

BUSINESS IMPROVEMENT DISTRICT NO. 40

**Airport Gateway  
Business Improvement District**

2007 PROPOSED OPERATING PLAN

Final 7/31/06

## I. INTRODUCTION

### A. Background

In 1984, the Wisconsin legislature created S. 66.1109 of the Statutes (see Appendix 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 Wisconsin Act 184, Section 1, legislative declaration.)

The City of Milwaukee has received a petition from property owners which requests creation of a Business Improvement District for the purpose of revitalizing and improving the Airport Gateway business area on Milwaukee's southeast side (see Appendix B). The BID law requires that every district have an annual Operating Plan. This document is the initial Operating Plan for the proposed Airport Gateway Business Improvement District. The BID proponents prepared this Plan with technical assistance from the City of Milwaukee Department of City Development.

### B. Physical Setting

The area is roughly bounded by:  
Layton Ave. (North and South) is north boundary with some irregularity picking up some properties on the north side of Layton. Some properties on Layton West to 20<sup>th</sup> are included. The eastern end of the District is at the Cudahy/Milwaukee line.

The eastern boundary is the Milwaukee/Cudahy line from Layton on the north to College Ave. on the south.

The southern boundary is College Ave. from the Milwaukee/Cudahy line on the east to 13<sup>th</sup> St. on the west. Also, the area south of College bordered on the west by the I-94 freeway, on the south by Oak Creek/Milwaukee line and bounded by 14<sup>th</sup> Street on the east is included.

The western boundary is 13<sup>th</sup> St.

## II. DISTRICT BOUNDARIES

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

## III. PROPOSED OPERATING PLAN

## A. Plan Objectives

The objective of the Airport Gateway Business Improvement District is to: enhance the economic viability of local businesses, enhance property values, maximize business facilities (conventions, dining, entertainment), promote the friendliness and quality of services, enhance the community image through safety and beautification and overall develop Airport Gateway area growth.

## B. Proposed Activities - Year One

Principle activities to be engaged in by the district during its first year of operation will include:

- a. Enhance the area's image through beautification - maintenance of about 22 flower bed and related activities
- b. Establish safety and security programs through contacted security services
- c. Market the airport gateway
- d. Develop marketing and promotional programs to promote the dining, entertainment and hospitality opportunities in the district via cooperative programming with VISIT Milwaukee and other entities.

C. Proposed Expenditures - Approximately \$316,800 in 2007.

Proposed Budget

Category/Item	Total Expenditure
<b>Design and Maintenance</b>	
Management, maintenance and extensive boulevard enhancement (i.e.trees, perennials, etc.)	\$110,000
Maintenance equipment, initial start up supplies	\$ 15,000
<b>Total</b>	<b>\$125,000</b>
<b>Special project-Area Planning Initiative</b>	
Contribution to Southeast Side Comprehensive Plan	\$ 12,500
<b>Total</b>	<b>\$ 12,500</b>
<b>Public Safety</b>	
Contracted neighborhood safety patrol teams for area businesses, properties, etc.	\$ 30,000
<b>Marketing and Promotion</b>	
Brand Development, letterhead and related materials	\$ 5,000
District advertising and market status	\$ 15,000
Cooperative Marketing with Visit Milwaukee	\$ 50,000
Web site development	\$ 5,000
Web site hosting & maintenance	\$ 2,500
Promotional collateral	\$ 20,000
Quarterly Newsletter (Quantity 2,000)	\$ 3,200
<b>Total</b>	<b>\$100,700</b>
<b>Administration/management</b>	
Part-time Management: Business Recruitment/retention, oversight, member communication, administrative support, etc	\$ 25,000
Office Space/rental	\$ 5,000
Annual Audit	\$ 6,500
Board/General Insurance	\$ 3,500
Memberships	\$ 500
Subscriptions	\$ 150
Office Support/Supplies	\$ 2,500
Telephone	\$ 450
Postage	\$ 2,000
Copies/duplication	\$ 3,000
<b>Total</b>	<b>\$ 48,600</b>
<b>Revenue</b>	\$316,800
Assessments	\$316,800
Interest/Dividends(5% interest/variable)	\$ 11,500
<b>Total</b>	<b>\$328,300</b>

#### D. Financing Method

It is proposed to raise \$316,800 through BID assessments (see Appendix D). Other miscellaneous income will be from interest and dividends. Sponsorships revenue may be anticipated for special programs and marketing efforts. The BID Board shall have the authority and responsibility to prioritize expenditures and to revise the budget as necessary to match the funds actually available.

#### E. Organization of BID Board

Upon creation of the BID, the Mayor will appoint members to the district board ("board"). The board's primary responsibility will be implementation of this 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 periodically revise the Operating Plan; to ensure district compliance with the provisions of applicable statutes and regulations; and to make reimbursements for any overpayments of BID assessments.

State law requires that the board be composed of at least five members and that a majority of the board members be owners or occupants of property within the district.

It is recommended that the BID board be structured and operate as follows:

1. Board Size - Minimum of Five
2. Composition - At least 60% shall be 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. The board shall elect its Chairperson from among its members.
3. Term - Appointments to the board shall be for a period of three years except that initially two members shall be appointed for a period of three years, two members shall be appointed for a period of two years, and one member shall be appointed for a period of one year.
4. Compensation - None
5. Meetings - All meetings of the board shall be governed by the Wisconsin Open Meetings Law.

6. Record Keeping - Files and records of the board's affairs shall be kept pursuant to public record requirements.

7. Staffing - The board may employ staff and/or contract for staffing services pursuant to this Plan and subsequent modifications thereof.

8. Meetings - The board shall meet regularly, at least twice each year. The board shall adopt rules of order ("by laws") to govern the conduct of its meetings.

#### F. Relationship to the Airport Gateway Business Association

The BID shall be a separate entity from the Airport Gateway Business Association, notwithstanding the fact that members, officers and directors of each may be shared. The Association shall remain a private organization, not subject to the open meeting law, and not subject to the public record law except for its records generated in connection with the BID board. The Association may, contract with the BID to provide services to the BID, in accordance with this Plan.

#### IV. METHOD OF ASSESMENT

##### A. Assessment Rate and Method

The assessment method will be on the current year general property assessment that is established by the City of Milwaukee. The rate will be approximately .852/M per \$1000 of assessed value. Minimum of \$250. Maximum of \$5,000.

The principle behind the assessment methodology is that each property should contribute to the BID in proportion to the benefit derived from the BID. After consideration of other assessment methods, it was determined that assessed value of a property was the characteristic most directly related to the potential benefit provided by the BID. Therefore, a fixed assessment on the assessed value of the property was selected as the basic assessment methodology for this BID.

However, maintaining an equitable relationship between the BID assessment and the expected benefits requires an adjustment to the basic assessment method. To prevent the disproportional assessment of a small number of high value properties, a maximum assessment of \$5,000 per parcel will be applied.

As of January 1, 2007, the property in the proposed district had a total assessed value of over \$463,300,000. This plan proposed to assess the property in the district at a rate of

.852 per \$1,000.00 of assessed value, subject to the maximum assessment, for the purposes of the BID.

Appendix D shows the projected BID assessment for each property included in the district.

#### B. Excluded and Exempt Property

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

1. State Statute 66.1109(1)(f)1m: The district will contain property used exclusively for manufacturing purposes, as well as properties used in part for manufacturing. These properties will be assessed according to the method set forth in this plan because it is assumed that they will benefit from development in the district.
2. State Statute 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 D, as revised each year.
3. In accordance with the interpretation of the City Attorney regarding State Statute 66.1109(1)(b), property exempt from general real estate taxes has been excluded from the district. Privately owned tax exempt property adjoining the district and which is expected to benefit from district activities may be asked to make a financial contribution to the district on a voluntary basis.

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

##### A. City Plans

In February 1978, the Common Council of the City of Milwaukee adopted a Preservation Policy as the policy basis for its Comprehensive Plan and as a guide for its planning, programming and budgeting decisions. The Common Council reaffirmed and expanded the Preservation Policy in Resolution File Number 881978, adopted January 24, 1989.

The Preservation Policy emphasizes maintaining Milwaukee's present housing, jobs, neighborhoods, services, and tax base rather than passively accepting loss of jobs and population, or emphasizing massive new development. In its January 1989 reaffirmation of the policy, the Common Council gave new emphasis

to forging new public and private partnerships as a means to accomplish preservation.

The district is a means of formalizing and funding the public-private partnership between the City and property owners in the Airport Gateway Business Improvement District business area and for furthering preservation and redevelopment in this portion of the City of Milwaukee. Therefore, it is fully consistent with the City's Comprehensive Plan and Preservation Policy.

#### B. 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 expected to play a significant role in the creation of the Business Improvement district and in the implementation of the Operating Plan. In particular, the City will:

1. Provide technical assistance to the proponents of the district through adoption of the Plan, and provide assistance as appropriate thereafter.
2. Monitor and, when appropriate, apply for outside funds that could be used in support of the district.
3. Collect assessments, maintain in a segregated account, and disburse the monies of the district.
4. Receive annual audits as required per sec. 66.1109 (3) (c) of the BID law.
5. Provide the board, through the Tax Commissioner's Office on or before June 30<sup>th</sup> of each Plan year, with the official City records on the assessed value of each tax key number with the district, as of January 1<sup>st</sup> of each Plan year, for purposes of calculating the BID assessments.
6. Encourage the State of Wisconsin, Milwaukee County and other units of government 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 proposed districts. Pursuant to the statutory requirements, the following process will be followed:

1. The Milwaukee City Plan Commission will review the proposed district boundaries and proposed Operating Plan and will then set a date for a formal public hearing.
2. The City Plan Commission will send, by certified mail, a public hearing notice and a copy of the proposed Operating Plan to all owners of real property within the proposed district. In addition a Class 2 notice of the public hearing will be published in a local newspaper of general circulation.
3. The City Plan Commission will hold a public hearing, will approve or disapprove the Plan, and will report its action to the Common Council.
4. The Economic Development Committee of the Common Council will review the proposed BID Plan at a public meeting and will make a recommendation to the full Common Council.
5. The Common Council will act on the proposed BID Plan.
6. If adopted by the Common Council, the proposed BID Plan is sent to the Mayor for his approval.
7. If approved by the Mayor, the BID is created and the Mayor will appoint members to the district board established to implement the Plan.

### B. Petition against Creation of the BID

The City may not create the Business Improvement district if, within 30 days of the City Plan Commission's hearing, a petition is filed with the City containing signatures of:

Owners of property to be assessed under the proposed initial Operating Plan having a valuation equal to more than 40% of the valuation of all property to be assessed under the proposed initial Operating Plan, using the method of valuation specified in the proposed initial Operating Plan; or

Owners of property to be assessed under the proposed initial Operating Plan having an assessed valuation equal

to more than 40% of the assessed valuation of all property to be assessed under the proposed Operating Plan.

## VII. FUTURE YEAR OPERATING PLANS

### A. Phased Development

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 this initial Operating Plan.

Section 66.1109 (3) (a) of the BID law requires the board and the City to annually review and make changes as appropriate in the Operating Plan. Therefore, while this document outlines in general terms the complete development program, it focuses upon Year One activities, and information on specific assessed values, budget amounts and assessment amounts are based on Year One conditions. Greater detail about subsequent year's activities will be provided in the required annual Plan updates, and approval by the Common Council of such Plan updates shall be conclusive evidence of compliance with this Plan and the BID law.

In later years, the BID Operating Plan will continue to apply the assessment formula, as adjusted, to raise funds to meet the next annual budget. However, the method of assessing shall not be materially altered, except with the consent of the City of Milwaukee.

### B. Amendment, Severability and Expansion

This BID 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 its decision will not invalidate or terminate the BID and this BID Plan shall 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 BID so as 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 Operating Plan approval and without necessity to undertake any other act. This is specifically authorized under Section 66.1109(3)(b).

APPENDICES

- A. STATUTE
- B. PETITION
- C. PROPOSED DISTRICT BOUNDARIES
- D. YEAR ONE PROJECTED ASSESSMENTS
- E. CITY ATTORNEY'S OPINION

**Exhibit A**

**WEST'S WISCONSIN STATUTES ANNOTATED**  
**MUNICIPALITIES**  
**SUBCHAPTER XI. DEVELOPMENT**

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Current through 2003 Act 28, published 6/2/03

66.1109. Business improvement districts

(1) In this section:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

in the business improvement district, in the same proportion as the last collected special assessment.

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

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

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

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

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

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

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

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

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

#### HISTORICAL AND STATUTORY NOTES

2003 Main Volume

Source:

2001 Act 85, § 1, 2, eff. May 3, 2002.

2001 Act 85 amended subssecs. (1)(b) and (5)(a).

1999 Act 150 renumbered § ~~66.608~~ as this section, and as renumbered, amended subsec.(3)(d).

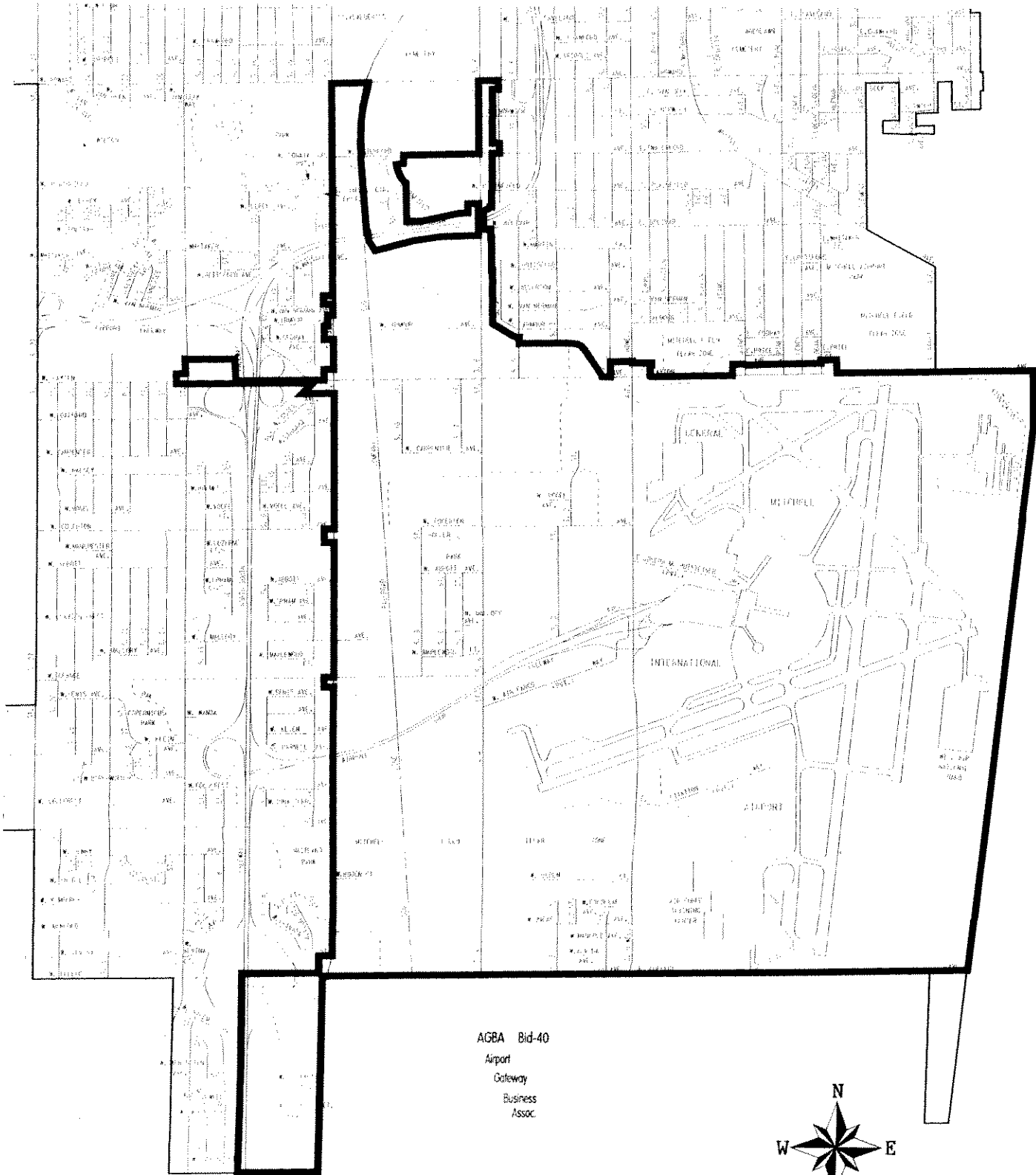
Exhibit B  
BID NO 40. Petition

Exhibit C

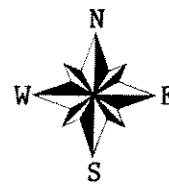
BID No. 40MAP



Exhibit C



AGBA Bid-40  
Airport  
Gateway  
Business  
Assoc.



PREPARED BY THE DEPARTMENT OF CITY DEVELOPMENT, INFORMATION SYSTEMS  
DEPARTMENT OF CITY DEVELOPMENT, INFORMATION SYSTEMS  
1000 EAST 10TH AVENUE, SUITE 2000  
DENVER, COLORADO 80202  
PHONE: 303.234.2000 FAX: 303.234.2000  
WWW.CITYOFDENVER.COM

Exhibit D

<u>Tax key</u>	<u>Address</u>						<u>Assessed</u>	<u>BID</u>	
							<u>value</u>	<u>Specials</u>	
5820727000	830	830 E	LAYTON	AV	2	64,500	117,500	182,000	250.00
5939922000	1010	1010 E	LAYTON	AV	2	107,800	0	107,800	250.00
5940101000	524	524 E	LAYTON	AV	2	113,400	500,600	614,000	523.12
5940128000	600	600 E	LAYTON	AV	2	85,700	122,300	208,000	250.00
5790001110	4111	4111 S	6TH	ST	2	83,900	106,300	190,200	250.00
5790002110	4121	4121 S	6TH	ST	2	167,300	249,500	416,800	355.11
5790003000	621	621 W	WATERFORD	AV	2	34,500	0	34,500	250.00
5790004100	701	701 W	WATERFORD	AV	2	30,000	191,000	221,000	250.00
5790004200	737	737 W	WATERFORD	AV	2	28,700	369,300	398,000	339.09
5790005000	807	807 W	WATERFORD	AV	2	60,000	469,000	529,000	450.70
5790006000	833	833 W	WATERFORD	AV	2	61,000	310,000	371,000	316.09
5790007000	909	909 W	WATERFORD	AV	2	61,000	130,000	191,000	250.00
5790009100	4135	4135 S	6TH	ST	2	26,800	0	26,800	250.00
5790010100	4147	4147 S	6TH	ST	2	26,200	149,800	176,000	250.00
5790011110	4157	4157 S	6TH	ST	2	1,045,900	135,100	1,181,000	1,006.19
5790018110	4217	4221 S	6TH	ST	2	2,312,500	1,369,300	3,681,800	3,136.83
5790161000	4038	4038 S	13TH	ST	2	68,600	5,500	74,100	250.00
5790162000	4048	4048 S	13TH	ST	2	68,900	71,200	140,100	250.00
5790171000	3940	3940 S	13TH	ST	2	80,400	659,600	740,000	630.47
5799948120	4128	4128 S	13TH	ST	2	76,100	517,900	594,000	506.08
5799950000	4144	4144 S	13TH	ST	2	83,300	113,700	197,000	250.00
5799952000	4220	4220 S	13TH	ST	2	141,300	0	141,300	250.00
6269983111	4930	4930 S	6TH	ST	2	217,800	718,200	936,000	797.46
6269990000	233	235 W	LAYTON	AV	2	154,700	349,300	504,000	429.40
6269998100	4727	4727 S	HOWELL	AV	2	35,600	169,400	205,000	250.00
6410031100	241	241 W	EDGERTON	AV	2	124,500	244,500	369,000	314.38
6410131110	500	500 W	GRANGE	AV	2	29,800	0	29,800	250.00
6420681000	5441	5441 S	9TH	ST	2	88,600	908,400	997,000	849.43
6420693000	5234	5234 S	13TH	ST	2	35,700	0	35,700	250.00
6420782000	1100	1100 W	GRANGE	AV	2	209,500	85,000	294,500	250.91
6429968110	1101	1101 W	MALLORY	AV	2	110,100	249,600	359,700	306.46
6429969110	1213	1213 W	MALLORY	AV	2	137,200	384,800	522,000	444.73
6429974111	5386	5386 S	13TH	ST	2	354,800	658,900	1,013,700	863.65
6429975100	5368	5368 S	13TH	ST	2	25,800	3,400	29,200	250.00
6429976100	5356	5356 S	13TH	ST	2	26,200	178,800	205,000	250.00
6429977100	5352	5352 S	13TH	ST	2	24,100	0	24,100	250.00
6429979110	5336	5336 S	13TH	ST	2	80,100	122,700	202,800	250.00
6429980000	5342	5342 S	13TH	ST	2	64,100	200	64,300	250.00
6429984110	5260	5260 S	13TH	ST	2	88,500	36,000	124,500	250.00
6429986100	5311	5311 S	9TH	ST	2	129,800	263,200	393,000	334.83
6429987100	5223	5223 S	9TH	ST	2	243,900	122,100	366,000	311.83
6429988110	5216	5216 S	13TH	ST	2	78,200	103,800	182,000	250.00
6429990212	5220	5220 S	13TH	ST	2	40,000	1,000	41,000	250.00
6432481000	1317	1317 W	EDGERTON	AV	2	84,500	334,500	419,000	356.98
6710023000	931	931 W	GRANGE	AV	2	28,300	54,700	83,000	250.00
6719968110	5848	5862 S	13TH	ST	2	620,800	292,800	913,600	778.37

6719969110	5770	5770	S	13TH	ST	2	309,000	231,000	540,000	460.07
6719970110	5758	5758	S	13TH	ST	2	345,200	139,200	484,400	412.70
6719977113	5640	5640	S	13TH	ST	2	48,500	9,400	57,900	250.00
6719978110	5652	5652	S	13TH	ST	2	50,600	287,400	338,000	287.97
6719980110	5562	5562	S	13TH	ST	2	356,400	98,600	455,000	387.65
6719980211	5610	5610	S	13TH	ST	2	203,800	36,500	240,300	250.00
6719980221	5576	5576	S	13TH	ST	2	76,700	136,300	213,000	250.00
6719981100	5530	5552	S	13TH	ST	2	295,300	93,900	389,200	331.59
6719988200	5607	5607	S	6TH	ST	2	3,200	22,800	26,000	250.00
6719991100	5555	5555	S	6TH	ST	2	12,500	173,500	186,000	250.00
6729962100	5866	5866	S	6TH	ST	2	3,200	0	3,200	250.00
6860001000	6100	6100	S	HOWELL	AV	2	61,800	98,200	160,000	250.00
6860002000	6110	6110	S	HOWELL	AV	2	61,800	98,200	160,000	250.00
6860003000	6120	6120	S	HOWELL	AV	2	61,500	118,500	180,000	250.00
6869972100	240	240	E	COLLEGE	AV	2	178,100	31,300	209,400	250.00
6869974100	122	122	E	COLLEGE	AV	2	179,700	8,000	187,700	250.00
6869975110	6280	6280	S	HOWELL	AV	2	241,500	79,500	321,000	273.49
6869976100	6254	6254	S	HOWELL	AV	2	120,000	0	120,000	250.00
6869978100	6204	6204	S	HOWELL	AV	2	215,000	8,500	223,500	250.00
6869993222	6034	6034	S	HOWELL	AV	2	221,300	325,300	546,600	465.69
6869994210	6010	6010	S	HOWELL	AV	2	75,600	20,000	95,600	250.00
6869995100	5970	5984	S	HOWELL	AV	2	91,000	90,000	181,000	250.00
6870731100	230	230	W	BODEN	ST	2	156,500	319,500	476,000	405.54
6870741000	355	355	W	BODEN	ST	2	170,100	594,900	765,000	651.77
6870742000	401	401	W	BODEN	ST	2	102,000	574,000	676,000	575.94
6870744000	429	429	W	BODEN	ST	2	295,000	568,000	863,000	735.26
6870751000	6000	6000	S	6TH	ST	2	204,100	6,000	210,100	250.00
6870781000	200	200	W	BODEN	ST	2	102,100	576,900	679,000	578.50
6870811000	137	137	W	BODEN	ST	2	261,400	890,600	1,152,000	981.48
6870812000	165	165	W	BODEN	ST	2	143,800	0	143,800	250.00
6870821000	178	178	W	BODEN	ST	2	263,900	540,100	804,000	684.99
6870831000	5941	5941	S	HOWELL	AV	2	14,700	165,300	180,000	250.00
6870832000	5937	5937	S	HOWELL	AV	2	30,100	213,900	244,000	250.00
6879956111	546	546	W	COLLEGE	AV	2	252,500	156,500	409,000	348.46
6879958110	6160	6160	S	6TH	ST	2	2,833,300	0	2,833,300	2,413.92
6879978110	6247	6247	S	HOWELL	AV	2	105,300	144,700	250,000	250.00
6879981310	6185	6185	S	HOWELL	AV	2	84,900	400,100	485,000	413.21
6879998111	5917	5917	S	HOWELL	AV	2	1,000,000	62,400	1,062,400	905.15
6879999000	5905	5905	S	HOWELL	AV	2	51,800	336,200	388,000	330.57
6880052000	1122	1122	W	BODEN	CT	2	225,000	922,000	1,147,000	977.22
6880062000	1003	1003	W	BODEN	CT	2	248,600	58,000	306,600	261.22
6880101000	980	980	W	COLLEGE	AV	2	97,900	279,100	377,000	321.20
6880102000	950	950	W	COLLEGE	AV	2	347,600	0	347,600	296.15
6889969110	6280	6280	S	13TH	ST	2	103,500	0	103,500	250.00
6889973111	6154	6154	S	13TH	ST	2	196,700	0	196,700	250.00
6889974211	6102	6102	S	13TH	ST	2	581,200	293,200	874,400	744.97
6889977110	6245	6245	S	6TH	ST	2	572,300	0	572,300	487.59
6889985121	5938	5938	S	13TH	ST	2	90,800	105,200	196,000	250.00
5940807100	700	700	E	LAYTON	AV	2	79,600	524,400	604,000	514.60
5940810000	704	704	E	LAYTON	AV	2	26,500	297,500	324,000	276.04
5940812100	724	724	E	LAYTON	AV	2	86,700	386,300	473,000	402.99
5941006100	4650	4650	S	HOWELL	AV	2	53,100	430,900	484,000	412.36

5950832000	206	206 W	LAYTON	AV	2	140,000	0	140,000	250.00
5950841000	4620	4620 S	6TH	ST	2	497,200	0	497,200	423.61
5950842000	4575	4575 S	5TH	ST	2	438,300	1,349,700	1,788,000	1,523.34
5950844000	552	552 W	LAYTON	AV	2	268,700	133,300	402,000	342.50
5959869100	300	300 W	LAYTON	AV	2	1,629,400	0	1,629,400	1,388.22
5959872110	512	512 W	LAYTON	AV	2	126,500	142,500	269,000	250.00
5960032000	4630	4630 S	13TH	ST	2	149,100	0	149,100	250.00
5960072100	830	830 W	LAYTON	AV	2	184,300	0	184,300	250.00
5960092000	938	938 W	LAYTON	AV	2	375,500	0	375,500	319.92
5960102000	1020	1020 W	ARMOUR	AV	2	56,400	324,600	381,000	324.61
5960103000	960	960 W	ARMOUR	AV	2	50,000	848,000	898,000	765.08
5969939110	1202	1202 W	LAYTON	AV	2	126,400	167,500	293,900	250.40
5969941100	1204	1208 W	LAYTON	AV	2	118,200	714,800	833,000	709.70
5969942100	1216	1216 W	LAYTON	AV	2	68,600	332,500	401,100	341.73
5969944000	4654	4654 S	13TH	ST	2	36,800	0	36,800	250.00
5969945000	4648	4648 S	13TH	ST	2	48,100	93,200	141,300	250.00
5969948100	4572	4572 S	13TH	ST	2	146,800	164,200	311,000	264.97
5969948200	4600	4600 S	13TH	ST	2	52,500	77,500	130,000	250.00
5969949000	4568	4568 S	13TH	ST	2	100,400	100	100,500	250.00
5969955100	700	700 W	LAYTON	AV	2	792,000	255,000	1,047,000	892.03
5969960100	4524	4524 S	13TH	ST	2	500,500	362,500	863,000	735.26
5969964100	4446	4470 S	13TH	ST	2	226,100	500,700	726,800	619.22
5969984111	640	640 W	ARMOUR	AV	2	51,800	135,200	187,000	250.00
5969989100	4511	4511 S	6TH	ST	2	50,500	147,800	198,300	250.00
5969990100	4461	4461 S	6TH	ST	2	101,100	191,200	292,300	250.00
5969991000	4431	4431 S	7TH	ST	2	88,500	48,900	137,400	250.00
5969993100	4427	4427 S	6TH	ST	2	157,500	200	157,700	250.00
5970621000	4523	4523 S	13TH	ST	2	24,300	142,800	167,100	250.00
5970652000	4553	4553 S	13TH	ST	2	23,400	196,600	220,000	250.00
5970653100	4565	4565 S	13TH	ST	2	31,200	282,800	314,000	267.52
5970654100	4571	4571 S	13TH	ST	2	15,600	2,000	17,600	250.00
5970655000	4579	4579 S	13TH	ST	2	39,000	128,000	167,000	250.00
5971101000	4650	4650 S	20TH	ST	2	35,700	323,300	359,000	305.86
5971102000	1908	1908 W	LAYTON	AV	2	23,600	274,400	298,000	253.89
5971131000	1900	1900 W	LAYTON	AV	2	60,400	9,600	70,000	250.00
5979949121	4668	4668 S	20TH	ST	2	39,000	432,000	471,000	401.28
5979987110	4471	4471 S	13TH	ST	2	43,900	369,100	413,000	351.87
5979988121	4463	4463 S	13TH	ST	2	21,900	99,100	121,000	250.00
5989948000	2008	2008 W	LAYTON	AV	2	35,100	280,900	316,000	269.23
6250023110	703	703 W	LAYTON	AV	2	20,100	128,900	149,000	250.00
6250024120	709	711 W	LAYTON	AV	2	40,200	205,800	246,000	250.00
6250071000	1209	1209 W	LAYTON	AV	2	28,400	193,600	222,000	250.00
6250072000	1201	1201 W	LAYTON	AV	2	23,600	278,400	302,000	257.30
6250081000	4800	4810 S	10TH	ST	2	68,000	535,000	603,000	513.75
6250082000	4820	4830 S	10TH	ST	2	68,000	576,000	644,000	548.68
6250132000	4978	4978 S	13TH	ST	2	67,800	493,200	561,000	477.96
6250142000	4960	4960 S	13TH	ST	2	76,700	301,300	378,000	322.05
6250191000	4792	4792 S	13TH	ST	2	85,100	47,500	132,600	250.00
6250192000	4816	4816 S	13TH	ST	2	85,100	27,000	112,100	250.00
6259984110	4740	4740 S	13TH	ST	2	96,100	208,900	305,000	259.85
6259987110	1215	1215 W	LAYTON	AV	2	89,800	273,200	363,000	309.27
6259995111	1007	1007 W	LAYTON	AV	2	87,500	143,300	230,800	250.00

6259995122	4745	4745 S	10TH	ST	2	64,300	0	64,300	250.00
6259998118	4854	4864 S	10TH	ST	2	231,400	666,600	898,000	765.08
6260006111	5018	5018 S	2ND	ST	2	55,400	389,600	445,000	379.13
6260007110	5000	5000 S	2ND	ST	2	82,500	431,500	514,000	437.92
6260016100	205	205 W	VOGEL	AV	2	127,500	758,500	886,000	754.86
6260020111	323	323 W	VOGEL	AV	2	128,200	524,800	653,000	556.34
6260232000	4960	4990 S	2ND	ST	2	103,400	625,600	729,000	621.09
6260252000	4959	4959 S	HOWELL	AV	2	206,400	245,600	452,000	385.10
6260272000	4903	4907 S	HOWELL	AV	2	185,200	669,800	855,000	728.44
6260293000	4950	4950 S	2ND	ST	2	138,400	642,600	781,000	665.40
6269982100	4939	4939 S	HOWELL	AV	2	85,500	169,500	255,000	250.00
7160411000	6635	6635 S	13TH	ST	2	279,300	764,700	1,044,000	889.47
5799951000	4160	4160 S	13TH	ST	3	157,200	579,700	736,900	627.83
5799953000	4244	4244 S	13TH	ST	3	153,100	620,700	773,800	659.26
5799963110	3900	3900 S	13TH	ST	3	112,700	618,800	731,500	623.22
6269989100	307	307 W	LAYTON	AV	3	367,200	1,138,500	1,505,700	1,282.83
6420694200	5238	5238 S	13TH	ST	3	14,800	209,400	224,200	250.00
6420752100	5232	5232 S	13TH	ST	3	65,100	953,500	1,018,600	867.83
6719991213	849	849 W	GRANGE	AV	3	273,100	1,529,400	1,802,500	1,535.70
6870146100	126	126 W	COLLEGE	AV	3	36,000	299,300	335,300	285.67
6870743000	419	419 W	BODEN	ST	3	89,900	466,200	556,100	473.79
6870801000	115	115 W	BODEN	ST	3	86,400	450,600	537,000	457.51
6870804000	211	211 W	BODEN	ST	3	158,400	1,121,400	1,279,800	1,090.37
5959873111	4601	4601 S	5TH	ST	3	95,900	1,016,300	1,112,200	947.57
5969957111	4625	4625 S	6TH	ST	3	492,500	5,411,000	5,903,500	5,000.00
5969981100	814	814 W	ARMOUR	AV	3	74,100	89,100	163,200	250.00
5969983000	730	730 W	ARMOUR	AV	3	93,100	701,300	794,400	676.81
5969997111	4350	4350 S	13TH	ST	3	156,900	322,200	479,100	408.18
6250172000	4750	4750 S	10TH	ST	3	86,200	484,700	570,900	486.40
6260022110	434	434 W	EDGERTON	AV	3	200,500	2,256,800	2,457,300	2,093.58
6260026111	500	500 W	EDGERTON	AV	3	377,000	851,300	1,228,300	1,046.49
6260036111	320	334 W	VOGEL	AV	3	317,400	2,480,600	2,798,000	2,383.85
5820712110	900	900 E	LAYTON	AV	4	81,600	522,400	604,000	514.60
5820712120	960	960 E	LAYTON	AV	4	61,700	68,300	130,000	250.00
5820728000	800	800 E	LAYTON	AV	4	165,100	432,900	598,000	509.49
5790183100	929	929 W	WATERFORD	AV	4	138,700	286,300	425,000	362.09
5799948110	4122	4124 S	13TH	ST	4	110,900	966,900	1,077,800	918.27
5799961100	4000	4000 S	13TH	ST	4	312,100	1,368,900	1,681,000	1,432.18
6269985000	501	501 W	LAYTON	AV	4	200,000	30,000	230,000	250.00
6269986000	517	517 W	LAYTON	AV	4	1,332,200	338,800	1,671,000	1,423.66
6269988100	401	401 W	LAYTON	AV	4	1,634,500	869,500	2,504,000	2,133.36
6269992114	4805	4805 S	2ND	ST	4	1,039,100	2,233,900	3,273,000	2,788.54
6269993111	191	191 W	LAYTON	AV	4	454,400	830,500	1,284,900	1,094.71
6269996120	4851	4851 S	HOWELL	AV	4	168,100	400,500	568,600	484.44
6269996135	4747	4747 S	HOWELL	AV	4	4,665,900	5,334,100	10,000,000	5,000.00
6269997112	175	175 W	LAYTON	AV	4	180,100	202,400	382,500	325.88
6269997114	151	151 W	LAYTON	AV	4	84,000	192,700	276,700	250.00
6269997116	131	131 W	LAYTON	AV	4	216,300	1,884,700	2,101,000	1,790.01
6269999110	4709	4709 S	HOWELL	AV	4	282,200	402,100	684,300	583.01
6410011000	5220	5220 S	3RD	ST	4	409,900	1,007,100	1,417,000	1,207.26
6410012100	5201	5201 S	HOWELL	AV	4	9,490,600	624,400	10,115,000	5,000.00
6410032000	191	191 W	EDGERTON	AV	4	239,300	0	239,300	250.00

6410033100	5105	5105 S	HOWELL	AV	4	1,478,900	1,371,100	2,850,000	2,428.15
6410051000	5151	5151 S	HOWELL	AV	4	1,002,600	32,400	1,035,000	881.80
6410052000	5140	5148 S	3RD	ST	4	189,900	1,186,100	1,376,000	1,172.33
6410071110	5319	5375 S	3RD	ST	4	620,300	2,354,700	2,975,000	2,534.65
6410072110	5315	5315 S	3RD	ST	4	606,100	3,985,900	4,592,000	3,912.30
6410082000	5310	5310 S	3RD	ST	4	354,300	115,700	470,000	400.43
6410091000	5253	5253 S	HOWELL	AV	4	635,900	2,564,100	3,200,000	2,726.34
6410092000	5250	5250 S	3RD	ST	4	474,900	875,100	1,350,000	1,150.18
6410093000	5240	5240 S	3RD	ST	4	135,900	63,500	199,400	250.00
6410111000	5131	5131 S	3RD	ST	4	469,700	1,888,300	2,358,000	2,008.97
6410121000	5311	5311 S	HOWELL	AV	4	1,746,400	5,103,600	6,850,000	5,000.00
6410151000	550	550 W	GRANGE	AV	4	892,200	277,300	1,169,500	996.39
6410152000	5330	5330 S	6TH	ST	4	135,300	8,000	143,300	250.00
6410161000	5110	5110 S	6TH	ST	4	442,900	2,458,100	2,901,000	2,471.60
6410171100	501	501 W	EDGERTON	AV	4	1,243,400	1,369,600	2,613,000	2,226.23
6410172100	5211	5211 S	3RD	ST	4	1,284,800	12,701,200	13,986,000	5,000.00
6410173000	5170	5170 S	6TH	ST	4	765,500	7,245,500	8,011,000	5,000.00
6419988111	200	200 W	GRANGE	AV	4	476,900	2,423,100	2,900,000	2,470.75
6419990111	180	180 W	GRANGE	AV	4	867,500	4,697,500	5,565,000	4,741.28
6420682100	5467	5467 S	9TH	ST	4	145,000	295,000	440,000	374.87
6429959100	904	904 W	GRANGE	AV	4	35,500	0	35,500	250.00
6429963100	5375	5375 S	9TH	ST	4	342,700	1,878,300	2,221,000	1,892.25
6429982110	5282	5282 S	13TH	ST	4	459,000	821,000	1,280,000	1,090.54
6429990111	5111	5111 S	9TH	ST	4	812,300	6,357,500	7,169,800	5,000.00
6429990211	5172	5172 S	13TH	ST	4	840,000	6,016,000	6,856,000	5,000.00
6709999110	1313	1313 W	GRANGE	AV	4	105,400	206,500	311,900	265.73
6719982111	1101	1101 W	GRANGE	AV	4	162,100	236,900	399,000	339.94
6719985111	5518	5518 S	13TH	ST	4	321,200	528,600	849,800	724.01
6720311000	5865	5865 S	HOWELL	AV	4	326,200	38,800	365,000	310.97
6720312000	5881	5881 S	HOWELL	AV	4	3,065,800	69,200	3,135,000	2,670.96
6860004000	6134	6134 S	HOWELL	AV	4	98,700	208,500	307,200	261.73
6869979120	6146	6146 S	HOWELL	AV	4	106,000	93,500	199,500	250.00
6869996100	5934	5934 S	HOWELL	AV	4	482,800	1,025,100	1,507,900	1,284.70
6870673100	102	102 W	COLLEGE	AV	4	430,200	303,200	733,400	624.84
6870791000	400	400 W	BODEN	ST	4	874,600	3,902,400	4,777,000	4,069.92
6870822000	6023	6023 S	HOWELL	AV	4	352,700	1,247,300	1,600,000	1,363.17
6879980100	6221	6231 S	HOWELL	AV	4	224,800	431,000	655,800	558.73
6879993100	6039	6039 S	HOWELL	AV	4	168,900	164,100	333,000	283.71
6879994110	5979	5979 S	HOWELL	AV	4	187,500	180,200	367,700	313.27
6879995110	5975	5975 S	HOWELL	AV	4	910,000	2,364,000	3,274,000	2,789.39
6880001100	6055	6055 S	6TH	ST	4	613,800	5,741,200	6,355,000	5,000.00
6880031100	1101	1101 W	BODEN	CT	4	200,700	421,300	622,000	529.93
6880041100	6262	6262 S	13TH	ST	4	388,200	523,500	911,700	776.75
6880053100	1010	1010 W	BODEN	CT	4	183,000	244,400	427,400	364.14
6880071100	1200	1200 W	COLLEGE	AV	4	588,200	6,136,800	6,725,000	5,000.00
6880091000	6161	6161 S	6TH	ST	4	1,460,900	5,539,100	7,000,000	5,000.00
6889972100	6214	6214 S	13TH	ST	4	224,100	3,225,900	3,450,000	2,939.34
6889974110	6130	6130 S	13TH	ST	4	330,000	488,600	818,600	697.43
6890272000	1300	1300 W	COLLEGE	AV	4	335,100	658,100	993,200	846.19
5941007110	110	110 E	LAYTON	AV	4	320,900	353,000	673,900	574.15
5950801000	220	220 W	LAYTON	AV	4	128,100	209,500	337,600	287.63
5950831000	200	204 W	LAYTON	AV	4	419,900	280,100	700,000	596.39

5950843000	580	580 W	LAYTON	AV	4	227,500	382,500	610,000	519.71
5959866118	130	130 W	LAYTON	AV	4	314,200	478,300	792,500	675.20
5959866119	108	108 W	LAYTON	AV	4	195,800	355,700	551,500	469.87
5959866310	160	160 W	LAYTON	AV	4	149,700	302,800	452,500	385.52
5959868120	230	230 W	LAYTON	AV	4	487,500	391,000	878,500	748.47
5959871112	530	530 W	LAYTON	AV	4	228,100	409,700	637,800	543.39
5960041100	900	900 W	LAYTON	AV	4	413,600	2,732,400	3,146,000	2,680.34
5960061000	1232	1232 W	LAYTON	AV	4	182,700	381,800	564,500	480.94
5960062000	1218	1218 W	LAYTON	AV	4	57,400	153,600	211,000	250.00
5960071100	800	800 W	LAYTON	AV	4	297,000	717,000	1,014,000	863.91
5960091000	999	999 W	ARMOUR	AV	4	519,100	1,747,900	2,267,000	1,931.44
5969994100	4400	4400 S	13TH	ST	4	405,000	2,534,000	2,939,000	2,503.98
5969999111	4343	4343 S	6TH	ST	4	954,800	1,205,200	2,160,000	1,840.28
5979952121	1716	1716 W	LAYTON	AV	4	413,500	2,201,500	2,615,000	2,227.93
5979973000	1300	1300 W	LAYTON	AV	4	209,100	374,500	583,600	497.22
6250001110	601	601 W	LAYTON	AV	4	42,400	15,400	57,800	250.00
6250002100	611	611 W	LAYTON	AV	4	44,000	1,500	45,500	250.00
6250003100	615	615 W	LAYTON	AV	4	44,000	1,500	45,500	250.00
6250004100	639	639 W	LAYTON	AV	4	114,700	525,300	640,000	545.27
6250101000	1011	1011 W	LAYTON	AV	4	153,600	723,200	876,800	747.02
6250102000	4825	4825 S	10TH	ST	4	172,000	0	172,000	250.00
6250111000	789	789 W	LAYTON	AV	4	202,300	508,200	710,500	605.33
6250121100	909	909 W	CARPENTER	AV	4	441,900	1,001,100	1,443,000	1,229.41
6250141000	4924	4924 S	13TH	ST	4	755,500	784,500	1,540,000	1,312.05
6250151000	801	817 W	LAYTON	AV	4	279,600	2,820,400	3,100,000	2,641.14
6250171000	909	909 W	LAYTON	AV	4	392,400	1,143,600	1,536,000	1,308.64
6250181000	5000	5000 S	13TH	ST	4	352,700	3,209,300	3,562,000	3,034.76
6250182000	5050	5060 S	13TH	ST	4	409,700	2,701,300	3,111,000	2,650.52
6250201000	835	835 W	LAYTON	AV	4	60,100	0	60,100	250.00
6250202000	841	881 W	LAYTON	AV	4	350,100	1,668,900	2,019,000	1,720.15
6259977100	4939	4939 S	6TH	ST	4	361,500	394,500	756,000	644.10
6259978117	5001	5005 S	6TH	ST	4	555,100	4,954,900	5,510,000	4,694.42
6259978210	819	819 W	CARPENTER	AV	4	251,300	585,700	837,000	713.11
6259981100	4866	4866 S	13TH	ST	4	255,000	519,000	774,000	659.43
6259982100	4828	4828 S	13TH	ST	4	240,000	289,000	529,000	450.70
6259986112	4722	4734 S	13TH	ST	4	122,600	184,400	307,000	261.56
6259989110	1233	1233 W	LAYTON	AV	4	184,800	521,500	706,300	601.75
6259991111	1101	1101 W	LAYTON	AV	4	604,900	37,100	642,000	546.97
6259992111	1011	1011 W	LAYTON	AV	4	99,100	172,900	272,000	250.00
6260017111	250	300 W	EDGERTON	AV	4	251,100	1,278,900	1,530,000	1,303.53
6260026121	4950	4950 S	6TH	ST	4	450,000	2,406,000	2,856,000	2,433.26
6260039112	200	200 W	VOGEL	AV	4	477,400	3,240,600	3,718,000	3,167.67
6260221000	5037	5037 S	HOWELL	AV	4	632,600	2,317,400	2,950,000	2,513.35
6260263000	4915	4915 S	HOWELL	AV	4	348,000	4,310,000	4,658,000	3,968.53
6260264000	4925	4925 S	HOWELL	AV	4	348,500	449,000	797,500	679.46
6260281000	4902	4902 S	2ND	ST	4	218,800	42,700	261,500	250.00
6260282000	4930	4930 S	2ND	ST	4	293,900	1,562,100	1,856,000	1,581.28
6260292000	150	150 W	EDGERTON	AV	4	244,900	1,892,100	2,137,000	1,820.69
6260301000	130	130 W	EDGERTON	AV	4	298,500	2,209,500	2,508,000	2,136.77
6260302000	5007	5007 S	HOWELL	AV	4	1,095,200	3,245,800	4,341,000	3,698.45
6260303000	4975	4975 S	HOWELL	AV	4	54,500	12,300	66,800	250.00
6260304000	4965	4965 S	HOWELL	AV	4	238,400	1,198,600	1,437,000	1,224.30

6260321000	5050	5050 S	2ND	ST	4	198,300	1,309,700	1,508,000	1,284.79
6260322000	188	188 W	EDGERTON	AV	4	48,700	0	48,700	250.00
6260332000	4800	4800 S	6TH	ST	4	317,100	27,800	344,900	293.85
6260333000	555	555 W	LAYTON	AV	4	648,600	2,503,400	3,152,000	2,685.45
6260341000	545	545 W	LAYTON	AV	4	870,400	7,454,600	8,325,000	5,000.00
6260342000	575	575 W	LAYTON	AV	4	415,200	699,700	1,114,900	949.87
6269979000	5067	5067 S	HOWELL	AV	4	192,000	403,000	595,000	506.93
7160402100	6629	6629 S	13TH	ST	4	243,300	0	243,300	250.00
7160403100	1501	1501 W	ZELLMAN	CT	4	363,100	1,866,900	2,230,000	1,899.92
7160421000	1414	1414 W	GIUFFRE	CT	4	497,000	851,700	1,348,700	1,149.07
7160422000	1401	1401 W	GIUFFRE	CT	4	636,000	133,500	769,500	655.60
7160431000	1400	1400 W	ZELLMAN	CT	4	373,100	5,026,900	5,400,000	4,600.70
7160432000	1500	1500 W	ZELLMAN	CT	4	645,500	1,207,000	1,852,500	1,578.30
7160433000	6541	6541 S	13TH	ST	4	377,000	1,273,000	1,650,000	1,405.77
7169998111	6425	6425 S	13TH	ST	4	1,289,600	3,360,400	4,650,000	3,961.72
7169999110	6331	6331 S	13TH	ST	4	676,800	4,518,200	5,195,000	4,426.05
7169999120	6311	6311 S	13TH	ST	4	275,000	700,000	975,000	830.68
7360001000	6757	6757 S	13TH	ST	4	501,400	799,600	1,301,000	1,108.43
7360002000	6719	6719 S	13TH	ST	4	616,000	114,000	730,000	621.95
7369999110	6801	6801 S	13TH	ST	4	1,010,000	1,161,800	2,171,800	1,850.33
<b>Total</b>								<b>316,800.00</b>	



**GRANT F. LANGLEY**  
City Attorney

**RUDOLPH M. KONRAD**  
**LINDA ULISS BURKE**  
**VINCENT D. MOSCHELLA**  
Deputy City Attorneys



**THOMAS O. GARTNER**  
**BRUCE D. SCHRIMPF**  
**ROXANE L. CRAWFORD**  
**SUSAN D. BICKERT**  
**STUART S. MUKAMAL**  
**THOMAS J. BEAMISH**  
**MAURITA F. HOUREN**  
**JOHN J. HEINEN**  
**MICHAEL G. TOBIN**  
**DAVID J. STANOSZ**  
**SUSAN E. LAPPEN**  
**JAN A. SMOKOWICZ**  
**PATRICIA A. FRICKER**  
**HEIDI WICK SPOERL**  
**KURT A. BEHLING**  
**GREGG C. HAGOPIAN**  
**ELLEN H. TANGEN**  
**MELANIE R. SWANK**  
**JAY A. UNORA**  
**DONALD L. SCHRIEFER**  
**EDWARD M. EHRlich**  
**LEONARD A. TOKUS**  
**VINCENT J. BOBOT**  
**MIRIAM R. HORWITZ**  
**MARYNELL REGAN**  
**G. O'SULLIVAN-CROWLEY**  
**KATHRYN M. ZALEWSKI**  
**MEGAN T. CRUMP**  
**ELOISA DE LEÓN**  
**ADAM B. STEPHENS**  
**KEVIN P. SULLIVAN**  
Assistant City Attorneys

August 10, 2006

Mr. Rocky Marcoux  
Commissioner  
Department of City Development  
809 Building

Attention: Ms. Rhonda Manuel

RE: Initial Operating Plan for Proposed Business Improvement District  
No. 40 (Airport Gateway)

Dear Mr. Marcoux:

Pursuant to your August 4, 2006 request, we have reviewed the Initial Operating Plan for the above-captioned Business Improvement District. Pursuant to the provisions of Wis. Stat. § 66.1109(1)(f)5., we are of the opinion that the plan complies with the requirements of Wis. Stat. §§ 66.1109(1)(f)1.-4.

Please do not hesitate to contact us if you have any additional questions or concerns.

Very truly yours,

**GRANT F. LANGLEY**  
City Attorney

Vincent D. Moschella  
Deputy City Attorney

VDM:sf  
1050-2006-2180/108511