

GREATER MITCHELL STREET

BUSINESS IMPROVEMENT DISTRICT No. 4

OPERATING PLAN YEAR FOR 2007

August 10, 2006

GREATER MITCHELL STREET
BUSINESS IMPROVEMENT DISTRICT NO. 4
2007 OPERATING PLAN

I. INTRODUCTION

In 1984, the Wisconsin legislature created Sec. 66.608 of the Statutes enabling cities to establish Business Improvement Districts (BIDs) upon the petition of least one property owner within the proposed district. The purpose of the law is "...to allow businesses within those districts to develop, manage and promote the districts and to establish an assessment method to fund these activities." On July 28, 1989, the Common Council of the City of Milwaukee, by Resolution File Number 890176, created BID No. 4 (Greater Mitchell Street) and adopted its initial operating plan.

Section 66.608(3)(b), Wis. Stats., requires that a BID board "shall annually consider and make changes to the operating plan...The board shall then submit the operating plan to the local legislative body for its approval." The Board of BID No. 4 submits this 2007 Operating Plan in fulfillment of the statutory requirement.

This plan proposes a continuation and expansion of activities described in the initial (May 1989) BID Operating Plan and subsequent years' Operating Plans. Therefore, it incorporates by reference the earlier plans as adopted by the Common Council. In the interest of brevity, this plan emphasizes the elements which are required by Sec. 66.608, Wis. Stats. and the proposed changes for 2007. It does not repeat the background information which is contained in the previous plans nor include the Business Improvement District statute, original petitions from property owners or BID No. 4 Bylaws.

II. RELATIONSHIP TO MILWAUKEE COMPREHENSIVE PLAN AND ORDERLY DEVELOPMENT OF THE CITY

No changes in District planning or zoning have occurred since adoption of the initial operating plan. The city of Milwaukee will begin a new comprehensive plan for this district beginning in 2006 and ending in 2008. The BID will participate in the process.

III. DISTRICT BOUNDARIES

Boundaries of the district are shown on the map in Appendix A of this plan. A listing of the properties included in the district is provided in Appendix B.

IV. PROPOSED OPERATING PLAN - YEAR 18 (2007)

A. Plan Objective

The objective of BUSINESS IMPROVEMENT DISTRICT NO.4 (GREATER MITCHELL STREET) is to continue the revitalization and improvements of a historic shopping district in Milwaukee's near south side.

B. Proposed Activities

Principal activities to be engaged in by BUSINESS IMPROVEMENT DISTRICT NO. 4 (GREATER MITCHELL STREET) during its 18th year of operation are to:

Mission Statement

Maximize both human and capital resources in the promotion and implementation of activities that will result in enhanced neighborhood safety, improved area image, new development and the increased value of present improvements. Such activities include:

- a) Coordinate efforts to complete an overall design plan, including capital improvements, traffic circulation and parking lot utilization.
- b) Provide assistance to property owners and developers who are engaged in property improvements and redevelopment activities.
- c) Promote the unique historic significance and commercial mix of the District.
- d) Encourage design-sensitive renovations of buildings in the District and the removal of security bars and grills on commercial frontage.
- e) BID No. 4 expects all commercial buildings within the BID to be maintained in a graffiti-free manner and will support means to accomplish this goal.
- f) Provide support and financial assistance to the Mitchell Street Development Opportunities Corporation which is charged with providing business and real estate development assistance within the 53204 zip code area.
- g) Coordinate retail and other business recruitment.
- h) Maintain the neighborhood business district portfolio, including an inventory of commercial space availability, to distribute to prospective tenants and to respond to inquiries.
- i) Encourage increased police protection, security measures, and safety programs.
- j) Initiate publicity and media coverage of District activities.
- k) Plan and coordinate membership activities.
- l) Support a community outreach program linking the business community to the community at large.
- m) Put out timely information to members, retailers and other interested parties in the form of newsletters, faxes, fliers, and other appropriate methods
- n) Encourage and support activities which enhance business recruitment and retention.

C. Proposed Expenditures

Mitchell Street BID proposed 2007
budget

Personnel	81,780.00
Rent	5,500.00
Office Supplies	2,000
Telephone	2,200
Postage	1,000.00
Utilities	800.00
Internet	1,400
Equipment and repairs	3,200
T/E Meeting Expense	1,000
Dues, subscriptions, legal	1,750
Liability Insurance	1,400
Training	1,000
Professional Services	2,500.00
General Programs	45,570
	\$151,100.00

D. Financing Method

The proposed expenditures will be financed from monies collected from the BID assessments and voluntary contributions. It is estimated that approximately \$125,100 or about 83 percent of the BID budget will be raised through assessments. As part of this plan and to be included in the City budget process, the City of Milwaukee is requested to contribute \$25,000.00, which is the same dollar amount provided by the City to the BID in 2005 in support of the District. The assessed value of commercial properties within the BID is approximately \$39,967,700.00 and the approximate tax-exempt value of City-owned properties is more than \$28,000,000.00.

Realizing that it is beyond the resources and capacity of the BID to address every significant issue affecting the Historic Mitchell Street Area, the BID Board shall have the authority to set priorities for expenditures for fulfillment of the goals of the BID and to revise the budget as necessary during the year to match the funds actually available.

V. METHOD OF ASSESSMENT

A. Assessment Rate and Method

As of August 10, 2006, the property in the proposed district had an approximate total value of \$65,000,000.00 (including tax-exempt properties). This plan proposes to assess the taxable property in the district at a rate of \$4.00 per \$1,000.00 of assessed value for the purposes of the BID with a \$400.00 per improved parcel minimum assessment. Appendix B shows the projected BID assessment for each property

included in the District.

The principle behind the assessment methodology is that each parcel's owner should pay for District development in proportion to the benefits derived. Obviously, not every parcel within the District will benefit equally, but it is assumed that development of the District will produce at least some minimum benefit for all parcels. Thus, a \$400.00 minimum assessment has been applied to taxable properties, except for parcels identified as parking lots or vacant lots. Additionally, a cap of \$2,500.00, or maximum assessment, per parcel is applied so that no one parcel is unfairly burdened by the assessment. The variables used to determine the regular BID assessments are:

1. Total assessed value of each tax key parcel within the District.
2. Whether the parcel is classified as a parking lot or vacant lot.
3. Specific dollar amount per \$1,000.00 of the assessed value of each tax key parcel.

The assessment methodology is as follows: For each of the tax key parcels within the BID boundaries the BID assessment is calculated by applying a \$4 per \$1,000.00 charge against the assessed value of the parcel. Taxable properties, other than those classified as parking lots or vacant lots, are subject to a \$400.00 minimum BID assessment. Taxable parcels are subject to a maximum \$2,500.00 BID assessment.

B. Excluded and Exempt Property

The BID law requires explicit consideration of certain classes of property. In compliance with the law the BID will assess to the full extent allowed.

VI. CITY ROLE IN DISTRICT OPERATION

The City of Milwaukee has committed to helping private property owners in the District promote its development. To this end, the City has played a significant role in the creation of the Business Improvement District and in the implementation of its Operating Plan. In particular, the City will continue to:

1. Provide assistance as appropriate to the BID Board.
2. Monitor and, when appropriate, apply for outside funds which could be used in support of the District.
3. Collect BID assessments and maintain in a segregated account.
4. Disburse all monies of the District no earlier than January 31, 2006 and no later than March 31, 2006. Disbursement of the full amount assessed by the district shall be made without reference to the amount of assessments actually collected by the City by the date of disbursement.
5. Obtain a copy of the annual audit from the BID Board as required per s.66.608(3)(c) of the BID law prior to July 1st of the following year.
6. Provide the Board through the Tax Commissioner's Office on or before July 1st of each plan year with the official City records on the assessed value of each tax key number within the District as of January 1st of each plan year and provide an update immediately prior to preparation of tax bills for purpose of calculating the BID assessments for the following plan year.
7. Encourage the State of Wisconsin, Milwaukee County and other units of government to support the activities of the District.

The presentation of this plan to the City shall be deemed a standing order of the Board under Sec. 66.608(4) Wis. Stats. to disburse the BID assessments without necessity of an additional disbursement agreement, disbursement method, or

accounting method.

Budget authority made under this plan shall be shown in the City's Budget as a line item.

VII. BUSINESS IMPROVEMENT DISTRICT NO. 4 BOARD OF DIRECTORS

The current BID No. 4 Board of Directors is comprised as follows:

Terms expiring

G. Eddie Paez	12/17/06
David Rotter	12/22/06
Joseph White	01/06/07
Milt Pivar	12/22/06
Herbert Hillman	12/22/06
Tim Dertz	05/24/09
Judy Smith	11/23/08
Demetra Copoulos	05/19/09
Vacant	0/08
Vacant	0/08
Vacant	0/08

The Common Council approved an amendment to the operating plan of the BID that was proposed by the Board of Directors according to the bylaws, in mid 1996. As a result two seats were added to the Board of Directors. The size of the Board was increased from nine seats to eleven seats. The Board shall submit to the Mayor its recommendations for appointments to expiring terms at least three months prior to expiration of the term.

VIII. THE GREATER MITCHELL STREET ASSOCIATION And MSDOC, the Mitchell Street Development Opportunities Corporation.

The BID is a separate entity from MSDOC notwithstanding the fact that members,

officers and directors of each may be shared Any contracting with MSDOC to provide services to BID shall be exempt from the requirements of Sec. 62.15, Wis. Stats., because such contracts shall not be for the construction of improvements or provision of materials. If the BID does contract for the construction of improvements or provisions of materials, it shall follow the requirements of such statutes to the extent applicable. Further, the annual accounting required under Sec. 66.608(3)(c) Wis. Stats. shall be deemed to fulfill the requirements of Sec. 62.15(14) Wis. Stats. The BID Board and the City shall comply with the provisions of Sec. 66.60 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.

IX. SEVERABILITY AND EXPANSION

This Business Improvement District has been created under authority of Section 66.608 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 reestablishment.

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 66.608(3)(b).

X. FUTURE YEARS' OPERATING PLANS

It is anticipated that the BID will continue to revise and develop the operating plan annually, in response to changing development needs and opportunities in the District, in accordance with the purposes and objectives defined in the initial operating plan.

Section 66.608(3)(a) of the BID law requires the Board and the City to annually review and make changes as appropriate in the District plan. Therefore, this document focuses upon Year Sixteen activities. Information on specific assessed values, budget amounts and assessment amounts are based on Year Fifteen conditions. Greater detail about subsequent years' activities will be provided in the required annual plan updates. Approval by the Common Council of such plan updates shall be conclusive evidence of compliance with this plan and the BID law.

In later years, the BID 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 consent of the City of Milwaukee.

ALL PROPERTIES WITHIN BID BOUNDARIES

Assessed Properties		total assessed value	final bid assessment	prkg/ vacant
1	4600101110	1300 W Mitchell	\$5,468.00	1
2	4600113100	1301 W FOREST HOME AV	\$700.00	1
3	4600115110	1337 W FOREST HOME AV	\$7,780.00	1
4	4600118100	1905 S 13TH ST	\$416.00	1
5	4600121000	1919 S 13TH ST	\$476.40	1
6	4600123110	1937 S 13TH ST	\$352.80	0
7	4600123120	1331 W BURNHAM ST	\$2,896.00	1
8	4600123130	1940 S 14TH ST	\$1,296.00	1
9	4600301100	1841 S 14TH ST	\$1,900.00	1
10	4600303000	1416 W FOREST HOME AV	\$208.00	1
11	4600304000	1412 W FOREST HOME AV	\$271.20	1
12	4600305000	1406 W FOREST HOME AV	\$6.80	0
13	4600306000	1400 W FOREST HOME AV	\$64,400.00	1
14	4600315100	1401 W MITCHELL ST	\$674,700.00	1
15	4601032000	1500 W MITCHELL ST	\$94,600.00	1
16	4601034000	1510 W MITCHELL ST	\$7,400.00	1
17	4601037000	1522 W MITCHELL ST	\$184,800.00	1
18	4601040100	1532 W MITCHELL ST	\$100,400.00	1
19	4601060000	1400 W MITCHELL ST	\$78,100.00	1
20	4601061000	1404 W MITCHELL ST	\$85,000.00	1
21	4601063100	1418 W MITCHELL ST	\$702,800.00	1
22	4601068100	1436 W MITCHELL ST	\$113,000.00	1
23	4601861100	1302 W FOREST HOME AV	\$2,157,000.00	1
24	4610501100	601 W HISTORIC MITCHELL ST	\$746,000.00	1
25	4610502100	621 W HISTORIC MITCHELL ST	\$1,866,000.00	1
26	4610503000	635 W HISTORIC MITCHELL ST	\$76,600.00	1
27	4610505000	1724 S 7TH	\$72,700.00	1
28	4610528000	715 W HISTORIC MITCHELL ST	\$15,000.00	1
29	4610530000	709 W HISTORIC MITCHELL ST	\$143,000.00	0
30	4610531000	705 W HISTORIC MITCHELL ST	\$572.00	1
31	4610539000	732 W MAPLE ST	\$608.00	1
32	4610540000	738 W MAPLE ST	\$199.20	1
33	4610541000	733 W HISTORIC MITCHELL ST	\$395.60	1
34	4610542000	729 W HISTORIC MITCHELL ST	\$400.00	1
35	4610544100	723 W HISTORIC MITCHELL ST	\$400.00	1
36	4610545000	801 W HISTORIC MITCHELL ST	\$1,456.00	1
37	4610546000	807 W HISTORIC MITCHELL ST	\$508.00	1
38	4610547000	807 W HISTORIC MITCHELL ST	\$916.00	1
39	4610548000	815 W HISTORIC MITCHELL ST	\$864.00	1
40	4610549000	829 W HISTORIC MITCHELL ST	\$1,044.00	1
41	4610550100	833 W HISTORIC MITCHELL ST	\$348.40	1
42	4610562110	1718 S 9TH ST	\$2,372.00	1
43	4610570000	800 W MAPLE ST	\$2,424.00	1
		929 W HISTORIC MITCHELL ST	\$152.00	0
			\$4,381.20	1
			\$1,336.00	1

44	4610572100	939 W HISTORIC MITCHELL ST	FIRSTAR BANK MILWAUKEE NA	\$773,000.00	\$3,092.00	\$2,500.00	1	1
45	4610583000	1003 W HISTORIC MITCHELL ST	URBANE LLC	\$356,000.00	\$1,424.00	\$1,424.00	1	1
46	4610584000	1009 W HISTORIC MITCHELL ST	THE LEE COMPANY	\$147,000.00	\$588.00	\$588.00	1	1
47	4610585000	1013 W HISTORIC MITCHELL ST	JAMES D LAHL	\$99,500.00	\$398.00	\$400.00	1	1
48	4610586000	1017 W HISTORIC MITCHELL ST	JENNIFER YOUSHMIM KIM	\$139,000.00	\$556.00	\$556.00	1	1
49	4610587100	1023 W HISTORIC MITCHELL ST	AMRIT N PATEL	\$192,100.00	\$768.40	\$768.40	1	1
50	4610590000	1029 W HISTORIC MITCHELL ST	THE LEE COMPANY	\$108,000.00	\$432.00	\$432.00	1	1
51	4610592100	1039 W HISTORIC MITCHELL ST	MITCHELL STREET STATE BANK	\$732,000.00	\$2,928.00	\$2,500.00	1	1
52	4610595100	1726 S 11TH ST	MITCHELL STREET STATE BANK	\$318,000.00	\$1,272.00	\$1,272.00	1	1
53	4610599000	1032 W MAPLE ST	MITCHELL STREET STATE BANK	\$17,100.00	\$68.40	\$68.40	0	1
54	4610602000	1022 W MAPLE ST	NICHOLAS P ANTON	\$42,500.00	\$170.00	\$400.00	1	1
55	4610604000	1101 W HISTORIC MITCHELL ST	PHRANKLESS INVESTMENT LLC	\$1,497,000.00	\$5,988.00	\$2,500.00	1	1
56	4610605000	1117 W HISTORIC MITCHELL ST	CHON LEE	\$129,000.00	\$516.00	\$516.00	1	1
57	4610606000	1125 W HISTORIC MITCHELL ST	THE TERRACOTTA PARTNERSHIP	\$21,700.00	\$86.80	\$86.80	0	1
58	4610607000	1129 W HISTORIC MITCHELL ST	THE TERRACOTTA PARTNERSHIP	\$11,100.00	\$44.40	\$44.40	0	1
59	4610608000	1135 W HISTORIC MITCHELL ST	THE TERRACOTTA PARTNERSHIP	\$326,000.00	\$1,304.00	\$1,304.00	1	1
60	4610609100	1718 S 12TH ST	PHRANKLESS INVESTMENT LLC	\$44,500.00	\$178.00	\$178.00	0	1
61	4610610110	1740 S 12TH ST	PROJECT RESTORE LTD	\$561,500.00	\$2,246.00	\$2,246.00	1	1
62	4610617000	1729 S 11TH ST	LUIS VERGARA	\$115,000.00	\$460.00	\$460.00	1	1
63	4610619100	1201 W HISTORIC MITCHELL ST	ALEXANDER ALEX	\$481,000.00	\$1,924.00	\$1,924.00	1	1
64	4610620110	1213 W HISTORIC MITCHELL ST	ALEXANDER ALEX	\$678,000.00	\$2,712.00	\$2,500.00	1	1
65	4610621110	1715 S 12TH ST	R KIDS LLC	\$321,000.00	\$1,284.00	\$1,284.00	1	1
66	4610622100	1730 S 13TH ST	ALEXANDER ALEX	\$339,000.00	\$1,356.00	\$1,356.00	1	1
67	4610624000	1744 S 13TH ST	RONALD I PACHEFSKY	\$26,800.00	\$107.20	\$107.20	1	1
68	4610636000	1830 S 13TH ST	VICENTE RAMOS	\$76,300.00	\$305.20	\$400.00	1	1
69	4610637000	1828 S 13TH ST	ANA MARIA RAZO	\$52,700.00	\$210.80	\$400.00	1	1
70	4610638000	1824 S 13TH ST	AUGUSTIN GARNICA	\$72,800.00	\$291.20	\$400.00	1	1
71	4610639000	1820 S 13TH ST	CARLOS A RAMOS SR	\$87,500.00	\$350.00	\$400.00	1	1
72	4610641000	1812 S 13TH ST	ISMAEL LOPEZ	\$66,400.00	\$265.60	\$400.00	1	1
73	4610643000	1800 S 13TH ST	THOMAS DOMANOS & JOANN HW	\$70,600.00	\$282.40	\$400.00	1	1
74	4611311000	1202 W HISTORIC MITCHELL ST	EASTSIDE MGMT LLC	\$605,000.00	\$2,420.00	\$2,420.00	1	1
75	4611312000	1216 W HISTORIC MITCHELL ST	JOSEF SERCL & ROSALIA SERCL	\$105,000.00	\$420.00	\$420.00	1	1
76	4611313000	1222 W HISTORIC MITCHELL ST	CARLOS R CASTILLO	\$208,000.00	\$832.00	\$832.00	1	1
77	4611314000	1226 W HISTORIC MITCHELL ST	JESUS ESTRADA	\$56,300.00	\$225.20	\$400.00	1	1
78	4611315000	1662 S 13TH ST	ALOIS DRENZEK	\$59,600.00	\$238.40	\$400.00	1	1
79	4611337000	1633 S 11TH ST	GUSTAVO CAMACHO	\$54,400.00	\$217.60	\$400.00	1	1
80	4611341000	1651 S 11TH ST	DANIEL V SPANKOWSKI	\$66,800.00	\$267.20	\$400.00	1	1
81	4611343000	1659 S 11TH ST	DANIEL V SPANKOWSKI	\$89,100.00	\$356.40	\$400.00	1	1
82	4611344000	1665 S 11TH ST	BRUCE L BAIER TRUSTEE OF	\$237,000.00	\$948.00	\$948.00	1	1
83	4611345000	1100 W HISTORIC MITCHELL ST	LOPEZ BAKING PROPERTIES LLC	\$127,000.00	\$508.00	\$508.00	1	1
84	4611346000	1104 W HISTORIC MITCHELL ST	SANG JIN HA	\$98,200.00	\$392.80	\$400.00	1	1
85	4611347000	1108 W HISTORIC MITCHELL ST	JUAN ROMERO	\$142,000.00	\$568.00	\$568.00	1	1
86	4611348100	1114 W HISTORIC MITCHELL ST	MARIA NOVOA SANCHEZ &	\$150,000.00	\$600.00	\$600.00	1	1
87	4611350000	1122 W HISTORIC MITCHELL ST	MODJESKA THEATRE ENTERTAIN-	\$144,000.00	\$576.00	\$576.00	1	1
88	4611375000	1629 S 10TH ST	RODRIGO DIEZ	\$159,600.00	\$638.40	\$638.40	1	1
89	4611376000	1635 S 10TH ST	SCHUSTER HISTORIC BLDG LLC	\$307,000.00	\$1,228.00	\$1,228.00	1	1
90	4611377100	1000 W HISTORIC MITCHELL ST	WILLIAM K LANGFAN	\$1,140,400.00	\$4,561.60	\$2,500.00	1	1
91	4611378100	1020 W HISTORIC MITCHELL ST	SCHUSTER HISTORIC BUILDING L	\$3,816,000.00	\$15,264.00	\$2,500.00	1	1
	4611396100	910 W HISTORIC MITCHELL ST	MITCHELL INV PROPERTIES-II				1	1

92	4611397000	930 W HISTORIC MITCHELL ST	GOLDMAN ASSOCIATES	\$444,000.00	\$1,776.00	1	1	\$1,776.00	1
93	4611398100	1658 S 10TH ST	GOLDMAN ASSOCIATES	\$23,700.00	\$94.80	0	1	\$94.80	1
94	4611427000	808 W HISTORIC MITCHELL ST	MOYSEY TSYPKIN	\$307,000.00	\$1,228.00	1	1	\$1,228.00	1
95	4611428000	812 W HISTORIC MITCHELL ST	SPONTANEOUS LLC	\$94,800.00	\$379.20	1	1	\$400.00	1
96	4611429000	814 W HISTORIC MITCHELL ST	HECTOR SALINAS	\$77,300.00	\$309.20	1	1	\$400.00	1
97	4611430000	822 W HISTORIC MITCHELL ST	JEMS REALTY LLC	\$159,000.00	\$636.00	1	1	\$636.00	1
98	4611431000	828 W HISTORIC MITCHELL ST	RODRIGO DIEZ	\$88,200.00	\$352.80	1	1	\$400.00	1
99	4611432000	832 W HISTORIC MITCHELL ST	YK COMMERCIAL INVESTMENTS LL	\$527,000.00	\$2,108.00	1	1	\$2,108.00	1
100	4611469100	710 W HISTORIC MITCHELL ST	KUNZELMANN ESSER LOFT APTS	\$3,670,000.00	\$14,680.00	1	1	\$2,500.00	1
101	4611470000	720 W HISTORIC MITCHELL ST	WALID MOUSA	\$127,000.00	\$508.00	1	1	\$508.00	1
102	4611472100	728 W HISTORIC MITCHELL ST	MUSA ISSAM W	\$219,000.00	\$876.00	1	1	\$876.00	1
103	4611473000	734 W HISTORIC MITCHELL ST	MARS DIRECT LLC	\$158,000.00	\$632.00	1	1	\$632.00	1
104	4611475000	1656 S 8TH ST	LOON INVESTMENTS LLC	\$593,600.00	\$2,374.40	1	1	\$2,374.40	1
105	4611476000	1648 S 8TH ST	SUELONG YANG RENTAL LLC	\$184,200.00	\$736.80	1	1	\$736.80	1
106	4611509000	1663 S 6TH ST	HAROLD J ZIEMENDORF	\$69,500.00	\$278.00	0	1	\$400.00	1
107	4611512000	600 W HISTORIC MITCHELL ST	JUAN A ORDAZ	\$92,500.00	\$370.00	1	1	\$400.00	1
108	4611514100	608 W HISTORIC MITCHELL ST	TOM LITTMANN	\$103,000.00	\$412.00	1	1	\$412.00	1
109	4611515000	616 W HISTORIC MITCHELL ST	WALID W MOUSA	\$136,000.00	\$544.00	1	1	\$544.00	1
110	4611516000	620 W HISTORIC MITCHELL ST	VIVIAN P LIMBERATOS	\$48,400.00	\$193.60	1	1	\$400.00	1
111	4611517000	622 W HISTORIC MITCHELL ST	LA REINA LLC	\$222,000.00	\$888.00	1	1	\$888.00	1
112	4611518000	632 W HISTORIC MITCHELL ST	ERIC W ZUEHLKE	\$243,000.00	\$972.00	1	1	\$972.00	1
113	4611519000	1662 S 7TH ST	GORMAN PROPERTIES LLC	\$19,500.00	\$78.00	1	1	\$400.00	1
114	4611520000	1658 S 7TH ST	ERIC W ZUEHLKE	\$18,200.00	\$72.80	0	1	\$72.80	1
115	4620625000	501 W HISTORIC MITCHELL ST	JAMES N WITKOWIAK	\$198,000.00	\$792.00	1	1	\$792.00	1
116	4620626000	507 W HISTORIC MITCHELL ST	JAMES N WITKOWIAK	\$6,300.00	\$25.20	0	1	\$25.20	1
117	4620628000	515 W HISTORIC MITCHELL ST	MITCHELL 551 LLC	\$85,200.00	\$340.80	1	1	\$400.00	1
118	4620630000	521 W HISTORIC MITCHELL ST	JAMES N WITKOWIAK	\$10,400.00	\$41.60	0	1	\$41.60	1
119	4620631100	529 W HISTORIC MITCHELL ST	JAMES N WITKOWIAK	\$307,500.00	\$1,230.00	1	1	\$1,230.00	1
120	4620633000	535 W HISTORIC MITCHELL ST	JAMES N WITKOWIAK	\$90,700.00	\$362.80	1	1	\$400.00	1
121	4620634000	539 W HISTORIC MITCHELL ST	TOMAS MATOS	\$75,500.00	\$302.00	1	1	\$400.00	1
122	4620635000	541 W HISTORIC MITCHELL ST	JAMES WITKOWIAK	\$115,000.00	\$460.00	1	1	\$460.00	1
123	4620636100	545 W HISTORIC MITCHELL ST	MITCHELL 551 LLC	\$280,000.00	\$1,120.00	1	1	\$1,120.00	1
124	4620647000	546 W HISTORIC MITCHELL ST	MUNOZ RENTALS LLC	\$249,000.00	\$996.00	1	1	\$996.00	1
125	4690430110	1901 S 14TH ST	EL REY ENTERPRISES LLP	\$64,600.00	\$258.40	0	1	\$258.40	1
126	4690430120	1931 S 14TH ST	MCDONALDS CORP	\$573,000.00	\$2,292.00	1	1	\$2,292.00	1
127	4690470110	1433 W BURNHAM ST	EL REY ENTERPRISES, LLP	\$990,000.00	\$3,960.00	1	1	\$2,500.00	1
128	4690479110	1838 S 15TH ST	BURNHAM CENTER LLC	\$768,000.00	\$3,072.00	1	1	\$2,500.00	1
129	4690482000	1423 W MITCHELL ST	LUIS GAMBOA	\$62,900.00	\$251.60	1	1	\$400.00	1
130	4690499000	1511 W MITCHELL ST	ALEJANDRO V VAZQUEZ	\$50,600.00	\$202.40	1	1	\$400.00	1
131	4690500000	1501 W MITCHELL ST	NOEL MARTIN	\$40,900.00	\$163.60	1	1	\$400.00	1
132	4690502000	1533 W MITCHELL ST	DAVID A TENNESEN	\$97,000.00	\$388.00	1	1	\$400.00	1
133	4690503000	1527 W MITCHELL ST	RAMON ENCINO	\$94,300.00	\$377.20	1	1	\$400.00	1

total commercial assessed value

\$44,276,700.00 total bid assessments

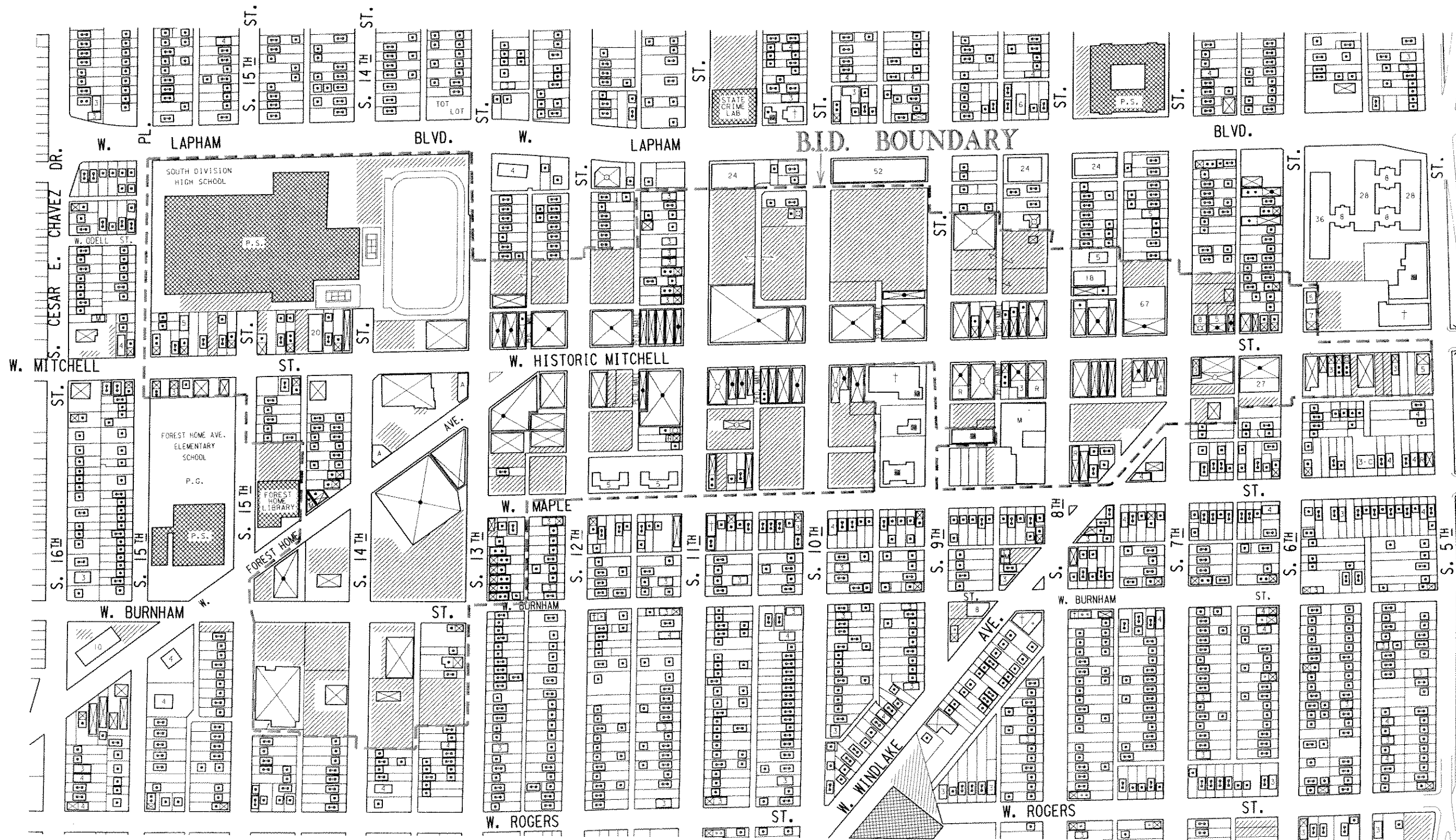
\$125,110.00

4601033000	1504 W MITCHELL ST	BID Exempt Residential Properties	\$100,500.00
4601035000	1512 W MITCHELL ST	ERENIA PRADO	\$44,400.00
4601038000	1524 W MITCHELL ST	BRADLEY A WILL	\$88,900.00
4601041000	1670 S 15TH PL	ZAIDA RODRIGUEZ	\$59,300.00
4601042000	1666 S 15TH PL	GERARDO GARCIA	\$41,000.00
4601062000	1408 W MITCHELL ST	JANIBALLERNG LLC	\$93,500.00
4601065000	1424 W MITCHELL ST	URSULA G GUNTER	\$102,100.00
4601066000	1430 W MITCHELL ST	EDWARD LEFFORGE	\$85,200.00
4610537100	734 W WINDLAKE AV	PATRICK A WILBER	\$101,200.00
4610538000	728 W MAPLE ST	ANTONIO MALDONADO	\$95,400.00
4610554000	836 W MAPLE ST	LUIS BARAJAS	\$4,700.00
4610555000	832 W MAPLE ST	PALERMOS PROPERTIES LLC	\$2,700.00
4610556000	828 W MAPLE ST	PALERMOS PROPERTIES LLC	\$5,100.00
4610557000	824 W MAPLE ST	PALERMOS PROPERTIES LLC	\$4,700.00
4610600000	1028 W MAPLE ST	PALERMOS PROPERTIES LLC	\$63,300.00
4610601000	1026 W MAPLE ST	LAURA LUEVANO	\$37,900.00
4610616000	1733 S 11TH ST	RODRIGO DIEZ	\$34,500.00
4610623000	1742 S 13TH ST	ANTHONY J VALERO	\$52,500.00
4610635000	1220 W BURNHAM ST	DAVID A MILLER	\$28,900.00
4610640000	1816 S 13TH ST	GEORGE J ALBRIGHT	\$83,800.00
4610642000	1810 S 13TH ST	AGUSTIN GARNICA	\$64,400.00
4610644000	1227 W MAPLE ST	PETE T DOMANOS	\$56,700.00
4610645000	1219 W MAPLE ST	JOSE DELGADO	\$97,200.00
4611334000	1619 S 11TH ST	JOSE E DELGADO	\$46,100.00
4611335000	1623 S 11TH ST	K B CO 1621 LLC	\$55,900.00
4611336000	1629 S 11TH ST	FRANCISCO GALINDO	\$96,900.00
4611338000	1639 S 11TH ST	SECOND STREET PROPERTIES LLC	\$86,200.00
4611339000	1643 S 11TH ST	ADAN MARTINEZ	\$83,500.00
4611340000	1647 S 11TH ST	CORNELIO LARA	\$61,100.00
4611342000	1657 S 11TH ST	DANIEL V SPANKOWSKI	\$108,300.00
4611374100	1623 S 10TH ST	AURORA HERRERA	\$111,600.00
4611508000	1659 S 6TH ST	GILBERT M & DELFINA GARAY	\$122,500.00
4611510000	1669 S 6TH ST	ATILANO SANCHEZ	\$91,600.00
4611511000	1671 S 6TH ST	PETRONILA JOSE GALVEZ	\$74,300.00
4620629000	519 W HISTORIC MITCHELL ST	JOSE ORONA	\$2,900.00
4690481000	1427 W MITCHELL ST	JAMES WITKOWIAK	\$65,000.00
4690483000	1708 S 15TH ST	DREAMSCAPE LTD	\$112,600.00
4690484000	1714 S 15TH ST	NILSA GARCIA NKA	\$63,400.00
4690485000	1718 S 15TH ST	LUZ FERNANDEZ	\$54,700.00
4690486000	1722 S 15TH ST	MOISES BENITEZ	\$75,200.00
4690487000	1726 S 15TH ST	PEDRO GONZALEZ	\$108,600.00
4690504000	1523 W MITCHELL ST	JUNA J LEZAMA	\$90,300.00
		MIGUEL A ROJAS	\$2,858,600.00
		Total residential value:	

LAND USE MAP OF BUSINESS IMPROVEMENT DISTRICT NO. 4

LEGEND

- SINGLE FAMILY RESIDENTIAL
- TWO FAMILY RESIDENTIAL
- MULTI-FAMILY RESIDENTIAL
- CONDOMINIUM
- ROOMING HOUSE
- HOTEL / MOTEL
- COMMERCIAL WITH RESIDENCE
- COMMERCIAL
- MIXED COMMERCIAL
- OFFICE OR PROFESSIONAL SERVICES
- MANUFACTURING AND WAREHOUSING
- UTILITY COMPANY
- STORAGE TANK
- ACCESSORY BUILDING
- HOSPITAL
- *SKILLED CARE FACILITY / GROUP HOME
- PLACE OF WORSHIP
- NON - PUBLIC EDUCATION
- GOVERNMENTAL OR QUASI-PUBLIC BUILDING
- POLICE STATION
- FIRE STATION
- PUBLIC SCHOOL
- PLAYGROUND
- PARK
- CEMETERY
- PARKING
- BASKETBALL COURT
- TENNIS COURT
- FENCE
- ELECTRICAL LINE TRANSMISSION TOWER
- ELECTRICAL LINE



MITCHELL STREET BID #4

TRACK ASSESSED VALUES

operating plan for year	commercial assessed values
1996	\$19,669,960.00
2003	\$26,273,500.00
2004	\$32,921,600.00
2005	\$33,329,100.00
2006	\$39,967,700.00
2007	\$44,276,700.00

GREATER MITCHELL STREET ASSOCIATION
GRAFFITI REPORT

	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006
Jan		\$2,129.50	\$1,039.39	\$3,990.91	\$4,455.10	\$892.15	\$595.11	\$609.56	\$866.32	\$528.56	\$1,031.72	\$1,002.45
Feb		\$2,322.50	\$2,904.31	\$2,029.13	\$2,616.88	\$1,157.39	\$805.56	\$881.25	\$155.16	\$191.86	\$0.00	\$667.39
Mar		\$1,708.00	\$3,928.92	\$824.31	\$1,928.46	\$321.10	\$1,136.36	\$1,282.55	\$1,412.78	\$337.04	\$930.84	\$683.49
Apr		\$2,336.47	\$3,372.27	\$2,380.94	\$2,639.86	\$224.30	\$404.88	\$3,470.63	\$1,263.16	\$1,389.97	\$632.38	\$723.74
May		\$4,620.52	\$1,800.39	\$1,547.95	\$928.08	\$529.14	\$1,179.81	\$1,535.13	\$682.84	\$176.43	\$451.57	\$1,159.07
Jun		\$2,233.82	\$2,947.57	\$1,064.96	\$1,048.31	\$1,525.10	\$597.44	\$1,743.17	\$258.34	\$0.00	\$360.73	\$1,135.74
Jul	started	\$2,123.82	\$4,262.85	\$2,175.67	\$1,623.33	\$1,044.70	\$1,071.23	\$1,007.90	\$784.27	\$529.60	\$376.82	\$550.49
Aug	\$6,801.00	\$3,954.79	\$1,244.14	\$5,266.70	\$1,140.96	\$762.42	\$1,027.28	\$1,011.44	\$0.00	\$922.97	\$711.81	\$0.00
Sep	\$7,018.00	\$584.86	\$2,347.41	\$3,641.50	\$682.84	\$1,938.02	\$429.60	\$1,378.02	\$475.43	\$87.75	\$258.33	\$0.00
Oct	\$2,115.00	\$1,616.90	\$3,382.10	\$3,670.24	\$706.89	\$1,433.87	\$429.04	\$1,106.76	\$997.30	\$1,170.72	\$0.00	\$0.00
Nov	\$3,153.00	\$1,633.11	\$2,820.94	\$3,256.77	\$1,221.78	\$792.62	\$1,228.42	\$520.52	\$764.05	\$445.46	\$975.53	\$0.00
Dec	\$1,950.00	\$2,315.43	\$2,647.99	\$2,399.54	\$1,119.32	\$297.68	\$927.98	\$1,570.96	\$1,457.55	\$1,561.39	\$2,201.76	\$0.00
	\$21,037.00	\$27,579.72	\$32,698.28	\$32,248.62	\$20,111.81	\$10,918.49	\$9,832.71	\$16,117.89	\$8,517.20	\$7,341.75	\$7,931.49	\$5,922.37
											Total Spent	\$200,257.33