# Westown BUSINESS IMPROVEMENT DISTRICT #5

## **2004 OPERATING PLAN**

To be submitted: September 9, 2003

To: City of Milwaukee, Department of City Development

The Westown Association, BID #5 633 W. Wisconsin Ave. Suite #409 Milwaukee, WI 53203-1918 Phone: (414) 276-6696

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# Westown Business Improvement District #5 2004 Operating Plan

#### I. INTRODUCTION

In 1984, the Wisconsin legislature created s. 66.608 of the Statutes enabling cities to establish Business Improvement Districts (BIDs) upon the petition of at least one property owner within the proposed district. The purpose of the law is ".....to allow businesses within those districts to develop, to manage and promote the districts and to establish an assessment method to fund these activities." Upon petition from property owners within the Westown business district, the Common Council of the City of Milwaukee, on November 14, 1989, by Resolution File Number 890817, created BID No. 5 (Westown) and adopted its initial operating plan.

Section 66.608 (3) (b), Wisconsin Statutes, requires that a BID board "shall annually consider and make changes to the operating plan. . . . . the board shall then submit the operating plan to the local legislative body for approval." The Board of BID No. 5 (Westown) submits this 2004 Operating Plan in fulfillment of the statutory requirement.

This plan proposes the continuation and expansion of the activities described in the initial (August 1989) and subsequent BID operating plans. Therefore, it incorporates by reference the earlier plan as adopted by the Common Council. In the interest of brevity, this plan emphasizes the elements which are required by sec. 66.608, Wis. Stats., the proposed changes for 2004, and does not repeat the background information which is contained in the earlier plans.

#### II. DISTRICT BOUNDARIES

Boundaries of the district are shown on the map in Appendix A. Properties included in BID #5 are listed in Appendix C.

#### III. PROPOSED OPERATING PLAN

- A. Mission: Westown Business Improvement District #5 promotes development of the western portion of Milwaukee's Central Business District as a vibrant commercial area and as an exciting place to live, learn, work and play through collaborative efforts with area businesses, public and private institutions, property owners and residents.
- **B.** Strategic Vision: Milwaukee's downtown will be a vibrant, diverse, clean, safe, premier destination with increased economic vitality. This will be achieved through Westown's leadership and involvement in broad-based collaborative efforts.

#### Westown, BID #5 will achieve this by:

- 4 Promoting the area's assets;
- 5 Facilitating board and member involvement in downtown improvement decisions;
- 6 Strengthening ties with small business and area residents; and
- 7 Expanding and diversifying the organization's funding base.

C. Proposed Projects - Year Fifteen (2004): Each year, Westown, BID #5, engages in principal activities to achieve the mission and vision outlined above. In 2001, the Board of Directors participated in a strategic planning session that reestablished the goals and strategies for Westown. The board will reconvene at the beginning of 2004 for its annual strategic planning session to re-evaluate these goals and make necessary modifications for year fifteen. The goals and strategies proposed for 2004 are outlined below.

#### **GOALS AND STRATEGIES**

#### Goal 1: Increase the Economic Vibrancy of the Westown Area

- (1A) Attract new businesses. BID #5 will work with the Department of City Development (DCD) and Milwaukee Downtown, BID 21 to market available retail space and link business owners interested in Westown locations with property owners.
- (1B) Retain existing businesses. BID #5 will continue to work with Westown restaurants for prepared food sales at the Westown Farmer's Market, River Rhythms, River Flicks and the St. Patrick's Day Parade. Their participation in these events increases their visibility, marketing and sales during their off-peak season.
- (1C) Increase business activity. BID #5 will encourage Westown businesses to access DCD's Façade Grants to improve their exterior appeal and increase business activity.
- (1D) Coordinate plans with other business and neighborhood associations. BID #5 will continue to actively participate in the Milwaukee Downtown Collaborative Marketing Group and other joint efforts.
- (1E) Encourage new development, including housing that is consistent with the recommendations in the Downtown Master Plan.
- (1F) Ensure that new physical developments and additions to properties in Westown are compatible with the aesthetic and economic development goals of Westown. BID #5 will lead the development, marketing and use of Westown Design Guidelines. The guidelines are being developed in partnership with the City of Milwaukee, Milwaukee County and Westown property and business owners.

# Goal 2: Increase Westown's Leadership Role in Leveraging Downtown Development

- (2A) Compile and maintain data that profiles the economic base, demographic, and spending behaviors of residents and visitors as customers of existing or potential Westown businesses.
- (2B) Advocate for development that reflects Westown's vision of downtown...keeping in mind current and future projects.
- (2C) Coordinate Westown's efforts with other businesses and neighborhood

associations

- (2D) Continue to actively participate on committees of Milwaukee Downtown, BID 21 and coordinate with the activities and strategies to collaboratively meet the objectives of each organization.
- (2E) Work collaboratively with the City of Milwaukee and numerous downtown partners to keep businesses and property owners involved in the Pedestrian Corridors Project (Wisconsin Avenue Streetscaping) and the redevelopment of the Park East corridor.

#### Goal 3: Enhance the Perception of Westown & Promote Assets

- (3A) Create a consistent and positive image of Westown. BID #5 will continue to participate in the Collaborative Downtown Marketing Group to aid in the consistent and positive "branding" of Milwaukee's downtown. BID #5 will publish a quarterly newsletter and maintain a presence on the World Wide Web to increase the awareness of Westown.
- (3B) Promote Westown as a safe, clean and secure environment integral to the growth of the central business district. Westown will continue to coordinate successful image-building events including the Westown Farmer's Market, River Rhythms, River Flicks and the St. Patrick's Day Parade. These events draw thousands of visitors to downtown, resulting in increased pedestrian traffic and improved sales for local businesses. Strategic event plans will be used to increase attendance and improve Westown's image as a clean, safe and friendly destination.
- (3C) Work with the Collaborative Downtown Associations on related efforts. Westown will continue to be a leader in the revision, publication and distribution of the Comprehensive Map of Downtown Milwaukee.

# Goal 4: Develop and Advocate for Transportation and Parking Plans That Will Enhance Downtown

- (4A) Conduct briefings with public and private sector leadership on downtown transportation and parking projects including the Marquette Interchange design, construction and mitigation of the negative impacts, Park East redevelopment, Milwaukee Connector, Intermodal Passenger Facility, MCTS bus and trolley service, and bicycle corridor development to ensure that all projects positively contribute to Westown's development.
- (4B) Leverage membership to be a more influential player in city, county, regional and state transportation planning. BID #5 will hold monthly Transportation Committee meetings and continue to actively participate in the Alliance for Downtown Parking and Transportation to keep members informed of new developments.
- (4C) Advocate for comprehensive mass transit service downtown, including circulation within downtown (MCTS Trolley, Milwaukee Connector, parking shuttles, etc.).

- (4D) Advocate for expansion of skywalks, riverwalks, and other pedestrian circulation systems.
- (4E) Promote, expand and update ParkMilwaukee.com, a comprehensive web site that directs visitors, residents and employees to downtown parking. Westown has expanded the marketing of the site and continues to work collaboratively with the City of Milwaukee, Milwaukee Downtown, East Town, and the Historic Third Ward to include all downtown parking.

#### Goal 5: Expand and Diversity our Funding Base

- (5A) More aggressive recruitment and retention of membership to help offset declining BID revenues.
- (5B) Increase membership through targeting non-property owner (i.e. tenants, residents) membership.
- (5C) Expand the base of sponsorship, grant and foundation support for events and special projects.
- (5D) Expand our use of skilled volunteers, particularly downtown residents.
- (5E) Identify and respond to member needs.
- (5F) Increase cash or in-kind contributions from tax-exempt properties.
- (5G) Communicate the mission, vision and accomplishments of Westown to constituents.
- (5H) Enhance profitability of Westown Association sponsored events (i.e. Westown Farmer's Market, River Rhythms, River Flicks & the St. Patrick's Day Parade).

#### **SELECTION OF PROJECTS**

It is beyond the capacity and resources of BID #5 to address every issue affecting Westown. As a result, the Westown BID #5 Board of Directors will identify priority projects from those listed above that demonstrate cost effectiveness, efficiency, and an ability to further the organization's goals. Selected projects will become incorporated into a work plan for 2004.

#### D. Proposed Expenditures - Year 14

Proposed Westown BID #5 Budget - 2004

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Revenue	
BID Assessments	88,478
City Match	18,000
Membership Dues	20,000
Interest Income	3,000
Total Revenue	129,478
A STATE OF THE PROPERTY OF THE	moderate strategic production from
Expenses	
Gross Wages (pre-tax)	78,898
Employer Benefit Contribution (100% of health, dental, life)	4,648
Employer Taxes (Comp FICA + MCARE)	6,035
Payroll Expense: Paychex	979
Association Dues	2,125
Bank Charges	1,372
Business Meeting Costs	2,786
Insurance	2,902
Miscellaneous (parking, water)	2,823
Equipment Lease/Maintenance	3,184
Equipment Purchase	2,764
Office Supplies	1,977
Postage	3,215
Printing	2,470
Professional Services (Audit/Legal/Consulting)	4,532
Subscriptions	627
Telephone/Fax	2,462
Meetings / Conferences	3,804
Newsletter	1,875
Total Expenses	129,478
Description with the contract of the contract	and printed and Copy of Said

**E. Financing Method -** Proposed expenditures will be financed from revenue collected from the BID #5 assessments and voluntary contributions. Based on assessed valuation information provided by the City, it is estimated that \$88,478 or approximately 68 percent of the BID #5 budget will be raised through assessments.

As part of the City budget process, the City of Milwaukee has been requested to annually contribute \$18,000 or approximately 14 percent of the budget, in support of BID #5.

The Westown Association will solicit voluntary contributions, grants, dues and sponsorships from "exempt" property owners adjoining the boundaries of the District and from property owners, companies and foundations who will benefit from the improvements and actions proposed in this plan. BID #5 expects to raise \$20,000, or approximately 15 percent of the budget, through such efforts.

Westown projects that an additional \$3,000, or 2 percent of the total budget will be generated from interest on existing assets.

The BID #5 Board shall have the authority and responsibility to prioritize expenditures and to revise the budget during the year as necessary to match the funds actually available.

F. The BID #5 Board and Terms of Office – In 1992, the Board of Directors was reduced from twelve (12) members to ten (10) members. The Board is now composed of at least six (6) owners or occupants of property within the Westown BID #5 boundaries. Directors will serve terms of three (3) years. On August 3, 1990, the BID Board adopted new by-laws for itself as permitted under the initial operating plan. A copy of the by-laws is attached as Appendix D and the BID #5 Board is listed in Appendix E.

#### IV. METHOD OF ASSESSMENT

A. Assessment Rate and Method – The annual assessment for the BID #5 operating expenses will be levied against each property within the BID in direct proportion to the current assessed value of each property for real property tax purposes as of the date the BID holds its public hearing regarding its Year Fifteen Operating Plan (September 9, 2003). No owner of property within the BID 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. In addition, the amount of a special assessment against a particular property may change from year to year if that property's assessed value changes relative to other properties within the BID.

As of January 1, 2003 the property in the Westown district had a total assessed value of \$130,211,800. This plan proposes to assess the property in the district at a rate of \$.900 per \$1,000 of assessment for the purposes of the BID with a \$210 per parcel minimum assessment and a \$12,600 per parcel maximum assessment. Appendix C shows the projected BID assessment for each property included in the BID.

The principle behind the assessment methodology (Appendix B) is that each property should contribute to the BID in proportion to benefit derived from the BID. After consideration of other assessment methods, it was determined that assessed value of a property was the characteristic most directly related to the potential benefit provided by the BID. Therefore, a fixed assessment on the assessed value of the property was selected as the assessment methodology for this BID. It is assumed that development of the District will produce at least some minimum benefit for all parcels. Thus, a \$210 minimum assessment has been applied.

- **B. Excluded and Exempt Property** The BID law requires explicit consideration of certain classes of property. In compliance, the following statements are provided.
- 1. State Statute 66.608 (1) (f)lm: The District will contain property used exclusively for manufacturing purposes, as well as properties used in part for manufacturing. These properties will be assessed according to the method set forth in this plan because it is assumed that they will benefit from development in the District.
- 2. State Statute 66.608 (5) (a): Property known to be used exclusively for residential purposes will not be assessed; such properties are identified as BID Exempt Properties in Appendix C with no value assigned.
- 3. In accordance with the interpretation of the City Attorney regarding State Statute 66.608 (1) (b), property exempt from general real estate taxes has been excluded from the district boundaries. Tax exempt property adjoining the district and which is expected to benefit from district activities will be asked to make a financial contribution to the district on a voluntary basis.

# V. RELATIONSHIP TO MILWAUKEE COMPREHENSIVE PLAN & ORDERLY DEVELOPMENT OF THE CITY

- A. City Role in District Operation The City of Milwaukee has committed to helping private property owners to promote the District's development. To this end, the City has played a significant role in the creation of the Business Improvement District and in the implementation of its operating plan. In particular, the City will continue to:
- 1. Provide assistance as appropriate to the BID Board.
- 2. Monitor and, when appropriate, apply for outside funds which could be used in support of the District.
- 3. Collect assessments, maintain in a segregated account, and control the disbursement of these monies.
- 4. Obtain annual audits as required per Sec. 66.608 (3) (c) of the BID law.
- 5. Provide the Board, through the Tax Commissioner's Office on or before June 1<sup>st</sup> of each Plan year, with the official City records on the assessed value of each tax key number within the District, as of January 1st each plan year, for purposes of calculating the BID assessments.
- 6. Encourage the State of Wisconsin, Milwaukee County and other units of government to support the activities of the District.

The presentation of this plan to the City shall be deemed a standing order of the Board under Sec. 66.608 (4) Wis. Stats. to disburse the BID assessment, disbursement method, or accounting method. Disbursements made under this plan shall be shown in the City's budget as a line item, and shall not be included in the control of any department of the City.

#### VI. FUTURE OPERATING PLANS

Through an annual strategic planning process, the Westown, BID #5 Board will revise and develop the operating plan annually, in response to changing development needs and opportunities in the District, in accordance with the purposes and objectives defined in the initial operating plan.

Section 66.608 (3) (a) of the BID law requires the Board and the City to annually review and make changes as appropriate in the District plan. Therefore, this document focuses upon Year Fifteen (15) activities and information on specific assessed values, budget amounts and assessments amounts are based on Year Fifteen (15) conditions. Greater detail about subsequent year's activities will be provided in the required annual plan updates, and approval by the Common Council of such plan updates shall be conclusive evidence of compliance with this plan and the BID law.

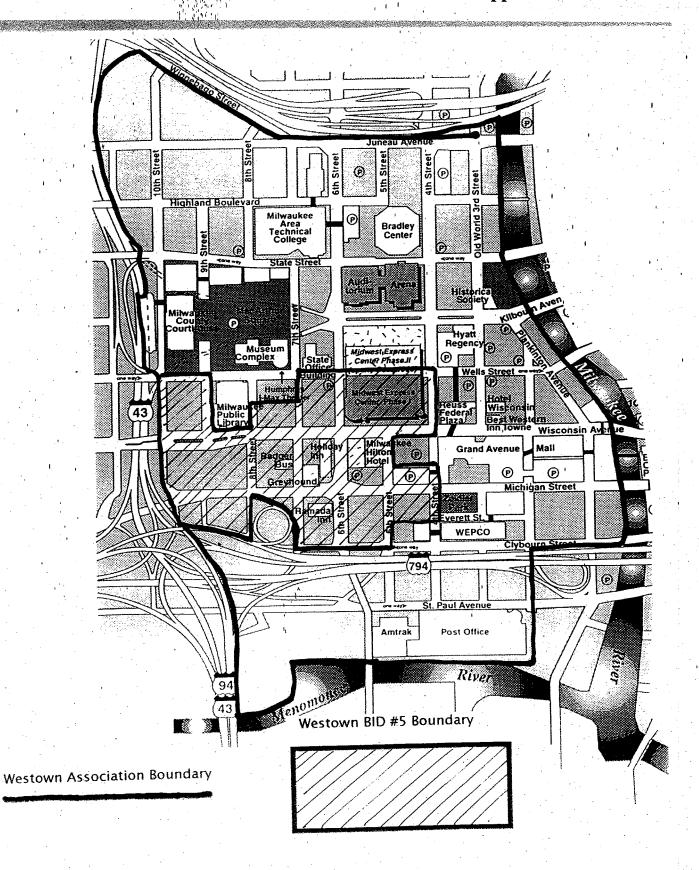
In later years, the BID plan will continue to apply the assessment formula, as adjusted, to raise funds to meet the next annual budget. However, the method of assessing shall not be materially altered, except with the consent of the City of Milwaukee.

#### VII. THE WESTOWN ASSOCIATION OF MILWAUKEE, INC.

The Westown BID shall be a separate entity from the Westown Association of Milwaukee, Inc., notwithstanding the fact that members, officers and directors of each may be shared. The Westown Association of Milwaukee, 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 its contact with the BID Board and may, and it is intended, contract with the BID to provide services to the BID, in accordance with the Plan.

Any contracting with the Westown Association to provide services to the BID will be exempt from the requirements of Section 63.15 Stats., because such contracts shall not be for the construction or improvements or provisions of materials. If the BID does contract for the construction of improvements or provisions of materials, it shall follow the requirements of such statutes to the extent applicable.

Further, the annual accounting required under Section 66.608 (3) (c) Stats., shall be deemed to fulfill the requirements of Section 62.15 (14) Stats. The BID Board and the City shall comply with the provisions of 66.60 before the City inserts assessments for this BID Plan onto the tax bills for the parcels assessed hereunder, only to the extent required by law, to create a lien on the parcels assessed.



# ASSESSMENT METHODOLOGY for BID #5 in YEAR Fifteen (2004) ASSESSMENTS (2003)

It is intended to assess all properties described in the plan equally, with the exception that there shall be a minimum assessment of \$210.00 and a maximum assessment of \$12,600.00 on all individual parcels. The rate for Year Fifteen will be \$0.900 per \$1,000.00 in assessed valuation.

#### **EXAMPLES:**

#### SHAFTON FAMILY LTD PARNTNERSHIP, 641 N. James Lovell

Given that the total valuation of this property as of 1 January 2003 is \$162,000.00; then dividing this by \$1000 and then multiplying this valuation by \$0.900 would result in an assessment of \$145.80. Because this is below the \$210.00 minimum, the actual assessment for the BID should be \$210.00.

#### THE CLARK BUILDING JOINT VENTURE, 633 W. Wisconsin Ave.

Given that the total valuation of this property as of 1 January 2003 is \$8,374,000.00; then dividing this by \$1000 and multiplying this valuation by \$0.900 would result in an assessment of \$7536.60. Because this is not below the \$210.00 minimum and not above the \$12,600.00 maximum, the actual assessment for the BID would be \$7537.00.

### FORTIS HEALTH INSURANCE BUILDING, FORTIS INSURANCE COMPANY 501 W. Michigan Avenue

Given that the total valuation of this property as of 1 January 2003 is \$25,088,000.00; then dividing this by \$1000 and multiplying this valuation by \$0.900 would result in an assessment of \$22,579.20. Because this is above the \$12,600.00 maximum, the actual assessment for the BID would be \$12,600.00.

Complete tabulation of the assessment per parcel in the Westown BID #5 is in Appendix C.

2004 BID #5 Assessments	ssessments									ت
Taxkey	Property Address	Class	Owner Names	Cturent Land	Current Improve	(Cilgreph Folia)	Mine solit	Alate Alaki	Tree Pipe Annahum III	na (Bro salah mer
361-0701-000-3	825 W. Wisconsin	APT	St. James Court Historic Apartments Ltd Ptni	\$140,400	\$809,600.00	\$950,000.00	-		- \$855.00	\$855.00
361-0702-000-9	815 W. Wisconsin	COMM	Towne Peterson LLC	\$68,600	\$27,700.00	\$96,300.00	4,576	4,576	\$86.67	-\$210.00
361-0703-000-4	801 W. Wisconsin	COMM	Towne Peterson LLC	\$330,900	\$49,100.00	\$380,000.00	22,057	22,057	\$342.00	\$342.00
361-0707-110-X	735 W. Wisconsin	COMM	Towne Peterson LLC	\$1,008,000	\$1,931,000.00	- \$2,939,000.00	63,000	111,109	\$2,845.10	\$2,645.00
361-0709-100-3	625 N. James Lovell	COMM	Towne Peterson LLC	\$87,300	\$8,700.00	\$96,000.00	7,275	7,275	\$86.40	\$210.00
361-0711-000-8	712 W. Michigan	COMM	7th & Michigan Associates LLC C/O SGMC	\$67,500	\$931,500.00	\$999,000.00	7,500	29,869	\$899.10	\$899.00
361-0712-000-3	700 W. Michigan	COMM	Michigan Associates LLC C/O SGMC	\$135,000	\$877,000.00	\$1,012,000.00	15,000	27,802	\$910.80	\$911.00
361-0713-111-0	633 W. Wisconsin	COMM	The Clark Building Joint Venture	\$1,428,000	\$6,946,000.00	\$8,374,000.00	71,400	424,295	\$7,536.60	\$7,537.00
361-0714-111-6	611 W. Wisconsin	COMM	Downtown Ventures LLP	\$839,100	\$6,580,900.00	\$7,420,000.00	41,955	172,609	\$6,678.00	\$6,678.00
361-0719-111-3	509 W. Wisconsin	COMM	Milw City Center LLC	4,176,000.00	\$27,643,000.00	\$31,819,000.00	104,400.00	491,759.00	\$28,637.10	\$12,600.00
361-0724-100-5	518 W. Michigan	COMM	Milw City Center LLC	450,000.00	\$236,000.00	\$686,000.00	22,500.00	22,500.00	\$617.40	\$67,700
361-0739-120-1	615 N. 4th Street	COMM	Bostco LLC c/o Wispark LLC	\$1,440,000	\$1,280,000.00	\$2,720,000.00	48,000	280,872	\$2,448.00	\$2,448.00
361-0799-110-1	401 W. Michigan	COMM	istar CTL I LP c/o istar Financial, Inc.	1,920,000.00	\$15,238,000.00	\$17,158,000.00	64,000.00	236,218.00	\$15,442.20	
361-0814-122-5	501 W. Michigan	COMM	Time Insurance Company Attn Tax Departme	\$2,873,700	\$23,232,300.00	\$26,106,000.00	127,718	370,160	\$23,495.40	\$12,600.00
361-0822-110-5	633 W. Michigan	COMM	Donald R. Dreiske c/o Robert Fritzshall	\$963,700	\$2,505,300.00	\$3,469,000.00	80,311	96,022	\$3,122.10	\$3,122.00
361-0825-120-9	525 N. 6th Street	COMM	Honeywell, Inc. Tax Dept MN12-4184	\$238,000	\$909,000.00	\$1,147,000.00	29,752	19,779	\$1,032.30	\$1,032.00
361-0834-210-7	545 N. James Lovell	COMM	7th & Michigan Associates c/o SGMC	\$33,800	\$79,200.00	\$113,000.00	5,625	5,625	\$101.70	\$210.00
361-0835-000-2	555 N. James Lovell	COMM	The Schettle Joint Revocable Trust D2-8-96	\$30,000	\$278,000.00	\$308,000.00	5,000	5,046	\$277.20	\$277.00
361-0840-111-1	803 W. Michigan	COMM	- 1	\$482,100	\$2,688,900.00	\$3,171,000.00	60,260	132,334	\$2,853.90	\$2,835.00
361-0849-100-5	531 N. 8th Street	COMM	Towne Realty Inc.	\$76,800	\$7,800.00	\$84,600.00	9,600	009'6	\$76.14	\$210.00
361-0850-110-8	521 N. 8th Street	COMM	Towne Realty Inc.	\$75,300	\$162,700.00	\$238,000.00	9,146	7,200	\$214.20	\$214.00
361-1713-100-3	601 West Wells	COMM	AllRight Corporation	\$735,000	\$3,119,000.00	\$3,854,000.00	38,750	158,916	\$3,468.60	\$3,469.00
361-1715-000-8	738 N. James Lovell	COMM	Mitchell Family Trust D8-10-93	\$40,000	\$82,000.00	\$122,000.00	2,000	2,612	\$109.80	\$210.00
361-1716-000-3	746 N. James Lovell	COMM	Steven M. Lechter & Mitchell H. Lechter	\$35,000	\$82,000.00	\$117,000.00	1,750	1,986	\$105.30	- \$210.00
361-1717-000-9	728 N. James Lovell	COMM	Lovell Development LLC	\$300,000	\$150,000.00	\$450,000.00	15,000	45,000	\$405.00	\$405.00
361-1718-100-0	723 N. 6th Street	COMM	Allright Realty Company	\$240,000	\$127,000.00	\$367,000.00	12,000	12,000	\$330.30	\$330.00
361-1721-000-0	626 W. Wisconsin	COMM	The Central Marketplace Co % Robert A. Tel	\$326,200	\$71,800.00	\$398,000.00	16,312	16,312	\$358.20	\$358.00
361-1722-000-6	612 W. Wisconsin	APT	Wisconsin Avenue Property LLC	\$274,000	\$616,000.00	\$890,000.00			\$801.00	\$801.00
361-1723-000-1	606 W. Wisconsin	COMM	MJM Partnership James Zilber 1994 Trust -	\$262,500	\$1,664,500.00	\$1,927,000.00	10,500	97,133	\$1,734.30	\$1,734.00
361-1729-110-8	700 W. Wisconsin	APT	Partnership to Develop Westown Inc.	\$556,000	\$6,644,000.00	\$7,200,000.00			\$6,480.00	\$6,480.00
391-0101-000-0	900 W. Wisconsin	COMM	Wisconsin Club	\$1,714,600	\$2,435,400.00	\$4,150,000.00	118,250	46,398	\$3,735.00	\$3,735.00
398-0015-000-8	543 N 9th Street	RES	Arnold J. Thomas	\$2,200	\$26,300.00	\$28,500.00			\$25.65	\$0.00
398-0116-000-3	539 N. 9th Street	COMM	Town Realty Inc	\$28,800	\$10,400.00	\$39,200.00	3,600	3,600	\$35.28	\$210.00
398-0117-200-1	533 N. 9th Street	COMM	Towne Realty Inc.	\$28,800	\$10,400.00	\$39,200.00	3,600	3,800	\$35.28	\$210,00
398-1202-100-5	635 N. James Lovell	COMM	Badger Coaches, Inc.	\$240,000	\$131,000.00	- \$371,000.00	12,000	8,750	\$333.90	\$334.00
398-1203-000-4	641 N. James Lovell	COMM	Shafton Family LTD Partnership	\$54,000	\$108,000.00	\$162,000.00	4,500	3,000	\$145.80	\$210.00
398-1204-000-X	701 W. Wisconsin	COMM	Shafton Family LTD Partnership	\$202,500	\$608,500.00	\$811,000.00	13,500	27,236	\$729.90	\$730.00
Totals	36 Taxable Properties			0.01001000	On the State of the		STATE OF STA	2,908×218		

#### **BYLAWS**

# BOARD OF DIRECTORS WESTOWN BUSINESS IMPROVEMENT DISTRICT (BID NO. 5)

#### 1.0 Objectives

1.1 The objectives of the Board shall be those set forth in section 66.608 Wisconsin Statutes, and in the operating plan adopted by the City of Milwaukee for Business Improvement District No. 5 (Westown).

#### 2.0 Officers and Their Duties

- 2.1 The officers of the Board shall consist of a Chair and Vice Chair, a Secretary, and a Treasurer.
- 2.2 The Chair shall preside at all meetings and hearings of the Board and shall perform such duties as are customarily exercised by a presiding officer. In addition, the Chair may appoint general or special committees if and when the occasion requires.
- 2.3 The Vice-Chair shall perform the duties of the Chair in the latter's resignation, absence or inability to act.
- 2.4 The Secretary shall keep the permanent minutes of the Board; file copies of the minutes, reports and records of the Board with the City Clerk; see that all notices are duly given in accordance with the provisions of these bylaws, or as required by law; and, in general, perform all duties incident to the office of Secretary.
- 2.5 The Treasurer shall have charge and custody of and be responsible for all funds and securities of the BID. The Treasurer shall perform all of the duties incident to the office of Treasurer. The Treasurer and Chair shall prepare or have prepared an annual operating budget showing income and expenses, shall present it to the Board for approval and shall prepare or have prepared the annual audit required by law.
- 2.6 The Board may assign other duties to each officer as may from time to time be deemed necessary. The office shall be required to fulfill all duties so assigned by the board.

#### 3.0 Election of Officers

3.1 The officers shall be elected at the first meeting in January to serve for (1) year or until their successors have been elected, and their term of office shall begin at the meeting at which they are elected.

#### 4.0 Meeting

4.1 The Board shall meet on a quarterly basis. At least one week written notice, delivered to the members and to the City Clerk, shall be necessary to schedule a meeting of the Board.

- 4.2 A quorum of the Board shall consist of at least six (6) members.
- 4.3 Special meetings may be called by the Chair or at the request of six (6) members of the Board.
- 4.4 All meetings shall be open to the public, except those specified in Section 18.85 Wisconsin Statutes.

#### 5.0 **Hearings**

- Prior to submitting its annual operating plan to the Common Council of the City of Milwaukee, the Board shall hold a public hearing on the proposed plan. Written notice of the hearing shall be mailed to all owners of property within the BID at lease one week prior to the hearing. The notice shall state that copies of the operating plan are available from the Board on request.
- 5.2 In addition to the annual hearing on the operating plan, the Board may hold public hearings or informational meetings when it decides such hearings will be in the public interest.

#### 6.0 Financial

- 6.1 The Board shall open such bank account, checking account or other accounts with a financial institution in the City of Milwaukee, as the board may deem necessary or advisable.
- 6.2 The officers shall be the authorized signers of checks or withdrawal orders in connection with any such account. The signatures of two officers shall be required on any check for withdrawal.
- 6.3 The Secretary shall certify the names and signatures of the current officers to the financial institution and the financial institution shall be fully protected in relying on any such certification by the Secretary until it receives written notice of change in such office or signing authority.
- 6.4 All invoices for goods supplied or services rendered to the BID shall be approved for payment by the Chair and payment made by procedures established by the Chair and the Treasurer.
- 6.5 Board members may make application to the Chair for reimbursement of out-of-pocket expenses up to \$25.00. Reimbursement for out of pocket expenses in excess of \$25.00 will require prior Board approval.

#### 7.0 **Board Membership**

- 7.1 A Board member may resign by submitting a written resignation to the Secretary.
- 7.2 A Board member may be removed from the Board by a two-thirds vote of the membership of the Board after notice and opportunity for a hearing are afforded the member in question.
- 7.3 Upon a vacancy being created on the Board, the Board shall notify the Mayor and petition the Mayor to appoint a replacement.
- 7.4 A Board member who has submitted a written resignation or whose term has expired shall continue to serve on the board, if otherwise able, until a successor is confirmed by the Common Council.

#### 8.0 Amendment

8.1 These by-laws may be amended, to the extent not in conflict with section 66.608 Wisconsin Statutes or the operating plan, by an amendment adopted by two-thirds vote of the Board, provided advance notice of the amendment was previously forwarded to each member of the Board, at least one week before the meeting.

#### 9.0 Parliamentary Authority

9.1 The rules contained in the current edition of Roberts Rules of Order shall govern the Board in all cases which are applicable and in which they are not inconsistent with these bylaws, the operating plan, and any statutes applicable.

#### 2003-2004

#### **BUSINESS IMPROVEMENT DISTRICT #5 OFFICERS**

Debra Usinger Chair

Ken A. Stein Vice-Chairman

Joan Bartels Farrell Secretary

Mike Kenney Treasurer

#### **BUSINESS IMPROVEMENT DISTRICT #5**

BOARD MEMBER	TERM EXPIRES
Thomas G. Bernacchi	9 September 2004
Gerald Rappaport	9 September 2004
Mike Kenney	13 September 2005
Ken A. Stein	13 September 2005
Debra Usinger	13 September 2005
Joan Bartels Farrell	1 January 2005
Larry Stephens	20 March 2004
Eric Resch	4 February 2006
John Hennessy	10 March 2006
Rob Guilbert	13 May 2006

		• .				ω	MILWAUKEE WI 53203		
	r.				-		JOINT VENTURE		
424,295 <b>7</b> ,53 <b>7</b>	424,295	71,400	8,374,000	6,946,000	1,428,000	Comm	THE CLARK BUILDING	0 633 W WISCONSIN	05 361-0713-111
1	27,802	15,000	1.012.000	877,000			GIO SGMO 700 NWATER'S ITE 405 MINWAUKEB W/		
	eletten kan kan kan kan kan kan kan kan kan ka					2	MILWAUKEE, WI 53202		35 35 10 77 24 (10)
							700 N WATER ST STE 400		
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	1						5320	8 712 W MICHIGAN	05 361-0711-000
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	7316	7.55	98,1100	8.700	87 3(0)	Goldina Goldina	TOWNE PETERSON LC	3 - 625 N JAMES LOVELL	06 - 361-0709-100
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				3 004 000	1 000 000	2	WAUKESHA WI 53/8	X 735 W WISCONSIN	05 361-0707-110
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							MILWAUKEE WII 5320		
   文字   文字	22,057	22,057	380,000	49,100	006:035	umes			
	Legalization (Tarbonizato Automobilizato Lagologia)	CHARLES SERVICES SERV				3	710 N PLANKINTON AV MILWAUKEE, WI 53203		
91,0	4,3/6	4,070	80,000		00,000				
) !	1 E76 [	A 576	00 300	27 700	68 600	Comm	TOWNE PETERSON LLC	9 815 W WISCONSIN .	05 361-0702-000
							MINUSCONSIL AVE		
0 8ss 8ss	10		950,000	8091600	140,400	Apt	STJAMES COURTHISTORIO	S 825 WWISCONSIN TO THE	. 65 36. :07.61. 000
						<b>&amp;</b>	833 W WISCONSIN AV MILWAUKEE WI 53233		
0			0	0	0	Exm	ST JAMES EPISCOPAL CHURCH	8 833 W WISCONSIN	05 361-0700-000
Amount	Floor Area	LandSqft	Curr Total	Curr Imprv	Curr Land	Class	Owner Names - Address	Property Address	BID Taxkeys
/2003	06/02/2003	,				Report	DCD Detail BID Report		Fage 7 of 6

• Page 2 of 6								
	DCD Detail BID Report	Report	i e		•		06/02/2003	
	Owner Names - Address	Class	Curr Land	Curr Imprv	Curr Total	LandSqft F	Floor Area Amount	unt
MSCONEN SELECTION OF THE PROPERTY OF THE PROPE	DOWNTOWN VENTURES BUP TOBEZAVIPT WASHINGTON RD	Committee	839 (100	899 1/00 6, 580 900 11.4	7,420,000	41,955	7,420,000 41,955 772,609 ( <b>4,478</b>	K
05 361-0726-110 3 401 WWISCONSIN	REDEVELOPMENT AUTHORITY OI THE CITY OF MILWAUKEE 809 N BROADWAY MILWAUKEE, WI 53202	) Exm	, o	0	0	86,400	86,400	
	BOSTOCILLO TO BOSTOCILLO B		£ 11440,000	1,280,000	2/720/000 11 11 11 11 11 11 11 11 11 11 11 11 11	1.48,000	280,872 <mark>3,448</mark>	Ę
-0799-110	ISTAR CTL I LP C\O ISTAR FINANCIAL, INC P O BOX 4900 SCOTTSDALE AZ 85261	Comm	1,920,000	15,238,000	17,158,000	64,000	236,218 [1 <del>2] 600</del>	600
	WISCONSIN ELECTRIC POWER C. C.O. REALLESTATE DEPT 231 W. MICHIGAN ST MILWAUKEE WI 53201			o o				
05 361-0814-122 5 501 W MICHIGAN	TIME INSURANCE COMPANY ATTN: TAX DEPARTMENT POB 3121 MILWAUKEE WI 53201	Comm	2,873,700	22,214,300	25,088,000	127,718	370,160 [[A], (600)	
	DONALD RIDREISKE CVO RÖBERT FRITZSHAUL 633 W.MICHIGAN ST MILWAUKEE WJI 53203	Somm.	963/700	963 700 2,505 300 3,469,600	3.469.000	80311	80.2111 96.022 1 <u>另</u> 192	8
05 3610882 10 6 631N WHESTER TO	Ā	Comm	238,000	909,000	1,147,000	29,752	19,779 <u>   032</u>	<b>3</b>
	MIDWAUKEE COUNTY ACHVE FRWYHWELANDS: 901'N SHENT	Em.					Ø	
05 361-0834-210 7 545 N JAMES LOVELL Objection	ASSOC L STE 400	Comm	33,800	79,200	113,000	5,625	5,625 <u>A./O</u>	0
SSO, NORMESTICAL TELESCOPE AND ADMINISTRATION OF THE PROPERTY	THESCHEITLE CONTREVOCABLE TRUSTED BESS 1500 W FIVIERA OR 53/5/	WOMIN.	30,000	278,060 11. 11. 11. 11. 11. 11. 11. 11. 11. 11.	308,600	5,000	5046 378	

158,916 <b>3,469</b>	36,750	3,854,000	3,119,000	735,000	Comm	ALLRIGHT CORPORATION	100 3 601 W WELLS	05 361-1713-100
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						841 N BROADWAY		
577,947	383,287	0	0	<b>'</b> 0	Q Exm	CITY OF MILW MAC ARTHUR SQ	111 4 841 N JAMES LOVELL	05 361-1688-111
					5320 <u>2</u>	BODINBROADWAY.		******
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78,975 <u>6</u>	78,975	0	0	0	Exm	MILWAUKEE COUNTY	000 5 623 W STATE	05 361-1683-000
					233	MILWAUKEE WIT		
96,300 <u>C</u>	96,300				(A)	SOUND AND LAND SALES		
					203	710 N PLANKINTON  MILWAUKEE, WI  53203	111 4 504 V DEEK	105
7,200 교내	9,146	238,000	162,700	75,300	Comm	TOWN REALTY INC	110 8 521 N 8TH	05 361-0850-110
					203	MILWAUKEE, WII		
9,600	9,600	84,600	7,800	6/8/07	COMIN	CLANCE AND CONTRACTOR		
						710 N PLANKINTON AV MILWAUKEE, WI 53203		
132,334 2,835	60,260	3,171,000	2,688,900	482,100	Comm	TOWN REALTY INC	111 1 803 W MICHIGAN	05 361-0840-111
Floor Area Amount	LandSqft	Curr Total	Curr Imprv	Curr Land	Class	Owner Names - Address	eys Property Address	BID Taxkeys
06/02/2003				. •••	D Report	DCD Detail BID Report		Page 3 of 6
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601 W WELLS ST MILWAUKEE, WI

53203

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Page 4 of 6	DCD Detail BID Report	Report					06/0:	06/02/2003
	Owner Names - Address	Class	Curr Land	Curr Imprv	Curr Total	LandSqft	Floor Area	Amount
05, 386151 (185000 18 73818 JAMES LOVEIT	WITCHEILTANIIXXIIAUST BB-ILE93 TOZOO WIBLIOEMOÜNDIRD	Camp.	40]000	82,000	122.000	2.000	2,612	2,612 Q.(Q)
3 746	STEVEN M LECHTER & MITCHELL H LECHTER 4611-W WOOLWORTH AVE MILWAUKEE WI 53218	Comm	35,000	82,000	117,000	1,750	1,986	20
Object 1997 1990 September 1997 1997 1997 1997 1997 1997 1997 199	LOVELL DEVELOPMENTALIO	000 1000 1000 1000 1000 1000 1000 1000	300 000	150,000	450,000	J. (15,000)		45 000 <b>LIDS</b>
05 361-1718-100 0 723 N 6TH	ALLRIGHT REALTY COMPANY ATTN; PROP TAX DEPT 2401-21ST AV SOUTH #200 NASHVILLE TN 37212	Comm	240,000	127,000	367,000	12,000	12,000	88
	* THE GENTRAL MARKET PLACE COMM MROBERT ATTERER 100 E.WISCONSIN AVISTE 3300 MILWAUKEE WI	(Comm	326,200	7,800	398,000	76 31 22	16,312	16342 <b>258</b>
05 361-1722-000 6 612 W WISCONSIN  Objection	WISCONSIN AVENUE PROPERTY LLC 612 W WISCONSIN AV MILWAUKEE, WI 53203	Apt	274,000	616,000	890,000	0	0	80
	MJM PARTNERSHIP LLP MARILYN ZIJBER 1994 TRUST 710 N PLANKINTON AV #1200 MILWAUKEE, WI 69205	Comm	262,500	1,664,500	1,927,000	10.600	97/183	188
05_361-1725-1400_ 8 711 W WELLS	, EE	Exm	0	0	0			O
NSNOOS/M/MH002 69 CMCBC/CMCC/CMCBC/CMCBC/CMCBC/CMCBC/CMCBC/CMCCACC/CMCCACCACACACACACACACACACACACA	PARTNERSHIP TO DEVELOP  WESTOWNING HIT EWISCONSIN AVE #1700  MILWAUKHE WI			5.644.000	7,200,000	0	Į o	% 6,480
OF SOLETITO-COO O OTA WA MISCONSIN	CITY OF MILW 809 N BROADWAY	Exm	0	O Either Charles Control Contr	O PARTIES HER SHEWAY OF THE STATE OF THE STA			0
NISNOSZAM (Mode n. 1960-1919) grade go	MILWAUKEE, WI 53202 WISCONSIN CLUB	Colmin	1714,600	2,435,400	2,435,400 41150,000 1118,250 46,398 <b>4 3 %</b>	118230	46,398	
	900 WWISCONSINAVE MILWAUKEE WIS 53233							

Page 5 of 6	DCD Detail BID Report	Report 06/02/2003
BID Taxkeys Property Address	Owner Names - Address	Class Curr Land Curr Imprv Curr Total LandSqft Floor Area Armount
05 391-0103-110 5 901 N 9TH	MILWAUKEE COUNTY REGISTER OF DEEDS	Exm 0 0 0 [10]
THE STREET OF THE PARTY OF THE	MILWAUKEE WI 53233	
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05 391-0113-120 7 939 N 10TH	STATE OF WIS HI-WAY COMM	Exm 0 0 150,750 150,750 <u>0</u>
	819 N 6TH ST MILWAUKEE WIS 53203	
	MILWAUKEE COUNTY STEELSTEERIOFIDEEDS	
05 391-0407-120 5 803 N 10TH	MILWAUKEE COUNTY ACTIVE FRWY/HWY LANDS	
	MILWAUKEE, WI 53233	
	MIRWAUKEE GOIWNTX AGUNDIG ST 901N BITH ST MIRWAUKEE WI	
05 392-2451-000 8 400 W WISCONSIN	WISCONSIN CENTER DISTRICT	Exm _ 0
	500 W KILBOURN AVE MILWAUKEE WI 53203	
95. 34. 243 3000 (22405.WWILEOURN)	WISCONSIN CENTERIDISTRICT SOUW KILBOURNAVE	
05 398-0109-000 5 935 W WISCONSIN	CALVARY PRESBYTERIAN CHURC	Exm 0 0 0 [
	628 N 10TH ST MILWAUKEE WI 53233	
	MARQUETTE UNIVERSITY AUTINIRISK MONTE PIO BOX 1881	EXT) 0 0 1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
05 398-0114-110 6 547 N 9TH	YOUNG MEN'S CHRISTIAN ASSOCIATION OF METRO	
	161 W WISCONSIN AV STE #4000 MILWAUKEE, WI 53203	

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# DCD Detail BID Report

06/02/2003

Missed Properties 361-0719-111-3 509 W. Wisconsin 361-0724-100-5 518 W. Michigan	05 398-1204-000 X 701 W WISCONSIN  Total Taxkeys in BiD	AND THE STATE OF T	05 398-1202-100 5 635 N JAMES LOVELL	05 398-0116-000 3 539 N 9TH	BID Taxkeys - Property Address
COMM Milw C	<b>87</b> 63				888
Milw City Center LLC	SHAFTON FAMILY LTD PARTNERSHIP 5205 N IRONWOOD RD MILWAUKEE WI	MADISON WI SHATTON TAMILY AND PAR INERS HE SELENTIRONWOOD RD MILWADKEE WI	B O BOX 72	WATERFORD WITTOWN REALTY INC TOWN REALTY INC 710 N PLANKINTON AV MILWAUKEE, WI	Owner Names - A ARNO ID LITHOMAS 41 NO FILVERSIDE DR
4,176,000.00 450,000.00	IIILY LTD OOD RD 53217	53701		NC ON AV	Owner Names - Address (OLD LITHOWAS OHIVERSIDE DR
\$27,643,000.	Comm 217	701 1. Comm	Gomm 3203 Comm	53185 Comm 53203	Class
00 \$31,819,000.00 00 \$686,000.00	202,500	(5) (5) (6) (7)	240,000	28,800	Curr Land 27200
	608,500	10B 000	131,000	10,400	Curr Imprv Z6,300
104,400.00 49 22,500.00 2	811,000	1.000 1.000	371,000	39,200	Curr Total 28 500
491,759.00 \$2E	13,500	4.500	3,600 12,000	3,600	LandSqft
\$28,637.10 <b>3</b>	27,236	33 3000 <b>23</b>	3,60 8,756	3,600	Floor Area Amount
\$12,500.00	27,236 <u>73</u> 0	80	8,750 334	3,600 <u>2/0</u>	Amount

COMM         Towner Peterson ILC         \$68,800         \$27,700.00           COMM         Towner Peterson ILC         \$330,900         \$48,100.00           COMM         Towner Peterson ILC         \$330,900         \$48,100.00           COMM         The Michigan Associates ILC C/O SGMC         \$1,008,000         \$1,331,000.00           COMM         The Clark Building Joint Venture         \$1,428,000         \$827,000.00         \$827,000.00           COMM         Milliw City Center LLC         \$1,428,000         \$1,280,000.00         \$226,000.00           COMM         Milliw City Center LLC         \$1,428,000         \$12,280,000.00         \$223,200.00           COMM         Milliw City Center LLC         \$1,428,000         \$12,280,000.00         \$223,200.00           COMM         Milliw City Center LLC         \$1,428,000         \$12,280,000.00         \$22,580,000.00           COMM         Milliw City Center LLC         \$1,428,000         \$22,580,000.00         \$22,500,000           COMM         Milliw City Center LLC         \$1,428,000         \$23,223,000.00         \$22,500,000           COMM         Milliw City Center LLC         \$1,440,000         \$12,280,000.00         \$22,500,000.00           COMM         The Inguistal Cuty Center LLC         \$2,440,000         \$23,2	\$730.00	\$729.90	27,236	13,500	\$811,000.00	\$608,500.00	\$202,500	Shafton Family LTD Partnership	COMM	701 W. Wisconsin	398-1204-000-X
COMM   Towns Peterson LLC	\$210.00	\$145.80	3,000	4,500	\$162,000.00	\$108,000.00	\$54,000	Shafton Family LTD Partnership	COMM	641 N. James Lovell	398-1203-000-4
COMM         Total Perfection LLC         \$88,800         \$27,700.00         \$86,000.00         \$25,00	\$334.00	\$333.90	8,750	12,000	\$371,000.00	\$131,000.00	\$240,000	-Badger Coaches, Inc.	COMM	635 N. James Lovell	398-1202-100-5
COMM         Towner Peterson ILC         \$58,800         \$27,700.00         \$89,900.00         4,576         2,596.70         \$39,807.00           COMM         Towner Peterson ILC         \$1,000.00         \$1,900.00         \$289,100.00         \$20,000.00         \$2,257         \$2,257         \$34,200           COMM         Towner Peterson ILC         \$1,000.00         \$1,900.00         \$86,000.00         7,275         7,275         \$2,245         \$34,200           COMM         The S. Michigan Associates ILC C/O SQMC         \$1,720.00         \$97,000.00         \$10,100.00         \$1,200.00         7,275         7,275         \$2,286         \$89.00         \$89,000.00         7,200         \$2,286         \$89.00         \$89,000.00         7,200         \$2,286         \$89.00         \$89,000.00         7,200         \$2,286         \$89.00         \$89,000.00         7,200         \$2,286         \$89.00         \$89,000.00         7,200         \$2,286         \$89.00         \$89,000.00         7,200         \$2,286         \$89.00         \$89,000.00         \$9,000.00         \$1,200.00         \$89,000.00         \$1,200.00         \$1,200.00         \$89,000.00         \$1,200.00         \$1,200.00         \$1,200.00         \$1,200.00         \$1,200.00         \$1,200.00         \$1,200.00         \$1,200.00 <td>\$210.00</td> <td>\$35.28</td> <td>3,600</td> <td>3,600</td> <td>\$39,200.00</td> <td>\$10,400.00</td> <td>\$28,800</td> <td>Towne Realty inc.</td> <td>COMM</td> <td>533 N. 9th Street</td> <td>398-0117-200-1</td>	\$210.00	\$35.28	3,600	3,600	\$39,200.00	\$10,400.00	\$28,800	Towne Realty inc.	COMM	533 N. 9th Street	398-0117-200-1
COMM         Towards Potentian ILC         \$58,800         \$27,700.00         \$86,900.00         4,576         4,576         \$38,670           COMM         Towards Potentian ILC         \$1,000.00         \$1,000.00         \$280,000.00         \$20,000         \$20,000         \$30,000.00         \$20,000         \$30,000.00         \$20,000         \$30,000.00         \$20,000         \$30,000.00         \$20,000         \$30,000.00 <td>\$210.00</td> <td>\$35.28</td> <td>3,600</td> <td>3,600</td> <td>\$39,200.00</td> <td>\$10,400.00</td> <td>\$28,800</td> <td>Town Realty Inc</td> <td>COMM</td> <td>539 N. 9th Street</td> <td>398-0116-000-3</td>	\$210.00	\$35.28	3,600	3,600	\$39,200.00	\$10,400.00	\$28,800	Town Realty Inc	COMM	539 N. 9th Street	398-0116-000-3
COMM         Tombre Pearson LLC         \$55,800         \$27,700.00         \$96,900.00         4,676         4,576         \$36,67           COMM         Towne Pearson LLC         \$330,900         \$49,100.00         \$98,000.00         \$29,670         22,057         22,057         22,057         \$32,200           COMM         Towne Pearson LLC         \$1,000.00         \$1,000.00         \$29,600.00         \$29,600.00         \$20,600         \$111,100         \$22,657         22,057         22,057         22,057         \$22,057         \$22,057         \$22,057         \$22,057         \$22,057         \$22,057         \$22,057         \$22,050         \$352,000         \$350,000         \$350,000         \$350,000         \$350,000         \$360,000.00         \$1,000         \$27,000         \$350,000         \$360,000.00         \$1,000         \$27,000.00         \$350,000         \$360,000.00         \$27,000.00         \$360,000.00	\$0.00	\$25.65			\$28,500.00	\$26,300.00	\$2,200	Arnold J. Thomas	RES	543 N 9th Street	398-0015-000-8
COMM         Towine Pearenon LLC         \$55,800         \$27,700.00         \$96,900.00         4,576         4,576         \$36,67           COMM         Towine Pearenon LLC         \$339,900         \$49,100.00         \$390,000         \$29,670.00         \$20,907         22,057         22,057         \$21,205         \$31,200           COMM         Towine Pearenon LLC         \$1,000,000         \$1,935,000         \$20,900,000         \$20,900         111,108         \$22,657         \$22,000         \$22,000,000<	\$3,735.00	\$3,735.00	46,398	118,250	\$4,150,000.00	\$2,435,400.00	\$1,714,600	Wisconsin Ctub	COMM	900 W. Wisconsin	391-0101-000-0
COMM         Towner Perlesson LLC         \$68,800         \$27,700.00         \$68,000.00         4,576         4,576         \$38,67           COMM         Towner Perlesson LLC         \$1,930,000         \$1,931,000.00         \$23,900.00         \$2,057         22,050         22,000.00 </td <td>\$6,480.00</td> <td>\$6,480.00</td> <td></td> <td></td> <td>\$7,200,000.00</td> <td>\$6,644,000.00</td> <td>\$556,000</td> <td>Partnership to Develop Westown Inc.</td> <td>APT</td> <td>700 W. Wisconsin</td> <td>361-1729-110-8</td>	\$6,480.00	\$6,480.00			\$7,200,000.00	\$6,644,000.00	\$556,000	Partnership to Develop Westown Inc.	APT	700 W. Wisconsin	361-1729-110-8
COMM         Towner Pederson ILC         \$66,800         \$27,700.00         \$86,000.00         4,576         4,576         \$38,67           COMM         Towner Pederson ILC         \$230,000         \$1,91,000.00         \$289,000.00         22,957         22,050         22,000.00         <	\$1,734.00	\$1,734.30	97,133	10,500	\$1,927,000.00	\$1,664,500.00	\$262,500	MJM Partnership James Zilber 1984 Trust	COMM	606 W. Wisconsin	361-1723-000-1
COMM         Towner Peterson LLC         \$88,800         \$27,700.00         \$98,200.00         4,576         4,576         \$88,57           COMM         Towner Peterson LLC         \$30,000.00         \$1,931,000.00         \$29,600.00         22,957         22,957         22,257         22,257         22,255         22,265.10         \$34,200         \$20,000.00         22,957         22,257         22,257         22,257         22,257         22,256.10         \$34,200         \$380,000.00         23,600.00         111,108         \$22,645.10         \$35,200.00         \$380,000.00         \$28,500.00         7,500         29,868         \$389.01         \$389.00         \$387,500.00         \$387,500.00         \$389,000.00         7,500         29,868         \$389.01         \$389.00         \$389,000.00         7,500         29,868         \$389.01         \$389.00         \$389,000.00         \$17,5000.00         \$389.00         \$389,000.00         7,500         29,868         \$389.01         \$389.00	\$801.00	\$801.00			\$890,000.00	\$616,000.00	\$274,000	Wisconsin Avenue Property LLC	APT	612 W. Wisconsin	361-1722-000-6
COMM         Townse Pederson ILIC         \$88,800         \$87,700.00         \$86,000.00         4,576         4,576         \$86,67           COMM         Townse Pederson ILIC         \$330,900         \$194,100.00         \$298,000.00         2,2657         22,057         23,245         11,109         33,240         33,200         23,259,000.00         23,000 <td>\$358.00</td> <td>\$358.20</td> <td>16,312</td> <td>16,312</td> <td>\$398,000.00</td> <td>\$71,800.00</td> <td>\$326,200</td> <td>The Central Marketplace Co % Robert A. Tel</td> <td>COMM</td> <td>626 W. Wisconsin</td> <td>361-1721-000-0</td>	\$358.00	\$358.20	16,312	16,312	\$398,000.00	\$71,800.00	\$326,200	The Central Marketplace Co % Robert A. Tel	COMM	626 W. Wisconsin	361-1721-000-0
COMM         Townse Peterson ILC         \$56,800         \$27,700.00         \$86,900.00         4,576         4,576         \$342.00           COMM         Townse Peterson ILC         \$350,900         \$19,100.00         \$360,000.00         22,957         22,057         3242.00           COMM         Townse Peterson ILC         \$1,000.000         \$1,900.000         \$2,900.000         7,275         72,757         3242.00           COMM         The Michigan Associates LLC C/O SCHIC         \$1,900.000         \$987,000.00         \$89,000.00         7,275         7,275         \$98.40           COMM         The Clark Building Joint Ventures LLP         \$15,500         \$987,000         \$89,900.00         7,400         22,988         \$910.90           COMM         Milm City Centre LLC         \$1,429.000         \$1,429.000         \$1,000.00         77,400.00         41,959         77,290         \$910.90           COMM         Milm City Centre LLC         \$1,440.000         \$1,429.000.00         \$21,819,000.00         74,900.00         41,959         77,290         \$98,937.10         \$98,937.10         \$98,937.10         \$98,937.10         \$98,937.10         \$98,937.10         \$98,937.10         \$98,937.10         \$98,937.10         \$98,937.10         \$98,937.10         \$98,937.10         \$98	\$330.00	\$330.30	12,000	12,000	\$367,000.00	\$127,000.00	\$240,000	Allright Realty Company	COMM	723 N. 6th Street	361-1718-100-0
COMM         Towner Peterson LLC         \$86,800         \$27,700.00         \$86,800.00         4,676         \$86,87           COMM         Towner Peterson LLC         \$330,900         \$49,100.00         \$380,000.00         22,957         22,057         \$342,00           COMM         Towner Peterson LLC         \$1,000,000         \$1,91,000.00         \$2,989,000.00         63,000         111,108         \$2,945.10         \$342.00           COMM         The Allichigan Associates LLC C/O SGMC         \$87,300         \$89,700.00         \$96,000.00         7,750         29,886         \$899.00         \$390.00 </td <td>\$405.00</td> <td>\$405.00</td> <td>45,000</td> <td>15,000</td> <td>\$450,000.00</td> <td>\$150,000.00</td> <td>\$300,000</td> <td>Lovell Development LLC</td> <td>COMM</td> <td>728 N. James Lovell</td> <td>361-1717-000-9</td>	\$405.00	\$405.00	45,000	15,000	\$450,000.00	\$150,000.00	\$300,000	Lovell Development LLC	COMM	728 N. James Lovell	361-1717-000-9
COMM         Towner Peterson LLC         \$88,800         \$27,700.00         \$96,900.00         4,676         \$96,67           COMM         Towner Peterson LLC         \$330,900         \$49,100.00         \$380,000.00         22,967         22,057         \$342.00           COMM         Towner Peterson LLC         \$1,008,000         \$1,931,000.00         \$2,980,000.00         63,000         111,109         \$22,057         \$22,057           COMM         The Michigan Associates LLC C/O SCMC         \$15,000         \$97,000         \$396,000.00         7,275         7,275         \$2,864.0           COMM         The Clark Exhilding Joint Ventures         \$1,428,000         \$931,500.00         \$37,400.00         71,400         424,295         \$97,595.00         \$397,000.00         71,400         424,295         \$97,595.00         \$397,000.00         \$1,429,000.00         \$1,429,000.00         \$1,429,000.00         \$1,429,000.00         \$1,429,000.00         \$1,429,000.00         \$1,400,000         \$27,800.00         \$1,280.00         \$8,579,000         \$1,400,000         \$1,400,000         \$2,700,000.00         \$1,400,000         \$2,700,000         \$2,700,000         \$2,700,000         \$2,700,000         \$2,700,000         \$2,700,000         \$2,700,000         \$2,700,000         \$2,700,000         \$2,700,000         \$2,700,	\$210.00	\$105.30	1,986	1,750		\$82,000.00	\$35,000	Steven M. Lechter & Mitchell H. Lechter	COMM	746 N. James Lovell	361-1716-000-3
COMM         Towner Peterson ILC         \$66,800         \$27,700.00         \$86,900.00         4,576         4,576         \$86,67           COMM         Towner Peterson ILC         \$330,900         \$49,100.00         \$380,000.00         22,957         22,957         22,957         22,957         342,00         \$342,00         \$340,000.00         \$22,957         22,957         22,957         342,00         \$342,0	\$210.00	\$109.80	2,612	2,000	\$122,000.00	\$82,000.00	\$40,000	Mitchell Family Trust D8-10-93	COMM	738 N. James Lovell	361-1715-000-8
COMM         Towner Peterson ILIC         \$88,800         \$27,700.00         \$96,000.00         4,676         4,676         \$86,87           COMM         Towner Peterson ILIC         \$330,900         \$49,100.00         \$380,000.00         22,957         22,057         22,057         8342.00           COMM         Towner Peterson ILIC         \$1,008,000         \$1,931,000.00         \$2,939,000.00         63,000         111,108         \$2,245.10         \$32,445.00         \$32,445.00         \$32,445.00         \$32,445.00         \$32,445.00         \$32,445.00         \$32,445.00         \$32,445.00         \$32,445.00         \$32,445.00         \$32,445.00         \$32,445.00         \$32,445.00         \$32,445.00         \$32,445.00	\$3,469.00	\$3,468.60	158,916	36,750	\$3,854,000.00	\$3,119,000.00	\$735,000	AliRight Corporation	COMM	601 West Wells	361-1713-100-3
CCMM         Towner Peterson ILC         \$88,800         \$27,700,00         \$96,900,00         4,576         4,576         \$86,67           COMM         Towner Peterson ILC         \$300,900         \$49,100,00         \$49,100,00         \$20,000,00         22,057         22,057         \$32,200           COMM         Towner Peterson ILC         \$1,008,000         \$1,931,000,00         \$2,989,000,00         63,900         111,108         \$2,645,10         \$324,200           COMM         Towner Peterson ILC         \$1,008,000         \$1,931,000,00         \$20,900,000         7,275         22,057         \$342,00         \$88,40           COMM         The Clark Euliding Joint Venture         \$1,429,000         \$877,000.00         \$10,120,000.00         7,500         29,868         \$889,10           COMM         The Clark Euliding Joint Venture         \$1,429,000         \$877,000.00         \$10,120,000.00         71,400         22,9868         \$899,10           COMM         Millw City Center ILC         \$1,429,000         \$89,940,000.00         \$374,000.00         41,956         72,509         \$8,578,00         \$1,720,000.00         \$1,720,000.00         41,950.00         \$8,578,00         \$1,720,000.00         \$1,720,000.00         \$1,720,000.00         \$1,720,000.00         \$1,720,000.00 <th< td=""><td>\$214.00</td><td>\$214.20</td><td>7,200</td><td>9,146</td><td>\$238,000.00</td><td>\$162,700.00</td><td>\$75,300</td><td>Towne Realty Inc.</td><td>COMM</td><td>521 N. 8th Street</td><td>361-0850-110-8</td></th<>	\$214.00	\$214.20	7,200	9,146	\$238,000.00	\$162,700.00	\$75,300	Towne Realty Inc.	COMM	521 N. 8th Street	361-0850-110-8
COMM         Towner Peterson ILC         \$86,800         \$27,700.00         \$96,300.00         4,576         4,576         \$86,67           COMM         Towner Peterson ILC         \$330,900         \$49,100.00         \$29,950,000         22,957         22,057	\$210.00	\$76.14	9,600	9,600	\$84,600.00	\$7,800.00	\$76,800	Towne Realty Inc.	COMM	531 N. 8th Street	361-0849-100-5
COMM         Townse Peterson LLC         \$88,800         \$27,700.00         \$96,900.00         4,576         4,576         \$86,67           COMM         Townse Peterson LLC         \$330,900         \$49,100.00         \$22,957         22,057         22,057         \$342.00           COMM         Townse Peterson LLC         \$1,008,000         \$1,931,000.00         \$22,939,000.00         63,900         1111,108         \$2,245,10         \$342.00           COMM         Townse Peterson LLC         \$1,008,000         \$1,931,000.00         \$22,939,000.00         63,900         1111,108         \$2,245,10         \$342.00           COMM         Townse Peterson LLC         \$1,500.00         \$87,000.00         \$22,939,000.00         7,275         7,275         \$86,40           COMM         The Clark Building Joint Venture         \$1,428,000         \$877,000.00         \$1,012,000.00         71,500         29,868         \$89,10           COMM         Milw City Center LLC         \$1,428,000         \$8,848,000.00         \$7,420,000.00         71,400         424,295         \$7,536.60         \$81,530.00           COMM         Milw City Center LLC         \$1,478,000.00         \$27,843,000.00         \$3,149,000.00         41,950.00         22,500.00         \$86,578.00         \$81,759.00 <td< td=""><td>\$2,835.00</td><td>\$2,853.90</td><td>132,334</td><td>60,260</td><td>\$3,171,000.00</td><td>\$2,688,900.00</td><td>\$482,100</td><td>Towne Realty Inc.</td><td>COMM</td><td>803 W. Michigan</td><td>361-0840-111-1</td></td<>	\$2,835.00	\$2,853.90	132,334	60,260	\$3,171,000.00	\$2,688,900.00	\$482,100	Towne Realty Inc.	COMM	803 W. Michigan	361-0840-111-1
COMM         Towne Peterson ILC         \$68,800         \$27,700.00         \$96,000.00         4,676         4,576         \$96,67           COMM         Towne Peterson ILC         \$330,900         \$49,100.00         \$350,000.00         22,057         22,050         40,000         40,000         35,000.00         35,000.00         35,000.00         35,000.00         35,000.00         35,000.00         35,000.00         35,000.00         35,000.00         35,000.00         35,000.00         35,000.00 <td>\$277.00</td> <td>\$277.20</td> <td>5,046</td> <td>5,000</td> <td>\$308,000.00</td> <td>\$278,000.00</td> <td>\$30,000</td> <td>The Schettle Joint Revocable Trust D2-8-96</td> <td>COMM</td> <td>555 N. James Lovell</td> <td>361-0835-000-2</td>	\$277.00	\$277.20	5,046	5,000	\$308,000.00	\$278,000.00	\$30,000	The Schettle Joint Revocable Trust D2-8-96	COMM	555 N. James Lovell	361-0835-000-2
COMM         Towns Peterson LLC         \$58,500         \$27,700.00         \$380,000         4,576         4,576         \$36,67           COMM         Towns Peterson LLC         \$330,900         \$49,100.00         \$380,000.00         22,057         22,057         \$342.00           COMM         Towns Peterson LLC         \$1,008,000         \$1,931,000.00         \$2,939,000.00         63,000         111,109         \$2,645.10           COMM         Towns Peterson LLC         \$1,008,000         \$1,931,000.00         \$2,939,000.00         72,75         7,275         \$364.00           COMM         The Michigan Associates LLC C/O SGMC         \$135,000         \$877,000.00         \$989,000.00         7,500         29,888         \$899.10           COMM         The Clark Building Joint Ventures LLP         \$1,428,000         \$877,000.00         \$8,374,000.00         71,400         424,295         \$7,586.60           COMM         Milw City Center LLC         \$1,428,000         \$85,80,000.00         \$7,420,000.00         \$1,250,000.00         \$1,250,000.00         \$1,250,000.00         \$27,935.60           COMM         Milw City Center LLC         \$1,440,000         \$2238,000.00         \$27,800.00         \$27,500.00         \$28,507.10         \$28,637.10         \$28,637.10         \$28,637.10	\$210.00	\$101.70	5,625	5,625	\$113,000.00	\$79,200.00	\$33,800	7th & Michigan Associates c/o SGMC	COMM	545 N. James Lovell	361-0834-210-7
COMM         Towne Peterson LLC         \$88,800         \$27,700.00         \$96,300.00         4,576         4,576         \$86.67           COMM         Towne Peterson LLC         \$330,900         \$49,100.00         \$29,000.00         22,057         22,057         \$342.00           COMM         Towne Peterson LLC         \$1,008,000         \$1,931,000.00         \$2,939,000.00         63,000         111,109         \$2,455.10           COMM         Towne Peterson LLC         \$1,008,000         \$1,931,000.00         \$2,939,000.00         63,000         111,109         \$2,455.10           COMM         Towne Peterson LLC         \$1,008,000         \$1,931,000.00         \$2,939,000.00         63,000         111,109         \$2,455.10           COMM         Town Peterson LLC         \$1,500         \$1,931,000.00         \$96,000.00         7,275         \$86.40           COMM         Michigan Associates LLC C/O SGMC         \$1,350,000         \$931,500.00         \$1,012,000.00         7,500         29,868         \$899.10           COMM         The Clark Building Joint Venture         \$1,429,000         \$9,480,00.00         \$3,374,000.00         71,400         424,296         \$7,536.60           COMM         Milw City Center LLC         \$1,780,000.00         \$2,880,000.00 <td< td=""><td>\$1,032.00</td><td>\$1,032.30</td><td>19,779</td><td>29,752</td><td>\$1,147,000.00</td><td>\$909,000.00</td><td>\$238,000</td><td>Honeywell, Inc. Tax Dept MN12-4184</td><td>COMM</td><td>525 N. 6th Street</td><td>361-0825-120-9</td></td<>	\$1,032.00	\$1,032.30	19,779	29,752	\$1,147,000.00	\$909,000.00	\$238,000	Honeywell, Inc. Tax Dept MN12-4184	COMM	525 N. 6th Street	361-0825-120-9
COMM         Towne Peterson ILC         \$68,600         \$27,700.00         \$96,300.00         4,576         4,576         \$86.67           COMM         Towne Peterson ILC         \$330,900         \$49,100.00         \$380,000.00         22,057         22,057         \$342.00           COMM         Towne Peterson ILC         \$1,008,000         \$1,931,000.00         \$2,939,000.00         63,000         111,109         \$2,645.10           COMM         Towne Peterson ILC         \$1,008,000         \$1,931,000.00         \$2,939,000.00         63,000         111,109         \$2,645.10           COMM         Towne Peterson ILC         \$1,008,000         \$1,931,000.00         \$2,939,000.00         7,275         7,275         \$86.40           COMM         Towne Peterson ILC         \$1,008,000         \$1,931,000.00         \$2,939,000.00         7,275         7,275         \$89.40           COMM         Milchigan Associates ILC C/O SGMC         \$135,000         \$937,500.00         \$1,012,000.00         7,500         29,868         \$899.10           COMM         The Clark Building Joint Venture         \$1,428,000         \$8,948,000.00         \$1,420,000.00         \$1,420,000.00         \$1,420,000.00         \$7,420,000.00         71,400         424,295         \$7,536.60           CO	\$3,122.00	\$3,122.10	96,022	80,311	\$3,469,000.00	\$2,505,300.00	\$963,700	Donald R. Dreiske c/o Robert Fritzshall	COMM	633 W. Michigan	361-0822-110-5
COMM         Townée Peterson ILC         \$68,800         \$27,700.00         \$96,300.00         4,576         4,576         \$86,67           COMMI         Tównée Peterson ILC         \$330,900         \$48,100.00         \$380,000.00         22,057         22,057         \$342.00           COMMI         Towne Peterson ILC         \$1,008,000         \$1,931,000.00         \$2,939,000.00         63,000         111,109         \$2,645.10           COMMI         Towne Peterson ILC         \$87,500         \$8,700.00         \$96,000.00         7,275         7,275         \$96.40           COMMI         Towne Peterson ILC         \$87,500         \$8,700.00         \$96,000.00         7,275         7,275         \$96.40           COMMI         Towne Peterson ILC         \$67,500         \$831,500.00         \$96,000.00         7,275         7,275         \$96.40           COMMI         Milchigan Associates ILC C/O SGMC         \$135,000         \$897,000.00         \$1,012,000.00         7,500         29,868         \$989.10           COMMI         The Clark Building Joint Ventures         \$1,428,000         \$8,948,000.00         \$1,000.00         \$1,260,000.00         \$1,260,000.00         \$1,260,000.00         \$1,260,000.00         \$1,260,000.00         \$1,260,000.00         \$1,260,000.00         \$	\$12,600.00	\$23,495.40	370,160	127,718	\$26,106,000.00	\$23,232,300.00	\$2,873,700	Time Insurance Company Attn Tax Departme	COMM	501 W. Michigan	361-0814-122-5
COMM         Towne Peterson LLC         \$68,600         \$27,700.00         \$96,300.00         4,576         4,576         \$86,67           COMM         Towne Peterson LLC         \$330,900         \$49,100.00         \$360,000.00         22,057         22,057         \$342.00           COMM         Towne Peterson LLC         \$1,008,000         \$1,931,000.00         \$2,939,000.00         63,000         111,109         \$2,645.10           COMM         Towne Peterson LLC         \$87,300         \$87,000.00         \$96,000.00         7,275         7,275         \$86.40           COMM         Towne Peterson LLC         \$87,500         \$87,000.00         \$99,000.00         7,275         7,275         \$86.40           COMM         Michigan Associates LLC C/O SGMC         \$135,000         \$891,000.00         \$99,000.00         7,500         29,868         \$899.10           COMM         The Clark Building Joint Venture         \$1,428,000         \$8,946,000.00         \$8,374,000.00         \$1,400.00         \$7,500.00         \$7,420,000.00         71,400         424,295         \$7,536.60           COMM         Milw City Center LLC         \$1,428,000         \$8,580,900.00         \$3,1819,000.00         \$1,2609         \$6,678.00         \$6,678.00           COMM         Milw	\$12,600.00	\$15,442.20	236,218.00	64,000.00	\$17,158,000.00	\$15,238,000.00	1,920,000.00	Istar CTL i LP c/o Istar Financial, Inc.	COMM	401 W. Michigan	361-0799-110-1
COMM         Townse Peterson ILC         \$68,600         \$27,700.00         \$96,300.00         4,576         4,576         \$86,67           COMM         Townse Peterson ILC         \$330,900         \$49,100.00         \$380,000.00         22,957         22,057         \$342.00           COMM         Townse Peterson ILC         \$330,900         \$1,931,000.00         \$2,939,000.00         63,900         111,109         \$2,645.10	\$2,448.00	\$2,448.00	280,872	48,000	\$2,720,000.00	\$1,280,000.00	\$1,440,000	Bostco LLC c/o Wispark LLC	COMM	615 N. 4th Street	361-0739-120-1
COMM         Townie Peterson ILC         \$68,600         \$27,700.00         \$96,300.00         4,576         4,576         \$86,67           COMM         Townie Peterson ILC         \$330,900         \$49,100.00         \$380,000.00         22,957         22,057         \$342.00           COMM         Townie Peterson ILC         \$1,008,000         \$1,931,000.00         \$2,939,000.00         63,000         111,109         \$2,645.10         \$342.00           COMM         Townie Peterson ILC         \$1,008,000         \$1,931,000.00         \$2,939,000.00         63,000         111,109         \$2,645.10 <td>\$617.00</td> <td>\$617.40</td> <td>22,500.00</td> <td>22,500.00</td> <td>\$686,000.00</td> <td>\$236,000.00</td> <td>450,000.00</td> <td>Milw City Center LLC</td> <td>COMM</td> <td>518 W. Michigan</td> <td>361-0724-100-5</td>	\$617.00	\$617.40	22,500.00	22,500.00	\$686,000.00	\$236,000.00	450,000.00	Milw City Center LLC	COMM	518 W. Michigan	361-0724-100-5
COMM         Towne Peterson ILC         \$68,600         \$27,700.00         \$96,300.00         4,576         4,576         \$86,67           COMM         Towne Peterson ILC         \$330,900         \$49,100.00         \$380,000.00         22,057         22,057         \$342.00           COMM         Towne Peterson ILC         \$1,008,000         \$1,931,000.00         \$2,939,000.00         63,000         111,109         \$2,645.10         \$40,000.00         \$2,000.00         7,275         \$86.40         \$2,645.10         \$86,40         \$86,50         \$86,50         \$86,50         \$86,50         \$86,50         \$86,50         \$86,50         \$86,50         \$86,50         \$86,50         \$86,50         \$86,50         \$86,50         \$86,50 <td>\$12,600.00</td> <td>\$28,637.10</td> <td>491,759.00</td> <td>104,400.00</td> <td>\$31,819,000.00</td> <td>\$27,643,000.00</td> <td>4,176,000.00</td> <td>Milw City Center LLC</td> <td>COMM</td> <td>509 W. Wisconsin</td> <td>361-0719-111-3</td>	\$12,600.00	\$28,637.10	491,759.00	104,400.00	\$31,819,000.00	\$27,643,000.00	4,176,000.00	Milw City Center LLC	COMM	509 W. Wisconsin	361-0719-111-3
COMM         Towne Peterson LLC         \$68,600         \$27,700.00         \$96,300.00         4,576         4,576         \$86,67           COMM         Towne Peterson LLC         \$330,900         \$49,100.00         \$380,000.00         22,057         22,057         \$342.00           COMM         Towne Peterson LLC         \$1,008,000         \$1,931,000.00         \$2,939,000.00         63,000         111,109         \$2,645.10         \$2,645.10         \$2,645.10         \$3,000         111,109         \$2,645.10         \$3,000         \$4,275         \$2,645.10         \$3,000         \$4,000.00         \$2,939,000.00         7,275         \$2,645.10         \$3,000         \$4,000.00         \$2,939,000.00         7,275         \$36,40         \$2,645.10         \$3,000         \$4,000.00         \$3,000         \$2,939,000.00         7,275         \$36,40         \$3,000         \$3,000         \$3,000         \$2,000.00         \$2,000.00         \$2,000.00         \$2,000.00         \$2,000.00         \$2,000.00         \$2,000.00         \$3,000.00         \$3,000.00         \$3,000.00         \$3,000.00         \$3,000.00         \$3,000.00         \$3,000.00         \$3,000.00         \$3,000.00         \$3,000.00         \$3,000.00         \$3,000.00         \$3,000.00         \$3,000.00         \$3,000.00         \$3,000.00 <td< td=""><td>\$6,678.00</td><td>\$6,678.00</td><td>172,609</td><td>41,955</td><td>\$7,420,000.00</td><td>\$6,580,900.00</td><td>\$839,100</td><td>Downtown Ventures LLP</td><td>COMM</td><td>611 W. Wisconsin</td><td>261-0714-111-6</td></td<>	\$6,678.00	\$6,678.00	172,609	41,955	\$7,420,000.00	\$6,580,900.00	\$839,100	Downtown Ventures LLP	COMM	611 W. Wisconsin	261-0714-111-6
COMM         Towne Peterson LLC         \$68,600         \$27,700.00         \$96,300.00         4,576         4,576         \$86,67           COMM         Towne Peterson LLC         \$330,900         \$49,100.00         \$380,000.00         22,057         22,057         \$342.00           COMM         Towne Peterson LLC         \$1,008,000         \$1,931,000.00         \$2,939,000.00         63,000         111,108         \$2,645.10         \$2,645.10         \$36,40           COMM         Towne Peterson LLC         \$87,300         \$87,00.00         \$96,000.00         7,275         7,275         \$86,40           COMM         7th & Michigan Associates LLC C/O SGMC         \$67,500         \$931,500.00         \$999,000.00         7,500         29,868         \$899.10           COMM         Milchigan Associates LLC C/O SGMC         \$135,000         \$877,000.00         \$1,012,000.00         15,000         27,802         \$910.80	\$7,537.00	\$7,536.60	424,295	71,400	\$8,374,000.00	\$6,946,000.00	\$1,428,000	The Clark Building Joint Venture	COMM	633 W. Wisconsin	361-0713-111-0
COMM Towne Peterson LLC \$58,600 \$27,700.00 \$96,800.00 4,576 4,576 \$86.67  COMM Towne Peterson LLC \$330,900 \$49,100.00 \$380,000.00 22,957 22,057 \$342.00  COMM Towne Peterson LLC \$1,008,000 \$1,931,000.00 \$2,939,000.00 63,900 111,109 \$2,645.10 \$1,000.00 \$87,300 \$87,300 \$8,700.00 \$96,000.00 7,275 \$86.40  COMM Towne Peterson LLC \$8,008,000 \$8931,500.00 \$989,000.00 7,500 29,869 \$899.10	\$911.00	\$910.80	27,802	15,000	\$1,012,000.00	\$877,000.00	\$135,000	Michigan Associates LLC C/O SGMC	COMM	700 W. Michigan	361-0712-000-3
COMM Towne Peterson LLC \$68,600 \$27,700.00 \$96,300.00 4,576 4,576 \$86.67  COMM Towne Peterson LLC \$330,900 \$49,100.00 \$380,000.00 22,057 22,057 \$342.00  COMM Towne Peterson LLC \$4,008,000 \$1,931,000.00 \$2,939,000.00 63,000 111,108 \$2,645.10 \$  COMM Towne Peterson LLC \$87,300 \$8,700.00 \$96,000.00 7,275 7,275 \$86.40	\$899.00	\$899.10	29,869.	7,500	\$999,000.00	\$931,500.00	\$67,500	7th & Michigan Associates LLC C/O SGMC	COMM	712 W. Michigan	361-0711-000-8
COMM Towne Peterson LLC \$68,600 \$27,700.00 \$96,300.00 4,576 4,576 \$86.67  COMM Towne Peterson LLC \$330,900 \$49,100.00 \$380,000.00 22,057 22,057 \$342.00  COMM Towne Peterson LLC \$1,008,000 \$1,931,000.00 \$2,939,000.00 63,000 111,109 \$2,645.10 \$	\$210,00	\$86.40	7,275	7,275	\$96,000.00	\$8,700.00	\$87,300	Towne Peterson LLC	COMM	625 N. James Lovell	361-0709-100-3
COMM Towne Peterson LLC \$68,600 \$27,700.00 \$96,800.00 4,576 4,576 \$86.67 COMM Towne Peterson LLC \$330,900 \$49,100.00 \$380,000.00 22,057 22,057 \$342.00	\$2,645.00	\$2,645.10	111,109.	63,000	\$2,939,000.00	\$1,931,000.00	\$1,008,000	Towne Peterson LLC	COMM	735 W. Wisconsin	361-0707-110-X
COMM Towne Peterson LLC \$68,600 \$27,700.00 \$96,300.00 4,576 4,576 \$86.67	\$342.00	\$342.00	22,057	22,057	\$360,000.00	\$49,100.00	\$330,900	Towne Peterson LLC	COMM	801 W. Wisconsin	361-0703-000-4
	\$210.00	\$86.67	4,576	4,576	\$96,200.00	\$27,700.00	\$68,600	Towne Peterson LLC	COMM	815 W. Wisconsin	361-0702-000-9
APT Str. James Court Historic Apartments Ltd Pfn	\$855,00	\$855.00		•	\$950,000.00	\$809,800.00	\$140,400	Sty James Court Historic Apartments Ltd Pfnr	APT.	825 W. Wisconsin	361-0701-000-3