\$500,000	7,890	89,639		\$749.68

													2010 BID			
BID	Taxkey	C	Status	Property Address	Owner1	Owner2	Owner Mailing Address	Owner City State	Owner Property Class	Land	Improvement	Total	Lot Sq Ft	Bldg Sq Ft	Objection	Assessment
21	3970332000	0	Active	101 W WISCONSIN	IVORY RETAIL OFFICE	INVESTORS LLC	648 N PLANKINTON AVE	MILWAUKEE, WI	53203 Special Mercantile	\$262,200	\$4,587,800	\$4,850,000	13,098	73,442		\$7,271.87
21	3970333000	6	Active	101 W WISCONSIN	HISTORIC HOTEL MILWAUKEE	LLC	PO BOX 06019	CHICAGO IL	60606 Special Mercantile	\$473,900	\$13,126,100	\$13,600,000	23,671	133,188	Obj	\$20,391.22
21	3970334000	1	Active	101 W WISCONSIN	AMERICAN SOCIETY FOR	QUALITY INC	600 N PLANKINTON AV	MILWAUKEE, WI	53203 Special Mercantile	\$379,100	\$9,652,900	\$10,032,000	18,937	106,202		\$15,041.53
21	3970335000	7	Active	101 W WISCONSIN	IVORY RETAIL/OFFICE	INVESTORS LLC	648 N PLANKINTON AVE	MILWAUKEE, WI	53203 Special Mercantile	\$306,400	\$5,383,600	\$5,690,000	15,307	86,023	Obj	\$8,531.33
21	3970421000	4	Active	331 W WISCONSIN	BOSTCO LLC	C/O BONTON, ATTN: TAX	2801 E MARKET ST	YORK, PA	17402 Special Mercantile	\$770,800	\$2,609,200	\$3,380,000	19,277	129,798		\$5,067.82
21	3970422000	X	Active	331 W WISCONSIN	BOSTCO LLC	C/O BONTON, ATTN: TAX	2801 E MARKET ST	YORK, PA	17402 Special Mercantile	\$1,041,800	\$5,600,200	\$6,642,000	26,054	170,449		\$9,958.71
21	3970423000	5	Active	331 W WISCONSIN	BOSTCO LLC		301 W WISCONSIN AVE STE 400	MILWAUKEE WI	53203 Mercantile Apartment	\$525,000	\$7,867,000	\$8,392,000	30,009	196,285	Obj	\$12,582.58
21	3970531000	2	Active	176 W MICHIGAN	GRAND AVE CITY MALL LLC		275 W WISCONSIN AVE	MILWAUKEE, WI	53203 Special Mercantile	\$4,158,000	\$1,353,000	\$5,511,000	75,600	0		\$8,262.94
21	3970541100	3	Active	275 W WISCONSIN	GRAND AVE CITY MALL LLC		275 W WISCONSIN AVE STE 5	MILWAUKEE WI	53203 Special Mercantile	\$5,222,400	\$2,077,600	\$7,300,000	94,953	108,885		\$10,945.29
21	3970542000	2	Active	629 N BROADWAY	DTC LLC	C/O JOHN KLEMENT	10060 W LOOMIS RD	FRANKLIN WI	53132 Special Mercantile	\$7,600	\$91,600	\$99,200	944	2,063		\$148.74
21	3970543000	8	Active	631 N BROADWAY	DTC LLC	C/O JOHN KLEMENT	10060 W LOOMIS RD	FRANKLIN WI	53132 Special Mercantile	\$10,000	\$51,900	\$61,900	1,252	2,737		\$92.81
21	3970544000	3	Active	633 N BROADWAY	DTC LLC	C/O JOHN KLEMENT	10060 W LOOMIS RD	FRANKLIN WI	53132 Special Mercantile	\$3,600	\$37,300	\$40,900	447	976		\$61.32
21	3970545000	9	Active	635 N BROADWAY	DTC LLC	C/O JOHN KLEMENT	10060 W LOOMIS RD	FRANKLIN WI	53132 Special Mercantile	\$9,900	\$51,100	\$61,000	1,233	2,695		\$91.46
21	3970546000	4	Active	637 N BROADWAY	DTC LLC	C/O JOHN KLEMENT	10060 W LOOMIS RD	FRANKLIN WI	53132 Special Mercantile	\$3,700	\$56,600	\$60,300	464	1,015		\$90.41
21	3970547000	X	Active	227 E WISCONSIN	DTC LLC	C/O JOHN KLEMENT	10060 W LOOMIS RD	FRANKLIN WI	53132 Special Mercantile	\$20,800	\$120,200	\$141,000	2,600	5,682		\$211.41
21	3970548000	5	Active	225 E WISCONSIN	DTC LLC	C/O JOHN KLEMENT	10060 W LOOMIS RD	FRANKLIN WI	53132 Special Mercantile	\$16,400	\$78,400	\$94,800	2,044	4,468		\$142.14
21	3970549000	0	Active	221 E WISCONSIN	DTC LLC	C/O JOHN KLEMENT	10060 W LOOMIS RD	FRANKLIN WI	53132 Special Mercantile	\$12,700	\$68,500	\$81,200	1,588	3,472		\$121.75
21	3970550000	6	Active	223 E WISCONSIN	DTC LLC	C/O JOHN KLEMENT	10060 W LOOMIS RD	FRANKLIN WI	53132 Special Mercantile	\$4,500	\$54,900	\$59,400	565	1,236		\$89.06
21	3970551000	1	Active	219 E WISCONSIN	DTC LLC	C/O JOHN KLEMENT	10060 W LOOMIS RD	FRANKLIN WI	53132 Special Mercantile	\$12,600	\$134,400	\$147,000	1,570	3,432		\$220.41
21	3970552000	7	Active	217 E WISCONSIN	DTC LLC	C/O JOHN KLEMENT	10060 W LOOMIS RD	FRANKLIN WI	53132 Special Mercantile	\$4,800	\$55,700	\$60,500	604	1,320		\$90.71
21	3970764130	8	Active	627 N 2ND	GRAND AVE CITY MALL LLC		627 N 2ND ST	MILWAUKEE WI	53203 Special Mercantile	\$0	\$0	\$0	0	1,614		\$0.00
21	3970765200	8	Active	607 N 2ND	GRAND AVE CITY MALL LLC		607 N 2ND ST	MILWAUKEE WI	53203 Special Mercantile	\$0	\$0	\$0	0	0		\$0.00
21	3981202100	5	Active	635 N JAMES LOVELL	BADGER COACHES INC		5501 FEMRITE DR	MADISON WI	53718 Special Mercantile	\$240,000	\$212,000	\$452,000	12,000	8,750		\$677.71
21	3981204100	6	Active	701 W WISCONSIN	SHAFTON FAMILY LTD	PARTNERSHIP	5205 N IRONWOOD RD # 201	GLENDALE, WI	53217 Special Mercantile	\$259,200	\$1,142,800	\$1,402,000	18,000	28,557		\$2,102.10

TOTAL ASSESSED VALUE \$2,012,182,400
 2010 Budget \$3,016,975
 Multiplier 0.00149935
 Mill Rate 1.49935463

Total 2010 BID Assessment

\$3,016,975.00

APPENDIX D
Proposed 2010 Budget (Subject to Change)

BUSINESS IMPROVEMENT DISTRICT #21
CLEAN*SAFE*FRIENDLY
2010 BUDGET

INCOME

2010 BID #21 Assessments	\$3,016,975
Additional Income	<u>\$ 157,100</u>
TOTAL INCOME	\$3,174,075

EXPENSES

Clean Sweep Ambassador Program	
Sidewalk Cleaning	\$ 557,000
Landscaping	\$ 331,218
Graffiti Removal	<u>\$ 11,500</u>
	\$ 899,718 (28.3% of total)
Public Service Ambassador Program	\$ 888,000 (28.0% of total)
Administrative	\$ 448,154 (14.1% of total)
Public Information/Marketing/Business Retention/Recruitment	<u>\$ 938,203</u> (29.6% of total)
TOTAL EXPENSES	\$3,174,075