BUSINESS IMPROVEMENT DISTRICT NO. 21 MILWAUKEE DOWNTOWN YEAR EIGHTEEN OPERATING PLAN

SEPTEMBER 18, 2014

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APPENDICES

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I. INTRODUCTION

Under Wisconsin Statutes section 66.1109, cities are authorized to create Business Improvement Districts ("BIDs") upon the petition of at least one property owner within the proposed district. The purpose of the BID statute 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 Wis. Act 184, Section 1, legislative declaration. See <u>Appendix A</u>.

On or about July 16, 1997, the City of Milwaukee (the "City") received a petition from property owners which requested creation of a BID known as the Milwaukee Downtown Management District (the "District"). On October 14, 1997, the Common Council of the City adopted resolution no. 970900, creating the District and approving the initial operating plan for the District (the "Initial Operating Plan"). On November 4, 1997, the Mayor of the City appointed members to the board of the District (the "Board") in accordance with the requirements set forth in Article III.D. of the Initial Operating Plan.

On or about August 20, 2008, owners of additional properties on the fringes of the District's original boundaries petitioned the City to expand the District to include their properties. On October 29, 2008, the Common Council of the City adopted resolution no. 080617, expanding the District boundaries.

The original purpose of the District was to sustain the competitiveness of Downtown and ensure a safe, clean environment conducive to business activity. In connection with strategic planning conducted in 2011 and updated in 2014, a new mission and vision for the District surfaced. The District adopted as a new mission "to lead and inspire believers in Milwaukee to engage in efforts that build Downtown as the thriving, sustainable, innovative and vibrant heart of the community". The District's vision is "to be an economic catalyst. . ." causing Downtown to emerge as a premier destination of choice and Milwaukee to become a renowned world class region.

Pursuant to the BID statute, this Year Eighteen Operating Plan (the "Operating Plan") for the District has been prepared to establish the services proposed to be offered by the District, proposed expenditures by the District and the special assessment method applicable to properties within the District for its eighteenth year of operation. This Plan has been developed by the District Board with technical assistance from the Department of City Development, the Department of Public Works and the Police Department.

II. DISTRICT BOUNDARIES

When created in 1997, the District boundaries covered approximately 120 square blocks and encompassed the City's Downtown. The original District boundaries extended to North 4th Street and North 10th Street to the west; West St. Paul Avenue, the Menomonee River, and West Clybourn Street to the south; Lake Michigan to the east and Schlitz Park to the north. As a result of the expansion of the District in 2008, the District's current boundaries include expansion areas adjacent to its original boundaries. The District's current boundaries extend to I-94 on the west; West St. Paul Avenue, the Menomonee River and West Clybourn Street to the south; Lake Michigan and North Van Buren Street to the east; and Schlitz Park and McKinley Street to the north, as shown in Appendix B of this Operating Plan. A narrative listing of the properties now included in the District is set forth in Appendix C.

III. PROPOSED OPERATING PLAN

A. Plan Objectives

The historic objectives of the District are to increase pedestrian traffic Downtown and to better enable Downtown to compete for customers with suburban residential and commercial areas. As a result of strategic planning, the District has committed to elevate its role in Downtown economic development.

Since its inception, the District has attempted to achieve its objectives by, among other methods, supplementing the maintenance and security services provided by the City in order to increase the safety and cleanliness (and the perceived safety and cleanliness) of Downtown. The City will continue to provide its current level of maintenance and policing services. The City and the District have entered into the cooperation agreement on file in the District's office (the "Cooperation Agreement"). For several years, the District also has sought to achieve its objectives by marketing Downtown as a great place to live, work and play and by working with like-minded associates to attract and retain businesses.

The District's recent strategic planning update articulates new objectives, including: (1) to reposition the District as a driver of economic prosperity in Downtown; (2) to play a leadership role on catalytic projects, including the Street Car, West Wisconsin initiative, the new arena/convention center, the Park East corridor and technology/innovation incubator; and (3) to harness the energy and vibrancy of diverse Downtown residents, young professionals and other Downtown believers to position them for leadership

roles in the Downtown community. A summary of the District's objectives and priorities arising out of its 2014 strategic planning update are attached hereto as <u>Appendix E</u>.

B. <u>Proposed Activities</u>

The District offers Downtown owners and occupants additional safety personnel, enhanced sidewalk cleaning, supplemental public space maintenance and integrated marketing and promotional services to complement the base level of services currently being provided by the City. As a supplement to City services, the District retains and manages its own safety and maintenance contracts and develops and implements its own marketing initiatives. The District has hired an executive director, who reports to the Board, to implement and manage the day to day activities of the District, to supervise all District staff and independent contractors and to spearhead updated 2014 strategic planning objectives. District staff supervised by the executive director may include an economic development director, a retail recruiter, a marketing and events coordinator, an administrative assistant and/or up to three interns. The following are the activities proposed by the District for calendar year 2015. The District may, from time to time and as it deems necessary, adjust the size and scope of the activities and staffing levels described below, but only so long as such adjustments in activities and staff are part of the activities identified in this Operating Plan. The District may not undertake new activities except as included in duly approved operating plans for future years.

1. <u>Public Service Ambassadors Program</u>. The District will continue to sponsor a Public Service Ambassador Program to provide safety and goodwill services to Downtown, supplemental to existing City police services. The aim of the program is to increase the public's comfort and sense of security through a visible, uniformed presence in addition to law enforcement.

The District may implement this program either by hiring staff directly or by hiring independent contractors to provide staff. In either case, a PSA director, who will report to the executive director, will be hired to manage this program, hire and supervise staff and maintain communications with police. Public Service Ambassadors ("PSAs"), including shift supervisors, will be retained to provide approximately 35,000 on-duty hours subject to dictates from the District. The District, in cooperation with the City Police Department, Visit Milwaukee and other City departments and resources, will develop an intensive initial training program, as well

as on-going in-service and field training, for PSAs. Training will focus on available City services, preventing and reporting crime, dealing with panhandlers and the homeless, applicable sanitation and building codes, radio communications, first aid and CPR, Milwaukee history and local attractions, general retailing, communications skills and interactions with residents and visitors. For a portion of their training PSAs will be paired with police officers or experienced PSAs patrolling their beats. Training will be supplemented by a book of Operating Rules and Procedures serving as a guide for handling both common and unusual incidents.

Following their training, uniformed but unarmed PSAs will be assigned "beats" to patrol on foot. Beat assignments will be based on the amount of foot traffic in the area, hours of business operation, special event schedules, police beat assignments, crime statistics and trends, and Responsible Hospitality Task Force recommendations for night time economy management. Generally, PSAs will be deployed on beats to maximize the provision of security services during peak hours like weekday lunch hours, before and after business hours at burgeoning nighttimes and for special events. PSAs shall employ smart phone/GIS tracking technology to determine appropriate PSA deployment. A schedule for deploying PSAs on their beats shall be developed by the District's executive director together with the PSA director and altered as appropriate for weather, redeployment for special events and for changing circumstances.

PSAs' primary responsibilities will be to assist and direct workers, shoppers, socialites and visitors, and to observe and report suspicious behavior. PSAs must familiarize themselves with the businesses and residents in their beats and be able to recognize suspicious behavior. PSAs will be supplied with uniforms to create an official but approachable appearance and will be equipped with handheld PDA-type devices to report any incidents to a PSA supervisor/dispatcher linked directly to the City Police Department. One PSA supervisor/dispatcher shall be on duty whenever PSAs are on patrol. Using handheld smart phone-type devices, the PSA supervisor will maintain communications among PSAs, other Downtown security personnel and City police.

The City Police Department shall provide the District with the ability to monitor police calls for service. The District will permit any on-duty police officers assigned to the Downtown area to work out

of the District office. The agreement between the District and the City Police Department regarding services to be provided is more fully described in the letter from Chief of Police Arthur L. Jones dated July 17, 1997 on file in the District's office.

The District will pursue partnerships with other service providers. These partnerships may include development of a policy for referring panhandlers and the homeless to appropriate resources and/or working with other Downtown security resources to share information and develop response strategies.

2. <u>Clean Sweep Ambassadors Program</u>. The District will continue to sponsor a Clean Sweep Ambassador Program to provide additional sidewalk cleaning and public space maintenance, to implement special projects and, more generally, to introduce an active, positive force in Downtown.

The District may provide cleaning, maintenance, graffiti removal and landscaping services in any manner deemed reasonable by the District Board, including hiring staff directly or hiring independent contractors to provide staff. In any event, a CSA director will be selected, who will report to the District's executive director, to manage this program, hire and supervise staff and serve as a liaison among City departments and property owners and businesses. During the summer months, a minimum of 7.5 full-time equivalent Clean Sweep Ambassadors ("CSAs") will report directly to the CSA director. Fewer CSAs may service the District during the winter months. Full-time CSA staff will be trained in maintenance, safety and informational services and furnished with identifiable uniforms. In addition, the District may retain other staff and/or independent contractors as it deems reasonable to perform the tasks necessary to implement the program.

The maintenance efforts of CSAs, other staff and independent contractors retained, paid and uniformed by the District will complement the efforts of the City Department of Public Works. CSAs will manually sweep sidewalks and riverwalks, pick up litter and remove graffiti each day. Weather permitting, CSAs will mechanically sweep public sidewalks and riverwalks in a rotation consistent with the City's street sweeping schedule--with approximately one fifth of the District being swept each working day. From April through October, CSAs will also power wash and steam clean sidewalks and clean, maintain, water, plant and weed

tree wells and planters. CSAs will be assigned "beats" depending on the public use of the area and the need for services. A schedule for deploying CSAs and their tasks, shall be developed by the District's executive director and the CSA director and altered as appropriate for restrictions imposed by weather and redeployment as necessary in the judgment of District staff.

In addition to their daily cleaning and maintenance duties, the District may deploy CSAs to accomplish special projects. These projects may range from the installation and removal of holiday lights to set up and clean up for special events to "Super-Block" clean up.

In servicing all aspects of the CSA program, CSAs and other staff servicing this program will maintain a friendly and helpful presence Downtown. Working during busy hours in recognizable uniforms, they will create an aura, not only of cleanliness, but also of safety. CSAs will be trained in crime resistance and to furnish helpful information and directions to residents and visitors. CSAs will remain in contact with the District office and its other resources using handheld PDA-type devices.

3. Economic Development; Marketing; Business Recruitment and Retention. In furtherance of its 2014 strategic planning objectives, District staff, generally, and an economic development director, in particular, shall strive to attract, retain and grow businesses paying family-supporting wages in Downtown Milwaukee. District efforts shall include, but not be limited to, maintaining relevant market and demographic data, linking business and government resources and providing and/or identifying expertise to assist in business growth.

District staff will coordinate and/or contract to implement public relations programming to promote the cleaner, safer, friendlier Downtown being created through District efforts. Marketing and programming will aim to encourage increased use of Downtown, to attract businesses to locate, remain and expand in Downtown and to convince both constituents of the District and potential users that Downtown is a positive destination with unique qualities and amenities.

District staff will continue the District's marketing campaign based on a "cya downtown" theme. District staff will continue an internal communications program to inform members about District activities

and benefits. Internal communications may include a semi-annual newsletter, an annual report and various print and e-mail notices. District staff will maintain an umbrella-advertising theme, graphics package and media relations program. District staff will cross sell Downtown's assets with various seasonal promotions, including Trolley Loop and Lake Express high-speed ferry promotions, if available.

In addition, District staff will develop and/or contract for other marketing initiatives, attractions and/or events promoting Downtown. These marketing initiatives may include a comprehensive marketing campaign targeted at appropriate constituencies and/or traveling information kiosks and/or similar devices which may be staffed and deployed at various events (inside and outside of Downtown) to increase District visibility and outreach.

District staff will strive to attract and retain synergistic retail businesses. District staff will administer, together with the City of Milwaukee, a program of grants and forgiveable loans for retailers and landlords to upgrade storefront spaces within the District. Unless otherwise expressly agreed by majority vote of the Board, the District shall not fund more than \$25,000 in such grants and/or loans in the 2015 calendar year. The District may also sponsor or cosponsor special events such as Downtown Dining Week and Downtown Employee Appreciation Week.

The District may undertake other economic development and/or marketing initiatives and programming reasonably estimated to attract and retain businesses, residents and tourists to Downtown as deemed appropriate by the District Board.

Finally, the District will continue its sponsorship of holiday lighting each November. Each year, the District will cause lighting purchased by the District in previous years and remaining in good condition to be reinstalled. In addition, the District may spend and/or solicit additional money as it deems necessary to purchase additional and/or replacement holiday lighting. For the winter of 2014-2015, the District will sponsor the sixteenth annual Holiday Lights Festival in Downtown. This festival will continue previous year's street lighting efforts, encourage private owner roofline lighting and implement intense lighting displays in select Downtown

parks such as Pere Marquette Park, Ziedler Union Square and Cathedral Square.

The District may contract with Milwaukee Downtown, Inc. to coordinate and implement the marketing initiatives described above, as well as related activities. In connection with contracting with Milwaukee Downtown, Inc., the District intends to donate approximately \$1,131,509 to Milwaukee Downtown, Inc. to provide operating funds necessary to implement marketing initiatives and related activities.

4. Contracting to Extend Activities/Services Outside of the District.

Given the District's success, various constituencies periodically request the District to extend activities or provide services outside of the District boundaries. The District is authorized to contract to extend its activities and/or services outside District boundaries so long as, by majority vote of the Board, any such contract is deemed to (a) advance the District's objectives and (b) provide activities and/or services on a revenue-neutral basis such that the District avoids incurring any costs not directly benefiting properties within the District.

C. <u>Proposed Expenditures and Financing Method</u>

The 2015 proposed annual operating budget for the District is \$3,315,945. \$3,252,445 will be the amount received from District assessments from properties within the District. \$63,500 is additional income that is anticipated to come from several sources, including voluntary contributions from tax-exempt properties. See Appendix D. Of these amounts, \$706,836 will finance the Public Service Ambassadors Program, \$842,368 will fund the Clean Sweep Ambassadors Program, \$1,303,013 will pay for economic development, marketing, promotions and business retention and recruitment efforts, including retail marketing efforts, and \$463,728 will be reserved for administrative expenses and a contingency (including, without limitation, the salaries of a full-time executive director, an economic development specialist, a retail recruiter, a marketing/events coordinator, an administrative assistant, interns and other District staff, legal fees, insurance costs and office expenses). In the event that the Board reasonably determines that amounts allocated to any particular program are not needed for that program, unneeded amounts for one program may be used for another program. In addition, any funds collected but unspent pursuant to previous years' operating plans and any unanticipated voluntary contributions or other income will be made available in 2015 (for any

purpose set forth in this Operating Plan, including without limitation for public information, marketing, promotions and/or economic development efforts). The Board shall have the authority and responsibility to prioritize expenditures and to revise the budget as necessary to match the funds actually available.

The Board shall approve an annual operating budget for the District each year. Prior to approving any annual operating budget, the District will mail a public hearing notice and make available a copy of the proposed annual operating plan and budget to all owners of real property within the District. In addition, a Class 2 notice of the public hearing will be published in a local newspaper of general circulation, and the notice, annual operating plan and budget will be posted on the District's website. The District Board will hold a public hearing and approve the annual operating plan and budget for the District for that year. If any year's annual operating budget exceeds the prior year's annual operating budget by 4% or more, such budget must be approved by a 2/3 majority of the entire District Board. (This Year Eighteen Operating Plan does not include any increases triggering any super majority approval and was unanimously approved by thirteen (13) Board members in attendance at the Board meeting of September 18, 2014.) Any capital improvements costing more than \$15,000 each or \$40,000 in the aggregate for any one year must be approved by a 2/3 majority of the entire District Board. For the purposes of this Operating Plan, "capital improvement" means any physical item that is permanently affixed to real estate including, without limitation, street lighting and sidewalk improvements. The term "capital improvement" shall not include, among other things, any maintenance equipment or supply, any communications equipment, any vehicles, any seasonal improvement or any holiday lighting or decorations. After the District Board has approved the annual operating plan and budget, they will be sent to the City for approval, adoption and inclusion in the City's annual budget for that year.

The 2014 assessed valuation of all property subject to assessment within the original District boundaries was approximately \$1,920,221,400. The method of assessing annual operating expenses against properties located within the District is set forth in Article IV of this Operating Plan. Any change in the method of assessing annual operating expenses against properties located within the District must be approved by a 3/4 majority of the entire District Board and a majority of the Common Council of the City. Subsequent revisions to this Operating Plan will specify any additional assessment methodologies and amounts for operating expenses. In addition, if any year's annual aggregate assessment to property owners

exceeds the prior year's annual aggregate assessment by 6% or more, such increased assessment must be approved by the owners of property assessed by the District having a property tax assessed valuation equal to at least 3/4 of the aggregate property tax assessed valuation of all property assessed by the District.

The District may not borrow funds without approval of a 2/3 majority of the entire District Board.

D. Organization of the District Board

The Mayor shall appoint members to the District Board. The Board shall be responsible for implementation of this Operating Plan. This requires the Board to negotiate with providers of services and materials to carry out the Operating Plan; to enter into various contracts; to monitor the effectiveness of the District's activities; to ensure compliance with the provisions of applicable statutes and regulations; and to make reimbursements for any overpayments of District assessments.

Wisconsin Statutes section 66.1109(3)(a) 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.

The Board shall be structured and operate as follows:

- 1. Board size 17 members.
- 2. Composition -
 - (a) Three members shall be representatives of each of the three largest (as measured by assessed valuation) multi-tenant office buildings in the District. In 2015, U.S. Bank Center (777 and 811 East Wisconsin Avenue), Schlitz Park and 411 East Wisconsin Avenue are the three largest office buildings.
 - (b) Two members shall be representatives of the fourth through the ninth largest (as measured by assessed valuation) multi-tenant office buildings in the District. In 2015, 100 East Wisconsin Avenue, 875 East Wisconsin Avenue, The Milwaukee Center (107 East Kilbourn Avenue), Plaza East (330 East Kilbourn Avenue), Cathedral Place (555 East Wells Street) and Federal Plaza (310 West Wisconsin Avenue) are

- the fourth through the ninth largest multi-tenant office buildings.
- (c) Three members shall be representatives of any multi-tenant office buildings in the District.
- (d) Three members shall be representatives of owner-occupied or single tenant buildings in the District with assessed valuations in excess of \$5,000,000. One member from this category shall be a representative of The Northwestern Mutual Life Insurance Company.
- (e) One member shall be an owner or operator of a street-level retail business located within the District (which business may, but need not, be a restaurant).
- (f) Two members shall be representatives of hotels located within the District. Such hotels shall not be owned or controlled by the same or related entities or individuals.
- (g) One member shall be a representative of a tax-exempt entity making a voluntary contribution to the District of not less than \$45,000 annually.
- (h) Two members shall be "at large" members who shall not represent any particular constituency but who shall be owners or occupants of real property located within the District used for commercial purposes.

For purposes of measuring the assessed valuations of any building or site set forth above, all contiguous buildings and/or sites connected above- or below-ground, separated only by an intervening street and with identical ownership shall be included as one building or site. (For example, the U.S. Bank Center, consisting of property located at 777 and 811 East Wisconsin Avenue, constitutes one site.) Each year, the Board shall reconfirm the assessed valuations, ownerships and occupancies of all properties located within the District. If the assessed valuation, ownership or occupancy of any particular building or site in any year ceases to satisfy the criteria set forth above, the Board shall rearrange such building or site in the appropriate category. In addition to the composition requirements set forth above, one member of the Board shall also be a member of the board of directors of Westown Association as long as the

Westown Association remains in existence, and one member of the Board shall also be a member of the board of directors of East Town Association as long as the East Town Association remains in existence. In satisfying the categories for Board members set forth above, the geographic representation of Board members shall be varied to the extent possible.

- 3. Term Appointments to the Board shall generally be for a period of three years. To the extent possible, the terms of members representing each of the categories set forth in subparagraph (2) above shall be staggered so that the terms of not more than 60% of the representatives of any one category shall expire simultaneously. Despite the expiration of a Board member's term, the member shall continue to serve, subject to the by-laws adopted by the Board, until the member's successor is appointed.
- 4. Compensation None.
- 5. Meetings All meetings of the Board shall be governed by the Wisconsin Open Meetings Law if and as legally required.
- 6. Record Keeping Files and records of the Board's affairs shall be kept pursuant to public record requirements.
- 7. Staffing and Office The Board may employ staff and/or contract for staffing services pursuant to this Operating Plan and subsequent modifications thereof. In 2015, the Board may employ a full-time executive director, a full-time administrative assistant, an economic development director, a retail recruiter, a marketing and events coordinator and up to three interns. The Board shall maintain an office for the District, which shall be centrally located in Downtown. The District's current office is located at 600 East Wells Street and shall be upgraded consistent with the budget approved by the Board. The District's office may be relocated as the District Board deems reasonable. All District staff, including PSAs and CSAs, may work out of the District office.
- 8. Meetings The Board shall meet regularly, at least once quarterly. The Board has adopted rules of order (by-laws) to govern the conduct of its meetings.
- 9. Executive Committee The Board shall elect from its members a chair, a vice-chair, a secretary, a treasurer and an assistant secretary

who, together with the immediate past Chair of the Board, shall comprise an Executive Committee of the Board. At least one member of the Executive Committee shall be elected from the category of members set forth in subparagraphs (2)(a) or (b) above. Moreover, the member representing The Northwestern Mutual Life Insurance Company under subparagraph (2)(d) above shall be elected to some office on the Executive Committee. The immediate past chair of the Board shall serve on the Executive Committee until the current Chair ceases to serve as Chair, in which case the immediately past serving Chair shall become immediate past Chair. The Executive Committee shall be authorized to oversee the day to day operations of the District, subject to the by-laws adopted by the Board. In the event of a tie in any matter on which all officers vote, the vote of the Chair shall be deemed the tie-breaker.

- 10. Non-voting Members At the option of a majority of the members of the Board, representatives of Visit Milwaukee, the Milwaukee Development Corporation, the Metropolitan Milwaukee Association of Commerce, one or more significant Milwaukee arts venues (and/or similar organizations) may be invited to attend meetings of the Board or Executive Committee as nonvoting members.
- 11. Emeritus Members By resolution of a majority of the members of the Board, former Board members who have demonstrated extraordinary service to the District may be appointed "emeritus" members in honor and recognition of their exceptional contributions.
- 12. No public bidding Notwithstanding anything herein to the contrary and/or any contrary decisions by the Board relative to specific contracts, the District shall not be subject to any prevailing wage and/or public bidding requirements under either Wisconsin Statutes and/or City of Milwaukee ordinances.
- E. RELATIONSHIP TO MILWAUKEE DOWNTOWN, INC. AND ALLIANCE FOR DOWNTOWN PARKING AND TRANSPORTATION, INC.

The District is a separate entity from Milwaukee Downtown, Inc., a private, not for profit corporation, exempt from taxation under section 501(c)(3) of the Internal Revenue Code, notwithstanding the fact that some or all of the members, officers and directors of each entity may be shared. Milwaukee Downtown, Inc. shall remain a private organization, not subject to the open meeting law, and not subject to the public records law except for its records

generated in connection with the Board. The Board may contract with Milwaukee Downtown, Inc. to provide marketing and promotional services to the District and donate operating funds to Milwaukee Downtown, Inc. to facilitate the provision of such services, all in accordance with this Operating Plan.

The District and Milwaukee Downtown, Inc. are also separate entities from Alliance for Downtown Parking and Transportation, Inc. (the "Alliance"), a private, not for profit corporation, notwithstanding the fact that the District Board appoints all members to the board of directors of the Alliance. The Alliance shall remain a private organization, not subject to the open meeting law, and not subject to the public records law except for its records generated in connection with the Board. The Board may work in tandem with the Alliance and other Downtown commercial organizations to improve and mitigate adverse parking and transportation issues impacting Downtown Milwaukee and to promote positive parking and transportation options within the area, consistent with the purposes of this Operating Plan.

IV. METHOD OF ASSESSMENT

A. Annual Assessment Rate and Method

The annual assessment for District operating expenses will be levied against each property within the District in direct proportion to the assessed value of each property for real property tax purposes on record with the District as of the date the District held the public hearing regarding its Year Eighteen Operating Plan (September 18, 2014). No owner of property within the District shall be eligible to receive or be subject to any reductions or increases in its assessment as a result of a decrease or increase in the assessed value for their property occurring after such date. The Board may, however, at its sole option, consider updated assessment information until the Common Council approves this Operating Plan. In addition, the amount of an assessment against a particular property may change from year to year if that property's assessed value changes relative to other properties within the District.

<u>Appendix C</u> identifies each property included in the District and shows the proposed BID assessment for each property for the eighteenth year of operation. Such proposed assessments are based on the assessed value and classification estimated in 2014 pursuant to the foregoing formula.

In addition, any amounts due to the District from a property owner pursuant to a contract between the District and the property owner may, at the option

of the District Board, become a special assessment or special charge against that property upon 30 days' prior written notice to the property owner.

B. <u>Excluded and Exempt Property</u>

The BID statute requires explicit consideration of certain classes of property. In compliance with the law, the following statements are provided.

- 1. Wisconsin Statutes section 66.1109(l)(f)(1m): 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 Operating Plan because it is assumed that they will benefit from development in the District.
- 2. Wisconsin Statutes section 66.1109(5)(a): Property used exclusively for residential purposes will not be assessed. Mixed use properties containing some residential use will be fully assessed by the District.
- 3. Consistent with Wisconsin Statutes section 66.1109(5)(a), property within the District boundaries but exempt from general real estate taxes under Wisconsin Statutes section 70.11 may not be specially assessed by the District but will be asked to make a financial contribution to the District on a voluntary basis. Funds collected in this manner in any given year may be used in any manner deemed appropriate by the Board. In addition, consistent with Wisconsin Statutes section 66.1109(1)(b), those tax exempt properties within the original or amended boundaries of the District which later become taxable shall automatically become included within the District and subject to assessment under any current operating plan without necessity to undertake any other act.

V. PROMOTION OF ORDERLY DEVELOPMENT OF THE CITY

A. Enhanced Safety and Cleanliness

Under Wisconsin Statutes section 66.1109(1)(f)(4), this Operating Plan is required to specify how the creation of the District promotes the orderly development of the City. The District will enhance the safety and cleanliness of Downtown and, consequently, encourage commerce in the City. Increased business activity in the City will increase sales tax revenues and property tax base.

B. City Role in District Operation

The City has committed to assisting owners and occupants in the District to promote its objectives. To this end, the City has played a significant role in creation of the District and in the implementation of this Operating Plan. In furtherance of its commitment, the City shall:

- 1. Perform its obligations and covenants under the Cooperation Agreement.
- 2. Provide technical assistance to the District in the adoption of this and subsequent operating plans and provide such other assistance as may be appropriate.
- 3. Collect assessments, maintain the same in a segregated account and disburse monies to the Board.
- 4. Receive annual audits as required per Wisconsin Statutes section 66.1109(3)(c).
- 5. Provide the Board, through the Office of Assessment, on or before July 1 of each year, and periodically update, with the official City records on the assessed value of each tax key number within the District as of January 1 of each year for purposes of calculating the District assessments.
- 6. Promptly appoint and confirm members to the Board, consistent with this Operating Plan.

VI. PLAN APPROVAL PROCESS

A. Public Review Process

The BID statute establishes a specific process for reviewing and approving operating plans. Pursuant to the statutory requirements, the following process will be followed:

- 1. The District shall submit its proposed Operating Plan to the Department of City Development.
- 2. The Community and Economic Development Committee of the Common Council will review the proposed Operating Plan at a public meeting and will make a recommendation to the full Common Council.

- 3. The Common Council will act on the proposed Operating Plan.
- 4. If adopted by the Common Council, the proposed Operating Plan is sent to the Mayor for his approval.
- 5. If approved by the Mayor, this Year Eighteenth Operating Plan for the District is approved and the Mayor will appoint, in accordance with Article III.D., new members to the Board to replace Board members whose terms have expired or who have resigned.

VII. FUTURE YEAR OPERATING PLANS

A. <u>Changes</u>

It is anticipated that the District will continue to revise and develop this Operating Plan annually, in response to changing needs and opportunities in the District, in accordance with the purposes and objectives defined in this Operating Plan.

Wisconsin Statutes section 66.1109(3)(b) 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 proposed activities, information on specific assessed values, budget amounts and assessment amounts are based solely upon current conditions. Greater detail about subsequent years' 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 Operating Plan and the BID statute.

In later years, the District 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 approval of a 3/4 majority of the entire District Board and consent of the City of Milwaukee. In addition, if any year's annual aggregate assessment to property owners exceeds the prior year's annual aggregate assessment by 6% or more, such increased assessment must be approved by the owners of property assessed by the District having a property tax assessed valuation equal to at least 3/4 of the aggregate property tax assessed valuation of all property assessed by the District. Further, as set forth in Article III.C. above, a 2/3 majority of the entire District Board must approve increases in the District operating budget exceeding 4% of the prior year's budget and capital improvement

expenditures of over \$15,000 in any one instance or of \$40,000 in the aggregate in any one year.

B. <u>Early Termination of the District</u>

The City shall consider terminating the 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 herein, 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 City Plan Commission requesting termination of the District. On or after the date such a petition is filed, neither the Board nor the City may enter into any new obligations by contract or otherwise until the expiration of thirty (30) days after the date a public hearing is held and unless the District is not terminated.

Within thirty (30) days after filing of a petition, the City Plan Commission shall hold a public hearing on the proposed termination. Notice of the hearing shall be published as a Class 2 notice. Before publication, a copy of the notice with a copy of the Operating Plan and a copy of the detail map showing the boundaries of the District shall be sent by certified mail to all owners of real property within the District.

Within thirty (30) days after the date of such hearing, every owner of property assessed under the Operating Plan may send a written notice to the City Plan Commission indicating, if the owner signed a petition, that the owner retracts the owner's request to terminate the District or, if the owner did not sign the petition, that the owner requests termination of the District.

If, after the expiration of thirty (30) days after the date of the public hearing, by petition or subsequent notification and after subtracting any retractions, 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 properties assessed under the Operating Plan have requested the termination of the District, the City shall terminate the District on the date that the obligation with the latest completion date entered into to implement the Operating Plan expires.

C. <u>Amendment, Severability and Expansion</u>

This District has been created under authority of Wisconsin Statutes section 66.1109. Except as set forth in the next sentence, should any court find any portion of this statute invalid or unconstitutional its decision will not invalidate or terminate the District and this Operating Plan shall be amended to conform to the law without need of re-establishment. Should any court find invalid or unconstitutional the organization of the entire District Board, any requirement for a 2/3 or 3/4 majority vote of the District Board, the budgeting process or the automatic termination provision of this or any subsequent Operating Plan, the District shall automatically terminate and this Operating Plan shall be of no further force and effect.

Should the legislature amend the statute to narrow or broaden the definition of a BID so as to exclude or include as assessable properties a certain class or classes of properties, then this Operating Plan may be amended by a 2/3 majority of the entire District Board and a majority of the Common Council of the City of Milwaukee as and when they conduct their annual Operating Plan approval and without necessity to undertake any other act. This is specifically authorized under section 66.1109(3)(b).

D. <u>Automatic Termination Unless Affirmatively Extended.</u>

The District Board shall not incur obligations extending beyond twenty years from the date on which the District was created. At the end of the twentieth year of the District's existence, the District Board shall prepare an operating plan for the twenty first year that contemplates termination of the District at the commencement of the twenty first year as set forth in Wisconsin Statutes section 66.1109(3)(b), unless the owners of property assessed by the District having a valuation equal to 60% of the valuation of all property assessed by the District affirmatively vote to continue the District.

In addition, the Board may elect by majority vote to terminate the District if the City is in default of any obligation or covenant of the City set forth in the Cooperation Agreement. In such event, the District shall terminate as set forth in Wisconsin Statutes section 66.1109(4m).

APPENDIX A

Wisconsin Statutes section

66.1109 Business improvement districts. (1) In this section:

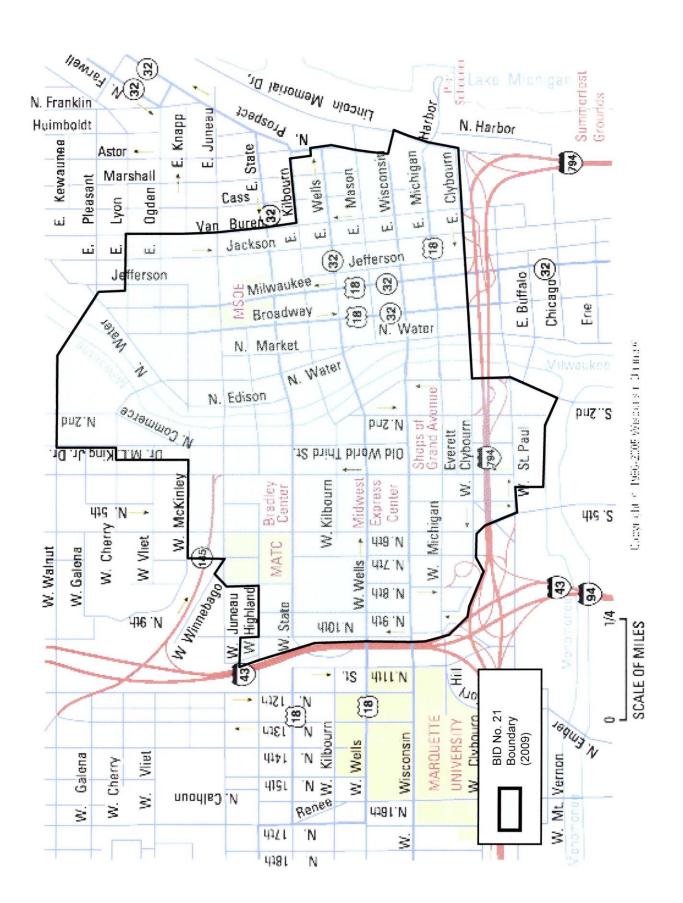
- (a) "Board" means a business improvement district board appointed under sub. (3) (a).
- (b) "Business improvement district" means an area within a municipality consisting of contiguous parcels and may include railroad rights—of-way, rivers, or highways continuously bounded by the parcels on at least 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.
- Im. Whether real property used exclusively for manufacturing purposes will be specially assessed.
- The kind, number and location of all proposed expenditures within the business improvement district.
- A description of the methods of financing all estimated expenditures and the time when related costs will be incurred.
- 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 subds. 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 and shall indicate that copies 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 nethod 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 confurmed 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 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 pianning 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.

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APPENDIX B Map of District Boundaries



2,500.03	4,063.39	2,960.74	17,591.67	2,686,35	1,513,91	20,735.33	1,194.12	33,496.32	54,660.18	181.40	880.83	567.42	775.75	4,415.70	565.72	487.87	1,368.58	132,44	17.07	50. 60	431.92	2,057.95	159.39	365.86	1,497.31	797/2017	0 152 80	862.14	1,986,81	396.35	2,552.54	413.28	680.90	489.50	1,609.10	182.93	1216.14	103.15	1,139.92	328.59	3,623.01	5,258.53	15,449.03	1,915,67	47,065,24	11,517.75	1,060.48	1 906 51	782 53	10,570,92	4.459.74	1.114.51	1,805.58	2,383.16	592.83	328.59	2,223.94	2,071.50	299.60	435.30	26.108,11	57.600	4,380.13	14,036.41	27,101,1	440.00	20.177	492.33	2,349.28	1,000./1	2 747 79	979 01	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	47 079 74	47,073,71	18,124,0	150.40	711 39	5.804,61	211.72	721.55
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C/O MANDEL GROUP		ANBUREN LAND PARTNERSHIP	TEMPE EAST POINTE LLC	C/O GABALDON PROPERTIES	C/O MANDEL GROUP	MANDEL GROUP	MANDEL GROUP	MANDEL GROUP	THE BREWERY WORKS INC			- 1	LYNDA MITZ				CONCEPCION C CAPATI		0.000	INGENS	CONCEPCION C HW			HEIMERL, HW		MARIE A MADER	O SOLIVATORE O SOCIAL	200000000000000000000000000000000000000				IRREVOCABLE TRUST									CNO IRGENS				2000 MONARCH TOWER	PARTNERSHIP	2000 MONARCH TOWER	DARAWAN	REVOCABLE TRUST D1-15-08	2008 REVOCABLE IRUSI		HOUSE NAME OF THE PARTY OF THE	CIO BOINIE SOSETH	C/O BOYLE, FREDRICKSON, S.C.								GLOBAL RESTAURANT SYSTEMS	DBAL RESTAURANT							O CENTRE THEATRES CORP							IN MILWAUKEE COUNTY INC				
1-				RIVERCREST II LLC					1	MILWAUKEE PLATING COMPANY	BREWERY WORKERS CREDIT UNION	BRIAN L MOSEHART	SANFORD J MITZ	MB ACQUISITION LLC	RRD REAL EST HOLDINGS I LLC	C		FRED USINGER INC		AGINE THIS IN OLD WORLD HIRD HIGHLAND BEACH SORFERS INC					Active 1048 N 4TH THE MILWAUKEE TURNERS		-		WELLS EADED BANK NA	RICHARD WAGNER	BUCK BRADLEY LLC	Т	T	PULLUM TAIRI TOD	Active 332 W STATE	DOLLAR COLLEGE	SANIODA STONIC DI IEEALO	SANORA STONE ROLLAND	JOHN HINKEL BUILDING LLC	PULLUM TAIR!	HIGHLAND BEACH SURFER INC	FRED USINGER INC	JOURNAL COMMUNICATIONS INC				NOBLE I MILWAUKEE, LLC	ANANT CHONGVATANABANDIT	AMARAWAN PHOUNGPHOL 2008	Active 822 N OLD WORLD THIRD AMARAWAN PHOUNGPHOL	CHALE I AL THE NIVER LLC	SIX IH PROPER I Y LLC	KII BOLIBN BRIDGE ASSOCIATES	OAZEX INVESTMENTS LLC	ROBERT E JOHN	ROBERT E JOHN	BARTELS LIMITED PARTNERSHIP	BARTELS LTD PTN	PLANET DEVELOPMENT LLC	ROBERT E JOHN	TOWNE REALTY INC	MOSTREET LLC	MOSTREET LLC	MHF DT MILWIV LLC	PROGENY CAPITAL PARTNERS LLC	PROGENY CAPITAL PARTNERS LLC	PROGENY CAPITAL PARTNERS LLC	PROGENY CAPITAL PARTNERS LLC	OLD WORLD THIRD STREET LLC	IRON BUTTERFLY LLC	GRAND WIS APARTMENTS LLC	200 WISCONSIN ILLC	Active 224 W WISCONSIN ROCK INVESTMENT GROUP LLC	MHF MILWAUKEE III LLC	RAIT REUSS FED PLAZA LLC	TOWNE REALTY INC	MENTAL HEALTH ASSOCIATION	TOWNE PETERSON LLC	TOWNE PETERSON LLC	TOWNE -PETERSON LLC	TOWNE PETERSON LLC
1 Active 1635 N WATER	Active 606 E JUNEAU	Active 1237 N VAN BUREN	Active 605 E LYON	Active 600 E OGDEN	Active 1501 N WATER	Active 1551 N WATER	Active 1531 N WATER	Active 455 E PLEASANT	Active 1505 N RIVERCENTER	Active 319 W CHERRY MILWAUKEE PLATING COMPANY	Active 1345 N MARTIN L KING JR	Active 1333 N MARTIN L KING JR	Active 1331 N MARTIN L KING JR	Active 1301 N MARTIN L KING JR	Active 1137 N OLD WORLD THIRD	Active, 1129 N OLD WORLD THIRD	Active 1125 N OLD WORLD THIRD CARMELING CAPATI JR	Active, 1121 N OLD WORLD I HIRD	Active 1117 N OLD WORLD THIRD	Active 1113 N OLD WORLD HIRL	Active 1105 N OLD WORLD THIRD	Active 1103 N OLD WORLD THIRD OLD WORLD DEV LLC	Active 316 W HIGHLAND	Active 505 W JUNEAU	Active 1048 N 4TH	Active, 1037 N OLD WORLD THIRD	Active: 1030 N 41H	Active, 1035 N OLD WORLD THIRD 1935 OLD WORLD SKD LLC	Active 1923 N OLD WORLD THIRD	Active 1001 N OI D WORLD THIRD	Active 1015 N OLD WORLD THIRD	Active 1013 N OI D WORLD THIRD	Active 1009 N OI O WORLD THIRD	Active 1005 N OI O WORLD THIRD	Active 332 W STATE	Active 352 W STATE	ACUVE 324 VV STATE	Acuve 322 W SIAIE	Active 1001 N OI D WORLD THIRD JOHN HINKEL BUILDING LLC	Active 1003 N OLD WORLD THIRD	Active 1044 N OLD WORLD THIRD	Active 1030 N OLD WORLD THIRD	Active 333 W STATE	Active 330 W KILBOURN	Active 333 W KILBOURN	Active 340 W WELLS	Active 302 W WELLS	Active 836 N OLD WORLD THIRD	Active 830 N OLD WORLD THIRD	Active 822 N OLD WORLD THIRD	Active 823 N ZND	Active 808 N OLD WORLD THIRD	Active 206 W WELLS	Active 840 N PI ANKINTON	Active 834 N PLANKINTON	Active 830 N PLANKINTON	Active 826 N PLANKINTON				Active, 710 N PLANKINTON	Active 725 N PLANKINTON	Active 152 W WISCONSIN	Active 174 W WISCONSIN	Active 215 W WELLS	Active 749 N 2ND	Active 746 N OLD WORLD THIRD	Active 735 N 2ND	Active 730 N OLD WORLD THIRD	Active 212 W WISCONSIN	Active 720 N OLD WORLD THIRD	Active 200 W WISCONSIN	Active 224 W WISCONSIN	Active 710 N OLD WORLD THIRD	Active 310 W WISCONSIN			- 1	- 1	Active 735 W WISCONSIN	- 1
1 360008811411	3600901100 X	21 3600911000 8	21 3601281000 2	3601471000 5	1 3601783000 1	21 3601821000 7	21 3601822000 2	21 3601823000 8	21 3610184112 4	21 361027910017	SID 21 3610317100 2	21 3610326000	SID 21 3610327000 0	SID 21 36103281118	SID 21 36104210001	51	21 361042	5	BID 21 3610429000 5	500000000000000000000000000000000000000	36104320001	SID 21 3610437000 9	51	SID 21 3610459000 9	SID 21 3610515100 9	SID 21 3610519100 0	SID 21 3610520000 X	BID 21 3610521000 5	21 201022200016	310 341052400011	SID 21 3610527000 8	SIC 121 361052800013	2 3610529000 9	2000520000 12 OIS	SID 21 361053111013	20101221102	301033400010	1 0000000100 12 010	21 3610537000 2	SID 21 361053800018			SID 21 36105591114	١.,	BID 21 3610603116 3	SID 21 3610616111 3	-	21 36106190001	21 3610620000	BID 21 361062110015	21 3610622000	21 3610624000	21 36106250001	21 36106290001	21 3610630000	21 3610631000	BID 21 361063200019	21 3610633000 4	21 3610634000 X	BID 21 3610635000 5	BID 21 3610642111 5	21 3610647000 0	BID 21 3610648000 6	21 3610649100 8	SID 21 3610652100 4	SID 21 3610652200 0	0000	21 3610655100	21 3610657000 5	BID 21 3610658000 0	21 361065900016	21 36106600001	21 36106610007	BID 21 3610663100 4	-	BID 21 3610665100 5	BID 21 3610667000 X	0		3610707110 X	

731,72 17,401,96	27,754.38	7,635,59		4,051.54	2,201.92	9,541.10	39,360.21	5,915.21	84.35	662.27	6,344,92	813.02	1,243,24	1,875.19	3,858.45	1,012,88	575.89	220.36	622.47	289.43	694.45	674.13	3,934.67	24,251.63	3 274 60	2,274,50	8 428 28	10,376,14	453.93	7,908.29	489.50	1,981.73	3 270 02	2.169.06	94,779.21	1,948,53	45,291.85	2,496,64	1,493,92	2,667.71	688.35	27,483,38	337.06	61.15	26.76	953.60	136164	1,148.39	13,265.74	17,381,64	121,564.75	37,078.68	8,895.77	1,124.67	823.18	421.75	2 454 30	228.66	687.68	1,590.47	672.43	965.66	1,519.33	7,732.74	2,425.30	20,577,13	943.44	2,984.45	636.86
27,802 Objection 27,802 Obj	172,609	280,872 Obj	3,900	357,660 152,463 Obj	40,000	236,218 Obj	370,160	19 779	5,625	5,046	132,334	2,000	30,000	15,000	124,245	18,480	15.000		158,916	1 986	12,000	16,312			105,328	36,186	44 545 Obi	54.220 Obj		104,647	3,375		5 6	3	280,000		189,063	148,020	6.212	47,711		92,402 Obj	46,338	437	626	9,155	22,771	15,230	123,920	73,250	422.865	472,507 Obj	286,884 Obj	45,975	14,400	7,200	66 913 Ohi	4.800	7,200	16,592	8,800	10,000	16,800	42,600	2 776	91.996 Obi	18,000	42,000	8,300
15,000 771,400	41,955	48,000	200.5	93,989	40,000	64,000	127,718	29 752	5,625	5,000	60,260	9,500	30,000	7.500	22,500	7 500	15.000	9,292	36,750	1 750	12,000	16,312			19,519	48,344	31.879	36.986	16,872	48,000	405	85,039	161 964	130 069	119,385	47,934	61,924	35,659	354	1,769	67.735	37,437	118,250	51	75	15,604	14,682	3,431	16,306	16,000	27.526	41,186	46,800	14,400	14,400	7,200	9 600	4.800	2,400	4,800	2,400	4.800	4,800	9,600	3,977	21,500	6,000	8,400	2,400
432,000	16,386,000	4,508,000	, 322,000	15,257,000	1,300,000	5,633,000	23,238,000	3,492,300	49,800	391,000	3,746,000	86,700	734,000	1,107,100	2,278,000	598,000	340.000	130,100	367,500	171 000	410,000	398,000	2,323,000	14,318,000	7,503,000	7,933,300	47,730,000	6.126.000	268,000	4,669,000	289,000	1,170,000	1,156,000	1 280 600	55,957,000	1,150,400	26,740,000	1,474,000	882 000	1,575,000	406,400	16,226,000	4.995,000	36 100	15,800	563,000	3,402,000	678,000	7,832,000	10,262,000	71 771 000	21,891,000	5,252,000	664,000	486,000	249,000	291,000	135.000	406,000	939,000	397,000	393,000	897,000	1,023,000	1,432,000	12 148 600	557,000	1,762,000	376,000
297,000	15,546,900	3,068,000	000,200,11	1,192,000	100,000	3,713,000	20,364,300	2,528,600	26.200	361,000	3,263,900	9,900	569.000	962,700	2,166,600	556,700	257 500			136,000	170,000	71,800	2,236,800	13,847,500	6.917.400	000 023 0	3,373,300	5 608 200	149,900	3,887,000	272,800	319,600	163,500	240,000	52,375,400		24,882,300	1,117,400	863 600	1.483.000		15,102,900	3,280,400	34 800	13.900	172,900	2,807,700	540,800	7,179,800	9,382,000	69 706 500	18,802,000	3,848,000	88,000	198,000	105,000	1 257 000	39,000	358,000	843,000	349,000	297,000	801.000	639,000	1,272,900	11 284 600	407,000	1,426,000	280,000
135,000	839,100	1,440,000	000,026,1	1,200,000	1,200,000	1.920,000	2,873,700	963,700 1	23.600	30,000	482,100	73 200	165.000	144,400	111,400	41,300	82 500	130,100	367,500	35,000	240,000	326,200	86,200	470,500	585,600	1,933,300	1,164,700	517 800	118,100	782,000	16,200	850,400	992,500	1 040 600 1	3,581,600	1,150,400	1,857,700	356,600	18 400	92,000	406,400	1,123,100	1,714,600	1300	1,900	390,100	594,300	137,200	652,200	880,000	2 064 500	3,089,000	1,404,000	576,000	288,000	144,000	216,000	96 000	48,000	96,000	48,000	96,000	96,000	384,000	159,100	864 000	150,000	336,000	96,000
239 property dass 53142 Special Mercantile 53203 Special Mercantile	53703 Special Mercantile	53203 Special Mercantile 53203 Special Mercantile	53203 Special Mercantile	53226 Special Mercantile	60611 Special Mercantile	85261 Special Mercantile	53203, Special Mercantile	53203 Special Mercantile	53142 Special Mercantile	53151 Special Mercantile	53203 Special Mercantile	53203 Special Mercantile	30342: Special Mercantile	53203i Manufacturing	53110 Special Mercantile	53203 Special Mercantile	30342! Special Mercantile	53203 Special Mercantle	75266 Special Mercantile	53233 Special Mercantile	75226 Special Mercantile	53202 Special Mercantile	53203 Mercantile Apartmen	53202 Mercantile Apartmen	53005 Special Mercantile	53202 Special Mercantile	53212 Special Mercantile	53212; Special Mercantile	53212 Special Mercantile	53575 Mercantile Apartmen	53203 Special Mercantile	53212 Special Mercantile	53212 Special Mercantile	53212) Special Mercantile	53212 Special Mercantile	53212 Special Mercantile	10018 Special Mercantile	53212: Special Mercantile	53212 Special Mercantile	53203 Local Commercial	53202 Special Mercantile	53202 Special Mercantile	53233 Special Mercantile	53228 Special Mercantile	53228 Special Mercantile	53203 Special Mercantile	53226 Special Mercantile	53203 Special Mercantile	53202 Special Mercantile	53202: Special Mercantile	53202 Special Mercantile	10281 Special Mercantile	10281 Special Mercantile	53202 Special Mercantile	60018 Special Mercantile	60018 Special Mercantile	53202 Special Mercantile		1	53072 Special Mercantile	M 53172 Special Mercantile	53202 Special Mercantile	53218 Special Mercantile	53201 Special Mercantile	53202 Special Mercantile	53202 Special Mercantile	53202 Special Mercantile	53202 Special Mercantile	53227 Special Mercantile
KENOSHA WI		MILWAUKEE WI	MILWAUKEE WI	MILWAUKEE WI	CHICAGO IL	SCOTTSDALE AZ	MILWAUKEE WI	MILWAUKEEW	KENOSHA WI	NEW BERLIN WI	MILWAUKEE WI	MILWAUKEEW	ATLANTA GA	MILWAUKEE WI	CUDAHY WI		TA	1				1			-	- 1	- 1	MILVAUREE VVI		1			MILWAUKEE W	MILWAUKEE WI	MILWAUKEEWI	MILWAUKEE WI	FL NEW YORK NY	MILWAUKEE WI	MILWAUKEE WI	MILWAUKE W	MILWAUKEE WI	MILWAUKEE WI	MILWAUKEE WI	60 GREENFIELD WI	60 GREENFIELD WI	MILWAUKEE WI	WAUWATOSA WI	MILWAUKEEW	MILWAUKEE WI	MILWAUKEE W	MILWAUKEE W	NEW YORK NY	NEW YORK NY		1		MILWAUKEE W					1 1			MILWAUKEE W	MILWAUKEE W	MILWAUKEE WI	MILWAUKEE WI	MILWAUKEE W
4011 80TH ST 710 N DI ANKINTON AVE 10TH EI	525 W JOHNSON ST STE A	710 N PLANKINTON AVE # 1200	535 N PLANKINTON AVE	710 N PLANKINTON AVE # 1200 10200 INNOVATIN DR #500	980 N MICHIGAN AVE STE 1280	PO BOX 4900	501 W MICHIGAN ST	633 W MICHIGAN ST	225 N 61H 51	16001 W RIVIERA DR	710 N PLANKINTON AV	710 N PLANKINTON AV	AD W PARK CT NW	422 N 5TH ST	1900 E COLLEGE AV	423 N 3RD ST	423 N SAU SI	710 N PLANKINTON AVE # 1200	4011 COMMERCE ST	740 N JAMES LOVELL ST	4011 COMMERCE ST	100 E WISCONSIN AVE 28TH FL	612 W WISCONSIN AV	301 E ERIE ST	13400 BISHOPS LANE #50	731 N JACKSON ST STE 818	1555 N RIVERCENTER DR # 209	1555 N RIVERCENIER DR #209	1555 N RIVERCENTER DR # 209	200 N MAIN ST	730 N PLANKINTON AVE STE 1A	1555 N RIVERCENTER DR 209	1555 N RIVERCENTER DR #209	1555 N RIVERCENTER DR #209	1555 N RIVERCENTER DR # 209	1555 N RIVERCENTER DR # 209	1065 AVENUE OF AMERICAS 19FL	1555 N RIVERCENTER DR # 209	1555 N RIVERCENTER DR # 209	1141 NOLD WORLD 3RD ST	770 N WATER ST	731 N JACKSON ST STE 818	900 W WISCONSIN AVE	8575 W FOREST HOME AVE # 160	8575 W FOREST HOME AVE # 1	710 N PLANKINTON AVE	2290 N MAYFAIR RD	823 N ZND SI	104 E MASON ST	789 N WATER ST STE 200		200 VESEV ST 11TH FL	200 VESEY ST 11TH FL	252 E HIGHLAND AVE	10275 W HIGGINS RD, STE 300	10275 W HIGGINS RD, STE 300	322 E MICHIGAN ST, STE 275	4015 80TH ST	12506 F MFNI O BI	W289N3414 LOST CREEK CT	PO BOX 131	788 N JEFFERSON ST STE 800	PO BOX 18104	PO BOX 305	759 N MILWAUKEE ST STE 212	625 N BROADWAY	611 N BROADWAY	622 N WATER ST STE 200	PO BOX 270650
,	C/O NEVIASER INV		ANDA WISCONSIN AVE LLC HOLDINGS LLC			O. JMR.	E CO			TRUST D2-8-96				-		KENNETH F DETHLOFF, GEN PTNR						C/O ROBERT A TEPER	-	C/O MANDEL GROUP				LIMITED PARTNERSHIP		1	GLOBAL RESTAURANT SYSTEMS	1		City Chickens and City Control of the Control of th		A STATE OF THE PERSON AND THE PERSON							HOLDING LLC						PROPERTIES LLC		TOUR BOARD TO STREET STANDS	C/O REIT MGMT & RESEARCH	ATTN: MICHELLE BERLINER	C/O SIEGEL GALLAGER MGMT CO					SNI I I BOS GROOT			C/O VAN BUREN MGMT			U.P.	MICHAEL G IANNELLI			
	DOWNTOWN VENTURES LLP		AVENUE		RUST	1		633 WEST MICHIGAN LLC	S& R PROPERTY LLC	THE SCHETTLE JOINT REVOCABLE	TOWN REALTY INC	TOWN REALTY INC	TOWNE REALLY INC	CAFFEINE FACTORY LLC	ACE INDUSTRIAL PROPERTIES	DF INVESTMENT II	D F INVESTMENTS	BREWERY PROJECT LLC	TTOW PROPERTIES LLC	HANSON & PAYNE LLC	STEVEN M LECHTER &	THE CENTRAL MARKET PLACE CO				1	1610 N 2ND STREET LLC	SCHUTZ PARK ASSOCIATES I	101 WEST PLEASANI LLC	PARK FAST ENTERPRISE OFTS	MOSTREET III LLC	SCHUTZ PARK ASSOCIATES II	THE BREWERY WORKS INC	SCHUTZ PARK ASSOCIATES I LP	COMMERCE POWER LLC	DOCIMEDY MODES INC	1254 N MARTIN L KING JR CLF TW MILWAUKEE LLC	STOCKHOUSE LLC	STOCKHOUSE LLC	O MILWAUKEE MODERNE LLC	BMO HARRIS BANK NA	D MILW BLOCK 10 PROP LLC	MISCONSIN CITY CLUB	W TOWER LLC	W TOWER LLC	TOWNE REALTY INC	THE EQUITABLE BANK SSB	THANKS A-LOT LLC	CITY HALL SOUARE	K & K MCKINNEY PROPERTIES	DERMOND ASSOCIATES LLC	CW MISCONSIN AVENUE LLC	BREOF BNK MIDWEST LLC	FIRST MKM LLC	FIRST MKP LLC	FIRST MKP, LLC	UIHLEIN PROPERTIES, LLC	TEXAS CITY VENTURE LTD	TEXAS CITY VENTURE LTD	BAM REAL ESTATE HOLDING	RAVI A BHAGAT	WOMENS HEALTH SERV WINC	HEZ MO PROPERTIES LLC	207 EAST MICHIGAN STREET LLC	RAILWAY EXCHANGE BUILDING	JOSEPH JANNELLI & GRACE HW &	FIRST MKD LLC	TOON CITY II LLC	FIX VI IIC
chk dgr status address Active 700 W MICHIGAN	Active 611 W WISCONSIN	Active 509 W WISCONSIN Active 615 N 4TH	Active 635 N PLANKINTON	Active 105 W MICHIGAN Active 555 N PI ANKINTON		Active 522 N 2ND	-			Active 555 N JAMES LOVELL	Active 803 W MICHIGAN		Active 521 N 8TH			Active 423 N 3RD		1		Active 738 N JAMES LOVELL	Active 746 N JAMES LOVELL	Active 626 WWISCONSIN	Active 612 W WISCONSIN	Active 700 W WISCONSIN	Active, 1104 N OLD WORLD THIRL	Active, 1124 N OLD WORLD THIRI	Active 1610 N 2ND	Active 111 W PLEASANT	Active 101 W PLEASANT	Active 1342 N 2ND	Active 730 N PI ANKINTON	215 W PLEASANT	Active 1500 N 2ND	Active 101 E PLEASANT	Active, 1420 N MARTIN L KING JR	ACOVE ZOT W CHERRY	Active 1254 N MARTIN L KING JR	Active 235 W GALENA	Active 205 W GALENA	Active 1141 N OLD WORLD THIR	Active 210 F KNAPP	Active 1220 N OLD WORLD THIRL	Active; 900 W WISCONSIN	X Active 606 W WISCONSIN M TOWER LLC	Active 606 W WISCONSIN	Active 751 N PLANKINTON	Active 135 W WELLS	1	Active 840 N OLD WORLD FIRD			Active 100 E WISCONSIN					Active; 503 N BROADWAY	Active 500 N WATER	Active 510 N WATER	Active 514 N WAIER	Active 524 N WATER							Active; 610 N WATER	Active 622 N WATER
3610712000		21	21		21	BID 21 361078611010	21	BID 21 361082211015	21	21	21 3610840	21	BID 21 3610850110 8	21	21	21 3610886000	21	BID 21 361155411017	121	21 3611715000	21	DID 21 36117210000	21 361177	21 3611729110	21	121	21	BID 21 3611842000 9	21 3611844000	17	21 3611891000	BID 21 3611954100 4	21	21	BID 21 3611991100 6	8100 221 361139200015	21	21 3612001000	21 3612002000	21 3612101000	21 3612102000	21 3620472000	21 3910101000		21 3910762000	21 3920001111	21 3920001121	BID 21 392020200017	21	BID 21 3920401110 2	21	BID 21 3920604110i6	BID 21 3920605111 X	21	RID 21 392065210010	BID 21 3920656000 6	21	BID 21 3920658000 7	BID 21 3920659000 2	BID 21 39206601004	BID 21 392056020010	BID 21 392066200019	BID 21 39206630004	21	T	121	21 3920670000	21 3920672100	BID 21 392067400014

1,112.82	4,092.19	16,163.80	7 825 29	1,331,32	4 856.09	1,078.94	30 024 84	2,862.50	892.63	352.31	5,763.96	12,561.12	437.00	1,737.82	5,955,35	3,345.23	2,561.01	2 303 55	750.35	975,62	838,42	1,668.38	846.89	7,133.92	2,000,0	1,070.47	860.44	228.66	777.45	148,580.64	52,177.26	2,986.15	791.00	8,977.07	1,426.17	482.73	714.78	699 53	685.98	1,939,39	552.17	1,117.90	1,172.10	11,795,53	3.783.92	9,825.66	2,676.18	1,004.42	1,604.02	1,869.94	30 737 44	18 568 98	16,710.90	18,086.25	2,891.29	5,719.92	513.22	1,070.47	3,365.55	316.74	1.456.66	1,165,33	391,26	752.04	386.18	2,899.76	59.96	491.20	1,988,51	674 13	1 080 04	EC 972 6
14,400		276,880 Obj	153,201 (Obj	000'96	14,080	9,904	9,410 i	64,890	21,600	3,268	52,544	186,550	5.878	15,708	117,166	68,655	17,000	25,423	13.480	13,440	30,000	51,914	10,320	05/11	45,200 80 525	17,760	10,760	2,400	14,400	654,165 Obj	391,430 Obj	24,000	6.728	62,343 Obj	7,143	3,094	4,182	7 144	12.160	15,360	578	7,834	10,716	160 432	38.100	108,214	18,000	8,040 Obj	28,760 Obj	18,483	4,800 Obj	149 760	153,720	151,930	21,360 Obj	056'08	4,040	9,396	41,705	3 870	45.089	18,784	5,875	1,938	5,000	23,925		2,448	099,5	2005,4	20,134	10,000 pta re
6 120	8,400	40,275	15,800	12,000	14,400	2,400	2,400	21,600	7,200	2,400	12,000	28,740	5.880	7,200	12,000	14,400	3,400	7 200	3.600	3,600	9,000	16,200	10,320	4,080	18 240 1	17,760	7,200	2,400	14,400	117,840	43,200	6,560	2.400	14,400	7,200	3,600	3,600	2 400	4.800	8,160	6,240	4,920	6.000	15 240	38 100	15.240	7,200	8,040	8,040	9,600	4.800	91.440	21,600	45,720	7,200 }	16,500	2,400	4,800	14,400	3 870	14 960	18,640	5,875	3,590	5,000	27,920	2,124	1,080	6,037	2 700	2,700	9,100
657,000	2,416,000	9,543,000	6,165,000	786,000	2 867 000	637,000	299,000	1,690,000	527,000	208,000	3,403,000	7,416,000	258,000	1,026,000	3,516,000	1,975,000	1,512,000	1 360 000 1	443 000	576,000	495,000	985,000	200,000	673,000	1 261 000	632,000	508,000	135,000	459,000	87,721,000	30,805,100	1,763,000	467,000	5,300,000	842,000	285,000	422,000	213,000	405 000	1,145,000	326,000	000'099	692,000	6 964 000	2 234 000	5,801,000	1,580,000	593,000	947,000	1,104,000	256,500	10 963 000	9.866,000	10,678,000	1,707,000	3,377,000	303,000	632,000	1,987,000	187 000	860,000	688,000	231,000	444,000	228,000	1,712,000	35,400	290,000	1,174,000	308 000	398,000	1,103,000
467,400	1,828,000	6,723,700	5,059,000	306,400	309,000	541,000	203,000	826,000	239,000	112,000	2,923,000	6,266,400	110 900	847.200	2,796,000	1,111,000 }	1,342,000	1,000,000	299 000	432,000	135,000 }	311,100	293,600	591,400	420,000	276.800	364,000	87.000	171,000	80,651,200	28,645,100	1,467,800	407 000	4,940,000	662,000	195,000	332,000	1,034,000	285,000	941,000	170,000	465,000	453,000	2,057,000 1	329 000	4.886.600	1,076,000	191,000	384,200	480,000	2,600	12,660,600	8.786.000	7,477,600	1,203,000	2,552,000	207,000	440,000	1,411,000	70 900	261 600	128.800	54,700	336,300 }	78,000	1,377,000	3,500	277,000	1,101.600	280,200	365,600	1,001,1000
189,600	588,000	2,819,300	1,106,000	479,600	360,000	000'96	96,000	864.000	288,000	000'96	480,000	1,149,600	747 100	178 800	720,000	864,000	170,000	288,000	144 000	144,000	360,000	673,900	206,400	81,600	7,728,000	355.200	144,000	48,000	288,000	7,069,800	2,160,000	295,200	50,000	360,000	180,000	000'06	90,000	000,081	120 000	204,000	156,000	195,000	239,000	576,000	1 905 000	914 400	504,000	402,000	562,800	624,000	253,900	5,486,400	1 080 000	3,200,400	504,000	825,000	96,000	192,000	576,000	249,000	110,100	559 200	176,300	107,701	150,000	335,000	31,900	13,000	72,400	31,800	32,400	97,200
53227 Special Mercantile	53222 Special Mercantile	53202 Special Mercantile 10106 Special Mercantile	g g	53202 Special Mercantile	53202 Special Mercantile	53202 Special Mercantile	53132 Special Mercantile	53203 Special Mercantile	53211 Special Mercantile	53211 Special Mercantile	53211 Special Mercantile	53202 Special Mercantile	53203 Special Mercantile	53012 Special Mercantile	53713 Special Mercantile	60201 Special Mercantile	53403 Special Mercantile	53202 Special Mercantile	AM 53051 Special Mercantile	53208 Special Mercantile	53202 Special Mercantile	53202 Special Mercantile	78516 Special Mercantile	53211 Special Mercantile	53122 Special Mercantile	53201 Special Mercantile	53201 Special Mercantile	53095 Soecial Mercantile	53202 Special Mercantile	80014 Special Mercantile	53202 Special Mercantile	53203 Special Mercantile	53211 Special Mercantile	53202 Special Mercantile	54548 Special Mercantile	53217 Special Mercantile	53217 Special Mercantile	53213 Special Mercantile	53217 Special Mercantile	53110; Special Mercantile	53202 Special Mercantile	53202 Special Mercantile	60025 Special Mercantile	53202i Special Mercantile	53202 Special Mercantile	53005 Special Mercantle	53202: Special Mercantile	53223 Special Mercantile	53223 Special Mercantile	53202 Special Mercantile	53223 Special Mercantile	53201 Special Mercantile	53202 Special Mercantile	53202 Special Mercantile	53202 Special Mercantile	53202 Special Mercantile	53202 Special Mercantile	53202 Special Mercantile	53202 Special Mercantile	53202 Special Mercantile	53202 Special Mercantile	53202 Special Mercantile	53201 Special Mercantile	53202 Special Mercantile	53202 Special Mercantile	53202: Special Mercantile	53224 Special Mercantile	53224 Special Mercantile	53224 Special Mercantile	53217 Special Mercantile	53217 Special Mercantile	53416 Special Mercantile
MILWAUKEEW	WAUWATOSA WI	MILWAUKEE WI NEW YORK NY	MIAMI BEACH FL	MILWAUKEE WI	MILWAUKEE WI	MILWAUKEE WI	FRANKLIN WI	MILWAUKE WI	MILWAUKEE WI	MILWAUKEE WI	MILWAUKEE WI	MILWW	MILWAUKEEW	CEDARRIBOW	MADISON WI	EVANSTON IL		MILWAUKEEW		MILWAUKEE WI 53208 S				- 1	ELM GROVE WI	MILWADRED VI	MINAUKE	WEST BEND WI	MILWAUKEEW	AURORA CO	MILWAUKEE WI	MILWAUKEE WI	SHOREWOOD WI	MILWAUKE WI	MINOCQUA WI	MILWAUKEE WI	MILWAUKEE WI	MILWAUKEE WI	MILWAUKEE WI	CUDAHY W	MILWAUKEE WI	MILWAUKEE WI	GLENVIEW IL	MILWAUKEE WI	MILWAUKEE WI	MILWAUKEE WI	MILWAUKE W	MILWAUKEEW	MILWAUKEE W	MILWAUKEE WI	MILWAUKEE WI	MILWAUKEE W	MILWAUKE W	MILWAUKEE	MILWAUKEE W	MILWAUKEE WI	MILWAUKEE WI	MILWAUKEE WI	MILWAUKEE WI	MILWAUKEE WI	MILWAUKEE WI	MILWAUKEEW	-	1	MILWAUKEE WI	1	MILWAUKE	1	MILWAUKEE WI	- 1	GLENDALE WI	FRANKSVILLE WI
D BOX 270648	11711 W BURLEIGH ST	757 N WATER ST STE 200 388 7TH AVE	301 WASHINGTON AVE STE 700	35 N WATER ST STE M180	70 N WATER ST	11 E WISCONSIN AVE STE 1400	140 S 51ST ST	710 N PLANKINTON AVE # 207	043 N SUMMIT AV	043 N SUMMIT AV	3043 N SUMMIT AVE	58 N BROADWAY	710 N PLANKINTON AVE # 207	ACTION AND THE TENTE OF T	001 W BELTLINE HWY STE 200	601 SHERMAN AVE STE 220	555 MAIN ST #460	22 E MICHIGAN ST #275	TOWN BROADWAY SIE 110	4444 W BI UEMOND RD	11 E WISCONSIN AV STE 1710	11 E WISCONSIN AV, STE 1710	38 S ALAMO RD # 49	2525 N NEWHALL ST	1900 SAN FERNANDO DR	PO BOX 391	O BOX 591	779 FONTANA REACH RO	22 E MICHIGAN ST. STE 275	3131 S VAUGHN WAY STE 301	00 E WISCONSIN AV #1950	O BOX 510800	PO BOX 11401	30 N MILVAONEE ST	688 MARLANDS LN	8870 N PORT WASHINGTON RD	8870 N PORT WASHINGTON RD	P O BOX 13097	o 0 BOX 171003	67 N SEPTENSON SI	770 N WATER ST	770 N MILWAUKEE ST	1724 BLUESTEM LN	732 N JACKSON ST STE 300	732 N JACKSON ST STE 300	732 N JACKSON ST SUITE 300	150 N SUNNTSLOPE KD # 240	4949 W BROWN DEER RD	4949 W BROWN DEER RD	706 N JEFFERSON ST	4949 W BROWN DEER RD	P O BOX 591	720 E WISCONSIN AVE # N16NE	AND E WISCONSIN AV	1665 NWATER ST	732 N JACKSON ST, STE 300	773 N VAN BUREN ST	773 N VAN BUREN ST	720 E WISCONSIN AVE N16NE	720 E WISCONSIN AVE	720 E WISCONSIN AVE	732 N JACKSON ST, STE 300	P O BOX 410	1122 N EDISON ST	1122 N EDISON ST	1122 N EDISON ST	8900 W BRADLEY RD	8900 W BRADLEY RD	8900 W BRADLEY RD	5205 N IRONWOOD RD, STE 201	5205 N IRONWOOD RD STE 201	8034 DUNKELOW RD
NICK SZABO		DERMOND PROPERTY	ORTH WATER	NORTH WATER ST LLC			C/O DAWN BOLAND		-	CNO CHARLES F KAHN JR			1000	C/O CAROLINE M SCHMIU!					/O CAPITAL PROPERTIES		AO ROBERT LEVINE					LLC	-	LLC COLLEGE SCHIELD	SOUND SOMETO	C/O GEORGE MCELROY & ASSOC		CNO OGDEN & CO, INC			-	TRSTEES MARVIN & MARILYN				CONTRACTOR EAMILY TOURTER		-			8	1	0	3			To.		IFE INS CO		1	1			OF DELAWARE INC			PARTNERSHIP								LTD PTN, C/O BIECK MGMT INC	SIECK MANAGEMENT INC	
ELK VI LLC CNG		225 EAST MASON PROPERTY LLC C/O LSREF2 OREO (DIRECT) LLC	1 1		RIS BANK NA	MAGI INVESTMENTS LLC		BMO HARRIS BANK NA					BROADWAY PARKING CO LLC		CONROY BUILDING LLC	NEXT FAST 11.0	JOHNSON BANK	MC GEOCH BUILDING LLC	600 NORTH BROADWAY PTNRS LLC	DONALD S AKENSON	MARI DECEMBER TIES 1	MBI PROPERTIES LLC	MICHAEL A IANNELLI & KAREN	LORETTE RUSSENBERGER		MILW ACQUISITION PARTNERS	-		-			CURRY-PIERCE LTD PTNRSHP		EAD REAL ESTATE LLC	NOTEL METRO LLC	MARVIN A & MARILYN ZETLEY		SELZER-ORNST COMPANY	FOX PROPERTIES LLC	CAROL HARTTER	BMO HARRIS BANK NA	RK177011C	GREGORY POULOS	KENNEDY II ASSOCIATES	788 BUILDING LTD PARTNERSHIP	WASHINGTON SQUARE ASSOCI	JACKSON STREET REAL ESTATE	PALMOLIVE BLDG CO LID PISHP	MOLOAL S&LASSN			JOHNSON CONTROLS INC			626 EAST LLC	EAST WAS AVE OWNERS ASSN LLC CO CODEN & CO	VR 76511C	VB 765 LLC		MITCHELL INC			ROJAHN & MALANEY CO	ROJAHN & MALANEY CO	113 IRISH LLC	113 INISH LLC	D & D REALTY ON WATER LLC	D & D REALTY ON WATER LLC	D & D REALTY ON WATER LLC	WATER STREET INVESTMENTS	1127 N WATER STREET LLC	1119 N WATER LLC
5 Active 628 N WATER	Active 532 N WATER	Active 225 E MASON Active 250 F WISCONSIN	Active 200 E WISCONSIN	Active 718 N WATER	Active 769 N BROADWAY	Active 224 E MASON	Active 216 E MASON			ı			Active 792 N BROADWAY	1			Active 329 E WISCONSIN		1	Active 608 N BROADWAY	l	Active 301 F WISCONSIN				Active 433 E MICHIGAN	Active 517 N JEFFERSON	Active 501 N JEFFERSON		Active 411 F MASCONSIN									Active 771 N JEFFERSON		Active / 51 N JEFFERSON	Active 770 N MI WALKER	Active 776 N MILWAUKEE	Active 782 N MILWAUKEE	Active 788 N JEFFERSON	Active 741 N JACKSON	Active 731 N JACKSON	Active 526 E WISCONSIN	Active 522 E WISCONSIN	Active 706 N JEFFERSON	Active 720 N JEFFERSON	Active 507 E MICHIGAN	Active 617 E WISCONSIN	Active 727 N VAN BUREN	Active 626 E WISCONSIN	Active 600 E WISCONSIN	Active 771 N VAN BIREN	Active 765 N VAN BUREN	Active 624 F MASON	Active 604 E MASON	Active 762 N JACKSON	Active 790 N JACKSON	Active 1005 N EDISON	Active 100 E STATE	Active 113 E JUNEAU	Active 1147 N EDISON	Active 145 E JUNEAU	Active 1139 N WATER	Active 1135 N WATER	Active 1129 N WATER	Active 1127 N WATER	Active 1119 N WATER
21 3920676000 5	21 392067711014	21 3920683000 3	21 3920690113 X	21 3920696100 0	21 3920700100 0	21 3920702000;5	1	-	21 392071411014	21 392071600011		1	21 3920723000 X	- 1	- 1	1	21 3920733000 4	1 1		21 3920741000 8		24 3920745000 S	1	1		21 3920783000 7	- 1	- 1	1	21 3920/8/000 9	1	1	1 1		21 3920810000 2	- 1	21 392081300019	21 3920814000 4	21 3920815000 X		- 1	- 5	21 392082100012	1		21 3920835110 2	21 3920838100 1		21 3920840100 2	21 3920841100 8	392	21 3920848100 6	_	21 3920919111 7	21 3920923110 0		21 39209301001		21 3920935000 8	21 3920938100 5	3920939		21 3921178100 2	_	21 3921183100 X	21 3921186110 3	21 392118/110/9	21 3921193100 2	21 39211920002		21 3821197000 X	
BID	BB BB	08 G	98	08	CIB	SIS CIR	SID	BID	OB C	O CIR	Ole Ole	BID	BID	Ole	910	200	BID	BID	BID	GIB	200	0 0	O C	BID	BID	BID	BID	BID	BID	Ole	2 2	BID	SID	BID	08	0 0	Cie	BID	BID	BID	BID	200	BBD	BID	BID	BID	BID	BID	018	010	Ole Ole	BID	BID	BID	BID	Ole	0 0	2 2		BID	BID	BID	BID	SID	BID	08	Ole	2 2		BID	0 0	5 0

1,465.13	758.82	6,151,83	2,130.78	3,690.76	294,674.80	894.32	735.10	899.40	584.36	835.04	8,008.22	1183.96	708.00	86,020,64	57,304.18	754.07	23,132.04	1 841.15	2,317.95	3,541.71	264.23	564.03	2,057.95	389.57	840.12	1,256.79	592.83	853.67	1,280,50	41,787,41	29,853,83	5,672.49	1,397.37	6,609.15	6,986.87	579.27	311.66	503.05	20,325,44	7,020.74	203.25	126.53	82.32	177.85	110,94	231.88	141,09	110.78	171.41	120.94	13,214.92	79,960.27
13,382 Obj 54,104 198,073	54,260	57,000	16,640 48,886 Obj	46,607 Obj 88,269	1,077,607 Obj 322,007	5,358	5,710	4,022	5,129	5,256	92,304	4,195 11,371 Obi	12,000	542,005	451,964	3,232	57,025	71,057	45,618	77,400	1,998	9,642	10,535	4,420	3,608	12,144	3,420	3,592	17,112	210,552	214,710 Obj	30,793	11,860	81,865	94,167	000'9	4 617	3,340	7,983	690'09	2,811	1,471	956	2,083	\$5 m.						385,123	2,240 457,480 Obj
15,712	15,792	11,400	14,400	14,400	91 440	4.200	3,500	2,400	3,400	2,310	15,063	9 000	12,000	95,832	164,545	23,428	31,438	23 380	45,618	77,400	2,410	9,642	3.616	2,230	2,642	4,200	1,200	7,259	28,920	105,851	29,229	15,936	2,593	34,627	35,032	2,001	1 801	1,751	21,205	32,686	1,304	682	443	996	000	Ī					25,205	10,661
865,000 2,102,000 8,350,000	4273.000	3,632,000	1,258,000		173,974,000	528,000	434,000	531,000	345,000	493,000	4,728,000	498,000	418,000	50,786,000	33,832,000	445,200	13,657,000	1 087 000	1,368,500	2,091,000	156,000	333,000	1,215,000	230,000	496,000	742,000	350,000	504,000	756,000	24,671,000	17,625,500	3,349,000	825,000	3,902,000	4,125,000	342,000	184,000	297,000	978,000	4,145,000	120,000	74,700	48,600	105,000	65,500	136,900	83,300	59,500	101,200	71,400	18,045,000	700,000
676,500 1,925,100 6,473,200	3.793,000	3,176,000	919,600	1,603,000	163,160,000	423,000	329,000	471,000	260,000	435,200	4,089,600	317,500	118,000	46,473,600	16,653,300	235,400	12,713,900	385 600	-	1,355,700	913,100	217,300	1,113,800	203,200	464,300	691,600	335,600	416,900	409,000	20,966,200	16,161,100	2,392,800	721,300	2,516,900	2,723,700	262,000	104,000	227,000	10.939.700	3,752,800	1,055,200	96,500	43,300	93,400	65,500	136,900	83,300	65.500	101,200	71,400	16,154,600	572,100
188,500 176,900 1,876,800	192,500	456,000	338,400	1,276,700	10,814,000	105.000	105,000	000'09	85,000	57,800	638,400	180,500	300,000	4,312,400	17,178,700	201,600	943,100	1,538,300	1,368,500	735,300	28,900	115,700	101,200	26,800	31,700	50,400	14,400	87,100	347,000	3,704,800	1,464,400	956,200	103,700	1,385,100	1,401,300	80,000	80,000	70,000	1 060 300	392,200	204,800	8,200	5,300	11,600	8,000						1,890,400	127,900
52202 Special Mercantile 52202 Special Mercantile 53202 Special Mercantile	53202 Special Mercantile 53202 Special Mercantile	53202 Special Mercantile 53202 Special Mercantile	53202 Special Mercantile 76714 Special Mercantile	53201 Special Mercantile 53202 Special Mercantile	55406 Special Mercantile	53202 Special Mercantile	53202 Special Mercantile 53202 Special Mercantile	53202 Special Mercantile	53211 Special Mercantile	53211 Special Mercantile	53202 Mercantile Apartmen	53202 Special Mercantile	53202 Special Mercantile	53202 Special Mercantile	53202 Special Mercantile	53202 Special Mercantile 53202 Local Commercial	07419 Special Mercantile	53217 Local Commercial	53203 Special Mercantile	53202 Special Mercantile	53203 Special Mercantile 53202 Special Mercantile	53203 Special Mercantile	53224 Special Mercantile	53202 Special Mercantile	54602 Special Mercantile	53217 Special Mercantile	53556 Special Mercantile	60647 Special Mercantile	53202 Special Mercantile	53202 Special Mercantile	53202 Special Mercantile	54115 Special Mercantile	53202 Special Mercantile	53203 Special Mercantile	53202 Special Mercantile	53218 Special Mercantile	53210 Special Mercantile	53211 Special Mercantile	53503 Special Mercantile	53202 Special Mercantile	53202 Special Mercantile	53202 Special Mercantile	53202 Special Mercantile 53202 Special Mercantile	53202 Special Mercantile	53202 Special Mercantile 53202 Condominium	53202 Condominium	53202 Condominium	53202 Condominium 53202 Condominium	53202 Condominium	53202 Condominium	53202 Special Mercantile 53202 Special Mercantile	53202 Special Mercantile
MILWAUKEE WI MILWAUKEE WI MILWAUKEE WI	MILWAUKEE WI	MILWAUKEE WI	MILWAUKEE WI WACO TX	MILWAUKEE WI MILWAUKEE WI	MINNEAPOLIS MN	MILWAUKEE WI	MILWAUKEE WI	MILWAUKEE WI	MILWAUKEE WI	SHOREWOOD WI	MILWAUKEE WI	MILWAUKEE WI	MILWAUKEE WI	MILWAUKEE WI	MILWAUKEE WI	MILWAUKEEWI	HAMBURG NJ	BAYSIDE WI	MILWAUKEE WI	MILWAUKEE WI	MILWAUKEE WI	MILWAUKEE WI	MILWAUKEE WI	MILWAUKEE WI		GLENDALE WI	LONE ROCK WI		MILWAUKEE WI							MILWAUKEE WI	MILWAUKEE WI	MILWAUKEE W	VERONA W	MILWAUKEEWI	MILWAUKEEW	MILWAUKEE WI	MILWAUKEE WI	MILWAUKEE WI	MILWAUKEE WI	MILWAUKEE WI	MILWAUKEE WI	MILWAUKEE WI MILWAUKEE WI	MILWAUKEE W	MILWAUKEE W	MILWAUKEE WI MILWAUKEE WI	MILWAUKEE WI
1122 N EDISON ST 252 E HIGHLAND AVE 330 E KILBOURN AV #565	025 N BROADWAY	25 N JEFFERSON 32 N JACKSON ST STE 300	32 N JACKSON ST STE 300 PO BOX 8216	20 BOX 1602 124 E JUNEAU AVE	2800 E LAKE ST	827 N CASS ST	633 N PROSPECT AVE # 15A 610 N PROSPECT AVE #302	001 N CASS ST	2832 N SUMMIT AV	1145 N LAKE DR	1007 N CASS ST	329 N MARSHALL ST	700 N WATER ST #400	3175 CHERRY HILL DR 720 E WISCONSIN AVE N16NE	720 E WISCONSIN AVE N16NE	300 N MARSHALL ST 301 E ERIE ST	100 QUARRY RD, STE B	9096 N TENNYSON DR	300 N 4TH ST	770 N WATER ST	1019 N OLD WORLD THIRD ST	1019 N OLD WORLD THIRD ST	P O BOX 240045	526 E STATE STAPT 908	PO BOX 1621	5205 N IRONWOOD RD STE 201	32790 COLD SPRING LN	2720 N FRANCISCO AVE	1232 N EDISON ST	250 E KILBOURN AV	100 E WISCONSIN AV, STE 1900	111 E KILBOURN AVE STE 1800 206 N MSCONSIN ST	1000 N WATER ST STE 900	1000 N WATER ST STE 900 740 N PLANKINTON AVE #824	123 E WELLS ST	552 E HIGHLAND AVE	6122 W RICHMOND AVE	2824 N HACKETT AVE	411 E VERONA AVE	270 E HIGHLAND AV STE E	270 E HIGHLAND AVE STE E	270 E HIGHLAND AVE STE E	270 E HIGHLAND AVE STE E	270 E HIGHLAND AVE STE E	270 E HIGHLAND AVE STE E 252 E HIGHLAND AVE	252 E HIGHLAND AVE	252 E HIGHLAND AVE 252 E HIGHLAND AVE	252 E HIGHLAND AVE 252 E HIGHLAND AVE	252 E HIGHLAND AVE	252 E HIGHLAND AVE	735 N WATER ST STE 1225 735 N WATER ST STE 1225	1111 N WATER ST
ER MGMT CO	DUSTRIES INC	PARTNERSHIP	PARTNERSHIP	1	CNO AMY HERNESMAN	1						MICHAEL T SHEEDY	CNO SIEGEL-GALLAGHER MGMT	NSUBANCE COMPANY	INSURANCE CO	CO MANDEL	ATTN: MALCOLM CHAIFETZ		WISCONSIN, INC		MICHAEL D.& HEATHER I WIED T			DEER & CONSTANCE BECK REV		LLC ANDREA SHAFTON		ROSSI				C/O REIT MGMT & RESEARCH LLC C/O ASSOCIATED BANK RE SERV	1 1		PROPERTIES LLC	ALLAGHER MGM I		EAGANS ON WATER ROSEMARY A JENSEN	CHICAGO	CINCINCENTING	GIOGO ISONWOOD ON	INC CO MENDEL GROOT			C/O SIEGEL-GALLAGHER MGMT	C/O SIEGEL	C/O SIEGEL	C/O SIEGEL-GALLAGHER MGMT	C/O SIEGEL-GALLAGHER MGMT	C/O SIEGEL-GALLAGHER MGM I	WATER STREET LLC	
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		-	RUST	DANYELLE A PECKERMAN 2001 TR	BRIAN CHARLES ZARLETTI	DI ANET DEVELOPMENT I C	CATHEDRAL PLACE LLC	CATHEDRAL PLACE LLC	MONROE BLDG LP	G/S PARTNERSHIP	G/S PAK INEKSHIP	G/S PAK INEKSHIP	NINGBOITY CLUB OF MILIMALIKEE	DAI EDMATLEN I C		INIVERSITY CITIE TOMER 11.C	ľ	MONROE BUILDING FH LLC	WASHINGTON SQUARE ASSOCIVE		701 E KILBOURN LLC	US BANK NATIONAL ASSN	875 EAST 1 LLC	WISCONSIN & MILWAUKEE	WISCONSIN & MILWAUKEE	USBW0001 LLC	USBW0001 LLC	1014			CULLEN OAKLAND INC	MENOMONEE RP LLC	PRITZLAFF REDEVELOPMENT LLC	275 WEST WISCONSIN AVENUE	MIL-COURT I, LLC ET AL	BOSTCOLLC	Z/5 WEST WISCONSIN AVENUE	BOSTCOLLC	PALMOLIVE BUILDING COMPANY	PALMOLIVE BOILDING COMPANY	DALMOLINE BUILDING COMPANY	PALMOLIVE BILL DING COMPANY	PAI MOI IVE BUILDING COMPANY	1	1	275 WEST WISCONSIN AVENUE			-	SUNSET INVESTORS-			IVORY RETAIL/OFFICE			IVORY RETAIL/OFFICE			NUE		DISTRICT SAVIOR LLC	DISTRICT SAVIOR LLC	DISTRICT SAVIOR LLC	DISTRICT SAVIOR LLC	DISTRICT SAVIOR LLC	DISTRICT SAVIOR LLC	DISTRICT SAVIOR LLC	DISTRICT SAVIOR LLC	DISTRICT SAVIOR LLC	DISTRICT SAVIOR LLC		VENUE		TC	CIKLLP		
chk dgt status address 6 Active: 1020 N BROADWAY	Active 925 E WELLS			Active 906 E MASON		ACTIVE 710 N MILWAUKEE			1	1	Active 717 N MILWAUKEE	Active 719 N MILWAUKEE	Active 123 IN MILVARONEE	ACIVE 324 E WELLS	Active 720 N MILWAUKEE	Active 122 IN MILWAUREE		Active: 752 N MIL WAUKEE		Active 506 E MASON		3 Active 622 N CASS	Active, 875 E WISCONSIN	Active 323 E WISCONSIN		Active 615 E MICHIGAN	Active 620 E CLYBOURN	Active 833 E MICHIGAN	Active 818 E						- 1	Active 301 W WISCONSIN	- 1	Active 301 W WISCONSIN	Active 360 W ST PAUL	Active 350 W ST PAUL	ACEVE 350 W ST PACE	Active 350 W ST PAUL	1	-	Active 161 W WISCONSIN	Active 161 W WISCONSIN	Active 161 W WISCONSIN	Active 161 W WISCONSIN	100				Active 101 W WISCONSIN	6 Active 101 W WISCONSIN	Active, 101 W WISCONSIN	Active 101 W WISCONSIN	Active 331 W WISCONSIN	Active 331 W WISCONSIN	Active 176 W MICHIGAN	3 Active 275 W WISCONSIN	Active 629 N BROADWAY	3 Active 631 N BROADWAY	3 Active 633 N BROADWAY	9 Active 635 N BROADWAY	4 Active 637 N BROADWAY	L			S Active, 223 E WISCONSIN	1 Active 219 E WISCONSIN			_				
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APPENDIX D

Proposed 2015 Budget (Subject to Change)

BUSINESS IMPROVEMENT DISTRICT #21

CLEAN*SAFE*FRIENDLY 2015 BUDGET

INCOME

2015 BID #21 Assessments (Based on a mill rate of \$1.69 per \$1,000 of assessed value)	\$ 3,252,445
Additional Income	\$ 63,500
TOTAL INCOME	\$ 3,315,945
<u>EXPENSES</u>	
Clean Sweep Ambassador Program Sidewalk Cleaning Landscaping Graffiti Removal	\$ 524,696 \$ 308,172 \$ 9,500 \$ 842,368 (25% of total)
Public Service Ambassador Program	\$ 706,836 (21% of total)
Administrative	\$ 463,728 (14% of total)
Economic Development/Marketing/Business Retention/Recruitment	<u>\$ 1,303,013</u> (39% of total)
TOTAL EXPENSES	\$ 3,315,945

APPENDIX E

Milwaukee Downtown BID #21 Strategic Plan - Updated V6 - New Objectives

Mission¹ Statement

We lead and inspire believers in Milwaukee to engage in efforts that build Downtown as the thriving, sustainable, innovative, and vibrant heart of the community.

Vision² Statement

Milwaukee Downtown is an economic catalyst. Downtown emerges as a premier destination of choice. Milwaukee becomes a renowned world class city (suggested change to "region" from "city").

Proposed Top Priorities

Priority 2 -- Leadership position on Catalytic Projects including the Street Car, West Wisconsin Initiative, new arena/convention center, Park Priority 1 -- Downtown Economic Development Leader: Reposition BID 21 as a driver of economic prosperity of Milwaukee's Downtown

Priority 3 -- Energy and vibrancy of downtown: Harness the energy and vibrancy of diverse downtown residents, young professionals and other downtown believers to position them for leadership roles in the Downtown community. (new) East Corridor, and technology/innovation incubator (new)

¹ Mission: Broad description of what we do, with/for whom we do it, our distinctive competence, and why we do it. ² Vision: Image or description of future impact we intend to have in the future.