# Due Diligence Checklist

## Address:  5421(R) West Thurston Avenue

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| The Commissioner's assessment of the market value of the property. | 5421(R) West Thurston Avenue (the "Property") is being sold "as is, where is," without any guarantees.  The Property is an 1.15-acre drainage channel of Lincoln Creek between North 55th Street and the old Army base at 5300 West Silver Spring Drive.  The purchase price is $1. |
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| Full description of the development project. | The Buyer hopes to purchase the City's portion of a drainage right-of-way, which is part of the Lincoln Creek Watercourse Improvements and has been maintained by MMSD for more than 15 years. |
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| Complete site, operations and landscaping plans and architectural renderings for new construction or redevelopment. | The Buyer reconstructed and modified the Lincoln Creek Channel on the Havenwoods State Forest (WDNR), U.S. Army and other adjacent properties between West Woolworth Avenue and West Silver Spring Drive, ending at North 57th Street as part of a flood mitigation project in the late 1950's.<br><br>A portion of the Lincoln Creek (the drainage right-of-way, owned by the City, but maintained by MMSD) was never transferred as part of the reconstruction project.  MMSD owns part of the Creek right-of-way and wishes to consolidate its ownership. |
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| Developer's development project history. | MMSD has many years of experience in the flood control and sewage mitigation business in southeastern Wisconsin. |
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| Capital structure of the project, including sources, terms and rights for all project funding. | Not applicable. |
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| Project cash flows for the lease term for leased property. | Not applicable. |
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| List and description of project risk factors. | If the City retains ownership, deferred maintenance could become a problem for the City and will reduce the likelihood of the Buyer providing its necessary services to residents. |
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| Tax consequences of the project for the City. | The deed of conveyance will include a joiner restriction.  The Property will remain tax-exempt, due to the Buyer's status as a Municipal entity. |