

BUSINESS IMPROVEMENT DISTRICT NO.10 - AVENUES WEST

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ANNUAL OPERATING PLAN

2008

Approved by BID No. 10 Board of Directors on August 15, 2007

BUSINESS IMPROVEMENT DISTRICT NO. 10

AVENUES WEST

ANNUAL OPERATING PLAN – 2008

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BUSINESS IMPROVEMENT DISTRICT NO. 10 AVENUES WEST

ANNUAL OPERATING PLAN - 2008

I. INTRODUCTION

In 1984, the Wisconsin legislature created Sec. 66.608 (currently Sec. 66.1109) of the Statutes enabling cities to establish Business Improvement Districts (BIDs) upon the petition of at least one property owner within the proposed district. The purpose of the law is "...to allow businesses within those districts to develop, manage and promote the districts and to establish an assessment method to fund these activities." (1983 Wisconsin Act 184, Section 1, legislative declaration.) On October 30, 1992, the Common Council of the City of Milwaukee, by Resolution File Number 921091, created BID No. 10 - Avenues West and adopted its initial Operating Plan for the year 1993.

Section 66.1109 (3) (b), Wisconsin Statutes, requires that a BID Board "... shall annually consider and may make changes to the operating plan, The Board shall then submit the operating plan to the local legislative body for its approval." The Board of Business Improvement District No. 10 submits this Operating Plan for the year 2008 in fulfillment of the statutory requirement.

This plan proposes a continuation and expansion of activities described in the initial BID Operating Plan. Therefore, it incorporates by reference the earlier plans adopted by the Common Council. In the interest of brevity, this plan emphasizes the elements which are required by Sec. 66.1109, Wisconsin Statutes, and the proposed changes for 2008. It does not repeat the background information which is contained in the original plan nor include the Business Improvement District Statute, original petitions from property owners, or BID No. 10 Bylaws.

II. DISTRICT BOUNDARIES

Boundaries of the District remain unchanged and are shown on the map in Appendix A of this plan. The District is contained within the area bounded by I-43 west to 28th Street and I-94 north to Highland Avenue.

A listing of all the properties included within the District is provided in Appendix B.

III. PROPOSED WORK PLAN - 2008

A. Plan Objectives

The objective of Business Improvement District No. 10 is as stated in 1993, its first year, to "*...continue the revitalization and improvements of a portion of Milwaukee's near west side.*" This objective is intended to be accomplished by maximizing both human and capital resources through the operation of an office whose staff implements and promotes activities determined appropriate by the board of directors in achieving the District's objective. The District has a continuing contract with the Avenues West Association Inc. to provide the necessary staffing and Operating Plan implementation.

B. Proposed Activities 2008

The principal activities to be undertaken during 2008 will result in enhanced neighborhood safety, improved area image, new development, and the increased value of present improvements. Possible staff activities include:

- a. Direct and / or collaborate with other appropriate agencies in the implementation of streetscaping and other long range plans approved by the board of directors;
- b. Encourage all commercial buildings to be maintained graffiti-free and financially support and coordinate the means to accomplish this goal;
- c. Encourage and support facade improvements to commercial properties within the BID, with emphasis on the Milwaukee Main Street SOHI District;
- d. Advise area businesses on safety and security measures and to serve as liaison with the security offices of area institutions and the Milwaukee Police Department;
- e. Liaison with owners of private and public property to encourage quality maintenance and management of said property;
- f. Provide staff assistance to property owners and developers who are engaged in property improvements and redevelopment actions;
- g. Marketing and visual enhancement of the Avenues West neighborhood;

- h. Liaison with economic development programs of area organizations, institutions, government agencies; and programs such as the Milwaukee Main Street program; and,
- i. Assist the BID Board in complying with its statutory responsibilities of record keeping, reporting, and financial administration.

C. Proposed Expenditures - 2008

Recognizing that it is beyond the resources and capacity of Business Improvement District No. 10 to address every significant issue affecting the Avenues West area, the Board shall set priorities for expenditures based on cost effectiveness and fulfillment of the goals of the BID. Grants may be awarded during the program year that are not presently identified as such but fit within the intent of the Operating Plan.

Functional expenditures, including staff consisting of a full time executive director and a part time assistant, are anticipated to be in these approximate amounts:

Program Services:

Salaries	\$ 36,000
Payroll taxes & benefits	4,800
Facade Grants	15,000
Grants and /or Projects (marketing, promotions)	5,000
Projects (ex: streetscape, lighting, graffiti, safety, newsletters, programs/meetings)	30,000
Office supplies, incl. copier, computer, fax	400
Postage	1,500
Printing	640
Telephone	900
	<u>94,240</u>

Management and General:

Salaries	\$ 39,600
Payroll taxes & benefits	5,280
Insurance	3,610
Office supplies, incl. copier, computer, fax	1,200
Equipment repair and maintenance	600
Postage	260
Advertising/Promotion	500
Conferences, professional training	750
Subscriptions/memberships	650
Printing	160
Professional fees	6,000
Depreciation	800
Rent & Utilities	10,000
Telephone	980
	<u>70,485</u>

Fund raising:		
Salaries		\$ 14,400
Payroll taxes & benefits		1,920
Insurance		190
Telephone		120
Postage		<u>240</u>
		\$ 16,870
Other:		
		<u>\$ 4,681</u>
	TOTAL	<u>\$ 186,276</u>

D. Financing Method

It is proposed that \$138,276 approximately 74.23% of the budget, be obtained from assessments on property within the District. The assessment method is described in Section V. of this plan. It is proposed that \$36,000 approximately 19.33% of the budget, be obtained from the Avenues West Association. It is proposed that \$12,000 about 6.44% of the budget, be provided directly by the City of Milwaukee which is the same dollar amount provided by the City to Business Improvement District No. 10 in 2007. 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.

IV. MANAGEMENT OF BID NO. 10

A. Organization of the BID Board

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. BID No. 10 is represented by a nine-person board of directors, appointed by the Mayor and confirmed by the Common Council. The BID Board elects its own officers each year.

All meetings of the Board shall be governed by the Wisconsin Open Meetings Law. Files and records of the Board's affairs shall be kept pursuant to public record requirements.

The Board shall submit to the Mayor its recommendations for appointments to expiring terms, two months prior to the expiration of the terms.

B. Relationship to the Avenues West Association, Inc.

The BID shall be a separate entity from the Avenues West Association, Inc., a 501 (c) (3) corporation, 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 records generated in connection with its contract with the BID Board.

The BID may, and it is intended shall, continue to contract with the Association to provide services to the BID in accordance with this plan. The Executive Director of the Association shall also serve as the Executive Director of the BID with staff as necessary to implement the annual Operating Plan.

V. METHOD OF ASSESSMENT

A. Assessment Rate and Method

The District proposes to continue the assessment rate and method used in its prior plans. 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 uniform rate applied on the assessed value of each property was selected as the basic assessment method 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 \$6,000.00 per parcel will be applied. The method of assessing shall not be materially altered, except with the consent of the City of Milwaukee.

As of January 1, 2007, the assessable property in the District had a total value of over \$100,569,829. Property assessable for BID purposes is \$74,877,929. This plan proposes to assess the property in the District at a rate of \$3.00 per \$1,000.00 of assessed value, subject to the maximum assessment, for the purposes of the BID. Appendix B 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.

1. State Statute 66.1109(1) (f) 1m: states that if the District contains property used exclusively for manufacturing purposes, the plan must state if it will be specially assessed. The District does contain exclusively manufacturing as well as properties used in part for manufacturing. These properties will be assessed according to the method set forth in this plan because they also benefit from the activities of the District.

2. State Statute 66.1109(5) (a): Property known to be used exclusively for residential purposes may not be assessed by the District.

There are several large residential buildings in the District in which ground floor retail or

office space is provided. To prevent the disproportional assessment of such properties, this Plan provides for an adjustment to the assessment of "substantially residential property".

Real property, on which more than 66-2/3% of the square footage of the floor area of the building on such real property is used for residential purposes, is defined as "*substantially residential property*." The law authorizing the creation of BIDs states the intention that residential space is considered a residential, and not a commercial use. Therefore, the owner of any substantially residential property within the BID may certify to the BID Board the square footage of such real property used for residential and nonresidential purposes. The percentage of square footage used for nonresidential purposes, as compared to the total square footage of such building, multiplied by the assessed value for the entire value for the entire building on such real property, shall be the value of the real property used for multiplication against the BID assessment rate, subject to the \$6,000.00 per parcel cap. (There is no minimum assessment.) Calculation of floor area shall exclude basement area. Properties which received an adjusted assessment for 2007 shall be assessed for 2008 only on the non-residential portion of the property as certified by the owner and accepted by the Board. These adjustments are reflected in the amounts shown in Appendix B.

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 and is not assessed by the District.

VI. RELATIONSHIP TO THE 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 Avenues West 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.

The Near West Side Area Comprehensive Plan was adopted as part of the City of Milwaukee's Overall Comprehensive Plan in March, 2004. According to Common Council Resolution, File No. 031371, "...Comprehensive Plan as approved shall provide guidance and serve as the basis for decision-making by the Common Council in its consideration of land use and physical development issues;..."

B. City Role in District Operations

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

- a. Provide technical assistance as appropriate to the BID Board.
- b. Monitor and, when appropriate, apply for outside funds which could be used in support of the District.
- c. Collect BID assessments and maintain them in a segregated account.

d. Disburse all monies of the District no earlier than January 31, 2008 and no later than March 31, 2008. Disbursements of the full amount assessed by the District will be made without reference to the amount of assessments actually collected by the City by the date of disbursement.

e. Receive a copy of the annual report including an independent audit from the BID Board as required per Sec. 66.1109(3) (c) of the BID law. If said audit is not provided within six months of the due date, the City may contract for an independent certified audit with the cost paid from BID appropriations.

f. Provide the Board, through the Tax Commissioner's Office, on or before June 30th of each Plan year with the official assessed value of each tax key parcel within the District as of January 1st of each Plan year and provide an update immediately prior to preparation of tax bills for purpose of calculating the BID assessments for the following Plan year.

g. Encourage the State of Wisconsin, Milwaukee County, and other units of government to support the activities of the District.

The presentation of this plan to the City shall serve as a standing order of the Board under Sec. 66.1109(4), Wisconsin Statutes, to disburse the BID assessments without necessity of an additional disbursement agreement, disbursement method, or accounting method. Budget authority made under this plan shall be shown in the City's Budget as a line item.

VII. FUTURE YEAR OPERATING PLANS

A. Phased Development

The BID law requires an annual review of the Operating Plan, but permits rather than requires, revisions to the Plan. (Operating Plan Section I. Introduction) The Board interprets this wording as encouraging consistency in program and approach from year to year.

The Board expects to revise the Operating Plan each year to reflect changes in assessed values and costs, completion of specific programs, and changing development needs and opportunities. However, the Board intends each Plan to reflect the same purposes and objectives which provided the basis for the creation of the District. Any changes to the Operating Plan shall not take effect until approved by the Common Council pursuant to Section 66.1109 Wisconsin Statutes. Approval by the Common Council of the Annual Operating Plan shall be conclusive evidence that the Board has complied with Section 66.1109 Wisconsin Statutes.

B. Amendment, Severability and Expansion

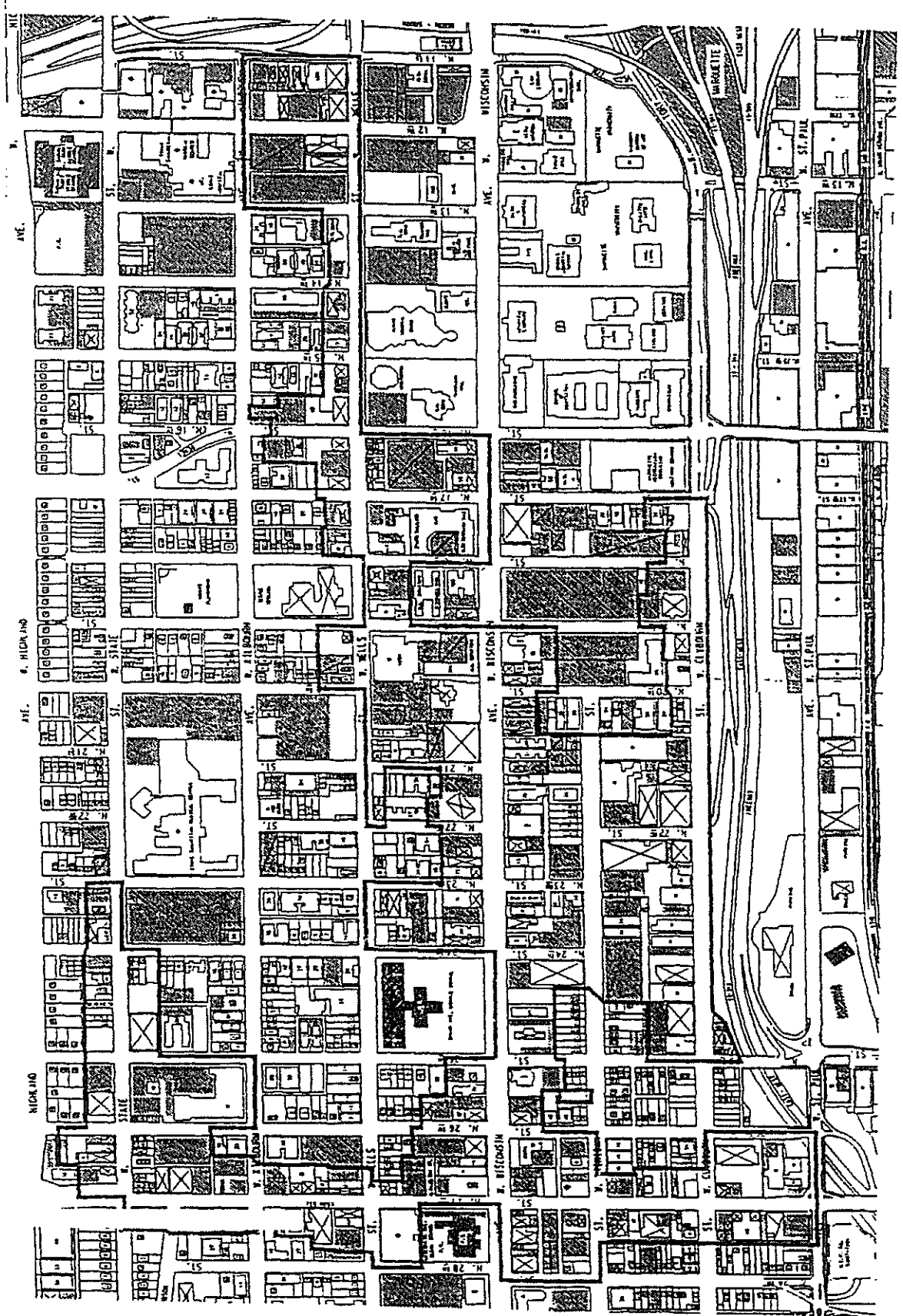
This BID was created under authority of Section 66.608 (currently 66.1109) of the Statutes of the State of Wisconsin. Should any court find any portion of this Statute invalid or unconstitutional, its decision will not invalidate or terminate the BID and this BID Plan shall be amended to conform to the 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.

APPENDICES

APPENDIX A: Map of Business Improvement District No. 10 -
Avenues West

APPENDIX B: 2008 - Values and Special
Assessments



APPENDIX A:

MAP OF BUSINESS IMPROVEMENT DISTRICT NO. 10 - AVENUES WEST

APPENDIX B:

2008 - VALUES AND SPECIAL ASSESSMENT

BID No. 10 Property List
2008 Operating Plan

A	B	C	D	E	G	H	I	J	K	L
Taxkey	ck dligt	Parcel Address	Owner 1	Owner 2	Exempt = 0	BID Tax = 1	Total	Assess. Base	Factor	Final Assess.
1			Owner 1							
2	4000770120	2455-R W Clybourn St.	State of WI Dept of Transportation		0	0	0.00	0.00	1	0.00
3	3632631000	1924 W WELLS	CITY OF MILW		0	0	0.00	0.00	1	0.00
4	3632632000	X 1930 W WELLS	CITY OF MILW		0	0	0.00	0.00	1	0.00
5	3632652000	9 1700 W WELLS	MARQUETTE UNIVERSITY	ATTN: RISK MGMT	0	0	0.00	0.00	1	0.00
6	3632711100	5 721 N 17TH	MARQUETTE UNIVERSITY	C/O REAL ESTATE DEPT	0	0	0.00	0.00	1	0.00
7	3632714000	5 1835 W WELLS	WISCONSIN ELECTRIC POWER CO	ATTN: RISK MGMT	0	0	0.00	0.00	1	0.00
8	3632715100	7 763 N 18TH	MARQUETTE UNIVERSITY	ATTN: RISK MGMT	0	0	0.00	0.00	1	0.00
9	3632726100	7 1926 W WISCONSIN	MARQUETTE UNIVERSITY	ATTN: RISK MGMT	0	0	0.00	0.00	1	0.00
10	3680105111	9 2711 W WELLS	MILWAUKEE COUNTY		0	0	0.00	0.00	1	0.00
11	3681201100	3 2713 W RICHARDSON	TRI-CORP HOUSING INC		0	0	0.00	0.00	1	0.00
12	3690109100	2 748 N 27TH	MILWAUKEE COUNTY		0	0	0.00	0.00	1	0.00
13	3690111100	3 2620 W HAZELTON	CITY OF MILW	ATTN DCD REAL ESTATE	0	0	0.00	0.00	1	0.00
14	3690121100	8 2620 W WISCONSIN	CITY OF MILW	ATTN POLICE DEPT	0	0	0.00	0.00	1	0.00
15	3690123110	6 2602 W WISCONSIN	AMERICAN NATL RED CROSS		0	0	0.00	0.00	1	0.00
16	3690308100	4 2622 W STATE	REV AUTH OF CITY OF MILW		0	0	0.00	0.00	1	0.00
17	3690311000	4 2612 W STATE	CITY OF MILW REDEV AUTH		0	0	0.00	0.00	1	0.00
18	3690702000	X 955 N 24TH	CITY OF MILW REDEV AUTH		0	0	0.00	0.00	1	0.00
19	3690760100	2 2454 W STATE	WISCONSIN TELEPHONE COMPANY		0	0	0.00	0.00	1	0.00
20	3690862110	3 918 N 26TH	WISCONSIN TELEPHONE CO		0	0	0.00	0.00	1	0.00
21	3690897000	1 945 N 27TH	CITY OF MILW	C/O AMERITECH REO	0	0	0.00	0.00	1	0.00
22	3690898100	3 937 N 26TH	WISCONSIN TELEPHONE COMPANY	C/O AMERITECH REO	0	0	0.00	0.00	1	0.00
23	3690915110	1 1031 ADJ. N 26TH	CITY OF MILW REDEV AUTH		0	0	0.00	0.00	1	0.00
24	3690925100	9 1025 N 26TH	CITY OF MILW REDEV AUTH		0	0	0.00	0.00	1	0.00
25	3691326110	8 2324 W STATE	FIRST LOVE ASSEMBLY OF GOD		0	0	0.00	0.00	1	0.00
26	3691852000	4 2000 W WISCONSIN	WISCONSIN HERITAGES INC	C/O CAPT FREDERICK PABST	0	0	0.00	0.00	1	0.00
27	3699996100	X 734 N 26TH	AMALGAMATED TRANSIT UNION	LOCAL 998	0	0	0.00	0.00	1	0.00
28	3900114100	0 814 N 15TH	CAMPUS NEIGHBORHOOD ASSC	C/O MARQUETTE UNIVERSITY	0	0	0.00	0.00	1	0.00
29	3900768100	7 1300 W WELLS	EVANS SCHOLARS FOUNDATION	C/O MARQUETTE UNIVERSITY	0	0	0.00	0.00	1	0.00
30	3901182000	3 1621 W WELLS	CAMPUS NEIGHBORHOOD ASSC	C/O MARQUETTE UNIVERSITY	0	0	0.00	0.00	1	0.00
31	3901186000	5 1615 W WELLS	CAMPUS NEIGHBORHOOD ASSC	C/O MARQUETTE UNIVERSITY	0	0	0.00	0.00	1	0.00
32	3901189000	1 818 N 17TH	CAMPUS NEIGHBORHOOD ASSC	C/O MARQUETTE UNIVERSITY	0	0	0.00	0.00	1	0.00
33	3901191000	2 814 N 16TH	CAMPUS NEIGHBORHOOD ASSC	C/O MARQUETTE UNIVERSITY	0	0	0.00	0.00	1	0.00
34	3901193100	X 1500 W WELLS	Marquette University	MARQUETTE UNIVERSITY	0	0	0.00	0.00	1	0.00
35	3901211000	X 737 N 16TH	MARQUETTE UNIVERSITY	ATTN: RISK MGMT	0	0	0.00	0.00	1	0.00
36	3901231000	9 1240 W WELLS	MARQUETTE UNIVERSITY		0	0	0.00	0.00	1	0.00
37	3910212100	0 844 N 12TH	AURORA SINAI MEDICAL CTR INC	C/O AURORA HEALTH CARE	0	0	0.00	0.00	1	0.00
38	3910214110	9 851 N 12TH	AURORA SINAI MEDICAL CENTER	C/O AURORA HEALTH CARE	0	0	0.00	0.00	1	0.00
39	3980625000	0 1718 W CLYBOURN	Marquette University		0	0	0.00	0.00	1	0.00
40	3980628100	3 1710 W CLYBOURN	MARQUETTE UNIVERSITY	ATTN: RISK MGMT	0	0	0.00	0.00	1	0.00
41	3980659100	2 1905 W WISCONSIN	EVANGELICAL LUTHERAN CHURCH	OF THEREDEEMER	0	0	0.00	0.00	1	0.00
42	4000011110	1 639 N 25TH	CENTRAL UNITED METHODIST	CHURCH	0	0	0.00	0.00	1	0.00
43	4000011110	6 2601 W WISCONSIN	CITY OF MILW REDEV AUTH		0	0	0.00	0.00	1	0.00
44	4000089100	4 2606 W ST PAUL	MILWAUKEE COUNTY	ACTIVE FRWY/HWY LANDS	0	0	0.00	0.00	1	0.00
45	4000501000	6 2121 W WISCONSIN	PENTECOSTALS OF WIS		0	0	0.00	0.00	1	0.00
46	4000502000	1 2193 W WISCONSIN	IRISH CULTURAL & HERITAGE	CENTER OF W INC	0	0	0.00	0.00	1	0.00
47	4000508100	0 2222 W MICHIGAN	IRISH CULTURAL & HERITAGE	CENTER OF W INC	0	0	0.00	0.00	1	0.00
48	4000752100	8 2404 W CLYBOURN	MATA COMMUNITY MEDIA INC		0	0	0.00	0.00	1	0.00
49	4000768000	9 2465 W CLYBOURN	STATE OF WISCONSIN, DEPT OF	TRANSPORTATION	0	0	0.00	0.00	1	0.00
50	4010506000	0 2729 W WISCONSIN	CERIA M TRAVIS ACADEMY		0	0	0.00	0.00	1	0.00
51	4010507000	6 2733 W WISCONSIN	CERIA M TRAVIS ACADEMY		0	0	0.00	0.00	1	0.00
52	4010508000	7 626 N 28TH	CERIA M TRAVIS ACADEMY		0	0	0.00	0.00	1	0.00
53	4010511000	8 626 N 27TH	CITY OF MILWAUKEE	C/O CITY REAL ESTATE	0	0	0.00	0.00	1	0.00
54	4010512000	3 620 N 28TH	CERIA M TRAVIS ACADEMY		0	0	0.00	0.00	1	0.00
55	4010975000	1 2711 W MICHIGAN	WELFARE WARRIORS INC		0	0	0.00	0.00	1	0.00
56	3632633000	5 812 N 20TH	Thomas Des Jardins		1	0	110,900.00	0.00	1	0.00
57	3632634000	0 816 N 20TH	BRUCE R DAVIES		1	0	1,900.00	0.00	1	0.00
58	3632653000	4 1722 W WELLS	1722 LLC	C/O SCHULHOF PROP MGMT	1	0	1,210,000.00	0.00	1	0.00

BID No. 10 Property List
2008 Operating Plan

July 30, 2007

A	B	C	D	E	G	H	I	J	K	L
59	3632654000	X	1726 W WELLS	CAMPUS DEVELOPMENT LLC	1	0	300,000.00	0.00	1	0.00
60	3632669100	8	853 N 16TH	GERARD KEMPERMANN	1	0	173,300.00	0.00	1	0.00
61	3632674100	5	831 N 16TH	UNIVERSITY PARTNERS LLP	1	0	640,400.00	0.00	1	0.00
62	3881813000	4	2715 W STATE	Dawn A. Schlipp	1	0	104,400.00	0.00	1	0.00
63	3890122000	7	2616 W WISCONSIN	DOMINIC M LUDUCA &	1	0	397,000.00	0.00	1	0.00
64	3890765000	3	2446 W STATE	MICHAEL R DAMORE ET AL	1	0	79,100.00	0.00	1	0.00
65	3890766100	5	2440 W STATE	ANNIE M EDWARDS	1	0	79,400.00	0.00	1	0.00
66	3890923000	1	1031 N 26TH	BOUNTING VATSANA	1	0	64,100.00	0.00	1	0.00
67	3891209000	8	2518 W WISCONSIN	RESNANT PROPERTIES LTD	1	0	907,000.00	0.00	1	0.00
68	3891324100	X	2314 W STATE	WWG Property Investments	1	0	104,800.00	0.00	1	0.00
69	3891405000	3	2027 W WELLS	WIEGAND INVESTMENTS 2027	1	0	157,100.00	0.00	1	0.00
70	3891502000	0	2031 W WELLS	Aaron Desjardins	1	0	41,300.00	0.00	1	0.00
71	3891503000	6	2035 W WELLS	Zachery Desjardins	1	0	61,600.00	0.00	1	0.00
72	3891805000	8	747 N 23RD	WIEGAND INVESTMENTS 755 LLC	1	0	2,300.00	0.00	1	0.00
73	3891812000	6	2324 W WISCONSIN	WIEGAND INVESTMENTS 2324 LLC	1	0	1,428,000.00	0.00	1	0.00
74	3891815100	9	730 N 24TH	WIEGAND INVESTMENTS 730 LLC	1	0	8,500.00	0.00	1	0.00
75	3891816000	8	746 N 24TH	WIEGAND INVESTMENTS 24W LLC	1	0	20,900.00	0.00	1	0.00
76	3891817000	3	754 N 24TH	WIEGAND INVESTMENTS 24W LLC	1	0	7,200.00	0.00	1	0.00
77	3901184000	4	1619 W WELLS	MARQUETTE UNIVERSITY	1	0	343,000.00	0.00	1	0.00
78	3910208000	2	1120 W WELLS	ST JAMES ESTATES LLC	1	1	1,728,000.00	5,184.00	0.056	290.30
79	3919994100	7	1100 W WELLS	CATHOLIC KNIGHTS INS SOC	1	0	4,860,000.00	0.00	1	0.00
80	3980623100	6	508 N 18TH	Select Property Group	1	0	589,000.00	0.00	1	0.00
81	3980690100	1	510 N 20TH	ROBERT A SCHROEDER JR	1	0	2,264,000.00	0.00	1	0.00
82	4000038110	3	528 N 27TH	Jomela Holdings One LLC	1	0	432,800.00	0.00	1	0.00
83	4000201000	5	2111 W WISCONSIN	PATRICIAN APARTMENTS LLC	1	0	1,121,000.00	0.00	1	0.00
84	4000203000	6	2114 W MICHIGAN	SHOO INVESTMENTS LLC	1	0	1,166,000.00	0.00	1	0.00
85	4000207000	8	2101 W WISCONSIN	PATRICIAN APARTMENTS LLC	1	0	445,200.00	0.00	1	0.00
86	4000212000	5	2032 W MICHIGAN	Thomas Desjardins	1	0	93,900.00	0.00	1	0.00
87	4000213000	0	2028 W MICHIGAN	BRUTUS INVESTMENTS LLC	1	0	64,300.00	0.00	1	0.00
88	4000215100	8	2029 W WISCONSIN	MARYLAND COURT APTS LLC	1	0	1,819,000.00	0.00	1	0.00
89	4000504000	2	2217 W WISCONSIN	WIEGAND INVESTMENTS 2217 LLC	1	0	494,000.00	0.00	1	0.00
90	4000514000	7	2140 W MICHIGAN	LA 2 LLC	1	0	105,600.00	0.00	1	0.00
91	4000515000	2	2134 W MICHIGAN	LA 2 LLC	1	0	105,700.00	0.00	1	0.00
92	4000516000	8	2130 W MICHIGAN	LA 2 LLC	1	0	143,700.00	0.00	1	0.00
93	4000517000	3	2126 W MICHIGAN	WORGULL REVOC TRUST	1	0	141,100.00	0.00	1	0.00
94	4000518000	9	2120 W MICHIGAN	WORGULL REVOC TRUST	1	0	83,300.00	0.00	1	0.00
95	4000520000	X	2311 W WISCONSIN	WIEGAND INVESTMENTS 2311 LLC	1	0	439,900.00	0.00	1	0.00
96	4000521000	5	617 N 23RD	23RD STREET LLC	1	0	706,000.00	0.00	1	0.00
97	4000522100	7	601 N 23RD	23RD STREET LLC	1	0	345,500.00	0.00	1	0.00
98	4000622000	4	509 N 20TH	KARL F SCHALK & BARBARA HW	1	0	65,700.00	0.00	1	0.00
99	4000623000	X	505 N 20TH	DAVID A BROWN	1	0	101,100.00	0.00	1	0.00
100	4000625000	0	2016 W CLYBOURN	BRUTUS INVESTMENTS LLC	1	0	59,600.00	0.00	1	0.00
101	4000626000	6	2020 W CLYBOURN	BRUTUS INVESTMENTS LLC	1	0	83,300.00	0.00	1	0.00
102	4000702000	9	2335 W WISCONSIN	WIEGAND INVESTMENTS 2335 LLC	1	0	259,700.00	0.00	1	0.00
103	4000710000	2	2435 W WISCONSIN	WIEGAND INVESTMENTS 2435 LLC	1	0	1,223,000.00	0.00	1	0.00
104	4000722100	4	2319 W MICHIGAN	EAST WIND PROPERTIES LLC	1	0	934,000.00	0.00	1	0.00
105	4000723000	3	2327 W MICHIGAN	EAST WIND PROPERTIES LLC	1	0	817,000.00	0.00	1	0.00
106	4000762000	6	2301 W MICHIGAN	2301 MICHIGAN LLC	1	0	230,000.00	0.00	1	0.00
107	4010508000	1	626 N 28TH	LOIS F CARL BRENDA L	1	0	31,200.00	0.00	1	0.00
108	4010510000	2	626 N 28TH	MICHAEL C SILBER	1	0	35,100.00	0.00	1	0.00
109	4010513000	9	612 N 28TH	MICHAEL C SILBER	1	0	2,100.00	0.00	1	0.00
110	4010514000	4	2736 W MICHIGAN	YW HOUSING INC	1	0	2,700.00	0.00	1	0.00
111	4010515000	X	2734 W MICHIGAN	YW HOUSING INC	1	0	2,400.00	0.00	1	0.00
112	4010519000	1	2716 W MICHIGAN	James G. Larson	1	0	99,100.00	0.00	1	0.00
113	4010985000	6	2712 W CLYBOURN	ROBERT F OWENS	1	0	103,700.00	0.00	1	0.00
114	3632626110	0	1900 W WELLS	HEARST-ARGYLE STATIONS INC	1	1	143,000.00	429.00	1	429.00
115	3632655000	5	812 N 18TH	CAMPUS DEVELOPMENT LLC	1	1	9,500.00	28.50	1	28.50
116	3632671100	9	845 N 16TH	MARQUETTE DELTA CORPORATION	1	1	899,629.00	2,698.89	1	2,698.89
117	3632696000	9	1601 W WELLS	VIRGINIA ALBANO	1	1	380,000.00	1,140.00	1	1,140.00

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A	B	C	D	E	G	H	I	J	K	L
118	3632700100	5	1600 W WISCONSIN	THREE A COMPANY	1	1	3,425,000.00	6,000.00	0.125	750.00
119	3632702110	3	1628 W WISCONSIN	17TH & WISCONSIN CO	1	1	3,835,000.00	6,000.00	1	6,000.00
120	3632724110	3	759 N 19TH	HEARST-ARGYLE STATIONS INC	1	1	2,600,000.00	6,000.00	1	6,000.00
121	3880111100	6	853 N 27TH	BELWOOD LTD	1	1	65,000.00	189.00	1	189.00
122	3880112110	9	839 N 27TH	BELWOOD LTD	1	1	189,000.00	567.00	1	567.00
123	3880114000	6	801 N 27TH	M & R PROP INVESTMENT LLC	1	1	535,000.00	1,605.00	1	1,605.00
124	3881203000	8	921 N 27TH	GARY LEE LIESKE	1	1	336,200.00	1,008.60	1	1,008.60
125	3881204000	3	901 N 27TH	D & R Kilbourn Property LLC	1	1	369,000.00	1,077.00	1	1,077.00
126	3881814000	X	949 N 27TH	S & L Global Consulting USA	1	1	609,000.00	1,827.00	1	1,827.00
127	3890108000	0	2639 W WELLS	Hennessy DeMantfort	1	1	199,000.00	597.00	1	597.00
128	3890120110	X	2630 W WISCONSIN	YOUVRAJ Group	1	1	678,200.00	2,034.60	1	2,034.60
129	3890301000	X	954 N 27TH	HAUSMANN ENTERPRISES LLC	1	1	70,400.00	211.20	1	211.20
130	3890302000	5	958 N 27TH	John Meyers	1	1	60,000.00	180.00	1	180.00
131	3890303000	0	962 N 27TH	John Meyers	1	1	125,000.00	375.00	1	375.00
132	3890304000	6	2627 W STATE	NAVI Properties	1	1	298,000.00	894.00	1	894.00
133	3890305000	1	2623 W STATE	JOHN D KALMAN	1	1	12,400.00	37.20	1	37.20
134	3890306000	7	2619 W STATE	STEVEN EWING	1	1	122,000.00	366.00	1	366.00
135	3890516000	5	2632 W WELLS	WEST POINTE LLC	1	1	256,000.00	768.00	0.21	161.28
136	3890517000	4	820 N 27TH	KANG LOR	1	1	172,000.00	516.00	1	516.00
137	3890519100	1	848 N 27TH	AMJAD TUFAL	1	1	123,000.00	369.00	1	369.00
138	3890701000	4	2401 W STATE	ANDRZEJ SITARSKI	1	1	8,300.00	24.90	1	24.90
139	3890703000	5	2411 W STATE	MATRIC INC	1	1	115,000.00	345.00	1	345.00
140	3890704000	0	2429 W STATE	George Kalkounos	1	1	28,100.00	84.30	1	84.30
141	3890705000	6	2441 W STATE	George Kalkounos	1	1	223,000.00	669.00	1	669.00
142	3890741110	6	2424 W STATE	Milwaukee Prime LLC	1	1	35,000.00	105.00	1	105.00
143	3890743110	7	2412 W STATE	Milwaukee Prime LLC	1	1	340,000.00	1,020.00	1	1,020.00
144	3890870110	8	2522 W STATE	BETTY D STOUGH	1	1	259,500.00	778.50	1	778.50
145	3890883000	5	2637 W STATE	SAIBA LLC	1	1	124,000.00	372.00	1	372.00
146	3890894000	5	2601 W STATE	SAR LLC	1	1	137,000.00	411.00	1	411.00
147	3890895000	0	2607 W STATE	SAR LLC	1	1	7,400.00	22.20	1	22.20
148	3890896000	6	2611 W STATE	Hausmann Enterprises	1	1	63,900.00	191.70	1	191.70
149	3890900111	8	930 N 27TH	FAMILY DOLLAR STORES OF	1	1	437,000.00	1,311.00	1	1,311.00
150	3890900112	6	2622 W KILBOURN	KILBOURN 2622 LLC	1	1	29,200.00	87.60	1	87.60
151	3890910000	0	914 N 27TH	JB PROPERTIES LTD	1	1	375,000.00	1,125.00	1	1,125.00
152	3890928100	5	2608 W STATE	PETER CHRONIS	1	1	55,200.00	165.60	1	165.60
153	3890929000	4	2608 W STATE	MICHAEL CHRIST	1	1	103,000.00	309.00	1	309.00
154	3891208000	2	2502 W WISCONSIN	Faisal Kleshai	1	1	733,800.00	2,201.40	1	2,201.40
155	3891320000	1	2302 W STATE	BILLY WARD	1	1	88,500.00	265.50	1	265.50
156	3891406110	2	2040 W WISCONSIN	2040 WISCONSIN LLC	1	1	17,182,000.00	6,000.00	0.0164	98.40
157	3891504000	1	2041 W WELLS	THOMAS SCHMITT	1	1	313,000.00	939.00	0.334	313.63
158	3891556100	1	2101 W WELLS	WIEGAND INVESTMENTS 2101	1	1	66,800.00	200.40	1	200.40
159	3891567100	1	2120 W WISCONSIN	LOUJO COMPANY	1	1	974,000.00	2,922.00	1	2,922.00
160	3891571000	7	2117 W WELLS	DEBRA JEAN THATCHER	1	1	338,000.00	1,014.00	1	1,014.00
161	3891582000	7	2210 W WISCONSIN	BORDER PATROL WISCONSIN INC	1	1	312,000.00	936.00	1	936.00
162	3891583000	2	2220 W WISCONSIN	MARGARET CHRISTODOULAKIS	1	1	170,000.00	510.00	1	510.00
163	3891584000	8	2224 W WISCONSIN	BLANKSTEIN ENTERPRISES, INC.	1	1	1,601,800.00	4,805.40	0.02	98.11
164	3891802100	7	2313 W WELLS	KOPCA INVESTMENTS	1	1	204,000.00	612.00	1	612.00
165	3891803000	8	2317 W WELLS	WIEGAND INVESTMENTS 24W LLC	1	1	4,100.00	12.30	1	12.30
166	3891804000	2	755 N 23RD	WIEGAND INVESTMENTS 755 LLC	1	1	168,000.00	504.00	1	504.00
167	3891810110	9	2308 W WISCONSIN	AMBASSADOR ENTERPRISE LLC	1	1	2,365,000.00	6,000.00	1	6,000.00
168	3891813000	1	2336 W WISCONSIN	NATIONAL REAL ESTATE INVESTORS	1	1	176,000.00	528.00	1	528.00
169	3891818000	9	2323 W WELLS	WIEGAND INVESTMENTS 24W LLC	1	1	13,200.00	39.60	1	39.60
170	3891819000	4	2319 W WELLS	WIEGAND INVESTMENTS 24W LLC	1	1	6,900.00	20.70	1	20.70
171	3899989000	4	2524 W WISCONSIN	LA I LLC	1	1	31,500.00	94.50	1	94.50
172	3899998000	X	2632 W WISCONSIN	LA I LLC	1	1	263,000.00	789.00	1	789.00
173	3900109000	7	1400 W WELLS	WISAM A SHANAA & MARY HW	1	1	704,000.00	2,112.00	1	2,112.00
174	3901181000	8	1633 W WELLS	HILLTOP ENTERPRISES INC	1	1	540,000.00	1,620.00	1	1,620.00
175	3901183000	9	1617 W WELLS	HILLTOP ENTERPRISES INC	1	1	222,000.00	666.00	1	666.00
176	3901185000	X	1613 W WELLS	HILLTOP ENTERPRISES INC	1	1	255,000.00	765.00	1	765.00

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177	3901187000	1609 W WELLS	HILLTOP ENTERPRISES INC		1	1	141,000.00	423.00	1	423.00
178	3901188000	1616 W WELLS	HILLTOP ENTERPRISES INC		1	1	2,284,000.00	6,000.00	1	6,000.00
179	3901190000	1528 W WELLS	HILLTOP ENTERPRISES INC		1	1	3,192,000.00	6,000.00	1	6,000.00
180	3901212100	1610 W WISCONSIN	UNIVERSITY CENTRE LLC	C/O TAXMAN INVESTMENT CO	1	1	703,000.00	2,109.00	1	2,109.00
181	3910201000	4 1119 W KILBOURN	AMC Realty LLC		1	1	152,000.00	456.00	1	456.00
182	3910202000	X 855 N 11TH	AMC Realty LLC		1	1	103,000.00	309.00	1	309.00
183	3910203000	5 845 N 11TH	STEVEN F TILTON		1	1	166,000.00	498.00	1	498.00
184	3910204000	0 839 N 11TH	AMC Realty LLC		1	1	274,000.00	822.00	1	822.00
185	3910205000	6 827 N 11TH	KILBOURN WEST LLC		1	1	305,000.00	915.00	1	915.00
186	3910209100	4 840 N 12TH	BADGER RE PORTFOLIO ILC	C/O AURORA HEALTH CARE, INC	1	1	1,155,000.00	3,465.00	1	3,465.00
187	3910218000	7 1200 W WELLS	12TH & WELLS LLC	C/O TAXMAN INVESTMENT CO	1	1	454,000.00	1,362.00	1	1,362.00
188	3910219000	2 1222 W WELLS	1222 WELLS LLC	C/O TAXMAN INVESTMENT CO	1	1	611,000.00	1,833.00	1	1,833.00
189	3980261000	2 525 N 17TH	UNIVERSITY PARTNERS LLP		1	1	1,041,000.00	3,123.00	1	3,123.00
190	3980652100	4 500 N 19TH	Marquette University		1	1	2,576,000.00	6,000.00	1	6,000.00
191	3980662000	2 1925 W WISCONSIN	PROBU COLLS ASSOCIATION		1	1	185,800.00	557.40	1	557.40
192	3980663100	4 1933 W WISCONSIN	PRO BU COLLS ASSOCIATION		1	1	414,000.00	1,242.00	1	1,242.00
193	3980686000	3 515 N 19TH	JOHN J PICCIURO	JAMES L PICCIURO	1	1	23,600.00	70.80	1	70.80
194	3980687100	5 1900 W CLYBOURN	JOHN J PICCIURO ET AL		1	1	279,000.00	837.00	1	837.00
195	4000021000	X 2525 W WISCONSIN	FIRSTAR BANK NA	C/O MB BEITLER	1	1	599,000.00	1,797.00	1	1,797.00
196	4000037210	4 534 N 27TH	JEROME A & DEANNA M MURRAY		1	1	84,600.00	253.80	1	253.80
197	4000041100	2 510 N 27TH	BOCKHORST PROPERTIES LLC		1	1	126,000.00	378.00	1	378.00
198	4000042000	1 2634 W CLYBOURN	MRS PS GALAXY MOTORS INC		1	1	2,700.00	8.10	1	8.10
199	4000081100	0 2601 W CLYBOURN	2601 Investments		1	1	290,000.00	870.00	1	870.00
200	4000084000	0 2631 W CLYBOURN	FERRAH GROUP		1	1	135,000.00	405.00	1	405.00
201	4000204100	8 2051 W WISCONSIN	MARNAS MANSION LLC		1	1	503,800.00	1,511.40	1	1,511.40
202	4000206100	9 2102 W MICHIGAN	2123 W MICHIGAN STREET LLP		1	1	14,400.00	43.20	1	43.20
203	4000217100	9 2030 W CLYBOURN	C CATALANO CO, INC		1	1	391,000.00	1,173.00	1	1,173.00
204	4000219100	X 2100 W CLYBOURN	Loflus Group II LLC		1	1	358,600.00	1,075.80	1	1,075.80
205	4000220100	5 2123 W MICHIGAN	2123 WEST MICHIGAN LLP		1	1	454,700.00	1,364.10	1	1,364.10
206	4000503000	7 2207 W WISCONSIN	K & G COFFMAN LLC		1	1	225,000.00	675.00	1	675.00
207	4000505100	4 2227 W WISCONSIN	AMBASSADOR ENTERPRISE LLC		1	1	39,500.00	118.50	1	118.50
208	4000513100	8 2200 W MICHIGAN	DOWNEY INC		1	1	80,300.00	240.90	1	240.90
209	4000519000	4 2301 W WISCONSIN	AMBASSADOR ENTERPRISE LLC		1	1	780,000.00	2,340.00	1	2,340.00
210	4000601000	X 2001 W WISCONSIN	Brett II LLC		1	1	341,000.00	1,023.00	1	1,023.00
211	4000602000	5 2099 W WISCONSIN	Brett II LLC		1	1	34,400.00	103.20	1	103.20
212	4000604100	2 2017 W WISCONSIN	Maryland Court Apt. LLC		1	1	384,000.00	1,152.00	1	1,152.00
213	4000624000	5 501 N 20TH	DAVID A BROWN	MICHAEL D BROWN	1	1	5,400.00	16.20	1	16.20
214	4000701000	3 2323 W WISCONSIN	Scrub Avenue LLC		1	1	277,000.00	831.00	1	831.00
215	4000703110	8 624 N 24TH	WIEGAND INVESTMENTS 624 LLC		1	1	78,600.00	235.80	1	235.80
216	4000709000	1 2401 W WISCONSIN	EAGLES AUDITORIUM INC	C/O A BALESTRIERI	1	1	600,000.00	1,800.00	1	1,800.00
217	4000709000	7 2425 W WISCONSIN	EAGLES AUDITORIUM INC	C/O A BALESTRIERI	1	1	67,200.00	201.60	1	201.60
218	4000711100	4 2455 W WISCONSIN	MCDONALDS CORP	c/o Bernard Saffold	1	1	685,000.00	2,055.00	1	2,055.00
219	4000730111	3 2407 W MICHIGAN	EAGLES AUDITORIUM INC	ATTN: PRESIDENT	1	1	79,000.00	237.00	1	237.00
220	4000749000	5 2460 W CLYBOURN	J & R PROPERTY HOLDINGS LLC		1	1	433,000.00	1,299.00	1	1,299.00
221	4000750000	0 2440 W CLYBOURN	BRUGESS SNOW & ICE		1	1	453,000.00	1,359.00	1	1,359.00
222	4000751000	6 2422 W CLYBOURN	J & R PROPERTY HOLDINGS LLC	CONTROL CONTRACTORS INC	1	1	224,000.00	672.00	1	672.00
223	4000754100	9 2330 W CLYBOURN	JAMES M BUSH		1	1	166,000.00	498.00	1	498.00
224	4000755100	4 2322 W CLYBOURN	Clybourn Investments LLC		1	1	347,000.00	1,041.00	1	1,041.00
225	4000759111	1 2202 W CLYBOURN	Clybourn Investments LLC		1	1	565,000.00	1,755.00	1	1,755.00
226	4000760110	9 2203 W MICHIGAN	DOWNEY INC		1	1	544,700.00	1,634.10	1	1,634.10
227	4000766100	4 522 N 22ND	GEORGE A TAMMS	PARTNERSHIP	1	1	325,300.00	975.90	1	975.90
228	4000767000	3 2120 W CLYBOURN	RESNANT PROPERTIES LTD		1	1	471,200.00	1,413.60	1	1,413.60
229	4000770110	3 2455 W CLYBOURN	ELLER MEDIA CO		1	1	23,100.00	69.30	1	69.30
230	4000952000	3 2620 W ST PAUL	Fugent Development		1	1	231,200.00	693.60	1	693.60
231	4000952000	9 418 N 27TH	CAREY PROPERTIES LLC		1	1	322,400.00	967.20	1	967.20
232	4010501000	3 2701 W WISCONSIN	FALA7 Investments LLC	SUBHIEH ABDALLAH	1	1	111,600.00	334.80	1	334.80
233	4010502000	9 2709 W WISCONSIN	WILLIAM H NIEWOEHNER	C/O LINDA R TIRELAND	1	1	169,000.00	507.00	1	507.00
234	4010504100	6 2719 W WISCONSIN	WISCONSIN BILLIARDS INC		1	1	348,000.00	1,044.00	1	1,044.00
235	4010505000	5 2725 W WISCONSIN	MICHAEL C SILBER		1	1	80,600.00	241.80	1	241.80

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236		4010516100	1	2720 W MICHIGAN	YW HOUSING INC		1	1	36,000.00	108.00	1	108.00
237		4010520100	3	605 N 27TH	H & K PARTNERS, LLC	DBA KFC	1	1	320,000.00	960.00	1	960.00
238		4010978111	X	547 N 27TH	FROEBEL REALTY CO., INC		1	1	203,000.00	609.00	1	609.00
239		4010980111	0	535 N 27TH	Singson & Montano LLC		1	1	372,000.00	1,116.00	1	1,116.00
240		4010981000	4	527 N 27TH	GOLDBERG PROPERTIES LLC	C/O LAURIE PEVNICK	1	1	355,000.00	1,065.00	1	1,065.00
241		4010983100	1	509 N 27TH	RICHARD A PETERS		1	1	106,000.00	318.00	1	318.00
242		4010984100	7	505 N 27TH	PACHEFSKY LIVING TRUST	D10-21-94	1	1	47,200.00	141.60	1	141.60
243		4011002000	9	2715 W CLYBOURN	OMAR M BARKHADLE		1	1	91,000.00	273.00	1	273.00
244		4011003000	4	2705 W CLYBOURN	MARK R PACHEFSKY		1	1	48,300.00	144.90	1	144.90
245		4011004100	6	431 N 27TH	SANDHU REAL ESTATE LLC		1	1	521,000.00	1,563.00	1	1,563.00
246		4011009110	0	419 N 27TH	THOMAS GRESHAM & VIRGINIA HW	C/O JEROME E RANDALL	1	1	289,200.00	867.60	1	867.60
247		4011021110	6	405 N 27TH	DREAMLAND PETROLEUM COMPANY		1	1	660,000.00	1,980.00	1	1,980.00
248								Tot.	100,569,829.00			
249								Value	73,149,929.00			
250								BID Prop.	1,728,000.00			138,276.11
251												
252								BID Total	74,877,929.00			
253												
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