

RESOLUTION NO. 2013- 13

A Resolution approving the Shorewood Business Improvement District 2014 Operating Plan and the 2013 Special Assessment Levy.

WHEREAS, the Village Board did on November 22, 1999 establish a Business Improvement District pursuant to Wisconsin Statute Section 66.1109; and

WHEREAS, Wisconsin Statute 66.1109 (3)(b) requires the Shorewood Business Improvement District Board of Directors to annually submit its operating plan to the Village Board for approval; and

WHEREAS, Wisconsin Statute 66.1109 (3)(b) further requires any change to the special assessment method applicable to the Shorewood Business Improvement District to be approved by the Village Board.

NOW THEREFORE, at a meeting of the Village Board of the Village of Shorewood, Milwaukee County, Wisconsin, held on the 18<sup>th</sup> day of November, 2013 a quorum being present and a majority of the Board voting therefore, said Board did resolve as follows:

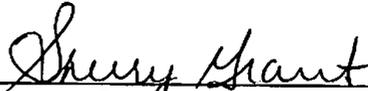
BE IT RESOLVED that the Village Board does hereby approve the 2014 Shorewood Business Improvement District Operating Plan as attached.

BE IT FURTHER RESOLVED that the Village Board hereby levies a special assessments contained in the plan.

PASSED AND ADOPTED by the Village Board of the Village of Shorewood, Milwaukee County, Wisconsin, this 18<sup>th</sup> day of November, 2013.

  
\_\_\_\_\_  
Guy Johnson, Village President

Countersigned:

  
\_\_\_\_\_  
Sherry Grant, Village Clerk/Treasurer

# 2014 Operating Plan



Shorewood  
BUSINESS IMPROVEMENT DISTRICT

October 2013

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# **THE SHOREWOOD BUSINESS IMPROVEMENT DISTRICT 2014 OPERATING PLAN**

## **I. INTRODUCTION**

In 1984, the Wisconsin legislature created Sec. 66.1109 of the Statutes enabling cities to establish Business Improvement Districts (BID) upon the petition of at least one property owner within the proposed district. The purpose of the law is "to allow businesses within those districts to develop, manage, and promote the districts and to establish an assessment method to fund these activities." Upon petition from property owners within the Shorewood Business Improvement District (hereafter "BID"), the Village Board created the BID and adopted its initial operating plan in November of 1999.

Section 66.1109 (3) (b), Wis. Stats., requires that a BID Board "shall annually consider and make changes to the operation plan. The board shall then submit the operating plan to the local legislative body for approval." The Board of the Shorewood BID submits this 2014 BID operating plan in fulfillment of the statutory requirement.

This plan proposes a continuation and expansion of the activities described in the initial 1999 BID operating plan. Therefore, it incorporates by reference the earlier plans as adopted by the Village Board. In the interest of brevity, this plan emphasizes the elements, which are required by Sec. 66.1109, Wis. Stats. and the proposed changes for 2014. This plan does not repeat the background information that is contained in the initial operating plan.

## **II. DISTRICT BOUNDARIES**

A listing of the properties in the district is provided in Appendix A.

## **III. PROPOSED OPERATING PLAN 2014**

### **A. Plan Objectives**

The objectives of the BID are as follows:

- Promotion of the BID through special events, marketing campaigns, and media exposure.
- Promotion of the BID as a great place to own and operate a business.
- Act as a catalyst for private investment, attract new retailers and development to Shorewood, and assist the Village with its efforts to enhance the viability of the Village of Shorewood as a whole.

**B. Proposed Activities**

Principal activities to be undertaken by the BID during 2014 include, but are not limited to:

1. Organize special events in 2014 that will drive traffic to the business district. These include, but are not limited to: Business networking/learning events, Shorewood Criterium bike race (Summer), and Holiday event (Winter).
2. Actively promote the retail and redevelopment opportunities in the business district in coordination with Village Manager, Community Development Authority, and Village Board.
3. Administer and promote the TIF façade program and business incentive program.
4. Act as a liaison to media, local and regional government, and Shorewood stakeholders.

**C. Proposed Expenditures (see attached budget, Appendix B)**

<b><u>Income</u></b>	
<b>BID Assessment</b>	<b>\$102,693</b>
<b>CDA Contribution</b>	<b>\$15,000</b>
<b>Event Sponsorship/Income</b>	<b>\$18,000</b>
<b>Interest</b>	<b>\$125</b>
<b>Total Income</b>	<b>\$135,818</b>
<b><u>Expenses</u></b>	
<b>Administration and Management</b>	<b>\$55,843</b>
<b>Marketing Program</b>	<b>\$72,400</b>
<b>Marketing Shorewood Contribution</b>	<b>\$10,000</b>
<b>Total Expenses</b>	<b>\$138,243</b>

The BID Board will have the authority and responsibility to prioritize expenditures and to revise the district budget as necessary to match the funds actually available. Any funds unspent at the end of 2014 shall be carried over to 2015 and applied against future expenses.

**V. METHOD OF ASSESSMENT**

**A. Assessment Rate and Method**

As of January 1, 2013, the properties in the district had a total BID assessable value of \$100,924,333. This plan proposes to assess the taxable property in the district at a rate of \$1.06 per \$1,000 of assessed value for the purposes of the BID. Appendix A shows the projected BID assessment for each property included in the district.

The principle behind the assessment methodology is that each property owner should contribute to the BID in proportion to the benefit derived from the BID. After consideration of assessment methods, it was determined that the assessed value of a property was the characteristic most directly related to the potential benefit provided by the BID. Therefore, a uniform rate applied on the assessed value of each property was selected as the basic assessment method for the Shorewood BID.

The variables used to determine the regular BID assessments are:

- 1) The total assessed value of each tax key parcel within the district; and
- 2) The specific dollar amount per \$1,000 of the assessed value of each tax key parcel.

#### **B. Excluded and Exempt Property**

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

1) *Sec. 66.1109 (1) (f): The district may 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) *Sec. 66.608 (5) (a): Property known to be used exclusively for residential purposes will not be assessed.*

3) *A property exempt from general real estate taxes have been excluded from the district. Privately owned tax exempt property, which is expected to benefit from district activities, may be asked to make a financial contribution on a voluntary basis.*

#### **VI. VILLAGE ROLE IN DISTRICT OPERATION**

The Village of Shorewood is committed to helping private property owners in the district promote its development. To this end, the Village has played a significant role in the creation of the BID and in the implementation of its operating plan. In particular, the Village will continue to:

- 1) The Community Development Authority of the Village of Shorewood provides funding to the BID for administration and promotion of a Façade Improvement Grant program, business and development recruitment, the Business Incentive Fund, and other initiatives. This is on an annual basis and is reviewed each budget year.
- 2) Monitor and, when appropriate, apply for outside funds, which could be used in support of the district.
- 3) Collect BID assessments; maintain the BID assessments in a segregated account; and disburse the BID assessments to the district.
- 4) Receive annual audits as required per Sec. 66.1109 (3) (c) of the BID law.
- 5) Encourage Milwaukee County, the State of Wisconsin, and other units of government to support the activities of the district.

## VII. BUSINESS IMPROVEMENT DISTRICT BOARD OF DIRECTORS AND STAFF

The Board's primary responsibility will be implementation of this operating plan. The current BID Board of Directors and staff are comprised as follows:

### Board of Directors

- ❖ Tim Ryan, President, *Harleys: The Store for Men*
- ❖ Leonard Sobczak, Vice-President, *Eastmore Real Estate*
- ❖ Becky Reinhardt, Treasurer, *North Shore Bank*
- ❖ Aaron Foley, Secretary, *McDermott, Foley, Wilson, and Johnson LLP*
- ❖ Kate Buttrum, *resident*
- ❖ Pat Linnane, *Village Board Trustee rep*
- ❖ Karen Dean, *Community Development Authority rep*
- ❖ Mike Stoner, *North Star American Bistro*
- ❖ Noah Christensen, *Shorewood Press*
- ❖ Pat Algiers, *Chemistry in Place*
- ❖ Betsy Delich, *Chiropractic Company*
- ❖ Michael O'Brien, *Edward Jones Investments*
- ❖ Liz LeBlanc, *SHOP*
- ❖ Andrew McCabe, *Allstate Insurance Agency*
- ❖ David Price, *Three Lions Pub*

### Staff

- Jim Plaisted, *Executive Director*
- Paula Wheeler, *Marketing Coordinator*
- Lisa Downey, *Event Coordinator*

## IX. FUTURE YEARS' OPERATING PLANS

It is anticipated that the BID will continue to 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 this operating plan.

Section 66.1109 (3) (a) of the BID law requires the BID Board and the Village to annually review and make changes as appropriate in the operating plan. Therefore, while this document outlines in general terms the complete development project, it focuses upon 2014 activities. Information on specific assessed values, budget amounts, and assessment amounts are based on 2013 conditions. Greater detail about subsequent years' activities will be provided in the required annual plan updates. Approval by the Village board of trustees of such operating plan updates shall be conclusive evidence of compliance with this operating plan and the BID law.

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

**X. AMENDMENT, SEVERABILITY, AND EXPANSION**

The BID has been created under the authority of Section 66.1109 of the Statutes of the State of Wisconsin. Should any court find any portion of this statute invalid or unconstitutional, its decision will not invalidate or terminate the BID and this BID operating plan shall be amended to conform to the law without need of re-establishment.

Should the legislature amend the statute to narrow or broaden the process of a BID so as to exclude or include as assessable properties of a certain class or classes of properties, then this BID operating plan may be amended by Village of Shorewood Trustees as and when it conducts its annual review and approval of the operating plan and without necessity to undertake any other act. This is specifically authorized under Sec. 66.1109 (3) (b), Wis. Stats.

Approved  
10/16/2013

Ordinary Income/Expense

Income

Assessment  
CDA  
Bike Race Revenue  
Other Event Revenue  
Reimbursed Expenses  
Other

Total Income

2014

Budget

\$102,693  
\$15,000  
\$15,000  
\$3,000  
\$0  
\$0  
\$135,693

Expense

Administrative

Administrative/Event Assistance  
Audit  
Bank Service Charges  
BiD Management Fee  
Dues and Subscriptions  
Liability Insurance  
Meals  
Office Supplies/Printing  
Constituent Relations  
Seminars  
Postage and Delivery  
Miscellaneous

Total Administrative

\$2,000  
\$700  
\$100  
\$49,193  
\$500  
\$850  
\$500  
\$250  
\$500  
\$500  
\$750  
\$0  
\$55,843

Marketing Programs

Marketing Shorewood  
Director Fees  
Print Advertising  
Business Recruit Materials  
Shorewood Today Magazine  
Writing for Shorewood Magazine  
Newsletter Printing/Annual Report  
Other Marketing and Misc  
Other Marketing Printing  
Postage - Newsletters  
Program Success Measurement  
Bike Race  
Civic Participation  
Other Shopping Events  
Networking Socials/Annual Meeting  
Web Hosting & Updating  
Website redevelopment

Total Marketing Programs

\$10,000  
\$35,000  
\$3,900  
\$500  
\$5,100  
\$1,500  
\$1,000  
\$500  
\$750  
\$350  
\$0  
\$15,000  
\$1,500  
\$4,300  
\$2,000  
\$1,000  
\$0  
\$82,400

Total Expense

\$138,243

Net Ordinary Income

-\$2,550

Other Income

Interest

Net Other Income

\$125  
\$125  
-\$2,425

Carry Over from 2012  
Estimated Net Income 2013  
Total  
Net Income (Loss) 2014

\$47,879  
-\$2,277  
\$45,602  
\$922

**Carry Over to 2015**

**\$46,524**

Appendix A

2014 Shorewood B.I.D. Property Assessments

TAX KEY	ADDRESS	OWNER	GROSS ASSESSMENT	NET USE %	COMMERCIAL ASSESSMENT	BID RATES	REVENUE
240-9974	1100 E CAPITOL DR	COMMUNITY TELEVISION	4,181,600	100.00%	4,181,600	4.3255	\$4,432.56
275-8993	1111 E CAPITOL DR	SummaHealth	1,019,400	100.00%	1,019,400	1.0805	\$1,080.56
240-9977	1200 E CAPITOL DR	KVELY INVESTMENTS	814,200	100.00%	814,200	863.05	\$863.05
275-8999-001	1305 E CAPITOL DR	KONSTANTINE DIMITROPOULOS	1,234,800	100.00%	1,234,800	1,308.68	\$1,308.68
275-1088	1325 E CAPITOL DR	KONSTANTINE DIMITROPOULOS	2,111,700	100.00%	2,111,700	2,238.40	\$2,238.40
240-9983	1330 E CAPITOL DR	EKL INVESTMENTS	604,000	100.00%	604,000	640.24	\$640.24
240-0412	1400 E CAPITOL DR	WILLIAM HO	406,600	100.00%	406,600	431.00	\$431.00
275-1086-001	1409 E CAPITOL DR	WINDERMERE PROPERTIES	1,004,800	100.00%	1,004,800	1,065.05	\$1,065.05
240-0413	1410 E CAPITOL DR	VIRGINIA LITTLE	567,000	100.00%	567,000	601.02	\$601.02
275-1085	1421 E CAPITOL DR	CAP LAINE REALTY	579,500	100.00%	579,500	614.27	\$614.27
275-1084	1425 E CAPITOL DR	MORRIS AVE PROPERTIES	483,400	100.00%	483,400	512.42	\$512.40
275-1083	1431 33 E CAPITOL DR	DOMINION LLC	1,003,300	100.00%	1,003,300	1,067.64	\$1,067.64
275-1082-001	1513 E CAPITOL DR	DAVID ROETTERS	1,041,400	100.00%	1,041,400	1,103.88	\$1,103.88
240-0358	1518 E CAPITOL DR	KATHLEEN FLETCHER	200,000	100.00%	200,000	212.00	\$212.00
240-0359	1520-22 E CAPITOL DR	CAPLAR LLC	195,900	100.00%	195,900	207.65	\$207.65
240-0360	1530 E CAPITOL DR	WELLS FARGO BANK	548,800	100.00%	548,800	581.73	\$581.73
240-0136	1572 E CAPITOL DR	JAMES T BARRY	2,450,000	100.00%	2,450,000	2,597.00	\$2,597.00
240-0101	1602 E CAPITOL DR	SARA LLC	609,900	100.00%	609,900	646.49	\$646.49
240-0020	1700 E CAPITOL DR	MARTIN MERCEN	408,600	100.00%	408,600	433.12	\$433.12
240-0021	1768 E CAPITOL DR	KETH JOHNSON	338,000	100.00%	338,000	358.28	\$358.28
240-0022	1716 E CAPITOL DR	MICHAEL YERUKHIMOVICH	461,500	100.00%	461,500	489.19	\$489.19
276-0730-001	1901 E Capitol Dr	Seton Tower Corp.	1,698,200	100.00%	1,698,200	1,800.09	\$1,800.09
239-0680	1908-26 E CAPITOL DR	AARLEN SEGAL	659,500	100.00%	659,500	699.07	\$699.07
239-0681	1928-32 E CAPITOL DR	GENEVIVE CAHILL	748,100	100.00%	748,100	792.99	\$792.99
276-0762-001	2025 E CAPITOL DR	FERRICK INC	1,209,000	100.00%	1,209,000	1,281.54	\$1,281.54
276-0780	2101 E CAPITOL DR	GOOK B HAN	340,200	100.00%	340,200	360.61	\$360.61
276-0779	2107-09 E CAPITOL DR	DSK LLC	947,100	100.00%	947,100	1,003.93	\$1,003.93
276-0630	2201-13 E CAPITOL DR	CAPITOL & MARYLAND LLC	1,234,000	100.00%	1,234,000	1,308.04	\$1,308.04
276-0605	2219-23 E CAPITOL DR	EDMUND BK YUN	470,000	100.00%	470,000	498.20	\$498.20
276-0577	2317-23 E CAPITOL DR	MICHAEL SCHRAM	602,300	100.00%	602,300	638.44	\$638.44
239-0113	2400 E CAPITOL DR	SHORLINE MARSDALE	385,600	100.00%	385,600	408.74	\$408.74
239-0114	2418 E Capitol Dr.	Joseph and Rose Mary D'Agostino	170,000	100.00%	170,000	180.20	\$180.20
239-0255	2420 E CAPITOL DR	JOSEPH D'AGOSTINO	645,300	100.00%	645,300	684.02	\$684.02
239-0223	2500 E CAPITOL DR	ROSENE LLC	774,300	100.00%	774,300	820.76	\$820.76
239-0222	2510 E CAPITOL DR	2510 CAPITOL RE	587,500	100.00%	587,500	622.75	\$622.75
239-0221	2514-16 E CAPITOL DR	JOEL PECH	292,200	100.00%	292,200	309.73	\$309.73
239-0220	2520-22 E CAPITOL DR	WILLIAM HARGARTEN JR	586,600	100.00%	586,600	621.80	\$621.80
276-0036	2521 E CAPITOL DR	DOWNER MOBIL	747,300	100.00%	747,300	792.14	\$792.14
276-0555-001	3508-14 N OAKLAND AVE	KONSTANTINE DIMITROPOULOS	1,680,000	100.00%	1,680,000	1,780.80	\$1,780.80
276-0556	3524-20 N OAKLAND AVE	WILLIAM HO	958,200	100.00%	958,200	1,015.69	\$1,015.69
275-1180	3547-59 N OAKLAND AVE	MILTON KATZ	3,000,000	100.00%	3,000,000	3,180.00	\$3,180.00
275-1181	3575 N OAKLAND AVE	LAKWOOD FINANCIAL	1,800,000	20.00%	299,985	317.98	\$317.98
276-0170	3592-96 N OAKLAND AVE	DOOR PROP LLC	562,000	100.00%	562,000	595.72	\$595.72
276-0185	3600 N OAKLAND AVE	SIK KIN NG	899,100	100.00%	899,100	953.05	\$953.05
275-1026	3601 N OAKLAND AVE	DR JS BONE GARDEN	997,400	100.00%	997,400	1,057.24	\$1,057.24
276-0186	3610 N OAKLAND AVE	3610 N OAKLAND LLC	426,000	100.00%	426,000	451.56	\$451.56
276-0187	3624 N OAKLAND AVE	BEG ENTERPRISES	435,000	100.00%	435,000	461.10	\$461.10
275-1150	3723 N Oakland Ave	Bay Shore Vei	319,300	100.00%	319,300	338.46	\$338.46
275-1120	3801-13 N OAKLAND AVE	BORIS GOLDBERG	994,200	100.00%	994,200	1,053.85	\$1,053.85
276-0031-176	3840 N OAKLAND AVE #176	CHAD NOVASIC	226,000	100.00%	226,000	239.56	\$239.56

2013 Assessment for 2014 BID Revenue

1.06

10,000.00

REVENUE

BID

0

0

ASSESSMENT

USE %

COMMERCIAL

ASSESSMENT

1.06

10,000.00

REVENUE

BID

0

0

ASSESSMENT

USE %

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ASSESSMENT

USE %

COMMERCIAL

ASSESSMENT

1.06

10,000.00

REVENUE

BID

0

0

275-8991	3500 N. Sherman	James Pat	767,800	100.00%	767,800	0.00
276-0576	3551-55 N PROSPECT AVE	SCOTT ST PETER	400,000	100.00%	400,000	424.00
276-0765	3555 N MURRAY AVE	EASTMORE	297,800	100.00%	297,800	315.67
276-0749-006	3570 N OAKLAND AVE	W ROBINSON FAMIL	4,529,300	100.00%	4,529,300	4,801.06
240-0017	4000 N WILSON DR	REHMAN PROPERTY LLC	548,400	100.00%	548,400	581.30
239-0576	4000-06 N OAKLAND AVE	1800 E CAPITOL DR LLC	1,527,400	100.00%	1,527,400	1,619.04
239-0219	4001 N DOWNER AVE	WILLIAM QUANT	738,300	100.00%	738,300	782.60
240-0023	4009-15 N OAKLAND AVE	NS APTS LLC	3,189,000	100.00%	3,189,000	3,380.34
239-0675	4010-14 N OAKLAND AVE	CARILLA AVERY	937,800	100.00%	937,800	994.07
239-0574	4010-22 N OAKLAND AVE	OAKLAND AVENUE LLC	670,800	100.00%	670,800	711.05
240-0024	4020 N OAKLAND AVE	SENDERS II LLC	723,000	100.00%	723,000	766.38
240-0025	4021 N OAKLAND AVE	SENDERS I LLC	879,200	100.00%	879,200	931.95
240-0026	4027 N OAKLAND AVE (LOT)	SENDERS III LLC	0	100.00%	0	0.00
239-0647	4042-46 N OAKLAND AVE	HACKBARTH COMMERCIAL LLC	774,000	100.00%	774,000	820.44
240-9978	4057 N WILSON	WILSON DEV GROUP	2,581,600	100.00%	2,581,600	2,736.50
239-0645	4060 N OAKLAND AVE	NOAH CHRISTENSEN	522,900	100.00%	522,900	554.27
240-0044	4081 N OAKLAND AVE	OAKLAND AVE PROP LP	2,029,000	100.00%	2,029,000	2,150.74
240-0045-002	4095-97 N OAKLAND AVE	ROUNDYS	340,500	100.00%	340,500	360.93
240-0046	4097- N OAKLAND AVE (LOT)	ROUNDYS	990,300	100.00%	990,300	1,049.72
239-0565-001	4106-14 N OAKLAND AVE	JOHN OGDEN	2,534,600	100.00%	2,534,600	2,792.68
239-0378	4144 N OAKLAND AVE	PALMETTO	321,600	100.00%	321,600	340.90
240-0053	4145 N OAKLAND AVE	OAKLAND AVE PROP LP	3,031,700	100.00%	3,031,700	3,213.60
240-0054	4145 N OAKLAND AVE (LOT)	ROUNDYS	226,000	100.00%	226,000	239.56
239-0379	4156-66 N OAKLAND AVE	PALMETTO	1,117,100	100.00%	1,117,100	1,184.13
239-0380	4170 N OAKLAND LLC	TFC BANK	500,000	100.00%	500,000	530.00
240-9994-001	4201-15 N OAKLAND AVE	TFC BANK	999,000	100.00%	999,000	1,058.94
239-0309	4230 N OAKLAND AVE	FREDERIC WEIN	315,000	100.00%	315,000	333.90
240-9996	4231 N OAKLAND AVE	BV SHOREWOOD LLC	880,000	100.00%	880,000	932.80
239-0291	4300 N OAKLAND AVE	DONALD CARLSON	408,500	100.00%	408,500	433.01
240-9997	4301 N OAKLAND AVE	BLANKENSTEIN ENTERPR	948,300	100.00%	948,300	1,005.20
239-0292-001	4312-34 N OAKLAND AVE	AUNT PEGS OAKLAND LLC	1,730,000	100.00%	1,730,000	1,833.80
240-0188	4413-17 N OAKLAND AVE	BLACKBIRD MERCHANTILE	310,000	100.00%	310,000	328.60
239-0154	4414 N OAKLAND AVE	NORTH SHORE BANK	1,600,000	100.00%	1,600,000	1,696.00
240-0187	4419 N OAKLAND AVE	THOMAS KUHN	555,800	100.00%	555,800	589.15
240-0186	4425-29 N OAKLAND AVE	MARQUIS LLC	489,800	100.00%	489,800	519.19
240-0185-001	4433-39 N OAKLAND AVE	RALPH HOFFMAN	741,000	100.00%	741,000	785.46
236-9992	4447 N OAKLAND AVE	JAMES MAGESTRO	482,200	100.00%	482,200	511.13
236-9993	4449-53 N OAKLAND AVE	LORI GENSCH	370,600	100.00%	370,600	392.84
236-0004	4465 N OAKLAND AVE	JOSEPH WLRICH	722,300	100.00%	722,300	765.64
238-0002-001	4477-79 N OAKLAND AVE	BK OAKLAND	585,000	100.00%	585,000	620.10
237-0230	4484 N OAKLAND AVE	PETER GRAYMOLL	404,900	100.00%	404,900	429.15
237-0231	4488-92 N OAKLAND AVE	4488 LLC	799,500	100.00%	799,500	847.47
236-0610	4493 N OAKLAND AVE	VALUIS LLC	1,000,000	100.00%	1,000,000	1,060.00
236-0611	4495 N OAKLAND AVE	MET-SPEC LLC	929,000	100.00%	929,000	984.74
237-0232	4496 N OAKLAND AVE	TIM WICK	415,200	100.00%	415,200	440.11
236-0173	4501-03 N OAKLAND AVE	DONALD WEISNER	225,000	100.00%	225,000	238.50
236-0172	4507 N OAKLAND AVE	LORENZO DRAGHICCO	176,500	100.00%	176,500	187.09
236-0171	4511-17 N OAKLAND AVE	STEVEN ELKIND	1,150,000	100.00%	1,150,000	1,219.00
237-0233-001	4514 N OAKLAND AVE	EXCHEQUER	7,000,000	22.40%	1,680,000	1,780.80
236-0250	4559 N OAKLAND AVE	SHWD GROUP GEN PART	1,690,900	100.00%	1,690,900	1,792.35
236-0205	4601 N OAKLAND AVE	BGB REAL ESTATE LLLC	1,050,000	100.00%	1,050,000	1,113.00
236-0304	4611 N OAKLAND AVE	DAVID HICKEY	105,500	100.00%	105,500	111.83
239-0646	4650 N OAKLAND AVE	School of Rock LLC	520,000	100.00%	520,000	551.20
236-0167	4541 N OAKLAND AVE	Make Kelp/Wired Properties	5,729,300	17.40%	998,898	1,056.71

\$102,693.06