



800 City Hall, 200 E. Wells St., Milwaukee, WI 53202, Telephone 414-286-2601, Fax 414-286-8550

MEMORANDUM

TO: Joint Committee on Redevelopment of Abandoned and Foreclosed Homes

DATE: April 24, 2017

RE: Snapshot summary of Top 10 LLC lists from Treasurer's Office, Department of Neighborhood Services and Municipal Court relative to Common Council Communication File 161148, Problems posed by Absentee Landlords & Limited Liability Companies

Common Council communication file 161148 was created in December, 2016 at the request of the Aldermen Michael Murphy and Terry Witkowski. In February 2017, the City Attorney's Office, Harris & Harris, and Kohn Law Firm reviewed the "Top 10" limited liability companies ("LLCs") lists provided by the Treasurer's Office, the Department of Neighborhood Services and Municipal Court and has summarized each LLC below. Please note that of the 30 LLC property owners, only two LLCs overlap on more than one list (Department of Neighborhood Services and Municipal Court).

I. Treasurer's Office - Ten LLCs that Owe the Most in Delinquent Property Taxes

1. Samoh-T LLC (Registered Agent Thomas McNeal)
1 Parcel – Total Treasurer's Office Debt \$273,194.04¹
Abandoned Industrial Property on City's Do Not Acquire list

The Department of Financial Institutions website indicates Samoh-T was administratively dissolved 12/14/10. Samoh-T LLC owns one parcel in the City of Milwaukee located at 6263 N. Teutonia Ave. 6263 N. Teutonia Ave. is an abandoned industrial property that is a warehouse and zoned as mixed use. The past use of the property was Delta Oil Products. It is currently on the City of Milwaukee Department of City Development Do Not Acquire ("DNA") list. On December 10, 2015 Mr. McNeal signed a Department of City Development ("DCD") Right of Entry allowing the City to enter upon his property for purposes of making environmental inspections, etc. Samoh-T LLC owes the City \$273,194.04 in delinquent property taxes dating back to 2003. Samoh-T LLC owes \$1552.00 on 4 Municipal Court cases. At one time the property was also used as a

¹ Total Treasurer's Office Debt does not include interest and penalties.

nightclub, Club Escape, which later had its tavern license revoked for shootings and a homicide. According to records of the Department of Neighborhood Service (“DNS”), the property was condemned in 2010 and as of July, 2015 it is the subject of monthly reinspections. Mr. McNeal has one bankruptcy petition from 2006 that was dismissed in 2008 and was converted from a Chapter 13 to a Chapter 7. The LLC debt is unaffected by the individual bankruptcy.

Kohn Law Firm reports a judgment against the principal of the corporation. The judgment is for the 2003-2008 real estate levy year. The file is on the tax return intercept program without any funds coming in. The principal, Thomas McNeal, has been deemed to be uncollectible.

2. Brook Inv. Global Ltd, c/o Brook Management LLC (Registered Agent Fan Zhang)_2 Parcels – Total Treasurer’s Office Debt \$270,044.50
Two Apartment Buildings assessed at \$1,199,000.00 and 2,278,000.00)

Brook Management LLC owns two properties in the City. One located at 924 N. 16th St and the other at 1521 W. Kilbourn Ave. Combined they owe \$270,044.50 in delinquent property taxes. According to Department of Neighborhood Services records the property at 1521 W. Kilbourn is on monthly re-inspection for two violations from 2011 and 2014. Brook Investments Global Ltd does not appear on the DFI website.

Kohn Law Firm reports they have the 2013s for 1521 W Kilbourn Ave, with a rental garnishment pending, renters have been served; no funds have come in from this action. They initially had a stipulation on the account for \$20,000, but there was a default that resulted in judgment being entered. They do have the judgment transcribed to Waukesha County as well, as the business owns a \$1.4 million property in Pewaukee (N30W29403 Hillcrest Dr.). Kohn had successful bank garnishments with remittances of \$11,000-\$21,000 but was unable to collect the full balances due. The 2014 and 2015s are for 924-926 N 16th St. Attempts to get in touch with the debtor’s attorney have been made with no response. At this point, Kohn, in conjunction with the City Attorney’s Office, has decided that the defendant is most likely to respond to the City’s in rem remedies. As such, Kohn will be closing the 2014/2015 tax files back to the city to review for foreclosure.

3. Golden Marina Causeway LLC (Registered Agent Eugene Bykovsky)
1 Parcel – Total Treasurer’s Office Debt \$226,017.41
Abandoned Industrial Property

The Department of Financial Institutions website indicates that the status of Golden Marina Causeway LLC is “delinquent” as of 1/1/16. Golden Marina Causeway LLC owns abandoned industrial property at 311 E. Greenfield Ave and 302 East Greenfield Ave and currently owes \$226,017.41 in delinquent property taxes. Currently in litigation with our office in Circuit Court Case No. 2015-CV-7603, and large industrial buildings

have been razed at the owner's expense due to dangerous conditions for firefighters, police and chronic squatters. Bankruptcy is still pending in the Northern District of Illinois and the property is in the process of being sold. The Court has set a status conference for 4/25/17 at 10:00 a.m.

Kohn Law Firm reports that the last file they had open was for the 2014 real estate levy. The business filed a chapter 11 bankruptcy out of state in February 2016.

4. Beta-Becher Acquisition Co LLC (Registered Agent Brian Read)
1 Parcel – Total Treasurer's Office Debt \$142,839.44
Warehouses and an office building on 7.5 acres

Beta-Becher Acquisition Co LLC owns an industrial building at 147 E. Becher St. and currently owes \$142,839.44 in delinquent property taxes. There is one open order with DNS with monthly reinspections. A Google search indicates Brian Read is the president of Read Development Company, 147 E. Becher St., with the organization operating in the shipbuilding and repair business. Brian Read is the head of the Kinnickinnic River BID #35.

Kohn Law Firm reports they have one property, deemed do not acquire, for the 2009, then 2011-2015 real estate levy. There is a payment plan on the accounts, starting with the 2009s for \$4300 a month until the levies have been paid in full. Agreement started 9/2016. A plan has been established and adhered to since establishment.

5. Bruckner Real Estate 4 LLC (Registered Agent Daniel W. Bruckner)
1 Parcel – Total Treasurer's Office Debt \$137,579.12
Apartment Building assessed at \$1,904,000.00

The Department of Financial Institutions website indicates that the status of Bruckner Real Estate 4 LLC is "delinquent" as of 4/1/16. Daniel Bruckner owns many properties in Milwaukee individually, with a Carol McGee and under Bruckner Real Estate 3 LLC and Bruckner Real Estate 5 LLC. Bruckner Real Estate 4 LLC owns eight properties in the City. All are current on their property taxes except for an apartment building at 4903-4967 N. 39th Street which owes \$137,579.12 in delinquent property taxes. Nineteen of his properties, which he owns individually or with Carol McGee, are delinquent on the property taxes. Bruckner filed for Chapter 11 bankruptcy in 2012. In early 2013 the bankruptcy plan was confirmed in and September, 2013 the case was closed and the stay ended.

Kohn Law Firm reports Bruckner is on a payment plan on the 2014 taxes. Bruckner is currently paying \$10,000 per month, a plan that is set to continue through March 2017. At that point the monthly payments are set to increase. The 2015s are also open. The Principal is Daniel Bruckner, who personally has several real estate accounts open that Kohn is also pursuing. The current plan is to have both the LLC and Bruckner's personal

liabilities for both the 2014 and 2015 files paid by October 2017. If the payment plan is broken, Kohn plans on pursuing both the LLC and Bruckner individually.

6. Fifth Property Development LLC (Registered Agent Tiffany Thomas)
29 Parcels – Total Treasurer’s Office Debt \$128,871.50
Single family, duplex, apartments

The Department of Financial Institutions website lists Tiffany Thomas as the Registered Agent for this LLC, though Elijah M. Rashaed was associated with this LLC in the past.

Kohn Law Firm reports that all recent referrals were in November. A new entity for Rashaed (the properties previously under Fourth Property Development LLC) were moved to this entity. Kohn has worked out payment plans on previous tax years on Rashaed’s LLC entities, most recently the 2013 levy year, where Rashaed was paying \$11,000 per month. Kohn is currently working with Attorney David Halbrooks on a payment plan on the 2014/2015 levy years.

7. Nakayla LLC (Registered Agent Eric Lamar Broxton)
6 Parcels – Total Treasurer’s Office Debt \$104,254.90
4 warehouses, 1 commercial land and 1 single family

City records indicate Nakayla LLC is associated with Natasha Myrick a/k/a Broxton. Nakayla LLC is currently in Chapter 11 bankruptcy. Nakayla LLC owns three commercial properties in the City and one single-family residence and all are tax delinquent between one and three years. Nakayla LLC currently owes the City over \$129,000.00 in delinquent property taxes and \$760.00 in Municipal Court judgments. There is one open DNS order on one of the properties. Google indicates that Nakayla LLC is a real estate management company. The Chapter 11 bankruptcy plan proposes to sell the single-family residence, while paying the tax delinquency in full over the life of the plan. The plan is awaiting confirmation by the court; the City Attorney’s Office has appeared in the case and will be monitoring for payment.

Kohn Law Firm reports that the last file they had open was 2014 real estate taxes as do not acquire. The file was closed due to a Chapter 11 bankruptcy filed in June 2015

8. D&K Real Estate Investment Holdings LLC (Registered Agent Billie J. Chomicki, Jr.)
2 parcels – Total Treasurer’s Office Debt \$91,733.39
Former Car Lot on City’s Do Not Acquire list
1 single family

The Department of Financial Institutions website indicates D&K was administratively dissolved 3/15/11. D&K owns two properties in the City. Treasurer’s Office list indicates they owned three properties, but one was sold in late 2015. D&K owes approximately \$88,800 in delinquent property taxes and \$480.00 in Municipal Court

judgments. D&K owns 7000 N. Teutonia Ave and that property is nine years tax delinquent. 7000 N. Teutonia is a former car lot and is on Department of City Development's Do Not Acquire list. The other property is a residential property at 3229 N. 24th St. which is two years tax delinquent.

Kohn Law Firm reports that the last file they had open was a 2015 real estate taxes as a do not acquire file. File was closed in June, 2016 for the corporation being out of business. The business in its entirety is not on DFI – Kohn attempted with D&K Real Estate Investments LLC, the Principal is Billie J. Chomicki and did attempt a non-earnings garnishment and supplemental examination. The most recent action was a rent garnishment on a car lot. Kohn was informed by Deputy Green that the business was going out of business. Kohn ended up dismissing the garnishment actions. Kohn has determined that there is no avenue to collect against D&K.

9. Shasha LLC (Registered Agent Gary R. Johnson)
1 Parcel – Total Treasurer's Office Debt \$90,434.69
Tavern assessed at \$1,826,000.00

The Department of Financial Institutions website indicates Shasha LLC was administratively dissolved on 12/27/16. Shasha owns property at 2012-2028 E. North Avenue, which is BBC Bar and Grill. Shasha owes \$90,434.69 in delinquent property taxes and \$200 in Municipal Court judgments.

Kohn Law Firm reports that after suing and obtaining judgment against Shasha on the 2014 real estate taxes, they closed the file back to the City in November 2016. Payment plans were attempted with Gary Johnson, but nothing was worked out. Kohn did attempt various post judgment remedies, most notably an attempt to garnish business rental income. However the garnishee defendant, (BBC Bar), did not respond the garnishment attempts and eventually Kohn obtained a judgment against BBC as well. In November 2016, it was determined that an in rem foreclosure was the best remedy to pursue and the file was closed back to the City. Kohn also pursued Shasha for 2015 personal property taxes and a judgment was obtained. Kohn is pursuing business rents currently.

10. Wisconsin Die Casting LLC (Registered Agent Randall E. Lubben)
1 Parcel – Total Treasurer's Office Debt 88,804.66
Warehouse on City's Do Not Acquire list

The Department of Financial Institutions website indicates Wisconsin Die Casting LLC was administratively dissolved on 11/9/11 and that the registered agent resigned. Wisconsin Die Casting LLC owns warehouse property at 201 W. Oklahoma Ave. which is on Department of City Development's Do Not Acquire list. A Google search indicates a Randall E. Lubben is associated with the company. CCAP indicates Randall E. Lubben has been involved in several money judgment cases and two mortgage foreclosure cases. In additions, he has two 2008 bankruptcy files; his Chapter 7 case was discharged in October, 2010 and Adversary Case 08-2273 involving Badger Die Casting was also

closed in October, 2010. In 2009, Receiver Michael Polsky signed a Department of City Development Right of Entry allowing the City to enter upon the property for purposes of making environmental inspections, etc.

Kohn Law Firm reports that the last file they had open was the 2015 real estate as a do not acquire. File was closed in July 2016 for no assets. The business closed, apparently without notice per media reports. A receiver was assigned to handle financial affairs for the business. Kohn had some contacts with the receiver; the employees were being paid first. There was an attempt for Kohn to get some funds if the property were to be sold at a sheriff sale. The property was not sold, so Kohn did not end up getting any funds.

II. Department of Neighborhood Services - 10 Most Egregious LLC-Owned Properties with Uncorrected Code Violations.

1. PAK Rentals & Construction LLC (Registered Agent Mohammad Choudry)
DNS: 8 properties – 254 violations

Active litigation – Circuit Court Case No. 2016CV008057. Eight properties owned by PAK Rentals & Construction LLC have combined 254 Department of Neighborhood Services building code violations. PAK Rentals & Construction LLC owes \$156,730.00 on 45 Municipal Court cases involving 17 properties between 2011-2016.

Kohn Law Firm reports that there are eight open Harris and Harris files (two open raze files and six open real estate files). Kohn has actively pursued Choudry's LLCs as well as him personally. The collection efforts culminated with the arrest of Choudry for failure to comply with a court order to appear for a supplemental hearing. This arrest allowed the City Attorney's office to serve Choudry with their currently pending RICO action. Due to the RICO action, Choudry's assets are all under the control of a receiver. Kohn has filed proof of claims with the receiver.

Harris & Harris reports that all accounts have had calls and letters. Eight have been placed with Kohn Law Firm and an additional eight are being referred.

2. Divine Momentum LLC (Registered Agent Incorp Services, Inc)
DNS: 6 properties – 111 violations

The Department of Financial Institution indicates that the registered agent for Divine Momentum LLC is Incorp Services, Inc. As of today's date, six properties owned by Divine Momentum LLC have combined 80 Department of Neighborhood Services building code violations. Divine Momentum owes \$1665.00 in Municipal Court judgments. The Milwaukee Journal Sentinel asserts that Devon Harris is affiliated with this LLC.

Harris & Harris reports that all accounts have had calls and letters. All outstanding accounts were placed with Kohn Law Firm.

3. LIR Properties LLC (Registered Agent Bradley Rozanski)
DNS: 3 properties – 117 violations
Duplex and single family

The Department of Financial Institutions website indicates LIR Properties LLC was administratively dissolved on 12/9/14. Three properties owned by LIR Properties LLC have combined 117 Department of Neighborhood Services building code violations. The three properties are located at 715 West Madison Street, 819 West Madison Street and 1328 South 8th Street. According to Treasurer's Office records LIR Properties LLC owns eleven properties in the City of Milwaukee and is tax delinquent \$64,167.14. City of Milwaukee Municipal Court records indicate LIR Properties LLC owes \$23,876.00 from 14 different cases. CCAP indicates that LIR Properties and Bradley Rozanski have been involved in several mortgage foreclosures cases. Bradley Rozanski and Sandra Rozanski filed for Chapter 13 bankruptcy in 2012 and it was dismissed in January, 2013.

Kohn Law Firm reports six open 2015 real estate files. Kohn closed the 2014 levy year after collecting \$13,000.00 from Rozanski. There remained approximately a \$6,000 balance at the time the file was closed, however it was determined that there was no avenue to collect in an in personam action against either LIR or Rozanski. Kohn also closed a Harris and Harris account. On that account, Rozanski was ordered to appear for a supplemental examination and was personally served. He did appear for the supplemental examination but argued he was not personally served and refused to be sworn or answer any questions. Kohn did not proceed with a contempt motion as the motion would have been a waste of time/costs due to the fact that the Milwaukee County Sheriff refuses to pursue individuals on civil bench warrants.

Harris & Harris reports that all accounts have had calls and letters. Two were placed with Kohn Law Firm and an additional eleven are being referred.

4. Extra Sharp Investments LLC (Registered Agent Michael McDermott)
DNS: 4 properties – 113 violations
3 duplexes and 1 triplex

Four properties owned by Extra Sharp Investments LLC have combined 113 Department of Neighborhood Services building code violations. The four properties are located at 2801 North 18th Street, 2809 North 33rd Street, 2800 N. 16th Street and 3467 N. 2nd Street. According to Treasurer's Office records Extra Sharp Investments LLC owns six properties in the City of Milwaukee and is tax delinquent \$48,954.67. City of Milwaukee Municipal Court records indicate Extra Sharp Investments LLC owes \$17,317.00 from 9 different cases. CCAP indicates a recent Transcript of Judgment case and a 2016 mortgage foreclosure file regarding Michael McDermott.

Harris & Harris reports that all accounts have had calls and letters. Five accounts have been placed with Kohn Law Firm and an additional account is being referred.

5. GMAC Mortgage LLC (No Registered Agent listed)
DNS: 2 properties – 79 violations
1 single family & 1 duplex

The Department of Financial Institutions website indicates that GMAC Mortgage LLC withdrew its LLC on 10/25/16. Two properties owned by GMAC Mortgage LLC have combined 79 Department of Neighborhood Services building code violations. The two properties are located at 2503 North 44th Street and 7134 West Mill Road. On December 17, 2013, GMAC Mortgage, LLC went out of business as per its Chapter 11 liquidation filing under bankruptcy.

Harris and Harris reports no open or active accounts for GMAC Mortgage LLC.

6. City Wide Investments LLC (Registered Agent John Nazario)
DNS: 4 properties – 70 violations
3 single family & 1 duplex

The Department of Financial Institutions website indicates that the status of City Wide Investments LLC is “delinquent” as of 1/1/17. Four properties owned by City Wide Investments LLC have combined 70 Department of Neighborhood Services building code violations. The four properties are located at 2258 South Chase Avenue, 3039 South 7th Street, 2214 South 15th Street and 1313 West Rogers Street. City Wide Investments LLC owes \$42,119.50 on 12 Municipal Court cases involving 7 properties. All but one property are still owned by City Wide Investments LLC. The one property they no longer own is now owned by the City of Milwaukee. According to Treasurer’s Office records City Wide Investments LLC owns six properties in the City of Milwaukee and is tax delinquent \$43,076.33. John Nazario also owns Rpm Services and Management LLC which according to their Facebook page is a local property management company which maintains foreclosed homes for HUD owned, bank owned, investor owned and personal property. CCAP lists several cases involving John Nazario involving mortgage foreclosures and evictions, etc.

Kohn Law Firm reports that there was an Order to Appear before a Court Commissioner at a supplemental hearing set and the registered agent, John Nazario, recently appeared on October 26, 2016. The hearing was adjourned for additional information, and he failed to appear at the adjourned hearing. Further collection efforts are continuing. Non-earnings garnishments have been filed. On February 7th, we received an answer from a garnishee that \$5,153.62 was being held. An order for release of the funds has been sent to the court. In another non-earnings garnishment, there was one payment of \$450.00 before the garnishee was no longer obligated to make further payments.

Harris & Harris reports all accounts have had calls and letters. Ten accounts were referred to Kohn Kohn Law Firm.

7. Metro Real Estate LLC (Registered Agent J.J. Price LLC)
DNS: 1 property – 62 violations
1 duplex

The Department of Financial Institutions website indicates that the status of Metro Real Estate LLC is “delinquent” as of 1/1/16. This property, located at 3056 North 25th Street, was owned by Metro Real Estate LLC. According to the Treasurer’s Office Metro Real Estate LLC owns one property and is tax delinquent \$2,216.17. City of Milwaukee Municipal Court records indicate Metro Real Estate LLC owes \$10,103.00 from five different cases. The City of Milwaukee Assessor’s Office and the My Property Information webpage now indicate the owner of 3056 N. 25th Street as Christopher Patton 2222 N. 19th St, Apt. 502, Milwaukee, WI 53205. According to DNS, since Mr. Patton acquired the property, there is still an open order on monthly reinspection; this order had 62 violations at the time of issuance. This property also received an order to placard and an order to board up the property, which is still unabated.

Harris & Harris reports that Metro Real Estate’s account has had calls and letters and it is being referred to Kohn Law Firm.

8. FN Housing LLC (Registered Agent RNTSDU Investments LLC)
DNS: 1 property – 61 violations
1 single family

The Department of Financial Institutions website indicates that the status of FN Housing LLC is “delinquent” as of 4/1/16. One property owned by FN Housing LLC, 2834 North 5th Street, has 61 Department of Neighborhood Services building code violations. City of Milwaukee Municipal Court records indicate FN Housing LLC owes \$691.00 on one case. Registered Agent RNTSDU Investments LLC filed for Chapter 7 bankruptcy in 2015; it was dismissed without discharge in May, 2015. Gerald Macklin signed paperwork in the bankruptcy case (see TFN 1 Investments LLC and FM Investments LLC below). Also RNTSDU’s address is 17145 W. Bluemound Rd., #157J in Brookfield, which is the address for a lot of LLCs. (see summary of TFN 1 Investments below). According to recorded tax lien documents, all holdings of RNTSDU Investments LLC are subject to a \$688,199.28 federal tax lien. This LLC is the alter ego of Timothy J. Brophy, Jr.

Harris & Harris reports no open or active accounts for FN Housing LLC.

9. Milwaukee Living LLC (Registered Agent Genaro Ruiz)
DNS: 2 properties – 40 violations
2 duplexes

The Department of Financial Institutions website indicates that the status of Milwaukee Living LLC is “delinquent” as of 1/1/17. Two properties owned by Milwaukee Living LLC have combined 40 building code violations. The two properties are located at 2866

North 24th Place and 2729 West Clarke Street. According to the Treasurer's Office Milwaukee Living LLC owns six properties and is tax delinquent \$16,524.43. City of Milwaukee Municipal Court records indicate Milwaukee Living LLC owes \$7,170.00 from four different cases. CCAP indicates the City of Milwaukee has sued Genaro Ruiz multiple times and Ruiz has satisfied many judgments.

Harris & Harris reports that all accounts have had calls and letters. Kohn Law Firm has one account and another is being referred to Kohn.

10. Midwest Commercial Funding LLC (Registered Agent Steven Hribar)
DNS: 2 properties – 39 violations
2 duplexes

Two properties owned by Midwest Commercial Funding LLC have combined 39 building code violations. The two properties are located at 4338 North 28th Street and 3101 North 2nd Street. According to the Treasurer's Office Midwest Commercial Funding LLC has only one property that is currently tax delinquent in the amount of \$6,646.97. Steven Hribar is President at Hribar Logistics, a Transportation/Trucking/Railroad Company in Caledonia.

Harris & Harris reports they have no open or active accounts for Midwest Commercial Funding LLC.

III. Municipal Court Top 10 LLCs with Outstanding Fines

1. Honey Properties LLC (Registered Agent Sheila A. Miicke)
Municipal Court: 19 properties, 39 cases – Total Balance Due \$156,730.00
No longer owns subject properties

The Department of Financial Institutions website indicates that Honey Properties LLC was administratively dissolved on 8/11/10. Honey Properties LLC owes \$156,730.00 on 39 Municipal Court cases involving 19 different properties. All of the Municipal Court cases date back to 2006 or 2007. As of today's date, Honey Properties does not own any of the properties. The City of Milwaukee owns six of the properties and the following LLCs and individuals own the remaining properties: 1516 LLC, Milwaukee Habitat for Humanity, John Townsend, Linda Bell, First Federal Bank of Wisconsin, Angelique Wells, Triad Opportunities, Lue Lor, John Brennan, Oliver Ventures LLC, Lashonda Murray, Ronald Jaskolski and Residenceguru LLC. CCAP indicates 19 mortgage foreclosure files involving Sheila and James Miicke, most were filed in 2007. Sheila Miicke filed for Chapter 13 bankruptcy in 2009; the plan was completed with discharge in April, 2013. James Miicke filed for Chapter 7 bankruptcy in 2007; discharge was granted and the file was closed on 8/24/09.

Harris & Harris reports they have no open or active accounts for Honey Properties LLC.

2. PAK Rentals & Construction LLC (Registered Agent Mohammad Choudry)
Municipal Court: 17 properties, 45 cases – Total Balance Due \$148,655.00

See DNS #1 above for PAK Rentals & Constructions LLC summary.

3. Northwestern Apartments LLC (Registered Agent Brendan L. Sullivan)
Municipal Court: 5 properties, 12 cases– Total Balance Due \$111,425.00
No longer owns subject properties

The Department of Financial Institutions website indicates that Northwestern Apartments LLC was administratively dissolved on 8/11/10. Northwestern Apartments LLC owes \$111,425.00 on 12 Municipal Court cases involving five different properties. All of the Municipal Court cases date back between 2006-2008. As of today's date, Northwestern Apartments LLC does not own any of the properties. Two properties are now owned by Robert Peebles, two are owned by Highland Apartments LLC (Registered Agent Roger Cagann) and one is owned by 2835 Kilbourn LLC (Registered Agent Craig Kammholz).

Harris & Harris reports they have no open or active accounts for Northwestern Apartments LLC.

4. BC Property Investments LLC (Registered Agent Santino Bando)
Municipal Court: 8 properties, 22 cases – Total Balance Due \$61,104.00
No longer owns subject properties

The Department of Financial Institutions website indicates that BC Property Investments LLC was administratively dissolved on 6/11/13. BC Property Investments LLC owes \$61,104.00 on 22 Municipal Court cases involving eight different duplex properties. Some of the cases date back to 2009. As of today's date, BC Property Development does not own any of the properties. The City of Milwaukee owns three of the properties; two of the properties are owned by Sixth Round Holdings LLC and the following people and LLC own the remaining properties: Jose Ruiz-Pozos, Nicacia Ortega and Gala Flora Development LLC. CCAP indicates 7 mortgage foreclosure files involving Santino Bando. Santino Bando filed for Chapter 7 bankruptcy in 2014, with discharge granted in July, 2014.

Harris & Harris reports one account has had calls and letters and is being referred to Kohn Law Firm.

5. Aryan Investments LLC (Registered Agent Ketan M. Patel)
Municipal Court: 10 properties, 22 cases – Total Balance Due \$43,945.00
Aryan still owns 8 of these properties (5 single family, 2 duplexes & 1 apartment)

Aryan Investments LLC owes \$43,945.00 on 22 Municipal Court cases involving ten different properties. Aryan Investments LLC still owns all but two of those properties,

which are owned by Marquis Hardnet. The cases date back between 2009-2015. CCAP indicates Ketan M. Patel has two 2014 mortgage foreclosure files.

Kohn Law Office reports that there was an Order to Appear before a Court Commissioner at a supplemental hearing to obtain financial information. The registered agent, Ketan Patel, was served for the hearing, but there was no appearance and a motion for contempt was issued. Ketan Patel failed to appear at the motion for contempt as well, and a civil bench warrant was issued in Racine County. Unfortunately, the Racine County Sheriff has not executed on the warrant. Another Order to Appear before a Court Commissioner has been issued in another case and signed by the court commissioner.

Harris & Harris reports that all accounts have had calls and letters. Thirteen accounts have been referred to Kohn Law Firm and one additional account will also be referred to Kohn.

6. City Wide Investments LLC (Registered Agent John Nazario)
Municipal Court: 7 properties, 12 cases – Total Balance Due \$42,119.50

See DNS #6 for City Wide Investments LLC summary.

7. TFN 1 Investments LLC (Registered Agent Jerry Macklin)
Municipal Court: 9 properties, 15 cases – Total Balance Due \$41,181.00
No longer owns subject properties

TFN 1 Investments LLC owes \$41,181.00 on 15 Municipal Court cases involving nine different properties. The nine properties were a mix of single family and apartments. Five of the properties are now owned by different LLCs (NTO LLC, FN Housing LLC, Reggin LLC) that have the same mailing address as TFN 1 Investments LLC, 17145 W. Bluemound Rd., #157J, Brookfield, Wisconsin 53305. The other properties are owned by Heriberto Baez, Midwest Commercial Funding LLC, OC Parrilli LLC and Insider's Cash LLC. Jerry Macklin and Tim Brophy are associated with this TFN 1 Investments LLC.

Kohn Law Firm reports that there was an attempt to serve an Order to Appear before a Court Commissioner at a supplemental hearing in July 2016. Service was not obtained. Further collection efforts are continuing.

Harris & Harris reports that all accounts have received calls and letters. Nine accounts were referred to Kohn Law Firm.

8. Milwaukee Rentals LLC (Registered Agent Ann D. Bogart)
Municipal Court: 7 properties, 9 cases – Total Balance Due \$37,565.00
No longer owns subject properties

The Department of Financial Institutions website indicates that Milwaukee Rentals LLC was administratively dissolved on 6/15/10. Milwaukee Rentals LLC owes \$37,565.00 on nine Municipal Court cases involving seven different properties. The seven properties were a mix of duplexes, mercantile apartment and a triplex. The cases date back to 2007-2008. As of today's date, Milwaukee Rentals LLC does not own any of the properties. The properties are now owned by the following individuals and LLCs: Fifteenth Orchard Three Trust, J&M Innovator LLC, El Sol Azteca Property Management LLC, Zoran Lasica, NOF Properties LLC and Jack Thomas Investments LLC. CCAP has many entries with Ann Bogart as the Plaintiff in eviction actions. Ann Bogart filed for bankruptcy in 2008; the Chapter 13 plan was completed and discharged granted in July, 2014. A Google search indicated Ann Bogart is a real estate agent.

Harris & Harris reports they have no open or active accounts for Milwaukee Rentals LLC.

9. Crossroads Development LLC (Registered Agent Marc Steffens)
Municipal Court: 8 properties, 12 cases – Total Balance Due \$31,913.94
No longer owns subject properties

The Department of Financial Institutions website indicates that the status of Crossroads Development LLC is "delinquent" as of 1/1/17. Crossroads Development LLC owes \$31,913.94 on 12 Municipal Court cases involving eight different properties. The eight properties were all single family, except for one duplex. As of today's date, Crossroads Development LLC does not own any of the properties. Silver Spring Cottages LLC owns seven of the properties, and the City of Milwaukee owns one. CCAP indicates Marc Steffens and Crossroads Development have a 2015 mortgage foreclosure file.

Kohn Law Firm reports that there was an Order to Appear before a Court Commissioner at a supplemental hearing to obtain financial information. There was an appearance at the supplemental hearing and information was provided that the business no longer has any assets. A new company, Silver Springs Cottages LLC, is now the owner of the Crossroads properties. Further investigation and collection efforts are continuing.

Harris & Harris reports that all accounts have received calls and letters. Ten accounts were referred to Kohn Law Firm.

10. FM Investments LLC (Registered Agent Jerry Macklin)
Municipal Court: 5 properties, 16 cases – Total Balance Due \$31,013.00
No longer owns subject properties

The Department of Financial Institutions website indicates that FM Investments LLC was administratively dissolved on 5/6/15. FM Investments LLC owes \$31,013.00 on 16 Municipal Court cases involving five properties. It appears that FM Investments no longer own any of the properties listed. Two of FM Investments LLC's properties were

also on the TFN 1 Investments LLC's list: 10247 W. Kiehnau Avenue (now owned by Heriberto Baez) and 5008 West Center Street (now owned by Insider's Cash LLC with no registered agent listed and not registered on the Department of Financial Institutions website). Two properties are now owned by Midwest Commercial Funding LLC and one is now owned by Jerrina McBride. FM Investments LLC sued TFN 1 Investments LLC in bankruptcy court last year seeking to recover assets; this effort was unsuccessful and the case was closed with no assets distributed to creditors. Jerry Macklin is an associate of Tim Brophy. They have many LLCs.

Kohn Law Firm reports they have worked out a stipulation on the 2014 real estate taxes. FM is paying \$1,500 per month and will have the 2014s paid by May 15th. The 2015 taxes are paid in full.

Harris & Harris reports that one account received calls and letters and was referred to Kohn Law Firm.

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