

Due Diligence Checklist
Addresses: Portions of 550 and 680 North Harbor Drive

The commissioner's assessment of the market value of the property.	The Property is currently zoned PK (Parks District) and is further restricted from development by the State of Wisconsin's Public Trust Doctrine restricting development of filled lakebed. As a result, the market value of the Property is \$0.
Full description of the development project.	There is no planned project.
Complete site, operations and landscaping plans and architectural renderings for new construction or redevelopment.	The Property will remain in its current condition and will be maintained by the Milwaukee Art Museum.
Developer's development project history.	Milwaukee County owns and maintains a majority of the parkland along Lake Michigan's shore.
Capital structure of the project, including sources, terms and rights for all project funding.	There is no planned project.
Project cash flows for the lease term for leased property.	There is no planned project.
List and description of project risk factors.	None, there is no planned project.
Tax consequences of the project for the City.	The Property is currently owned by the City (tax-exempt) and will remain tax-exempt under County ownership.