

BUSINESS IMPROVEMENT DISTRICT NO. 2

2009 PROPOSED OPERATING PLAN

September 10, 2008

Submitted by:

Historic Third Ward Association Inc.

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Third Floor

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I. INTRODUCTION

A. BACKGROUND

In 1984, the State of Wisconsin created 66.1109 (formerly S. 66.608) of the Statutes (Appendix, Exhibit A) enabling Cities to establish Business Improvement Districts (BIDs).

The purpose of the law 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.)

The City of Milwaukee created Business Improvement District No. 2 ("BID-2") and approved its initial operating plan via Common Council Resolution No. 870501, adopted by reference October 6, 1987. (Appendix, Exhibit B)

Since 1988, BID-2 has submitted yearly-amended plans adding and modifying its plan objectives as part of its ongoing management and promotion of the district, including in some instances its financing arrangements and assessment methodologies. This amended Plan shall govern operation of BID-2 during calendar year 2009.

B. PHYSICAL SETTING

Business Improvement District No. 2 encompasses the Third Ward, which occupies a strategic location within the Milwaukee central business district (CBD). It is located adjacent to Interstate 794, just south of the downtown. The Third Ward is within 6 to 8 blocks of Downtown's primary retail shopping district, although separated from it by I-794, an elevated expressway. The importance and proximity of Interstate 794, with its connections to the north, south and west have taken on new significance in light of the recent redesign and rebuild of the Marquette Interchange. The Third Ward includes the Summerfest grounds and is adjacent to the emerging Milwaukee Lakeshore State Park. The Third Ward also occupies frontage along the Milwaukee River to the west and south.

The Third Ward also contains a large concentration of historic late 19th and early 20th century industrial and warehouse buildings, and is one of the last remaining intact warehouse districts in the country. In 1984 the National Register of Historic Places accepted 70 buildings spanning approximately 10 square blocks as "The Historic Third Ward District." While several individual buildings are outstanding architecturally, it is the overall "ensemble" which gives the Third Ward its special identity. The large number of older multistory buildings, located in close proximity, and the interrelationships between buildings and the overall environment give the Third Ward a character unique within the region.

The Third Ward's strategic central location and its physical qualities help support its future role as a high-value commercial and residential area. Wholesaling or other low density light-industrial uses might best be either selectively maintained or eventually phased out, given the area's higher density development potential.

A primary objective of the Plan is to reinforce and enhance the historic image and character of the area through the renovation, rehabilitation and adaptive reuse of existing historic buildings and the encouragement of appropriate infill and new construction.

The City of Milwaukee worked with the Historic Third Ward in 1988 to create the first Tax Incremental Financing District within the boundaries of the Third Ward ("TID No. 11") to finance construction of substantial physical public improvements within the Third Ward (the "TID improvements"). In 1998 the City of Milwaukee authorized the creation of a second Tax Incremental Financing District within the Third Ward ("TID No. 34") to assist with the financing of the Riverwalk Project (as hereinafter described). In 2002 the project scope of TID No. 34 was amended to provide additional funds for the Riverwalk Project (as hereinafter described). In 2002 the City transferred a parcel of land at the northeast corner of North Water and St Paul Ave. to BID-2 as part of its commitment towards creating a Milwaukee Public Market. The City has also, through its Redevelopment Authority, authorized a conduit borrowing mechanism, which allowed BID-2 to initiate and complete the Third Ward Water Street Parking Structure (as hereinafter described). In April 2006 TID No. 11 was dissolved.

II. DISTRICT BOUNDARIES

The Business Improvement District is illustrated by Appendix, Exhibit C. It includes 242 taxable parcels and 40 exempt parcels, either, city, county, state, or otherwise exempt. Total (including exempt property) floor area within the district is 4,599,916 square feet and total land area is 7,684,231 square feet. (Residential is listed on the assessment sheet not included in above totals). The boundaries were established after numerous meetings with District property owners. The boundaries of the District shall be as follows: The eastern boundary shall be the western edge of Lake Michigan; the southern and southwestern boundary shall be the northern and northeastern edge of the Milwaukee River; and the northern and western boundary shall be an irregular line described as follows: commencing on the northern edge of the Milwaukee River and the eastern line of the right-of-way of North 2nd Street, extended; thence north along the eastern line of the right of way of North 2nd Street, extended, to the northern edge of the right-of-way of St. Paul Avenue; thence east along the northern edge of the right-of-way of St. Paul Avenue to a point on the eastern line of the right-of-way of N. Plankinton Avenue; thence north along the eastern line of the right-of-way line of Interstate Highway 794; thence east along the south and southwest right-of-way line of Interstate Highway 794 to the western edge of the Milwaukee River; thence northeasterly along the western edge of the Milwaukee River to a point on the southern right-of-way line of E. Clybourn Street; thence easterly on E. Clybourn Street to the edge of Lake Michigan. All area and assessment figures stated above are based on City of Milwaukee (DCD) Records dated July 2008 and the City of Milwaukee Website.

III. PROPOSED OPERATING PLAN

A. PLAN OBJECTIVES

The specific objective of BID-2 is to develop, redevelop, maintain, operate, promote, and advertise the area of the Historic Third Ward, identified herein as the "District." It is intended that the Board of BID-2 shall have all powers authorized by law, and by this Plan including, but not limited to the following powers in carrying out its objectives:

B. PROPOSED ACTIVITIES – YEAR 22

1. To undertake on its own account public improvements and/or to assist in development, underwriting or guaranteeing public improvements within the District.
2. To acquire, improve, lease and sell properties within the District, and otherwise deal in real estate as necessary to promote the economic development of the District and specifically those projects enumerated in the plan objectives as submitted.
3. To plan, implement, operate, maintain and finance a Streetscape improvements plan within the District (the "Streetscape Plan").
4. To plan, finance, construct, operate and maintain a Parking Structure on the northwest corner of North Milwaukee and East Chicago Streets (the "Third Ward Milwaukee Street Parking Structure").
5. To plan, finance, construct, operate and maintain a Parking Structure on the southeast corner of North Water and East Chicago Streets (the "Third Ward Water Street Parking Structure").
6. To plan, finance, construct, operate and maintain a Riverwalk system through the District along the Milwaukee River (the "Riverwalk Project").
7. To help plan, finance, construct, operate and maintain the Riverwalk Connector, the portion of the Riverwalk that connects the Third Ward Riverwalk to the Downtown Riverwalk.
8. To plan, finance, construct, operate and maintain and/or assist in the creation of a Public Market on the north side of St. Paul Ave. between N. Water and N. Broadway.
9. To plan, finance, construct, operate and maintain and/or assist in the creation of a Public Market Annex at 346 N Broadway.
10. To plan, finance and assist in the creation of a Public Market District, which includes all those properties within two blocks of the Public Market.
11. To develop a Market District assessment methodology which apportions the cost of creating and maintaining the Public Market and Public Market District not covered by grants and/or donations.
12. To enter into management agreements to have others manage the Public Market.
13. To enter into such agreements and extend such guarantees as necessary to acquire interests in land and property, borrow funds, design, develop and construct the Riverwalk Project.
14. To enter into agreements to refinance existing debt.
15. To assess against property in the TID No. 34 area, per the formula described hereafter, those amounts necessary to finance the debt service coming due from time to time under the bonds for the TID Improvements.
16. To enter into loan agreements as necessary with individual Riverwalk property owners on terms agreed upon to finance Riverwalk improvements necessary to the construction of the Riverwalk.
17. To enter into easement agreements as necessary with individual Riverwalk property owners on terms agreed upon as necessary to construct the Riverwalk.
18. To enter into a loan agreement, or agreements, with the City for funds necessary to finance the Riverwalk and/or Riverwalk improvements.
19. To assess against property in the District those amounts necessary to finance the loans and construction costs as described hereafter connected with the creation of the Riverwalk.
20. To use current and accumulated ramp revenues, as described in the Parking Ramp Cooperation and Development Agreement dated 6/13/94, to first pay normal and customary operation and maintenance costs of the structure, second fund repayment of City of Milwaukee Redevelopment Authority Bonds, issued for the Historic Third Ward Parking Facility Project, third, fund an interest

rate stabilization reserve, fourth pay such normal and necessary borrowing expenses such as letter of credit fees, remarketing fees and bank trustee fees.

21. To enter into such agreements and to extend such guarantees as necessary to acquire interests in land and property, borrow funds, design, develop and construct the Water Street Parking Structure, the Milwaukee Street Parking Structure, the Third Ward Streetscapes, the Third Ward Riverwalk, the Riverwalk Connector, the Public Market, the Public Market District, Public Market Annex and such other projects enumerated in the plan objectives.
22. To assess against property in BID-2 area, pursuant to the assessment formulas referred to herein, amounts necessary to meet any obligations entered into to acquire interest in land and/or property, borrow funds, design, develop, construct, operate and maintain the Water Street Parking Structure, the Milwaukee Street Parking Structure, the Third Ward Streetscapes, the Third Ward Riverwalk, the Riverwalk Connector, the Public Market, Public Market Annex, the Public Market District and such other projects enumerated in the plan objectives.
23. To take whatever action necessary to protect and maintain its status as a non-taxable governmental entity. As a BID, BID-2 is a quasi-governmental entity authorized by state statute; created, governed and appointed by the City through its legislative process, and as such, is for legal and tax purposes, an integral part of the creating municipality, both in terms of its structure and endeavors.
24. To OPERATE, MAINTAIN, LEASE and hold a SPECIAL PRIVILEGE for the ongoing financial and physical obligations of caring for and programming of the TID No. 11-funded Streetscape project.
25. To OPERATE, MAINTAIN, LEASE and hold a SPECIAL PRIVILEGE for a Parking Structure located at 212 North Milwaukee Street.
26. To OPERATE, MAINTAIN, LEASE and hold a SPECIAL PRIVILEGE for a Parking Structure located at 225 East Chicago Street.
27. To OPERATE, MAINTAIN, LEASE and hold a SPECIAL PRIVILEGE for the ongoing financial and physical obligations of caring for and programming of the Riverwalk Project.
28. To OPERATE, MAINTAIN, LEASE and hold a SPECIAL PRIVILEGE for the ongoing financial and physical obligations of caring for and programming of the Milwaukee Public Market and Annex
29. To promote new investment and appreciation in the value of existing investments of property in the District.
30. To develop, advertise and promote the existing and potential benefits of the District.
31. To manage the affairs of the District.
32. To apply for, accept and use grants and gifts for these purposes.
33. To contract with the Historic Third Ward Association, Inc., and others as necessary to carry out these goals.
34. To elect officers, hire employees and contract out work as are necessary to carry out these goals.
35. To increase police protection and add to the security of the District.
36. To make reimbursements, if necessary, out of its contingency fund for overpayments of BID-2 Assessments.
37. Maintain the appearance of the neighborhood by working to insure its safety and cleanliness.
38. Develop and implement a master operation and maintenance plan for the two Parking Structures, the Streetscapes and the Riverwalk Improvements.

39. Study feasibility of installing automated parking systems for both parking structures to increase parking opportunities and parking revenue.
40. Review additional possible funding instruments for Third Ward development.
41. Remit to the City the fifth payment toward the Riverwalk loan in the amount of \$47,209 and the fourth payment of the Dockwall loan in the amount of \$36,522.40 for a total of \$83,731.40.
42. With the completion of the Riverwalk Connector, the City has requested that BID-2 take over the maintenance component of this project. This portion of the riverwalk extends from the Clybourn St. Bridge to the Chase Bank building and is outside the area of BID-2. In return, the City will include a yearly Riverwalk Connector Maintenance Contribution to BID-2. For 2008 the amount shall be \$18,000.
43. Comply with reporting and notice requirements of public records law and open meeting law.
44. In addition, the Business Improvement District has agreed that the Historic Third Ward Association (HTWA) will do the following in 2009:
 - Continue to carry out HTWA strategic plan that was updated in January 2002.
 - Continue to participate in the implementation of the City of Milwaukee's Master Plan.
 - Continue the Graffiti Removal Program. Submit an application for a City of Milwaukee grant, if available.
 - Continue to use the "Space Available Listing" as a means of marketing available property in the Third Ward. The "listing" is available on both hard copy and on the HTWA website.
 - Continue to promote the Seasonal Trolley system.
 - Maintain the in-house bookkeeping, payroll and monthly financial reporting system that began in 1997.
 - Continue to enhance HTWA benefits of membership. The E-wire newsletter that began in 2005 is a big success.
 - Support the efforts of the "Third Ward Arts Committee" which was formed in 2000. Members include Third Ward theater groups, dance companies, galleries, artists, and MIAD. Their goal is to promote the Ward as a destination spot for the Arts and have the support of not only the Historic Third Ward Association but also including the Wisconsin Department of Tourism and the United Performing Arts Fund.
 - Coordinate events, promotion and advertising. Special events will be the 11th Annual Third Ward Jazz Festival: *A Summer Sizzle*, Christmas in the Ward and (4) Gallery Nights and the 5th Annual *Artscape – A Third Ward Sculpture Walk*.
 - Continue to work collaboratively with the East Town Association in co-sponsoring Gallery Night. This joint effort began in July 2000 and has been extremely successful in promoting the local merchants and galleries.
 - Continue to offer the merchant/business coupon validation program and the monthly parking rates at both the Milwaukee and Water Street Parking Structures.
 - In cooperation with Milwaukee World Festival, Inc., continue to address issues including crowd control, traffic, crime and clean up during events, especially during Summerfest.
 - Extend the banner program to include Harbor Drive. All Third Ward banners shall be 30" x 80", other than those located at the ICC, which shall be 24" x 48".
 - Continue to hang "Third Ward Art District" banners on existing hardware throughout the Ward, a promotional effort that began in 2000.
 - Maintain ongoing involvement with the Collaborative Downtown Association to develop retail and marketing strategies.

- Maintain a position on Board of the Alliance for Downtown Parking and Transportation to develop transportation strategies. These include redesign issues of the Park East Freeway and Marquette Interchange, on and off street parking, the connector study, mass transit, etc.
- Maintain ongoing involvement with the Downtown Collaborative Marketing Group.
- Continue efforts of our street beautification program with the intent of making the Third Ward the downtown "Flower District." Continue the hanging flower basket program utilizing 72 poles with 144 baskets.
- Continue to plant flowers in the 22 garbage cans-turned flower containers and the flowers boxes around the mid-block parks, as well as 6 planters on Buffalo Street stub end. Continue the Snow Removal Program for properties in the historic area.
- Advocate for a continuous Third Ward Riverwalk that connects the south side of Clybourn to the Lakeshore State Park.
- Accept donations and grants on behalf of the Milwaukee Public Market project.
- Enter into such agreements as necessary to manage and operate the Milwaukee Public Market
- Continue operation of an office for the District to promote new development, including the following services:
 - Maintain the current Space Available web listing and fax program. Respond to questions about available space for leasing or purchase.
 - Promote publicity and media coverage of District activities.
 - Arrange for security and increased police protection, especially during the festival season.
 - Revise, publish and distribute business-to-business directories, brochures, and other promotional materials.
 - Plan and coordinate special events.
 - Prepare the monthly e-wire *E-Scapes*, introducing new businesses and providing information to all members and constituents.
 - Continue to promote the Third Ward Sidewalk Sale for the Third Ward merchants.
 - Continue to hold Security meetings for all businesses, property owners and residents. Held quarterly on the second Tuesday, it brings awareness of the crime that is happening in our neighborhood and surrounding areas. The MPD is represented by the crime prevention officer and at times the Captain of the First District.
 - Continue to update the Website on an as-needed basis ensuring all posted information is accurate and up-to-date. Continue doing mass-emails to all Third Ward businesses for announcing neighborhood news and events.
 - Continue "WHAT'S UP IN THE WARD", our once a week newsletter filled with events, sales and promotions being offered by Third Ward paid members. The information is compiled in our office and then sent to the entire neighborhood via email.
 - Continue to provide all necessary support for the Public Market and Public Market District Projects, act as a fiscal agent for contributions, buying, leasing or otherwise dealing in land when necessary, act as agent for contracted services, apply for and accept on behalf of the Public Market public and/or private grants and/or loans and what ever else is necessary to complete these projects.
 - Green Space Initiative: Continue and expand efforts to identify and support the development of public green space. This may be accomplished by independent action,

or preferably in conjunction with nearby or other stakeholders. Administrative and operational support may be provided. Act as an agent for contracted services, apply for and accept public and/or private grants and/or loans and whatever else is necessary to complete these projects.

- Continue to work with the City regarding Third Ward Streetlighting issues. An agreement was made with the City on August 4, 2006 to resolve the issues. See Exhibit V.

C. PROPOSED 2009 BUDGET FOR YEAR TWENTY TWO

See Appendix, Exhibit T attached hereto and incorporated herein.

D. FINANCING METHOD

The proposed expenditures will be financed from revenues collected from general BID and Private Property assessments for Operating, Riverwalk Construction, Riverwalk Maintenance, and Special Assessments. It is estimated that the budget will raise \$573,030 through these assessments detailed on Appendix, Exhibit D, attached hereto and incorporated herein. Separately from this plan, as part of the City budget process, the City of Milwaukee shall contribute \$18,000 in support of the District and \$18,000 to maintain the Riverwalk Connector (a partnership including the City, Downtown Riverwalk District, and BID 2) portion of the Riverwalk. If for any reason, the City does not authorize in its budget process the contribution of \$18,000 for the maintenance of the Riverwalk Connector, the City will take over the responsibility of maintaining it.

E. ORGANIZATION OF BID BOARD

The Board of BID-2 (Board) primary responsibility will be the implementation of the District Operating Plan. This will require the Board to negotiate with providers of services and materials to carry out the plan; to enter into various contracts; to monitor development activity; to revise periodically the District plan and to ensure District compliance with the provisions, applicable statutes and regulations.

State law requires that the Board is composed of at least 5 members and that a majority of the Board members be owners or occupants of property within the District.

BID-2 Board has been structured and is operating as follows:

- Board size - 9 members.
- Composition – at least seven members are owners or occupants of property within the District. Any non-owner or non-occupant appointed to the Board shall be a resident of the City of Milwaukee.
- Term - Appointments to the Board are for a period of 3 years except that initially 3 members were appointed for a period of 2 years, and 3 members were appointed for a period of 1 year, each term ending on March 22 of the applicable year.
- Compensation - None.
- Meetings - All meetings of the Board shall be governed by the Wisconsin Open Meetings law.
- Record Keeping - Files and records of the Board's affairs shall be kept pursuant to public record requirements.

- Staffing - The Board may employ staff and/or contract for staffing services pursuant to this Plan and subsequent modifications thereof.
- Meetings – The Board shall meet regularly, at least annually, in keeping with the by-laws attached hereto as Appendix, Exhibit F. The Board shall adopt rules of order to govern the conduct of its meetings.
- The Board shall submit to the City the results of its annual audit, which shall be conducted by a qualified certified public accountant.

The following have been appointed by the Mayor to the Board and are currently serving as members:

Kendall Bruenig
 Marianne Burish
 Eric Dillner
 Michael Gardner
 Robert Joseph
 Robert Monnat
 Ronald San Felippo
 Greg Uhen
 Doug Weas

F. RELATIONSHIP TO HISTORIC THIRD WARD ASSOCIATION

BID-2 shall be a separate entity from the Historic Third Ward Association, Inc. (HTWA) notwithstanding the fact, that members, officers and directors of each may be on each board. The HTWA whose board consists of 24 members 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 its contact with the BID-2 Board, and may, and it is intended, shall, contract with BID-2 to provide services to BID-2, in accordance with BID-2's operating plan. Any contracting with HTWA to provide services to BID shall be exempt from the requirements of 62.13, Wis. Statutes because such contracts shall not be for the construction of improvements or provision of materials. If BID-2 does contract for the construction of improvements or provision of materials, it shall follow the requirements of such statutes to the extent applicable. Further, the annual accounting required under 66.1109 (3)(c), Wis. Statutes, shall be deemed to fulfill the requirements for 62.15(14) Wis. Statutes. BID-2 Board and the City shall comply with the provisions of 66.1109 Wis. Statutes, before the City inserts assessments for this BID plan onto the tax bills for the parcels assessed hereunder, only to the extent required by law, to create a lien on the parcels assessed.

IV. METHOD OF ASSESSMENT AND DISBURSEMENT

BID-2 voted on September 10, 2003 to change its Assessment Formula to a value based method that uses the City's Assessed Valuation, as on Jan 1, of the same year, as the determination factor to assess individual property owners of their share of the Assessments.

A. ASSESSMENT RATE AND METHOD

i. THE GENERAL ASSESSMENT

The variables used to determine the regular annual General Assessments are:

1. Value of the property as of January 1, of the year the Assessment is calculated, as determined by the City Assessors' Office.
2. The Gross amount of the assessment.

The assessment methodology will work as follows:

Step 1.

Add up the value of all property subject to BID-2 Assessment.

Step 2.

Divide the amount of the assessment by the total value of the property (see 1 above) to create a valuation factor or mil rate.

Step 3.

Multiply the valuation factor times the assessed value of the property to determine each BID-2 Assessment on a property by property basis.

Step 4.

After compliance with the provision of Article IV, herein, the amount of regular assessment and contingent assessment for each parcel shall be submitted to the City of Milwaukee which shall include it as a separate line item on the real estate tax bill for that parcel next issued. The City shall collect such assessment with the taxes as a special charge, and in the same manner as such taxes, and shall turn over all monies so collected to BID-2 Board for distribution in accordance with BID-2 Plan by the 15th day of the month following such collection. All BID-2 Assessments shall be held by the City in a segregated account until it is released to BID-2 Board as provided herein.

As of January 1, 2008, the property in the District had a total assessed value of over \$323,668,000. This plan proposed to assess the property in the district at a rate of \$1.54 per \$1,000 of assessable value. This does not include special assessments agreed to by specific parcels.

Appendix, Exhibit D lists the total amount to be raised through assessments in 2009 (Year Twenty Two) and the projected assessment for each parcel within BID-2. These assessment figures are estimates. They are based upon the following assumptions:

1. The budget contained herein is adopted.
2. The TID Improvements 2008 bond payments shortfall would be zero.
3. Assessed values within the District are not changed from the Tax Commissioner's July 2008 figures.
4. The total number of parcels assessed under the Plan are parcels identified in Appendix, Exhibit D.

Assessments will vary if any or all of these assumptions prove incorrect. However, it is unlikely that actual costs, floor areas, land areas, assessed values and bonding factors will vary enough from assumed conditions to produce significant changes in projected assessments.

Assessments for individual parcels within BID-2 will be established each year over the life of the District. Thus, as parcels increase or decrease in value, their assessment obligations will change.

The assessment method is designed to reflect changing conditions with BID-2. If potential benefits increase for a particular parcel (e.g., if floor area is added or new construction takes place), the assessment value relative to other parcels will increase. If potential benefits decrease (e.g., if a building is demolished), the assessment value relative to other parcels will decrease. Any BID-2 Assessments collected by the City before or after the plan year for which the Assessments were made, shall be delivered to BID-2 Board by the 15th of the month following the month during which such sums were collected, and are to be used by BID-2 Board in the same manner as if received during the applicable Plan Year. This provision is intended to govern BID Assessments prepaid in December prior to the applicable Plan Year, as well as to delinquent and late payments made after the Plan Year.

The Board shall prepare and make available to the public and the City annual reports describing the current status of BID-2, including expenditures and revenues, at the same time it submits its amended Plan to the City for the following year. This report shall include an independent certified audit of the implementation of the Plan, which shall be forwarded to the City, and which shall be paid for out of BID-2's budget.

The presentation of this Plan to the City shall be deemed a standing order of the Board under Sec. 66.1109(4) Wis. Statutes to disburse BID-2 Assessments without necessity of an additional disbursement agreement, disbursement method, or accounting method.

Disbursements made under this Plan shall be shown in the City's Budget as a line item. Disbursement procedures shall be as follows: the City shall forward a check for the full amount of the assessment minus that which is assessed for replenishing the Bond Reserves for the Water Street Parking Structure, if any is due, to the offices of BID-2.

ii. THE RIVERWALK ASSESSMENT

Those properties identified in Appendix, Exhibit J "Riverwalk Development Agreement", which are operational, will be assessed per the methodology outlined in BID-2 No. 2 First Amendment to 1998 Operating Plan, incorporated herein as Appendix, Exhibit I beginning in 2004 (Plan Year 17).

iii. THE DOCKWALL ASSESSMENT

Those properties whose dock walls have been completed and which are identified in Appendix, Exhibits O(1) through O(6) will be assessed per their agreements with BID-2.

iv. RIVERWALK MAINTENANCE ASSESSMENT

Those properties identified in Exhibit J "Riverwalk Development Agreement", which were operational, were assessed per the methodology outlined in BID-2 No. 2 First Amendment to 1998 Operating Plan, and such additional Amendments as have succeeded it, incorporated herein as Appendix, Exhibit I, beginning in 2004 (Plan Year 17).

With the addition of the Riverwalk Connector Project identified in Appendix, Exhibit R "Fifth Amendment to Riverwalk Development Agreement" and Appendix, Exhibit S "Sixth Amendment to the Riverwalk Development Agreement," the City has agreed to fund BID-2 with an \$18,000 City Contribution toward maintaining this publicly owned portion, beginning in 2006 (Plan Year 19). In the

event the \$18,000 is not allocated in the budget to BID-2 then the responsibility for maintaining the Riverwalk Connector shall be the City's.

v. CONTINGENT ASSESSMENTS

To guarantee the repayment of bond interest for monies borrowed through RACM, to finance the construction of the Third Ward Water Street Parking Structure, BID-2 pledged to assess for any shortfall in the debt service reserve account, as described in BID-2 Third Amendment to 1998 Operating Plan, attached hereto as Appendix, Exhibit M. Any contingent assessment for this purpose shall be paid based on the General BID Assessment methodology.

The actual yearly assessment for each parcel will be established when the Common Council adopts the annual operating plan update. Appendix, Exhibit D shows the percentage of payment allocated to each parcel in BID-2 using the City's July 2008 figures.

B. EXCLUDED AND EXEMPT PROPERTY

The Business Improvement District law requires the plan to include several specific statements:

1. Wis. Stats. 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 standard formula, because it is assumed that they will benefit from development in the District.
2. Wis. Stats. 66.1109 (5)(a): Property known to be used exclusively for residential purposes will not be assessed, such properties will be identified as BID Exempt Properties in Appendix, Exhibit D, as revised each year.
3. Wis. Stats. 66.1109 (1)(f)(5): A legal Opinion from the City of Milwaukee Attorney indicating that the plan complies with all applicable provisions of State law is attached to this section as Appendix, Exhibit G.
4. This Plan relies on the procedures adopted by the Common Council (Appendix, Exhibit E) and the City Attorney to review and express an opinion as to its legal sufficiency prior to action by the Common Council to adopt this plan as part of its budget.

The BID considers a property residential if the unit is used for residential purposes only and is owner occupied.

Any property status change, after the submittal of the operation plan, that results in a refund of BID fees will be refunded and paid out of the 2010 budget.

V. RELATIONSHIPS TO THE COMPREHENSIVE PLAN AND THE ORDERLY DEVELOPMENT OF THE CITY

A. CITY PLANS

Historic building development became an important component of the City's overall downtown revitalization efforts beginning with the Grand Avenue Mall project. A "Master Plan" of Urban Design and Development Potentials for the Historic Third Ward was prepared with Milwaukee Department of City Development, in September of 1986. This Master Plan identified the need for and potentials of development in the Third Ward, and suggested BID-2 method for accomplishing such goals. This

Plan is an outgrowth of these recommendations. The City has subsequently undertaken a number of planning studies involving the District, including a Downtown Master Plan, the development of Architectural Review Design Guidelines and the Third Ward Neighborhood Comprehensive Plan. These build on the original Third Ward Master Plan by putting the District in context with the City's Downtown and setting up standards, which promote the goals identified in the original Master Plan.

Creation of a Business Improvement District to facilitate District development is consistent with the City's plans and promotes the orderly development of the City in general and the Downtown area in particular.

B. CITY ROLE

The City of Milwaukee is committed to helping private property owners in the District promote its development. To this end, the City intends to play a significant role in the creation of the District and in the implementation of the development plan. In particular, the City will:

1. Pay the contribution adopted by the City in its budget process, referenced in IV, above, applied against the following parcels of public land:

3610926111-9	3920623110-X	3920624110-5	3920631110-3
3920636111-9	3920757111-7	3920778100-6	3920860100-1
3920879110-2	3920964000-0	3920986000-0	3921036100-X
3921479100-9	3921481000-3	3921486210-0	3921489100-3
3921490111-4	3921492110-7	3921493111-0	3921727100-6
3921728000-5	3921732000-7	3921734000-8	3921735000-3
3921736000-9	3922167100-0	3922169114-1	3922178120-5
3922187113-1	3922187114-X	3960001100-X	3970115111-2
3970115112-0	3978003000-7	3978004000-2	3978007000-9
4290124000-5	4298001000-1	4299998000-1	4299999000-7

2. Act as staff to the District through adoption of this plan and provide assistance as appropriate thereafter.
3. Monitor, and when appropriate, apply for outside funds that could be used in support of the District.
4. Collect assessments, maintain in a segregated account and disburse the revenues of the District to BID-2, along with identification of those BID-2 assessments included in the disbursement.
5. Review annual audits as required per 66.1109(3) (c) of the BID Statute.
6. Provide the Board, through the Tax Commissioner's Office, on or before September 1 of each plan year, the official City records on assessed value and land area and building square footage for each tax key number within the District, as of January 1 of each plan year, for the purpose of calculating BID-2 assessments.
7. Encourage the County, State, and Federal Governments to support the activities of the District.

VI. PLAN APPROVAL PROCESS

A. PUBLIC REVIEW PROCESS

The Wisconsin Business Improvement District law establishes a specific process for reviewing and approving the creation and operation of BIDs. In addition to being subject to the open meetings law a BID is required to provide annual audited financial statements to the City. Additions or amendments to a BID's Operating Plan must be passed as by the municipality's legislative process. All appointments to a BID board must be nominated by the chief municipal officer and approved by the governing body.

All of the statutory requirements to create BID-2 were followed and are on file with the City's Legislative Reference Bureau.

i. Changes to the Operating Plan

Specifically the statute allows BID-2 to change its Operating Plan annually or at other times by amendment, in both cases the process follows the same procedure.

- The Economic Development Committee of the Common Council reviews the proposed changes to BID-2 Operating Plan at a public meeting and makes a recommendation to the full Council.
- If the Common Council approves it is forwarded to the Mayor for final approval.

ii. Annual appointment of BID-2 Board Members

Appointment of BID Board members is provided for under 66.1109 (3)(a) Wis. Statutes. The responsibility of the Board shall be as follows:

1. The nominating committee of BID Board No. 2 will forward, as board members terms expire or vacancies occur, a list of potential board members to the office of the Mayor 60 days prior to the expiration of such board member's term or as vacancies occur.
2. The Mayor will appoint members to the District Board with expiring terms at least 30 days prior to the expiration of such board member's term.
3. The Economic Development Committee of the Common Council will review the Mayor's nomination at a public meeting and will make a recommendation to the full Common Council.
4. The Council will act on said recommendation.

VII. FUTURE YEARS OPERATING PLANS

A. PHASED DEVELOPMENT

It was anticipated that BID-2 would continue to revise and develop its operating plan annually, in response to changing development needs and opportunities within the District, subject to the purposes and objectives defined herein.

Section 66.1109(3)(b) of the Business Improvement District law permits the Board to annually review and make changes as appropriate in the District operating plan. Therefore, while this document outlines in general terms the complete development program, it focuses on Year Twenty Two activities for calendar year 2009 (Plan Year), and information on specific land areas, building square footage, assessed values, budget amounts and assessment amounts.

This 2009 BID-2 Operating Plan will continue to apply the assessment formula against the assessed value as determined by the City as of January 1, 2008, to raise funds to meet the 2009 annual budget. The method of assessing shall not be materially altered except with the consent of the City as approved in the Operating Plan.

B. AMENDMENT, SEVERABILITY AND EXPANSION

This Business Improvement District has been created under authority of Section 66.1109 of the Statutes of the State of Wisconsin. Should any court find any portion of this statute invalid or unconstitutional said decision will not invalidate or terminate the Business Improvement District and this Business Improvement District Plan should be amended to conform to the law without need of re-establishment. Should the legislature amend the statute to narrow or broaden the process of a Business Improvement District so as amongst other things to exclude or include as assessable properties, a certain class or classes of properties, then this BID plan may be amended by the Common Council of the City of Milwaukee as and when it conducts its annual budget approval and without necessity to undertake any other act. All of the above is specifically authorized under Section 66.1109(3) (b).

VIII. APPENDICES

The following are the Appendices of the current and previous Business Improvement District No. 2 Operating Plans, and are incorporated herein by reference, unless amended by this document:

- A. BUSINESS IMPROVEMENT DISTRICT STATUTE
- B. PETITION FOR CREATION OF BID DISTRICT
- C. BID BOUNDARIES (MAP)
- D. YEAR 22 ASSESSMENT AND METHODOLGY
- E. COMMON COUNCIL RESOLUTION CREATING BUSINESS IMPROVEMENT DISTRICT NO. 2
- F. BID NO. 2 BY-LAWS
- G. STATEMENT OF CITY ATTORNEY
- H. DEVELOPMENT OF RIVERWALK PROJECT
- I. FIRST AMENDMENT TO BID NO. 2 1998 OPERATING PLAN
- J. RIVERWALK DEVELOPMENT AGREEMENT
 - (a) Description and Timetable for Completion of all Project Segments
 - (b) Estimate Schedule of Repayments
 - (c) Estimated 2nd Year Riverwalk Project Assessments Per Property
 - (d) Estimated Riverwalk Project Budget
- K. SECOND AMENDMENT TO BID NO. 2 1998 OPERATING PLAN
- L. DEVELOPMENT OF WATER STREET PARKING STRUCTURE
- M. THIRD AMENDMENT TO BID NO. 2 1998 OPERATING PLAN
- N. DOCKWALL DEVELOPMENT LOAN AGREEMENT
- O. 2009 FISCAL YEAR DOCKWALL ASSESSMENTS PER PROPERTY
 - (1) 301 North Water
 - (2) 333 North Water
 - (3) 105 North Water
 - (4) 225 North Water
 - (5) 223 North Water
 - (6) 233 North Water
- P. FOURTH AMENDMENT TO RIVERWALK DEVELOPMENT AGREEMENT, FIRST AMENDMENT TO DOCKWALL DEVELOPMENT LOAN AGREEMENT AND THIRD AMENDMENT TO COOPERATION AGREEMENT
- Q. FIRST AMENDMENT TO RIVERWALK DEVELOPMENT AGREEMENT FOR MIAD AND FOURTH AMENDMENT TO COOPERATION AGREEMENT FOR 511 E. MENOMONEE AND 151 N. JACKSON ST BLIGHT DESIGNATION PROJECT
- R. FIFTH AMENDMENT TO RIVERWALK DEVELOPMENT AGREEMENT
- S. SIXTH AMENDMENT TO RIVERWALK DEVELOPMENT AGREEMENT
- T. 2009 BUDGET FOR YEAR 22

- U. RESOLUTION DISSOLVING TID 11**
- V. THIRD WARD STREETLIGHT AGREEMENT WITH THE CITY**

EXHIBIT D

2009 BID No. 2 Assessment Breakdown

\$ 500,000	BID No. 2 Assessments
\$ 8,750	Special Assessments
\$ 34,412	Dockwall Assessments
\$ 19,068	Riverwalk Construction
\$ 10,800	Riverwalk Maintenance
<u>\$ 573,030</u>	Total BID Assessments
\$ 18,000	City Contribution
\$ 18,000	City Contribution for Riverwalk Connector Maintenance
<u>\$ 36,000</u>	Total City Contributions
\$ 609,030	TOTAL

For Information Purposes Only

242 Assessed Commercial Tax Keys	\$ 323,668,550
529 Non-Assessed Residential Tax Keys	<u>\$ 185,234,300</u>
	\$ 508,902,850
40 Non-Assessed Exempt Tax Keys	

Business Improvement District No. 2 / Historic Third Ward Association Combined 2009 Budget

EXHIBIT T

Expenses	HTWA	PM LLC	BID	General BIC	Streetscapes	RW Maintenance	ARB	MSPS	WSPS
Payroll	\$ 246,952	\$ 196,700	\$ 224,398	\$ 48,256	\$ 57,974	\$ 30,604	\$ -	\$ 44,755	\$ 42,869
General Administration	\$ 5,000	\$ 109,500	\$ 15,500	\$ 5,000	-	-	\$ 2,500	\$ 4,000	\$ 4,000
General Liability	\$ 6,000	\$ 4,400	\$ 20,000	\$ 20,000	-	-	-	-	-
Consulting	\$ 1,500	-	\$ 4,000	\$ 4,000	-	-	-	-	-
Audit/Accounting	\$ 8,000	\$ 3,000	\$ 12,000	\$ 12,000	-	-	-	-	-
Legal Fees	\$ 1,500	-	\$ 4,000	\$ 4,000	-	-	-	-	-
Rent (includes painting offices)	\$ 32,000	-	\$ 6,300	-	-	-	-	\$ 3,300	\$ 3,000
Telephone	\$ 3,700	-	-	-	-	-	-	-	-
Office Supplies	\$ 6,000	-	-	-	-	-	-	-	-
Photocopies & Supplies	\$ 3,800	-	-	-	-	-	-	-	-
Printing & Stationary	\$ 1,200	-	-	-	-	-	-	-	-
Postage	\$ 6,000	-	-	-	-	-	-	-	-
Education & Seminars	\$ 1,600	-	-	-	-	-	-	-	-
Dues & Subscriptions	\$ 2,200	-	-	-	-	-	-	-	-
Travel	\$ 600	-	-	-	-	-	-	-	-
Programs/Special Events	\$ 65,998	\$ 116,500	-	-	-	-	-	-	-
Board & Member Event	\$ 7,000	-	\$ 1,800	-	-	-	\$ 1,800	-	-
Trolley Program	\$ 5,000	-	\$ 5,000	-	-	-	-	\$ 2,500	\$ 2,500
Real Estate/Personal Property Tax	\$ 250	-	\$ 141,000	-	-	-	-	\$ 66,000	\$ 75,000
Beautification Program	\$ 15,000	-	-	-	-	-	-	-	-
Banner Program	\$ -	-	\$ 6,000	-	\$ 6,000	-	-	-	-
ARB Coordinator	\$ -	-	\$ 15,000	-	-	-	-	-	-
Cash Management	\$ -	-	\$ 163,032	-	-	-	-	-	-
Adm Fee & Contribution to HTWA	\$ -	-	\$ 340,000	\$ 220,000	-	-	-	-	\$ 81,516
Utilities	\$ -	\$ 122,200	\$ 84,500	-	\$ 3,000	-	-	\$ 60,000	\$ 60,000
Major Maintenance	\$ -	\$ 72,000	\$ 200,000	-	\$ 100,000	\$ 13,000	-	\$ 35,000	\$ 33,500
Maintenance & Supplies	\$ -	\$ 164,000	\$ 79,000	-	\$ 15,000	\$ 4,000	-	\$ 50,000	\$ 25,000
Equipment	\$ -	-	\$ 12,500	-	\$ 12,500	-	-	\$ 43,000	\$ 17,000
Security	\$ -	-	\$ 7,500	\$ 2,500	-	-	-	\$ 2,500	\$ 2,500
Graffiti	\$ -	-	\$ 1,500	-	\$ 1,500	-	-	-	-
Regulski Mortgage	\$ -	-	\$ 24,000	-	-	-	-	-	\$ 24,000
Sales & Use Tax	\$ -	-	\$ 60,480	-	-	-	-	\$ 26,320	\$ 34,160
Riverwalk Loans	\$ -	-	\$ 83,731	\$ 83,731	-	-	-	-	-
Debt Service (Good Harvest)	\$ -	\$ 66,000	-	-	-	-	-	-	-
WSPS Bond Expenses	\$ -	-	\$ 353,000	-	-	-	-	-	\$ 353,000
Total	\$ 419,300	\$ 946,100	\$ 1,864,241	\$ 399,487	\$ 195,914	\$ 72,604	\$ 19,300	\$ 418,897	\$ 758,045

Revenues	HTWA	PM LLC	BID	General BIC	Streetscapes	RW Maintenance	ARB	MSPS	WSPS
BID Assessment	\$ -	\$ -	\$ 439,262	\$ 439,262	\$ -	\$ -	\$ -	\$ -	\$ -
Special Assessments	\$ -	\$ -	\$ 8,750	\$ 8,750	\$ -	\$ -	\$ -	\$ -	\$ -
BID Contribution-Riverwalk	\$ -	\$ -	\$ 60,748	\$ 30,261	\$ -	\$ 30,497	\$ -	\$ -	\$ -
Spec. Assessments-Constructor	\$ -	\$ -	\$ 19,068	\$ 19,068	\$ -	\$ -	\$ -	\$ -	\$ -
Spec. Assessments-Dockwalls	\$ -	\$ -	\$ 34,412	\$ 34,412	\$ -	\$ -	\$ -	\$ -	\$ -
Spec. Assessments-RW Maint	\$ -	\$ -	\$ 10,800	\$ -	\$ -	\$ 10,800	\$ -	\$ -	\$ -
City Contribution-Connector Mali	\$ -	\$ -	\$ 18,000	\$ -	\$ -	\$ 18,000	\$ -	\$ -	\$ -
Parking Revenues	\$ -	\$ 143,700	\$ 1,080,000	\$ -	\$ -	\$ -	\$ -	\$ 470,000	\$ 610,000
Rent Revenues	\$ -	\$ 678,600	\$ 72,012	\$ -	\$ -	\$ 300	\$ -	\$ 54,696	\$ 17,016
Program/Special Event Revenue	\$ 21,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
PM LLC Payroll Reimbursemen	\$ 220,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
BID Contributor	\$ 1,300	\$ -	\$ 5,000	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -
Interest	\$ 29,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
HTWA Membership	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Gallery Night Production Fee	\$ 18,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City Contributor	\$ 120,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
BID Admin Fee	\$ -	\$ -	\$ 116,199	\$ 116,199	\$ -	\$ -	\$ -	\$ -	\$ -
Reserves	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ 419,300	\$ 946,100	\$ 1,864,241	\$ 652,932	\$ 59,597	\$ -	\$ -	\$ 524,696	\$ 627,016

2009 Business Improvement District No. 2
Property Assessments

Tax Key No.	Address Number	Unit	Street	Owner	Gross Land Area Sq. Ft.	Gross Bldg. Area Sq. Ft.	Total Area Sq. Ft.	ASSESSED VALUATION				Special Assessment	Dockwall Construction	Riverwalk Construction	Riverwalk Maintenance	Total Assessment
								Land	Improvements	Total	BID - 2 Assessment					
Commercial Non-Exempt																
3510923100-7	412 N. - 420 N.		Plankinton Ave	Walker's Landing Assoc	18,840	18,840	37,680	\$ 74,001,000	\$ 249,687,550	\$ 323,688,550	\$ 500,000	\$ 34,412	\$ 19,068	\$ 10,800	\$ 873.12	\$ 584,279.82
3920231100-1	125 N. - 129 N.		Water Street	Hart Hoffmann Co. Inc.	14,375	33,300	47,675	\$ 602,300	\$ 768,500	\$ 1,370,800	2,117.60				\$ 2,117.60	\$ 9,270.83
3920232000-0	105 N.		Water Street	Imp Real Estate Servi LLC	9,850	5,607	15,457	\$ 287,700	\$ 378,300	\$ 666,000	1,028.83			\$ 2,076.00	\$ 1,880.00	\$ 9,270.83
3920521000-1	317 N.		Broadway	Mt. Acquisitions, LLC	2,868	7,562	10,430	\$ 86,000	\$ 784,000	\$ 870,000	1,343.96					\$ 1,343.96
3920522000-7	321 N.		Broadway	321 N. Broadway Building LLC	2,878	7,416	10,294	\$ 86,300	\$ 597,700	\$ 684,000	1,056.64					\$ 1,056.64
3920640100-5	400 N.		Water Street	HTWA (Market)	23,294	32,305	55,599	\$ 698,800	\$ 1,655,200	\$ 2,354,000	3,636.43					\$ 3,636.43
3920944212-8	333 N.		Water Street	Patsy & Paul, Inc	34,490	-	34,490	\$ 1,034,700	\$ 27,200	\$ 1,061,900	1,640.42			\$ 6,816.00	\$ 3,312.00	\$ 22,851.62
3920948000-3	301 N. - 309 N.		Water Street	Water St. Lofts LLC	18,250	132,480	150,730	\$ 547,500	\$ 7,985,500	\$ 8,533,000	13,181.69				\$ 1,980.00	\$ 34,992.25
3920949000-9	245 N.		Water Street	River View Lofts LLC	6,984	31,567	38,551	\$ 209,500	\$ 2,893,500	\$ 3,103,000	4,793.48					\$ 5,609.48
3920950000-4	233 N. - 243 N.		Water Street	The Saddlery LLP	12,144	73,920	86,064	\$ 364,300	\$ 5,637,700	\$ 6,002,000	9,271.83				\$ 1,448.00	\$ 16,215.83
3920951000-X	225 N. - 229 N.		Water Street	LCPS LLC	7,362	32,000	39,362	\$ 220,900	\$ 1,629,100	\$ 1,850,000	2,857.86				\$ 915.00	\$ 3,772.86
3920952000-5	223 N.		Water Street	Demco Wisconsin 4 LLC	3,726	19,440	23,166	\$ 111,800	\$ 2,284,200	\$ 2,396,000	3,670.42				\$ 448.00	\$ 6,211.42
3920953000-0	221 N.		Water Street	Hoffmann Properties, Inc	2,760	7,200	9,960	\$ 82,800	\$ 555,200	\$ 638,000	985.57					\$ 985.57
3920954000-6	217 N.		Water Street	Hoffmann Properties, Inc	2,760	-	2,760	\$ 96,000	\$ 500	\$ 96,500	149.07					\$ 149.07
3920955000-1	215 N.		Water Street	WT 215 N. Water LLC	5,520	27,530	33,050	\$ 185,600	\$ 2,466,400	\$ 2,652,000	4,096.78					\$ 4,096.78
3920956100-0	102 N. - 112 N.		Water Street	Riven Group LLC	23,268	-	23,268	\$ 813,200	\$ 6,235,800	\$ 7,049,000	10,889.23					\$ 10,889.23
3920962000-X	233 E.		Erie Street	252 LLC	4,680	-	4,680	\$ 140,400	\$ 38,600	\$ 179,000	276.52					\$ 276.52
3920963000-5	239 E.		Erie Street	Hoffmann Properties, Inc	4,680	-	4,680	\$ 160,800	\$ 1,000	\$ 161,800	249.95					\$ 249.95
3920965000-1	177 N. - 181 N.		Broadway	Rosenblatt Prop Exchange LLC	7,200	21,600	28,800	\$ 216,000	\$ 2,804,000	\$ 3,020,000	4,685.27					\$ 4,685.27
3920967000-7	167 N. - 173 N.		Broadway	173 Broadway LLC	7,200	12,000	19,200	\$ 216,000	\$ 1,255,000	\$ 1,471,000	2,272.38					\$ 2,272.38
3920968000-2	159 N.		Broadway	Auler Bldg. SC	7,200	14,640	21,840	\$ 216,000	\$ 1,025,000	\$ 1,241,000	1,917.09					\$ 1,917.09
3920969000-8	151 N.		Broadway	Susan Fishery Trust	7,200	-	7,200	\$ 251,600	\$ 1,000	\$ 252,600	390.21					\$ 390.21
3920970100-X	252 E.		Menominee St	252 LLC	32,844	24,680	57,524	\$ 994,800	\$ 430,200	\$ 1,415,000	2,185.88					\$ 2,185.88
3920971000-0	214 E. - 228 E.		Erie Street	222 East Erie Associates	22,183	88,910	111,093	\$ 665,500	\$ 9,333,950	\$ 9,999,450	15,447.06					\$ 15,447.06
3920973000-X	124 N.		Water Street	124 N Water LLC	8,691	4,607	13,298	\$ 260,700	\$ 795,300	\$ 1,056,000	1,631.30					\$ 1,631.30
3920975100-2	130 N.		Water Street	Bld No. 2 (Water St. Structure)	28,632	151,090	179,722	\$ 859,000	\$ 1,966,000	\$ 2,825,000	4,384.03					\$ 4,384.03
3920977100-8	239 E.		Chicago Street	Clyside Plaza LLC	40,491	111,600	152,091	\$ 1,214,700	\$ 1,946,300	\$ 3,161,000	4,881.53					\$ 4,881.53
3920979100-3	241 N.		Broadway	Tierra Dorada Broadway LLC	19,862	99,450	119,312	\$ 589,900	\$ 12,360,100	\$ 12,950,000	20,005.03					\$ 20,005.03
3920980000-8	221 N. - 223 N.		Broadway	Island Investment Holdings	5,538	5,520	11,058	\$ 166,100	\$ 783,900	\$ 950,000	1,467.55					\$ 1,467.55
3920981000-3	217 N.		Broadway	The Design Workshop LLC	3,600	10,680	14,280	\$ 108,000	\$ 836,000	\$ 944,000	1,458.29					\$ 1,458.29
3920982100-5	211 N. - 213 N.		Broadway	James & Doris Rudig	7,200	28,800	36,000	\$ 216,000	\$ 1,283,000	\$ 1,499,000	2,315.64					\$ 2,315.64
3920984000-X	203 N.		Broadway	James & Doris Rudig	7,200	14,400	21,600	\$ 216,000	\$ 187,000	\$ 403,000	622.55					\$ 622.55
3920985000-5	224 N. - 246 E.		Chicago Street	Rubin 224 East Chicago LLC.	31,625	113,758	145,383	\$ 948,800	\$ 3,988,200	\$ 4,937,000	6,699.75					\$ 6,699.75
3920987000-6	216 N.		Water Street	Dupah LLC	3,400	12,700	16,100	\$ 102,000	\$ 1,173,000	\$ 1,275,000	1,969.61					\$ 1,969.61
3920988000-1	226 N.		Water Street	Jerry A. Mitchell	10,193	38,450	48,643	\$ 306,100	\$ 1,041,900	\$ 1,348,000	2,082.38					\$ 2,082.38
3920989000-7	230 N.		Water Street	George Bockl & Joseph Bernstein	7,980	-	7,980	\$ 277,700	\$ 1,300	\$ 279,000	431.00					\$ 431.00
39209891000-8	250 N.		Water Street	George Bockl & Joseph Bernstein	15,697	120,905	136,602	\$ 470,900	\$ 8,188,100	\$ 8,659,000	13,376.35					\$ 13,376.35
3920992000-3	221 E.		Buffalo Street	Lichter Properties LLC	9,302	29,950	39,252	\$ 490,000	\$ 377,000	\$ 867,000	1,339.33					\$ 1,339.33
3920993000-9	321 E.		Buffalo Street	231 East Buffalo Partners	9,000	37,500	46,500	\$ 270,000	\$ 2,538,000	\$ 2,808,000	4,337.77					\$ 4,337.77
3920994000-4	343 N. - 345 N.		Broadway	Nelson Development Corporation	7,200	27,956	35,156	\$ 216,000	\$ 1,259,000	\$ 1,475,000	2,278.57					\$ 2,278.57
3920995000-X	339 N.		Broadway	Jennaro Bros., Inc	3,300	8,496	11,796	\$ 99,000	\$ 114,000	\$ 213,000	329.04					\$ 329.04
3920996000-5	333 N.		Broadway	Anthony Jennaro	3,300	8,496	11,796	\$ 99,000	\$ 403,000	\$ 502,000	775.49					\$ 775.49
3920997000-0	331 N.		Broadway	A. Jennaro & A. Jennaro Jr	2,886	7,416	10,302	\$ 86,600	\$ 111,400	\$ 198,000	305.88					\$ 305.88
3920998000-6	327 N.		Broadway	A. Jennaro & A. Jennaro Jr	2,888	7,416	10,304	\$ 86,600	\$ 111,400	\$ 198,000	305.88					\$ 305.88
3920999000-1	325 N.		Broadway	A. Jennaro & A. Jennaro Jr	3,600	9,270	12,870	\$ 108,000	\$ 125,000	\$ 233,000	359.94					\$ 359.94
3921002000-8	301 N.		Broadway	Broadway 301 LLC	14,280	38,025	52,305	\$ 428,400	\$ 1,600,600	\$ 2,029,000	3,134.38					\$ 3,134.38

EXHIBIT D

Obj	Tax Key No.	Address Number	Unit	Street	Owner	Gross Land Area Sq. Ft.	Gross Bldg. Area Sq. Ft.	Total Gross Area Sq. Ft.	ASSESSED VALUATION			Special Assessment	Dochwall Assessment	Riverwalk Construction	Riverwalk Maintenance	Total Assessment
									Land	Improvements	Total					
	3921007100-1	326 N.		Water Street	Garber Properties	4,897	8,250	13,147	\$ 148,900	\$ 581,100	\$ 728,000				\$ 1,124.60	
	3921008000-0	330 N.		Water Street	George Bockl & Joseph Bernstein	9,373	-	9,373	\$ 305,100	\$ 1,000	\$ 306,100				\$ 472.86	
	3921010100-8	342 N.		Water Street	342 North Water LLC	24,312	113,339	137,651	\$ 729,400	\$ 3,762,600	\$ 4,492,000				\$ 6,970.08	
	3921011000-7	341 N.		Milwaukee St	ASB Southport LLC	7,200	43,200	50,400	\$ 216,000	\$ 1,721,000	\$ 1,937,000				\$ 2,992.26	
	3921016000-5	316 N.		Broadway	Jennaro Bros., Inc	7,200	26,400	33,600	\$ 216,000	\$ 632,000	\$ 848,000				\$ 1,309.98	
	3921023000-2	340 N.		Broadway	Historic Third Ward Assn	7,200	5,664	12,864	\$ 216,000	\$ 119,000	\$ 335,000				\$ 517.50	
	3921024000-8	239 N.		Milwaukee St	Phoenix Building LLC	12,000	-	12,000	\$ 419,400	\$ 1,000	\$ 420,400				\$ 649.43	
	3921025000-3	219 N.		Milwaukee St	Herman & Esther Weingrod Trust	24,000	135,100	159,100	\$ 720,000	\$ 8,377,000	\$ 9,097,000				\$ 14,052.96	
x	3921027000-4	200 N.		Broadway	200 Broadway LLC	16,800	-	16,800	\$ 587,200	\$ 1,000	\$ 588,200				\$ 908.64	
x	3921030000-0	325 E.		Chicago Street	Monarch Partners LLC	7,200	36,600	43,800	\$ 216,000	\$ 3,595,000	\$ 3,811,000				\$ 5,887.19	
x	3921031000-6	333 E.		Chicago Street	Monarch Partners LLC	7,200	43,200	50,400	\$ 216,000	\$ 4,607,000	\$ 4,823,000				\$ 7,450.52	
	3921034100-9	153 N.		Milwaukee St	153 N Milwaukee LP	28,793	33,819	62,612	\$ 864,000	\$ 551,000	\$ 1,415,000				\$ 2,185.88	
	3921036100-X	158 N.		Broadway	Skylight Opera Theatre Corp.	14,400	66,334	80,734	\$ 34,600	\$ 549,400	\$ 584,000				\$ 902.16	
	3921037000-9	170 N.		Broadway	311 Chicago LLC	7,200	-	7,200	\$ 216,000	\$ 124,200	\$ 340,200				\$ 525.54	
	3921041111-2	417 E.		Chicago Street	Kathleen D'Acquisio Irrevoc. Trust	91,440	42,141	133,581	\$ 1,829,700	\$ 3,534,300	\$ 5,364,000				\$ 8,286.25	
	3921082111-7	240 N.		Milwaukee St	Two Forty Corporation	37,560	38,200	75,760	\$ 1,126,800	\$ 853,200	\$ 1,980,000				\$ 3,058.69	
x	3921071100-8	212 N.		Milwaukee St	JCI (Milwaukee St. Structure)	55,887	192,584	248,461	\$ 1,676,600	\$ 2,921,400	\$ 4,598,000				\$ 7,102.95	
	3921085100-3	431 E.		St Paul Ave	George Bockl & Joseph Bernstein	17,400	-	17,400	\$ 608,100	\$ 1,000	\$ 609,100				\$ 940.93	
	3921089000-2	419 E.		St Paul Ave	Sycamore Building & Inv Co	4,200	-	4,200	\$ 146,200	\$ 1,000	\$ 147,200				\$ 227.40	
	3921096000-0	317 E.		Jefferson St	George Bockl & Joseph Bernstein	7,200	-	7,200	\$ 251,200	\$ 1,000	\$ 252,200				\$ 389.59	
	3921097100-X	315 N.		Jefferson St	Anthony Gagliano	7,200	-	7,200	\$ 251,200	\$ 1,000	\$ 252,200				\$ 389.59	
	3921100100-7	301 N.		Jefferson St	George Bockl & Joseph Bernstein	7,200	-	7,200	\$ 251,200	\$ 1,000	\$ 252,200				\$ 389.59	
	3921101000-6	306 N.		Milwaukee St	Mark & Goldi Miller	7,240	36,000	43,240	\$ 217,200	\$ 2,718,800	\$ 2,936,000				\$ 4,535.51	
x	3921102000-1	316 N.		Milwaukee St	George Bockl & Joseph Bernstein	17,960	100,315	118,275	\$ 538,800	\$ 5,420,200	\$ 5,959,000				\$ 9,205.40	
	3921103100-3	332 N.		Milwaukee St	John Korinek	6,000	2,266	8,266	\$ 180,000	\$ 287,000	\$ 467,000				\$ 721.42	
x	3921105000-8	308 N.		Milwaukee St	Sycamore Building & Inv Co	12,000	49,340	61,340	\$ 360,000	\$ 2,080,000	\$ 2,440,000				\$ 3,769.28	
	3921126113-0	300 N.		Jefferson St	Jefferson St	182,040	189,267	371,307	\$ 3,642,600	\$ 3,446,400	\$ 7,089,000				\$ 10,951.02	
	3921150100-X	200 N.		Jefferson St	ATID Investments LLP	12,000	20,388	32,388	\$ 360,000	\$ 905,000	\$ 1,265,000				\$ 1,954.16	
	3921153000-X	212 N.		Jefferson Street	Innovation LLC	7,200	2,673	9,873	\$ 216,000	\$ 137,000	\$ 353,000				\$ 545.31	
x	3921185111-7	514 E.		Memomonee St	525 Chicago LLC	7,845	-	7,845	\$ 235,400	-	\$ 235,400				\$ 363.64	
	3921186100-7	167 N.		Jackson Street	Jackson Square LLC	22,860	-	22,860	\$ 685,800	-	\$ 685,800				\$ 1,059.42	
	3921187110-X	159 N.		Jackson Street	Jackson Square LLC	15,240	-	15,240	\$ 532,600	\$ 1,000	\$ 533,600				\$ 824.30	
x	3921189110-0	511 E.		Chicago	Robert & Lana Wiese	38,320	31,430	69,750	\$ 1,149,600	\$ 1,165,400	\$ 2,315,000				\$ 3,576.20	
	3921478110-0	625 E.		St Paul Avenue	Blount Assoc Partnership	15,240	13,378	28,618	\$ 457,200	\$ 1,078,800	\$ 1,536,000				\$ 2,372.80	
	3921480000-8	630 E.		Buffalo Street	Buffalo Van Buren Ptn LLC	38,602	-	38,602	\$ 1,158,100	\$ 866,900	\$ 2,025,000				\$ 3,128.20	
	3921485110-4	232 N.		Jackson Street	W W Grainger, Inc	62,273	14,488	76,761	\$ 1,246,100	\$ 300,000	\$ 1,546,100				\$ 2,388.40	
x	3921730111-8	511 E.		Memomonee St	Jefferson Block LLC	109,360	-	109,360	\$ 1,920,000	\$ 23,132,000	\$ 25,052,000				\$ 38,700.08	
	3922153000-8	143 N.		Milwaukee St	Babcock Automobile Spring Co	14,560	15,337	29,897	\$ 436,800	\$ 64,200	\$ 501,000				\$ 773.94	
	3922154000-3	119 N.		Milwaukee St	Patsy & Paul, Inc	9,592	8,679	18,271	\$ 297,800	\$ 182,200	\$ 470,000				\$ 726.05	
	3922165100-0	310 E.		Erie Street	Babcock Automobile Spring Co	20,916	-	20,916	\$ 731,000	\$ 1,000	\$ 732,000				\$ 1,130.78	
	3922173111-9	521 E.		Corcoran Street	Corcoran Brothers Realty Co.	24,384	20,864	45,248	\$ 487,900	\$ 82,100	\$ 570,000				\$ 880.53	
x	3922173113-5	120 N.		Jefferson Street	Corcoran Place LLC	52,580	74,640	127,220	\$ 1,571,400	\$ 5,803,600	\$ 7,381,000				\$ 11,402.10	
	3922177100-5	401 E.		Erie Street	FBI Mandel Riverfront	52,808	-	52,808	\$ 1,318,100	\$ 1,900	\$ 1,320,000				\$ 2,039.12	
	3922178110-8	503 E.		Erie Street	Gregory Martin	3,750	840	4,590	\$ 112,500	\$ 10,000	\$ 122,500				\$ 189.24	
	3922182000-6	518 E.		Erie Street	Erie Street Investors	6,688	7,950	14,638	\$ 261,000	\$ 87,000	\$ 348,000				\$ 537.59	
	3922183000-1	538 E.		Erie Street	Hansen Storage Co	18,110	18,110	36,220	\$ 543,300	\$ 5,000	\$ 548,300				\$ 847.01	
x	3922184000-7	560 E.		Erie Street	NTB Properties LLC	6,660	3,450	10,290	\$ 205,800	\$ 118,000	\$ 323,800				\$ 500.20	
	3922185113-0	807 E.		Polk Street	Garland Brothers JT Venture	185,740	140,182	325,922	\$ 3,080,300	\$ 2,523,400	\$ 5,603,700				\$ 8,656.55	
	3922192100-7	100 N.		Marshall Street	Barbara Glass & Joan Roberts	40,595	40,360	80,955	\$ 12,000	\$ 603,900	\$ 1,355,700				\$ 2,094.28	
	3922521000-8	147 N.		Broadway	Michael S. Guest C/O Adverts	400	1,600	2,000	\$ 12,000	\$ 217,000	\$ 229,000				\$ 353.76	
	3922581100-1	400 N.		Broadway	Cypsy Properties LLC	348	1,605	1,953	\$ 10,400	\$ 282,600	\$ 293,000				\$ 452.62	

EXHIBIT D

Obj	Tax Key No.	Address Number	Unit	Street	Owner	Gross Land Area Sq. Ft.	Gross Bldg. Area Sq. Ft.	Total Gross Area Sq. Ft.	ASSESSED VALUATION	BID-2 Assessment	Special Assessment	Dockwall Assessment	Riverwalk Construction	Riverwalk Maintenance	Total Assessment
									Land	Improvements	Total				
x	3922562000-0	400 N. Broadway	100	Broadway	RY 400 LLC	713	3,288	4,001	\$ 21,400	\$ 567,600	\$ 589,000				\$ 909.88
	3922568000-8	400 N. Broadway		Broadway	400 N. Broadway LLC	588	3,612	4,200	\$ 23,300	\$ 359,400	\$ 377,000				\$ 582.39
	3922568000-3	400 N. Broadway		Broadway	Affiliated Acquisition LLC	776	4,780	5,556	\$ 29,300	\$ 474,700	\$ 498,000				\$ 769.30
	3922569000-9	400 N. Broadway		Broadway	Affiliated Acquisition LLC	305	2,495	2,800	\$ 9,200	\$ 253,800	\$ 263,000				\$ 406.28
	3922612000-2	400 N. Broadway		Broadway	J&K Locher, LLC	586	1,735	2,321	\$ 17,600	\$ 762,400	\$ 780,000				\$ 1,204.93
	3922613100-4	400 N. Broadway		Broadway	400 N. Broadway LLC (w/rd Parking)	-	-	-	\$ -	\$ 20,000	\$ 20,000				\$ 30.89
	3960002100-5	300 N. Van Buren St			Kathleen D'Aquino IRR Trust	113,169	17,861	130,850	\$ 2,284,500	\$ 1,000	\$ 2,285,500				\$ 3,499.72
	3960003100-0	633 E. Buffalo St			Buffalo 633 LLC	59,101	-	59,101	\$ 1,474,800	\$ 1,500	\$ 1,476,300				\$ 2,860.57
	3960002110-6	625 E. Chicago Street			Italian Community Center	346,399	52,368	398,757	\$ 2,623,900	\$ 2,531,100	\$ 5,155,000				\$ 7,963.39
	3960021130-0	132 N. Jackson Street			Italian Community Center	138,331	-	138,331	\$ 5,187,400	\$ 1,100	\$ 5,188,500				\$ 8,015.15
	39600031000-7	300 E. Buffalo Street	A	Buffalo Street	Crabel Real Estate	648	3,378	4,026	\$ 19,400	\$ 609,600	\$ 629,000				\$ 971.68
	3960032000-2	310 E. Buffalo Street	B	Buffalo Street	Crabel Real Estate	1,266	6,884	8,180	\$ 38,900	\$ 1,174,100	\$ 1,213,000				\$ 1,873.83
	3960033000-8	312 E. Buffalo Street	C	Buffalo Street	Crabel Real Estate Partners LLC	1,836	8,500	10,336	\$ 55,100	\$ 1,485,900	\$ 1,541,000				\$ 2,380.53
	3960034000-3	312 E. Buffalo Street	D	Buffalo Street	Crabel Real Estate	1,836	8,500	10,336	\$ 55,100	\$ 1,559,900	\$ 1,615,000				\$ 2,494.83
	3960035000-9	312 E. Buffalo Street	E	Buffalo Street	Crabel Real Estate Partners LLC	276	1,825	1,901	\$ 8,300	\$ 269,500	\$ 277,800				\$ 429.14
	3960037000-X	312 E. Buffalo Street	G	Buffalo Street	Crabel Real Estate Partners LLC	257	1,117	1,374	\$ 7,700	\$ 246,700	\$ 254,400				\$ 393.00
	3960038100-1	312 E. Buffalo Street	S	Buffalo Street	Crabel Real Estate Partners LLC	287	1,117	1,374	\$ 10,700	\$ 262,300	\$ 273,000				\$ 421.73
	3960039000-0	312 E. Buffalo Street	T	Buffalo Street	Crabel Real Estate Partners LLC	398	1,662	2,060	\$ 11,300	\$ 316,100	\$ 327,400				\$ 505.77
	3960041000-1	312 E. Buffalo Street	K	Buffalo Street	Crabel Real Estate Partners LLC	235	1,015	1,250	\$ 7,100	\$ 235,100	\$ 242,200				\$ 374.15
	3960043000-2	312 E. Buffalo Street	M	Buffalo Street	Crabel Real Estate	329	1,520	1,849	\$ 9,900	\$ 281,000	\$ 290,900				\$ 449.38
	3960044000-8	312 E. Buffalo Street	N	Buffalo Street	Crabel Real Estate Partners LLC	324	1,456	1,780	\$ 9,700	\$ 287,800	\$ 297,500				\$ 459.58
	3960045100-X	312 E. Buffalo Street	O	Buffalo Street	Crabel Real Estate Partners LLC	469	2,209	2,678	\$ 14,100	\$ 353,100	\$ 367,200				\$ 567.25
	3960046100-5	312 E. Buffalo Street	56	Buffalo Street	Crabel Real Estate	469	2,170	2,639	\$ 14,100	\$ 335,400	\$ 349,500				\$ 539.91
	3960047000-4	312 E. Buffalo Street	Q	Buffalo Street	Crabel Real Estate	302	1,400	1,702	\$ 9,100	\$ 220,600	\$ 229,700				\$ 354.84
	3960051000-1	312 N. Broadway	A	Broadway	Crabel Real Estate Partners LLC	223	187	410	\$ 6,700	\$ 9,200	\$ 15,900				\$ 24.57
	3960052000-1	312 N. Broadway	B	Broadway	Crabel Real Estate Partners LLC	223	187	410	\$ 6,700	\$ 9,200	\$ 15,900				\$ 24.57
	3960053000-7	312 N. Broadway	C	Broadway	Crabel Real Estate Partners LLC	223	187	410	\$ 6,700	\$ 9,200	\$ 15,900				\$ 24.57
	3960054000-2	312 N. Broadway	D	Broadway	Crabel Real Estate Partners LLC	223	187	410	\$ 6,700	\$ 9,200	\$ 15,900				\$ 24.57
	3960055000-8	312 N. Broadway	E	Broadway	Crabel Real Estate Partners LLC	223	187	410	\$ 6,700	\$ 9,200	\$ 15,900				\$ 24.57
	3960056000-3	312 N. Broadway	F	Broadway	Crabel Real Estate Partners LLC	223	187	410	\$ 6,700	\$ 9,200	\$ 15,900				\$ 24.57
	3960057000-9	312 N. Broadway	G	Broadway	Crabel Real Estate Partners LLC	223	187	410	\$ 6,700	\$ 9,200	\$ 15,900				\$ 24.57
	3960058000-4	312 N. Broadway	H	Broadway	Crabel Real Estate Partners LLC	223	187	410	\$ 6,700	\$ 9,200	\$ 15,900				\$ 24.57
	3960059000-X	312 N. Broadway	I	Broadway	Crabel Real Estate Partners LLC	223	187	410	\$ 6,700	\$ 9,200	\$ 15,900				\$ 24.57
	3960060000-5	312 N. Broadway	J	Broadway	Crabel Real Estate Partners LLC	223	187	410	\$ 6,700	\$ 9,200	\$ 15,900				\$ 24.57
	3960061000-0	312 N. Broadway	K	Broadway	Crabel Real Estate	223	181	404	\$ 6,700	\$ 1,300	\$ 8,000				\$ 12.36
	3960062000-6	312 N. Broadway	L	Broadway	Crabel Real Estate	223	181	404	\$ 6,700	\$ 1,300	\$ 8,000				\$ 12.36
	3960063000-1	312 N. Broadway	M	Broadway	Crabel Real Estate	223	181	404	\$ 6,700	\$ 1,300	\$ 8,000				\$ 12.36
	3960064000-7	312 N. Broadway	N	Broadway	Crabel Real Estate	223	181	404	\$ 6,700	\$ 1,300	\$ 8,000				\$ 12.36
	3960065000-2	312 N. Broadway	O	Broadway	Crabel Real Estate	223	181	404	\$ 6,700	\$ 1,300	\$ 8,000				\$ 12.36
	3960066000-8	312 N. Broadway	P	Broadway	Crabel Real Estate	223	181	404	\$ 6,700	\$ 1,300	\$ 8,000				\$ 12.36
	3960067000-3	312 N. Broadway	Q	Broadway	Crabel Real Estate	223	181	404	\$ 6,700	\$ 1,300	\$ 8,000				\$ 12.36
	3960068000-9	312 N. Broadway	R	Broadway	Crabel Real Estate	223	181	404	\$ 6,700	\$ 1,300	\$ 8,000				\$ 12.36
	3960069000-4	312 N. Broadway	S	Broadway	Crabel Real Estate	223	181	404	\$ 6,700	\$ 1,300	\$ 8,000				\$ 12.36
	3960070000-X	312 N. Broadway	T	Broadway	Crabel Real Estate	223	181	404	\$ 6,700	\$ 1,300	\$ 8,000				\$ 12.36
	3960071000-5	312 N. Broadway	U	Broadway	Crabel Real Estate	223	181	404	\$ 6,700	\$ 1,300	\$ 8,000				\$ 12.36
x	3960081000-X	318 E. Chicago Street	A	Chicago Street	Almar LLC	1,440	6,607	8,047	\$ 43,200	\$ 1,026,800	\$ 1,070,000				\$ 1,652.93
x	3960082000-5	318 E. Chicago Street	B	Chicago Street	Almar LLC	1,440	6,607	8,047	\$ 43,200	\$ 1,026,800	\$ 1,070,000				\$ 1,652.93
x	3960083000-0	318 E. Chicago Street	C	Chicago Street	Almar LLC	900	6,607	7,507	\$ 27,000	\$ 1,108,000	\$ 1,135,000				\$ 1,753.33
	3960080000-7	318 E. Chicago Street	F	Chicago Street	Club 318 LLC	900	6,135	7,035	\$ 27,000	\$ 979,400	\$ 1,006,400				\$ 1,554.68
	3960080000-8	318 E. Chicago Street	A	Chicago Street	Almar LLC	36	-	36	\$ 1,100	\$ 15,400	\$ 16,500				\$ 25.48
	3960080000-3	318 E. Chicago Street	B	Chicago Street	Almar LLC	36	-	36	\$ 1,100	\$ 15,400	\$ 16,500				\$ 25.48

EXHIBIT D

Tax Key No.	Address Number	Unit	Street	Owner	Gross Land Area Sq. Ft.	Gross Bldg. Area Sq. Ft.	Total Gross Area Sq. Ft.	ASSESSED VALUATION			Total	Riverwalk Construction	Riverwalk Maintenance	Total Assessment
								Land	Improvements	Total				
3960094000-0	318 E.	G	Chicago Street	Glenn Kleinman	36	-	36	\$ 1,100	\$ 15,400	\$ 16,500	25.48		\$ 25.48	
3960095000-6	318 E.	H	Chicago Street	Glenn Kleinman	36	-	36	\$ 1,100	\$ 15,400	\$ 16,500	25.48		\$ 25.48	
3960097000-7	318 E.	J	Chicago Street	Club 318 LLC	36	-	36	\$ 1,100	\$ 15,400	\$ 16,500	25.48		\$ 25.48	
3960098000-2	318 E.	K	Chicago Street	Club 318 LLC	36	-	36	\$ 1,100	\$ 15,400	\$ 16,500	25.48		\$ 25.48	
3960099000-8	318 E.	L	Chicago Street	Club 318 LLC	36	-	36	\$ 1,100	\$ 15,400	\$ 16,500	25.48		\$ 25.48	
3960106000-4	318 E.	S	Chicago Street	Almar LLC	36	-	36	\$ 1,100	\$ 15,400	\$ 16,500	25.48		\$ 25.48	
3960107000-x	318 E.	T	Chicago Street	Glenn Kleinman	36	-	36	\$ 1,100	\$ 15,400	\$ 16,500	25.48		\$ 25.48	
3960148000-3	234 N.	11	Broadway	234 N. Broadway LLC	573	2,267	2,839	\$ 7,600	\$ 374,800	\$ 382,400	605.56		\$ 605.56	
3960149000-3	234 N.	11	Broadway	234 N. Broadway LLC	489	868	1,357	\$ 7,600	\$ 160,000	\$ 167,500	288.75		\$ 288.75	
3960152000-5	234 N.	2	Broadway	M & R Land Co. LLC	489	816	1,305	\$ 7,000	\$ 138,300	\$ 145,300	224.46		\$ 224.46	
3960164000-0	234 N.	3	Broadway	DJR Properties LLC	489	765	1,254	\$ 7,500	\$ 151,700	\$ 159,200	245.93		\$ 245.93	
3960199000-1	234 N.	409	Broadway	Fed Nail Mfg Assn	489	796	1,285	\$ 7,500	\$ 151,700	\$ 159,200	245.93		\$ 245.93	
3960261000-8	191 N.	101	Broadway	Broadway Store North LLC	431	5,878	6,309	\$ 12,900	\$ 776,100	\$ 789,000	1,218.84		\$ 1,218.84	
3960262000-3	191 N.	102	Broadway	Broadway Store South LLC	433	5,504	5,937	\$ 13,000	\$ 725,000	\$ 738,000	1,140.06		\$ 1,140.06	
3960312000-4	191 N.	705	Broadway	Tower View Investment Mgmt	236	1,344	1,580	\$ 7,100	\$ 346,600	\$ 353,700	546.40		\$ 546.40	
3960321000-3	320 E.	1	Buffalo Street	Michael J. Gardner Trust	13,527	20,505	34,032	\$ 405,800	\$ 1,148,200	\$ 1,554,000	2,400.60		\$ 2,400.60	
3960322000-9	320 E.	2	Buffalo Street	Michael J. Gardner Trust	918	-	918	\$ 27,500	\$ 70,700	\$ 98,200	151.70		\$ 151.70	
3960323000-4	320 E.	3	Buffalo Street	Michael J. Gardner Trust	267	-	267	\$ 8,000	\$ 8,000	\$ 16,000	24.72		\$ 24.72	
3960324000-x	320 E.	4	Buffalo Street	Michael J. Gardner Trust	18,232	-	18,232	\$ 68,900	\$ 333,100	\$ 402,000	621.01		\$ 621.01	
3960325000-5	320 E.	5	Buffalo Street	Michael J. Gardner Trust	17,820	-	17,820	\$ 65,800	\$ 261,200	\$ 327,000	505.14		\$ 505.14	
3960326000-0	320 E.	6	Buffalo Street	Michael J. Gardner Trust	17,820	-	17,820	\$ 65,800	\$ 327,200	\$ 393,000	607.10		\$ 607.10	
3960327000-6	320 E.	7	Buffalo Street	Michael J. Gardner Trust	17,820	-	17,820	\$ 65,800	\$ 939,200	\$ 1,005,000	1,552.51		\$ 1,552.51	
3960328000-1	320 E.	8	Buffalo Street	Michael J. Gardner Trust	17,820	-	17,820	\$ 65,800	\$ 1,526,200	\$ 1,592,000	2,459.30		\$ 2,459.30	
3960329000-7	320 E.	9	Buffalo Street	Michael J. Gardner Trust	17,820	-	17,820	\$ 65,800	\$ 1,855,200	\$ 1,921,000	2,967.54		\$ 2,967.54	
3960334000-4	320 E.	104	Buffalo Street	Gardner Dev LLC	-	-	-	\$ 86,400	\$ 183,600	\$ 270,000	417.09		\$ 417.09	
3960335000-x	320 E.	105	Buffalo Street	Gardner Dev LLC	-	-	-	\$ 86,400	\$ 183,600	\$ 270,000	417.09		\$ 417.09	
3960337000-0	320 E.	107	Buffalo Street	Gardner Dev LLC	-	-	-	\$ 86,400	\$ 306,600	\$ 393,000	610.20		\$ 610.20	
3960338000-6	320 E.	108	Buffalo Street	Gardner Dev LLC	-	-	-	\$ 86,400	\$ 197,600	\$ 284,000	438.72		\$ 438.72	
3960339000-1	320 E.	109	Buffalo Street	Gardner Dev LLC	-	-	-	\$ 86,400	\$ 62,600	\$ 149,000	230.18		\$ 230.18	
3960340000-7	320 E.	110	Buffalo Street	Gardner Dev LLC	-	-	-	\$ 86,400	\$ 69,600	\$ 156,000	240.99		\$ 240.99	
3960341000-2	320 E.	111	Buffalo Street	Gardner Dev LLC	-	-	-	\$ 86,400	\$ 69,600	\$ 156,000	240.99		\$ 240.99	
3960343000-3	320 E.	110	Buffalo Street	Gardner Dev LLC	-	-	-	\$ -	\$ 200,000	\$ 200,000	308.95		\$ 308.95	
3960344000-9	320 E.	111	Buffalo Street	Michael J. Gardner Trust	-	-	-	\$ -	\$ 604,000	\$ 604,000	933.05		\$ 933.05	
3960351000-7	330 N.	11	Broadway	Broadway Partners LLC	14,431	-	14,431	\$ 503,500	\$ 1,000	\$ 504,500	779.35		\$ 779.35	
3960352000-2	331 N.	11	Milwaukee St	Broadway Partners LLC	14,291	-	14,291	\$ 498,600	\$ 1,000	\$ 499,600	771.77		\$ 771.77	
3960361000-1	525 E.		Chicago Street	525 Chicago LLC	622	1,836	2,458	\$ 18,700	\$ 243,300	\$ 262,000	404.74		\$ 404.74	
3960362000-7	525 E.		Chicago Street	525 Chicago LLC	1,466	-	1,466	\$ 44,000	\$ 371,000	\$ 415,000	641.09		\$ 641.09	
3960363000-2	525 E.		Chicago Street	525 Chicago LLC	1,466	-	1,466	\$ 10,400	\$ 304,500	\$ 314,900	466.45		\$ 466.45	
3960369000-5	525 E.		Chicago Street	525 Chicago LLC	1,466	-	1,466	\$ 6,500	\$ 183,400	\$ 189,900	293.35		\$ 293.35	
3960374000-2	525 E.		Chicago Street	525 Chicago LLC	1,466	-	1,466	\$ 6,500	\$ 183,400	\$ 189,900	293.35		\$ 293.35	
3960376000-3	525 E.		Chicago Street	525 Chicago LLC	1,466	-	1,466	\$ 6,900	\$ 213,000	\$ 219,900	339.70		\$ 339.70	
3960377000-9	525 E.		Chicago Street	525 Chicago LLC	1,466	-	1,466	\$ 10,200	\$ 329,100	\$ 339,300	524.15		\$ 524.15	
3960380000-5	525 E.		Chicago Street	525 Chicago LLC	1,466	-	1,466	\$ 6,500	\$ 192,900	\$ 199,400	308.04		\$ 308.04	
3960381000-0	525 E.		Chicago Street	525 Chicago LLC	1,466	-	1,466	\$ 6,900	\$ 229,900	\$ 236,800	365.80		\$ 365.80	
3960382000-6	525 E.		Chicago Street	525 Chicago LLC	1,466	-	1,466	\$ 10,200	\$ 358,900	\$ 369,100	570.19		\$ 570.19	
3960385000-2	525 E.		Chicago Street	525 Chicago LLC	-	-	-	\$ -	\$ -	\$ -	-		\$ -	
3960391000-5	311 E.		Chicago Street	311Retail LLC	1,344	4,459	5,803	\$ 40,300	\$ 388,700	\$ 429,000	662.72		\$ 662.72	
3960392000-0	311 E.		Chicago Street	311Retail LLC	2,115	7,018	9,133	\$ 63,500	\$ 612,500	\$ 676,000	1,044.27		\$ 1,044.27	
3960393000-6	311 E.		Chicago Street	Boulder Venture 29 LLC	924	3,069	3,993	\$ 27,700	\$ 368,300	\$ 396,000	611.73		\$ 611.73	
3960394000-1	311 E.		Chicago Street	GP 311 Chicago 220 LLC	823	2,731	3,554	\$ 24,700	\$ 311,300	\$ 336,000	519.05		\$ 519.05	
3960395000-7	311 E.		Chicago Street	311 Chicago LLC	1,514	5,027	6,541	\$ 45,400	\$ 587,600	\$ 633,000	977.85		\$ 977.85	

EXHIBIT D

Tax Key No.	Address Number	Unit	Street	Owner	Gross Land Area Sq. Ft.	Gross Bldg. Area Sq. Ft.	Total Gross Area Sq. Ft.	Land	Improvements	Total	BID-2 Assessment	Special Assessment	Dockwalk Assessment	Riverwalk Construction	Riverwalk Maintenance	Total Assessment
3920636111-9	445 N.		Broadway	Milwaukee County X-Way	68,216	-	68,216	\$ -	\$ -	\$ -	-	-	-	-	-	\$ -
3920757111-7	319 E.		Clybourn Street	Milwaukee County	88,502	-	88,502	\$ -	\$ -	\$ -	-	-	-	-	-	\$ -
3920778100-6	400 E.		St Paul Avenue	Milwaukee County	113,448	-	113,448	\$ -	\$ -	\$ -	-	-	-	-	-	\$ -
3920860100-X	419 N.		Jackson Street	Milwaukee County X-Way	96,307	-	96,307	\$ -	\$ -	\$ -	-	-	-	-	-	\$ -
3920879110-2	428 N.		Jackson Street	Milwaukee County	91,753	-	91,753	\$ -	\$ -	\$ -	-	-	-	-	-	\$ -
3920984000-0	273 E.		Eric Street	M.I.A.D.	52,644	241,290	293,934	\$ -	\$ -	\$ -	-	8,750	-	-	-	\$ 8,750.00
3920996000-0	200 N.		Water Street	M.I.A.D. (Student Housing)	11,035	55,485	66,520	\$ -	\$ -	\$ -	-	-	-	-	-	\$ -
3921036100-X	169 N.		Broadway	Skylight Opera Theatre Corp.	14,400	66,334	80,734	\$ -	\$ -	\$ -	-	-	-	-	-	\$ -
3921479100-9	324 N.		Jackson Street	Salvation Army Men's SSC	26,570	101,938	128,508	\$ -	\$ -	\$ -	-	-	-	-	-	\$ -
3921481000-3	302 N.		Jackson Street	Planned Parenthood of WI, Inc	11,280	25,710	36,990	\$ -	\$ -	\$ -	-	-	-	-	-	\$ -
3921466210-0	206 N.		Jackson Street	State of Wisconsin	8,093	-	8,093	\$ -	\$ -	\$ -	-	-	-	-	-	\$ -
3921489100-3	200 N.		Jackson Street	State of Wisconsin	79,736	-	79,736	\$ -	\$ -	\$ -	-	-	-	-	-	\$ -
3921480111-4	300 N.		Van Buren Street	State of Wisconsin	104,906	-	104,906	\$ -	\$ -	\$ -	-	-	-	-	-	\$ -
3921492110-7	727 E.		Clybourn Street	State of Wisconsin	72,774	-	72,774	\$ -	\$ -	\$ -	-	-	-	-	-	\$ -
3921493111-0	420 N.		Van Buren Street	Milwaukee County	74,437	-	74,437	\$ -	\$ -	\$ -	-	-	-	-	-	\$ -
3921727100-6	815 E.		Clybourn Street	State of Wisconsin	138,290	-	138,290	\$ -	\$ -	\$ -	-	-	-	-	-	\$ -
3921728000-5	320 N.		Van Buren Street	State of Wisconsin	113,303	-	113,303	\$ -	\$ -	\$ -	-	-	-	-	-	\$ -
3921732000-7	138 N.		Broadway	City Of Milwaukee	11,444	-	11,444	\$ -	\$ -	\$ -	-	-	-	-	-	\$ -
3921734000-8	266 E.		Eric Street	M.I.A.D. (Student Center)	2,624	4,480	7,104	\$ -	\$ -	\$ -	-	-	-	-	-	\$ -
3921735000-3	143 N.		Broadway	MAD (Building at Fountain)	1,600	4,740	6,340	\$ -	\$ -	\$ -	-	-	-	-	-	\$ -
3921736000-9	139 N.		Broadway	M.I.A.D. (Parking Lot)	4,069	-	4,069	\$ -	\$ -	\$ -	-	-	-	-	-	\$ -
3922167100-0	640 E.		Polk Street	Italian Community Center	14,300	6,944	21,244	\$ -	\$ -	\$ -	-	-	-	-	-	\$ -
3922169114-1	114 N.		Jefferson Street	C & NW Transportation Company	490	-	490	\$ -	\$ -	\$ -	-	-	-	-	-	\$ -
3922176120-5	501 E.		Eric Street	C & NW Transportation Company	3,959	-	3,959	\$ -	\$ -	\$ -	-	-	-	-	-	\$ -
3922187113-1	639 E.		Polk Street	Milwaukee World Festival	22,084	-	22,084	\$ -	\$ -	\$ -	-	-	-	-	-	\$ -
3922187114-X	110 N.		Marshall Street	Milwaukee World Festival	32,767	-	32,767	\$ -	\$ -	\$ -	-	-	-	-	-	\$ -
3960001100-X	328 N.		Van Buren Street	State of Wisconsin	7,793	-	7,793	\$ -	\$ -	\$ -	-	-	-	-	-	\$ -
3970115111-2	210 N.		Plankinton Avenue	Soo Line Railroad Co	16,473	-	16,473	\$ -	\$ -	\$ -	-	-	-	-	-	\$ -
3970115112-0	200 N.		Plankinton Avenue	Soo Line Railroad Co	4,562	-	4,562	\$ -	\$ -	\$ -	-	-	-	-	-	\$ -
3978003000-7	101 W.		Clybourn Street	City of Milwaukee	1,656	-	1,656	\$ -	\$ -	\$ -	-	-	-	-	-	\$ -
3978004000-2	101 W.		St Paul Avenue	City of Milwaukee	1,646	-	1,646	\$ -	\$ -	\$ -	-	-	-	-	-	\$ -
3978007000-9	100 N.		Water Street	City of Milwaukee	1,637	-	1,637	\$ -	\$ -	\$ -	-	-	-	-	-	\$ -
4290124100	642 E.		Eric Street	City of Milwaukee	85,256	-	85,256	\$ -	\$ -	\$ -	-	-	-	-	-	\$ -
4298001000-1	101 N.		Broadway	City of Milwaukee	1,717	-	1,717	\$ -	\$ -	\$ -	-	-	-	-	-	\$ -
429898000-1	200 N.		Harbor Drive	City of Milwaukee	2,931,070	-	2,931,070	\$ -	\$ -	\$ -	-	-	-	-	-	\$ -
4298989000-7	639 E.		Polk Street	City of Milwaukee	84,155	-	84,155	\$ -	\$ -	\$ -	-	-	-	-	-	\$ -

Residential	134,426	325,115	460,565	6,239,900	179,084,400	185,324,300	-	-	-	-	-	-	-	-	-	-	\$ -
Grand Totals	7,818,657	4,925,031	12,744,712	80,240,900	428,751,950	508,992,850	500,000.06	8,750.00	34,411.76	19,068.00	10,800.00	10,800.00	\$ 573,029.82				
Budget Amounts							500,000.00	8,750.00	34,412.00	19,068.00	10,800.00	\$ 573,030.00					
Difference							0.06	-	(0.24)	-	-	\$ (0.18)					
Rate Per 1000							\$	0.15448%	\$	1.54							