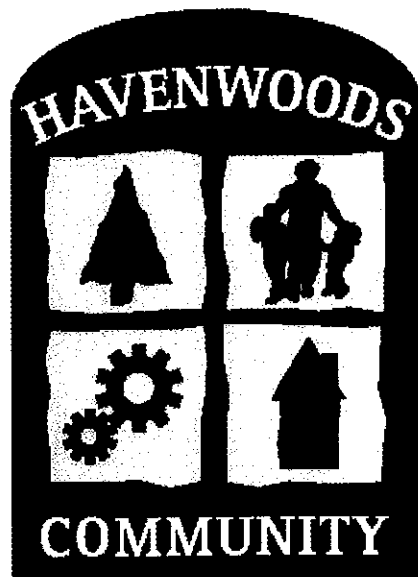


BUSINESS IMPROVEMENT DISTRICT NO. 31

Havenwoods

PROPOSED OPERATING PLAN

2010



I. INTRODUCTION

A. Background

In 1984, the Wisconsin legislature created 66.1109 (formerly S. 66.608) of the Statutes (see Appendix A) enabling cities to establish Business Improvement Districts (BIDs). The purpose of the law is "to allow businesses within those districts to develop, to manage and promote the districts and to establish an assessment method to fund these activities." (1983 Wisconsin Act 184, Section 1, legislative declaration.)

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

B. Physical Setting

The physical setting of the BID District being proposed consists of industrial and retail businesses.

II. DISTRICT BOUNDARIES

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

The boundaries were drawn with the intent of including industrial and retail businesses while excluding the optimum amount of residential properties. The boundaries go from W. Silver Spring Drive to W. Good Hope Road. The boundaries east and west vary throughout the district. The most easterly boundary is N. 52nd St. and the most westerly boundary is N. 77th St. Please refer to the attached map for exact boundaries

III. PROPOSED OPERATING PLAN

A. Plan Objectives

The objective of the BID is to market the industrial and the retail corridor to attract more businesses to the Havenwoods Neighborhood. Additional objectives include neighborhood revitalization, community organizing, and increased safety.

Currently the Havenwoods neighborhood is home to over 200 acres of vacant industrially zoned land that needs to be developed. The anticipated result of forming this BID and improving the business corridors will be the creation of family supporting jobs and increase tax revenue for the City of Milwaukee.

Additional objectives include:

- Providing economic development support to the district.
- Developing real estate marketing strategies
- Providing advocacy at City, State and Federal levels.
- Seek additional funding mechanisms for activities outlined below.

B. Proposed Activities

These proposed activities will result in enhanced neighborhood image and safety, increased investment and increased property values.

Principle activities to be engaged in by the district in 2009 will include:

- a. Market the "Havenwoods Industrial Park" to developers, realtors and various investors for the potential for new industry.
- b. Promote Façade Grant program for Havenwoods commercial building owners.
- c. Serve as Liaison between city service providers such as DNS, Milwaukee Police and DPW.
- d. Liaison with owner of private and public property to encourage quality maintenance of said property.
- e. Liaison with economic development programs from public and private institutions.
- f. Graffiti Abatement Program
- g. Promote Homeownership
- h. Participate in the Healthy Neighborhoods Initiative
- i. Acquisition of key properties in need of development.
- j. Refurbishing of Railroad Bridges

C. Proposed Expenditures

Proposed Budget

The Board has established priorities for expenditures based on objectives of the BID. Grants may be awarded to the partnering organization (Havenwoods Economic Development Corporation) to implement the plan to achieve the BID's objectives.

A) Proposed Budget

Revenues

Carry Over from 2009 (projected estimate) \$ 120,000.00

BID Assessment \$ 170,000.00

\$ 290,000.00

Total Revenue

Expenses

General Operating \$ 90,000.00

Railroad bridge Painting \$ 60,000.00

Annual audit \$ 2,000.00

D&O Insurance \$ 1,400.00

Liability Insurance \$ 1,500.00

Façade grant Program \$ 20,000.00

Maintenance Costs for W. Silver spring Drive \$ 10,000.00

Maintenance Costs fo N. 76th St. \$ 5,000.00

Contingency Fund for Operations and Development \$ 60,000.00

Total Expenses \$ 249,900.00

D. Financing Method

It is proposed to raise 175,000.00 through BID assessments (see Appendix D). Block Grant funding of \$51,000 and 25,000.00 from private foundations assist in financing the activities of the BID. The BID Board shall have the authority and responsibility to prioritize expenditures and to revise the budget as necessary to match the funds actually available.

E. Organization of BID Board

Upon creation of the BID, the Mayor will appoint members to the district board ("board"). The board's primary responsibility will be implementation of this Operating Plan. This will require the board to negotiate with providers of services and materials to carry out the Plan; to enter into various contracts; to monitor development activity; to periodically revise the

Operating Plan; to ensure district compliance with the provisions of applicable statutes and regulations; and to make reimbursements for any overpayments of BID assessments.

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

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

1. Board Size - Seven
2. Composition - At least three members shall be owners or occupants of property within the district. Any non-owner or non-occupant appointed to the board shall be a resident of the City of Milwaukee. The board shall elect its Chairperson from among its members.
3. Term - Appointments to the board shall be for a period of three years except that initially two members shall be appointed for a period of three years, two members shall be appointed for a period of two years, and one member shall be appointed for a period of one year.
4. Compensation - None
5. Meetings - All meetings of the board shall be governed by the Wisconsin Open Meetings Law.
6. Record Keeping - Files and records of the board's affairs shall be kept pursuant to public record requirements.
7. Staffing - The board may employ staff and/or contract for staffing services pursuant to this Plan and subsequent modifications thereof.
8. Meetings - The board shall meet regularly, at least twice each year. The board shall adopt rules of order ("by laws") to govern the conduct of its meetings.

F. Relationship to the Havenwoods of local business association.

The BID shall be a separate entity from the Havenwoods Economic Development Corporation, notwithstanding the fact that members, officers and directors of each may be shared. HEDC shall

remain a private organization, not subject to the open meeting law, and not subject to the public record law except for its records generated in connection with the BID board. The Association may, and it is intended, shall, contract with the BID to provide services to the BID, in accordance with this Plan.

IV. METHOD OF ASSESMENT

A. Assessment Rate and Method

This describes the assessment method most commonly used by Milwaukee BIDs. Other methods are possible. DCD staff can assist in developing other methods to fit the proposed BID's circumstances.

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

However, maintaining an equitable relationship between the BID assessment and the expected benefits requires an adjustment to the basic assessment method. To prevent the disproportional assessment of a small number of high value properties, a maximum assessment of \$7,000 for retail parcel and a maximum assessment of \$5,000 per industrial parcel will be applied. A minimum of \$400.00 will be required of retail parcels and \$300.00 for industrial parcels.

These amounts translate to \$1.00 per \$1,000 in assessed value for industrial parcels and \$1.20 per \$1,000 in assess value for retail parcels.

As of January 1, 2010, the property in the proposed district had a total assessed value of over .179,902,600.00.

This plan proposed to assess the property in the district at a rate of .12% of assessed value for retail property and a rate of .10% for industrial property, subject to the maximum assessment, for the purposes of the BID.

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

B. Excluded and Exempt Property

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

1. State Statute 66.1109(1) (f) 1m: The district will contain property used exclusively for manufacturing purposes, as well as properties used in part for manufacturing. These properties will be assessed according to the method set forth in this plan because it is assumed that they will benefit from development in the district.
2. State Statute 66.1109(5) (a): Property known to be used exclusively for residential purposes will not be assessed; such properties will be identified as BID Exempt Properties in Appendix D, as revised each year.
3. In accordance with the interpretation of the City Attorney regarding State Statute 66.1109(1) (b), property exempt from general real estate taxes has been excluded from the district. Privately owned tax-exempt property adjoining the district and which is expected to benefit from district activities may be asked to make a financial contribution to the district on a voluntary basis.

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

A. City Plans

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

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

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

B. City Role in District Operation

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

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

VI. PLAN APPROVAL PROCESS

A. Public Review Process

The Wisconsin Business Improvement district law establishes a specific process for reviewing and approving proposed districts. Pursuant to the statutory requirements, the following process will be followed:

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

B. Petition against Creation of the BID

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

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

Owners of property to be assessed under the proposed initial Operating Plan having an assessed valuation equal to more than 40% of the assessed valuation of all property to be assessed under the proposed Operating Plan.

VII. FUTURE YEAR OPERATING PLANS

A. Phased Development

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

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

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

B. Amendment, Severability and Expansion

This BID has been created under authority of Section 66.1109 of the Statutes of the State of Wisconsin. Should any court find any portion of this Statute invalid or unconstitutional its decision will not invalidate or terminate the BID and this BID Plan shall be amended to conform to the law without need of reestablishment.

Should the legislature amend the Statute to narrow or broaden the process of a BID so as to exclude or include as assessable properties a certain class or classes of properties, then this BID Plan may be amended by the Common Council of the City of Milwaukee as and when it conducts its annual Operating Plan approval and without necessity to undertake any other act. This is specifically authorized under Section 66.1109(3) (b).

APPENDICES

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

BID	Taxkey	Property Address	Owner Zip	Property Class	Land	Improvement	
31	1060052000	7120 W GOOD HOPE	53092	Local Commercial	\$74,900	\$297,100	\$31
31	1060081000	7100 W GOOD HOPE	53223	Local Commercial	\$205,300	\$482,700	\$61
31	1060082000	7030 W GOOD HOPE	53223	Local Commercial	\$466,300	\$0	\$46
31	1060091000	7200 W GOOD HOPE	53046	Local Commercial	\$115,000	\$242,000	\$31
31	1060101000	7240 W GOOD HOPE	53209	Local Commercial	\$74,900	\$210,100	\$21
31	1069992121	7110 W GOOD HOPE	53223	Local Commercial	\$52,500	\$97,400	\$14
31	1069993211	7020 W GOOD HOPE	53223	Local Commercial	\$48,800	\$50,100	\$9
31	1069995211	6922 W GOOD HOPE	53218	Local Commercial	\$78,200	\$132,000	\$21
31	1180271000	6863 N 76TH	30350	Local Commercial	\$105,100	\$34,900	\$14
31	1180272000	6835 N 76TH	97228	Local Commercial	\$101,900	\$367,100	\$46
31	1189991200	7125 N 76TH	53150	Local Commercial	\$72,500	\$81,500	\$11
31	1189992200	7111 N 76TH	53223	Local Commercial	\$63,000	\$213,000	\$21
31	1190021000	6900 N 76TH	53217	Local Commercial	\$138,400	\$120,600	\$21
31	1190031000	6920 N 76TH	53119	Local Commercial	\$115,800	\$478,200	\$51
31	1190032000	6930 N 76TH	53223	Local Commercial	\$117,400	\$366,600	\$41
31	1190041000	7000 N 76TH	53051	Local Commercial	\$213,600	\$0	\$21
31	1190042000	7000 N 76TH	60603	Local Commercial	\$101,800	\$23,200	\$11
31	1190052000	7455 W GOOD HOPE	30339	Local Commercial	\$214,600	\$603,400	\$81
31	1199988100	6940 N 76TH	53051	Local Commercial	\$147,000	\$80,000	\$21
31	1199990120	7016 N 76TH	53217	Local Commercial	\$105,300	\$212,700	\$31
31	1199997110	7003 W GOOD HOPE	53122	Local Commercial	\$85,800	\$0	\$1
31	1400272000	6418 W MILL	53005	Local Commercial	\$42,000	\$0	\$
31	1409998100	6324 W MILL	53223	Local Commercial	\$11,000	\$0	\$
31	1410001112	6404 N 76TH	53051	Local Commercial	\$99,000	\$671,000	\$71
31	1530369100	6309 N 76TH	53151	Local Commercial	\$88,900	\$192,600	\$21
31	1530370100	6267 N 76TH	53225	Local Commercial	\$55,900	\$230,100	\$21
31	1539983110	6001 N 77TH	53218	Local Commercial	\$19,200	\$213,800	\$21

31	1539984100	7740 W FLORIST	53218	Local Commercial	\$38,400	\$151,600	\$19
31	1539986110	7626 W FLORIST	53224	Local Commercial	\$24,500	\$455,500	\$48
31	1539988111	6005 N 76TH	53218	Local Commercial	\$33,600	\$128,400	\$16
31	1540011111	6122 N 76TH	53216	Local Commercial	\$49,000	\$242,200	\$29
31	1540022100	7400 W DOUGLAS	60641	Local Commercial	\$64,100	\$618,900	\$68
31	1540051000	6900 W FLORIST	53210	Local Commercial	\$250,900	\$0	\$25
31	1540052000	7200 W FLORIST	53210	Local Commercial	\$156,800	\$0	\$16
31	1540053000	6150 N 73RD	53210	Local Commercial	\$26,300	\$0	\$3
31	1549979100	7000 W DOUGLAS	53225	Local Commercial	\$105,500	\$0	\$11
31	1549981110	6300 N 76TH	53224	Local Commercial	\$150,000	\$395,000	\$55
31	1549982100	7415 W MILL	53218	Local Commercial	\$78,500	\$241,500	\$32
31	1549984200	7427 W MILL	53218	Local Commercial	\$42,000	\$128,000	\$13
31	1549986110	6270 N 76TH	53219	Local Commercial	\$74,500	\$147,500	\$23
31	1549987111	6260 N 76TH	53218	Local Commercial	\$109,500	\$355,500	\$46
31	1549991111	7201 W MILL	60603	Local Commercial	\$321,000	\$19,500	\$33
31	1549996100	6815 W MILL	53218	Local Commercial	\$311,000	\$0	\$32
31	1550402000	6215 W DOUGLAS	53218	Local Commercial	\$127,700	\$238,100	\$31
31	1550431100	6180 N 64TH	53225	Local Commercial	\$34,200	\$132,800	\$16
31	1550442000	6301 W DOUGLAS	53218	Local Commercial	\$46,600	\$591,400	\$63
31	1550452110	6210 W DOUGLAS	53218	Local Commercial	\$83,200	\$308,800	\$39
31	1559985300	6239 N 60TH	53218	Local Commercial	\$86,500	\$0	\$9
31	1559987110	6242 N 64TH	53218	Local Commercial	\$139,300	\$267,700	\$40
31	1559999111	6301 W MILL	53076	Local Commercial	\$527,000	\$251,000	\$73
31	1560012100	5920 W BENDER	53589	Local Commercial	\$70,500	\$335,500	\$41
31	1560021100	6140 N 60TH	53051	Local Commercial	\$54,000	\$156,000	\$22
31	1560041000	5225 W MILL	53103	Local Commercial	\$11,800	\$78,800	\$9
31	1560042000	5214 W WOOLWORTH	53225	Local Commercial	\$10,400	\$50,600	\$6
31	1560043000	5235 W MILL	53103	Commercial	\$11,700	\$0	\$1

31	1569964120	5515 W MILL	53218	Local Commercial	\$17,500	\$6,000	\$:
31	1569973120	5629 W WOOLWORTH	53223	Local Commercial	\$23,600	\$296,400	\$3:
31	1569989110	5302 W WOOLWORTH	89134	Local Commercial	\$17,000	\$142,000	\$1:
31	1569991125	5320 W WOOLWORTH	53225	Local Commercial	\$15,400	\$161,600	\$1:
31	1569996116	5714 W FLORIST	53217	Local Commercial	\$17,600	\$130,800	\$1:
31	1569996122	5800 W DOUGLAS	53051	Local Commercial	\$50,900	\$531,100	\$5:
31	1569996132	5711 W DOUGLAS	53218	Local Commercial	\$31,400	\$322,600	\$3:
31	1569996138	5635 W DOUGLAS	53066	Local Commercial	\$67,100	\$322,900	\$3:
31	1569996143	6000 N 60TH	38139	Local Commercial	\$39,300	\$496,700	\$5:
31	1569996163	5600 W DOUGLAS	53218	Local Commercial	\$109,400	\$528,600	\$6:
31	1730301000	5901 N 55TH	53218	Local Commercial	\$21,000	\$8,200	\$:
31	1730321111	5873 N 55TH	53218	Local Commercial	\$378,500	\$562,000	\$9:
31	1730322000	5889 N 55TH	80155	Local Commercial	\$40,800	\$3,000	\$:
31	1730332000	5933 N 55TH	53218	Local Commercial	\$37,500	\$485,500	\$5:
31	1740769000	6432 W SILVER SPRING	53132	Local Commercial	\$10,500	\$86,100	\$:
31	1740770000	6414 W SILVER SPRING	53132	Local Commercial	\$22,100	\$136,900	\$1:
31	1749995100	6204 W SILVER SPRING	53223	Local Commercial	\$38,700	\$283,300	\$3:
31	1749996110	6220 W SILVER SPRING	53051	Local Commercial	\$29,500	\$183,500	\$2:
31	1750201110	7525 W FLORIST	53012	Local Commercial	\$63,200	\$162,800	\$2:
31	1750205100	5950 N 76TH	53217	Local Commercial	\$28,800	\$218,600	\$2:
31	1750207110	5902 N 76TH	53221	Local Commercial	\$122,400	\$1,304,600	\$1,4:
31	1760365111	7605 W FLORIST 5803 W SILVER	53223	Local Commercial	\$79,700	\$255,300	\$3:
31	1901701100	SPRING	60062	Local Commercial	\$285,100	\$1,557,900	\$1,8:
31	1559984111	6401 W. Mill Road		Local Mercantile			\$:
31	1760082110	5653 N. 76th St.		Local Mercantile			1:
31	1760079110	5665 N. 76th St.		Local Mercantile			\$2:
31	1760301110	5925 N. 76th St.		Local Mercantile			\$:
31	1530432000	6030 N. 77th St.		Local Mercantile			\$6:

31	1530431000	6060 N. 77th St.		Local				40
				Mercantile				
				Local				
31	1549983100	6366 N. 76th St.		Mercantile				\$71
				Local				\$
31	1400253000	6471 N. Industrial		Mercantile				496,300.0
				Local				\$
31	1400271000	6433 N. Industrial		Mercantile				95,300.00
				Local				\$
31	1409989212	6480 N. Industrial Road		Mercantile				294,000.0
				Local				\$
31	1400311000	6300 W. Mill Raod		Mercantile				4,164,000
				Local				\$
31	1400211000	6580 N. Industrial		Mercantile				596,000.0
31	1199991211	7050 N 76TH	53223	Manufacturing	\$525,100	\$1,273,100		\$1,79
31	1209997111	6321 W GOOD HOPE	53201	Manufacturing	\$2,723,100	\$9,216,800		\$11,99
31	1409985123	6565 N 60TH	53223	Manufacturing	\$598,900	\$1,204,300		\$1,80
31	1539998100	6103 N 76TH	53218	Manufacturing	\$141,900	\$595,300		\$71
31	1549994110	6937 W MILL	53218	Manufacturing	\$204,700	\$1,749,500		\$1,90
31	1549995110	6925 W MILL	53218	Manufacturing	\$138,500	\$351,300		\$40
31	1550404000	6143 N 60TH	53218	Manufacturing	\$108,000	\$1,543,200		\$1,60
31	1550441000	6333 W DOUGLAS	53218	Manufacturing	\$82,500	\$730,700		\$81
31	1550461000	6200 N 64TH	53092	Manufacturing	\$64,500	\$459,200		\$50
31	1550462000	6300 W DOUGLAS	53218	Manufacturing	\$107,600	\$487,100		\$50
31	1559983200	6161 N 64TH	60601	Manufacturing	\$786,400	\$3,625,600		\$4,41
31	1559984411	6305 N 64TH	53218	Manufacturing	\$106,200	\$766,800		\$81
31	1559989134	6060 W DOUGLAS	53218	Manufacturing	\$120,900	\$1,472,400		\$1,50
31	1559989135	6120 W DOUGLAS	53218	Manufacturing	\$235,900	\$866,000		\$1,10
31	1560002110	5901 W BENDER	53218	Manufacturing	\$44,000	\$557,500		\$60
31	1560003100	5801 W BENDER	53218	Manufacturing	\$56,800	\$598,500		\$60
31	1560006100	5709 W BENDER	53076	Manufacturing	\$201,800	\$2,787,000		\$2,90
31	1560007100	5720 W BENDER	53072	Manufacturing	\$186,300	\$28,900		\$21
31	1560022100	6160 N 60TH	53218	Manufacturing	\$22,400	\$279,500		\$30
31	1560024111	6192 N 60TH	53218	Manufacturing	\$68,600	\$39,700		\$10
31	1560031000	5737 W MILL	53218	Manufacturing	\$216,800	\$1,350,100		\$1,50
31	1569964115	5501 W MILL	60173	Manufacturing	\$78,000	\$766,400		\$80
31	1569993110	5407 W MILL	60173	Manufacturing	\$39,900	\$10,500		\$0
31	1569994121	5409 W WOOLWORTH	53207	Manufacturing	\$37,300	\$462,200		\$40
31	1569996114	5724 W FLORIST	53218	Manufacturing	\$14,800	\$168,600		\$10
31	1569996117	5600 W FLORIST	53218	Manufacturing	\$77,600	\$390,200		\$40
31	1569996124	5700 W DOUGLAS	53218	Manufacturing	\$58,600	\$389,900		\$40
31	1569996126	5730 W DOUGLAS	53218	Manufacturing	\$31,700	\$419,400		\$40
31	1569996133	5632 W FLORIST	53218	Manufacturing	\$95,200	\$0		\$0
31	1569996135	5607 W DOUGLAS	53218	Manufacturing	\$84,500	\$563,700		\$60
31	1569996145	5734 W FLORIST	53095	Manufacturing	\$9,300	\$163,400		\$10
31	1569996148	5529 W DOUGLAS	53218	Manufacturing	\$94,200	\$0		\$0
31	1569996149	5500 W FLORIST	53218	Manufacturing	\$71,500	\$892,000		\$90
31	1569996157	5500 W DOUGLAS	53218	Manufacturing	\$58,300	\$610,900		\$60
31	1569997100	6360 N 60TH	53218	Manufacturing	\$188,500	\$1,285,700		\$1,40
31	1730331000	5515 W FLORIST	53218	Manufacturing	\$37,000	\$429,500		\$40
31	1739993111	5840 N 60TH	53218	Manufacturing	\$323,000	\$545,600		\$80
31	1739994110	5880 N 60TH	53224	Manufacturing	\$154,200	\$797,900		\$90

31	1739994124	5915 N 55TH	53218	Manufacturing	\$17,000	\$212,300	\$21
31	1400212000	6565 N. Industrial		Manufacturing			\$ 1,041,800
31	1400281000	6600 N. Industrial Road		Manufacturing			\$ 2,670,800
31	1410752000	6750 N. Industrial		Manufacturing Special			\$ 529,000.00
31	1060001000	7500 W GOOD HOPE	55406	Mercantile Special	\$250,100	\$809,200	\$1,059,300
31	1060013000	7420 W GOOD HOPE	53208	Mercantile Special	\$97,700	\$314,300	\$412,000
31	1060111000	7334 W GOOD HOPE	53223	Mercantile Special	\$230,100	\$529,900	\$759,900
31	1060112000	7330 W GOOD HOPE	53005	Mercantile Special	\$154,600	\$616,200	\$770,800
31	1069991116	7320 W GOOD HOPE	53223	Mercantile Special	\$167,400	\$426,500	\$593,900
31	1069994211	7000 W GOOD HOPE	53045	Mercantile Special	\$131,600	\$718,400	\$850,000
31	1070233000	7630 W GOOD HOPE	53223	Mercantile Special	\$142,300	\$448,700	\$591,000
31	1079994210	7600 W GOOD HOPE	53223	Mercantile Special	\$220,500	\$399,000	\$619,500
31	1180273000	6829 N 76TH	53005	Mercantile Special	\$217,600	\$669,800	\$887,400
31	1189994223	7141 N 76TH	53209	Mercantile Special	\$855,200	\$2,662,800	\$3,518,000
31	1190004000	7519 W GOOD HOPE	53217	Mercantile Special	\$214,000	\$320,000	\$534,000
31	1190011000	7515 W GOOD HOPE	53092	Mercantile Special	\$274,000	\$910,000	\$1,184,000
31	1190012000	7140 N 76TH	53051	Mercantile Special	\$127,900	\$167,100	\$295,000
31	1190013000	7130 N 76TH	10022	Mercantile Special	\$309,100	\$851,900	\$1,161,000
31	1190051000	7401 W GOOD HOPE	30348	Mercantile Special	\$2,148,000	\$6,401,000	\$8,549,000
31	1190053000	7335 W GOOD HOPE	53213	Mercantile Special	\$225,000	\$1,275,000	\$1,500,000
31	1209996110	6701 W GOOD HOPE	60018	Mercantile Special	\$570,500	\$3,900,500	\$4,471,000
31	1410002110	6574 N 76TH	60045	Mercantile Special	\$90,100	\$0	\$90,100
31	1410048100	6610 N 76TH	53223	Mercantile Special	\$91,200	\$127,800	\$219,000
31	1410762000	6761 N INDUSTRIAL	60603	Mercantile Special	\$104,900	\$1,577,100	\$1,682,000
31	1410781100	6550 N 76TH	53158	Mercantile Special	\$549,600	\$1,655,400	\$2,205,000
31	1410791000	6544 N 76TH	33102	Mercantile Special	\$107,600	\$588,400	\$696,000
31	1410813000	6406 N 76TH	60045	Mercantile Special	\$596,600	\$3,026,400	\$3,623,000
31	1410814000	6442 N 76TH	60015	Mercantile Special	\$259,700	\$1,934,000	\$2,193,700
31	1429984115	7610 W MILL	53005	Special	\$112,500	\$139,500	\$252,000

31	1530365100	6325 N 76TH	53218	Mercantile Special	\$176,200	\$1,117,800	\$1,29
31	1540002100	6330 N 76TH	02895	Mercantile Special	\$214,700	\$2,203,100	\$2,4
31	1540041000	7320 W FLORIST	53218	Mercantile Special	\$348,700	\$251,300	\$60
31	1540042000	6000 N 76TH	53218	Mercantile Special	\$377,600	\$1,513,400	\$1,8
31	1549988121	6230 N 76TH	53215	Mercantile Special	\$117,200	\$597,400	\$7
31	1549989210	7323 W MILL	53090	Mercantile Special	\$56,700	\$75,300	\$1
31	1549993100	7029 W MILL	53092	Mercantile Special	\$234,100	\$1,565,900	\$1,8
31	1550411100	6555 W MILL	53218	Mercantile Special	\$104,000	\$1,224,000	\$1,3
31	1550412100	6551 W MILL	53092	Mercantile Special	\$227,500	\$1,222,500	\$1,4
31	1550421000	6121 W DOUGLAS	44101	Mercantile Special	\$63,000	\$650,000	\$7
31	1559983100	6101 N 64TH	53072	Mercantile Special	\$897,300	\$5,137,700	\$6,0
31	1559984311	6353 N 64TH	53218	Mercantile Special	\$101,500	\$904,500	\$1,0
31	1569964130	5521 W MILL	60143	Mercantile Special	\$30,500	\$13,500	\$
31	1569965113	5611 W MILL	60143	Mercantile Special	\$68,000	\$1,228,000	\$1,2
31	1569965120	5611 W WOOLWORTH	53218	Mercantile Special	\$88,500	\$709,500	\$7
31	1569993211	5341 W WOOLWORTH	53217	Mercantile Special	\$275,500	\$994,500	\$1,2
31	1569995110	5519 W WOOLWORTH	53218	Mercantile Special	\$140,600	\$1,448,400	\$1,5
31	1569996141	6030 N 60TH	60445	Mercantile Special	\$180,000	\$1,115,000	\$1,2
31	1569996164	5901 W DOUGLAS	53218	Mercantile Special	\$58,100	\$336,900	\$3
31	1569996165	5777 W DOUGLAS	53218	Mercantile Special	\$50,200	\$657,800	\$7
31	1579966100	4609 W WOOLWORTH	53224	Mercantile Special	\$184,600	\$1,774,400	\$1,9
31	1739992111	5960 N 60TH	53201	Mercantile Special	\$690,500	\$1,040,500	\$1,7
31	1740771000	6410 W SILVER SPRING	53218	Mercantile Special	\$99,300	\$1,028,800	\$1,1
31	1741017113	6000 W SILVER SPRING	53217	Mercantile Special	\$184,100	\$1,512,900	\$1,6
31	1741020110	6120 W SILVER SPRING	53217	Mercantile Special	\$33,000	\$316,000	\$3
31	1749990100	6350 W SILVER SPRING	60065	Mercantile Special	\$173,300	\$328,700	\$5
31	1749999000	6330 W SILVER SPRING	53218	Mercantile Special	\$102,100	\$651,900	\$7
31	1750537110	5656 N 76TH	53218	Special	\$258,300	\$930,100	\$1,1

31	1550301000	6601-6671 W. Mill Road	Mercantile	\$
		7221 W. Green Tree	Special	
			Mercantile	4,143,000
31	1410761100	Road	Special	
			Mercantile	\$11,220,000
			Special	\$
31	1410763000	6731 N. Industrial	Mercantile	1,682,000
			Special	\$
31	1410764000	6731 N. Industrial	Mercantile	1,682,000
			Special	\$
31	1400241000	6655 N. Industrial Road	Mercantile	319,000.00
			Special	\$
31	1400242000	6635 N. Industrial	Mercantile	69,200.00
			Special	\$
31	1400251000	6565 N. Industrial	Mercantile	383,000.00
			Special	\$
31	1400261000	6541 N. Industrial	Mercantile	50,000.00
			Special	\$
31	1400292000	6659 N. Industrial Road	Mercantile	507,000.00