

BUSINESS IMPROVEMENT DISTRICT NO. 48

Granville
Business Improvement District

2013 PROPOSED OPERATING PLAN

June 2012

I. INTRODUCTION

A. Background

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

The City of Milwaukee has received a petition from property owners which requests creation of a Business Improvement District for the purpose of revitalizing and improving the Granville area neighborhood on Milwaukee's 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 Granville Business Improvement District. The BID proponents prepared this Plan with technical assistance from the City of Milwaukee Department of City Development.

B. Physical Setting

The area is roughly bounded by: 60th Street on the East, 95th Street on the West, Glenbrook Road on the North and Good Hope Road on the South.

II. DISTRICT BOUNDARIES

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

III. PROPOSED OPERATING PLAN

A. Plan Objectives

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

B. Proposed Activities – Year One

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

- a. Enhance the area's image through beautification – maintenance and related activities
- b. Enhance communication with local police districts and establish business safety initiatives.
- c. Develop marketing and promotional programs to promote the district and foster collaborative partnerships

A unique feature will be that the Village of Brown Deer is also undertaking the formation of a business improvement district along Brown Deer Road and will have similar initiatives and goals.

C. Proposed Expenditures – Approximately \$345,491 in 2013.

Proposed Budget

Category/Item	Budget
Beautification and Identity	
Neighborhood clean-ups, signage and boulevard enhancement (trees, perennials, etc.)	\$ 60,000
Community Outreach Initiatives	\$40,000
Marketing and Promotion	
Development and implementation of activities to increase awareness of the positive attributes and opportunities in the district. (public relations, advertising collaboration, marketing materials, newsletters, surveys and special events, website)	\$155,000
Administration and Management	
Management services: Oversight, member communication, administrative support, annual audit, office space/rental, liability insurance, memberships, office supplies, mailings, misc. etc.	\$70,000
Total	\$ 325,000
Reserve	\$20,024
Assessments	\$ 345,024
Interest/Dividends(5% interest/variable)	

D. Financing Method

It is proposed to raise \$345,024 through BID assessments in Milwaukee (see Appendix D). Future miscellaneous income will be from interest on reserves. Sponsorship revenue is anticipated for special programs and marketing efforts. The BID Board shall have the authority and responsibility to prioritize expenditures and to revise the budget as necessary to match the funds actually available.

E. Organization of BID Board

Upon creation of the BID, the Mayor will appoint members to the district board ("board"). The board's primary responsibility will be implementation of this Operating Plan. This will require the board to negotiate with providers of services and materials to carry out the Plan; to enter into various contracts; to monitor development activity; to periodically revise the Operating Plan; to ensure district compliance with the provisions of applicable statutes and regulations; and to make reimbursements for any overpayments of BID assessments.

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

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

1. Board Size from Milwaukee – Minimum of Five
2. Composition - At least 60% shall be owners or occupants of property within the district. Any non-owner or non-occupant appointed to the board shall be a resident of the City of Milwaukee. The board shall elect its Chairperson from among its members.
3. Term - Appointments to the board shall be for a period of three years except that initially two members shall be appointed for a period of three years, two members shall be appointed for a period of two years, and one member shall be appointed for a period of one year.
4. Compensation – None
5. Meetings - All meetings of the board shall be governed by the Wisconsin Open Meetings Law and held periodically.
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 Historic Granville Association

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

IV. METHOD OF ASSESSMENT

A. Assessment Rate and Method

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.

The assessment method will be on the current year general property assessment that is established by the City of Milwaukee. The rate will be approximately \$1 per \$1000 of assessed value subject to a \$200 minimum and \$2,000 maximum per property.

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 \$2,000 per parcel will be applied.

As of January 1, 2012, the property in the proposed district had a total assessed value of over \$472,965,552. This plan proposed to assess the property in the district at a rate of \$1 per \$1,000.00 of assessed value, subject to the minimum and 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)Im: 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 Granville Business Improvement District business area and for furthering preservation and redevelopment in this portion of the City of Milwaukee. Therefore, it is fully consistent with the City's Comprehensive Plan and Preservation Policy.

B. City Role in District Operation

The City of Milwaukee has committed to helping private property owners in the district promote its development. To this end, the City is 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 on a timely basis.
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 within 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

Exhibit A

WEST'S WISCONSIN STATUTES ANNOTATED
MUNICIPALITIES
SUBCHAPTER XI. DEVELOPMENT

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

66.1109. Business improvement districts

(1) In this section:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(a) An owner of real property used for commercial purposes and located in the proposed business

improvement district designated under par. (b) has petitioned the municipality for creation of a business improvement district.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

HISTORICAL AND STATUTORY NOTES

2003 Main Volume

Source:

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

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

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

**Exhibit B
Petition**

Proposed Business Improvement District # _____

Petition for the Creation of a Business Improvement District

We, the undersigned owners of real property used for industrial and commercial purposes and located in the proposed business improvement district in Appendix A, hereby petition the City of Milwaukee, pursuant to the provisions of Sec. 66.1109 (2)(a), Stats. For the creation of a business improvement district for the area described in Appendix A.

<u>Name of Property Owner</u>	<u>Property Address</u>	<u>Signature</u>
1. <u>Brook Holdings</u>	<u>6800 W. Brown Deer</u>	<u>[Signature]</u>
2. <u>Alexian Village</u>	<u>9301 N. 76th St.</u>	<u>[Signature]</u>
3. <u>Lamida</u>	<u>8133 N. Wauville Woods</u>	<u>[Signature] M. Weiss</u>
4. <u>Krause Properties</u>	<u>7015 W. Brown Deer Rd</u>	<u>[Signature]</u>
5. <u>Busch Precision Inc</u>	<u>8200 N. Fallview Rd</u>	<u>[Signature]</u>
6. <u>Stevellana Properties I LLC</u>	<u>8310-60 W. Brown Deer Rd</u>	<u>[Signature]</u>
7. <u>8787 Brown Deer LLC</u>	<u>8787 W. Brown Deer</u>	<u>[Signature]</u>
8. _____	_____	_____
9. _____	_____	_____
10. _____	_____	_____
11. _____	_____	_____
12. _____	_____	_____
13. _____	_____	_____
14. _____	_____	_____

Proposed Business Improvement District # _____

Petition for the Creation of a Business Improvement District

We, the undersigned owners of real property used for industrial and commercial purposes and located in the proposed business improvement district in Appendix A, hereby petition the City of Milwaukee, pursuant to the provisions of Sec. 66.1109 (2)(a), Stats. For the creation of a business improvement district for the area described in Appendix A.


<u>Name of Property Owner</u>	<u>Property Address</u>	<u>Signature</u>
1. Helwig Carbon Products, Inc	8900 W. Tower Ave	Jay Koenitz
2. Helwig Carbon Products, Inc	8900 W. Tower Ave	Jeff D. Koenitz
3. PAPER MACHINERY CORPORATION	8900 W. BRADLEY RD	Alan Plunk
4.		
5.		
6.		
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14.		







Exhibit C PROPOSED DISTRICT BOUNDARIES



**Potential
Business Improvement District
No. X (Granville BID)**

Land Use


-  BID Boundary
- Residential**

 -  Single Family
 -  Duplex
 -  Multi-Family
 -  Condominiums


- Commercial**

 -  Commercial
 -  Mixed Commercial and Residential



- Manufacturing, Construction, and Warehousing**

 - 


- Transportation, Communications, and Utilities**

 - 

- Public and Quasi-Public**

 -  Public Parks and Quasi-Public Open Space
 -  Public Schools and Buildings, Churches, Cemeteries, and Quasi-Public Buildings

- Vacant Land or Recent Taxkey Change**

 - 

Prepared By: **Department of City Development & Evaluation Center, Inc.**
 Project No: **P-2018-018**
 Map File: **P-2018-018-Map-001**
 Date: **10/12/2018**

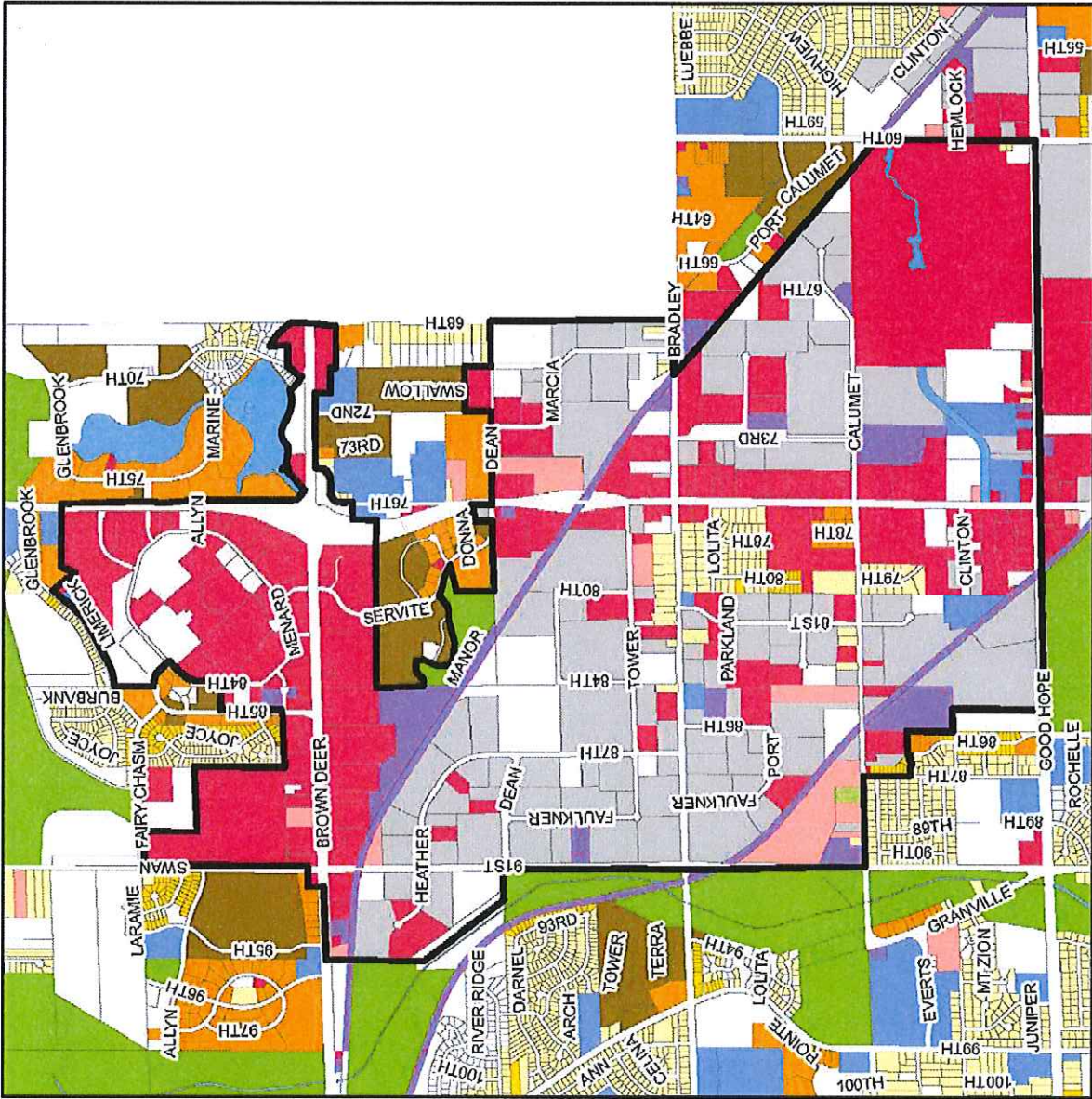
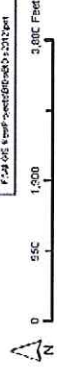


Exhibit D
YEAR ONE PROJECTED ASSESSMENTS

Exhibit D

Minimum	\$	200
Maximum	\$	2,000

TAXKEY	ADDRESS	GEO_ZIP_CO	C_A_TOTAL	C_A_CLASS	\$1/\$1000 assessed value	BID Assessment \$200 - \$2000
0320083000	8310 W BROWN DEER RD	532230000	1157000	2	\$ 1,157	\$ 1,157
0319996110	6900 W BROWN DEER RD	532230000	947000	2	\$ 947	\$ 947
0320031000	9055 N 76TH ST	532230000	475000	2	\$ 475	\$ 475
0320032000	9075 N 76TH ST	532230000	483000	2	\$ 483	\$ 483
0320163000	8919 N GRANVILLE STATION RD	532230000	1079400	2	\$ 1,079	\$ 1,079
0320164000	8977 N GRANVILLE STATION RD	532230000	181600	2	\$ 182	\$ 200
0320167000	8901 N GRANVILLE STATION RD	532230000	377000	2	\$ 377	\$ 377
0320169000	8104 W MENARD RD	532230000	120500	2	\$ 121	\$ 200
0320172000	8180 W BROWN DEER RD	532230000	1	2	\$ 0	\$ 200
0320143100	8008 W BROWN DEER RD	532230000	764000	2	\$ 764	\$ 764
0330372000	8842 N SWAN RD	532240000	544000	2	\$ 544	\$ 544
0330401000	8980 N 85TH ST	532240000	422000	2	\$ 422	\$ 422
0331262000	8700 W BROWN DEER RD	532240000	652000	2	\$ 652	\$ 652
0420141000	8919 W HEATHER AV	532240000	785000	2	\$ 785	\$ 785
0420143100	8801 W HEATHER AV	532240000	1061000	2	\$ 1,061	\$ 1,061
0420162000	8835 W HEATHER AV	532240000	653000	2	\$ 653	\$ 653
0410042000	8701 N 91ST ST	532240000	166400	2	\$ 166	\$ 200
0410061100	9301 W HEATHER AV	532240000	1640000	2	\$ 1,640	\$ 1,640
0410072000	9401 W BROWN DEER RD	532240000	724000	2	\$ 724	\$ 724
0419997100	9505 W BROWN DEER RD	532240000	265800	2	\$ 266	\$ 266
0420001000	8923 W BROWN DEER RD	532240000	1205000	2	\$ 1,205	\$ 1,205
0439998114	8701 N 76TH ST	532230000	64900	2	\$ 65	\$ 200
0429999110	9025 W BROWN DEER RD	532240000	155800	2	\$ 156	\$ 200
0430421000	8311 W BROWN DEER RD	532230000	324000	2	\$ 324	\$ 324
0430422000	8301 W BROWN DEER RD	532230000	541000	2	\$ 541	\$ 541

Exhibit D

0710031100	8600 W BRADLEY RD	532240000	1648000	2	\$	1,648	\$	1,648
0710072000	8225 N 87TH ST	532240000	148500	2	\$	149	\$	200
0710103000	8888 W TOWER AV	532240000	635000	2	\$	635	\$	635
0690031000	8042 N 76TH ST	532230000	860500	2	\$	861	\$	861
0690032200	7420 W BRADLEY RD	532230000	234000	2	\$	234	\$	234
0710121000	8725 W TOWER AV	532240000	94500	2	\$	95	\$	200
0710133000	8215 N FAULKNER RD	532240000	174500	2	\$	175	\$	200
0690061000	8313 N STEVEN RD	532230000	978000	2	\$	978	\$	978
0690112000	7020 W MARCIA RD	532230000	512000	2	\$	512	\$	512
0699988211	8010 N 76TH ST	532230000	695900	2	\$	696	\$	696
0699995100	6840 W BRADLEY RD	532230000	22200	2	\$	22	\$	200
0699996100	6804 W BRADLEY RD	532230000	60000	2	\$	60	\$	200
0700043000	8320 W FAIRLANE AV	532230000	618900	2	\$	619	\$	619
0449965110	8747 N 76TH PL	532230000	95000	2	\$	95	\$	200
0700071000	8377 N 76TH ST	532230000	218000	2	\$	218	\$	218
0700082000	7700 W BRADLEY RD	532230000	119700	2	\$	120	\$	200
0709984100	8120 W BRADLEY RD	532230000	645000	2	\$	645	\$	645
0830732000	7651 N 67TH ST	532230000	179200	2	\$	179	\$	200
0830743000	6747 W CALUMET RD	532230000	196000	2	\$	196	\$	200
0830751000	6505 W CALUMET RD	532230000	564000	2	\$	564	\$	564
0819994100	7645 N 76TH ST	532230000	254000	2	\$	254	\$	254
0819995100	7675 N 76TH ST	532230000	143000	2	\$	143	\$	200
0819999120	7919 N 76TH ST	532230000	1294000	2	\$	1,294	\$	1,294
0820021000	7241 W PARKLAND CT	532230000	335500	2	\$	336	\$	336
0820032000	7960 N 76TH ST	532230000	402800	2	\$	403	\$	403
0829996112	7505 W BRADLEY RD	532230000	553000	2	\$	553	\$	553
0829998129	7776 N 76TH ST	532230000	1158000	2	\$	1,158	\$	1,158
0810101100	7777 N 76TH ST	532230000	1458400	2	\$	1,458	\$	1,458
0800051000	8585 W BRADLEY RD	532240000	414000	2	\$	414	\$	414
0800101000	8530 W CALUMET RD	532240000	564000	2	\$	564	\$	564

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0800111000	8760 W CALUMET RD	532240000	431000	2	\$ 431	\$ 431
0800121000	8844 W CALUMET RD	532240000	210000	2	\$ 210	\$ 210
0809997000	8466 W CALUMET RD	532240000	182900	2	\$ 183	\$ 200
0809999000	8410 W CALUMET RD	532240000	265000	2	\$ 265	\$ 265
0810192000	8111 W BRADLEY RD	532230000	831000	2	\$ 831	\$ 831
0810252000	8222 W CALUMET RD	532230000	442000	2	\$ 442	\$ 442
0810263000	7720 N 81ST ST	532230000	667000	2	\$ 667	\$ 667
0810264000	7764 N 81ST ST	532230000	790000	2	\$ 790	\$ 790
0810274000	8324 W CALUMET RD	532230000	668000	2	\$ 668	\$ 668
1089992100	8401 W CALUMET RD	532240000	372000	2	\$ 372	\$ 372
1089992200	8431 W CALUMET RD	532240000	345500	2	\$ 346	\$ 346
1089997000	8613 W CALUMET RD	532240000	88200	2	\$ 88	\$ 200
1089998120	8617 W CALUMET RD	532240000	76400	2	\$ 76	\$ 200
1070102000	7700 W CLINTON AV	532230000	32200	2	\$ 32	\$ 200
1070103000	7712 W CLINTON AV	532230000	32200	2	\$ 32	\$ 200
1070104000	7726 W CLINTON AV	532230000	32200	2	\$ 32	\$ 200
1070107100	7900 W CLINTON AV	532230000	713000	2	\$ 713	\$ 713
1070111000	7928 W CLINTON AV	532230000	170800	2	\$ 171	\$ 200
1070115100	7901 W CLINTON AV	532230000	1004000	2	\$ 1,004	\$ 1,004
1070202100	7225 N 76TH ST	532230000	486000	2	\$ 486	\$ 486
1070203000	7259 N 76TH ST	532230000	254000	2	\$ 254	\$ 254
1070211000	7619 W CLINTON AV	532230000	448000	2	\$ 448	\$ 448
1070221000	7727 W CLINTON AV	532230000	53300	2	\$ 53	\$ 200
1070223100	7701 W CLINTON AV	532230000	949000	2	\$ 949	\$ 949
1070251000	8201 W CALUMET RD	532230000	1183000	2	\$ 1,183	\$ 1,183
1070302000	7810 W GOOD HOPE RD	532230000	501000	2	\$ 501	\$ 501
1079986220	8301 W CALUMET RD	532230000	173000	2	\$ 173	\$ 200
1079995223	7313 N 76TH ST	532230000	1053000	2	\$ 1,053	\$ 1,053
1079998221	7411 N 76TH ST	532230000	426000	2	\$ 426	\$ 426
1050002000	6808 W GOOD HOPE RD	532230000	292400	2	\$ 292	\$ 292

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1050011000	6200 W GOOD HOPE RD	532230000	2630700	2	\$	2,631	\$	2,000
1050014000	6150 W GOOD HOPE RD	532230000	49300	2	\$	49	\$	200
1060052000	7120 W GOOD HOPE RD	532230000	360000	2	\$	360	\$	360
1060082000	7030 W GOOD HOPE RD	532230000	466300	2	\$	466	\$	466
1060091000	7200 W GOOD HOPE RD	532230000	357000	2	\$	357	\$	357
1069988112	7272 N 76TH ST	532230000	278000	2	\$	278	\$	278
1069991116	7320 W GOOD HOPE RD	532230000	433000	2	\$	433	\$	433
1069992121	7110 W GOOD HOPE RD	532230000	164100	2	\$	164	\$	200
1069993211	7020 W GOOD HOPE RD	532230000	97900	2	\$	98	\$	200
1080331000	8501 W CALUMET RD	532240000	611000	2	\$	611	\$	611
1069995211	6922 W GOOD HOPE RD	532230000	204200	2	\$	204	\$	204
1069999114	7470 N 76TH ST	532230000	2100	2	\$	2	\$	200
1070101000	7377 N 76TH ST	532230000	712000	2	\$	712	\$	712
0439996000	8400 N 84TH ST	532240000	14500	2	\$	15	\$	200
0310431000	6800 W BROWN DEER RD	532230000	1102000	2	\$	1,102	\$	1,102
0830762000	6500 W CALUMET RD	532230000	6000	2	\$	6	\$	200
0320011000	9049 N 76TH ST	532230000	502000	2	\$	502	\$	502
0320166000	8933 N GRANVILLE STATION RD	532230000	195000	2	\$	195	\$	200
0320173000	9233 N 76TH ST	532230000	1	2	\$	0	\$	200
1070114000	7839 W CLINTON AV	532230000	41500	2	\$	42	\$	200
0430582000	7817 W BROWN DEER RD	532230000	233500	2	\$	234	\$	234
1060011000	7250 N 76TH ST	532230000	270000	2	\$	270	\$	270
1060081000	7100 W GOOD HOPE RD	532230000	642000	2	\$	642	\$	642
0830731000	7701 N 67TH ST	532230000	931000	2	\$	931	\$	931
0820031000	7970 N 76TH ST	532230000	366000	2	\$	366	\$	366
0800062000	8700 W PORT AV	532240000	774000	2	\$	774	\$	774
0690032100	7400 W BRADLEY RD	532230000	168000	2	\$	168	\$	200
0700021000	8109 W TOWER AV	532230000	23000	2	\$	23	\$	200
0700081000	8025 N 76TH ST	532230000	367000	2	\$	367	\$	367
0410031000	9300 W HEATHER AV	532240000	1051000	2	\$	1,051	\$	1,051

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0420002000	8975 W BROWN DEER RD	532240000	414000	2	\$	414	\$	414
0341161000	9104 W BROWN DEER RD	532240000	504000	2	\$	504	\$	504
0709986120	8103 W TOWER AV	532230000	248000	2	\$	248	\$	248
0830714000	6790 W CALUMET RD	532230000	6000	2	\$	6	\$	200
0810212000	8236 W PARKLAND CT	532230000	469000	2	\$	469	\$	469
1060101000	7240 W GOOD HOPE RD	532230000	268000	2	\$	268	\$	268
0429996100	8680 N 91ST ST	532240000	235900	2	\$	236	\$	236
1070106000	7812 W CLINTON AV	532230000	256000	2	\$	256	\$	256
1070332000	7720 W GOOD HOPE RD	532230000	1040000	2	\$	1,040	\$	1,040
0690011000	8086 N 76TH ST	532230000	650000	2	\$	650	\$	650
0700101000	8325 W TOWER AV	532230000	300000	2	\$	300	\$	300
0820052000	7906 N 76TH ST	532230000	664000	2	\$	664	\$	664
0800091000	8908 W CALUMET RD	532240000	212000	2	\$	212	\$	212
0809994112	8628 W CALUMET RD	532240000	1394000	2	\$	1,394	\$	1,394
0320165000	8955 N GRANVILLE STATION RD	532230000	247000	2	\$	247	\$	247
0320161000	8260 W NORTHRIDGE MALL RD	532230000	230000	2	\$	230	\$	230
0810293000	8335 W SLESKE CT	532230000	160600	2	\$	161	\$	200
0420081000	9050 W HEATHER AV	532240000	2192600	3	\$	2,193	\$	2,000
0420103000	9000 W DEAN RD	532240000	3468200	3	\$	3,468	\$	2,000
0420112000	8440 N 87TH ST	532240000	3028600	3	\$	3,029	\$	2,000
0420124000	8475 N 87TH ST	532240000	1894700	3	\$	1,895	\$	1,895
0420132000	8828 W DEAN RD	532240000	635500	3	\$	636	\$	636
0420151000	8910 W HEATHER AV	532240000	1395800	3	\$	1,396	\$	1,396
0420152000	8600 N 87TH ST	532240000	2059700	3	\$	2,060	\$	2,000
0410063000	8535 N 91ST ST	532240000	3416100	3	\$	3,416	\$	2,000
0430431000	7600 W DEAN RD	532230000	361200	3	\$	361	\$	361
0710011000	8500 W TOWER AV	532240000	6979100	3	\$	6,979	\$	2,000
0710021000	8058 N 87TH ST	532240000	1531100	3	\$	1,531	\$	1,531
0710061000	8111 N 87TH ST	532240000	2009500	3	\$	2,010	\$	2,000
0710064000	8325 N 87TH ST	532240000	2108300	3	\$	2,108	\$	2,000

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0710071000	8201 N 87TH ST	532240000	797200	3	\$ 797	\$ 797
0710091000	8900 W TOWER AV	532240000	3754800	3	\$ 3,755	\$ 2,000
0710102000	8200 N FAULKNER RD	532240000	3292100	3	\$ 3,292	\$ 2,000
0710131000	9099 W DEAN RD	532240000	2367400	3	\$ 2,367	\$ 2,000
0710132000	8265 N FAULKNER RD	532240000	1537700	3	\$ 1,538	\$ 1,538
0690072000	8222 N GRANVILLE WOODS RD	532230000	2541600	3	\$ 2,542	\$ 2,000
0690093100	7025 W MARCIA RD	532230000	2536900	3	\$ 2,537	\$ 2,000
0690131000	8071 N GRANVILLE WOODS RD	532230000	825100	3	\$ 825	\$ 825
0699990110	7300 W BRADLEY RD	532230000	2068300	3	\$ 2,068	\$ 2,000
0699990220	7200 W BRADLEY RD	532230000	211000	3	\$ 211	\$ 211
0700003110	8200 W TOWER AV	532230000	8530100	3	\$ 8,530	\$ 2,000
0700092000	7810 W TOWER AV	532230000	5694300	3	\$ 5,694	\$ 2,000
0700102000	8165 W TOWER AV	532230000	1012400	3	\$ 1,012	\$ 1,012
0709989210	7939 W TOWER AV	532230000	509000	3	\$ 509	\$ 509
0830721000	6600 W CALUMET RD	532230000	3195000	3	\$ 3,195	\$ 2,000
0820011000	7074 W PARKLAND CT	532230000	3225700	3	\$ 3,226	\$ 2,000
0820012000	7020 W PARKLAND CT	532230000	3423900	3	\$ 3,424	\$ 2,000
0820022000	7221 W PARKLAND CT	532230000	1183600	3	\$ 1,184	\$ 1,184
0820041100	7000 W CALUMET RD	532230000	3620700	3	\$ 3,621	\$ 2,000
0820043100	6800 W CALUMET RD	532230000	1880400	3	\$ 1,880	\$ 1,880
0820081000	7777 N 73RD ST	532230000	4537100	3	\$ 4,537	\$ 2,000
0829995123	7303 W BRADLEY RD	532230000	922300	3	\$ 922	\$ 922
0829995210	7201 W BRADLEY RD	532230000	1561200	3	\$ 1,561	\$ 1,561
0829997121	7869 N 73RD ST	532230000	455500	3	\$ 456	\$ 456
0800001100	7901 N FAULKNER RD	532240000	3269800	3	\$ 3,270	\$ 2,000
0800009000	8625 W BRADLEY RD	532240000	1371300	3	\$ 1,371	\$ 1,371
0800031100	7930 N FAULKNER RD	532240000	3207000	3	\$ 3,207	\$ 2,000
0800041100	7855 N FAULKNER RD	532240000	1779100	3	\$ 1,779	\$ 1,779
0800061110	7865 N 86TH ST	532240000	3202100	3	\$ 3,202	\$ 2,000
0800072000	7878 N 86TH ST	532240000	1180900	3	\$ 1,181	\$ 1,181

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0800081000	8711 W PORT AV	532240000	2037000	3	\$	2,037	\$	2,000
0800082100	8609 W PORT AV	532240000	5032900	3	\$	5,033	\$	2,000
0810202100	8219 W BRADLEY RD	532230000	501200	3	\$	501	\$	501
0810211000	7915 N 81ST ST	532230000	663900	3	\$	664	\$	664
0810221000	8300 W PARKLAND CT	532230000	1381500	3	\$	1,382	\$	1,382
0810241100	7850 N 81ST ST	532230000	2629200	3	\$	2,629	\$	2,000
0810261000	7620 N 81ST ST	532230000	1252600	3	\$	1,253	\$	1,253
0810262000	7630 N 81ST ST	532230000	1821700	3	\$	1,822	\$	1,822
0810292000	8300 W SLESKE CT	532230000	1201400	3	\$	1,201	\$	1,201
1089994000	7474 N WILL ENTERPRISE CT	532240000	2443900	3	\$	2,444	\$	2,000
1070112100	7817 W CLINTON AV	532230000	487200	3	\$	487	\$	487
1070293000	8035 W CALUMET RD	532230000	1117600	3	\$	1,118	\$	1,118
1079988100	8000 W GOOD HOPE RD	532230000	1988200	3	\$	1,988	\$	1,988
1079989112	8300 W GOOD HOPE RD	532230000	4117300	3	\$	4,117	\$	2,000
0420102000	8415 N 87TH ST	532240000	826300	3	\$	826	\$	826
0420131000	8800 W DEAN RD	532240000	854000	3	\$	854	\$	854
0410051000	9400 W HEATHER AV	532240000	4098900	3	\$	4,099	\$	2,000
0710022000	8501 W TOWER AV	532240000	2406400	3	\$	2,406	\$	2,000
0710101000	8811 W DEAN RD	532240000	1892500	3	\$	1,893	\$	1,893
0710122000	8800 W BRADLEY RD	532240000	3484900	3	\$	3,485	\$	2,000
0690083000	8050 N GRANVILLE WOODS RD	532230000	880600	3	\$	881	\$	881
0690111000	7100 W MARCIA RD	532230000	1644200	3	\$	1,644	\$	1,644
0700062100	8155 N 76TH ST	532230000	936300	3	\$	936	\$	936
0830742000	6619 W CALUMET RD	532230000	1628000	3	\$	1,628	\$	1,628
0800071000	7900 N 86TH ST	532240000	289100	3	\$	289	\$	289
0800073000	7840 N 86TH ST	532240000	2396300	3	\$	2,396	\$	2,000
0810223000	8225 W PARKLAND CT	532230000	2292500	3	\$	2,293	\$	2,000
0810281100	7737 N 81ST ST	532230000	1962500	3	\$	1,963	\$	1,963
0710043000	8901 W TOWER AV	532240000	4157300	3	\$	4,157	\$	2,000
0820004000	7900 N 73RD ST	532230000	2078500	3	\$	2,079	\$	2,000

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0829995110	7901 N 73RD ST	532230000	231800	3	\$	232	\$	232
0829997113	7801 N 73RD ST	532230000	2625800	3	\$	2,626	\$	2,000
0800008000	8701 W BRADLEY RD	532240000	1776400	3	\$	1,776	\$	1,776
0709995112	7725 W TOWER AV	532230000	464100	3	\$	464	\$	464
1079986210	8331 W CALUMET RD	532230000	362400	3	\$	362	\$	362
0080031000	9301 N 76TH ST	532230000	1079200	4	\$	1,079	\$	1,079
0310421000	7400 W BROWN DEER RD	532230000	486000	4	\$	486	\$	486
0310432000	6942 W BROWN DEER RD	532230000	918000	4	\$	918	\$	918
0320033000	9091 N 76TH ST	532230000	1337000	4	\$	1,337	\$	1,337
0320041100	8200 W BROWN DEER RD	532230000	2017000	4	\$	2,017	\$	2,000
0320051000	8100 W BROWN DEER RD	532230000	1289000	4	\$	1,289	\$	1,289
0320082000	8300 W BROWN DEER RD	532230000	714000	4	\$	714	\$	714
0320091000	8825 N 76TH ST	532230000	2522000	4	\$	2,522	\$	2,000
0320121000	8901 N 76TH ST	532230000	1000000	4	\$	1,000	\$	1,000
0319992111	7500 W BROWN DEER RD	532230000	1198900	4	\$	1,199	\$	1,199
0320001000	7900 W BROWN DEER RD	532230000	976000	4	\$	976	\$	976
0320003100	9001 N 76TH ST	532230000	1957000	4	\$	1,957	\$	1,957
0320162000	9009 N GRANVILLE STATION RD	532230000	1242700	4	\$	1,243	\$	1,243
0320170000	8221 W NORTHRIDGE MALL RD	532230000	535400	4	\$	535	\$	535
0320171000	9101 N GRANVILLE STATION RD	532230000	721900	4	\$	722	\$	722
0330015200	8600 W BROWN DEER RD	532240000	1460000	4	\$	1,460	\$	1,460
0320132100	8875 N 76TH ST	532230000	2759000	4	\$	2,759	\$	2,000
0320142000	8080 W BROWN DEER RD	532230000	1060000	4	\$	1,060	\$	1,060
0320151000	8110 W BROWN DEER RD	532230000	10239000	4	\$	10,239	\$	2,000
0320154000	8120 W BROWN DEER RD	532230000	5162000	4	\$	5,162	\$	2,000
0330141100	8320 W BEATRICE CT	532230000	180000	4	\$	180	\$	200
0330331000	8824 W BROWN DEER RD	532240000	1870000	4	\$	1,870	\$	1,870
0330332000	8922 W BROWN DEER RD	532240000	933000	4	\$	933	\$	933
0330371000	9026 W BROWN DEER RD	532240000	668000	4	\$	668	\$	668
0330381000	8718 W BROWN DEER RD	532240000	369000	4	\$	369	\$	369

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0330391000	8780 W BROWN DEER RD	532240000	432000	4	\$	432	\$	432
0330392000	8722 W BROWN DEER RD	532240000	137500	4	\$	138	\$	200
0330402000	8950 N 85TH ST	532240000	337000	4	\$	337	\$	337
0330411000	8409 W BEATRICE CT	532230000	65000	4	\$	65	\$	200
0330232100	8738 W BROWN DEER RD	532240000	756000	4	\$	756	\$	756
0330234000	9008 W BROWN DEER RD	532240000	314000	4	\$	314	\$	314
0420023000	8485 W BROWN DEER RD	532230000	354000	4	\$	354	\$	354
0420032000	8711 W BROWN DEER RD	532240000	2275000	4	\$	2,275	\$	2,000
0420041100	8501 W BROWN DEER RD	532240000	6128000	4	\$	6,128	\$	2,000
0420092000	8599 W BROWN DEER RD	532240000	624400	4	\$	624	\$	624
0420122000	8525 N 87TH ST	532240000	661000	4	\$	661	\$	661
0420153000	8480 N 87TH ST	532240000	2540000	4	\$	2,540	\$	2,000
0410001000	9425 W BROWN DEER RD	532240000	845000	4	\$	845	\$	845
0410011000	9201 W BROWN DEER RD	532240000	1657000	4	\$	1,657	\$	1,657
0410041000	8601 N 91ST ST	532240000	2165000	4	\$	2,165	\$	2,000
0410071000	9301 W BROWN DEER RD	532240000	1663000	4	\$	1,663	\$	1,663
0419999210	9101 W BROWN DEER RD	532240000	86900	4	\$	87	\$	200
0420012000	8801 W BROWN DEER RD	532240000	975000	4	\$	975	\$	975
0420021000	8787 W BROWN DEER RD	532240000	1323000	4	\$	1,323	\$	1,323
0440241000	6933 W BROWN DEER RD	532230000	477000	4	\$	477	\$	477
0440243110	6801 W BROWN DEER RD	532230000	1893000	4	\$	1,893	\$	1,893
0430811100	8700 N SERVITE DR	532230000	10143000	4	\$	10,143	\$	2,000
0430841000	8201 W BROWN DEER RD	532230000	3748000	4	\$	3,748	\$	2,000
0430842000	8155 W BROWN DEER RD	532230000	708000	4	\$	708	\$	708
0430851000	8111 W BROWN DEER RD	532230000	1022000	4	\$	1,022	\$	1,022
0430852000	8101 W BROWN DEER RD	532230000	835000	4	\$	835	\$	835
0429998112	8730 N 91ST ST	532240000	861000	4	\$	861	\$	861
0429999120	9005 W BROWN DEER RD	532240000	390000	4	\$	390	\$	390
0430413000	8331 W BROWN DEER RD	532230000	862000	4	\$	862	\$	862
0690001100	8380 N 76TH ST	532230000	1146000	4	\$	1,146	\$	1,146

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0709995113	7825 W TOWER AV	532230000	1146000	4	\$ 1,146	\$ 1,146
0709995210	8015 N 76TH ST	532230000	903000	4	\$ 903	\$ 903
0709996110	8075 N 76TH ST	532230000	1275000	4	\$ 1,275	\$ 1,275
0710032100	8512 W BRADLEY RD	532240000	1466000	4	\$ 1,466	\$ 1,466
0690041000	7301 W DEAN RD	532230000	2947000	4	\$ 2,947	\$ 2,000
0690051000	8316 N STEVEN RD	532230000	310000	4	\$ 310	\$ 310
0690052000	7125 W DEAN RD	532230000	1520000	4	\$ 1,520	\$ 1,520
0690091000	8133 N GRANVILLE WOODS RD	532230000	3633000	4	\$ 3,633	\$ 2,000
0690121000	8170 N GRANVILLE WOODS RD	532230000	2443000	4	\$ 2,443	\$ 2,000
0690151000	7221 W MARCIA RD	532230000	8500000	4	\$ 8,500	\$ 2,000
0700001111	8000 W TOWER AV	532230000	4038000	4	\$ 4,038	\$ 2,000
0700041110	8065 W FAIRLANE AV	532230000	1569000	4	\$ 1,569	\$ 1,569
0700051100	8301 N 76TH ST	532230000	1843000	4	\$ 1,843	\$ 1,843
0700072000	8371 N 76TH ST	532230000	218400	4	\$ 218	\$ 218
0449972100	7015 W BROWN DEER RD	532230000	990400	4	\$ 990	\$ 990
0700111000	8365 N 76TH ST	532230000	1598000	4	\$ 1,598	\$ 1,598
0830712000	7737 N 67TH ST	532230000	1710000	4	\$ 1,710	\$ 1,710
0830761000	6500 W CALUMET RD	532230000	1321000	4	\$ 1,321	\$ 1,321
0819999110	7965 N 76TH ST	532230000	670000	4	\$ 670	\$ 670
0820013100	7025 W PARKLAND CT	532230000	5114000	4	\$ 5,114	\$ 2,000
0820014000	7075 W PARKLAND CT	532230000	1648000	4	\$ 1,648	\$ 1,648
0820062100	7800 N 76TH ST	532230000	1850000	4	\$ 1,850	\$ 1,850
0820071000	7878 N 76TH ST	532230000	6517000	4	\$ 6,517	\$ 2,000
0829995122	7909 N 73RD ST	532230000	582000	4	\$ 582	\$ 582
0829998131	7676 N 76TH ST	532230000	2632000	4	\$ 2,632	\$ 2,000
0800007000	7840 N FAULKNER RD	532240000	1145000	4	\$ 1,145	\$ 1,145
0810201110	8355 W BRADLEY RD	532230000	2150000	4	\$ 2,150	\$ 2,000
0810222000	8301 W PARKLAND CT	532230000	3987000	4	\$ 3,987	\$ 2,000
0810232000	7940 N 81ST ST	532230000	1738000	4	\$ 1,738	\$ 1,738
0810272100	7711 N 81ST ST	532230000	4685000	4	\$ 4,685	\$ 2,000

Exhibit D

0810291000	8220 W SLESKE CT	532230000	1791000	4	\$	1,791	\$	1,791
1070233000	7630 W GOOD HOPE RD	532230000	591000	4	\$	591	\$	591
1070292000	7500 N 81ST ST	532230000	2689000	4	\$	2,689	\$	2,000
1070312000	7844 W GOOD HOPE RD	532230000	84900	4	\$	85	\$	200
1070321000	7701 W CALUMET RD	532230000	9990000	4	\$	9,990	\$	2,000
1079989212	7930 W CLINTON AV	532230000	1526550	4	\$	1,527	\$	1,527
1079994210	7600 W GOOD HOPE RD	532230000	516000	4	\$	516	\$	516
1060013000	7420 W GOOD HOPE RD	532230000	376000	4	\$	376	\$	376
1060021111	7440 N 76TH ST	532230000	1900000	4	\$	1,900	\$	1,900
1060042000	7550 N 76TH ST	532230000	889700	4	\$	890	\$	890
1060111000	7334 W GOOD HOPE RD	532230000	760000	4	\$	760	\$	760
1060112000	7330 W GOOD HOPE RD	532230000	1083000	4	\$	1,083	\$	1,083
1060122100	7480 N 76TH ST	532230000	39800	4	\$	40	\$	200
1060123000	7500 N 76TH ST	532230000	557600	4	\$	558	\$	558
1069989212	7330 N 76TH ST	532230000	365000	4	\$	365	\$	365
1069997111	7123 W CALUMET RD	532230000	1142000	4	\$	1,142	\$	1,142
0320061000	9225 N 76TH ST	532230000	355000	4	\$	355	\$	355
1070271100	7515 N 81ST ST	532230000	5352000	4	\$	5,352	\$	2,000
1070331000	7830 W GOOD HOPE RD	532230000	1847000	4	\$	1,847	\$	1,847
1069994211	7000 W GOOD HOPE RD	532230000	727000	4	\$	727	\$	727
0820051100	7932 N 76TH ST	532230000	1087000	4	\$	1,087	\$	1,087
0800004000	7821 N FAULKNER RD	532240000	1552000	4	\$	1,552	\$	1,552
0420072000	8531 W BROWN DEER RD	532240000	1176000	4	\$	1,176	\$	1,176
0699989113	7415 W DEAN RD	532230000	3726000	4	\$	3,726	\$	2,000
0700091000	8050 W FAIRLANE AV	532230000	1635000	4	\$	1,635	\$	1,635
0330142000	8940 N 85TH ST	532240000	723000	4	\$	723	\$	723
0430581000	7901 W BROWN DEER RD	532230000	985000	4	\$	985	\$	985
0430442100	8001 W BROWN DEER RD	532230000	874000	4	\$	874	\$	874
0710041000	8700 W BRADLEY RD	532240000	1953000	4	\$	1,953	\$	1,953
0319986125	7340 W BROWN DEER RD	532230000	403300	4	\$	403	\$	403

Exhibit D

0330015100	8530 W BROWN DEER RD	532240000	1703000	4	\$ 1,703	\$ 1,703
0330351000	8484 W BROWN DEER RD	532230000	4589000	4	\$ 4,589	\$ 2,000
0330412000	8400 W BROWN DEER RD	532230000	767000	4	\$ 767	\$ 767
0331261000	8634 W BROWN DEER RD	532240000	548000	4	\$ 548	\$ 548
0420091000	8603 W BROWN DEER RD	532240000	3205000	4	\$ 3,205	\$ 2,000
0420101000	9041 W HEATHER AV	532240000	890000	4	\$ 890	\$ 890
1060001000	7500 W GOOD HOPE RD	532230000	1059300	4	\$ 1,059	\$ 1,059
1069989111	7350 N 76TH ST	532230000	1342000	4	\$ 1,342	\$ 1,342
1069991114	7350 N 76TH ST	532230000	415300	4	\$ 415	\$ 415
0320062000	9127 N 76TH ST	532230000	2427000	4	\$ 2,427	\$ 2,000
0329997123	7800 W BROWN DEER RD	532230000	14057000	4	\$ 14,057	\$ 2,000
0320168000	8066 W MENARD RD	532230000	788000	4	\$ 788	\$ 788
0440283000	8400 N 72ND ST	532230000	250000	5	\$ 250	\$ 250
0069999127	8209 W GLENBROOK RD	532230000	123400	7	\$ 123	\$ 200
0810161000	7612 W CALUMET RD	532230000	196800	7	\$ 197	\$ 200
0810163000	7641 N 76TH ST	532230000	435000	7	\$ 435	\$ 435
0810172000	7624 N 78TH ST	532230000	224800	7	\$ 225	\$ 225
0810173000	7642 N 78TH ST	532230000	224800	7	\$ 225	\$ 225
0810174000	7658 N 78TH ST	532230000	226200	7	\$ 226	\$ 226
0810175000	7676 N 78TH ST	532230000	224800	7	\$ 225	\$ 225
0810177000	7621 N 78TH ST	532230000	224800	7	\$ 225	\$ 225
0810178000	7635 N 78TH ST	532230000	224800	7	\$ 225	\$ 225
0810179000	7649 N 78TH ST	532230000	224800	7	\$ 225	\$ 225
0810181000	7677 N 78TH ST	532230000	196800	7	\$ 197	\$ 200
0810171000	7610 N 78TH ST	532230000	224800	7	\$ 225	\$ 225
0810176000	7810 W CALUMET RD	532230000	224800	7	\$ 225	\$ 225
0810180000	7661 N 78TH ST	532230000	224800	7	\$ 225	\$ 225
0810162000	7621 N 76TH ST	532230000	435000	7	\$ 435	\$ 435

\$ 472,965,552

total assessed value of all included parcels

\$ 345,024

total special fees

Exhibit E
CITY ATTORNEY'S OPINION

GRANT F. LANGLEY
City Attorney

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



THOMAS G. GARTNER
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THOMAS J. BEAMISH
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JOHN J. HEINEN
SUSAN E. LAPPEN
JAN A. SMOKOWICZ
PATRICIA A. FRICKER
HEIDI WICK SPOERL
KURT A. BEHLING
GREGG C. HAGOPIAN
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LEONARD A. TOKUS
MIRIAM R. HORWITZ
MARYNELL REGAN
G. O'SULLIVAN-CROWLEY
KATHRYN Z. BLOCK
ELOISA DE LEÓN
ADAM B. STEPHENS
KEVIN P. SULLIVAN
THOMAS D. MILLER
JARELY M. RUIZ
ROBIN A. PEDERSON
CHRISTINE M. QUINN
MARGARET C. DAUN
JEREMY R. MCKENZIE
MARY L. SCHANNING
PETER J. BLOCK
NICHOLAS P. DESIATO
Assistant City Attorneys

July 18, 2012

Rocky Marcoux, Commissioner
Attn: Ms. Rhonda Manuel
Department of City Development
809 North Broadway
Milwaukee, WI 53202

Re: Proposed Operating Plan for Business Improvement District No. 48

Dear Commissioner Marcoux:

This letter is written in response to your request of July 12, 2012 for this office to review the proposed initial Operating Plan for Business Improvement District No. 48 (the "Plan"). You asked us to provide an opinion with respect to compliance on the part of the Plan with the requirements of Wis. Stat. § 66.1109 (1)(f).

We have reviewed the Plan, a copy of which is attached hereto, and, based upon such review, are of the opinion the Plan meets the requirements of Wis. Stat. § 66.1109 (1)(f), in particular subsections 1 through 4 thereof.

Very truly yours,

A handwritten signature in black ink that reads "Grant F. Langley". The signature is written in a cursive style and is followed by a horizontal line.

GRANT F. LANGLEY
City Attorney

A handwritten signature in black ink that reads "Jeremy R. McKenzie". The signature is written in a cursive style.

JEREMY R. MCKENZIE
Assistant City Attorney

JRM:lmc
Attachment

1089-2012-1606:182965