

# **BUSINESS IMPROVEMENT DISTRICT NO. 2**

## **2006 OPERATING PLAN**

September 15, 2005

Submitted by:

The Historic Third Ward Association

219 North Milwaukee Street

Third Floor

Milwaukee, WI 53202

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| <b>I. PREFACE .....</b>  | <b>4</b>  |
| A. BACKGROUND.....   | 4         |
| B. PHYSICAL SETTING .....  | 4         |
| <b>II. PLAN OBJECTIVES .....</b>   | <b>5</b>  |
| <b>III. THE DEVELOPMENT PLAN .....</b>   | <b>8</b>  |
| A. PURPOSE.....  | 8         |
| B. LEGISLATIVE PROCESS.....  | 8         |
| C. RELATIONSHIPS TO THE COMPREHENSIVE PLAN AND THE ORDERLY DEVELOPMENT OF THE CITY ..... | 9         |
| D. DISTRICT BOUNDARIES .....   | 10        |
| E. PUBLIC REVIEW PROCESS .....   | 10        |
| i. <i>Changes to the Operating Plan</i> .....  | 10        |
| ii. <i>Annual appointment of BID-2 Board Members</i> .....                               | 11        |
| <b>IV. 2006 DISTRICT DEVELOPMENT PROGRAM .....</b>                                       | <b>11</b> |
| A. INTRODUCTION: PHASED DEVELOPMENT.....   | 11        |
| B. OPERATING BOARD.....  | 11        |
| C. 2006 DEVELOPMENT PLAN .....   | 12        |
| <b>V. 2006 BUDGET FOR YEAR NINETEEN .....</b>  | <b>15</b> |
| <b>VI. FINANCING METHOD .....</b>  | <b>15</b> |
| i. <i>THE GENERAL ASSESSMENT</i> .....   | 15        |
| ii. <i>THE RIVERWALK ASSESSMENT</i> .....  | 17        |
| iii. <i>THE DOCKWALL ASSESSMENT</i> .....  | 17        |
| iv. <i>RIVERWALK MAINTENANCE ASSESSMENT</i> .....  | 17        |
| v. <i>CONTINGENT ASSESSMENTS</i> .....   | 18        |
| <b>VII. CITY ROLE .....</b>  | <b>18</b> |
| <b>VIII. REQUIRED STATEMENTS .....</b>   | <b>19</b> |
| <b>IX. BOARD MEMBERS .....</b>   | <b>20</b> |
| <b>X. RELATIONSHIP TO HISTORIC THIRD WARD ASSOCIATION .....</b>                          | <b>20</b> |

|   |           |
|---|-----------|
| <b>XI. SEVERABILITY AND EXPANSION.....</b>  | <b>21</b> |
| <b>XII. APPENDICES .....</b>  | <b>21</b> |
| A. BUSINESS IMPROVEMENT DISTRICT STATUTE.....   | 21        |
| B. PETITION FOR CREATION OF BID DISTRICT.....   | 21        |
| C. BID BOUNDARIES .....   | 21        |
| D. YEAR 19 ASSESSMENT, METHODOLGY AND MAP .....   | 21        |
| E. COMMON COUNCIL RESOLUTION CREATING BUSINESS IMPROVEMENT DISTRICT NO. 2.....  | 21        |
| F. BID NO. 2 BY-LAWS .....  | 21        |
| G. STATEMENT OF CITY ATTORNEY .....   | 21        |
| H. DEVELOPMENT OF RIVERWALK PROJECT .....   | 21        |
| I. FIRST AMENDMENT TO BID NO. 2 1998 OPERATING PLAN.....  | 21        |
| J. RIVERWALK DEVELOPMENT AGREEMENT .....  | 21        |
| K. SECOND AMENDMENT TO BID NO. 2 1998 OPERATING PLAN.....   | 22        |
| L. DEVELOPMENT OF WATER STREET PARKING STRUCTURE.....   | 22        |
| M. THIRD AMENDMENT TO BID NO. 2 1998 OPERATING PLAN .....   | 22        |
| N. DOCKWALL DEVELOPMENT LOAN AGREEMENT .....  | 22        |
| O. 2006 FISCAL YEAR DOCKWALL ASSESSMENTS PER PROPERTY .....   | 22        |
| P. FOURTH AMENDMENT TO RIVERWALK DEVELOPMENT AGREEMENT, FIRST AMENDMENT TO DOCKWALL DEVELOPMENT LOAN AGREEMENT AND THIRD AMENDMENT TO COOPERATION AGREEMENT.....                        | 22        |
| 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..... | 22        |
| R. FIFTH AMENDMENT TO RIVERWALK DEVELOPMENT AGREEMENT.....  | 22        |
| S. 2006 BUDGET FOR YEAR 19 .....  | 22        |

## **I. PREFACE**

### **A. BACKGROUND**

In 1984, the State of Wisconsin created 66.608 of the Statutes (Appendix, Exhibit A) enabling Cities to establish Business Improvement Districts (BIDs) upon the petition of at least one property owner within the proposed district. 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 2006.

### **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 ongoing redesign and rebuild of the Marquette Interchange. BID-2 will be directly affected by the design, cost, schedule and traffic remediation efforts, which will proceed over the next 10-15 years. 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 19<sup>th</sup> and early 20<sup>th</sup> Century industrial and warehouse buildings, which may be the largest concentration of such buildings 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 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 1988 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).

## II. PLAN OBJECTIVES

### Purpose

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:

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 and assist the creation of a Public Market District, which includes all those properties within two blocks of the Public Market.
10. 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.
11. To enter into management agreements to have others manage the Public Market.
12. To guarantee an agreement with the City, pursuant to which, BID-2 Board guarantees any shortfalls in TID No. 11 revenues needed to pay expenditures made in the District, in the manner identified in the guaranty agreement.
13. To assess against property in the TID No. 11 area amounts necessary to meet any differences between actual tax incremental revenue realized and the debt service coming due from time to time under the bonds for the TID Improvements.
14. 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.
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 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, 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 the Corners of Water and Chicago Streets.
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 promote new investment and appreciation in the value of existing investments of property in the District.
29. To develop, advertise and promote the existing and potential benefits of the District.
30. To manage the affairs of the District.
31. To apply for, accept and use grants and gifts for these purposes.
32. To contract with the Historic Third Ward Association, Inc., and others as necessary to carry out these goals.
33. To enter into cost sharing arrangements for group property insurance, medical insurance electrical services, communications services, security services and garbage services for the benefit of property owners in the District.

34. To assess property owners for the costs of group property insurance, medical insurance electrical services, communications services, security services and garbage services entered into for the benefit of property owners in the District.
35. To elect officers, hire employees and contract out work as are necessary to carry out these goals.
36. To increase police protection and add to the security of the District.
37. To make reimbursements, if necessary, out of its contingency fund for overpayments of BID-2 Assessments.

### **III. THE DEVELOPMENT PLAN**

#### **A. PURPOSE**

Development of the District through creation of BID-2 was proposed because:

- BID-2 law provides a mechanism whereby private property owners can work together in conjunction with the City to develop the District.
- The public funding sources used to help promote the District may not be available.
- Continuing unified development efforts may have to be financed largely with private resources.
- The District encompasses both major and relatively small buildings. Some form of cost sharing is necessary because it would not be feasible for a small building owner to economically support individual District development efforts.
- BID-2 mechanism allows a private form of guarantee for public bonds for the TID Improvements and thus insures that such physical improvements will be built.
- Use of the BID mechanism should help ensure that the entire District will be promoted and developed as expeditiously as possible.
- BIDs are quite similar to the traditional special assessment and special charge districts wherein property owners are assessed for improvements or services that benefit them. Unlike the traditional special assessment or special charge districts, however, Business Improvement Districts can be used to finance a wide range of activities, services, and improvements.

#### **B. LEGISLATIVE PROCESS**

Step 1.



The Common Council of 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 October 6, 1987.

Step 2.

An operating Board composed primarily of property owners with the District was established. Members of the BID-2 Board are appointed by the Mayor, subject to the approval of the Common Council. The Board is an entity of the municipality, which created it, whose actions are subject to the control of the municipality's legislative process. It is subject to the State's open meetings law. Annually the Board submits an annual Operating Plan to the legislative body for approval, which lists its powers, objectives and funding formulas. Once approved the Board is responsible for implementing the Operating Plan. The Board has all powers necessary and convenient to implement the Operating Plan.

Step 3.

The Board negotiates and executes contracts for services to carry out the Plan, or carries out the Plan itself.

Step 4.

The City authorized the creation of two TID's in the District, to finance physical improvement projects. The TID's were used as revenue mechanisms to pay bonds whose proceeds were used to pay for the improvements.

Step 5.

The City collects BID assessments from District property owners to cover budgeted costs of carrying out the Plan, and, as agreed, any shortfall in the annual debt service costs for the TID Improvements not paid for by the tax increment of the TID. The City has also agreed to collect assessments as necessary pursuant to an agreement with the Redevelopment Authority to replenish a debt service reserve account, which was used to finance the Third Ward Water Street Parking Structure. Assessment proceeds not used to satisfy contractual obligations of BID-2 are then transferred to BID-2 for its use in carrying out the Operating Plan.

### **C. RELATIONSHIPS TO THE COMPREHENSIVE PLAN AND THE ORDERLY DEVELOPMENT OF THE CITY**

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 and the development of Architectural Review Design Guidelines. The Downtown Master Plan and Architectural Review Design Guidelines build on the original Third Ward Master Plan by putting the District in context with the City's Downtown and setting up minimum 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.

#### **D. DISTRICT BOUNDARIES**

The Business Improvement District is illustrated by Appendix, Exhibit C. It includes 507 tax parcels, of which only 201 parcels are assessed. 266 parcels are residential and 40 are either, city, county, state, or otherwise exempt. Total (including exempt property) floor area within the district is just over 5,295,142 square feet and total land area is approximately 7,817,649 square feet. 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 2<sup>nd</sup> Street, extended; thence north along the eastern line of the right of way of North 2<sup>nd</sup> 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, 2005 and 2005 Property Assessment information from DCD staff and the City of Milwaukee Website.

#### **E. 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 66.608 (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.

#### **IV. 2006 DISTRICT DEVELOPMENT PROGRAM**

##### **A. INTRODUCTION: 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 66.608(3)(a) 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 upon Year Nineteen activities for calendar year 2006 (Plan Year), and information on specific land areas, building square footage, assessed values, budget amounts and assessment amounts are based on Year Nineteen conditions.

This 2006 BID-2 Operating Plan will continue to apply the assessment formula against the assessed value as determined by the City as of January 1, 2005, to raise funds to meet the 2006 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. OPERATING 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.

## **C. 2006 DEVELOPMENT PLAN**

### Objectives

BID-2 shall exercise the powers and objectives identified in Section II of this document, which are hereby incorporated by reference as part of the 2006 Operating Plan.

In addition BID-2 shall:

1. Maintain the appearance of the neighborhood by working to insure its safety and cleanliness.
2. Develop and implement a master operation and maintenance plan for the two Parking Structures, the Streetscapes and the Riverwalk Improvements. The latter to include completion of scheduled repairs and improvements.

3. Review additional possible funding instruments for Third Ward development.
4. Remit to the City the second payment toward the Riverwalk loan in the amount of \$47,209 and the first payment of the Dock wall loan in the amount of \$36,522.40 for a total of \$83,731.40.
5. 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 2006 the amount shall be **\$18,000**.
6. Comply with reporting and notice requirements of public records law and open meeting law.
7. In addition, the Business Improvement District has agreed that the Historic Third Ward Association (HTWA) will do the following in 2006:
  - 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 MCTS 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 8th Annual Third Ward Jazz Festival: *A Summer Sizzle*, Christmas in the Ward and (4) Gallery Nights and the 3rd 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 BID-2 21 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 which 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 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 to provide administrative 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.

## V. 2006 BUDGET FOR YEAR NINETEEN

See Appendix, Exhibit T attached hereto and incorporated herein.

## VI. 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 be raised 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 new 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.

### METHOD OF ASSESSMENT AND DISBURSEMENT

BID-2 voted on September 10, 2003 to change its Assessment Formula to a value based method which 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.

#### 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 moneys so collected to BID-2 Board for distribution in accordance with BID-2 Plan by the 15<sup>th</sup> 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.

Appendix, Exhibit D lists the total amount to be raised through assessments in 2006 (Year Nineteen) 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 2006 bond payments shortfall would be zero.
3. Assessed values within the District are not changed from the Tax Commissioner's July 2005 figures.
4. The total number of parcels assessed under the Plan would be 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 15<sup>th</sup> 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. 66.608(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 19).

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 \$18,000 in 2006 toward maintaining this publicly owned portion, beginning in 2006 (Plan Year 19). Therefore, \$18,000 will also be added to the City Contribution Riverwalk Maintenance on BID-2 Property Tax Assessments beginning in 2006. In the event the \$18,000 is not allocated in the budget then the responsibility for maintaining the Riverwalk Connector shall be the City's.

#### v. CONTINGENT ASSESSMENTS

Because bonds have been sold to pay for TID 11 Improvements and this BID was established in part to guaranty those TID Improvements, BID-2 has to remain in existence for the life of those bonds. If in any year BID-2 is called on to make up a shortfall between the annual debt service for the TID 11 improvements and the tax increment credit, such amount shall be assessed against those owners in TID No. 11, if any, assessable under 66.608 Wis. Statutes, in the same proportions as Steps One, Two, Three and the Final Step of the regular annual assessment procedure contained herein. As mentioned in the preceding section, a property's share of the annual debt service obligation could vary from year to year depending upon how Gross Building Floor Area and Gross Land Area of a parcel change in TID No. 11, and as the Operating Plan may be amended by the Common Council.

To guarantee the repayment of bond interest for moneys 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 No. 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 No. 2 using the City's July, 2005 figures.

## VII. 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 VI, above, applied against the following parcels of public land:

|                |               |               |               |
|----------------|---------------|---------------|---------------|
| 3610926111-9,  | 3920879110-2, | 3921732000-7, | 3970115112-0, |
| 3920623110-X., | 3921486210-0, | 3922169114-1, | 3978003000-7, |
| 3920624110-5,  | 3921489100-3, | 3922178120-5  | 3978004000-2, |
| 3920631110-3,  | 3921490111-4, | 3922187113-1, | 3978007000-9, |
| 3920636111-9,  | 3921492110-7, | 3922187114-X, | 4298001000-1, |
| 3920757110-9,  | 3921493111-0, | 3922198100-X  | 4299998000-1, |
| 3920778100-6,  | 3921727100-6, | 3960001100-X, | 4299999000-7, |
| 3920860100-1,  | 3921728000-5, | 3970115111-2  |               |

2. Encourage the County, State, and Federal Governments to support the activities of the District.
3. Manage and implement the TID No. 11 plan and assume the expense of developing accurate debt service timing estimates.
4. Act as staff to the District through adoption of this plan and provide assistance as appropriate thereafter.
5. Monitor, and when appropriate, apply for outside funds that could be used in support of the District.
6. 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.
7. Review annual audits as required per 66.608(3) (c) of the BID Statute.
8. 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.

## VIII. REQUIRED STATEMENTS

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

1. Wis. Stats. 66.608(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. 66.608 (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. 66.608 (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.

## **IX. BOARD MEMBERS**

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

Michael DeMichele  
Michael Gardner  
Frank Krecji  
Robert Monnat  
Scott Sampson  
Ron San Felippo  
Greg Uhen  
Einar Tangen

## **X. 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 66.608(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 66.60 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.

## **XI. 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 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 66.608(3) (b).

## **XII. 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 19 ASSESSMENT AND METHODOLOGY**
- 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. 2006 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. 2006 BUDGET FOR YEAR 19**



2006 Business Improvement District No. 2  
Property Assessments

| Tax Key Number | Address Number | Unit | Sheet             | Owner                           | Gross Land Area Sq. Ft. | Gross Bldg. Area Sq. Ft. | Total Gross Area Sq. Ft. | ASSESSED VALUATION |              |              |                  | Special Assessment | Dockwalk Assessment | Riverwalk Construction | Riverwalk Maintenance | Total Assessment |
|----------------|----------------|------|-------------------|---------------------------------|-------------------------|--------------------------|--------------------------|--------------------|--------------|--------------|------------------|--------------------|---------------------|------------------------|-----------------------|------------------|
|                |                |      |                   |                                 |                         |                          |                          | Land               | Improvements | Total        | BID-2 Assessment |                    |                     |                        |                       |                  |
| 3610623100-7   | 412 N - 420 N  |      | Plantation Avenue | Walker's Landing Assoc          | 18,840                  | 18,840                   | 37,680                   | \$ 282,800         | \$ 1,400     | \$ 284,200   | \$ 568.00        |                    |                     |                        | \$ 568                |                  |
| 3920231100-1   | 125 N - 129 N  |      | Water Street      | Hoffmann Properties, Inc        | 14,375                  | 33,300                   | 47,675                   | \$ 316,000         | \$ 678,200   | \$ 994,200   | 1,988.40         |                    |                     |                        | \$ 1,988              |                  |
| 3920232000-0   | 105 N          |      | Water Street      | Bruce & Joelynn Johnson         | 9,590                   | 5,607                    | 15,197                   | \$ 287,700         | \$ 114,300   | \$ 402,000   | 804.00           |                    |                     |                        | \$ 804                |                  |
| 3920640100-9   | 400 N          |      | Water Street      | HTWA (Market)                   | 23,294                  | -                        | 23,294                   | \$ 698,800         | -            | \$ 698,800   | 1,397.60         |                    |                     |                        | \$ 1,398              |                  |
| 3920944212-8   | 333 N - 309 N  |      | Water Street      | Patsy & Paul, Inc               | 34,490                  | -                        | 34,490                   | \$ 931,200         | \$ 1,800     | \$ 933,000   | 1,866.00         |                    |                     |                        | \$ 1,867              |                  |
| 3920949000-9   | 245 N - 243 N  |      | Water Street      | Water St. Lots LLC              | 18,250                  | 132,480                  | 150,730                  | \$ 547,500         | \$ 5,595,500 | \$ 6,143,000 | 12,286.00        |                    |                     |                        | \$ 12,287             |                  |
| 3920950000-4   | 233 N - 229 N  |      | Water Street      | The Saddlery LLP                | 6,984                   | 31,567                   | 38,551                   | \$ 209,500         | \$ 2,132,500 | \$ 2,342,000 | 4,684.00         |                    |                     |                        | \$ 4,684              |                  |
| 3920951000-X   | 225 N - 229 N  |      | Water Street      | Norah S. Bertuch                | 12,144                  | 23,920                   | 36,064                   | \$ 364,300         | \$ 3,735,700 | \$ 4,100,000 | 8,200.00         |                    |                     |                        | \$ 8,200              |                  |
| 3920952000-5   | 223 N          |      | Water Street      | Demco Wisconsin 4 LLC           | 7,362                   | 32,000                   | 39,362                   | \$ 220,900         | \$ 974,100   | \$ 1,195,000 | 2,390.00         |                    |                     |                        | \$ 2,390              |                  |
| 3920953000-0   | 221 N          |      | Water Street      | Hoffmann Properties, Inc        | 3,726                   | 19,440                   | 23,166                   | \$ 111,800         | \$ 1,638,200 | \$ 1,748,000 | 3,496.00         |                    |                     |                        | \$ 3,496              |                  |
| 3920954000-6   | 217 N          |      | Water Street      | Hoffmann Properties, Inc        | 2,760                   | 7,200                    | 9,960                    | \$ 82,800          | \$ 269,200   | \$ 352,000   | 704.00           |                    |                     |                        | \$ 704                |                  |
| 3920955000-1   | 215 N          |      | Water Street      | Hoffmann Properties, Inc        | 2,760                   | -                        | 2,760                    | \$ 96,000          | \$ 500       | \$ 96,500    | 193.00           |                    |                     |                        | \$ 193                |                  |
| 3920956100-0   | 102 N - 112 N  |      | Water Street      | Rivern Group LLC                | 5,520                   | 27,530                   | 33,050                   | \$ 165,600         | \$ 247,400   | \$ 413,000   | 826.00           |                    |                     |                        | \$ 826                |                  |
| 39209562000-X  | 233 E          |      | Water Street      | Rivern Group LLC                | 23,268                  | -                        | 23,268                   | \$ 813,200         | \$ 1,000     | \$ 814,200   | 1,628.40         |                    |                     |                        | \$ 1,628              |                  |
| 39209563000-5  | 239 E          |      | Erie Street       | Harold Sampson                  | 4,680                   | -                        | 4,680                    | \$ 140,400         | \$ 38,600    | \$ 179,000   | 358.00           |                    |                     |                        | \$ 358                |                  |
| 39209564000-1  | 177 N - 181 N  |      | Broadway          | Hoffmann Properties, Inc        | 4,520                   | 21,600                   | 26,120                   | \$ 160,800         | \$ 1,000     | \$ 161,800   | 323.60           |                    |                     |                        | \$ 324                |                  |
| 3920957000-7   | 167 N - 173 N  |      | Broadway          | PPG Broadway Assoc              | 7,200                   | 21,600                   | 28,800                   | \$ 216,000         | \$ 570,200   | \$ 786,200   | 1,572.40         |                    |                     |                        | \$ 1,572              |                  |
| 3920958000-2   | 159 N          |      | Broadway          | PPG Broadway Assoc              | 7,200                   | 12,000                   | 19,200                   | \$ 216,000         | \$ 55,000    | \$ 271,000   | 542.00           |                    |                     |                        | \$ 542                |                  |
| 3920959000-8   | 151 N          |      | Broadway          | Susan Flaherty Trust            | 7,200                   | 14,840                   | 22,040                   | \$ 216,000         | \$ 533,000   | \$ 749,000   | 1,498.00         |                    |                     |                        | \$ 1,498              |                  |
| 3920970100-X   | 252 E          |      | Broadway          | Susan Flaherty Trust            | 7,200                   | -                        | 7,200                    | \$ 251,600         | \$ 1,000     | \$ 252,600   | 505.20           |                    |                     |                        | \$ 505                |                  |
| 3920972100-0   | 214 E - 228 E  |      | Memoronee Street  | Sampson Investments             | 32,844                  | 24,660                   | 57,504                   | \$ 813,400         | \$ 100       | \$ 813,500   | 1,627.00         |                    |                     |                        | \$ 1,627              |                  |
| 3920973000-X   | 124 N          |      | Erie Street       | 222 East Erie Associates        | 22,183                  | 88,910                   | 111,093                  | \$ 665,500         | \$ 2,234,500 | \$ 2,900,000 | 5,800.00         |                    |                     |                        | \$ 5,800              |                  |
| 3920975100-2   | 130 N          |      | Water Street      | M.P.S., Inc                     | 8,691                   | 4,607                    | 13,298                   | \$ 260,700         | \$ 281,300   | \$ 542,000   | 1,084.00         |                    |                     |                        | \$ 1,084              |                  |
| 3920977100-4   | 239 E          |      | Water Street      | Bld No. 2 (Water St. Structure) | 28,632                  | 151,090                  | 179,722                  | \$ 859,000         | \$ 1,996,000 | \$ 2,855,000 | 5,710.00         |                    |                     |                        | \$ 5,710              |                  |
| 3920978100-3   | 241 N          |      | Chicago Street    | Reliable Knitting Works         | 32,931                  | 111,600                  | 144,531                  | \$ 966,800         | \$ 2,432,700 | \$ 3,399,500 | 6,779.00         |                    |                     |                        | \$ 6,779              |                  |
| 3920980000-8   | 221 N - 223 N  |      | Broadway          | Loft Quest LLC                  | 19,662                  | 99,450                   | 119,112                  | \$ 589,900         | \$ 8,057,100 | \$ 8,647,000 | 17,294.00        |                    |                     |                        | \$ 17,294             |                  |
| 3920982100-5   | 217 N          |      | Broadway          | Island Investment Holdings      | 5,538                   | 5,520                    | 11,058                   | \$ 166,100         | \$ 551,900   | \$ 718,000   | 1,436.00         |                    |                     |                        | \$ 1,436              |                  |
| 3920984000-X   | 203 N - 213 N  |      | Broadway          | The Design Workshop, LLC        | 3,600                   | 10,660                   | 14,260                   | \$ 108,000         | \$ 535,000   | \$ 643,000   | 1,286.00         |                    |                     |                        | \$ 1,286              |                  |
| 3920985000-5   | 224 N - 246 E  |      | Broadway          | James J. Rudig                  | 7,200                   | 28,800                   | 36,000                   | \$ 216,000         | \$ 648,000   | \$ 864,000   | 1,728.00         |                    |                     |                        | \$ 1,728              |                  |
| 3920986000-6   | 216 N          |      | Chicago Street    | James J. Rudig                  | 7,200                   | 14,400                   | 21,600                   | \$ 216,000         | \$ 91,000    | \$ 307,000   | 614.00           |                    |                     |                        | \$ 614                |                  |
| 3920988000-1   | 226 N          |      | Water Street      | Robert Rubin                    | 31,625                  | 113,756                  | 145,381                  | \$ 948,600         | \$ 2,338,200 | \$ 3,286,800 | 6,574.00         |                    |                     |                        | \$ 6,574              |                  |
| 3920989000-7   | 230 N          |      | Water Street      | Jerry A. Michal                 | 3,000                   | 12,700                   | 15,700                   | \$ 102,000         | \$ 779,900   | \$ 881,900   | 1,762.00         |                    |                     |                        | \$ 1,762              |                  |
| 3920991000-8   | 250 N          |      | Water Street      | George Bockl & Joseph Bernstein | 10,193                  | 39,450                   | 49,643                   | \$ 306,100         | \$ 793,900   | \$ 1,100,000 | 2,200.00         |                    |                     |                        | \$ 2,200              |                  |
| 3920992000-3   | 221 E          |      | Water Street      | George Bockl & Joseph Bernstein | 7,980                   | -                        | 7,980                    | \$ 271,700         | \$ 1,300     | \$ 273,000   | 548.00           |                    |                     |                        | \$ 548                |                  |
| 3920993000-9   | 231 E          |      | Buffalo Street    | Lichter Properties LLC          | 15,697                  | 120,905                  | 136,602                  | \$ 470,900         | \$ 5,387,100 | \$ 5,858,000 | 11,716.00        |                    |                     |                        | \$ 11,716             |                  |
|                |                |      | Buffalo Street    | Lichter Properties LLC          | 9,302                   | 29,949                   | 39,251                   | \$ 273,100         | \$ 619,400   | \$ 892,500   | 1,797.00         |                    |                     |                        | \$ 1,797              |                  |
|                |                |      | Buffalo Street    | 231 East Buffalo Partners       | 9,000                   | 37,500                   | 46,500                   | \$ 270,000         | \$ 1,233,000 | \$ 1,503,000 | 3,006.00         |                    |                     |                        | \$ 3,006              |                  |



| Tax Key Number | Address Number | Unit | Street           | Owner                              | Gross Land Area Sq. Ft. | Gross Bldg. Area Sq. Ft. | Total Gross Area Sq. Ft. | ASSESSED VALUATION |              |                  |                    | Total Assessment | Riverwalk Construction | Riverwalk Maintenance | Total Assessment |
|----------------|----------------|------|------------------|------------------------------------|-------------------------|--------------------------|--------------------------|--------------------|--------------|------------------|--------------------|------------------|------------------------|-----------------------|------------------|
|                |                |      |                  |                                    |                         |                          |                          | Land               | Improvements | BID-2 Assessment | Special Assessment |                  |                        |                       |                  |
| 3920994000-4   | 343 N - 345 N  |      | Broadway         | Nelson Development Corporation     | 7,200                   | 27,956                   | 35,156                   | \$ 216,000         | \$ 723,000   | \$ 939,000       | \$ 1,878.00        |                  |                        | \$ 1,878              |                  |
| 3920995000-X   | 339 N          |      | Broadway         | Jennaro Bros., Inc                 | 3,300                   | 8,496                    | 11,796                   | \$ 99,000          | \$ 54,000    | \$ 153,000       | \$ 306.00          |                  |                        | \$ 306                |                  |
| 3920996000-5   | 333 N          |      | Broadway         | Anthony Jennaro                    | 3,300                   | 8,496                    | 11,796                   | \$ 99,000          | \$ 246,000   | \$ 345,000       | \$ 690.00          |                  |                        | \$ 690                |                  |
| 3920997000-0   | 331 N          |      | Broadway         | A. Jennaro & A. Jennaro Jr         | 2,868                   | 7,416                    | 10,304                   | \$ 86,600          | \$ 98,400    | \$ 185,000       | \$ 370.00          |                  |                        | \$ 370                |                  |
| 3920998000-6   | 327 N          |      | Broadway         | A. Jennaro & A. Jennaro Jr         | 3,600                   | 9,270                    | 12,870                   | \$ 108,000         | \$ 58,000    | \$ 166,000       | \$ 334.00          |                  |                        | \$ 334                |                  |
| 3921001000-9   | 317 N          |      | Broadway         | M.L. Acquisitions, LLC             | 5,626                   | 12,416                   | 18,042                   | \$ 188,800         | \$ 307,200   | \$ 496,000       | \$ 992.00          |                  |                        | \$ 992                |                  |
| 3921002000-8   | 298 E          |      | Broadway         | Anthony Gagliano                   | 14,280                  | 38,025                   | 52,305                   | \$ 428,400         | \$ 671,600   | \$ 1,100,000     | \$ 2,200.00        |                  |                        | \$ 2,200              |                  |
| 3921004000-9   | 307 N          |      | Buffalo Street   | Graceville LLC                     | 7,857                   | -                        | 7,857                    | \$ 274,100         | \$ 1,000     | \$ 275,100       | \$ 550.20          |                  |                        | \$ 550                |                  |
| 3921006000-X   | 310 N          |      | Water Street     | Graceville LLC                     | 4,830                   | -                        | 4,830                    | \$ 168,100         | \$ 1,000     | \$ 169,100       | \$ 338.20          |                  |                        | \$ 338                |                  |
| 3921007000-4   | 324 N          |      | Water Street     | Graceville LLC                     | 3,750                   | -                        | 3,750                    | \$ 130,300         | \$ 1,000     | \$ 131,300       | \$ 262.60          |                  |                        | \$ 263                |                  |
| 3921008000-0   | 330 N          |      | Water Street     | Garber Properties % Richard Ranka  | 14,718                  | 50,400                   | 65,118                   | \$ 441,500         | \$ 2,248,500 | \$ 2,690,000     | \$ 5,380.00        |                  |                        | \$ 5,380              |                  |
| 3921010100-8   | 337 N          |      | Water Street     | George Bocki & Joseph Bernstein    | 4,897                   | 8,250                    | 13,147                   | \$ 146,900         | \$ 350,100   | \$ 497,000       | \$ 994.00          |                  |                        | \$ 994                |                  |
| 3921011000-9   | 342 N          |      | Water Street     | St. Paul Crossing                  | 9,373                   | -                        | 9,373                    | \$ 305,100         | \$ 1,000     | \$ 306,100       | \$ 612.20          |                  |                        | \$ 612                |                  |
| 3921012000-2   | 341 N          |      | Milwaukee Street | Schutz & Spellman Group            | 24,312                  | 113,338                  | 137,651                  | \$ 729,400         | \$ 3,227,600 | \$ 3,957,000     | \$ 7,914.00        |                  |                        | \$ 7,914              |                  |
| 3921018000-5   | 316 N          |      | Milwaukee Street | Michael J. Gardner Trust           | 7,200                   | 43,200                   | 50,400                   | \$ 216,000         | \$ 1,508,000 | \$ 1,725,000     | \$ 3,450.00        |                  |                        | \$ 3,450              |                  |
| 3921022000-7   | 328 N          |      | Broadway         | Jennaro Bros., Inc                 | 7,200                   | 26,400                   | 33,600                   | \$ 251,200         | \$ 1,000     | \$ 252,200       | \$ 504.40          |                  |                        | \$ 504                |                  |
| 3921031000-2   | 335 N          |      | Broadway         | Michael J. Gardner Trust           | 9,600                   | -                        | 9,600                    | \$ 334,800         | \$ 1,000     | \$ 335,800       | \$ 671.80          |                  |                        | \$ 672                |                  |
| 3921036000-0   | 340 N          |      | Broadway         | Helbich Third Ward Assn            | 4,800                   | -                        | 4,800                    | \$ 167,000         | \$ 1,000     | \$ 168,000       | \$ 336.00          |                  |                        | \$ 336                |                  |
| 3921042000-8   | 239 N          |      | Milwaukee Street | Phoenix Building LLC               | 12,000                  | -                        | 12,000                   | \$ 419,400         | \$ 19,000    | \$ 438,400       | \$ 876.80          |                  |                        | \$ 877                |                  |
| 3921043000-4   | 200 N          |      | Broadway         | Herman & Esther Weingrod Trust     | 24,000                  | 135,100                  | 159,100                  | \$ 720,000         | \$ 5,698,000 | \$ 6,418,000     | \$ 12,836.00       |                  |                        | \$ 12,836             |                  |
| 3921030000-0   | 325 E          |      | Chicago Street   | CFM Bldg. Partnership              | 16,800                  | -                        | 16,800                   | \$ 587,200         | \$ 1,000     | \$ 588,200       | \$ 1,176.40        |                  |                        | \$ 1,176              |                  |
| 3921034000-9   | 153 N          |      | Chicago Street   | Monarch Partners LLC               | 7,200                   | 36,600                   | 43,800                   | \$ 216,000         | \$ 2,743,000 | \$ 2,959,000     | \$ 5,918.00        |                  |                        | \$ 5,918              |                  |
| 3921036100-X   | 158 N          |      | Milwaukee Street | Volcan Technologies Leasing Co     | 28,793                  | 33,819                   | 62,612                   | \$ 836,700         | \$ 3,266,000 | \$ 4,102,700     | \$ 8,205.40        |                  |                        | \$ 8,205              |                  |
| 3921037000-9   | 170 N          |      | Broadway         | Slylight Opera Theatre Corp.       | 14,400                  | 66,334                   | 80,734                   | \$ 34,600          | \$ 531,400   | \$ 566,000       | \$ 1,132.00        |                  |                        | \$ 1,132              |                  |
| 3921040100-1   | 311 E          |      | Broadway         | Vulkan Technologies Leasing Co     | 7,187                   | -                        | 7,187                    | \$ 209,200         | \$ 100       | \$ 209,300       | \$ 418.60          |                  |                        | \$ 419                |                  |
| 3921041111-2   | 417 E          |      | Chicago Street   | Kathleen D'Acquisto Inrevoc. Trust | 21,582                  | 108,500                  | 130,082                  | \$ 627,500         | \$ 3,011,100 | \$ 3,638,600     | \$ 7,277.20        |                  |                        | \$ 7,277              |                  |
| 3921042111-7   | 240 N          |      | Milwaukee Street | Two Forty Corporation              | 91,440                  | 42,141                   | 133,581                  | \$ 1,828,700       | \$ 1,136,300 | \$ 2,965,000     | \$ 5,930.00        |                  |                        | \$ 5,932              |                  |
| 3921043111-8   | 212 N          |      | Milwaukee Street | JCI (Milwaukee St. Structure)      | 37,560                  | 38,200                   | 75,760                   | \$ 1,126,800       | \$ 592,200   | \$ 1,719,000     | \$ 3,438.00        |                  |                        | \$ 3,438              |                  |
| 3921048100-3   | 431 E          |      | St Paul Avenue   | George Bocki & Joseph Bernstein    | 55,887                  | 192,594                  | 248,481                  | \$ 1,676,600       | \$ 2,386,400 | \$ 4,063,000     | \$ 8,126.00        |                  |                        | \$ 8,126              |                  |
| 3921056000-2   | 419 E - 427 E  |      | St Paul Avenue   | Sycamore Building & Inv Co         | 17,400                  | -                        | 17,400                   | \$ 608,100         | \$ 1,000     | \$ 609,100       | \$ 1,218.20        |                  |                        | \$ 1,218              |                  |
| 3921091100-X   | 317 E - 323 N  |      | Jefferson Street | Anthony Gagliano                   | 4,200                   | -                        | 4,200                    | \$ 146,200         | \$ 1,000     | \$ 147,200       | \$ 294.40          |                  |                        | \$ 294                |                  |
| 3921100100-7   | 301 N          |      | Jefferson Street | George Bocki & Joseph Bernstein    | 7,200                   | -                        | 7,200                    | \$ 251,200         | \$ 1,000     | \$ 252,200       | \$ 504.40          |                  |                        | \$ 504                |                  |
| 3921101000-6   | 306 N          |      | Jefferson Street | George Bocki & Joseph Bernstein    | 7,200                   | -                        | 7,200                    | \$ 251,200         | \$ 1,000     | \$ 252,200       | \$ 504.40          |                  |                        | \$ 504                |                  |
| 3921102000-1   | 316 N          |      | Milwaukee Street | Mark & Gaddi Miller                | 7,240                   | 36,000                   | 43,240                   | \$ 217,200         | \$ 1,488,800 | \$ 1,706,000     | \$ 3,372.00        |                  |                        | \$ 3,372              |                  |
| 3921103100-3   | 332 N          |      | Milwaukee Street | George Bocki & Joseph Bernstein    | 17,960                  | 100,315                  | 118,275                  | \$ 538,800         | \$ 4,722,200 | \$ 5,261,000     | \$ 10,522.00       |                  |                        | \$ 10,522             |                  |
| 3921103100-3   | 332 N          |      | Milwaukee Street | John Kotnek                        | 6,000                   | 2,266                    | 8,266                    | \$ 180,000         | \$ 121,000   | \$ 301,000       | \$ 602.00          |                  |                        | \$ 602                |                  |

| Tax Key Number | Address Number | Unit | Street           | Owner                          | Gross Land Area Sq. Ft. | Gross Bldg. Area Sq. Ft. | Total Gross Area Sq. Ft. | ASSESSED VALUATION |               |               |                   | Special Assessment | Curbwall Assessment | Rerewalk Construction | Rerewalk Maintenance | Total Assessment |
|----------------|----------------|------|------------------|--------------------------------|-------------------------|--------------------------|--------------------------|--------------------|---------------|---------------|-------------------|--------------------|---------------------|-----------------------|----------------------|------------------|
|                |                |      |                  |                                |                         |                          |                          | Land               | Improvements  | Total         | BID -2 Assessment |                    |                     |                       |                      |                  |
| 3921105000-8   | 338 N - 340 N  |      | Milwaukee Street | Sycamore Building & Inv Co     | 12,000                  | 49,340                   | 61,340                   | \$ 360,000         | \$ 1,125,000  | \$ 1,485,000  | 2,970.00          |                    |                     |                       | \$ 2,970             |                  |
| 3921126113-0   | 300 N          |      | Jefferson Street | Anthony Gagliano               | 182,040                 | 189,267                  | 371,307                  | \$ 3,642,600       | \$ 1,518,400  | \$ 5,162,000  | 10,324.00         |                    |                     |                       | \$ 10,324            |                  |
| 3921150100-X   | 200 N          |      | Jefferson Street | ATD Investments LLP            | 12,000                  | 20,268                   | 32,268                   | \$ 360,000         | \$ 651,000    | \$ 1,011,000  | 2,022.00          |                    |                     |                       | \$ 2,022             |                  |
| 3921165100-9   | 213 N - 214 N  |      | Jefferson Street | Innovembon LLC                 | 7,200                   | 2,673                    | 9,873                    | \$ 216,000         | \$ 95,000     | \$ 311,000    | 622.00            |                    |                     |                       | \$ 622               |                  |
| 3921166100-7   | 525 E          |      | Chicago Street   | 525 Chicago LLC                | 15,020                  | 35,700                   | 50,720                   | \$ 450,600         | \$ 533,400    | \$ 984,000    | 1,968.00          |                    |                     |                       | \$ 1,968             |                  |
| 3921167110-X   | 159 N - 189 N  |      | Jackson Street   | Jackson Square LLC             | 22,660                  | 35,200                   | 58,060                   | \$ 685,800         | \$ 14,200     | \$ 700,000    | 1,400.00          |                    |                     |                       | \$ 1,400             |                  |
| 3921168110-0   | 511 E          |      | Jackson Street   | Jackson Square LLC             | 15,240                  |                          | 15,240                   | \$ 532,600         | \$ 1,000      | \$ 533,600    | 1,067.20          |                    |                     |                       | \$ 1,067             |                  |
| 3921480000-8   | 625 E          |      | St Paul Avenue   | Robert & Lana Wise             | 38,320                  | 31,430                   | 69,750                   | \$ 1,149,600       | \$ 605,400    | \$ 1,755,000  | 3,510.00          |                    |                     |                       | \$ 3,510             |                  |
| 3921486110-4   | 630 E          |      | Buffalo Street   | Bloom Assoc Partnership        | 15,240                  | 13,378                   | 28,618                   | \$ 457,200         | \$ 817,800    | \$ 1,275,000  | 2,550.00          |                    |                     |                       | \$ 2,550             |                  |
| 3921720111-8   | 237 N          |      | Jackson Street   | Johnson Controls, Inc          | 38,594                  |                          | 38,594                   | \$ 1,121,500       | \$ 100        | \$ 1,121,600  | 2,243.20          |                    |                     |                       | \$ 2,243             |                  |
| 3922154000-3   | 511 E          |      | Menomonee Street | Jefferson Block LLC            | 62,273                  | 14,668                   | 76,941                   | \$ 1,246,100       | \$ 300,000    | \$ 1,546,100  | 3,092.20          |                    |                     |                       | \$ 3,092             |                  |
| 3922154000-3   | 143 N          |      | Menomonee Street | Jefferson Block LLC            | 108,360                 |                          | 108,360                  | \$ 1,920,000       | \$ 10,000,000 | \$ 11,920,000 | 23,840.00         |                    |                     |                       | \$ 23,840            |                  |
| 3922176100-0   | 119 N - 125 N  |      | Milwaukee Street | Babcock Automobile Spring Co   | 14,560                  | 15,337                   | 29,897                   | \$ 436,800         | \$ 31,700     | \$ 468,500    | 937.00            |                    |                     |                       | \$ 937               |                  |
| 3922176100-7   | 310 E          |      | Erle Street      | Paty & Paul, Inc               | 9,592                   | 8,679                    | 18,271                   | \$ 281,800         | \$ 97,200     | \$ 385,000    | 770.00            |                    |                     |                       | \$ 770               |                  |
| 3922176100-8   | 521 E          |      | Erle Street      | Babcock Automobile Spring Co   | 20,916                  |                          | 20,916                   | \$ 231,000         | \$ 1,000      | \$ 232,000    | 464.00            |                    |                     |                       | \$ 464               |                  |
| 3922177113-5   | 120 N - 128 N  |      | Conoran Street   | Gionso Brothers Realty Co.     | 24,384                  | 20,864                   | 45,248                   | \$ 487,800         | \$ 14,100     | \$ 502,000    | 1,004.00          |                    |                     |                       | \$ 1,004             |                  |
| 3922176100-X   | 106 N - 120 N  |      | Jefferson Street | Conoran Plaza LLC              | 52,560                  | 74,840                   | 127,400                  | \$ 1,577,400       | \$ 3,693,600  | \$ 5,271,000  | 10,542.00         |                    |                     |                       | \$ 10,542            |                  |
| 3922177100-5   | 401 E          |      | Broadway         | Mandol Riverfront Holdings LLC | 51,867                  | 137,214                  | 189,081                  | \$ 1,037,900       | \$ 2,537,100  | \$ 3,575,000  | 7,150.00          |                    |                     |                       | \$ 7,150             |                  |
| 3922178110-8   | 503 E          |      | Erle Street      | GPI Interim                    | 52,808                  |                          | 52,808                   | \$ 1,318,100       | \$ 1,900      | \$ 1,320,000  | 2,640.00          |                    |                     |                       | \$ 2,640             |                  |
| 3922178200-7   | 509 E          |      | Erle Street      | Gregory Mallin                 | 3,750                   | 840                      | 4,590                    | \$ 112,600         | \$ 5,000      | \$ 117,500    | 235.00            |                    |                     |                       | \$ 235               |                  |
| 3922179100-6   | 541 E          |      | Erle Street      | Peter Renner                   | 5,175                   |                          | 5,175                    | \$ 155,300         | \$            | \$ 155,300    | 310.60            |                    |                     |                       | \$ 311               |                  |
| 3922182000-6   | 518 E - 520 E  |      | Erle Street      | Frontage LLC                   | 86,946                  | 88,031                   | 175,977                  | \$ 2,608,400       | \$ 9,687,300  | \$ 12,295,700 | 24,591.40         |                    |                     |                       | \$ 24,591            |                  |
| 3922183000-1   | 538 E          |      | Erle Street      | Erle Street Investors          | 8,668                   | 7,950                    | 16,618                   | \$ 168,500         | \$ 74,500     | \$ 243,000    | 486.00            |                    |                     |                       | \$ 486               |                  |
| 3922184000-7   | 560 E          |      | Erle Street      | Hansen Storage Co              | 18,110                  | 18,110                   | 36,220                   | \$ 543,300         | \$ 5,000      | \$ 548,300    | 1,096.60          |                    |                     |                       | \$ 1,097             |                  |
| 3922185113-0   | 607 E          |      | Erle Street      | NTB Properties LLC             | 6,660                   | 3,430                    | 10,290                   | \$ 137,300         | \$ 1,000      | \$ 138,300    | 276.60            |                    |                     |                       | \$ 277               |                  |
| 3922192100-7   | 100 N          |      | Polk Street      | Garland Brothers JT Venture    | 185,740                 | 140,182                  | 325,922                  | \$ 2,658,100       | \$ 2,599,200  | \$ 5,257,300  | 10,514.60         |                    |                     |                       | \$ 10,515            |                  |
| 3922197000-8   | 641 E          |      | Marshall Street  | Barbara Glass & Joan Roberts   | 40,395                  | 40,380                   | 80,775                   | \$ 586,800         | \$ 635,000    | \$ 1,221,800  | 2,443.60          |                    |                     |                       | \$ 2,444             |                  |
| 3922521000-8   | 147 N          |      | Erle Street      | Frontage LLC                   | 21,714                  |                          | 21,714                   | \$ 651,400         | \$            | \$ 651,400    | 1,302.80          |                    |                     |                       | \$ 1,303             |                  |
| 3922581000-1   | 400 N          |      | Broadway         | Michael S. Guest C/O Adverts   | 400                     | 1,600                    | 2,000                    | \$ 12,000          | \$ 163,000    | \$ 175,000    | 350.00            |                    |                     |                       | \$ 350               |                  |
| 3922582000-0   | 400 N          |      | Broadway         | Syzy Properties LLC            | 348                     | 1,605                    | 1,953                    | \$ 10,400          | \$ 184,400    | \$ 194,800    | 389.60            |                    |                     |                       | \$ 390               |                  |
| 3922585000-7   | 400 N          |      | Broadway         | RY 400 LLC                     | 713                     | 3,288                    | 4,001                    | \$ 21,400          | \$ 405,200    | \$ 426,600    | 853.20            |                    |                     |                       | \$ 853               |                  |
| 3922586000-2   | 400 N          |      | Broadway         | 400 N Broadway LLC             | 328                     | 1,515                    | 1,841                    | \$ 9,800           | \$ 141,400    | \$ 151,200    | 302.40            |                    |                     |                       | \$ 302               |                  |
| 3922587000-8   | 400 N          |      | Broadway         | 400 N Broadway LLC             | 269                     | 1,238                    | 1,507                    | \$ 8,100           | \$ 117,700    | \$ 125,800    | 251.60            |                    |                     |                       | \$ 252               |                  |
| 3922588000-3   | 400 N          |      | Broadway         | 400 N Broadway LLC             | 588                     | 2,714                    | 3,302                    | \$ 17,600          | \$ 258,300    | \$ 275,900    | 551.80            |                    |                     |                       | \$ 552               |                  |
| 3922589000-9   | 400 N          |      | Broadway         | 400 N Broadway LLC             | 776                     | 3,584                    | 4,360                    | \$ 23,300          | \$ 321,700    | \$ 345,000    | 690.00            |                    |                     |                       | \$ 690               |                  |
| 3922590000-4   | 400 N          |      | Broadway         | 400 N Broadway LLC             | 305                     | 1,871                    | 2,176                    | \$ 9,100           | \$ 133,800    | \$ 142,900    | 285.80            |                    |                     |                       | \$ 286               |                  |
| 3922593000-0   | 400 N          |      | Broadway         | 400 N Broadway LLC             | 471                     | 1,708                    | 2,179                    | \$ 12,600          | \$ 338,400    | \$ 351,000    | 702.00            |                    |                     |                       | \$ 702               |                  |
| 3922595000-1   | 400 N          |      | Broadway         | 400 N Broadway LLC             | 262                     | 1,038                    | 1,300                    | \$ 7,900           | \$ 198,300    | \$ 206,200    | 412.40            |                    |                     |                       | \$ 412               |                  |
| 3922602000-8   | 400 N          |      | Broadway         | 400 N Broadway LLC             | 421                     | 1,708                    | 2,129                    | \$ 12,800          | \$ 281,500    | \$ 294,300    | 588.40            |                    |                     |                       | \$ 588               |                  |
| 3922603000-3   | 400 N          |      | Broadway         | 400 N Broadway LLC             | 308                     | 1,534                    | 1,842                    | \$ 9,200           | \$ 183,300    | \$ 192,500    | 385.00            |                    |                     |                       | \$ 385               |                  |
| 3922603000-3   | 400 N          |      | Broadway         | 400 N Broadway LLC             | 283                     | 1,228                    | 1,509                    | \$ 8,500           | \$ 117,000    | \$ 125,500    | 251.00            |                    |                     |                       | \$ 251               |                  |

| Tax Key Number | Address Number           | Unit | Street           | Owner                                 | Gross Land Area Sq. Ft. | Gross Bldg. Area Sq. Ft. | Total Gross Area Sq. Ft. | ASSESSED VALUATION |              |                  |              | Special Assessment | Dockwall Assessment | Riverwalk Construction | Riverwalk Maintenance | Total Assessment |
|----------------|--------------------------|------|------------------|---------------------------------------|-------------------------|--------------------------|--------------------------|--------------------|--------------|------------------|--------------|--------------------|---------------------|------------------------|-----------------------|------------------|
|                |                          |      |                  |                                       |                         |                          |                          | Land               | Improvements | Total Assessment | Total        |                    |                     |                        |                       |                  |
| 392266000-X    | 400 N. Broadway          |      | Broadway         | 400 N. Broadway LLC                   | 308                     | 1,283                    | 1,591                    | \$ 9,200           | \$ 279,600   | \$ 288,800       | \$ 577.60    |                    |                     |                        | \$ 578                |                  |
| 392266000-0    | 400 N. Broadway          |      | Broadway         | 400 N. Broadway LLC                   | 496                     | 1,919                    | 2,415                    | \$ 15,200          | \$ 348,400   | \$ 363,600       | \$ 727.20    |                    |                     |                        | \$ 727                |                  |
| 3922612000-2   | 400 N. Broadway          |      | Broadway         | JAK Locher, LLC                       | 585                     | 1,735                    | 2,321                    | \$ 17,600          | \$ 457,400   | \$ 475,000       | \$ 950.00    |                    |                     |                        | \$ 950                |                  |
| 3922613000-8   | 400 N. Broadway          |      | Broadway         | 400 N. Broadway LLC (Indoor Parking)  |                         |                          |                          | \$ 326,900         | \$ 493,800   | \$ 822,700       | \$ 1,645.40  |                    |                     |                        | \$ 1,645              |                  |
| 3922614000-3   | 400 N. Broadway          |      | Broadway         | 400 N. Broadway LLC (Outdoor Parking) |                         |                          |                          |                    |              |                  |              |                    |                     |                        |                       |                  |
| 3960007100-5   | 300 N. Van Buren Street  |      | Van Buren Street | Kathleen D'Acquisto IRR Trust         | 113,169                 | 17,681                   | 130,850                  | \$ 2,264,500       | \$ 1,000     | \$ 2,265,500     | \$ 4,531.00  |                    |                     |                        | \$ 4,531              |                  |
| 3960003100-0   | 633 E. Buffalo Street    |      | Buffalo Street   | Anthony Gagliano                      | 59,101                  |                          | 59,101                   | \$ 1,474,800       | \$ 1,500     | \$ 1,476,300     | \$ 2,952.60  |                    |                     |                        | \$ 2,953              |                  |
| 3960071100-6   | 625 E. Chicago Street    |      | Chicago Street   | Italian Community Center              | 346,389                 | 92,368                   | 398,757                  | \$ 2,623,900       | \$ 2,531,100 | \$ 5,155,000     | \$ 10,310.00 |                    |                     |                        | \$ 10,310             |                  |
| 3960031000-7   | 132 N. Jackson Street    |      | Jackson Street   | Italian Community Center              | 138,331                 |                          | 138,331                  | \$ 5,187,400       | \$ 1,100     | \$ 5,188,500     | \$ 10,377.00 |                    |                     |                        | \$ 10,377             |                  |
| 3960031000-7   | 300 E. A. Buffalo Street | A    | Buffalo Street   | Capital Properties of WI              | 648                     | 3,378                    | 4,026                    | \$ 19,400          | \$ 579,600   | \$ 599,000       | \$ 1,198.00  |                    |                     |                        | \$ 1,198              |                  |
| 3960031000-2   | 310 E. B. Buffalo Street | B    | Buffalo Street   | Capital Properties of WI              | 1,296                   | 6,664                    | 7,960                    | \$ 38,900          | \$ 593,100   | \$ 632,000       | \$ 1,264.00  |                    |                     |                        | \$ 1,264              |                  |
| 3960031000-8   | 312 E. C. Buffalo Street | C    | Buffalo Street   | Crabel Real Estate Partners LLC       | 1,836                   | 8,500                    | 10,336                   | \$ 55,100          | \$ 747,900   | \$ 803,000       | \$ 1,606.00  |                    |                     |                        | \$ 1,606              |                  |
| 3960031000-3   | 312 E. D. Buffalo Street | D    | Buffalo Street   | Crabel Real Estate Partners LLC       | 1,836                   | 8,500                    | 10,336                   | \$ 55,100          | \$ 747,900   | \$ 803,000       | \$ 1,606.00  |                    |                     |                        | \$ 1,606              |                  |
| 3960031000-9   | 312 E. E. Buffalo Street | E    | Buffalo Street   | Crabel Real Estate Partners LLC       | 276                     | 1,625                    | 1,901                    | \$ 8,300           | \$ 269,500   | \$ 277,800       | \$ 555.80    |                    |                     |                        | \$ 556                |                  |
| 3960031000-X   | 312 E. G. Buffalo Street | G    | Buffalo Street   | Crabel Real Estate Partners LLC       | 287                     | 1,117                    | 1,374                    | \$ 7,700           | \$ 246,700   | \$ 254,400       | \$ 508.80    |                    |                     |                        | \$ 509                |                  |
| 3960031000-1   | 312 E. I. Buffalo Street | I    | Buffalo Street   | Crabel Real Estate Partners LLC       | 398                     | 1,662                    | 2,060                    | \$ 11,300          | \$ 316,100   | \$ 327,400       | \$ 654.80    |                    |                     |                        | \$ 655                |                  |
| 3960041000-1   | 312 E. K. Buffalo Street | K    | Buffalo Street   | Crabel Real Estate Partners LLC       | 235                     | 1,015                    | 1,250                    | \$ 7,100           | \$ 235,100   | \$ 242,200       | \$ 484.40    |                    |                     |                        | \$ 484                |                  |
| 3960054000-8   | 312 E. N. Buffalo Street | N    | Buffalo Street   | Crabel Real Estate Partners LLC       | 324                     | 1,456                    | 1,780                    | \$ 9,700           | \$ 287,800   | \$ 297,500       | \$ 595.00    |                    |                     |                        | \$ 595                |                  |
| 3960045100-X   | 312 E. O. Buffalo Street | O    | Buffalo Street   | Crabel Real Estate Partners LLC       | 469                     | 2,209                    | 2,678                    | \$ 14,100          | \$ 406,800   | \$ 420,900       | \$ 841.80    |                    |                     |                        | \$ 842                |                  |
| 3960051000-6   | 312 N. A. Broadway       | A    | Broadway         | Crabel Real Estate Partners LLC       | 223                     | 187                      | 410                      | \$ 6,700           | \$ 9,200     | \$ 15,900        | \$ 31.80     |                    |                     |                        | \$ 32                 |                  |
| 3960052000-1   | 312 N. B. Broadway       | B    | Broadway         | Crabel Real Estate Partners LLC       | 223                     | 187                      | 410                      | \$ 6,700           | \$ 9,200     | \$ 15,900        | \$ 31.80     |                    |                     |                        | \$ 32                 |                  |
| 3960053000-7   | 312 N. C. Broadway       | C    | Broadway         | Crabel Real Estate Partners LLC       | 223                     | 187                      | 410                      | \$ 6,700           | \$ 9,200     | \$ 15,900        | \$ 31.80     |                    |                     |                        | \$ 32                 |                  |
| 3960054000-2   | 312 N. D. Broadway       | D    | Broadway         | Crabel Real Estate Partners LLC       | 223                     | 187                      | 410                      | \$ 6,700           | \$ 9,200     | \$ 15,900        | \$ 31.80     |                    |                     |                        | \$ 32                 |                  |
| 3960055000-8   | 312 N. E. Broadway       | E    | Broadway         | Crabel Real Estate Partners LLC       | 223                     | 187                      | 410                      | \$ 6,700           | \$ 9,200     | \$ 15,900        | \$ 31.80     |                    |                     |                        | \$ 32                 |                  |
| 3960056000-3   | 312 N. F. Broadway       | F    | Broadway         | Crabel Real Estate Partners LLC       | 223                     | 187                      | 410                      | \$ 6,700           | \$ 9,200     | \$ 15,900        | \$ 31.80     |                    |                     |                        | \$ 32                 |                  |
| 3960057000-9   | 312 N. G. Broadway       | G    | Broadway         | Crabel Real Estate Partners LLC       | 223                     | 187                      | 410                      | \$ 6,700           | \$ 9,200     | \$ 15,900        | \$ 31.80     |                    |                     |                        | \$ 32                 |                  |
| 3960058000-4   | 312 N. H. Broadway       | H    | Broadway         | Crabel Real Estate Partners LLC       | 223                     | 187                      | 410                      | \$ 6,700           | \$ 9,200     | \$ 15,900        | \$ 31.80     |                    |                     |                        | \$ 32                 |                  |
| 3960059000-X   | 312 N. I. Broadway       | I    | Broadway         | Crabel Real Estate Partners LLC       | 223                     | 187                      | 410                      | \$ 6,700           | \$ 9,200     | \$ 15,900        | \$ 31.80     |                    |                     |                        | \$ 32                 |                  |
| 3960060000-5   | 312 N. J. Broadway       | J    | Broadway         | Crabel Real Estate Partners LLC       | 223                     | 187                      | 410                      | \$ 6,700           | \$ 9,200     | \$ 15,900        | \$ 31.80     |                    |                     |                        | \$ 32                 |                  |
| 3960061000-0   | 312 N. K. Broadway       | K    | Broadway         | Crabel Real Estate Partners LLC       | 223                     | 187                      | 410                      | \$ 6,700           | \$ 9,200     | \$ 15,900        | \$ 31.80     |                    |                     |                        | \$ 32                 |                  |
| 3960062000-6   | 312 N. L. Broadway       | L    | Broadway         | Crabel Real Estate Partners LLC       | 223                     | 181                      | 404                      | \$ 6,700           | \$ 1,300     | \$ 8,000         | \$ 16.00     |                    |                     |                        | \$ 16                 |                  |
| 3960063000-1   | 312 N. M. Broadway       | M    | Broadway         | Crabel Real Estate Partners LLC       | 223                     | 181                      | 404                      | \$ 6,700           | \$ 1,300     | \$ 8,000         | \$ 16.00     |                    |                     |                        | \$ 16                 |                  |
| 3960064000-7   | 312 N. N. Broadway       | N    | Broadway         | Crabel Real Estate Partners LLC       | 223                     | 181                      | 404                      | \$ 6,700           | \$ 1,300     | \$ 8,000         | \$ 16.00     |                    |                     |                        | \$ 16                 |                  |
| 3960065000-2   | 312 N. O. Broadway       | O    | Broadway         | Crabel Real Estate Partners LLC       | 223                     | 181                      | 404                      | \$ 6,700           | \$ 1,300     | \$ 8,000         | \$ 16.00     |                    |                     |                        | \$ 16                 |                  |
| 3960066000-8   | 312 N. P. Broadway       | P    | Broadway         | Capital Properties of WI              | 223                     | 181                      | 404                      | \$ 6,700           | \$ 1,300     | \$ 8,000         | \$ 16.00     |                    |                     |                        | \$ 16                 |                  |
| 3960067000-3   | 312 N. Q. Broadway       | Q    | Broadway         | Capital Properties of WI              | 223                     | 181                      | 404                      | \$ 6,700           | \$ 1,300     | \$ 8,000         | \$ 16.00     |                    |                     |                        | \$ 16                 |                  |
| 3960068000-9   | 312 N. R. Broadway       | R    | Broadway         | Capital Properties of WI              | 223                     | 181                      | 404                      | \$ 6,700           | \$ 1,300     | \$ 8,000         | \$ 16.00     |                    |                     |                        | \$ 16                 |                  |
| 3960069000-4   | 312 N. S. Broadway       | S    | Broadway         | Capital Properties of WI              | 223                     | 181                      | 404                      | \$ 6,700           | \$ 1,300     | \$ 8,000         | \$ 16.00     |                    |                     |                        | \$ 16                 |                  |
| 3960070000-X   | 312 N. T. Broadway       | T    | Broadway         | Crabel Real Estate Partners LLC       | 223                     | 181                      | 404                      | \$ 6,700           | \$ 1,300     | \$ 8,000         | \$ 16.00     |                    |                     |                        | \$ 16                 |                  |
| 3960071000-5   | 312 N. U. Broadway       | U    | Broadway         | Crabel Real Estate Partners LLC       | 223                     | 181                      | 404                      | \$ 6,700           | \$ 1,300     | \$ 8,000         | \$ 16.00     |                    |                     |                        | \$ 16                 |                  |
| 3960081000-X   | 318 E. A. Chicago Street | A    | Chicago Street   | Allmar LLC                            | 1,440                   | 6,607                    | 8,047                    | \$ 43,200          | \$ 514,800   | \$ 558,000       | \$ 1,116.00  |                    |                     |                        | \$ 1,116              |                  |

| Tax Key Number | Address Number | Unit | Street           | Owner                            | Gross Land Area Sq. Ft. | Gross Bldg. Area Sq. Ft. | Total Gross Area Sq. Ft. | ASSESSED VALUATION |              |              |                  | Special Assessment | Riverwalk Construction | Riverwalk Maintenance | Total Assessment |
|----------------|----------------|------|------------------|----------------------------------|-------------------------|--------------------------|--------------------------|--------------------|--------------|--------------|------------------|--------------------|------------------------|-----------------------|------------------|
|                |                |      |                  |                                  |                         |                          |                          | Land               | Improvements | Total        | BID-2 Assessment |                    |                        |                       |                  |
| 3960082000-5   | 318 E          | B    | Chicago Street   | Almar LLC                        | 1,440                   | 6,607                    | 8,047                    | \$ 43,200          | \$ 514,800   | \$ 558,000   | \$ 1,116.00      |                    |                        | \$ 1,116              |                  |
| 3960083000-0   | 318 E          | C    | Chicago Street   | Almar LLC                        | 900                     | 6,607                    | 7,507                    | \$ 27,000          | \$ 565,000   | \$ 592,000   | \$ 1,184.00      |                    |                        | \$ 1,184              |                  |
| 3960086000-7   | 318 E          | F    | Chicago Street   | Club 318 LLC                     | 900                     | 6,135                    | 7,035                    | \$ 27,000          | \$ 979,400   | \$ 1,006,400 | \$ 2,017.80      |                    |                        | \$ 2,013              |                  |
| 3960088000-8   | 318 E          | A    | Chicago Street   | Almar LLC                        | 36                      |                          | 36                       | \$ 1,100           | \$ 15,400    | \$ 16,500    | \$ 33.00         |                    |                        | \$ 33                 |                  |
| 3960089000-0   | 318 E          | B    | Chicago Street   | Almar LLC                        | 36                      |                          | 36                       | \$ 1,100           | \$ 15,400    | \$ 16,500    | \$ 33.00         |                    |                        | \$ 33                 |                  |
| 3960090000-6   | 318 E          | G    | Chicago Street   | Glenn Kleiman                    | 36                      |                          | 36                       | \$ 1,100           | \$ 15,400    | \$ 16,500    | \$ 33.00         |                    |                        | \$ 33                 |                  |
| 3960091000-7   | 318 E          | H    | Chicago Street   | Glenn Kleiman                    | 36                      |                          | 36                       | \$ 1,100           | \$ 15,400    | \$ 16,500    | \$ 33.00         |                    |                        | \$ 33                 |                  |
| 3960092000-2   | 318 E          | J    | Chicago Street   | Club 318 LLC                     | 36                      |                          | 36                       | \$ 1,100           | \$ 15,400    | \$ 16,500    | \$ 33.00         |                    |                        | \$ 33                 |                  |
| 3960093000-8   | 318 E          | K    | Chicago Street   | Club 318 LLC                     | 36                      |                          | 36                       | \$ 1,100           | \$ 15,400    | \$ 16,500    | \$ 33.00         |                    |                        | \$ 33                 |                  |
| 3960106000-4   | 318 E          | L    | Chicago Street   | Club 318 LLC                     | 36                      |                          | 36                       | \$ 1,100           | \$ 15,400    | \$ 16,500    | \$ 33.00         |                    |                        | \$ 33                 |                  |
| 3960107000-1   | 318 E          | S    | Chicago Street   | Almar LLC                        | 36                      |                          | 36                       | \$ 1,100           | \$ 15,400    | \$ 16,500    | \$ 33.00         |                    |                        | \$ 33                 |                  |
| 3960132000-6   | 320 E          | T    | Chicago Street   | Glenn Kleiman                    | 36                      |                          | 36                       | \$ 1,100           | \$ 15,400    | \$ 16,500    | \$ 33.00         |                    |                        | \$ 33                 |                  |
| 3960148000-3   | 234 N          |      | Buffalo Street   | Michael J. Gardner Trust         | 25,920                  | 184,545                  | 210,465                  | \$ 777,600         | \$ 4,885,400 | \$ 5,663,000 | \$ 11,326.00     |                    |                        | \$ 11,326             |                  |
| 3960164000-0   | 234 N          |      | Broadway         | DJR Properties LLC               | 573                     | 2,257                    | 2,830                    | \$ 17,200          | \$ 246,800   | \$ 264,000   | \$ 528.00        |                    |                        | \$ 528                |                  |
| 3960208000-9   | 234 N          |      | Broadway         | DJR Properties LLC               | 489                     | 785                      | 1,274                    | \$ 7,500           | \$ 140,500   | \$ 148,000   | \$ 296.00        |                    |                        | \$ 296                |                  |
| 3960261000-8   | 191 N          | rhth | Broadway         | Sandstone Investment             | 489                     | 756                      | 1,245                    | \$ 7,000           | \$ 136,300   | \$ 143,300   | \$ 286.60        |                    |                        | \$ 287                |                  |
| 3960262000-3   | 191 N          | 101  | Broadway         | Broadway Store North LLC         | 431                     | 5,878                    | 6,309                    | \$ 12,900          | \$ 459,100   | \$ 472,000   | \$ 944.00        |                    |                        | \$ 944                |                  |
| 3960263000-9   | 191 N          | 201  | Broadway         | Broadway Store South LLC         | 433                     | 5,504                    | 5,937                    | \$ 13,000          | \$ 430,000   | \$ 443,000   | \$ 886.00        |                    |                        | \$ 886                |                  |
| 3960265000-X   | 191 N          | 203  | Broadway         | Lofts on Broadway                | 216                     | 1,234                    | 1,450                    | \$ 6,500           | \$ 248,400   | \$ 254,900   | \$ 509.80        |                    |                        | \$ 510                |                  |
| 3960275000-4   | 191 N          | 304  | Broadway         | Lofts on Broadway                | 281                     | 1,482                    | 1,763                    | \$ 7,800           | \$ 288,100   | \$ 295,900   | \$ 611.80        |                    |                        | \$ 612                |                  |
| 3960276000-X   | 191 N          | 305  | Broadway         | Lofts on Broadway                | 295                     | 1,688                    | 1,983                    | \$ 8,900           | \$ 361,000   | \$ 369,900   | \$ 739.80        |                    |                        | \$ 740                |                  |
| 3960279000-5   | 191 N          | 308  | Broadway         | Ashon Properties, LLC            | 193                     | 1,092                    | 1,285                    | \$ 5,800           | \$ 217,700   | \$ 223,500   | \$ 447.00        |                    |                        | \$ 447                |                  |
| 3960304000-0   | 191 N          | 508  | Broadway         | Lofts on Broadway                | 229                     | 1,300                    | 1,529                    | \$ 6,900           | \$ 273,100   | \$ 280,000   | \$ 560.00        |                    |                        | \$ 560                |                  |
| 3960310000-9   | 191 N          | 606  | Broadway         | Lofts on Broadway                | 229                     | 1,300                    | 1,529                    | \$ 6,900           | \$ 286,000   | \$ 292,900   | \$ 585.80        |                    |                        | \$ 586                |                  |
| 3960312000-4   | 191 N          | 704  | Broadway         | Lofts on Broadway                | 177                     | 1,001                    | 1,178                    | \$ 5,300           | \$ 219,600   | \$ 224,900   | \$ 449.80        |                    |                        | \$ 450                |                  |
| 3960313000-X   | 191 N          | 705  | Broadway         | Lofts on Broadway                | 265                     | 1,509                    | 1,774                    | \$ 7,900           | \$ 407,000   | \$ 414,900   | \$ 829.80        |                    |                        | \$ 830                |                  |
| 3970108111-4   | 333 N          |      | Broadway         | Lofts on Broadway                | 256                     | 1,434                    | 1,690                    | \$ 7,100           | \$ 302,900   | \$ 310,000   | \$ 620.00        |                    |                        | \$ 620                |                  |
| 3970109110-4   | 350 N          |      | Planckton Avenue | Julius Bernstein RRR Trust       | 90,700                  | 302,506                  | 393,206                  | \$ 453,500         | \$ 884,500   | \$ 1,338,000 | \$ 2,676.00      |                    |                        | \$ 2,676              |                  |
| 3970241000-6   | 324 N          |      | Planckton Avenue | James R Minelli                  | 21,637                  | 3,373                    | 25,010                   | \$ 249,900         | \$ 625,100   | \$ 875,000   | \$ 1,750.00      |                    |                        | \$ 1,750              |                  |
| 3970291000-9   | 201 N          |      | Water Street     | S & H Hack and J Bernstein Trust | 92,129                  | 92,129                   | 184,258                  | \$ 1,840,700       |              | \$ 1,840,700 | \$ 3,681.40      |                    |                        | \$ 3,681              |                  |
| 3970317000-9   | 201 N          | X    | Water Street     | Broadcast Realty                 | 1,468                   | 3,802                    | 5,270                    | \$ 44,000          | \$ 330,000   | \$ 374,000   | \$ 748.00        |                    |                        | \$ 748                |                  |
| 3970332002-8   | 201 N          | Z    | Water Street     | Al Hamdan/Basema Mohammad        | 861                     | 2,266                    | 3,127                    | \$ 25,800          | \$ 266,200   | \$ 292,000   | \$ 584.00        |                    |                        | \$ 584                |                  |
| 3970431000-9   | 236 N          |      | Water Street     | RW Plaza Condo Assn              | 629                     | 1,129                    | 1,758                    | \$ 6,700           | \$ 234,700   | \$ 241,400   | \$ 482.80        |                    |                        | \$ 483                |                  |
| 4290101000-X   | 117 N          |      | Water Street     | 236 North Water Street LLC       | 1,589                   | 3,813                    | 5,382                    | \$ 47,100          | \$ 375,900   | \$ 423,000   | \$ 846.00        |                    |                        | \$ 846                |                  |
| 4290102000-5   | 111 N          |      | Jefferson Street | Gaslight Building (MIAD)         | 41,352                  | 28,756                   | 70,108                   | \$ 1,240,600       | \$ 459,200   | \$ 1,699,800 | \$ 3,399.60      |                    |                        | \$ 3,400              |                  |
| 4290111000-4   | 136 N          |      | Jefferson Street | Wisconsin Gas Company            | 9,466                   |                          | 9,466                    | \$ 199,900         |              | \$ 199,900   | \$ 399.80        |                    |                        | \$ 400                |                  |
| 4290112000-X   | 120 N          |      | Milwaukee Street | Gaslight Square Apartments       | 74,124                  | 193,780                  | 267,904                  | \$ 2,223,700       | \$ 5,756,300 | \$ 7,980,000 | \$ 15,960.00     |                    |                        | \$ 15,960             |                  |
| Tax Exempt     |                |      | Milwaukee Street | Block 9 LLC                      | 32,488                  |                          | 32,488                   | \$ 974,600         |              | \$ 974,600   | \$ 1,949.20      |                    |                        | \$ 1,949              |                  |

| Tax Key Number | Address Number | Unit | Street            | Owner                           | Gross Land Area Sq. Ft. | Gross Bldg. Area Sq. Ft. | ASSESSED VALUATION |              |       |             | Special Assessment | Dockwall Assessment | Riverwalk Construction | Riverwalk Maintenance | Total Assessment |
|----------------|----------------|------|-------------------|---------------------------------|-------------------------|--------------------------|--------------------|--------------|-------|-------------|--------------------|---------------------|------------------------|-----------------------|------------------|
|                |                |      |                   |                                 |                         |                          | Land               | Improvements | Total | Total       |                    |                     |                        |                       |                  |
| 3610926111-9   | 406 N          |      | Plankinton Avenue | Receiv. Authority of Milwaukee  | 5,481                   |                          | \$                 | \$           | \$    |             |                    |                     |                        | \$                    |                  |
| 392063110-X    | 447 N          |      | Water Street      | City of Milwaukee               | 2,809                   |                          | \$                 | \$           | \$    |             |                    |                     |                        | \$                    |                  |
| 3920624110-5   | 423 N          |      | Water Street      | Milwaukee County                | 43,129                  |                          | \$                 | \$           | \$    |             |                    |                     |                        | \$                    |                  |
| 392063110-3    | 407 N          |      | Water Street      | City of Milwaukee               | 14,199                  |                          | \$                 | \$           | \$    |             |                    |                     |                        | \$                    |                  |
| 3920636111-8   | 445 N          |      | Broadway          | Milwaukee County X-Way          | 68,216                  |                          | \$                 | \$           | \$    |             |                    |                     |                        | \$                    |                  |
| 392077111-7    | 319 E          |      | Clybourn Street   | Milwaukee County                | 88,502                  |                          | \$                 | \$           | \$    |             |                    |                     |                        | \$                    |                  |
| 3920778100-6   | 400 E          |      | St Paul Avenue    | Milwaukee County                | 113,448                 |                          | \$                 | \$           | \$    |             |                    |                     |                        | \$                    |                  |
| 3920860100-1   | 419 N          |      | Jackson Street    | Milwaukee County X-Way          | 96,307                  |                          | \$                 | \$           | \$    |             |                    |                     |                        | \$                    |                  |
| 3920819110-2   | 426 N          |      | Jackson Street    | Milwaukee County                | 91,753                  |                          | \$                 | \$           | \$    |             |                    |                     |                        | \$                    |                  |
| 3920954000-0   | 273 E          |      | Erie Street       | M.I.A.D.                        | 52,644                  | 241,290                  | \$                 | \$           | \$    | \$ 8,750.00 |                    |                     |                        | \$                    |                  |
| 3920956000-0   | 200 N          |      | Water Street      | M.I.A.D. (Student Housing)      | 11,035                  | 55,485                   | \$                 | \$           | \$    |             |                    |                     |                        | \$                    |                  |
| 3921036100-X   | 158 N          |      | Broadway          | Skylight Opera Theatre Corp.    | 14,400                  | 66,334                   | \$                 | \$           | \$    |             |                    |                     |                        | \$                    |                  |
| 3921479100-9   | 324 N          |      | Jackson Street    | Salvation Army Men's SSC        | 26,570                  | 101,938                  | \$                 | \$           | \$    |             |                    |                     |                        | \$                    |                  |
| 3921481000-3   | 302 N          |      | Jackson Street    | Planned Parenthood of WI, Inc   | 11,280                  | 25,710                   | \$                 | \$           | \$    |             |                    |                     |                        | \$                    |                  |
| 3921485100-1   | 206 N          |      | Jackson Street    | State of Wisconsin              | 8,093                   |                          | \$                 | \$           | \$    |             |                    |                     |                        | \$                    |                  |
| 3921489100-3   | 200 N          |      | Jackson Street    | State of Wisconsin              | 79,736                  |                          | \$                 | \$           | \$    |             |                    |                     |                        | \$                    |                  |
| 3921490111-4   | 300 N          |      | Van Buren Street  | State of Wisconsin              | 104,906                 |                          | \$                 | \$           | \$    |             |                    |                     |                        | \$                    |                  |
| 3921492110-7   | 777 E          |      | Clybourn Street   | State of Wisconsin              | 72,774                  |                          | \$                 | \$           | \$    |             |                    |                     |                        | \$                    |                  |
| 3921493111-0   | 420 N          |      | Van Buren Street  | Milwaukee County                | 74,437                  |                          | \$                 | \$           | \$    |             |                    |                     |                        | \$                    |                  |
| 3921727100-6   | 815 E          |      | Clybourn Street   | State of Wisconsin              | 138,290                 |                          | \$                 | \$           | \$    |             |                    |                     |                        | \$                    |                  |
| 3921728000-5   | 320 N          |      | Van Buren Street  | State of Wisconsin              | 113,303                 |                          | \$                 | \$           | \$    |             |                    |                     |                        | \$                    |                  |
| 3921732000-7   | 139 N          |      | Broadway          | City Of Milwaukee               | 11,444                  |                          | \$                 | \$           | \$    |             |                    |                     |                        | \$                    |                  |
| 3921740000-8   | 266 E          |      | Erie Street       | M.I.A.D. (Student Center)       | 2,624                   | 4,480                    | \$                 | \$           | \$    |             |                    |                     |                        | \$                    |                  |
| 3921735000-3   | 143 N          |      | Broadway          | M.I.A.D. (Building at Fountain) | 1,600                   | 4,740                    | \$                 | \$           | \$    |             |                    |                     |                        | \$                    |                  |
| 3921736000-9   | 139 N          |      | Broadway          | M.I.A.D. (Parking Lot)          | 4,069                   |                          | \$                 | \$           | \$    |             |                    |                     |                        | \$                    |                  |
| 3922161100-0   | 640 E          |      | Polk Street       | Italian Community Center        | 14,300                  | 6,944                    | \$                 | \$           | \$    |             |                    |                     |                        | \$                    |                  |
| 3922168114-1   | 114 N          |      | Jefferson Street  | C & NW Transportation Company   | 490                     |                          | \$                 | \$           | \$    |             |                    |                     |                        | \$                    |                  |
| 3922171700-5   | 501 E          |      | Erie Street       | C & NW Transportation Company   | 3,959                   |                          | \$                 | \$           | \$    |             |                    |                     |                        | \$                    |                  |
| 3922187113-1   | 639 E          |      | Polk Street       | Milwaukee World Festival        | 22,084                  |                          | \$                 | \$           | \$    |             |                    |                     |                        | \$                    |                  |
| 3922187114-X   | 110 N          |      | Marshall Street   | Milwaukee World Festival        | 32,767                  |                          | \$                 | \$           | \$    |             |                    |                     |                        | \$                    |                  |
| 3922198100-X   | 642 E          |      | Erie Street       | City of Milwaukee - Garbage     | 72,937                  |                          | \$                 | \$           | \$    |             |                    |                     |                        | \$                    |                  |
| 3960001100-X   | 328 N          |      | Van Buren Street  | State of Wisconsin              | 7,793                   |                          | \$                 | \$           | \$    |             |                    |                     |                        | \$                    |                  |
| 397015111-2    | 210 N          |      | Plankinton Avenue | Soo Line Railroad Co            | 16,473                  |                          | \$                 | \$           | \$    |             |                    |                     |                        | \$                    |                  |
| 3978003000-2   | 101 W          |      | Clybourn Street   | Soo Line Railroad Co            | 4,562                   |                          | \$                 | \$           | \$    |             |                    |                     |                        | \$                    |                  |
| 3978004000-2   | 101 W          |      | City of Milwaukee | City of Milwaukee               | 1,656                   |                          | \$                 | \$           | \$    |             |                    |                     |                        | \$                    |                  |
| 3978007000-9   | 100 N          |      | St Paul Avenue    | City of Milwaukee               | 1,646                   |                          | \$                 | \$           | \$    |             |                    |                     |                        | \$                    |                  |
| 4296001000-1   | 101 N          |      | Water Street      | City of Milwaukee               | 1,637                   |                          | \$                 | \$           | \$    |             |                    |                     |                        | \$                    |                  |
| 4296001000-1   | 200 N          |      | Broadway          | City of Milwaukee               | 1,717                   |                          | \$                 | \$           | \$    |             |                    |                     |                        | \$                    |                  |
| 4296999000-7   | 639 E          |      | Harbor Drive      | City of Milwaukee               | 2,931,070               |                          | \$                 | \$           | \$    |             |                    |                     |                        | \$                    |                  |
| Residential    |                |      | Polk Street       | City of Milwaukee               | 84,155                  |                          | \$                 | \$           | \$    |             |                    |                     |                        | \$                    |                  |

| Tax Key Number | Address Number | Unit | Street             | Owner                                | Gross Land Area Sq. Ft. | Gross Bldg. Area Sq. Ft. | Total Gross Area Sq. Ft. | ASSESSED VALUATION |              |              |            | Total | Special Assessment | Dockwalk Assessment | Riverwalk Construction | Riverwalk Maintenance | Total Assessment |
|----------------|----------------|------|--------------------|--------------------------------------|-------------------------|--------------------------|--------------------------|--------------------|--------------|--------------|------------|-------|--------------------|---------------------|------------------------|-----------------------|------------------|
|                |                |      |                    |                                      |                         |                          |                          | Land               | Improvements |              |            |       |                    |                     |                        |                       |                  |
| 3970432000     | 236 N          |      | Water Street       | Fred Tabak                           | 1,569                   | 4,250                    | 5,819                    | \$ 47,100          | \$ 248,300   | \$           | \$ 295,400 |       |                    |                     |                        | \$                    |                  |
| 3970433000     | 236 N          | z    | Water Street       | Eric & Jessica Carlson               | 1,568                   | 4,250                    | 5,818                    | \$ 47,100          | \$ 285,200   | \$ 332,300   |            |       |                    |                     |                        | \$                    |                  |
| 3970434000     | 236 N          | y    | Water Street       | Sue Straus                           | 1,568                   | 4,250                    | 5,818                    | \$ 47,100          | \$ 322,200   | \$ 369,300   |            |       |                    |                     |                        | \$                    |                  |
| 3922522000-3   | 273 E          | x    | Memomonee          | Thomas Donegan                       | 400                     | 1,202                    | 1,602                    | \$ 12,000          | \$ 193,200   | \$ 205,200   |            |       |                    |                     |                        | \$                    |                  |
| 3922533000-9   | 273 E          | A    | Memomonee          | Greta Dawson                         | 400                     | 1,202                    | 1,602                    | \$ 12,000          | \$ 193,200   | \$ 205,200   |            |       |                    |                     |                        | \$                    |                  |
| 3922544000-4   | 273 E          | B    | Memomonee          | Daniel Plimhorh                      | 400                     | 1,202                    | 1,602                    | \$ 12,000          | \$ 193,200   | \$ 205,200   |            |       |                    |                     |                        | \$                    |                  |
| 3922591000-4   | 400 N          | C    | Memomonee          | Thomas D. Galati                     | 400                     | 1,190                    | 1,590                    | \$ 12,000          | \$ 230,400   | \$ 242,400   |            |       |                    |                     |                        | \$                    |                  |
| 3922592000-5   | 401 N          | I    | Broadway           | Michael J. Vumakes                   | 191                     | 808                      | 999                      | \$ 5,700           | \$ 153,000   | \$ 158,700   |            |       |                    |                     |                        | \$                    |                  |
| 3922594000-5   | 402 N          | II   | Broadway           | Michael J. Vumakes                   | 214                     | 858                      | 1,072                    | \$ 6,400           | \$ 166,500   | \$ 172,900   |            |       |                    |                     |                        | \$                    |                  |
| 3922596000-7   | 403 N          | III  | Broadway           | Patrick B. Flanagan                  | 243                     | 1,020                    | 1,263                    | \$ 7,300           | \$ 173,200   | \$ 180,500   |            |       |                    |                     |                        | \$                    |                  |
| 3922597000-2   | 404 N          | IV   | Broadway           | John L. Vainoy/Erin L. Brochtrup     | 191                     | 808                      | 999                      | \$ 5,700           | \$ 129,300   | \$ 135,000   |            |       |                    |                     |                        | \$                    |                  |
| 3922598000-8   | 405 N          | V    | Broadway           | Barbara J. Payne                     | 214                     | 858                      | 1,072                    | \$ 6,400           | \$ 139,900   | \$ 146,300   |            |       |                    |                     |                        | \$                    |                  |
| 3922599000-3   | 406 N          | VI   | Broadway           | Richard A. Ballou                    | 262                     | 1,038                    | 1,300                    | \$ 7,900           | \$ 173,800   | \$ 181,700   |            |       |                    |                     |                        | \$                    |                  |
| 3922600000-7   | 407 N          | VII  | Broadway           | Jeremy L. Kana                       | 243                     | 1,020                    | 1,263                    | \$ 7,300           | \$ 145,000   | \$ 152,300   |            |       |                    |                     |                        | \$                    |                  |
| 3922601000-2   | 408 N          | VIII | Broadway           | Jon E. Schlegel/John Curtis J. Stern | 427                     | 1,274                    | 1,701                    | \$ 12,800          | \$ 195,200   | \$ 208,000   |            |       |                    |                     |                        | \$                    |                  |
| 3922602000-9   | 409 N          | IX   | Broadway           | Jon E. Schlegel/John Curtis J. Stern | 299                     | 998                      | 1,297                    | \$ 9,000           | \$ 99,000    | \$ 108,000   |            |       |                    |                     |                        | \$                    |                  |
| 3922603000-4   | 410 N          | X    | Broadway           | Neal D. Bhatta                       | 428                     | 1,274                    | 1,702                    | \$ 12,800          | \$ 425,800   | \$ 438,600   |            |       |                    |                     |                        | \$                    |                  |
| 3922604000-5   | 411 N          | XI   | Broadway           | David K. & Rita Murdock              | 299                     | 1,277                    | 1,576                    | \$ 9,000           | \$ 313,300   | \$ 322,300   |            |       |                    |                     |                        | \$                    |                  |
| 3922605000-6   | 412 N          | XII  | Broadway           | Richard P. Wenzel                    | 283                     | 1,226                    | 1,509                    | \$ 8,500           | \$ 242,300   | \$ 250,800   |            |       |                    |                     |                        | \$                    |                  |
| 3922610000-1   | 413 N          | XIII | Broadway           | Steven C. Warren                     | 409                     | 1,482                    | 1,891                    | \$ 12,300          | \$ 425,900   | \$ 438,200   |            |       |                    |                     |                        | \$                    |                  |
| 3922611000-7   | 414 N          | XIV  | Broadway           | Michael J. Greal                     | 415                     | 1,488                    | 1,903                    | \$ 12,500          | \$ 364,700   | \$ 377,200   |            |       |                    |                     |                        | \$                    |                  |
| 3960036000-4   | 312 E          | XV   | Buffalo Street     | Craig & Dawn Bloomfield              | 426                     | 1,514                    | 1,940                    | \$ 12,800          | \$ 426,400   | \$ 439,200   |            |       |                    |                     |                        | \$                    |                  |
| 3960038100-1   | 312 E          | F    | Buffalo Street     | Gregory C. Pogonac                   | 302                     | 1,190                    | 1,492                    | \$ 9,100           | \$ 228,700   | \$ 237,800   |            |       |                    |                     |                        | \$                    |                  |
| 3960046000-6   | 312 E          | H    | Buffalo Street     | Leon Bauman                          | 357                     | 1,650                    | 2,007                    | \$ 10,700          | \$ 262,300   | \$ 273,000   |            |       |                    |                     |                        | \$                    |                  |
| 3960047000-7   | 312 E          | J    | Buffalo Street     | Gary L. Pelansen                     | 162                     | 750                      | 912                      | \$ 4,900           | \$ 140,000   | \$ 144,900   |            |       |                    |                     |                        | \$                    |                  |
| 3960048100-5   | 312 E          | L    | Buffalo Street     | Richard S. Wieleko                   | 244                     | 1,130                    | 1,374                    | \$ 7,300           | \$ 230,500   | \$ 237,800   |            |       |                    |                     |                        | \$                    |                  |
| 3960049100-2   | 312 E          | M    | Buffalo Street     | Stephen G. Lauletta                  | 329                     | 1,520                    | 1,849                    | \$ 9,900           | \$ 281,000   | \$ 290,900   |            |       |                    |                     |                        | \$                    |                  |
| 3960051000-3   | 312 E          | P    | Buffalo Street     | Robert Sullivan                      | 469                     | 2,170                    | 2,639                    | \$ 14,100          | \$ 406,800   | \$ 420,900   |            |       |                    |                     |                        | \$                    |                  |
| 3960054100-4   | 312 E          | Q    | Buffalo Street     | Paul J. Larson                       | 302                     | 1,400                    | 1,702                    | \$ 9,100           | \$ 220,600   | \$ 229,700   |            |       |                    |                     |                        | \$                    |                  |
| 3960058100-2   | 318 E          | D    | Chicago Street, 4A | Kenneth & Melinda Kri                | 497                     | 3,157                    | 3,654                    | \$ 13,900          | \$ 643,500   | \$ 657,400   |            |       |                    |                     |                        | \$                    |                  |
| 3960084200-9   | 318 E          | G    | Chicago Street, 4B | Robert & Lana Wiese                  | 403                     | 2,754                    | 3,157                    | \$ 13,100          | \$ 561,700   | \$ 574,800   |            |       |                    |                     |                        | \$                    |                  |
| 3960085000-1   | 318 E          | E    | Chicago Street     | F. William & Priscilla Boelter       | 900                     | 6,135                    | 7,035                    | \$ 27,000          | \$ 979,400   | \$ 1,006,400 |            |       |                    |                     |                        | \$                    |                  |
| 3960090000-9   | 318 E          | C    | Chicago Street     | F. William & Priscilla Boelter       | 36                      | -                        | 36                       | \$ 1,100           | \$ 15,400    | \$ 16,500    |            |       |                    |                     |                        | \$                    |                  |
| 3960092000-4   | 318 E          | D    | Chicago Street     | F. William & Priscilla Boelter       | 36                      | -                        | 36                       | \$ 1,100           | \$ 15,400    | \$ 16,500    |            |       |                    |                     |                        | \$                    |                  |
| 3960093000-5   | 318 E          | E    | Chicago Street     | Robert & Lana Wiese                  | 36                      | -                        | 36                       | \$ 1,100           | \$ 15,400    | \$ 16,500    |            |       |                    |                     |                        | \$                    |                  |
| 3960096000-1   | 318 E          | F    | Chicago Street     | Robert & Lana Wiese                  | 36                      | -                        | 36                       | \$ 1,100           | \$ 15,400    | \$ 16,500    |            |       |                    |                     |                        | \$                    |                  |
| 3960100000-1   | 318 E          | I    | Chicago Street     | Robert & Lana Wiese                  | 36                      | -                        | 36                       | \$ 1,100           | \$ 15,400    | \$ 16,500    |            |       |                    |                     |                        | \$                    |                  |
| 3960101000-7   | 318 E          | M    | Chicago Street     | Russell M. Darow                     | 36                      | -                        | 36                       | \$ 1,100           | \$ 15,400    | \$ 16,500    |            |       |                    |                     |                        | \$                    |                  |
| 3960102000-2   | 318 E          | N    | Chicago Street     | Kenneth & Melinda Kri                | 36                      | -                        | 36                       | \$ 1,100           | \$ 15,400    | \$ 16,500    |            |       |                    |                     |                        | \$                    |                  |
| 3960103000-8   | 318 E          | O    | Chicago Street     | Kenneth & Melinda Kri                | 36                      | -                        | 36                       | \$ 1,100           | \$ 15,400    | \$ 16,500    |            |       |                    |                     |                        | \$                    |                  |
| 3960104000-3   | 318 E          | P    | Chicago Street     | Robert & Lana Wiese                  | 36                      | -                        | 36                       | \$ 1,100           | \$ 15,400    | \$ 16,500    |            |       |                    |                     |                        | \$                    |                  |
| 3960104000-3   | 318 E          | Q    | Chicago Street     | F. William & Priscilla Boelter       | 36                      | -                        | 36                       | \$ 1,100           | \$ 15,400    | \$ 16,500    |            |       |                    |                     |                        | \$                    |                  |

| Tax Key Number | Address Number | Unit | Street         | Owner                             | Gross Land Area Sq. Ft. | Gross Bldg. Area Sq. Ft. | Total Gross Area Sq. Ft. | ASSESSED VALUATION |              |            |  | Total | BID-2 Assessment | Special Assessment | Dockwalk Assessment | Riverwalk Construction | Riverwalk Maintenance | Total Assessment |
|----------------|----------------|------|----------------|-----------------------------------|-------------------------|--------------------------|--------------------------|--------------------|--------------|------------|--|-------|------------------|--------------------|---------------------|------------------------|-----------------------|------------------|
|                |                |      |                |                                   |                         |                          |                          | Land               | Improvements |            |  |       |                  |                    |                     |                        |                       |                  |
| 3960105000-9   | 318 E.         | R    | Chicago Street | F. William & Priscilla Boehler    | 36                      |                          | 36                       | \$ 1,100           | \$ 15,400    | \$ 16,500  |  |       |                  |                    |                     |                        | \$                    |                  |
| 3960131000-0   | 320 E.         | B    | Buffalo Street | Tom Bird                          | 2,880                   | 4,820                    | 7,700                    | \$ 86,400          | \$ 781,200   | \$ 867,600 |  |       |                  |                    |                     |                        | \$                    |                  |
| 3960141000-5   | 234 N.         | I    | Broadway       | Rebecca Ann Chase                 | 489                     | 812                      | 1,301                    | \$ 7,000           | \$ 134,400   | \$ 141,400 |  |       |                  |                    |                     |                        | \$                    |                  |
| 3960142000-0   | 234 N.         | U    | Broadway       | Mary T. Faherty                   | 489                     | 992                      | 1,481                    | \$ 8,000           | \$ 160,800   | \$ 168,800 |  |       |                  |                    |                     |                        | \$                    |                  |
| 3960143000-6   | 234 N.         | V    | Broadway       | Sallie K. Alesben                 | 489                     | 746                      | 1,235                    | \$ 7,000           | \$ 159,500   | \$ 166,500 |  |       |                  |                    |                     |                        | \$                    |                  |
| 3960144000-1   | 234 N.         | W    | Broadway       | Ursula Brockhurst                 | 489                     | 1,012                    | 1,501                    | \$ 8,000           | \$ 209,900   | \$ 217,900 |  |       |                  |                    |                     |                        | \$                    |                  |
| 3960145000-7   | 234 N.         | X    | Broadway       | Scott T. Leland                   | 489                     | 820                      | 1,309                    | \$ 7,500           | \$ 154,300   | \$ 161,800 |  |       |                  |                    |                     |                        | \$                    |                  |
| 3960146000-2   | 234 N.         | Y    | Broadway       | Meleida Hein                      | 489                     | 786                      | 1,275                    | \$ 7,000           | \$ 127,100   | \$ 134,100 |  |       |                  |                    |                     |                        | \$                    |                  |
| 3960147000-8   | 234 N.         | Z    | Broadway       | Scott W. Weinberger               | 489                     | 796                      | 1,285                    | \$ 7,500           | \$ 140,500   | \$ 148,000 |  |       |                  |                    |                     |                        | \$                    |                  |
| 3960149000-9   | 234 N.         | AA   | Broadway       | David C. Baum                     | 489                     | 868                      | 1,357                    | \$ 7,500           | \$ 148,700   | \$ 156,200 |  |       |                  |                    |                     |                        | \$                    |                  |
| 3960150000-4   | 234 N.         | BB   | Broadway       | David Joehnk                      | 489                     | 863                      | 1,352                    | \$ 7,500           | \$ 148,700   | \$ 156,200 |  |       |                  |                    |                     |                        | \$                    |                  |
| 3960151000-X   | 234 N.         | CC   | Broadway       | Schanning/Binkowski               | 489                     | 1,135                    | 1,624                    | \$ 8,700           | \$ 173,900   | \$ 182,600 |  |       |                  |                    |                     |                        | \$                    |                  |
| 3960152000-5   | 234 N.         | DD   | Broadway       | Amy Ruiz                          | 489                     | 816                      | 1,305                    | \$ 7,000           | \$ 129,400   | \$ 136,400 |  |       |                  |                    |                     |                        | \$                    |                  |
| 3960153000-0   | 234 N.         | EE   | Broadway       | Andrew C. Larson                  | 489                     | 845                      | 1,334                    | \$ 7,500           | \$ 157,800   | \$ 165,300 |  |       |                  |                    |                     |                        | \$                    |                  |
| 3960155000-1   | 234 N.         | FF   | Broadway       | Kevin Jahnie                      | 489                     | 691                      | 1,180                    | \$ 7,000           | \$ 134,400   | \$ 141,400 |  |       |                  |                    |                     |                        | \$                    |                  |
| 3960156100-3   | 234 N.         | HH   | Broadway       | Tiffany L. Slankiewicz            | 489                     | 1,022                    | 1,536                    | \$ 8,000           | \$ 136,300   | \$ 144,300 |  |       |                  |                    |                     |                        | \$                    |                  |
| 3960157000-2   | 234 N.         | II   | Broadway       | Christopher J. & Ann E. Kulkowski | 489                     | 1,047                    | 1,536                    | \$ 8,000           | \$ 136,300   | \$ 144,300 |  |       |                  |                    |                     |                        | \$                    |                  |
| 3960158000-8   | 234 N.         | J    | Broadway       | Steven Wichman                    | 489                     | 992                      | 1,481                    | \$ 8,000           | \$ 160,800   | \$ 168,800 |  |       |                  |                    |                     |                        | \$                    |                  |
| 3960159000-3   | 234 N.         | KK   | Broadway       | Danielle Fitzgerald               | 489                     | 746                      | 1,235                    | \$ 7,000           | \$ 142,100   | \$ 149,100 |  |       |                  |                    |                     |                        | \$                    |                  |
| 3960160000-9   | 234 N.         | LL   | Broadway       | Patrick & Patricia Carroll        | 489                     | 725                      | 1,214                    | \$ 7,000           | \$ 208,900   | \$ 217,900 |  |       |                  |                    |                     |                        | \$                    |                  |
| 3960161000-4   | 234 N.         | MM   | Broadway       | Dr. Frank D. Wilson               | 489                     | 774                      | 1,263                    | \$ 7,000           | \$ 142,100   | \$ 149,100 |  |       |                  |                    |                     |                        | \$                    |                  |
| 3960162000-X   | 234 N.         | NN   | Broadway       | Rebecca N. Rogers                 | 489                     | 820                      | 1,309                    | \$ 7,500           | \$ 136,300   | \$ 143,800 |  |       |                  |                    |                     |                        | \$                    |                  |
| 3960163000-5   | 234 N.         | OO   | Broadway       | Janice A. Heins                   | 489                     | 786                      | 1,275                    | \$ 7,500           | \$ 127,100   | \$ 134,100 |  |       |                  |                    |                     |                        | \$                    |                  |
| 3960165000-6   | 234 N.         | QQ   | Broadway       | Anthony & Charlene Bania          | 489                     | 868                      | 1,377                    | \$ 7,500           | \$ 137,000   | \$ 144,500 |  |       |                  |                    |                     |                        | \$                    |                  |
| 3960166000-1   | 234 N.         | RR   | Broadway       | Robert B. Kelly                   | 489                     | 875                      | 1,364                    | \$ 7,500           | \$ 131,800   | \$ 139,300 |  |       |                  |                    |                     |                        | \$                    |                  |
| 3960167000-7   | 234 N.         | SS   | Broadway       | Charles & Lorie Cain              | 489                     | 1,121                    | 1,610                    | \$ 8,700           | \$ 178,600   | \$ 187,300 |  |       |                  |                    |                     |                        | \$                    |                  |
| 3960168000-2   | 234 N.         | TT   | Broadway       | Glen Yammarino                    | 489                     | 763                      | 1,252                    | \$ 7,500           | \$ 137,400   | \$ 144,900 |  |       |                  |                    |                     |                        | \$                    |                  |
| 3960169000-8   | 234 N.         | UU   | Broadway       | Karin Von Hochenberg              | 489                     | 762                      | 1,251                    | \$ 7,000           | \$ 142,100   | \$ 149,100 |  |       |                  |                    |                     |                        | \$                    |                  |
| 3960170000-3   | 234 N.         | VV   | Broadway       | Jennifer Jo Barrall               | 489                     | 913                      | 1,402                    | \$ 7,500           | \$ 130,600   | \$ 138,100 |  |       |                  |                    |                     |                        | \$                    |                  |
| 3960171000-9   | 234 N.         | WW   | Broadway       | Michael R. Arndtich               | 489                     | 959                      | 1,448                    | \$ 8,000           | \$ 149,200   | \$ 157,200 |  |       |                  |                    |                     |                        | \$                    |                  |
| 3960172000-4   | 234 N.         | XX   | Broadway       | George I. Davida                  | 489                     | 756                      | 1,245                    | \$ 7,000           | \$ 136,300   | \$ 143,300 |  |       |                  |                    |                     |                        | \$                    |                  |
| 3960173000-X   | 234 N.         | YY   | Broadway       | Joshua J. Olive                   | 489                     | 1,047                    | 1,536                    | \$ 8,000           | \$ 175,900   | \$ 183,900 |  |       |                  |                    |                     |                        | \$                    |                  |
| 3960175100-7   | 234 N.         | ZZ   | Broadway       | Gang Ou                           | 489                     | 992                      | 1,481                    | \$ 8,000           | \$ 140,000   | \$ 148,000 |  |       |                  |                    |                     |                        | \$                    |                  |
| 3960176000-8   | 234 N.         | AAA  | Broadway       | Earl Hart                         | 489                     | 746                      | 1,235                    | \$ 7,000           | \$ 142,100   | \$ 149,100 |  |       |                  |                    |                     |                        | \$                    |                  |
| 3960177000-1   | 234 N.         | BBB  | Broadway       | Douglas Robinson                  | 489                     | 1,022                    | 1,511                    | \$ 8,000           | \$ 208,900   | \$ 217,900 |  |       |                  |                    |                     |                        | \$                    |                  |
| 3960178000-7   | 234 N.         | CCC  | Broadway       | Phillip Katz                      | 489                     | 775                      | 1,214                    | \$ 7,000           | \$ 138,100   | \$ 145,100 |  |       |                  |                    |                     |                        | \$                    |                  |
| 3960179000-2   | 234 N.         | DDD  | Broadway       | Paul Worthington                  | 489                     | 774                      | 1,263                    | \$ 7,000           | \$ 139,200   | \$ 146,200 |  |       |                  |                    |                     |                        | \$                    |                  |
| 3960180000-8   | 234 N.         | EEE  | Broadway       | Benjamin A. Menkin                | 489                     | 820                      | 1,309                    | \$ 7,500           | \$ 137,000   | \$ 144,500 |  |       |                  |                    |                     |                        | \$                    |                  |
| 3960181000-3   | 234 N.         | FFF  | Broadway       | Joshua S. Minik                   | 489                     | 786                      | 1,275                    | \$ 7,000           | \$ 144,400   | \$ 151,400 |  |       |                  |                    |                     |                        | \$                    |                  |
| 3960182000-9   | 234 N.         | GGG  | Broadway       | Paul R. Signorino Trust           | 489                     | 796                      | 1,285                    | \$ 7,500           | \$ 140,500   | \$ 148,000 |  |       |                  |                    |                     |                        | \$                    |                  |
| 3960183000-4   | 234 N.         | HHH  | Broadway       | Janet A. Klapatskas               | 489                     | 796                      | 1,285                    | \$ 7,500           | \$ 140,500   | \$ 148,000 |  |       |                  |                    |                     |                        | \$                    |                  |

| Tax Key Number | Address Number | Unit  | Street   | Owner                          | Gross Land Area Sq. Ft. | Gross Bldg. Area Sq. Ft. | Total Gross Area Sq. Ft. | ASSESSED VALUATION |              |            |                  | Dockwall Assessment | Riverwalk Construction | Riverwalk Maintenance | Total Assessment |
|----------------|----------------|-------|----------|--------------------------------|-------------------------|--------------------------|--------------------------|--------------------|--------------|------------|------------------|---------------------|------------------------|-----------------------|------------------|
|                |                |       |          |                                |                         |                          |                          | Land               | Improvements | Total      | BID-2 Assessment |                     |                        |                       |                  |
| 396012000-9    | 234 N.         | hbb   | Broadway | Robert Perzigan & Nancy Holley | 489                     | 1,511                    | 1,540                    | \$ 8,700           | \$ 191,300   | \$ 200,000 |                  |                     |                        | \$                    |                  |
| 396015000-4    | 234 N.         | iii   | Broadway | Andrew M. Gaehter              | 489                     | 888                      | 1,377                    | \$ 7,500           | \$ 154,300   | \$ 161,800 |                  |                     |                        | \$                    |                  |
| 3960184000-X   | 234 N.         | kkk   | Broadway | Barbara Wutz                   | 489                     | 875                      | 1,364                    | \$ 7,500           | \$ 144,500   | \$ 152,000 |                  |                     |                        | \$                    |                  |
| 3960185000-5   | 234 N.         | kkk   | Broadway | Ray Salazar & Jaciona Thomas   | 489                     | 1,121                    | 1,610                    | \$ 8,700           | \$ 191,300   | \$ 200,000 |                  |                     |                        | \$                    |                  |
| 3960186000-0   | 234 N.         | lll   | Broadway | Mary Stiefenhagen              | 489                     | 783                      | 1,252                    | \$ 7,500           | \$ 137,000   | \$ 144,900 |                  |                     |                        | \$                    |                  |
| 3960187000-6   | 234 N.         | mmmm  | Broadway | Laura C. Mooney                | 489                     | 762                      | 1,251                    | \$ 7,000           | \$ 129,000   | \$ 136,400 |                  |                     |                        | \$                    |                  |
| 3960188000-1   | 234 N.         | nnn   | Broadway | Lisa Conant                    | 489                     | 913                      | 1,402                    | \$ 7,500           | \$ 143,600   | \$ 150,900 |                  |                     |                        | \$                    |                  |
| 3960189000-7   | 234 N.         | ooo   | Broadway | Christopher A. Deveny          | 489                     | 959                      | 1,448                    | \$ 8,000           | \$ 166,600   | \$ 174,600 |                  |                     |                        | \$                    |                  |
| 3960190000-2   | 234 N.         | ppp   | Broadway | James A. Mel                   | 489                     | 756                      | 1,245                    | \$ 7,000           | \$ 136,300   | \$ 143,300 |                  |                     |                        | \$                    |                  |
| 3960191000-8   | 234 N.         | qqq   | Broadway | Paul Kujawa                    | 489                     | 1,047                    | 1,536                    | \$ 8,000           | \$ 175,800   | \$ 183,800 |                  |                     |                        | \$                    |                  |
| 3960192000-3   | 234 N.         | rrr   | Broadway | Jeff Tennison/Jennifer Ethier  | 489                     | 992                      | 1,481                    | \$ 8,000           | \$ 166,300   | \$ 176,300 |                  |                     |                        | \$                    |                  |
| 3960193000-9   | 234 N.         | sss   | Broadway | Kyle A. Ledbetter              | 489                     | 746                      | 1,235                    | \$ 7,000           | \$ 142,100   | \$ 149,100 |                  |                     |                        | \$                    |                  |
| 3960194100-0   | 234 N.         | ttt   | Broadway | Claudia Lipsch                 | 489                     | 1,022                    | 1,511                    | \$ 8,000           | \$ 231,900   | \$ 239,900 |                  |                     |                        | \$                    |                  |
| 3960195000-X   | 234 N.         | uuu   | Broadway | Sarah C. Tilton                | 489                     | 725                      | 1,214                    | \$ 7,000           | \$ 142,100   | \$ 149,100 |                  |                     |                        | \$                    |                  |
| 3960196000-5   | 234 N.         | vvv   | Broadway | Jon Grier                      | 489                     | 774                      | 1,263                    | \$ 7,000           | \$ 141,000   | \$ 148,000 |                  |                     |                        | \$                    |                  |
| 3960197000-0   | 234 N.         | www   | Broadway | Judith Dallenbach              | 489                     | 820                      | 1,309                    | \$ 7,500           | \$ 154,300   | \$ 161,800 |                  |                     |                        | \$                    |                  |
| 3960198000-6   | 234 N.         | xxx   | Broadway | Martin Potrzebowski            | 489                     | 788                      | 1,275                    | \$ 7,000           | \$ 127,100   | \$ 134,100 |                  |                     |                        | \$                    |                  |
| 3960199000-1   | 234 N.         | yyy   | Broadway | Eustachia Kononov              | 489                     | 796                      | 1,285                    | \$ 7,500           | \$ 146,500   | \$ 148,000 |                  |                     |                        | \$                    |                  |
| 3960200000-5   | 234 N.         | zzz   | Broadway | Kathryn F. Blake               | 489                     | 1,151                    | 1,640                    | \$ 8,700           | \$ 191,300   | \$ 200,000 |                  |                     |                        | \$                    |                  |
| 3960201000-0   | 234 N.         | aaaa  | Broadway | Christina M. Kutsch            | 489                     | 868                      | 1,377                    | \$ 7,500           | \$ 154,300   | \$ 161,800 |                  |                     |                        | \$                    |                  |
| 3960202000-6   | 234 N.         | bbbb  | Broadway | James Cashman                  | 489                     | 875                      | 1,364                    | \$ 7,500           | \$ 144,500   | \$ 152,000 |                  |                     |                        | \$                    |                  |
| 3960203000-0   | 234 N.         | ccccc | Broadway | Gregory W. Baer                | 489                     | 1,121                    | 1,610                    | \$ 8,700           | \$ 191,300   | \$ 200,000 |                  |                     |                        | \$                    |                  |
| 3960204000-7   | 234 N.         | ddddd | Broadway | Jody Lynn Kalawa               | 489                     | 763                      | 1,232                    | \$ 7,500           | \$ 137,400   | \$ 144,900 |                  |                     |                        | \$                    |                  |
| 3960205000-2   | 234 N.         | eeeee | Broadway | Rodney J. Caspersen            | 489                     | 782                      | 1,251                    | \$ 7,000           | \$ 124,800   | \$ 131,800 |                  |                     |                        | \$                    |                  |
| 3960206000-8   | 234 N.         | fffff | Broadway | Terrence J. Fleming            | 489                     | 913                      | 1,402                    | \$ 7,500           | \$ 138,200   | \$ 145,700 |                  |                     |                        | \$                    |                  |
| 3960207000-3   | 234 N.         | ggggg | Broadway | John Leopold                   | 489                     | 959                      | 1,448                    | \$ 8,000           | \$ 166,600   | \$ 174,600 |                  |                     |                        | \$                    |                  |
| 3960210000-X   | 234 N.         | hhhhh | Broadway | Melanie S. Trudeau             | 489                     | 992                      | 1,481                    | \$ 8,000           | \$ 175,800   | \$ 183,800 |                  |                     |                        | \$                    |                  |
| 3960211000-5   | 234 N.         | kkkkk | Broadway | James Cloudsdale               | 489                     | 746                      | 1,235                    | \$ 7,000           | \$ 142,100   | \$ 149,100 |                  |                     |                        | \$                    |                  |
| 3960212000-0   | 234 N.         | lllll | Broadway | Liana Dobala                   | 489                     | 1,022                    | 1,511                    | \$ 8,000           | \$ 182,700   | \$ 190,700 |                  |                     |                        | \$                    |                  |
| 3960213000-6   | 234 N.         | mmmmm | Broadway | Kathleen Krill                 | 489                     | 725                      | 1,214                    | \$ 7,000           | \$ 124,800   | \$ 131,800 |                  |                     |                        | \$                    |                  |
| 3960214000-1   | 234 N.         | nnnnn | Broadway | Helm Family Revoc Living Trust | 489                     | 774                      | 1,263                    | \$ 7,000           | \$ 124,800   | \$ 131,800 |                  |                     |                        | \$                    |                  |
| 3960215000-7   | 234 N.         | ooooo | Broadway | Christopher McCoy              | 489                     | 820                      | 1,309                    | \$ 7,500           | \$ 132,200   | \$ 140,200 |                  |                     |                        | \$                    |                  |
| 3960216000-2   | 234 N.         | ppppp | Broadway | Sierra N. Plugh                | 489                     | 786                      | 1,275                    | \$ 7,000           | \$ 137,000   | \$ 144,500 |                  |                     |                        | \$                    |                  |
| 3960217000-8   | 234 N.         | qqqqq | Broadway | Gregory P. Chrisalis           | 489                     | 796                      | 1,285                    | \$ 7,500           | \$ 144,400   | \$ 151,400 |                  |                     |                        | \$                    |                  |
| 3960218000-3   | 234 N.         | rrrrr | Broadway | Thomas J. Varney               | 489                     | 1,151                    | 1,640                    | \$ 8,700           | \$ 191,300   | \$ 200,000 |                  |                     |                        | \$                    |                  |
| 3960219000-9   | 234 N.         | sssss | Broadway | Thomas S. Steller              | 489                     | 868                      | 1,377                    | \$ 7,500           | \$ 154,300   | \$ 161,800 |                  |                     |                        | \$                    |                  |
| 3960220000-4   | 234 N.         | ttttt | Broadway | Matthew M. Zomboracz           | 489                     | 915                      | 1,404                    | \$ 7,500           | \$ 144,500   | \$ 152,000 |                  |                     |                        | \$                    |                  |
| 3960221000-X   | 234 N.         | uuuuu | Broadway | Dana Slemke                    | 489                     | 1,121                    | 1,610                    | \$ 8,700           | \$ 217,900   | \$ 226,600 |                  |                     |                        | \$                    |                  |
| 3960222000-5   | 234 N.         | vvvvv | Broadway | Shawna L. Muren                | 489                     | 763                      | 1,252                    | \$ 7,500           | \$ 137,400   | \$ 144,900 |                  |                     |                        | \$                    |                  |
| 3960223000-0   | 234 N.         | wwwww | Broadway | William S. Castagnozz          | 489                     | 798                      | 1,281                    | \$ 7,000           | \$ 132,900   | \$ 139,900 |                  |                     |                        | \$                    |                  |



| Tax Key Number | Address Number | Unit | Street   | Owner                        | Gross Land   |              | Gross Bldg.  |              | Total Gross |              | ASSESSED VALUATION |                  |                    |  |  | Dockwall Assessment | Riverwalk Construction | Riverwalk Maintenance | Total Assessment |
|----------------|----------------|------|----------|------------------------------|--------------|--------------|--------------|--------------|-------------|--------------|--------------------|------------------|--------------------|--|--|---------------------|------------------------|-----------------------|------------------|
|                |                |      |          |                              | Area Sq. Ft. | Area Sq. Ft. | Area Sq. Ft. | Area Sq. Ft. | Land        | Improvements | Total              | BID-2 Assessment | Special Assessment |  |  |                     |                        |                       |                  |
| 3960214000-6   | 234 N.         | 1000 | Broadway | Christopher M. Trout         | 489          | 913          | 1,402        | 7,500        | 148,000     | 155,500      |                    |                  |                    |  |  |                     |                        |                       |                  |
| 3960215000-1   | 234 N.         | 7777 | Broadway | George I. Davids             | 489          | 959          | 1,448        | 8,000        | 166,600     | 174,600      |                    |                  |                    |  |  |                     |                        |                       |                  |
| 3960216000-7   | 234 N.         | a    | Broadway | Stephanie D. Baum            | 489          | 756          | 1,245        | 7,000        | 136,300     | 143,300      |                    |                  |                    |  |  |                     |                        |                       |                  |
| 3960218000-8   | 234 N.         | b    | Broadway | Anthony & Cindy Silvia       | 489          | 1,047        | 1,536        | 8,000        | 175,800     | 183,800      |                    |                  |                    |  |  |                     |                        |                       |                  |
| 3960219000-3   | 234 N.         | c    | Broadway | Karla D. Hill                | 489          | 952          | 1,481        | 8,000        | 157,300     | 165,300      |                    |                  |                    |  |  |                     |                        |                       |                  |
| 3960210000-9   | 234 N.         | d    | Broadway | Iliana Lee Cymmerman         | 489          | 746          | 1,235        | 7,000        | 159,900     | 166,900      |                    |                  |                    |  |  |                     |                        |                       |                  |
| 3960213000-X   | 234 N.         | e    | Broadway | Douglas Stoneman             | 489          | 1,022        | 1,511        | 8,000        | 209,900     | 217,900      |                    |                  |                    |  |  |                     |                        |                       |                  |
| 3960212000-X   | 234 N.         | f    | Broadway | Cory Wilkinson               | 489          | 725          | 1,214        | 7,000        | 159,500     | 166,500      |                    |                  |                    |  |  |                     |                        |                       |                  |
| 3960213000-5   | 234 N.         | g    | Broadway | Tina M. Chang                | 489          | 774          | 1,263        | 7,000        | 153,700     | 160,700      |                    |                  |                    |  |  |                     |                        |                       |                  |
| 3960213000-0   | 234 N.         | h    | Broadway | Eric Praussen                | 489          | 820          | 1,309        | 7,500        | 154,300     | 161,800      |                    |                  |                    |  |  |                     |                        |                       |                  |
| 3960215000-6   | 234 N.         | i    | Broadway | Beatrice Ulrich              | 489          | 803          | 1,292        | 7,000        | 146,700     | 153,700      |                    |                  |                    |  |  |                     |                        |                       |                  |
| 3960216000-1   | 234 N.         | j    | Broadway | Christine Mokroski           | 489          | 798          | 1,285        | 7,500        | 157,800     | 165,300      |                    |                  |                    |  |  |                     |                        |                       |                  |
| 3960217000-7   | 234 N.         | k    | Broadway | Mark T. Gamasas              | 489          | 1,151        | 1,640        | 8,700        | 191,300     | 200,000      |                    |                  |                    |  |  |                     |                        |                       |                  |
| 3960218000-2   | 234 N.         | l    | Broadway | Heather J. Krause            | 489          | 905          | 1,394        | 7,500        | 159,000     | 166,500      |                    |                  |                    |  |  |                     |                        |                       |                  |
| 3960219000-8   | 234 N.         | m    | Broadway | Rebec. FR Drosen             | 489          | 915          | 1,404        | 7,500        | 144,500     | 152,000      |                    |                  |                    |  |  |                     |                        |                       |                  |
| 3960210000-9   | 234 N.         | n    | Broadway | Romari A. Draba              | 489          | 1,151        | 1,640        | 8,700        | 191,300     | 200,000      |                    |                  |                    |  |  |                     |                        |                       |                  |
| 3960212000-4   | 234 N.         | o    | Broadway | Michelle Klabunde            | 489          | 816          | 1,305        | 7,500        | 134,600     | 142,100      |                    |                  |                    |  |  |                     |                        |                       |                  |
| 3960213000-X   | 234 N.         | p    | Broadway | Ermett N Prober              | 489          | 798          | 1,287        | 7,000        | 132,900     | 139,900      |                    |                  |                    |  |  |                     |                        |                       |                  |
| 3960214000-5   | 234 N.         | q    | Broadway | Brandon W Vanepps            | 489          | 913          | 1,402        | 7,500        | 148,000     | 155,500      |                    |                  |                    |  |  |                     |                        |                       |                  |
| 3960215000-1   | 234 N.         | r    | Broadway | Jennifer Heider              | 489          | 959          | 1,448        | 8,000        | 166,600     | 174,600      |                    |                  |                    |  |  |                     |                        |                       |                  |
| 3960216000-4   | 191 N.         | s    | Broadway | Julie Ann Riener             | 489          | 756          | 1,245        | 7,000        | 136,300     | 143,300      |                    |                  |                    |  |  |                     |                        |                       |                  |
| 3960217000-2   | 191 N.         | 202  | Broadway | Christopher A. Moore         | 157          | 946          | 1,103        | 4,700        | 150,300     | 155,000      |                    |                  |                    |  |  |                     |                        |                       |                  |
| 3960218000-5   | 191 N.         | 204  | Broadway | Zenovei/McGhinly             | 295          | 1,688        | 1,983        | 8,900        | 385,900     | 394,800      |                    |                  |                    |  |  |                     |                        |                       |                  |
| 3960219000-1   | 191 N.         | 205  | Broadway | Michael P. Schwads           | 193          | 1,092        | 1,285        | 5,800        | 211,700     | 217,500      |                    |                  |                    |  |  |                     |                        |                       |                  |
| 3960210000-6   | 191 N.         | 206  | Broadway | Rodney A. Clark              | 177          | 1,001        | 1,178        | 5,300        | 198,700     | 204,000      |                    |                  |                    |  |  |                     |                        |                       |                  |
| 3960211000-7   | 191 N.         | 207  | Broadway | Gregory T. Barbera           | 209          | 1,186        | 1,395        | 6,300        | 224,600     | 230,900      |                    |                  |                    |  |  |                     |                        |                       |                  |
| 3960212000-2   | 191 N.         | 208  | Broadway | Amy B. Schwartz              | 229          | 1,300        | 1,529        | 6,900        | 281,100     | 288,000      |                    |                  |                    |  |  |                     |                        |                       |                  |
| 3960213000-3   | 191 N.         | 209  | Broadway | James E. Dines               | 166          | 943          | 1,109        | 5,000        | 150,000     | 155,000      |                    |                  |                    |  |  |                     |                        |                       |                  |
| 3960214000-8   | 191 N.         | 301  | Broadway | Amy W. Hudson                | 216          | 1,234        | 1,450        | 6,600        | 287,500     | 294,000      |                    |                  |                    |  |  |                     |                        |                       |                  |
| 3960215000-9   | 191 N.         | 302  | Broadway | Sara H. Ourl                 | 157          | 946          | 1,103        | 4,700        | 156,300     | 161,000      |                    |                  |                    |  |  |                     |                        |                       |                  |
| 3960216000-1   | 191 N.         | 303  | Broadway | John R. Masowski             | 261          | 1,482        | 1,743        | 7,800        | 315,100     | 322,900      |                    |                  |                    |  |  |                     |                        |                       |                  |
| 3960217000-5   | 191 N.         | 306  | Broadway | Craig L. Weinstein           | 177          | 1,001        | 1,178        | 5,300        | 204,700     | 210,000      |                    |                  |                    |  |  |                     |                        |                       |                  |
| 3960218000-0   | 191 N.         | 307  | Broadway | Jeffrey F. Ballard           | 209          | 1,186        | 1,395        | 6,300        | 229,600     | 235,900      |                    |                  |                    |  |  |                     |                        |                       |                  |
| 3960219000-7   | 191 N.         | 309  | Broadway | Charles P. & K. Lisa Russell | 166          | 943          | 1,109        | 5,000        | 156,000     | 161,000      |                    |                  |                    |  |  |                     |                        |                       |                  |
| 3960210000-2   | 191 N.         | 401  | Broadway | Elen Luby                    | 216          | 1,234        | 1,450        | 6,500        | 283,500     | 300,000      |                    |                  |                    |  |  |                     |                        |                       |                  |
| 3960211000-8   | 191 N.         | 402  | Broadway | Lea M. Henke                 | 157          | 946          | 1,103        | 4,700        | 162,300     | 167,000      |                    |                  |                    |  |  |                     |                        |                       |                  |
| 3960212000-3   | 191 N.         | 403  | Broadway | Brian H. Koppell             | 261          | 1,482        | 1,743        | 7,600        | 321,100     | 328,900      |                    |                  |                    |  |  |                     |                        |                       |                  |
| 3960213000-9   | 191 N.         | 404  | Broadway | Michael K. Harman            | 295          | 1,688        | 1,983        | 8,900        | 397,900     | 406,800      |                    |                  |                    |  |  |                     |                        |                       |                  |
| 3960214000-4   | 191 N.         | 405  | Broadway | Lynn Patten                  | 193          | 1,092        | 1,285        | 5,800        | 223,700     | 229,500      |                    |                  |                    |  |  |                     |                        |                       |                  |
| 3960215000-X   | 191 N.         | 406  | Broadway | Abigail R. Lunoghen          | 177          | 1,001        | 1,178        | 5,300        | 210,700     | 216,000      |                    |                  |                    |  |  |                     |                        |                       |                  |
| 3960216000-X   | 191 N.         | 407  | Broadway | Dora Fang                    | 209          | 1,186        | 1,395        | 6,300        | 233,600     | 239,900      |                    |                  |                    |  |  |                     |                        |                       |                  |

| Tax Key Number | Address Number | Unit | Street       | Owner                            | Gross Land Area Sq. Ft. | Gross Bldg. Area Sq. Ft. | Total Gross Area Sq. Ft. | ASSESSED VALUATION |              |                  |  | Total | Special Assessment | Dockwall Assessment | Rivertalk Construction | Rivertalk Maintenance | Total Assessment |
|----------------|----------------|------|--------------|----------------------------------|-------------------------|--------------------------|--------------------------|--------------------|--------------|------------------|--|-------|--------------------|---------------------|------------------------|-----------------------|------------------|
|                |                |      |              |                                  |                         |                          |                          | Land               | Improvements | BID-2 Assessment |  |       |                    |                     |                        |                       |                  |
| 396028000-5    | 191 N.         | 408  | Broadway     | Michael Schessler                | 229                     | 1,300                    | 1,529                    | \$ 6,900           | \$ 253,100   | \$ 300,000       |  |       |                    |                     |                        | \$                    |                  |
| 396028000-0    | 191 N.         | 409  | Broadway     | Jason Schroeder                  | 166                     | 943                      | 1,109                    | \$ 5,000           | \$ 162,000   | \$ 167,000       |  |       |                    |                     |                        | \$                    |                  |
| 396029000-6    | 191 N.         | 501  | Broadway     | Daniel J. & Lynn M. Kobussen     | 216                     | 1,234                    | 1,450                    | \$ 6,500           | \$ 299,500   | \$ 306,000       |  |       |                    |                     |                        | \$                    |                  |
| 396029000-1    | 191 N.         | 502  | Broadway     | Marcus M. Budzinski & M. Lukemow | 157                     | 946                      | 1,103                    | \$ 4,700           | \$ 168,300   | \$ 173,000       |  |       |                    |                     |                        | \$                    |                  |
| 396029000-7    | 191 N.         | 503  | Broadway     | Richard Robinson                 | 261                     | 1,482                    | 1,743                    | \$ 7,800           | \$ 327,100   | \$ 334,900       |  |       |                    |                     |                        | \$                    |                  |
| 396029000-2    | 191 N.         | 504  | Broadway     | Kevin D. Makowski                | 295                     | 1,688                    | 1,983                    | \$ 8,900           | \$ 403,900   | \$ 412,800       |  |       |                    |                     |                        | \$                    |                  |
| 396029000-3    | 191 N.         | 505  | Broadway     | Raymond S. Fisher                | 193                     | 1,092                    | 1,285                    | \$ 5,800           | \$ 229,700   | \$ 235,500       |  |       |                    |                     |                        | \$                    |                  |
| 396029000-8    | 191 N.         | 506  | Broadway     | Daniel & Bonnie Papinski         | 177                     | 1,001                    | 1,178                    | \$ 5,300           | \$ 216,700   | \$ 222,000       |  |       |                    |                     |                        | \$                    |                  |
| 396029000-X    | 191 N.         | 507  | Broadway     | Susan M. Seiger                  | 209                     | 1,166                    | 1,395                    | \$ 6,300           | \$ 265,700   | \$ 272,000       |  |       |                    |                     |                        | \$                    |                  |
| 396029000-5    | 191 N.         | 508  | Broadway     | Tanya L. Koemo                   | 166                     | 943                      | 1,109                    | \$ 5,000           | \$ 168,000   | \$ 173,000       |  |       |                    |                     |                        | \$                    |                  |
| 396030000-9    | 191 N.         | 601  | Broadway     | Kenneth Newkirk                  | 216                     | 1,234                    | 1,450                    | \$ 6,500           | \$ 305,500   | \$ 312,000       |  |       |                    |                     |                        | \$                    |                  |
| 396030000-4    | 191 N.         | 602  | Broadway     | John J. Kahaneberg III           | 157                     | 946                      | 1,103                    | \$ 4,700           | \$ 174,300   | \$ 179,000       |  |       |                    |                     |                        | \$                    |                  |
| 396030000-X    | 191 N.         | 604  | Broadway     | John D. Burford                  | 261                     | 1,482                    | 1,743                    | \$ 7,800           | \$ 331,100   | \$ 340,900       |  |       |                    |                     |                        | \$                    |                  |
| 396030000-5    | 191 N.         | 605  | Broadway     | Mark T. Gernats                  | 295                     | 1,688                    | 1,983                    | \$ 8,900           | \$ 409,900   | \$ 418,800       |  |       |                    |                     |                        | \$                    |                  |
| 396030000-6    | 191 N.         | 606  | Broadway     | Seth Jones                       | 193                     | 1,092                    | 1,285                    | \$ 5,800           | \$ 250,700   | \$ 256,500       |  |       |                    |                     |                        | \$                    |                  |
| 396030000-1    | 191 N.         | 607  | Broadway     | Andreas Albert                   | 209                     | 1,166                    | 1,395                    | \$ 6,300           | \$ 271,700   | \$ 278,000       |  |       |                    |                     |                        | \$                    |                  |
| 396030000-7    | 191 N.         | 608  | Broadway     | Robin Gausebeck Trust            | 229                     | 1,300                    | 1,529                    | \$ 6,900           | \$ 305,100   | \$ 312,000       |  |       |                    |                     |                        | \$                    |                  |
| 396030000-2    | 191 N.         | 609  | Broadway     | Christopher J. Oczak             | 166                     | 943                      | 1,109                    | \$ 5,000           | \$ 174,000   | \$ 179,000       |  |       |                    |                     |                        | \$                    |                  |
| 396030000-3    | 191 N.         | 701  | Broadway     | Katayoun Neshat                  | 157                     | 946                      | 1,103                    | \$ 4,700           | \$ 180,300   | \$ 185,000       |  |       |                    |                     |                        | \$                    |                  |
| 396031000-5    | 191 N.         | 702  | Broadway     | Tiffany L. Stanbick              | 157                     | 946                      | 1,103                    | \$ 4,700           | \$ 180,300   | \$ 185,000       |  |       |                    |                     |                        | \$                    |                  |
| 396031000-3    | 191 N.         | 703  | Broadway     | Richard P. Pappas/Sandra Lampman | 261                     | 1,482                    | 1,743                    | \$ 7,800           | \$ 339,100   | \$ 346,900       |  |       |                    |                     |                        | \$                    |                  |
| 396031500-0    | 191 N.         | 707  | Broadway     | James F. & Anne O'Regan Briley   | 279                     | 1,594                    | 1,873                    | \$ 8,400           | \$ 391,600   | \$ 400,000       |  |       |                    |                     |                        | \$                    |                  |
| 396031600-6    | 191 N.         | 708  | Broadway     | Cynthia J. S. Levan              | 295                     | 1,687                    | 1,982                    | \$ 10,200          | \$ 504,800   | \$ 515,000       |  |       |                    |                     |                        | \$                    |                  |
| 396031700-1    | 191 N.         | 709  | Broadway     | Dennis G. Falson                 | 340                     | 1,934                    | 2,274                    | \$ 10,200          | \$ 504,800   | \$ 515,000       |  |       |                    |                     |                        | \$                    |                  |
| 396031800-7    | 191 N.         | 801  | Broadway     | Robert Joseph                    | 166                     | 943                      | 1,109                    | \$ 5,000           | \$ 180,000   | \$ 185,000       |  |       |                    |                     |                        | \$                    |                  |
| 396031900-2    | 191 N.         | 802  | Broadway     | John W. Adamson                  | 683                     | 4,000                    | 4,683                    | \$ 20,600          | \$ 345,000   | \$ 365,600       |  |       |                    |                     |                        | \$                    |                  |
| 397024000-1    | 141 N.         | cc   | Water Street | Nancy M. Creighton Revoc. Trust  | 629                     | 3,528                    | 2,157                    | \$ 8,900           | \$ 320,000   | \$ 328,900       |  |       |                    |                     |                        | \$                    |                  |
| 397024000-2    | 141 N.         | dd   | Water Street | Amy Wroblewski                   | 629                     | 3,528                    | 2,157                    | \$ 8,900           | \$ 320,000   | \$ 328,900       |  |       |                    |                     |                        | \$                    |                  |
| 397024000-3    | 141 N.         | ff   | Water Street | Korey L. Manley                  | 629                     | 3,528                    | 2,157                    | \$ 8,900           | \$ 320,000   | \$ 328,900       |  |       |                    |                     |                        | \$                    |                  |
| 397024600-3    | 141 N.         | gg   | Water Street | Nike & Sandra King               | 629                     | 3,528                    | 2,157                    | \$ 8,900           | \$ 320,000   | \$ 328,900       |  |       |                    |                     |                        | \$                    |                  |
| 397024600-4    | 141 N.         | hh   | Water Street | Stephen & Denise Woods           | 629                     | 3,528                    | 2,157                    | \$ 8,900           | \$ 320,000   | \$ 328,900       |  |       |                    |                     |                        | \$                    |                  |
| 397024600-5    | 141 N.         | ii   | Water Street | Jim Drake                        | 629                     | 3,528                    | 2,157                    | \$ 8,900           | \$ 320,000   | \$ 328,900       |  |       |                    |                     |                        | \$                    |                  |
| 397024600-6    | 141 N.         | jj   | Water Street | Scott & Carolyn McElhaney        | 629                     | 3,528                    | 2,157                    | \$ 8,900           | \$ 320,000   | \$ 328,900       |  |       |                    |                     |                        | \$                    |                  |
| 397025000-1    | 141 N.         | kk   | Water Street | Ona Kennedy                      | 629                     | 3,528                    | 2,157                    | \$ 8,900           | \$ 320,000   | \$ 328,900       |  |       |                    |                     |                        | \$                    |                  |
| 397025000-2    | 141 N.         | ll   | Water Street | Patrick Baulst                   | 629                     | 3,528                    | 2,157                    | \$ 8,900           | \$ 320,000   | \$ 328,900       |  |       |                    |                     |                        | \$                    |                  |
| 397025000-3    | 141 N.         | mm   | Water Street | Jeanne Hook-Martin               | 629                     | 3,528                    | 2,157                    | \$ 8,900           | \$ 320,000   | \$ 328,900       |  |       |                    |                     |                        | \$                    |                  |
| 397025000-4    | 141 N.         | nn   | Water Street | Douglas S. Goodhue               | 629                     | 3,528                    | 2,157                    | \$ 8,900           | \$ 320,000   | \$ 328,900       |  |       |                    |                     |                        | \$                    |                  |
| 397025000-5    | 141 N.         | oo   | Water Street | Christopher Kempfy               | 629                     | 3,528                    | 2,157                    | \$ 8,900           | \$ 320,000   | \$ 328,900       |  |       |                    |                     |                        | \$                    |                  |
| 397025000-6    | 141 N.         | pp   | Water Street | Los Rostkowski                   | 629                     | 3,528                    | 2,157                    | \$ 8,900           | \$ 320,000   | \$ 328,900       |  |       |                    |                     |                        | \$                    |                  |
| 397025000-7    | 141 N.         |      |              | Anne R. Peltek                   | 629                     | 3,528                    | 2,157                    | \$ 8,900           | \$ 320,000   | \$ 328,900       |  |       |                    |                     |                        | \$                    |                  |
| 397025000-2    | 141 N.         |      |              |                                  | 629                     | 3,528                    | 2,157                    | \$ 8,900           | \$ 320,000   | \$ 328,900       |  |       |                    |                     |                        | \$                    |                  |

| Tax Key Number | 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 | Dockwall Assessment | Riverwalk Construction | Riverwalk Maintenance | Total Assessment |    |
|----------------|----------------|------|--------------|-------------------------|-------------------------|--------------------------|--------------------------|-----------|--------------|------------|------------------|--------------------|---------------------|------------------------|-----------------------|------------------|----|
| 3970256000-8   | 141 N          | 00   | Water Street | Anthony J. Georgioff    | 629                     | 1,127                    | 1,756                    | \$ 6,500  | \$ 209,500   | \$ 216,000 |                  |                    |                     |                        |                       | \$               |    |
| 3970257000-3   | 141 N          | 01   | Water Street | Erik Ostergard          | 629                     | 1,109                    | 1,738                    | \$ 6,400  | \$ 209,600   | \$ 216,000 |                  |                    |                     |                        |                       | \$               |    |
| 3970258000-9   | 141 N          | 02   | Water Street | George & Eleanor Harrod | 629                     | 1,645                    | 2,274                    | \$ 9,500  | \$ 298,000   | \$ 307,500 |                  |                    |                     |                        |                       | \$               |    |
| 3970259000-4   | 141 N          | 03   | Water Street | John Pihanski           | 629                     | 1,397                    | 2,026                    | \$ 8,100  | \$ 235,900   | \$ 244,000 |                  |                    |                     |                        |                       | \$               |    |
| 3970260000-X   | 141 N          | 04   | Water Street | Susan MacDonald         | 629                     | 959                      | 1,588                    | \$ 5,600  | \$ 172,900   | \$ 178,500 |                  |                    |                     |                        |                       | \$               |    |
| 3970261000-5   | 141 N          | 05   | Water Street | Katherine J. Karabon    | 629                     | 959                      | 1,588                    | \$ 5,600  | \$ 160,900   | \$ 166,500 |                  |                    |                     |                        |                       | \$               |    |
| 3970262000-0   | 141 N          | 06   | Water Street | James C. Jacobs         | 629                     | 1,068                    | 1,727                    | \$ 6,200  | \$ 221,300   | \$ 227,500 |                  |                    |                     |                        |                       | \$               |    |
| 3970263000-1   | 141 N          | 07   | Water Street | Carrie Diener           | 629                     | 745                      | 1,374                    | \$ 4,200  | \$ 145,800   | \$ 150,000 |                  |                    |                     |                        |                       | \$               |    |
| 3970264000-7   | 141 N          | 08   | Water Street | Thomas Gonzalez         | 629                     | 1,237                    | 1,866                    | \$ 7,300  | \$ 243,200   | \$ 250,500 |                  |                    |                     |                        |                       | \$               |    |
| 3970265000-2   | 141 N          | 09   | Water Street | Nancy Shaw              | 629                     | 1,127                    | 1,756                    | \$ 6,500  | \$ 209,500   | \$ 216,000 |                  |                    |                     |                        |                       | \$               |    |
| 3970266000-8   | 141 N          | 10   | Water Street | Ken & Kayn Elert        | 629                     | 1,109                    | 1,738                    | \$ 6,500  | \$ 209,500   | \$ 216,000 |                  |                    |                     |                        |                       | \$               |    |
| 3970267000-4   | 141 N          | 11   | Water Street | Ken & Kayn Elert        | 629                     | 1,645                    | 2,274                    | \$ 9,500  | \$ 270,200   | \$ 279,700 |                  |                    |                     |                        |                       | \$               |    |
| 3970268000-3   | 141 N          | 12   | Water Street | John A. Logiudice Jr    | 629                     | 1,397                    | 2,026                    | \$ 8,100  | \$ 220,900   | \$ 229,000 |                  |                    |                     |                        |                       | \$               |    |
| 3970269000-9   | 141 N          | 13   | Water Street | William J. Meyer        | 629                     | 959                      | 1,588                    | \$ 5,600  | \$ 157,900   | \$ 163,500 |                  |                    |                     |                        |                       | \$               |    |
| 3970270000-4   | 141 N          | 14   | Water Street | Alshay Sarin            | 629                     | 959                      | 1,588                    | \$ 5,600  | \$ 166,900   | \$ 172,500 |                  |                    |                     |                        |                       | \$               |    |
| 3970271000-X   | 141 N          | 15   | Water Street | Craig S. Agney          | 629                     | 1,098                    | 1,727                    | \$ 6,300  | \$ 221,700   | \$ 228,000 |                  |                    |                     |                        |                       | \$               |    |
| 3970272000-5   | 141 N          | 16   | Water Street | Weber Nachow & Weber    | 629                     | 745                      | 1,374                    | \$ 4,300  | \$ 150,700   | \$ 155,000 |                  |                    |                     |                        |                       | \$               |    |
| 3970273000-0   | 141 N          | 17   | Water Street | Michael Wandt           | 629                     | 1,237                    | 1,866                    | \$ 7,300  | \$ 285,300   | \$ 292,600 |                  |                    |                     |                        |                       | \$               |    |
| 3970274000-6   | 141 N          | 18   | Water Street | Fred & Jill Amoy        | 629                     | 1,127                    | 1,756                    | \$ 6,600  | \$ 202,400   | \$ 209,000 |                  |                    |                     |                        |                       | \$               |    |
| 3970275000-1   | 141 N          | 19   | Water Street | Brindan M. Noonan       | 629                     | 1,109                    | 1,738                    | \$ 6,500  | \$ 194,500   | \$ 201,000 |                  |                    |                     |                        |                       | \$               |    |
| 3970276000-7   | 141 N          | 20   | Water Street | Anthony T. Gazzana      | 629                     | 1,645                    | 2,274                    | \$ 9,500  | \$ 294,100   | \$ 303,600 |                  |                    |                     |                        |                       | \$               |    |
| 3970278000-8   | 141 N          | 21   | Water Street | Shahana Bhaduri         | 629                     | 1,397                    | 2,026                    | \$ 8,100  | \$ 236,500   | \$ 244,600 |                  |                    |                     |                        |                       | \$               |    |
| 3970279000-3   | 141 N          | 22   | Water Street | Denise Tubaszewski      | 629                     | 959                      | 1,588                    | \$ 5,600  | \$ 164,400   | \$ 170,000 |                  |                    |                     |                        |                       | \$               |    |
| 3970280000-9   | 141 N          | 23   | Water Street | Toni M. Stammier        | 629                     | 959                      | 1,588                    | \$ 5,600  | \$ 187,400   | \$ 193,000 |                  |                    |                     |                        |                       | \$               |    |
| 3970281000-4   | 141 N          | 24   | Water Street | Teresa Carpenter        | 629                     | 1,098                    | 1,727                    | \$ 6,400  | \$ 228,600   | \$ 235,000 |                  |                    |                     |                        |                       | \$               |    |
| 3970282100-3   | 141 N          | 25   | Water Street | MinuBythe               | 629                     | 745                      | 1,374                    | \$ 4,300  | \$ 177,300   | \$ 181,600 |                  |                    |                     |                        |                       | \$               |    |
| 3970283100-2   | 141 N          | 26   | Water Street | Michael W. Darow        | 1,258                   | 2,477                    | 3,735                    | \$ 14,000 | \$ 413,200   | \$ 427,200 |                  |                    |                     |                        |                       | \$               |    |
| 3970285100-2   | 141 N          | 27   | Water Street | J. Paul Vitell          | 1,258                   | 2,754                    | 4,012                    | \$ 16,100 | \$ 329,600   | \$ 345,700 |                  |                    |                     |                        |                       | \$               |    |
| 3970287000-7   | 141 N          | 28   | Water Street | Christopher Van Meier   | 629                     | 1,397                    | 2,026                    | \$ 8,100  | \$ 226,500   | \$ 234,600 |                  |                    |                     |                        |                       | \$               |    |
| 3970288000-2   | 141 N          | 29   | Water Street | Claire L. Stading       | 629                     | 959                      | 1,588                    | \$ 5,600  | \$ 164,400   | \$ 170,000 |                  |                    |                     |                        |                       | \$               |    |
| 3970289000-8   | 141 N          | 30   | Water Street | Christine Baranovsky    | 629                     | 959                      | 1,588                    | \$ 5,600  | \$ 168,000   | \$ 173,600 |                  |                    |                     |                        |                       | \$               |    |
| 3970290000-3   | 141 N          | 31   | Water Street | Carl & Carol Komassa    | 629                     | 1,098                    | 1,727                    | \$ 6,400  | \$ 227,600   | \$ 234,000 |                  |                    |                     |                        |                       | \$               |    |
| 3970292000-4   | 201 N          | 32   | Water Street | Kenneth B. Gabel        | 629                     | 745                      | 1,374                    | \$ 4,400  | \$ 172,200   | \$ 176,600 |                  |                    |                     |                        |                       | \$               |    |
| 3970293000-X   | 201 N          | 33   | Water Street | Thomas T. Tang          | 629                     | 1,260                    | 1,889                    | \$ 7,100  | \$ 242,900   | \$ 250,000 |                  |                    |                     |                        |                       | \$               |    |
| 3970294000-5   | 201 N          | 34   | Water Street | Colette J. Reuter       | 629                     | 1,133                    | 1,762                    | \$ 6,500  | \$ 247,500   | \$ 254,000 |                  |                    |                     |                        |                       | \$               |    |
| 3970295000-0   | 201 N          | 35   | Water Street | Eric A. Fields          | 629                     | 1,133                    | 1,762                    | \$ 6,500  | \$ 212,500   | \$ 219,000 |                  |                    |                     |                        |                       | \$               |    |
| 3970296000-6   | 201 N          | 36   | Water Street | Lee Ann Kingston        | 629                     | 1,256                    | 1,885                    | \$ 6,900  | \$ 241,100   | \$ 248,000 |                  |                    |                     |                        |                       | \$               |    |
| 3970297000-1   | 201 N          | 37   | Water Street | John Henry Jeegar       | 629                     | 1,260                    | 1,889                    | \$ 7,200  | \$ 222,300   | \$ 229,500 |                  |                    |                     |                        |                       | \$               |    |
| 3970298100-9   | 201 N          | 38   | Water Street | Brock E. Heinz          | 629                     | 1,133                    | 1,762                    | \$ 6,600  | \$ 224,400   | \$ 231,000 |                  |                    |                     |                        |                       | \$               |    |
| 3970300000-6   | 201 N          | 39   | Water Street | John & Mary Kaich       | 629                     | 2,388                    | 3,017                    | \$ 6,800  | \$ 403,400   | \$ 410,200 |                  |                    |                     |                        |                       | \$               |    |
|                |                | 40   | Water Street | Ed & Susan Schacherer   | 629                     | 1,129                    | 1,758                    | \$ 7,000  | \$ 210,000   | \$ 217,000 |                  |                    |                     |                        |                       |                  | \$ |

| Tax Key Number                       | 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 | Doctwall Assessment | Riverwalk Construction | Riverwalk Maintenance | Total Assessment |  |
|--------------------------------------|----------------|------|--------------|----------------------------------|-------------------------|--------------------------|--------------------------|--------------------|----------------|----------------|------------|------------------|--------------------|---------------------|------------------------|-----------------------|------------------|--|
|                                      |                |      |              |                                  |                         |                          |                          | Land               | Improvements   | Total          |            |                  |                    |                     |                        |                       |                  |  |
| 3970301000-1                         | 201 N.         |      | Water Street | Christopher M Roche              | 629                     | 907                      | 1,536                    | \$ 5,300           | \$ 162,200     | \$ 167,500     |            |                  |                    |                     |                        |                       |                  |  |
| 3970302000-7                         | 201 N.         |      | Water Street | Michael Lubarsky                 | 629                     | 1,110                    | 1,739                    | \$ 6,800           | \$ 211,200     | \$ 218,000     |            |                  |                    |                     |                        |                       |                  |  |
| 3970303000-2                         | 201 N.         |      | Water Street | Mary Lou C. Salino               | 629                     | 1,260                    | 1,889                    | \$ 7,300           | \$ 236,300     | \$ 243,600     |            |                  |                    |                     |                        |                       |                  |  |
| 3970304000-4                         | 201 N.         |      | Water Street | David Jubbiller & Jessica Heerst | 629                     | 1,133                    | 1,762                    | \$ 6,600           | \$ 208,400     | \$ 215,000     |            |                  |                    |                     |                        |                       |                  |  |
| 3970306100-5                         | 201 N.         |      | Water Street | Gary & Renee Messing             | 629                     | 2,368                    | 3,017                    | \$ 13,500          | \$ 404,500     | \$ 418,000     |            |                  |                    |                     |                        |                       |                  |  |
| 3970307000-4                         | 201 N.         |      | Water Street | Thomas & Joan Kuenzschner        | 629                     | 1,129                    | 1,758                    | \$ 6,300           | \$ 221,700     | \$ 228,000     |            |                  |                    |                     |                        |                       |                  |  |
| 3970308000-X                         | 201 N.         |      | Water Street | Michael Parker                   | 629                     | 902                      | 1,531                    | \$ 5,200           | \$ 169,800     | \$ 175,000     |            |                  |                    |                     |                        |                       |                  |  |
| 3970309000-5                         | 201 N.         |      | Water Street | Brian Elliott                    | 629                     | 1,110                    | 1,739                    | \$ 6,300           | \$ 221,200     | \$ 227,500     |            |                  |                    |                     |                        |                       |                  |  |
| 3970310000-0                         | 201 N.         |      | Water Street | Susan A. Zucka                   | 629                     | 1,260                    | 1,889                    | \$ 7,400           | \$ 230,700     | \$ 238,100     |            |                  |                    |                     |                        |                       |                  |  |
| 3970311000-6                         | 201 N.         |      | Water Street | Lisa L. Robbins                  | 629                     | 1,133                    | 1,762                    | \$ 6,600           | \$ 213,000     | \$ 219,600     |            |                  |                    |                     |                        |                       |                  |  |
| 3970312100-1                         | 201 N.         |      | Water Street | Anne C. Grall                    | 629                     | 1,133                    | 1,762                    | \$ 6,600           | \$ 213,000     | \$ 219,600     |            |                  |                    |                     |                        |                       |                  |  |
| 3970313000-7                         | 201 N.         |      | Water Street | Justin J Schuler                 | 629                     | 1,258                    | 1,885                    | \$ 7,000           | \$ 243,000     | \$ 250,000     |            |                  |                    |                     |                        |                       |                  |  |
| 3970314000-2                         | 201 N.         |      | Water Street | Hardin Huennelena                | 629                     | 1,129                    | 1,758                    | \$ 6,500           | \$ 222,000     | \$ 228,500     |            |                  |                    |                     |                        |                       |                  |  |
| 3970315000-8                         | 201 N.         |      | Water Street | Faye Faust                       | 629                     | 907                      | 1,536                    | \$ 5,300           | \$ 165,800     | \$ 171,100     |            |                  |                    |                     |                        |                       |                  |  |
| 3970316000-3                         | 201 N.         |      | Water Street | Jenny M. Niedelohn               | 629                     | 1,110                    | 1,739                    | \$ 6,500           | \$ 204,500     | \$ 211,000     |            |                  |                    |                     |                        |                       |                  |  |
| 3970318000-4                         | 201 N.         |      | Water Street | Jack & Jacquelyn Sheard          | 629                     | 1,653                    | 2,282                    | \$ 9,600           | \$ 320,900     | \$ 330,500     |            |                  |                    |                     |                        |                       |                  |  |
| 3970319000-X                         | 201 N.         |      | Water Street | Michale C. Rola                  | 629                     | 1,129                    | 1,758                    | \$ 6,500           | \$ 227,100     | \$ 233,600     |            |                  |                    |                     |                        |                       |                  |  |
| 3970320000-5                         | 201 N.         |      | Water Street | Susan K. Garwin                  | 629                     | 907                      | 1,536                    | \$ 5,300           | \$ 177,700     | \$ 183,000     |            |                  |                    |                     |                        |                       |                  |  |
| 3970321000-0                         | 201 N.         |      | Water Street | Saya S. Gony                     | 629                     | 1,110                    | 1,739                    | \$ 6,500           | \$ 208,500     | \$ 215,000     |            |                  |                    |                     |                        |                       |                  |  |
| Total Number of Tax Keys 507         |                |      |              |                                  |                         |                          |                          |                    |                |                |            |                  |                    |                     |                        |                       |                  |  |
| Total Values \$ 281,982,800          |                |      |              |                                  |                         |                          |                          |                    |                |                |            |                  |                    |                     |                        |                       |                  |  |
| BID-2 General Assessments \$ 449,346 |                |      |              |                                  |                         |                          |                          |                    |                |                |            |                  |                    |                     |                        |                       |                  |  |
| Assessment Factor 0.00200000         |                |      |              |                                  |                         |                          |                          |                    |                |                |            |                  |                    |                     |                        |                       |                  |  |
| Special Assessments \$ 8,750         |                |      |              |                                  |                         |                          |                          |                    |                |                |            |                  |                    |                     |                        |                       |                  |  |
| Doctwall Assessments \$ 39,786       |                |      |              |                                  |                         |                          |                          |                    |                |                |            |                  |                    |                     |                        |                       |                  |  |
| Riverwalk Construction \$ 21,768     |                |      |              |                                  |                         |                          |                          |                    |                |                |            |                  |                    |                     |                        |                       |                  |  |
| Riverwalk Maintenance \$ 10,800      |                |      |              |                                  |                         |                          |                          |                    |                |                |            |                  |                    |                     |                        |                       |                  |  |
| Total Assessments \$ 530,452         |                |      |              |                                  |                         |                          |                          |                    |                |                |            |                  |                    |                     |                        |                       |                  |  |
| Total Number of Tax Keys             |                |      |              |                                  |                         |                          |                          |                    |                |                |            |                  |                    |                     |                        |                       |                  |  |
| Total Values                         |                |      |              |                                  | 7,817,849               | 5,295,142                | 13,112,991               | \$ 76,290,100      | \$ 203,702,700 | \$ 281,992,800 | \$ 449,346 | \$ 8,750         | \$ 39,786          | \$ 21,768           | \$ 10,800              | \$ 530,452            |                  |  |
| BID-2 General Assessments            |                |      |              |                                  |                         |                          |                          |                    |                |                |            |                  |                    |                     |                        |                       |                  |  |
| Assessment Factor                    |                |      |              |                                  |                         |                          |                          |                    |                |                |            |                  |                    |                     |                        |                       |                  |  |
| Special Assessments                  |                |      |              |                                  |                         |                          |                          |                    |                |                |            |                  |                    |                     |                        |                       |                  |  |
| Doctwall Assessments                 |                |      |              |                                  |                         |                          |                          |                    |                |                |            |                  |                    |                     |                        |                       |                  |  |
| Riverwalk Construction               |                |      |              |                                  |                         |                          |                          |                    |                |                |            |                  |                    |                     |                        |                       |                  |  |
| Riverwalk Maintenance                |                |      |              |                                  |                         |                          |                          |                    |                |                |            |                  |                    |                     |                        |                       |                  |  |
| Total Assessments                    |                |      |              |                                  |                         |                          |                          |                    |                |                |            |                  |                    |                     |                        |                       |                  |  |

AGREEMENT REGARDING REPAYMENT OF  
DOCKWALL REPAIR AND OTHER RELATED IMPROVEMENT COSTS

THIS AGREEMENT is made this 20<sup>th</sup> day of ~~FEBRUARY~~, 2003, by and between BRUCE A. JOHNSON and JOELLYN C. JOHNSON (collectively, the "Owner") and the BOARD OF BUSINESS IMPROVEMENT DISTRICT NO. 2 (the "Board").

RECITALS

A. Owner is the owner of certain real property located along the Milwaukee River in the City of Milwaukee, State of Wisconsin, as more particularly described on Schedule A attached hereto (the "Property").

B. The parties desire that certain repairs be made to the dockwall of that portion of the Property abutting the Milwaukee River on the west, as identified on Schedule B attached hereto (the "Dockwall Repairs").

C. On the date hereof, the Owner and the Board entered into a Riverwalk Easement and Project Agreement (the "Easement Agreement") pursuant to which the Owner granted to the Board an easement over portions of the Property for the purpose of constructing the Dockwall Repairs, and the Board agreed to construct the Dockwall Repairs.

D. Pursuant to the terms of the Easement Agreement, Owner agreed to repay the Board for any costs incurred by the Board in constructing the Dockwall Repairs. Accordingly, the parties desire to set forth herein the terms upon which Owner shall repay the Board for its costs.

E. Owner also desires to construct, at Owner's sole cost, Other Related Improvements adjacent to the easement areas described in the Easement Agreement, and the Board has agreed to assist Owner in financing up to \$40,000 of the costs for such construction, on the terms set forth below.

AGREEMENTS

NOW, THEREFORE, Owner and the Board, in consideration of the premises and the mutual promises herein, mutually agree and covenant as follows:

1. Costs. The costs incurred or to be incurred by the Board in constructing the Dockwall Repairs and Other Related Improvements are set forth on Schedule C and Schedule D, attached hereto. The repayment of "Costs" (set

forth on Schedules C and D) are based on an interest rate of 6.8% per annum, over a 20-year amortization period and shall be paid in equal annual installments of principal and interest commencing on January 1 of the year following the year in which construction of the Dockwall Repairs and Other Related Improvements on the Property are completed, until paid in full. The Costs, plus accrued interest, may be prepaid in whole or in part at any time without penalty.

2. Contractual Obligation. Owner hereby agrees that Owner has a contractual obligation to repay the Costs to the Board. Owner's commitment and obligation to repay the Board for the Costs shall constitute a covenant running with the Property. Such covenant shall be a lien against the Property, effective as of the date of this Agreement, with priority over all subsequent liens and encumbrances. The Board shall have the right to enforce this lien.

3. Security. To further secure Owner's obligation to repay the Board for the Costs, the Board may, at its option, levy assessments on the Property for any unpaid Costs in accordance with any current operating plan for Business Improvement District No. 2 ("BID-2"). In addition, Owner is executing the real estate mortgage attached hereto as Schedule F (the "Mortgage"). The Board agrees to subordinate such Mortgage to existing mortgage lien(s) on the Property securing a development loan for the Property, provided that the principal amount of such mortgage(s) shall not exceed 80% of the value of the Property. (The value of the Property for purposes of this paragraph may be determined, at Owner's sole option, in either of the following ways; either (a) the value of the Property may be deemed to be the assessed value of the Property for property tax purposes as of the date that the first mortgage is granted, or (b) the value of the Property may be deemed to be the appraised value of the Property determined, at Owner's sole cost, by an appraiser mutually acceptable to Owner and the Board.) The Board shall have the right to record the Mortgage with the Register of Deeds of Milwaukee County if all or any portion of the Property is converted to property that is not subject to full assessment by BID-2. Owner agrees to provide written notice to the Board at least 90 days prior to the date on which all or any portion of the Property is converted to property not subject to full assessment by BID-2. The Board agrees to record a satisfaction of the Mortgage upon repayment to the Board of all of the Costs.

4. Other Costs. In addition to Owner's liability to the Board for the Costs, Owner shall be liable to the Board for any and all costs incurred by the Board in enforcing Owner's obligations hereunder, including, without limitation, all attorneys' fees and court costs, and such costs shall be collectible from Owner in the same manner that the Costs are collectible.

5. Applicable Law. This Agreement shall be interpreted and construed in accordance with the laws of the State of Wisconsin.

6. Notices. All notices to be given by one party to the other under this Agreement shall be in writing and given either by personal delivery or certified mail, postage prepaid, to the addresses set forth in this paragraph. A notice shall be deemed delivered either upon actual receipt or upon refusal by a party to accept delivery. Either party may change its address for purposes of receiving notice by delivering written notice thereof in accordance with the requirements of this paragraph.

To Property Owner:

Bruce A. Johnson and  
Joellyn C. Johnson  
105 North Water Street  
Milwaukee, WI 53202


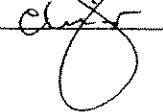
To the Board:

c/o Historic Third Ward  
Attn.: Ms. Nancy O'Keefe  
219 North Milwaukee Street  
Milwaukee, WI 53202

7. Covenants. This Agreement and all rights of the Board and obligations of Owner hereunder shall be covenants running with the land, encumbering the Property throughout the term of the Agreement, and shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

8. Amendment and Severability. This Agreement may be amended only by a written instrument executed by both the Board and Owner. If any provision of this Agreement shall be held invalid or unenforceable, the remaining provisions shall be valid and in force to the fullest extent permitted by law.

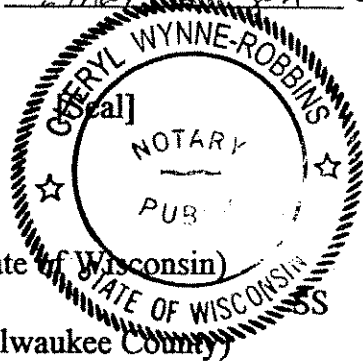
BOARD OF BUSINESS  
IMPROVEMENT DISTRICT NO. 2

BY  \_\_\_\_\_  
Its  \_\_\_\_\_

Bruce A. Johnson  
Bruce A. Johnson  
Joellyn C. Johnson  
Joellyn C. Johnson

State of Wisconsin)  
: SS  
Milwaukee County)

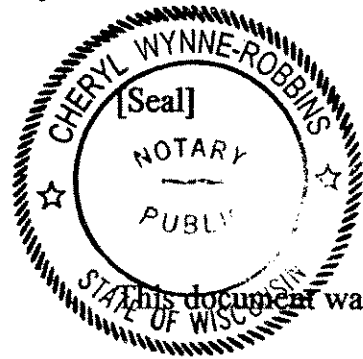
This instrument was acknowledged before me on 02-20, 2003,  
by Einar Tansen of the Board of Business Improvement District No. 2.



Cheryl Wynne-Robbins  
(  
Notary Public, State of Wisconsin  
My commission 11-19-06)

State of Wisconsin)  
: SS  
Milwaukee County)

This instrument was acknowledged before me on 02-20, 2003,  
by Bruce A. Johnson and Joellyn C. Johnson.



Cheryl Wynne-Robbins  
(  
Notary Public, State of Wisconsin  
My commission 11-19-06)

This document was drafted by and after recording should be returned to:

Deborah C. Tomczyk, Esq.  
Reinhart, Boerner, Van Deuren,  
Norris & Rieselbach, s.c.  
1000 North Water Street, Suite 2100  
Milwaukee, WI 53203-3400



**SCHEDULE A**

**Legal Description of the Property**

Parcel 2 of Certified Survey Map No. 6370 being a division of Lots 5 and 6 in Block 33 of Plat of the Town of Milwaukee and lands in the Southeast 1/4 of Section 29, in Township 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

Address: 105 North Water Street, Milwaukee, Wisconsin

## **SCHEDULE B**

### **Description of Dockwall Repairs**

The Dockwall Repairs described in the following drawings, plans and specifications on file at the office of the Board:

Engberg Anderson Design Partnership, Inc., Project No. 99852, dated November 11, 2002.

The parties acknowledge that there may be minor modifications to the plans referenced herein.

## SCHEDULE C

### Costs of Dockwall Repairs

(Costs of the Dockwall Repairs for the Property shall be an amount equal to 110% of any direct cost incurred by the Board in performing dockwall repair work for any dockwall located or to be located on the Property; the additional 10% represents Owner's prorata share of the Board's total costs for the overall development, design and implementation of dockwall repairs for the riverwalk system in the Historic Third Ward of the City of Milwaukee.)

The following Costs were incurred in repairing the Owners Dockwalls:

| Dockwall Repairs     | Cost                     |                    |
|----------------------|--------------------------|--------------------|
|                      | Repair Existing Dockwall |                    |
| Construction Cost    |                          | \$10,323.00        |
| Planning Costs       |                          | \$1,032.30         |
| Total Cost           |                          | <u>\$11,355.30</u> |
|                      | Payment                  |                    |
| BID-2 - 40%          |                          | \$4,542.12         |
| Owner 60%            |                          | \$6,813.18         |
| Owner's Annual Cost* |                          | \$624.00           |

\*All calculations are based on 6.8% Interest Rate, 20 Year Amortization

**SCHEDULE D**

**Costs of Other Related Improvements**

The Cost of Other Related Improvements financed by BID-2 and to be repaid by the Owner is set forth in the table below:

| <b>Related Improvements</b> |          |
|-----------------------------|----------|
| Cost                        | \$40,000 |
| Owners Share                | 100%     |
| Annual Cost*                | \$3,662  |

\*All calculations are based on 6.8% Interest Rate, 20 Year Amortization

**SCHEDULE E**

**Scope and Design of Related Improvements On Owners Property  
(Construction Contract For Services)**

See attached.

**SCHEDULE F**

**Form of Real Estate Mortgage**

See attached.

AGREEMENT REGARDING REPAYMENT OF  
DOCKWALL REPAIR COSTS

THIS AGREEMENT is made this 16 day of June, 2004, by and between CHARLES W. LAWRENCE, JR. and NORAH BERTUCCI (collectively, the "Owner") and the BOARD OF BUSINESS IMPROVEMENT DISTRICT NO. 2 (the "Board").

RECITALS

- A. Owner is the owner of certain real property located along the Milwaukee River in the City of Milwaukee, State of Wisconsin, as more particularly described on Schedule A attached hereto (the "Property").
- B. The parties desire that certain repairs be made to the dockwall of that portion of the Property abutting the Milwaukee River on the west, as identified on Schedule B attached hereto (the "Dockwall Repairs").
- C. On the date hereof, the Owner and the Board entered into a Riverwalk Easement and Project Agreement (the "Easement Agreement") pursuant to which the Owner granted to the Board an easement over portions of the Property for the purpose of constructing the Dockwall Repairs, and the Board agreed to construct the Dockwall Repairs.
- D. Pursuant to the terms of the Easement Agreement, Owner agreed to repay the Board for any costs incurred by the Board in constructing the Dockwall Repairs. Accordingly, the parties desire to set forth herein the terms upon which Owner shall repay the Board for its costs.

AGREEMENTS

NOW, THEREFORE, Owner and the Board, in consideration of the premises and the mutual promises herein, mutually agree and covenant as follows:

1. Costs. Owner hereby agrees to repay the Board 110% of direct costs (the "Costs") incurred by the Board for making the Dockwall Repairs (the additional 10% represents Owner's pro rata share of the Board's total costs for the overall development, design and implementation of dockwall repairs for the comprehensive riverwalk system). The Costs incurred or to be incurred by the Board in making the Dockwall Repairs shall be set forth on Schedule C attached hereto. The Costs shall bear interest from the date Costs are advanced until paid at the rate of 6.8% per annum. Payments shall be calculated based upon a 20-year

amortization period and will be paid in equal annual installments of principal and interest of \$5,650 each, commencing on January 1 of the year following the year in which construction of the Dockwall Repairs on the Property is complete and on the first day of each month thereafter until paid in full. Interest on principal funds advanced during the period of construction of the Dockwall Repairs shall accrue and be added to principal until the commencement of annual installments. The Costs, plus accrued interest, may be prepaid in whole or in part at any time without penalty.

2. Contractual Obligation. Owner hereby agrees that Owner has a contractual obligation to repay the Costs to the Board. Owner's commitment and obligation to repay the Board for the Costs shall constitute a covenant running with the Property. Such covenant shall be a lien against the Property, effective as of the date the Costs have been fully incurred and the dockwall repairs are substantially complete. At that point the covenant shall have priority over all subsequent liens and encumbrances. The Board shall have the right to enforce this lien solely against the Property.

3. Security. To further secure Owner's obligation to repay the Board for the Costs, the Board may, at its option, levy assessments on the Property for any unpaid Costs in accordance with any current operating plan for Business Improvement District No. 2 ("BID-2"). In addition, Owner is executing the real estate mortgage attached hereto as Schedule D (the "Mortgage"). The Board agrees to subordinate such Mortgage to one or more mortgage liens on the Property securing one or more loans, provided that the principal amount of such superior mortgage(s) in the aggregate shall not exceed 80% of the value of the Property. (The value of the Property for purposes of this paragraph may be determined, at Owner's sole option, in either of the following ways; either (a) the value of the Property may be deemed to be the assessed value of the Property for property tax purposes as of the date each mortgage is granted, or (b) the value of the Property may be deemed to be the appraised value of the Property determined, at Owner's sole cost, by an appraiser mutually acceptable to Owner and the Board.) The Board shall have the right to record the Mortgage with the Register of Deeds of Milwaukee County if all or any portion of the Property is converted to property that is not subject to full assessment by BID-2. Owner agrees to provide written notice to the Board at least 90 days prior to the date on which all or any portion of the Property is converted to property not subject to full assessment by BID-2. The Board agrees to record a satisfaction of the Mortgage upon repayment to the Board of all of the Costs.

4. Other Costs. In addition to Owner's liability to the Board for the Costs, Owner shall be liable to the Board for any and all costs incurred by the Board in enforcing Owner's obligations hereunder, including all reasonable



attorneys' fees and court costs, and such costs shall be collectible from Owner in the same manner that the Costs are collectible.

5. Applicable Law. This Agreement shall be interpreted and construed in accordance with the laws of the State of Wisconsin.

6. Notices. All notices to be given by one party to the other under this Agreement shall be in writing and given either by personal delivery or certified mail, postage prepaid, to the addresses set forth in this paragraph. A notice shall be deemed delivered either upon actual receipt or upon refusal by a party to accept delivery. Either party may change its address for purposes of receiving notice by delivering written notice thereof in accordance with the requirements of this paragraph.

To Property Owner:

Charles W. Lawrence, Jr. and  
Norah Bertucci  
227 North Water Street  
Milwaukee, WI 53202

To the Board:

c/o Historic Third Ward  
Attn.: Ms. Nancy O'Keefe  
219 North Milwaukee Street  
Milwaukee, WI 53202

7. Covenants. This Agreement and all rights of the Board and obligations of Owner hereunder shall be covenants running with the land, encumbering the Property throughout the term of the Agreement, and shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

8. Amendment and Severability. This Agreement may be amended only by a written instrument executed by both the Board and Owner. If any provision of this Agreement shall be held invalid or unenforceable, the remaining provisions shall be valid and in force to the fullest extent permitted by law.

BOARD OF BUSINESS  
IMPROVEMENT DISTRICT NO. 2

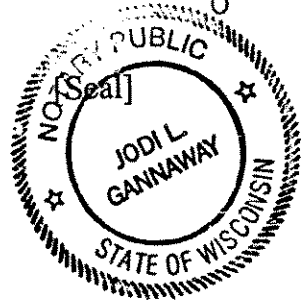
BY [Signature]  
Its Chair

[Signature]  
Charles W. Lawrence, Jr.

[Signature]  
Norah Bertucci

State of Wisconsin )  
                                  : SS  
Milwaukee County )

This instrument was acknowledged before me on June 16, 2004, by Einar Tangen of the Board of Business Improvement District No. 2.

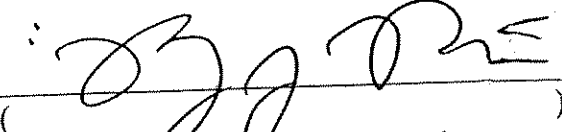


[Signature]  
( Jodi L. Gannaway )  
Notary Public, State of Wisconsin  
My commission 01-21-07

State of Wisconsin )  
                                  : SS  
Vernon County )

This instrument was acknowledged before me on JUNE 10, 2004,  
by Charles W. Lawrence, Jr.

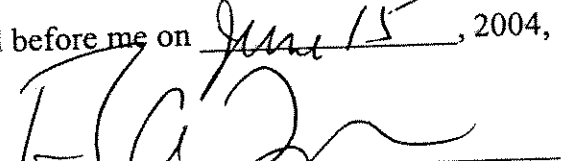
[Seal]

  
\_\_\_\_\_  
Notary Public, State of Wisconsin  
My commission March 10 2008

State of Wisconsin )  
                                  : SS  
Milwaukee County )

This instrument was acknowledged before me on June 15, 2004,  
by Norah Bertucci.

[Seal]

  
\_\_\_\_\_  
(Robert A. Tepler)  
Notary Public, State of Wisconsin  
My commission 4/2/04

This document was drafted by and after recording should be returned to:

Deborah C. Tomczyk, Esq.  
Reinhart, Boerner, Van Deuren,  
Norris & Rieselbach, s.c.  
1000 North Water Street, Suite 2100  
Milwaukee, WI 53203-3400

**SCHEDULE A**

**Legal Description of the Property**

Lot 4 and the North 1/3 of Lot 5 in Block 32, in the Plat of the Town of Milwaukee on the East side of the River, in the Southeast 1/4 of Section 29, in Town 7 North, Range 32 East in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

Address: 225-229 North Water Street, Milwaukee, Wisconsin  
Tax Key No: 392-0951-X

## **SCHEDULE B**

### **Description of Dockwall Repairs**

The Dockwall Repairs described in the following drawings, plans and specifications on file at the office of the Board:

Engberg Anderson Design Partnership, Inc., Project No. 99852, dated January 8, 2004.

The parties acknowledge that there may be minor modifications to the plans referenced herein.

## SCHEDULE C

### Costs of Dockwall Repairs

(Costs of the Dockwall Repairs for the Property shall be an amount equal to 110% of any direct cost incurred by the Board in performing dockwall repair work for any dockwall repair work for any dockwall located or to be located on the Property; the additional 10% represents Owner's prorate share of the Board's total costs for the overall development, design and implementation of dockwall repairs for the riverwalk system in the Historic Third Ward of the City of Milwaukee.)

The following are the estimated costs for repairing the Owners Dockwalls. (When the work is completed, a revised Schedule C will be prepared.)

#### Dockwall Repairs

|                   | Cost             |
|-------------------|------------------|
| Construction Cost | \$93,555         |
| Planning Costs    | \$9,355          |
| <u>Total Cost</u> | <u>\$102,910</u> |

|             | Payment  |
|-------------|----------|
| BID 2 (40%) | \$41,164 |
| Owner (60%) | \$61,746 |

Owner's Annual Cost\* \$5,650

\*All calculations are based on 6.8 % interest, 20 year amortization

**SCHEDULE D**  
**Form of Real Estate Mortgage**

See attached.



DOCUMENT NO.

**REAL ESTATE MORTGAGE**  
(For Consumer or Business Mortgage Transactions)

Charles W. Lawrence, Jr. and Norah Bertucci

\_\_\_\_\_  
("Mortgagor",

whether one or more) mortgages, conveys, assigns, grants a security interest in and warrants to  
to Board of Business Improvement District No. 2

\_\_\_\_\_  
("Lender")

in consideration of the sum of Sixty-one Thousand Seven Hundred Forty-six  
and no/100ths \_\_\_\_\_ Dollars

(\$ 61,746.00), advanced on behalf of \_\_\_\_\_  
and Norah Bertucci \_\_\_\_\_, loaned or to be loaned to Charles W. Lawrence, Jr.  
and Norah Bertucci \_\_\_\_\_

\_\_\_\_\_  
("Borrower," whether one or more),

evidenced by Borrower's note(s) or agreement dated as of the \_\_\_\_\_ day of \_\_\_\_\_,  
2004,

the real estate described below, together with all privileges, hereditaments, easements and  
appurtenances, all rents, leases, issues and profits, all claims, awards and payments made as a  
result of the exercise of the right of eminent domain, and all existing and future improvements  
and fixtures (all called the "Property") to secure the Obligations described in paragraph 5 on  
the reverse side, including but not limited to repayment of the sum stated above plus certain  
future advances made by Lender.

1. Description of Property. (This Property \_\_\_\_\_ is not \_\_\_\_\_ the homestead of Mortgagor.)  
(is) (is not)

This Mortgage is subject to subordination pursuant to paragraph 5 of that certain Agreement  
Regarding Repayment of Riverwalk Improvement Costs and paragraph 3 of that  
certain Agreement Regarding Repayment of Dockwall Repair Costs, both  
Agreements being between Mortgagor and Lender and dated as of \_\_\_\_\_, 2004,  
and both Agreements collectively referred to as the "Agreements."

- If checked here, description continues or appears on attached sheet.
- If checked here, this Mortgage is a construction mortgage.
- If checked here, Condominium Rider is attached.

2. Title. Mortgagor warrants title to the Property, excepting only restrictions and easements of record, municipal and zoning ordinances, current taxes and  
assessments not yet due and all other matters of record as of the date of the above-referenced Agreements

3. Escrow. Interest will not \_\_\_\_\_ be paid on escrowed funds if an escrow is required under paragraph 8(a) on the reverse side.  
(will) (will not)

4. Additional Provisions. Mortgagor agrees to the Additional Provisions on the reverse side, which are incorporated herein.  
The undersigned acknowledges receipt of an exact copy of this Mortgage.

**NOTICE TO CUSTOMER IN A TRANSACTION GOVERNED BY THE WISCONSIN CONSUMER ACT**  
**(a) DO NOT SIGN THIS BEFORE YOU READ THE WRITING ON THE REVERSE SIDE, EVEN IF OTHERWISE ADVISED.**

17. Expenses. To the extent not prohibited by law, Mortgagor shall pay all reasonable costs and expenses before and after judgment, including without limitation, attorneys' fees, fees and expenses for environmental assessments, inspections and audits, and fees and expenses for obtaining title evidence incurred by Lender in protecting or enforcing its rights under this Mortgage.  
18. Severability. Invalidity or unenforceability of any provision of this Mortgage shall not affect the validity or enforceability of any other provision.  
19. Successors and Assigns. The obligations of all Mortgagors are joint and several. This Mortgage benefits Lender, its successors and assigns, and binds Mortgagor(s) and their respective personal representatives, successors and assigns.  
20. Entire Agreement. This Mortgage is intended by the Mortgagor and Lender as a final expression of this Mortgage and as a complete and exclusive statement of its terms, there being conditions to the full effectiveness of this Mortgage. No parol evidence of any nature shall be used to supplement or modify any terms.

Recording Area  
Name and Return Address  
Historic Third Ward  
Attn: Nancy O'Keefe  
219 North Milwaukee Street  
Milwaukee, WI 53202  
  
392-0951-000-X  
Parcel Identifier No.



AGREEMENT REGARDING REPAYMENT OF  
DOCKWALL REPAIR COSTS

THIS AGREEMENT is made this 29 day of June, 2004, by and between DEMCO WISCONSIN 4, LLC (the "Owner") and the BOARD OF BUSINESS IMPROVEMENT DISTRICT NO. 2 (the "Board").

RECITALS

- A. Owner is the owner of certain real property located along the Milwaukee River in the City of Milwaukee, State of Wisconsin, as more particularly described on Schedule A attached hereto (the "Property").
- B. The parties desire that certain repairs be made to the dockwall of that portion of the Property abutting the Milwaukee River on the west, as identified on Schedule B attached hereto (the "Dockwall Repairs").
- C. On the date hereof, the Owner and the Board entered into a Riverwalk Easement and Project Agreement (the "Easement Agreement") pursuant to which the Owner granted to the Board an easement over portions of the Property for the purpose of constructing the Dockwall Repairs, and the Board agreed to construct the Dockwall Repairs.
- D. Pursuant to the terms of the Easement Agreement, Owner agreed to repay the Board for any costs incurred by the Board in constructing the Dockwall Repairs. Accordingly, the parties desire to set forth herein the terms upon which Owner shall repay the Board for its costs.

AGREEMENTS

NOW, THEREFORE, Owner and the Board, in consideration of the premises and the mutual promises herein, mutually agree and covenant as follows:

1. Costs. The costs incurred or to be incurred by the Board in constructing the Dockwall Repairs are set forth on Schedule C attached hereto. The Costs shall bear interest from the date hereof until paid at the rate of 6.8% per annum. Payments are calculated based upon a 20-year amortization period and will be paid in equal monthly installments of principal and interest of \$2736.00 each, commencing on January 1 of the year following the year in which construction of the Dockwall Repairs on the Property is complete and on each January 1 thereafter until paid in full. Interest on principal funds advanced during the period of construction of the Dockwall Repairs shall accrue and be added to

principal until the commencement of annual installments. The Costs, plus accrued interest, may be prepaid in whole or in part at any time without penalty.

2. Contractual Obligation. Owner hereby agrees that Owner has a contractual obligation to repay the Costs to the Board. Owner's commitment and obligation to repay the Board for the Costs shall constitute a covenant running with the Property. Such covenant shall be a lien against the Property, effective as of the date of this Agreement, with priority over all subsequent liens and encumbrances. The Board shall have the right to enforce this lien.

3. Security. To further secure Owner's obligation to repay the Board for the Costs, the Board may, at its option, levy assessments on the Property for any unpaid Costs in accordance with any current operating plan for Business Improvement District No. 2 ("BID-2"). To further evidence Owner's obligation to repay the Board for the Costs, if Owner ever converts the Property to a residential condominium, Owner shall pay the note balance in full or execute the real estate mortgage attached hereto as Schedule D (the "Mortgage") within ninety (90) days of the residential condominium conversion. The Board agrees to subordinate such Mortgage to any first mortgage lien on the Property securing a development loan for the Property, provided that the principal amount of such first mortgage shall not exceed 60% of the value of the Property. (The value of the Property for purposes of this paragraph may be determined, at Owner's sole option, in either of the following ways; either (a) the value of the Property may be deemed to be the assessed value of the Property for property tax purposes as of the date that the first mortgage is granted, or (b) the value of the Property may be deemed to be the appraised value of the Property determined, at Owner's sole cost, by an appraiser mutually acceptable to Owner and the Board.) Owner shall deliver such Mortgage to its attorney, who is instructed to record the Mortgage with the Register of Deeds of Milwaukee County if all or any portion of the Property is converted to residential condominiums. Owner agrees to provide written notice to the Board at least 90 days prior to the date on which all or any portion of the Property is converted to residential condominiums. The Board agrees to record a satisfaction of the Mortgage upon Owner's repayment of all outstanding Costs.

4. Other Costs. In addition to Owner's liability to the Board for the Costs, Owner shall be liable to the Board for any and all costs incurred by the Board in enforcing Owner's obligations hereunder, including, without limitation, all attorneys' fees and court costs, and such costs shall be collectible from Owner in the same manner that the Costs are collectible.

5. Applicable Law. This Agreement shall be interpreted and construed in accordance with the laws of the State of Wisconsin.

6. Notices. All notices to be given by one party to the other under this Agreement shall be in writing and given either by personal delivery or certified mail, postage prepaid, to the addresses set forth in this paragraph. A notice shall be deemed delivered either upon actual receipt or upon refusal by a party to accept delivery. Either party may change its address for purposes of receiving notice by delivering written notice thereof in accordance with the requirements of this paragraph.

To Property Owner:

Steve Chapin  
Demco Wisconsin 4, LLC  
c/o DeMattia Group  
45501 Helm Street  
Plymouth, MI 48170

With copies to:

Michael DeMichele  
WillowTree Development, LLC  
223 North Water Street  
Suite 250  
Milwaukee, WI 53202

and

Daniel Seibel  
Gutglass, Erickson, Bonville, Seibel & Falkner, S.C.  
735 North Water Street, Suite 1400  
Milwaukee, WI 53202

To the Board:

Nancy O'Keefe  
c/o Historic Third Ward  
219 North Milwaukee Street  
Milwaukee, WI 53202

7. Covenants. This Agreement and all rights of the Board and obligations of Owner hereunder shall be covenants running with the land, encumbering the Property throughout the term of the Agreement, and shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

8. Amendment and Severability. This Agreement may be amended only by a written instrument executed by both the Board and Owner. If any provision of this Agreement shall be held invalid or unenforceable, the remaining provisions shall be valid and in force to the fullest extent permitted by law.

BOARD OF BUSINESS IMPROVEMENT  
DISTRICT NO. 2

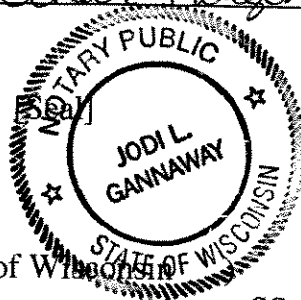
BY [Signature]  
Its Chair

DEMCO WISCONSIN 4, LLC  
By: DeMattia Group Wisconsin, LLC  
By: WT DeMichele, LLC, managing member  
By: WillowTree Properties, LLC, managing member

By: [Signature]  
Michael DeMichele, Manager

State of Wisconsin )  
                                  : SS  
Milwaukee County )

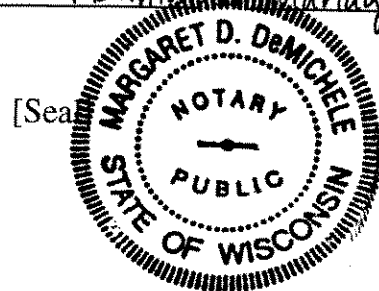
This instrument was acknowledged before me on June 29, 2004,  
by Einar Tangen of the Board of Business Improvement District No. 2.



Jodi L. Gannaway  
(Jodi L. Gannaway)  
Notary Public, State of Wisconsin  
My commission 01-21-07

State of Wisconsin )  
                                  : SS  
Milwaukee County )

This instrument was acknowledged before me on 6-23, 2004,  
by Michael DeMichele, Manager of Demco Wisconsin 4, LLC.

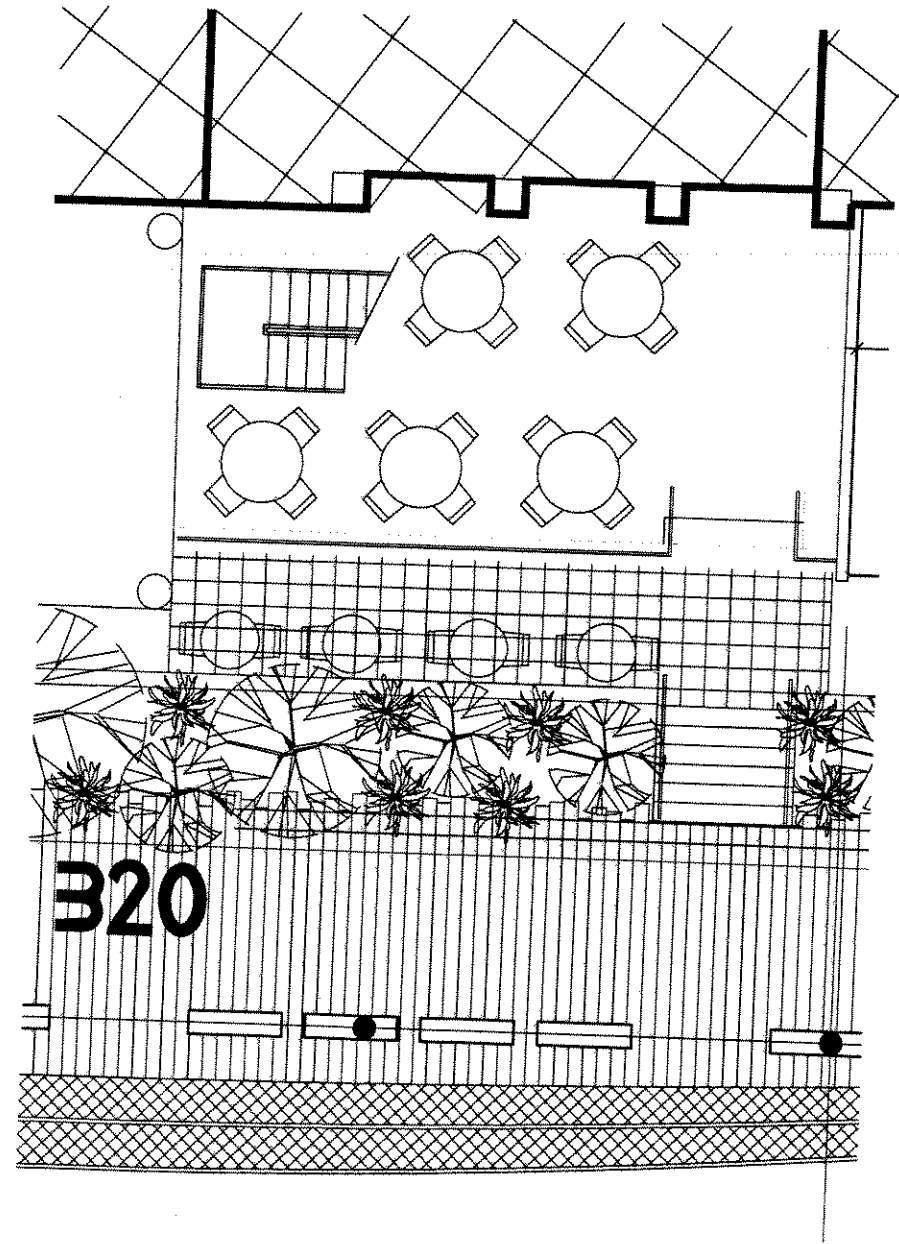


Margaret D. DeMichele  
(Margaret D. DeMichele)  
Notary Public, State of Wisconsin  
My commission expires 2-18-2007

**SCHEDULE A**

**Legal Description of the Property**

Address: 223 North Water Street, Milwaukee, Wisconsin  
Tax Key No: 392-0952-000-5



# THIRD WARD RIVERWALK

Segment 8 Plan  
EADP Project No. 99852

Engberg Anderson  Design Partnership, Inc.

Scale: 1/8" = 1'-0"  
March 31, 2004

**SCHEDULE C**

**Costs of Dockwall Repairs**

Exact amount to be set forth on exhibit.

**SCHEDULE D**  
**Form of Real Estate Mortgage**

See attached.



AGREEMENT REGARDING REPAYMENT OF  
RIVERWALK IMPROVEMENTS COSTS

THIS AGREEMENT is made this 20<sup>th</sup> day of March, 2003, by and between THE SADDLERY LLP (the "Owner") and the BOARD OF BUSINESS IMPROVEMENT DISTRICT NO. 2 (the "Board").

RECITALS

- A. Owner is the owner of certain real property located along the Milwaukee River in the City of Milwaukee, State of Wisconsin, as more particularly described on Schedule A attached hereto (the "Property").
- B. The parties desire that certain riverwalk improvements, as identified on Schedule B attached hereto (the "Riverwalk Improvements"), be constructed on a portion of the Property abutting the Milwaukee River on the west.
- C. On the date hereof, the Owner and the Board entered into a Riverwalk Easement and Project Agreement (the "Easement Agreement") pursuant to which the Owner granted to the Board an easement over portions of the Property for the purpose of constructing, maintaining and operating the Riverwalk Improvements thereon, and the Board agreed to construct, maintain and operate the Riverwalk Improvements and otherwise advance the development and operation of a riverwalk system.
- D. Pursuant to the terms of the Easement Agreement, Owner agreed to pay the Board an amount equal to \$60,000.00 toward costs incurred by the Board in constructing the Riverwalk Improvements and for Owner's pro rata share of the total operating costs for the riverwalk system periodically incurred by the Board. Accordingly, the parties desire to set forth herein the terms upon which Owner shall repay the Board for such costs.

AGREEMENTS

NOW, THEREFORE, Owner and the Board, in consideration of the premises and the mutual promises herein, mutually agree and covenant as follows:

1. Construction Costs. Owner shall pay the Board an amount equal to \$60,000.00 (the "Construction Costs") toward construction costs incurred or to be incurred by the Board in constructing the Riverwalk Improvements. Owner's obligation for the Construction Costs shall bear interest from the date hereof until paid at the rate of 6.8% per annum. Payments are calculated based on a 20-year

amortization period and will be paid in equal annual installments of principal and interest of \$5,496 each, commencing on January 1 following completion of the Riverwalk Improvements and on the first day of each year thereafter until paid in full. The Construction Costs, plus accrued interest, may be assessed against the Property pursuant to a formula set forth in the annual BID-2 operating plan adopted by the Board and the City of Milwaukee. The Construction Costs, plus accrued interest, may be prepaid in whole or in part at any time without penalty.

2. Operating Costs. Owner's pro rata share of the total operating costs to be incurred by the Board shall include that portion of all actual costs for maintenance, insurance, repair, replacement, modification, alteration and operation of the riverwalk system and any planting easement areas reasonably attributable by the Board to the Property (the "Operating Costs").

3. Assessment of Costs. Owner hereby agrees that all Construction Costs and Operating Costs (collectively, the "Costs") shall be assessed against the Property in accordance with any current operating plan for Business Improvement District No. 2 ("BID-2"). Upon assessment against the Property, such Costs shall become liens and be subject to interest and penalties in the same manner that other assessment liens are subject to interest and penalties. To the extent permitted by applicable law, such Costs shall remain assessments and liens against the Property, even if all or any portion of the Property is converted to property that is not subject to full assessment by BID-2.

4. Contractual Obligation. In addition to paragraph 3 above, Owner hereby agrees that Owner has a contractual obligation to repay the Costs to the Board. Owner's commitment and obligation to repay the Costs shall constitute a covenant running with the Property. Such covenant shall be a lien against the Property, effective as of the date of this Agreement, with priority over all subsequent liens and encumbrances. In the event that the Owner seeks to refinance the Property, BID-2 agrees to allow its lien to be secondary to any first position financing, so long as the first position financing does not exceed 80% of the property's appraised value at the time the loan is approved. If for any reason BID-2 assessments are not assessable against the Property, BID-2 shall have the right to enforce this lien.

5. Mortgage. To further evidence Owner's obligation to repay the Board for the Costs, Owner has agreed to deliver a real estate mortgage ("Mortgage") to BID-2 in the event that the Property is converted to a use not subject to a BID-2 Assessment. Owner agrees to provide written notice to the Board at least 90 days prior to the date on which all or any portion of the Property is converted to property not subject to full assessment by BID-2. In the event a Mortgage is received, the Board agrees to record a satisfaction of the Mortgage

upon Owner's repayment of all outstanding Costs. In the event that the Owner seeks to refinance the Property, BID-2 agrees to allow its mortgage to be secondary to any first position mortgage, so long as the first position mortgage does not exceed 80% of the property's appraised value at the time the loan is approved.

6. Other Costs. In addition to Owner's liability to the Board for the Costs, Owner shall be liable for any and all costs incurred by the Board in enforcing Owner's obligations, including, without limitation, all attorneys' fees and court costs, and such costs shall be collectible from Owner in the same manner that the Costs are collectible.

7. Applicable Law. This Agreement shall be interpreted and construed in accordance with the laws of the State of Wisconsin.

8. Notices. All notices to be given by one party to the other under this Agreement shall be in writing and given either by personal delivery or certified mail, postage prepaid, to the addresses set forth in this paragraph. A notice shall be deemed delivered either upon actual receipt or upon refusal by a party to accept delivery. Either party may change its address for purposes of receiving notice by delivering written notice thereof in accordance with the requirements of this paragraph.

To Property Owner:

The Saddlery LLP  
c/o Pieper Properties, Inc.  
231 East Buffalo Street  
Milwaukee, WI 53202

To the Board:

c/o Historic Third Ward  
Attn.: Ms. Nancy O'Keefe  
219 North Milwaukee Street  
Milwaukee, WI 53202

9. Covenants. This Agreement and all rights of the Board and obligations of Owner hereunder shall be covenants running with the land, encumbering the Property throughout the term of the Agreement, and shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

10. Amendment and Severability. This Agreement may be amended only by a written instrument executed by both the Board and Owner. If any provision of this Agreement shall be held invalid or unenforceable, the remaining provisions shall be valid and in force to the fullest extent permitted by law.

BOARD OF BUSINESS  
IMPROVEMENT DISTRICT NO. 2

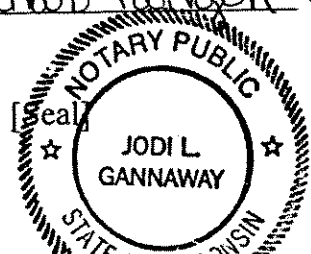
BY [Signature]  
Its [Signature]

THE SADDLERY LLP

BY Dennis Barthenheier Ann Pieper Eisenbrom  
Its Partner Partner

State of Wisconsin )  
                                  : SS  
Milwaukee County )

This instrument was acknowledged before me on May 29, 2003,  
by Einar Tangen of the Board of Business Improvement District No. 2.



Jodi L. Gannaway  
( Jodi L. Gannaway )  
Notary Public, State of Wisconsin  
My commission 01-21-07

State of Wisconsin )  
                                  : SS  
Milwaukee County )

This instrument was acknowledged before me on March 20, 2003,  
by Ann Pieper Eisenbrom as Partners of The Saddlery LLP.  
Dennis Barthenheier

[Seal]

Mary J. Waito  
( Mary J. Waito )  
Notary Public, State of Wisconsin  
My commission expires October 19, 2003

## SCHEDULE A

### Legal Description of the Property

The South 8 feet and 9/10 of an inch of Lot One (1) and all of Lots Two (2) and Three (3) in Block Thirty-two (32) in Plat of Milwaukee, being a part of Lot Two (2) in the Southeast One-quarter (1/4) of Fractional Section Twenty-nine (29), in Township Seven (7) North, Range Twenty-two (22) East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

Address: 233-243 North Water Street, Milwaukee, Wisconsin  
Tax Key No: 392-0950-000-4

## SCHEDULE B

### Description of Riverwalk Improvements

The Riverwalk Improvements described in the following drawings, plans and specifications on file at the office of the Board:

Engberg Anderson Design Partnership, Inc., Project No. 99852, dated \_\_\_\_\_, 2002.

Such plans indicate the construction of a riverwalk outside of the dockwall on the east bank of the Milwaukee River, from the south line of East Buffalo Street to the south property line for the Property, with a planting buffer on the west side of the edge of the property. In addition, the plans provide for the attachment of three publicly accessible (transient) boat-docks with an access/platform ramp, two attachments between the property and the Riverwalk and Moon Lights, which shall be substituted for harp lights, to light the Riverwalk. All of the referenced improvements have been submitted and approved as consistent with the BID's design for the Third Ward Riverwalk.

The parties acknowledge that there may be minor modifications to the plans referenced herein.

**SIXTH AMENDMENT TO RIVERWALK  
DEVELOPMENT AGREEMENT FOR BUSINESS  
IMPROVEMENT DISTRICT NO. 2**

THIS SIXTH AMENDMENT TO RIVERWALK DEVELOPMENT AGREEMENT is made the 8th day of Sept., 2004, by and between the City of Milwaukee ("City") and the Board of Business Improvement District No. 2 ("Board").

**RECITALS**

The City and the Board acknowledge the following:

A. The City and the Board entered into a Riverwalk Development Agreement for Business Improvement District No. 2 dated as of June 23, 1998 and subsequently amended same five times, including the execution of a Fifth Amendment to Riverwalk Development Agreement dated as of March 15, 2004 (the "Fifth Amendment"). (The initial Riverwalk Development Agreement and all amendments thereto are collectively referred to as the "Development Agreement." All capitalized terms used herein shall have the meaning ascribed to same in the Development Agreement, including the Fifth Amendment.)

B. The Fifth Amendment provides for the construction of a Connector Segment linking the Riverwalk System to the BID 15 Riverwalk System and allocates the costs for the Connector Segment among the City, the Board and the BID 15 Board.

C. The estimated cost of the Connector Segment set forth in the Fifth Amendment is lower than more recent estimates. Accordingly, it is necessary for the City, the Board and the BID 15 Board to reallocate the increased costs among themselves.

D. The City and the BID 15 Board will, simultaneously with the execution of this Sixth Amendment, enter into an amendment to the BID 15 Development Agreement consistent with and conforming to the terms of this Sixth Amendment.

E. The City has, via Resolution 040011, approved this Sixth Amendment and authorized the proper City officers to execute same on the City's behalf.

F. The Board has approved this Sixth Amendment and authorized Einar Tangen to execute same on its behalf.

#### AGREEMENTS

Now, therefore, in consideration of the Recitals and the mutual promises and undertakings hereinafter contained, the parties mutually agree and covenant as follows:

1. The total budget for the Connector Segment, including design, construction and all administrative expenses is \$660,000. This amount shall be funded as follows:
  - a. \$250,000 shall be provided by the City as a grant from funds made available to the City through a State of Wisconsin Stewardship Grant.
  - b. \$319,800 (78% of the remaining \$410,000) shall be provided by the City as an additional grant as part of the City Share set forth in the BID 15 Riverwalk Development Agreement.
  - c. \$45,100 (11% of \$410,000) shall be advanced by the City on behalf of and as a loan to the BID 15 Board.
  - d. \$45,100 (11% of \$410,000) shall be paid by BID 2. Such amount shall be paid in full within 15 days following completion of the Connector Segment upon written request from the City.
  - e. If the actual costs of construction of the Connector Segment (including permits but exclusive of inspection and design) exceed \$600,000, the Board shall pay such excess costs as and when required in subparagraph 1.d., above, provided that the work for the Connector Segment is bid out no later than June 30, 2004.
2. The City agrees to enter into an amendment to the BID 15 Development Agreement with the BID 15 Board pursuant to which the BID 15 Board agrees to fund its share of the cost of the Connector Segment as provided in paragraph 1, above.
3. All other terms and conditions of the Fifth Amendment not inconsistent with the terms of this Sixth Amendment shall remain in full force and effect.



In Witness Whereof, the City and the Board have executed this Sixth Amendment as of the day and year first above written.

IN THE PRESENCE OF:

CITY OF MILWAUKEE

Kimberly R. Montgomery

Don Barrett, Mayor

Kathleen H. Mollica

Ronald Honholt, City Clerk

COUNTERSIGNED:

[Signature]

[Signature] SPECIAL DEPUTY  
, Comptroller

IN THE PRESENCE OF:

BUSINESS IMPROVEMENT  
DISTRICT BOARD NO. 2

[Signature]

[Signature]

Approved as to content this  
8th day of Sept., 2004

[Signature]  
Deputy City Attorney

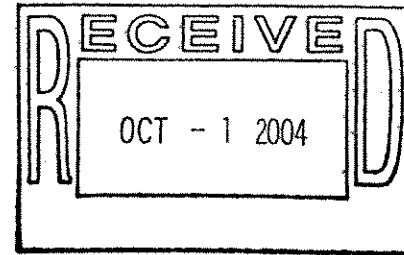
Approved as to form and execution  
this 8th day of Sept., 2004

[Signature]  
Deputy City Attorney



Department of City Development

Housing Authority  
Redevelopment Authority  
City Plan Commission  
Historic Preservation Commission



September 29, 2004

Ms. Nancy O'Keefe  
Board of Business Improvement District No. 2  
C/o Historic Third Ward  
219 North Milwaukee Street  
Milwaukee, WI 53202

Dear Ms. O'Keefe:

Enclosed is a fully executed original of Amendment No. 6 to Contract No. 98-081 (CM), dated September 8, 2004, between the City of Milwaukee and the Board of Business Improvement District No. 2 for the Riverwalk Development Agreement.

This is for your file and record.

Sincerely,

Martha L. Brown  
Deputy Commissioner

Enclosure

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Business Improvement District No. 2 / Historic Third Ward Association Combined 2006 Budget

| Expenses                       | HTWA              | BID Budget          | General BID       | Streetscapes      | RW Maintenance   | ARB              | MSPS              | WSPS              |
|--------------------------------|-------------------|---------------------|-------------------|-------------------|------------------|------------------|-------------------|-------------------|
| Payroll                        | \$ 143,097        | \$ 145,467          | \$ 13,046         | \$ 62,932         | \$ 29,968        | \$ 4,349         | \$ 17,386         | \$ 17,586         |
| General Administration         | \$ 5,000          | \$ 15,000           | \$ 4,000          | \$ -              | \$ 1,000         | \$ 2,000         | \$ 4,000          | \$ 4,000          |
| General Liability              | \$ 8,000          | \$ 26,000           | \$ 26,000         | \$ -              | \$ -             | \$ -             | \$ -              | \$ -              |
| Consulting                     | \$ 1,000          | \$ 10,000           | \$ 10,000         | \$ -              | \$ -             | \$ 13,500        | \$ -              | \$ -              |
| ARB Coordinator                | \$ -              | \$ 13,500           | \$ -              | \$ -              | \$ -             | \$ -             | \$ -              | \$ -              |
| Accounting                     | \$ 7,550          | \$ 11,550           | \$ 11,550         | \$ -              | \$ -             | \$ -             | \$ -              | \$ 500            |
| Legal Fees                     | \$ -              | \$ 10,500           | \$ 10,000         | \$ -              | \$ -             | \$ -             | \$ -              | \$ -              |
| Rent                           | \$ 27,000         | \$ -                | \$ -              | \$ -              | \$ -             | \$ -             | \$ -              | \$ -              |
| Cash Management                | \$ -              | \$ 140,000          | \$ -              | \$ -              | \$ -             | \$ -             | \$ 73,000         | \$ 67,000         |
| Adm Fee & Contribution to HTWA | \$ -              | \$ 244,147          | \$ 124,147        | \$ -              | \$ -             | \$ -             | \$ 60,000         | \$ 60,000         |
| Telephone & Web Hosting        | \$ 4,300          | \$ 3,200            | \$ -              | \$ -              | \$ -             | \$ -             | \$ 1,600          | \$ 1,600          |
| Office Supplies                | \$ 5,000          | \$ -                | \$ -              | \$ -              | \$ -             | \$ -             | \$ -              | \$ -              |
| Photocopies & Supplies         | \$ 1,900          | \$ -                | \$ -              | \$ -              | \$ -             | \$ -             | \$ -              | \$ -              |
| Printing & Stationary          | \$ 6,000          | \$ -                | \$ -              | \$ -              | \$ -             | \$ -             | \$ -              | \$ -              |
| Postage                        | \$ 4,000          | \$ -                | \$ -              | \$ -              | \$ -             | \$ -             | \$ -              | \$ -              |
| Education & Seminars           | \$ 1,300          | \$ -                | \$ -              | \$ -              | \$ -             | \$ -             | \$ -              | \$ -              |
| Dues & Subscriptions           | \$ 2,000          | \$ -                | \$ -              | \$ -              | \$ -             | \$ -             | \$ -              | \$ -              |
| Licenses & Permits             | \$ -              | \$ 600              | \$ -              | \$ -              | \$ -             | \$ -             | \$ -              | \$ 300            |
| Travel                         | \$ 500            | \$ -                | \$ -              | \$ -              | \$ -             | \$ -             | \$ -              | \$ -              |
| Utilities                      | \$ -              | \$ 69,400           | \$ -              | \$ 4,400          | \$ -             | \$ -             | \$ 31,000         | \$ 26,000         |
| Major Maintenance              | \$ -              | \$ 88,000           | \$ -              | \$ 29,700         | \$ 8,000         | \$ -             | \$ 25,000         | \$ 9,500          |
| Maintenance & Supplies         | \$ -              | \$ 49,500           | \$ -              | \$ 15,000         | \$ 2,500         | \$ -             | \$ 15,000         | \$ 17,000         |
| Programs                       | \$ 38,450         | \$ 5,200            | \$ -              | \$ -              | \$ -             | \$ -             | \$ 2,600          | \$ 2,600          |
| Security                       | \$ -              | \$ -                | \$ -              | \$ -              | \$ -             | \$ -             | \$ -              | \$ -              |
| Hanging Flower Baskets         | \$ 12,000         | \$ -                | \$ -              | \$ -              | \$ -             | \$ -             | \$ -              | \$ -              |
| Graffiti                       | \$ 1,500          | \$ -                | \$ -              | \$ -              | \$ -             | \$ -             | \$ -              | \$ -              |
| Meals & Entertainment          | \$ 6,000          | \$ 2,026            | \$ -              | \$ -              | \$ -             | \$ 2,026         | \$ -              | \$ -              |
| Banner Program                 | \$ 5,000          | \$ -                | \$ -              | \$ -              | \$ -             | \$ -             | \$ 2,500          | \$ 2,500          |
| Trolley Program                | \$ 5,000          | \$ 158,000          | \$ -              | \$ -              | \$ -             | \$ -             | \$ 76,000         | \$ 82,000         |
| Real Estate Taxes              | \$ 10,500         | \$ 24,000           | \$ -              | \$ -              | \$ -             | \$ -             | \$ -              | \$ 24,000         |
| Regulski Mortgage              | \$ -              | \$ 41,195           | \$ -              | \$ -              | \$ -             | \$ -             | \$ -              | \$ 20,195         |
| Sales & Use Taxes              | \$ -              | \$ 83,731           | \$ 83,731         | \$ -              | \$ -             | \$ -             | \$ -              | \$ -              |
| Riverwalk Loans                | \$ -              | \$ -                | \$ -              | \$ -              | \$ -             | \$ -             | \$ -              | \$ -              |
| Reserves/Contingency           | \$ -              | \$ 230,000          | \$ -              | \$ -              | \$ -             | \$ -             | \$ -              | \$ 230,000        |
| WSPS Bond Expenses             | \$ -              | \$ -                | \$ -              | \$ -              | \$ -             | \$ -             | \$ -              | \$ -              |
| <b>Total</b>                   | <b>\$ 296,097</b> | <b>\$ 1,376,016</b> | <b>\$ 282,474</b> | <b>\$ 112,032</b> | <b>\$ 65,268</b> | <b>\$ 21,875</b> | <b>\$ 329,566</b> | <b>\$ 564,781</b> |

| Revenues                           | HTWA              | BID Budget          | General BID       | Streetscapes | RW Maintenance   | ARB         | MSPS              | WSPS              |
|------------------------------------|-------------------|---------------------|-------------------|--------------|------------------|-------------|-------------------|-------------------|
| BID Assessments                    | \$ -              | \$ 365,766          | \$ 365,766        | \$ -         | \$ -             | \$ -        | \$ -              | \$ -              |
| BID Assessments-Riverwalk          | \$ -              | \$ 83,580           | \$ 47,112         | \$ -         | \$ 36,468        | \$ -        | \$ -              | \$ -              |
| Spec. Assessments                  | \$ -              | \$ 8,750            | \$ 8,750          | \$ -         | \$ -             | \$ -        | \$ -              | \$ -              |
| Spec. Assessments-Construction     | \$ -              | \$ 21,768           | \$ 21,768         | \$ -         | \$ -             | \$ -        | \$ -              | \$ -              |
| Spec. Assessments-Dockwalls        | \$ -              | \$ 39,788           | \$ 39,788         | \$ -         | \$ -             | \$ -        | \$ -              | \$ -              |
| Spec. Assess-Riverwalk Maint.      | \$ -              | \$ 10,800           | \$ -              | \$ -         | \$ 10,800        | \$ -        | \$ -              | \$ -              |
| City Contribution-Connector Maint. | \$ -              | \$ 18,000           | \$ -              | \$ -         | \$ 18,000        | \$ -        | \$ -              | \$ -              |
| Parking Revenues                   | \$ -              | \$ 755,000          | \$ -              | \$ -         | \$ -             | \$ -        | \$ 375,000        | \$ 380,000        |
| Rent Revenues                      | \$ -              | \$ 69,264           | \$ -              | \$ -         | \$ -             | \$ -        | \$ 54,696         | \$ 14,568         |
| BID Contribution                   | \$ 124,147        | \$ 3,300            | \$ 1,500          | \$ -         | \$ 300           | \$ -        | \$ 1,500          | \$ -              |
| Interest                           | \$ 150            | \$ -                | \$ -              | \$ -         | \$ -             | \$ -        | \$ -              | \$ -              |
| HTWA Membership                    | \$ 24,000         | \$ -                | \$ -              | \$ -         | \$ -             | \$ -        | \$ -              | \$ -              |
| Gallery Night Production Fee       | \$ 8,800          | \$ -                | \$ -              | \$ -         | \$ -             | \$ -        | \$ -              | \$ -              |
| City Contribution                  | \$ 18,000         | \$ -                | \$ -              | \$ -         | \$ -             | \$ -        | \$ -              | \$ -              |
| BID Admin Fee                      | \$ 120,000        | \$ -                | \$ -              | \$ -         | \$ -             | \$ -        | \$ -              | \$ -              |
| <b>Total</b>                       | <b>\$ 296,097</b> | <b>\$ 1,376,016</b> | <b>\$ 484,684</b> | <b>\$ -</b>  | <b>\$ 65,568</b> | <b>\$ -</b> | <b>\$ 431,196</b> | <b>\$ 394,568</b> |