

**TAX INCREMENT DISTRICT
NUMBER 16:**

MILITARY AVENUE REVITALIZATION

PROJECT PLAN

**CITY OF GREEN BAY, WISCONSIN
JUNE 2007**

CONTENTS	PAGE
Introduction.....	1
Description of District.....	2
Map One – Location.....	3
Map Two – District Boundary.....	4
Map Three – Zoning.....	5
Map Four – Land Use.....	6
Map Five – Blighted Properties.....	7
Map Six – Proposed Projects.....	8
Project Plan.....	9
Table 1 – TID 16 – Current Zoning by Area.....	2
Table 2 – Projected Tax Revenues from Primary Projects.....	12
Table 3 – Public Investment Summary.....	14
Appendix A – Legal Description of TID 16	
Appendix B – Owner & Assessed Value Data	
Appendix C – Blighted Parcels	
Appendix D – Projected TID Revenues	

INTRODUCTION

As the City of Green Bay's population and economy continue to grow, outward pressure on the existing city limits will increase. Municipalities border the City to the south and much of the west, and the Bay restricts outward growth to the north. To continue to experience balanced growth, new development on the east side needs to be matched by infill development and redevelopment growth on the west side. As the City continues to mature, this balance will provide residents throughout the City with stable property values, easy access to a variety of goods and services, and a quality of life that supports strong neighborhoods and pride in ownership.

The Military Avenue corridor, located on the west side of Green Bay, is a heavily traveled commercial corridor that is surrounded by dense neighborhoods. Many of the businesses located in this area are locally owned and operated and are supported both locally and regionally. While commerce along Military Avenue remains strong, several of the properties in the area have been determined by definition to be blighted. Much of the blight identified along Military Avenue is a result of underutilization of property or vacancies. The City of Green Bay Economic Development and Planning departments have been working with a 14-member Steering Committee, consisting of various business and property owners, to develop a plan to improve the area through public and private improvements, marketing, and economic development.

One of the economic development policies recommended in the Green Bay Smart Growth 2022 Comprehensive Plan states that the City should "support revitalization of aging commercial areas along Military Avenue..." The Plan refers to Military Avenue "as the location for a majority of the City's post-war commercial development, this four to five-lane minor arterial presents a wide variety of dated suburban sprawl development." The Plan goes on to state that "commercial strips are lined with utility poles, pylon signs, highway lighting, and large parking lots, resulting in an inhospitable environment for pedestrians and other users." The advisory committee that guided the comprehensive planning process designated Military Avenue as a parkway, "to be redesigned with a greater degree of landscaping, sidewalks, bicycle lanes or paths, and decorative lighting."

A primary tool used to accomplish the City's redevelopment goals is Tax Increment Financing (TIF). The following Project Plan for Tax Increment District (TID) 16 is prepared in accordance with Wisconsin Statute 66.1105(4)(f) and describes in detail how the proposed infrastructure projects will be implemented. Each public improvement proposed in this Project Plan encourages private investment. Public-private participation will help determine complimentary land uses, maximize property values, and prevent and eliminate deteriorating conditions. These improvements along the Military Avenue corridor will benefit not only the residents of Green Bay, but also residents of Brown County, northeast Wisconsin, and the entire state.

DESCRIPTION OF DISTRICT

I. Regional Location

Tax Increment District 16 is located on the west side of Green Bay. Langlade Avenue to the south and Bond Street to the north create the borders for TID 16. The District encompasses nearly all the properties fronting Military Avenue on both sides of the road between these two boundaries. Additional properties fronting intersecting streets, such as Mason Street and Shawano Avenue, have also been included in TID 16. Map One shows where TID 16 is located within the City of Green Bay.

II. Tax Incremental District Boundary

The boundaries for TID Number 16 are provided on Map Two. The legal description for the District is included as Appendix A.

III. General Make-up

The TID includes 151 parcels, or 153.26 total acres, and represents 7 zoning classifications. Map 3 delineates these different zoning districts and Map 4 illustrates the existing land uses in the District. See Table 1 below for a breakdown of each zoning district, by total area of district:

Table 1: TID 16 – Current Zoning by Area

<i>Zone</i>	<i>Area</i>	<i>Zone</i>	<i>Area</i>
C1 - Commercial	61.8%	C2 - Commercial	3.7%
C3 - Commercial	20.6%	R3 - Residential	0.8%
OR - Office/Residential	8.6%	LI - Light Industrial	0.2%
R1 - Residential	4.3%		

A list of all parcel numbers, addresses, and assessed values for all parcels within the TID is included as Appendix B.

IV. Blight Criteria

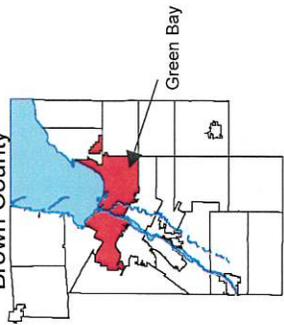
According to State of Wisconsin Tax Increment Law, for an area to be designated a Tax Increment District, no less than 50% by area, of real property within the district must be blighted, in need of rehabilitation or conservation, or suitable for industrial or mixed used sites. In TID 16, 60% of the parcels representing 65% of the total area are by definition blighted. TID 16 meets these statutory criteria. Map six shows the blighted parcels and Appendix C lists the parcel numbers and their blight designation.



State of Wisconsin



Brown County

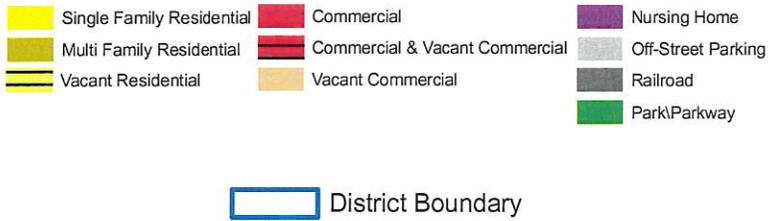


This is a compilation of records and data located in various Brown County and City of Green Bay offices and is to be used for reference purposes only. The City of Green Bay is not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied. Map prepared by City of Green Bay Planning Department. M.H., March 2007.

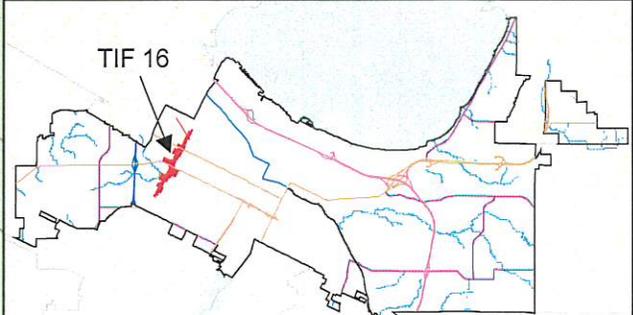
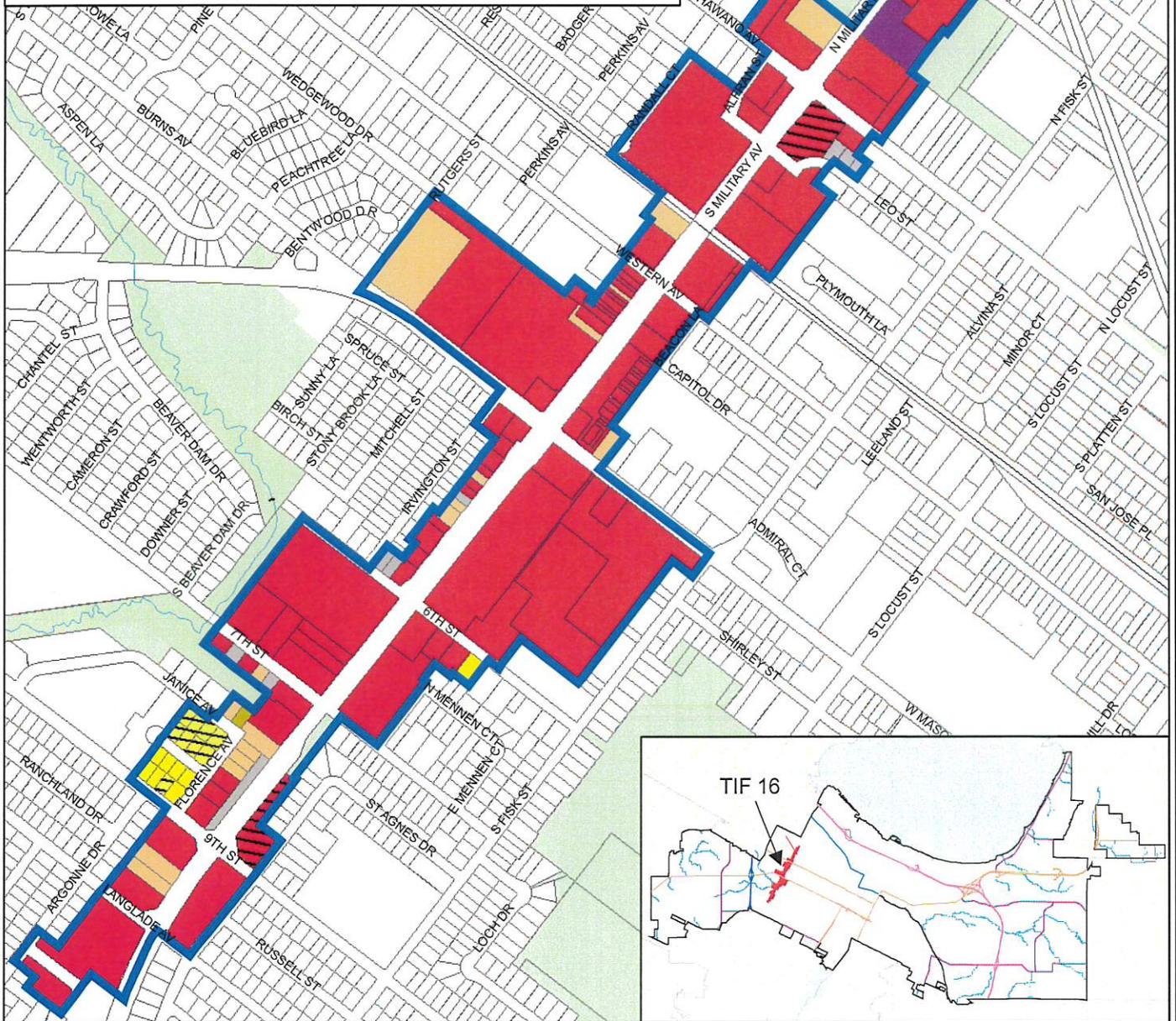
City of Green Bay
Tax Increment Finance District 16
Map 1. General Boundary Area

City of Green Bay Tax Increment Finance District 16

Map 4. Land Use



This is a compilation of records and data located in various City of Green Bay offices and is to be used for reference purposes only. The City of Green Bay is not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied. Map prepared by City of Green Bay Planning Department. M.H. March 2007.



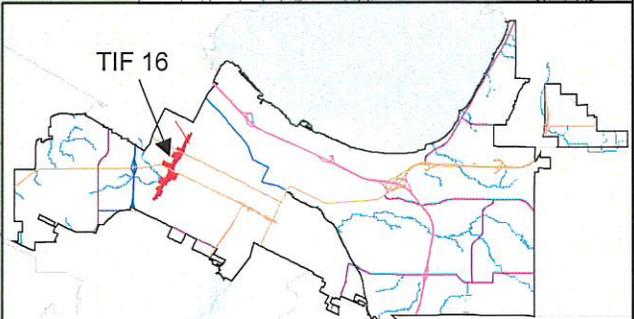
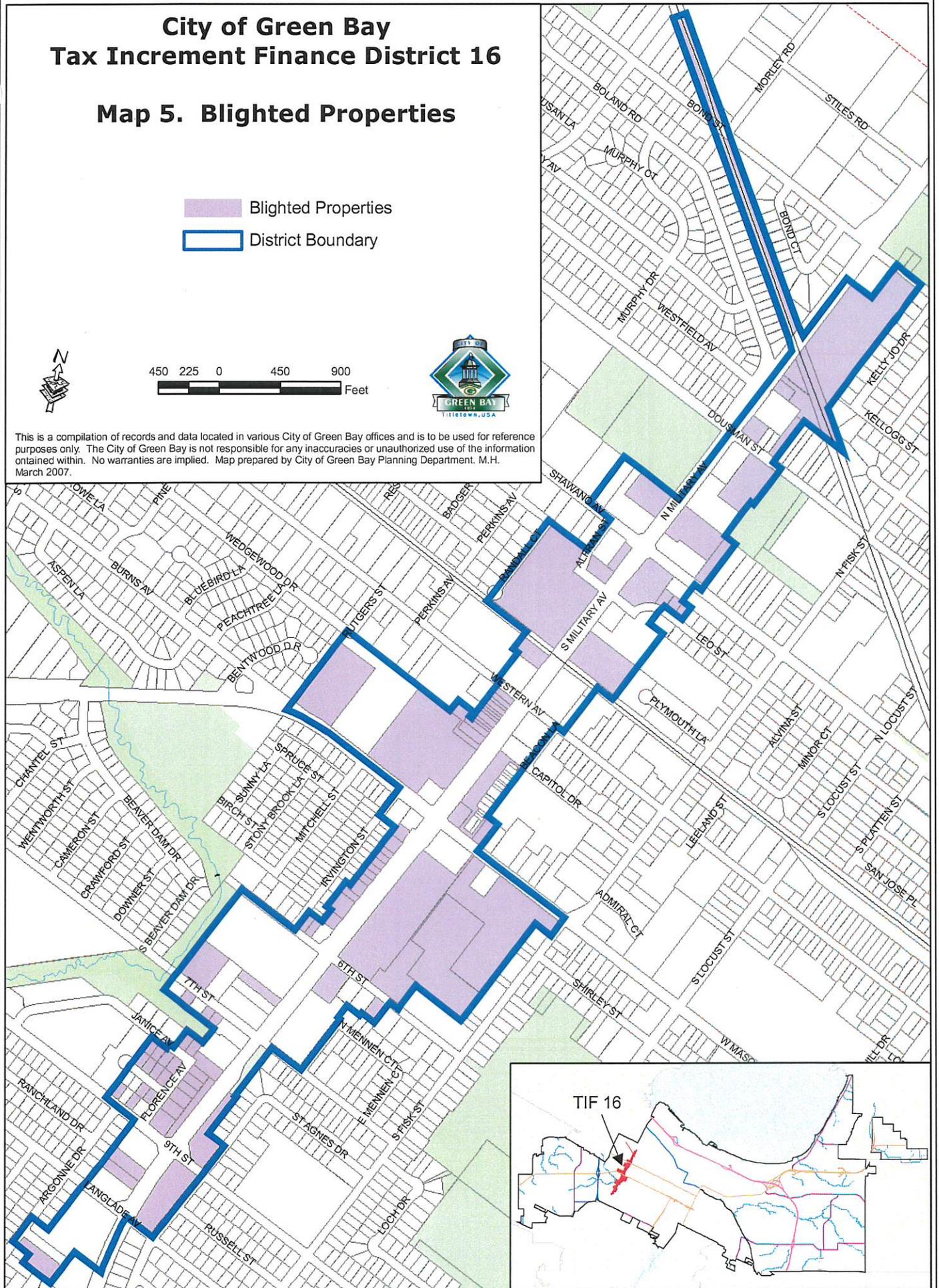
City of Green Bay Tax Increment Finance District 16

Map 5. Blighted Properties

-  Blighted Properties
-  District Boundary



This is a compilation of records and data located in various City of Green Bay offices and is to be used for reference purposes only. The City of Green Bay is not responsible for any inaccuracies or unauthorized use of the information obtained within. No warranties are implied. Map prepared by City of Green Bay Planning Department. M.H. March 2007.



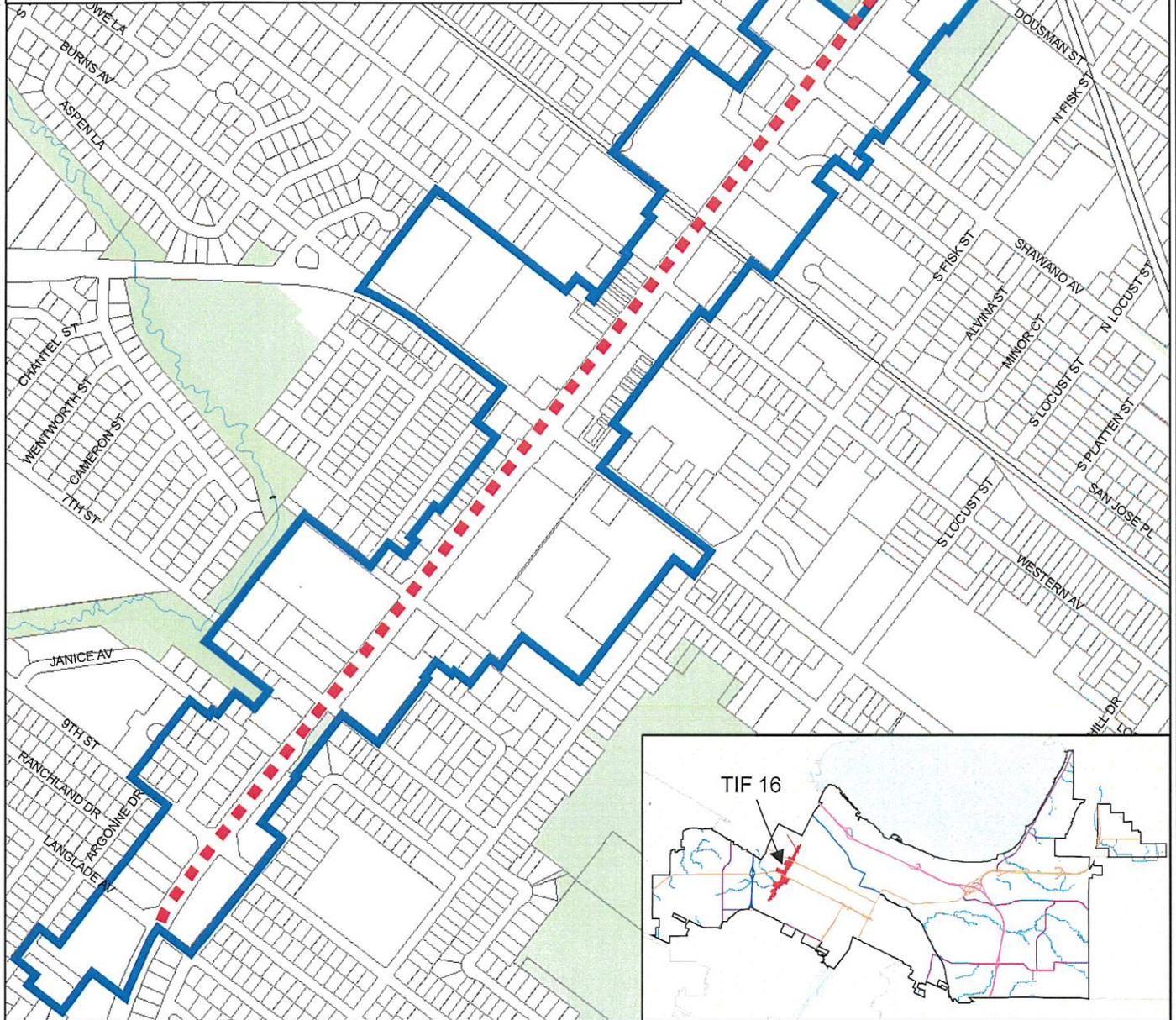
City of Green Bay Tax Increment Finance District 16

Map 6. Proposed Projects

-  Military Avenue Reconstruction and Streetscape Improvements
- * See Text for District-Wide Improvements
-  District Boundary



This is a compilation of records and data located in various City of Green Bay offices and is to be used for reference purposes only. The City of Green Bay is not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied. Map prepared by City of Green Bay Planning Department, M.H. April 2007.



PROJECT PLAN

A. Statement listing the kind, number, and location of all proposed public works or improvements.

Summarized below are the public works related improvements proposed as part of TID 16. All the proposed improvements were given consideration in order to maximize development possibilities and remedy the underutilization of properties in the District. The proposed improvements will enhance the economic viability of the District, improve pedestrian access and safety, and provide public amenities to beautify the commercial corridor.

Improvement #1: Infrastructure

Location: Military Avenue from Langlade Avenue to Dousman Street.

Description: Reconstruct Military Avenue and include streetscape amenities that will enhance the commercial and customer appeal of the area. The streetscape will include design elements that accommodate pedestrian traffic and incorporate landscaping features throughout the District.

- Reconstruct approximately 1.4 miles of Military Avenue.
- Incorporate improved pedestrian features.
- Replace street lighting throughout project area.
- Install new traffic and pedestrian signals.
- Relocate utility poles.
- Improve landscaping both in median and in terraces.
- Relocate and improve railroad signals.

Improvement #2: District Signage and Identification

Location: District-wide

Description: Establish Military Avenue as a destination-shopping district.

- Design and purchase district identification logo to be displayed on banners and wayfinding signage throughout the district.
- Design and construct a Military Avenue Shopping District monument/marker near the intersection of Military Avenue and Lombardi Avenue.
- Install Military Shopping District signage along nearby heavily traveled corridors (e.g. HWY 41, Lombardi Ave., Velp Ave.).
- Gateway and district-wide signage may include, but not be limited to, sculptures, banners, flags, signage, and monuments.

Improvement #3: District Administration, Promotion, and Marketing Activities

Location: District-wide

Description: Promote and market the district to both consumers and developers to encourage private investment and property tax growth. By supporting both local and regional marketing efforts, the District will be widely recognized as a competitive shopping district.

- Financial support to future Business Improvement District (BID) formed by property owners in the district.
- Promote and market the district to specific businesses through direct contact and direct mailings.
- See description of Improvement #2.

Improvement #4: Parcel Assemblage, Property Acquisition, and Site Preparation

Location: District-wide

Description: Acquire property, relocate occupants, assemble parcels, and prepare sites to expedite redevelopment on underutilized properties.

Improvement #5: Loans and/or Grants to Businesses and Developers

Location: District-wide

Description: Loans and grants will be made available to property owners and developers who make improvements that are in accordance with the objectives of this plan.

B. Economic Feasibility

Under Wisconsin Tax Increment Law, the property taxes paid each year on the increase in equalized value of the TID may be used by the City to pay the costs of redevelopment projects in the District. The increase in value is determined by taking the District's current value and deducting the value of the District when the District was created (base value). All taxes levied upon the incremental (or increased) value by the City, School District, County, and Vocational School District are allocated to the City for direct payment of project costs or the payment of debt service on bonds used to finance the project costs.

All project expenditures must be made within 22 years of the creation of the TID, with a possible three-year extension. Tax increments may be received until project costs are recovered or for no longer than 27 years, with a possible three-year extension.

Green Bay Market

The City of Green Bay is a regional hub of commerce that serves all of the Brown County Metropolitan Statistical Area, Northeast Wisconsin, and the Upper Peninsula of Michigan. The City has historically experienced strong manufacturing and industrial sectors and these sectors continue to provide the area with a strong economic base. Recently, the Green Bay economy has seen the healthcare and banking sectors flourish and become more dominant players in the regional economy. This diversification has led to several new employment opportunities and developments throughout the City.

The City of Green Bay has transportation infrastructure that includes interstate, rail, and deep port access, several institutes of higher education represented throughout the City, and a growing population that is both skilled and educated. With competitive advantages such as these, recent economic trends are expected to continue as more businesses recognize the advantages of doing business in Green Bay.

TIF Capacity Analysis

Wisconsin statute 66.1105 (4) (gm) 4.c. establishes a 12 percent limit on the equalized property value that may be located within all TIDs within a municipality. The method for determining this limit is defined by above statute. The equalized value of all the taxable property in TID 16, plus the value of the increment in all existing districts does not exceed 12 percent of the total equalized value of the taxable property within the City. Using this method, the City of Green Bay's capacity is as follows:

Tax Incremental Finance Capacity Analysis August 2006

Total Equalized Value of the City of Green Bay	\$6,144,755,300
Maximum TIF Capacity (12% of City Value)	737,370,636
Total Increment Value within Existing TIDs 5,6,7,8,9,10,11,12, & 13*	134,024,100
Present Capacity for Future TIF Districts	603,346,536

** Value for TID 14 will be posted 8/15/07*

Capacity for creation of TID 16 in the City of Green Bay is more than satisfactory.

Projection of Future Tax Increments

This TID Plan anticipates a number of projects being implemented over the first 22 years of the tax incremental financing life (see table 2). Not only will all projects contribute to stabilizing property values throughout the life of the TID, but these projects will also enhance property values by creating a viable commercial district. Stable and increasing values will ensure the growth of tax base, which in turn will allow the City to repay the debt used to finance public improvements.

Planned private investment resulting from the creation of TID 16 was estimated to calculate the projected tax increments in the District. This estimate is separated into primary and secondary TID projects. Primary projects include all planned projects that expect to be completed within the twenty-two year timeline, with a possible three-year extension. Secondary TID projects are those that could possibly be completed anytime during the life of the TID. Secondary projects have the potential to provide TID revenues capable of supporting additional TIF borrowing. The probability of the primary projects being completed is good. Some of the projects have been defined and developers have begun preliminary project design work. The secondary projects are more speculative in nature and no specific developer has been identified. While the list of projects is comprehensive, it is by no means exclusive. Should additional opportunities arise, the City may elect to conduct additional TIF funded activities within the District.

Primary Projects

Infrastructure improvements and marketing activities will improve the Military Avenue corridor and make it an economically viable and competitive shopping district. Projected private investment resulting from these activities will create an estimated increase in equalized value of \$26,503,449 by the end of year ten (2016). Tax increment expected from the projects is as follows:

Table 2: Projected TID 16 Tax Revenues from Primary Projects

Year	Value Date	TIF District Value	TIF Rate	Tax Revenue
1	2007		\$21.16	\$0
2	2008	\$2,000,000	\$20.74	\$0
3	2009	\$3,860,000	\$20.33	\$41,483
4	2010	\$5,775,800	\$19.92	\$78,461
5	2011	\$7,749,074	\$19.52	\$78,461
6	2012	\$11,281,546	\$19.13	\$115,055
7	2013	\$14,919,993	\$18.75	\$151,276
8	2014	\$18,667,592	\$18.37	\$215,832
9	2015	\$22,527,620	\$18.01	\$279,731
10	2016	\$26,503,449	\$17.65	\$342,994
11	2017	\$30,598,552	\$17.29	\$405,639
12	2018	\$32,316,509	\$16.95	\$467,685
13	2019	\$34,086,004	\$16.61	\$529,149
14	2020	\$35,908,584	\$16.28	\$547,681
15	2021	\$37,785,842	\$15.95	\$566,116
16	2022	\$39,719,417	\$15.63	\$584,458
17	2023	\$41,710,999	\$15.32	\$602,713
18	2024	\$43,762,329	\$15.01	\$620,883
19	2025	\$45,875,199	\$14.71	\$638,975
20	2026	\$48,051,455	\$14.42	\$656,992
21	2027	\$50,292,999	\$14.13	\$674,937
22	2028	\$52,601,789	\$13.85	\$692,816
23	2029	\$54,979,843	\$13.57	\$710,633
24	2030	\$57,429,238	\$13.30	\$728,390

Appendix D provides a spreadsheet with projected revenue for the TID with the assumption that the primary TID projects are the only new development. Using the following assumptions, TIF will support the public expenditures and improvements required for these projects and result in substantial redevelopment throughout the District.

TID Pro-Forma Assumptions:

1. Property tax revenues are expected to grow 3% annually.
2. The primary projects will add over \$57 million in equalized value over the life of the TID.
3. Total tax increment assumes a total tax levy of current mill rate of \$21.16 per \$1,000 of assessed value decreasing by 2% every year.
4. Projected TID value includes \$800,000 annual appreciation of the base value.
5. Bond interest is estimated at 5.5%.

Secondary Projects

To ensure TID 16 tax increments are adequate to support the public costs for any proposed secondary TID project activities, future public projects will be implemented (and related costs incurred) once it is determined that private taxable investment is sufficient to generate tax increment capable of paying or repaying debt for the public projects outlined in this plan. Because of their speculative nature, no secondary projects were included as part of the projected tax revenues listed above.

C. Description of the Methods of Financing All Estimated Project Costs and Time When the Costs or Monetary Obligations Will be Incurred

The City may use a variety of financing methods to implement the proposed projects in TID 16. This may include, but not be limited to the following financing methods; redevelopment bonds, lease-revenue bonds, general obligation bonds, and also receive donation of surplus revenues from TIDs 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, and proposed TID 15. To reduce public borrowing and allow for rapid closeout of TID 16, the City may apply for grants, if such opportunities become available.

As can be reasonably determined from the data contained in Appendix D, the District will be sufficiently funded to complete the proposed projects before the legal termination of the district. Secondary projects, not outlined as part of this Plan, are expected to increase the incremental value of TID 16. Distribution of any surplus funds will be made in accordance with State statutes.

Financial audits will be done in accordance with Wisconsin State Statutes, Section 66.46 and all other applicable sections.

D. Detailed Listing of Project Costs

Table 3 provides a listing of the estimated public improvement costs in 2007 dollars that TIF will support. Project locations can be found on Map 6. It is anticipated that the City may elect to expend funds each year for the first 22 years on project administration, which could include salaries and fringe benefits, management, maintenance, and marketing of the TID, expenses related to the issuance of bonds, loans and/or grants to businesses, as well as donation of surplus revenue to TIDs 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, and proposed TID 15.

TABLE 3: Public Investment Summary

Project	Location	TIF Cost	Projected Date
Military Avenue Reconstruction & Streetscape Improvements	Map 6	\$3,500,000	2009 - 2010
District Signage & Identification	District-wide	300,000	Ongoing
District Administration, Promotion, & Marketing Activities	District-wide	300,000	Ongoing
Parcel Assemblage, Property Acquisition, and Site Preparation	District-wide	500,000	Ongoing
Loans and/or Grants to Businesses and Developers	District-wide	<u>1,000,000</u>	Ongoing
PROJECT TOTAL		\$5,600,000	
* It is anticipated that positive cash balances will be applied to finance eligible project costs in addition to possibly bonding to cover improvement costs.			

E. Promotion of Orderly Growth

The TID 16 Plan has been developed in compliance with several planning documents, all of which were prepared to guide orderly development within the City of Green Bay and Brown County. The 2003 Green Bay Comprehensive Plan, for example, identifies Military Avenue as a target area for redevelopment. Additionally, the Brown County "Comprehensive Land Use/Transportation Plan: 2020" states that TIF should be used to redevelop aging commercial centers in the City. The appropriate elected bodies have

formally adopted these documents following extensive input from residents. Documents such as those referenced above are intended to guide the physical and economic growth of a community and therefore, TID 16 promotes orderly and consistent growth.

F. Proposed Changes to Zoning Ordinance, Master Plans, Official Maps, Building Codes, and City Ordinances.

The regulatory documents reviewed with respect to the projects proposed with this plan are as follows:

- City of Green Bay 2022 Smart Growth Comprehensive Plan
- City of Green Bay Official Map
- City of Green Bay Zoning Ordinance
- City of Green Bay Building Codes

Summarized below are the findings.

City of Green Bay 2022 Smart Growth Comprehensive Plan

The City of Green Bay updated its Comprehensive Plan in 2003. The planned uses and projects in TID 16 are consistent with the goals and objectives outlined in this document.

City of Green Bay Official Map

All streets included in this plan are included on the Official Map for the City of Green Bay as adopted subdivisions. No major changes are expected; however, if redevelopment projects warrant changes, the City will take the required procedural actions to review such amendments.

City of Green Bay Zoning Ordinance

Areas within TID 16 will require Planned Unit Commercial Developments (PUCD) per section 1900 of the City of Green Bay zoning code. The standards that will be used in the PUCD zoning districts will be consistent with the City of Green Bay Comprehensive Plan. The PUCD districts may include the following:

1. A PUCD is to be used to identify mixed-use developments
2. Future nonresidential development and redevelopment uses shall be established on a project-by-project basis and governed by PUCD District requirements.
3. The Planning Director may approve nonresidential development not specifically identified in the Comprehensive Plan pursuant to existing zoning regulations following review.
4. Lot area, density, setback, parking, and similar requirements shall be regulated pursuant to existing zoning regulations unless specifically addressed within a project plan as part of a PUCD.

City of Green Bay Building Codes

Building codes for the City of Green Bay will not be changed to accommodate TID 16 activities.

G. Non-Project Costs

In the event TID 16 has sufficient revenues to pay for all incurred project costs and sufficient surplus revenues to pay for some or all eligible costs in other municipal redevelopment TIDs, TID 16 may become a donor TID for TIDs 5,6,7,8, 9,10,11,12,13,14, and proposed TID 15.

H. Proposed Method for Relocation of Any Persons to be Displaced

The City of Green Bay will provide relocation benefits and assistance to the extent necessary as required by Wisconsin Statutes Chapter 32. Generally, relocation occurs where a person or business is displaced from real property as a direct result of eminent domain proceedings commenced by the City of Green Bay against the subject property. The City of Green Bay's acquisition/relocation specialists will provide relocation services with funds provided through TIF, the City of Green Bay, or the City of Green Bay Redevelopment Authority.

DESCRIPTION OF T.I.F.D. NUMBER 16 BOUNDARY – MILITARY AVENUE

That part of the City of Green Bay, Brown County, Wisconsin described as follows:

Commencing at the northwest corner of Lot 97, Fort Howard Military Reserve;

thence S64°-01'-09" E, 272.26 feet along the north line of said Lot 97, Fort Howard Military Reserve to the northerly extension of the east line of Lot 1, Brown County Certified Survey Map Number 5411 as recorded in Volume 35 of Certified Survey Maps page 248 and the point of beginning;

thence continuing along said north line of Lot 97, Fort Howard Military Reserve, S64°-01'-09"E, 232.79 feet to the northerly extension of the east line of Lot 1, Brown County Certified Survey Map Number 1634 as recorded in Volume 6 of Certified Survey Maps page 473;

thence S25°-43'-48" W, 1139.17 feet along said east line of Lot 1, Certified Survey Map Number 1634 and the extension thereof to the north right-of-way line of the Wisconsin Central Ltd. railroad right-of-way;

thence S31°-44'-55" E, 343.43 feet along said north right-of-way line of the Wisconsin Central Ltd. railroad right-of-way to the north line of Lot 31, Dousman and Elmore's Second Addition;

thence N64°-09'-05" W, 370.96 feet along the north line of Lots 31 and 32, Dousman and Elmore's Second Addition to the northeast corner of Lot 33 said Dousman and Elmore's Second Addition;

thence S25°-45'-01" W, 377.36 feet along the east line of said Lot 33, Dousman and Elmore's Second Addition and the southerly extension thereof to the centerline of Dousman Street;

thence S64°-08'-29" E, 74.77 feet along said centerline of Dousman Street to a point on the northerly extension of the east line of Lot 2, Brown County Certified Survey Map Number 6689 as recorded in Volume 44 of Certified Survey Maps page 347;

thence S25°-45'-26" W, 333.00 feet along the east line of said Lot 1, Certified Survey Map Number 6689;

thence N64°-08'-29" W, 30.00 feet;

thence continuing along said east line of Lot 1, Certified Survey Map Number 6689 and the southerly extension thereof S25°-45'-26" W, 312.78 feet to a point on the north line of Private Claim Number 1, West Side of the Fox River;

thence S63°-51'-11" E, 100.08 feet along said north line of Private Claim Number 1, to the northeast corner of the Parcel described in Brown County Document Number 287265 as recorded in Volume 241 of Deeds page 116;

thence S25°-58'-21" W, 421.78 feet along the east line of said document Number 287265 and the extension thereof to a point on the centerline of Shawano Avenue;

thence N64°-07'-45" W, 60.50 feet along said centerline of Shawano Avenue to a point on the northerly extension of the east line of Lot 14, Block 1, Evrard Plat;

thence S25°-44'-05" W, 150.12 feet along said east line of Lot 14, Block 1, Evrard Plat and the extension thereof to the southeast corner of said Lot 14, Block 1;

thence S64°-07'-54" E, 82.00 feet along the south line of Lot 15, Block 1, Evrard Plat, to the southeast corner of said Lot 15, Block 1;

APPENDIX A

thence S25°-44'-05" W, 110.01 feet along the east line of Lot 10, Block 1, Evrard Plat to the southeast corner of said Lot 10;

thence N64°-07'-54" W, 140.93 feet along the south line of Lots 10 and 11, Block 1, Evrard Plat;

thence northwesterly along the arc of a 225.00 foot radius curve to the left 23.11 feet said curve having a chord which bears N67°-05'-20" W, 23.09 feet along the south line of Lot 11, Block 1, Evrard Plat, to the southwest corner of said Lot 11, Block 1, Evrard Plat;

thence S36°-38'-43" W, 63.66 feet to the northwest corner of Lot 11, Block 2, Evrard Plat;

thence S25°-44'-05" W, 107.66 feet along the west line of said Lot 11, Block 2, Evrard Plat to the southwest corner of said Lot 11, Block 2, Evrard Plat;

thence S64°-07'-55" E, 125.66 feet along the south line of Lots 11 and 10, Block 2, Evrard Plat to the northeast corner of Lot B, Certified Survey Map Number 531, as recorded in Volume 2 of Certified Survey Maps page 361;

thence S25°-46'-28" W, 303.10 feet along the east line of said Lot B, Certified Survey Map Number 531, to the southeast corner of Lot C, said Certified Survey Map Number 531, also being the northeast corner of the Parcel described in Brown County Document Number 2125955;

thence S25°-41'-29" W, 301.86 feet along the east line of said Document Number 2125955 and the extension thereof to a point on the centerline of the Wisconsin Central Ltd. railroad right-of-way;

thence N63°-55'-33" W, 144.35 feet along said centerline of the Wisconsin Central Ltd. railroad right-of-way to a point on the northerly extension of the west line of the east 155 feet of Parcel A, Brown County Certified Survey Map Number 56 as recorded in Volume 1 of Certified Survey Maps page 51;

thence S25°-54'-07" W, 413.77 feet along said west line of the east 155 feet of Parcel A, Certified Survey Map Number 56 to a point on the centerline of Western Avenue;

thence N63°-59'-39" W, 70.09 feet along said centerline of Western Avenue to the centerline of Beacon Lane;

thence S25°-59'-20" W, 390.21 feet along said centerline of Beacon Lane to the northeast corner of the recorded Plat of Beacon Center Development;

thence S25°-29'-22" W, 443.25 feet along the east line of said Plat of Beacon Center Development to the northwest corner of Lot 2, Brown County Certified Survey Map Number 4287 as recorded in Volume 27 of Certified Survey Maps page 48;

thence S64°-08'-20" E, 98.00 feet along the north line of Lot 2 of said Certified Survey Map Number 4287 to the northeast corner of said Lot 2, Certified Survey Map Number 4287;

thence S25°-29'-22" W, 240.90 feet along the east line of said Lot 2, Certified Survey Map Number 4287 and the extension thereof to the centerline of West Mason Street;

thence S64°-04'-38" E, 815.65 feet along said centerline of West Mason Street to the centerline of Fisk Street;

thence S25°-55'-36" W, 165.17 feet along said centerline of Fisk Street to a point on the easterly extension of the south line of Parcel B, Certified Survey Map Number 188 as recorded in Volume 1 of Certified Survey Maps page 315;

APPENDIX A

thence N64°-09'-40" W, 152.00 feet along said south line of Parcel B, Certified Survey Map Number 188 to the east line of Parcel I described in Brown County Document Number 2226543; thence S25°-55'-36" W, 899.58 feet along said east line of Parcel I, Document Number 2226543 and along the east line of Parcel IV, Document Number 2226544, to the southeast corner of said Parcel IV, Document Number 2226544;

thence N64°-05'-31" W, 422.88 feet along the south line of said Parcel IV, Document Number 2226544 to the east line of Parcel III, Brown County Document Number 2226543;

thence S25°-50'-08" W, 211.18 feet along said east line of Parcel III, Document Number 2226543 and the extension thereof to the centerline of Sixth Street;

thence N64°-03'-15" W, 73.65 feet along said centerline of Sixth Street to a point on the northerly extension of the east line of Lot 105, Assessor's Plat Number 1;

thence S25°-57'-45" W, 192.25 feet along said east line of Lot 105 and the extension thereof to the southeast corner of the Parcel described in Brown County Document Number 1539180;

thence N64°-03'-15" W, 119.00 feet along the south line of said Parcel described in Document Number 1539180 to the southwest corner of said Document Number 1539180 to a point on the east line of Lot 2, Brown County Certified Survey Map Number 1679 as recorded in Volume 7 of Certified Survey Maps page 41;

thence S25°-57'-47" W, 22.25 feet along said east line of Lot 2, Certified Survey Map Number 1679 to the northeast corner of the south 110 feet of Lot 2, said Certified Survey Map Number 1679;

thence N64°-03'-15" W, 119.00 feet along the north line of said south 110 feet of Lot 2, Certified Survey Map Number 1679 to the northwest corner of said south 110 feet of Lot 2;

thence S25°-57'-45" W, 110.00 feet along the west line of said Lot 2, Certified Survey Map Number 1679 to the southwest corner of said Lot 2;

thence S64°-03'-15" E, 22.00 feet along the south line of said Lot 2, Certified Survey Map Number 1679 to the northerly extension of the centerline of West Mennen Court;

thence S25°-57'-45" W, 470.89 feet along said centerline of West Mennen Court to the centerline of Seventh Street;

thence N64°-04'-15" W, 264.67 feet along said centerline of Seventh Street to a point on the northerly extension of the east line of Lot 132, Assessor's Plat Number 1;

thence S25°-56'-32" W, 446.92 feet along said east line of Lot 132, Assessor's Plat Number 1 to the southeast corner of said Lot 132, also being the southwest corner of Lot 1, Block 4, South-Haven Subdivision Number Two;

thence S64°-09'-28" E, 14.85 feet along the south line of said Lot 1, Block 4, South-Haven Subdivision Number 2 to the northwest corner of Lot 1, Block 1, South-Haven Subdivision;

thence S25°-46'-32" W, 335.32 feet along the west line of Block 1, said South-Haven Subdivision and the extension thereof to the southwest corner of the Parcel described in Brown County Document Number 1580040;

thence S64°-07'-28" E, 146.53 feet along the south line of said Document Number 1580040 and the extension thereof, to a point on the centerline of St. Agnes Drive;

APPENDIX A

thence S25°-46'-32" W, 257.74 feet along said centerline of St. Agnes Drive to the centerline of Ninth Street;

thence S64°-36'-17" E, 4.09 feet along said centerline of Ninth Street to the centerline of St. Agnes Drive;

thence S27°-11'-09" W, 597.66 feet along said centerline of St. Agnes Drive to the centerline of Langlade Avenue;

thence N64°-01'-41" W, 249.56 feet along said centerline of Langlade Avenue to the centerline of Military Avenue;

thence southwesterly along said centerline of Military Avenue along the arc of a 3183.23 foot radius curve to the left, 447.67 feet, said curve having a chord which bears S13°-11'-38" W, 447.30 feet to a point on the easterly extension of the north line of Parcel I, Brown County Document Number 2295941;

thence N64°-04'-50" W, 242.94 feet along said north line of Document Number 2295941 and the extension thereof to the northwest corner of said Document Number 2295941;

thence S25°-54'-30" W, 290.00 feet along the west line of said Document Number 2295941 to the southeast corner of Lot 2, Brown County Certified Survey Map Number 3217 as recorded in Volume 17 of Certified Survey Maps page 121;

thence N64°-04'-50" W, 253.46 feet along the south line of said Lot 2, Certified Survey Map Number 3217 to the southeast corner of Lot 1, said Certified Survey Map Number 3217;

thence N25°-54'-30" E, 75.00 feet along the east line of said Lot 1, Certified Survey Map Number 3217 to the northeast corner of said Lot 1;

thence N64°-04'-50" W, 155.05 feet along the north line of said Lot 1, Certified Survey Map Number 3217 and the extension thereof to the centerline of Argonne Drive;

thence N25°-52'-50" E, 227.30 feet along said centerline of Argonne Drive to the point on the westerly extension of the north line of Parcel F, Brown County Certified Survey Map Number 666 as recorded in Volume 2 of Certified Survey Maps page 633;

thence S64°-04'-50" E, 155.00 feet along said north line of Parcel F, Certified Survey Map Number 666 to the northeast corner of said Parcel F;

thence N25°-52'-50" E, 389.82 feet along the east line of Parcels E, D, C, B and A, Certified Survey Map Number 214, as recorded in Volume 1 of Certified Survey Maps page 369 to the northeast corner of said Parcel A, Certified Survey Map Number 214;

thence N33°-57'-40" E, 70.69 feet to the southwest corner of Parcel 1, Brown County Certified Survey Map Number 1010 as recorded in Volume 4 of Certified Survey Maps page 1;

thence N25°-52'-50" E, 568.08 feet along the west line of said Parcel 1, Certified Survey Map Number 1010 and along the west line of Lot 1, Brown County Certified Survey Map Number 2144 as recorded in Volume 9 of Certified Survey Maps page 299, and along the west line of Parcels B and A, Brown County Certified Survey Map Number 801 as recorded in Volume 3 of Certified Survey Maps page 231 and the extension thereof to the centerline of Ninth Street;

APPENDIX A

thence N64°-07'-19" W, 269.07 feet along said centerline of Ninth Street to a point on the southerly extension of the west line of Lot 4, Brown County Certified Survey Map Number 2017, as recorded in Volume 8 of Certified Survey Maps page 421;

thence N25°-46'-41" E, 555.86 feet along the west line of Lots 4, 3, 2 and 1, said Certified Survey Map Number 2017 to the northwest corner of Lot 1 said Certified Survey Map Number 2017;

thence S64°-13'-14" E, 143.50 feet along the north line of said Lot 1, Certified Survey Map Number 2017 and along the north line of Lot 1, Florence Subdivision to the northeast corner of said Lot 1, Florence Subdivision;

thence N25°-46'-41" E, 35.00 feet along the northerly extension of the east line of said Lot 1, Florence Subdivision to the centerline of Janice Avenue;

thence S64°-13'-15" E, 36.53 feet along said centerline of Janice Avenue to a point on the west line of the east 145 feet of Lot 129, Assessor's Plat Number 1;

thence N25°-53'-40" E, 162.35 feet along said west line of the east 145 feet of Lot 129, Assessor's Plat Number 1 to the southwest corner of the Parcel described in Brown County Document Number 620744 as recorded in Volume 673 of Records page 339;

thence S64°-10'-20" E, 150.30 feet along the south line of said Document Number 620744 and the extension thereof to the west line of Lot 2, Brown County Certified Survey Map Number 1773 as recorded in Volume 7 of Certified Survey Maps page 251;

thence N25°-54'-39" E, 129.56 feet along the west line of Lots 2 and 1 of said Certified Survey Map Number 1773 to the southeast corner of the Parcel described in Brown County Document Number 1615777;

thence N64°-09'-22" W, 466.10 feet along the south line of the north 120 feet of Lots 130, 129, 128 and 127, Assessor's Plat Number 1 to the southeast corner of the west 150 feet of the north 120 feet of Lot 127, Assessor's Plat Number 1;

thence N25°-54'-38" E, 110.00 feet along the east line of said west 150 feet of Lot 127 Assessor's Plat Number 1 to the southeast corner of the Parcel described in Brown County Document Number 679754 as recorded in Volume 819 of Records page 464;

thence N25°-51'-34" E, 70.00 feet to the southwest corner of Parcel A, Brown County Certified Survey Map Number 818 as recorded in Volume 3 of Certified Survey Maps page 265;

thence N25°-54'-38" E, 295.50 feet along the west line of said Parcel A, Certified Survey Map Number 818 to the northwest corner of said Parcel A also being the southwest corner of Parcel I of Brown County Document Number 1515274 as recorded in Jacket 27416 Image 41;

thence N25°-55'-38" E, 459.56 feet along the west line of said Parcel I, Document Number 1515274 and the northerly extension thereof to the centerline of Sixth Street;

thence S64°-07'-49" E, 491.74 feet along said centerline of Sixth Street to a point on the southerly extension of the west line of Lot 87, Assessor's Plat Number 1;

thence N25°-56'-12" E, 171.50 feet along said west line of Lot 87, Assessor's Plat Number 1, to the northwest corner of said Lot 87;

APPENDIX A

thence S64°-07'-49" E, 120.00 feet along the north line of Lots 87 and 86, Assessor's Plat Number 1, to the northeast corner of said Lot 86;

thence N25°-56'-11" E, 107.93 feet along the west line of Lots 82 and 78, Assessor's Plat Number 1 to the northwest corner of said Lot 78;

thence N64°-07'-50" W, 40.00 feet along the south line of Lot 57, Assessor's Plat Number 1 to the southeast corner of Lot 1, Brown County Certified Survey Map Number 4506 as recorded in Volume 29 of Certified Survey Maps page 10;

thence N25°-56'-11" E, 230.00 feet along the east line of Lots 1 and 2 said Certified Survey Map Number 4506 to the northeast corner of said Lot 2;

thence S64°-07'-49" E, 40.00 feet to a point on the west line of Lot 73, Assessor's Plat Number 1;

thence N25°-56'-11" E, 535.00 feet along the west line of Lots 73, 72, 71, 70, 69, 68, 67, 66, 65, 64, and 63, Assessor's Plat Number 1 to the northwest corner of said Lot 63, Assessor's Plat Number 1;

thence N64°-07'-49" W, 150.00 feet along the south line of Lot 42, Assessor's Plat Number 1 and the extension thereof to the centerline of Irvington Street;

thence N25°-56'-11" E, 251.81 feet along said centerline of Irvington Street to the centerline of West Mason Street;

thence N64°-15'-01" W, 703.49 feet along said centerline of West Mason Street;

thence continuing along said centerline of West Mason Street along the arc of a 1226.51 foot radius curve to the left 312.11 feet, said curve having a chord which bears N73°-25'-06" W, 311.27 feet to a point on the southerly extension of the west line of Lot 1, Brown County Certified Survey Map Number 2691 as recorded in Volume 13 of Certified Survey Maps page 139;

thence N25°-39'-28" E, 727.81 feet along said west line of Lots 1 and 2 said Certified Survey Map Number 2691 and the extension thereof to the centerline of Wedgewood Drive also being the westerly extension of the north line of said Lot 2, Certified Survey Map Number 2691;

thence S64°-03'-55" E, 962.17 feet along said north line of Lot 2, Certified Survey Map Number 2691 and along the north line of Brown County Document Number 1326630 as recorded in Jacket 20013 Image 06 to the southwest corner of the Parcel description in Brown County Document Number 1030324 as recorded in Jacket 8288 Image 40;

thence N25°-59'-36" E, 100.00 feet along the west line of said Document Number 1030324 to the northwest corner of said Document Number 1030324;

thence S64°-03'-55" E, 139.76 feet along the north line of said Document Number 1030324 to the northeast corner of said Document Number 1030324;

thence S25°-59'-36" W, 47.09 feet along the east line of said Document Number 1030324;

thence S64°-03'-55" E, 24.95 feet to a point on the west line of Parcel A, Westgate Subdivision;

thence northeasterly along said west line of Parcel A, Westgate Subdivision along the arc of a 169.08 foot radius curve to the right, 39.81 feet, said curve having a chord which bears N19°-25'-47" E, 39.71 feet;

APPENDIX A

thence continuing along said west line of Parcel A, Westgate Subdivision and the northerly extension thereof, N26°-10'-27" E, 297.55 feet to the centerline of Western Avenue;
thence N64°-04'-44" W, 24.95 feet along said centerline of Western Avenue to a point on the southerly extension of the west line of Lot 24, Cady and Burdon's Garden Lots;
thence N26°-10'-05" E, 254.28 along said west line of Lot 24, Cady and Burdon's Garden Lots and the extension thereof to the south line of Lot 1, Brown County Certified Survey Map Number 6373 as recorded in Volument 42 of Certified Survey Maps page 217;
thence N64°-02'-40" W, 45.00 feet along said south line of Lot 1, Certified Survey Map Number 6373, to the southwest corner of said Lot 1;
thence N26°-10'-03" E, 161.05 feet along the west line of said Lot 1, Certified Survey Map Number 6373 and the northerly extension thereof to the centerline of the Wisconsin Central LTD. railroad right-of-way;
thence N63°-55'-39" W, 369.34 feet along said centerline of the Wisconsin Central LTD. railroad right-of-way to a point on the southerly extension of the centerline of Randall Street;
thence N25°-58'-41" E, 748.39 feet along said centerline of Randall Street to a point on the westerly extension of the south line of Lot 2, Brown County Certified Survey Map Number 2665 as recorded in Volume 13 of Certified Survey Maps page 65, (said south line of Lot 2 Certified Survey Map Number 2665 also being the centerline of the vacated Christiana Street;
thence S64°-14'-04"E, 357.27 feet along said south line of Lot 2, Certified Survey Map Number 2665 and the centerline of Christiana Street, to the centerline of Alfran Street;
thence N25°-42'-13"E, 283.65 feet along said centerline of Alfran Street to the centerline of Shawano Avenue;
thence N64°-10'-12" W, 197.92 feet along said centerline of Shawano Avenue to a point on the southerly extension of the west line of the parcel described in Brown County Document Number 2106298;
thence N25°-48'-15" E, 426.49 feet along said west line of said parcel described in Document Number 2106298 and the extension thereof to a point on the north line of Private Claim Number 1, West Side of the Fox River;
thence S63°-53'-48" E, 509.21 feet along said north line of Private Claim Number 1 West Side of the Fox River to the centerline of Military Avenue;
thence N25°-44'-03"E, 1389.61 feet along said centerline of Military Avenue to a point on the easterly extension of the south right-of-way line of the Wisconsin Central Ltd. railroad;
thence N31°-43'-53"W, 2584.13 feet along said south right-of-way line of the Wisconsin Central Ltd. railroad;
thence N58°-16'-07"E, 100.00 feet to the north right-of-way line of the Wisconsin Central Ltd. railroad;
thence S31°-43'-53"E, 2520.34 feet along said north right-of-way line of the Wisconsin Central Ltd. railroad to the centerline of Military Avenue;

APPENDIX A

thence N25°-44'-03"E, 537.94 feet along said centerline of Military Avenue to a point on the westerly extension of the south line of Lot 1, Brown County Certified Survey Map Number 5411 as recorded in Volume 35 of Certified Survey Maps page 248;

thence S64°-05'-47"E, 244.98 feet along said south line of Lot 1, Certified Survey Map Number 5411 to the southeast corner of said Lot 1, Certified Survey Map Number 5411;

thence N25°-43'-29"E, 298.24 feet along the east line of said Lot 1, Certified Survey Map Number 5411, and the extension thereof to the point of beginning.

Parcels affected being tax parcel numbers:

6-299-A	6-503	6-510-C	6-1514	6-118-B	6-97-D
6-299-A-8	6-482	6-478-1	6-1515	6-1773	6-98-2
6-486	6-506-A	6-1515-A	6-1516	6-118-A-2	6-1694
6-209-E	6-485	6-478	6-1516-A	6-1772	6-251-B
6-209-D	6-484	6-455	6-149-1	6-149	6-251-D
6-1765	6-506	6-463	6-1517	6-1771	6-266-E
6-508-1	6-483	6-456	6-1517-B	6-1770	6-251-C
6-207	6-464	6-454	6-1517-A	6-1769	6-235-2
6-209-C	6-1751	6-452	6-1518	6-135	6-80-2
6-209-B	6-1760	6-450	6-1518-A	6-150	6-236
6-1767	6-200-3	6-449	6-1519	6-150-1	6-235-B
6-1759	6-1758	6-448	6-1519-A	6-134-C	6-235-C
6-1766	6-1757	6-447	6-1520-A	6-1714	6-235-3
6-1761	6-1764	6-170-C	6-1520	6-266-G	6-235-1
6-1756	6-1753	6-169	6-118	6-467	6-98-1
6-199-5	6-199-2-A	6-462	6-1779	6-468	6-98
6-200-1	6-1763	6-445	6-149-3	6-169-G	6-97-D-2
6-511-A	6-1754	6-443	6-1778	6-451	6-80
6-510-1	6-1755	6-171-C	6-1777	6-149-B	6-80-1
6-510	6-1762	6-440	6-1776	6-1521	6-253-A
6-511	6-200-2	6-1512	6-1768	6-1775	6-97-D-1-A
6-512	6-1752	6-1510	6-135-E	6-134-C-1	6-97-D-1
6-510	6-1750	6-147-B	6-134	6-1691	6-97
6-510-A	6-200-B	6-421	6-319-A-3	6-1692	6-71
6-505	6-510-B	6-1513	6-1774	6-1693	6-83
6-513					

TID 16 PARCELS - OWNERS- ASSESSED VALUE

PARCEL ID	LOCATION	OWNER	LAND VALUE	IMPROVEMENTS	TOTAL VALUE
6-299-A	1577 LANGLADE AV	ADF REAL ESTATE LLC	\$267,800.00	\$110,000.00	\$377,800.00
6-299-A-8	ARGONNE CT	ADF REAL ESTATE LLC	61,400.00	0.00	61,400.00
6-486	1529 SIXTH ST	MENNE BROTHERS CONSTRUCTION	39,300.00	45,200.00	84,500.00
6-209-E	1350 S MILITARY AV	BOURANTANIS	258,700.00	280,200.00	538,900.00
6-209-D	1330 S MILITARY AV	VANDERPERREN	141,700.00	160,200.00	301,900.00
6-1765	1212-1218 S MILITARY AV	VANDERLEEEST INC	76,500.00	109,000.00	185,500.00
6-508-1	1649 SEVENTH ST	TOWNSEND	40,900.00	133,400.00	174,300.00
6-207	1559-1565 NINTH ST	BAY MOTEL & FAMILY RESTAURANT INC	473,800.00	108,900.00	582,700.00
6-209-C	1320 S MILITARY AV	RESLER	175,800.00	75,300.00	251,100.00
6-209-B	1308 S MILITARY AV	GURPAL WISCONSIN STATIONS LLC	342,600.00	512,400.00	855,000.00
6-1767	1228-1232 S MILITARY AV	VANDERLEEEST INC	111,700.00	455,200.00	566,900.00
6-1759	1604 NINTH ST	VANDERLEEEST	21,900.00	81,300.00	103,200.00
6-1766	1224 S MILITARY AV	VANDERLEEEST INC	76,500.00	338,400.00	414,900.00
6-1761	1616 NINTH ST	VANDERLEEEST TRUSTEE	20,100.00	58,400.00	78,500.00
6-1756	1621 VERNON CT	VANDERLEEEST	20,700.00	107,100.00	127,800.00
6-199-5	1203-1235 S MILITARY AV	BRUSKY TRUSTEE	360,600.00	463,700.00	824,300.00
6-200-1	1625 VERNON CT	VANDERLEEEST	20,700.00	98,100.00	118,800.00
6-511-A	1158 S MILITARY AV	BESTER DEVELOPMENT COMPANY LLP	137,000.00	132,300.00	269,300.00
6-510-1	1600 JANICE AV	VANSISTINE	28,700.00	127,200.00	155,900.00
6-510	1607 SEVENTH ST	VANDERLEEEST TRUSTEE	42,700.00	91,400.00	134,100.00
6-511	1142-1152 S MILITARY AV	BESTER DEVELOPMENT CO LLP	287,500.00	565,600.00	853,100.00
6-512	1130-1134 S MILITARY AV	BESTER DEVELOPMENT COMPANY LLC	163,600.00	426,100.00	589,700.00
6-510	1607 SEVENTH ST	VANDERLEEEST TRUSTEE	42,700.00	91,400.00	134,100.00
6-510-A	1623 SEVENTH ST	WAGNER BROS GARAGE LLC	33,700.00	181,400.00	215,100.00
6-505	1112 S MILITARY AV	SCHWARTZMAN FAMILY LIMITED PARTNERSHIP	324,000.00	234,500.00	558,500.00
6-503	1100-1108 S MILITARY AV	V B INVESTMENT PROPERTIES #2 LLC	164,300.00	484,900.00	649,200.00
6-482	1109 S MILITARY AV	V B INVESTMENT PROPERTIES #2 LLC	525,700.00	376,600.00	902,300.00
6-506-A	1614 SEVENTH ST	ELLIS TRUSTEE	110,600.00	259,700.00	370,300.00
6-485	1545 SIXTH ST	KERSCHER DEVELOPMENT LLC	96,000.00	324,300.00	420,300.00
6-484	1549 SIXTH ST	MCNALLY	122,800.00	215,400.00	338,200.00
6-506	1626 SEVENTH ST	V B INVESTMENT PROPERTIES #2 LLC	173,800.00	117,300.00	291,100.00
6-483	1005 S MILITARY AV	NORTH KENDALL PROPERTIES	250,500.00	165,600.00	416,100.00
6-464	904 S MILITARY AV	ZIMMERMAN	107,100.00	182,700.00	289,800.00
6-1751	JANICE AV	VANDERLEEEST TRUSTEE	21,800.00	0.00	21,800.00

TID 16 PARCELS - OWI ASSESSED VALUE

APPENDIX B

PARCEL ID	LOCATION	OWNER	LAND VALUE	IMPROVEMENTS	TOTAL VALUE
6-1760	NINTH ST	VANDERLEEST	20,100.00	0.00	20,100.00
6-200-3	1622 NINTH ST	VANDERLEEST	21,600.00	17,000.00	38,600.00
6-1758	VERNON CT	VANDERLEEST	20,000.00	19,500.00	39,500.00
6-1757	VERNON CT	VANDERLEEST	20,700.00	0.00	20,700.00
6-1764	FLORENCE AV	VANDERLEEST INC	52,000.00	3,600.00	55,600.00
6-1753	VERNON CT	VANDERLEEST TRUSTEE	20,800.00	0.00	20,800.00
6-199-2-A	S MILITARY AV	VANDERLEEST INC	142,400.00	4,100.00	146,500.00
6-1763	FLORENCE AV	VANDERLEEST INC	50,500.00	0.00	50,500.00
6-1754	VERNON CT	VANDERLEEST TRUSTEE	21,800.00	0.00	21,800.00
6-1755	VERNON CT	VANDERLEEST TRUSTEE	21,800.00	0.00	21,800.00
6-1762	FLORENCE AV	VANDERLEEST INC	50,500.00	0.00	50,500.00
6-200-2	VERNON CT	VANDERLEEST TRUSTEE	21,800.00	0.00	21,800.00
6-1752	JANICE AV	VANDERLEEST TRUSTEE	21,100.00	0.00	21,100.00
6-1750	JANICE AV	VANDERLEEST TRUSTEE	21,800.00	0.00	21,800.00
6-200-B	JANICE AV	VANDERLEEST TRUSTEE	23,100.00	0.00	23,100.00
6-510-B	1603 SEVENTH ST	BESTER DEVELOPMENT COMPANY LLC	24,800.00	5,600.00	30,400.00
6-510-C	SEVENTH ST	V B INVESTMENT PROPERTIES #2 LLC	23,100.00	7,800.00	30,900.00
6-513	S MILITARY AV	GREEN BAY WATER DEPARTMENT	0.00	0.00	0.00
6-478-1	1106 S MILITARY AV	V B INVESTMENTS PROPERTIES #2 LLC	149,900.00	7,200.00	157,100.00
6-1515-A	603 S MILITARY AV	LARSEN GORDON L & ANNA M REVOCABLE TRUS	119,900.00	156,200.00	276,100.00
6-478	1010 S MILITARY AV	V B INVESTMENT PROPERTIES #2 LLC	1,130,000.00	2,225,200.00	3,355,200.00
6-455	834 S MILITARY AV	HARNOWSKI	65,400.00	74,200.00	139,600.00
6-463	900 S MILITARY AV	DUBOIS ETAL	84,800.00	190,900.00	275,700.00
6-456	840-842 S MILITARY AV	MILLER	122,400.00	332,000.00	454,400.00
6-454	832 S MILITARY AV	CRAWFORD	83,000.00	110,300.00	193,300.00
6-452	822 S MILITARY AV	NICOLET NATIONAL BANK TRUSTEE	42,000.00	30,300.00	72,300.00
6-450	814 S MILITARY AV	REHBERG PROPERTIES LLC	42,800.00	133,800.00	176,600.00
6-449	806 S MILITARY AV	BOYD	43,300.00	91,600.00	134,900.00
6-448	804 S MILITARY AV	BOULANGER	43,500.00	30,900.00	74,400.00
6-447	802 S MILITARY AV	DJH INVESTMENTS LLC	44,100.00	38,100.00	82,200.00
6-170-C	1529 W MASON ST	BORDER PATROL LLC	162,000.00	220,600.00	382,600.00
6-169	1505 W MASON ST	GREEN BAY PLAZA LLC	1,332,700.00	8,724,900.00	10,057,600.00
6-462	1555 W MASON ST	GREEN BAY MASON CO	990,300.00	2,872,500.00	3,862,800.00
6-445	728 S MILITARY AV	GABERA PAULA LIVING TRUST	88,200.00	110,600.00	198,800.00
6-443	712 S MILITARY AV	NANIOT	83,500.00	102,800.00	186,300.00
6-171-C	1561 W MASON ST	WISCONSIN CVS PHARMACY LLC	437,500.00	699,700.00	1,137,200.00

TID 16 PARCELS - OWNERS ASSESSED VALUE

APPENDIX B

PARCEL ID	LOCATION	OWNER	LAND VALUE	IMPROVEMENTS	TOTAL VALUE
6-440	704 S MILITARY AV	SATELLITE RECEIVERS LTD	134,400.00	116,200.00	250,600.00
6-1512	1566 W MASON ST	HOIDA	57,400.00	96,900.00	154,300.00
6-1510	1566 W MASON ST	HOIDA	70,400.00	119,000.00	189,400.00
6-147-B	1544-1546 W MASON ST	BAYLAKE BANK	117,600.00	269,700.00	387,300.00
6-421	1593 W MASON ST	J A M REALTY CO INC	183,400.00	260,900.00	444,300.00
6-1513	609 S MILITARY AV	BESTER DEVELOPMENT CO LLP	39,900.00	45,500.00	85,400.00
6-1514	607 S MILITARY AV	JU	49,600.00	76,200.00	125,800.00
6-1515	605 S MILITARY AV	MOES	50,300.00	77,500.00	127,800.00
6-1516	599 S MILITARY AV	LARSEN GORDON L & ANNA M REVOCABLE TRUS	111,200.00	128,000.00	239,200.00
6-1516-A	525 S MILITARY AV	BOETTCHER	80,700.00	105,400.00	186,100.00
6-149-1	612 S MILITARY AV	MILITARY ASSOC LLC	261,500.00	220,600.00	482,100.00
6-1517	521 S MILITARY AV	BESTER DEV CO LLP	160,000.00	218,900.00	378,900.00
6-1517-B	519 S MILITARY AV	HOEHNE BUILDING CO	67,100.00	102,200.00	169,300.00
6-1517-A	517 S MILITARY AV	SCHULZ	67,900.00	96,900.00	164,800.00
6-1518	515 S MILITARY AV	OCONNOR	52,500.00	80,800.00	133,300.00
6-1518-A	513 S MILITARY AV	HU ETAL	91,200.00	83,700.00	174,900.00
6-1519	511 S MILITARY AV	BESTER DEVELOPMENT LLP	54,400.00	77,600.00	132,000.00
6-1519-A	509 S MILITARY AV	MILSON	53,800.00	82,700.00	136,500.00
6-1520-A	505 S MILITARY AV	ROPSON	99,600.00	187,600.00	287,200.00
6-1520	501 S MILITARY AV	MONGIN	54,200.00	45,500.00	99,700.00
6-118	421-425 S MILITARY AV	MARSHALL LIVING TRUST	174,000.00	500,200.00	674,200.00
6-1779	500-504 S MILITARY AV	MMC PROPERTIES LLC	120,500.00	229,000.00	349,500.00
6-149-3	506-508 S MILITARY AV	KELSEY	104,400.00	161,300.00	265,700.00
6-1778	422 S MILITARY AV	MMC PROPERTIES LLC ETAL	81,200.00	83,500.00	164,700.00
6-1777	424 S MILITARY AV	CHAMBERS	34,200.00	59,200.00	93,400.00
6-1776	420 S MILITARY AV	CHAN	43,600.00	73,900.00	117,500.00
6-1768	402 S MILITARY AV	E&D DEVELOPMENT LLC	93,100.00	27,800.00	120,900.00
6-135-E	1538-1548 WESTERN AV	SATELLITE RECEIVERS LTD	21,400.00	109,000.00	130,400.00
6-134	1560 WESTERN AV	ALDI INC	497,000.00	472,000.00	969,000.00
6-319-A-3	225 S MILITARY AV	NEUFELD ENTFRPRISES LLC	500,800.00	387,300.00	888,100.00
6-1774	414 S MILITARY AV	WELLENS	43,600.00	76,300.00	119,900.00
6-118-B	426 REAR S MILITARY AV	MMC PROPERTIES LLC	38,800.00	101,400.00	140,200.00
6-1773	412 S MILITARY AV	KYLLONEN	43,600.00	81,800.00	125,400.00
6-118-A-2	411 S MILITARY AV	GREEN LAND CO TRUST	264,600.00	278,400.00	543,000.00
6-1772	410 S MILITARY AV	WU	43,600.00	99,400.00	143,000.00
6-149	1616 W MASON ST	OHIOCUBCO INC	1,166,100.00	2,544,400.00	3,710,500.00

TID 16 PARCELS - OWI ASSESSED VALUE

PARCEL ID	LOCATION	OWNER	LAND VALUE	IMPROVEMENTS	TOTAL VALUE
6-1771	408 S MILITARY AV	TOONEN	77,200.00	92,300.00	169,500.00
6-1770	406 S MILITARY AV	TOONEN	43,600.00	81,600.00	125,200.00
6-1769	404 S MILITARY AV	LARSEN GORDON L & ANNA M REVOCABLE TRUS	77,200.00	91,600.00	168,800.00
6-135	1548 WESTERN AV	SATELLITE RECEIVERS LTD	56,300.00	111,500.00	167,800.00
6-150	1660 W MASON ST	S & H CO	642,200.00	1,427,000.00	2,069,200.00
6-150-1	1640 W MASON ST	TRU 2005 RE I LLC	797,400.00	1,624,000.00	2,421,400.00
6-134-C	300-320 S MILITARY AV	E & P PROPERTIES	255,600.00	764,600.00	1,020,200.00
6-1714	201 S MILITARY AV	UNIBAN BUILDING CORP	475,800.00	851,300.00	1,327,100.00
6-266-G	143 S MILITARY AV	VANDENLANGENBERG	175,000.00	164,500.00	339,500.00
6-467	1590 SIXTH ST	V B INVESTMENT PROPERTIES #2 LLC	30,700.00	2,100.00	32,800.00
6-468	1596 SIXTH ST	V B INVESTMENT PROPERTIES #2 LLC	30,700.00	2,100.00	32,800.00
6-169-G	1505 W MASON ST	GREEN BAY PLAZA LLC	855,800.00	4,517,600.00	5,373,400.00
6-451	S MILITARY AV	REHBERG PROPERTIES LLC	42,400.00	4,000.00	46,400.00
6-149-B	615 S MILITARY AV	HALLEE LEASING LLC	227,500.00	89,000.00	316,500.00
6-1521	501-609 S MILITARY AV	BEACON CENTER ASSOC	100.00	0.00	100.00
6-1775	416-418 S MILITARY AV	CHAN	89,100.00	124,900.00	214,000.00
6-134-C-1	S MILITARY AV	E & P PROPERTIES	162,200.00	23,900.00	186,100.00
6-1691	1530 LEO ST	BLANEY FUNERAL HOME INC	27,100.00	5,300.00	32,400.00
6-1692	1536 LEO ST	BLANEY FUNERAL HOME INC	27,100.00	4,600.00	31,700.00
6-1693	1540 LEO ST	BLANEY FUNERAL HOME INC	30,600.00	17,900.00	48,500.00
6-97-D	308 N MILITARY AV	TUCKER AUTOMOTIVE SERVICE LLC	137,900.00	91,400.00	229,300.00
6-98-2	1500 BLOCK DOUSMAN ST	SEVENWOOD LLC	265,700.00	1,037,900.00	1,303,600.00
6-1694	1541 SHAWANO AV	CLADDAGH PROPERTIES LLC	110,200.00	117,300.00	227,500.00
6-251-B	124 S MILITARY AV	FFCA ACQUISITION CORP	157,800.00	236,600.00	394,400.00
6-251-D	125 S MILITARY AV	NAKOMA TOWERS LLC	589,100.00	1,115,100.00	1,704,200.00
6-266-E	216 S MILITARY AV	SHOPKO WEST ASSOC	1,225,500.00	3,266,100.00	4,491,600.00
6-251-C	1587 SHAWANO AV	FRANCHISE REALTY INTERSTATE CORP	234,400.00	446,600.00	681,000.00
6-235-2	100 N MILITARY AV	CNL APF PARTNERS LP	404,000.00	388,600.00	792,600.00
6-80-2	336 N MILITARY AV	SEIDI FAMILY TRUST	129,200.00	171,700.00	300,900.00
6-236	1532 SHAWANO AV	POWELL	137,500.00	60,400.00	197,900.00
6-235-B	116 N MILITARY AV	CALAWAY	428,000.00	79,700.00	507,700.00
6-235-C	123 N MILITARY AV	AURORA MEDICAL GROUP INC	360,400.00	270,600.00	631,000.00
6-235-3	1590 SHAWANO AV	KERSTEN	538,900.00	558,400.00	1,097,300.00
6-235-1	1606 SHAWANO AV	BO ENTERPRISES LLC	196,300.00	221,700.00	418,000.00
6-98-1	1555 DOUSMAN ST	ZUNKER DONALD & DONNA LLP	555,600.00	919,200.00	1,474,800.00
6-98	1551 DOUSMAN ST	TROUP	603,400.00	672,500.00	1,275,900.00

TID 16 PARCELS - OWNERS-ASSESSED VALUE

APPENDIX B

PARCEL ID	LOCATION	OWNER	LAND VALUE	IMPROVEMENTS	TOTAL VALUE
6-97-D-2	318 N MILITARY AV	BENDER	293,400.00	182,100.00	475,500.00
6-80	330 N MILITARY AV	SEIDL FAMILY TRUST	59,600.00	128,700.00	188,300.00
6-80-1	340-348 N MILITARY AV	JACOBS	111,300.00	188,000.00	299,300.00
6-253-A	1581 SHAWANO AV	SCHANOCK ETAL	102,000.00	3,500.00	105,500.00
6-97-D-1-A	1546 DOUSMAN ST	YANDA	50,100.00	198,900.00	249,000.00
6-97-D-1	1550 DOUSMAN ST	MFQS & IBSEN GALLERY LLC	50,200.00	171,600.00	221,800.00
6-97	1540 DOUSMAN ST	TUCKER	24,600.00	0.00	24,600.00
6-71	N MILITARY AV	MOSKI CORP	1,229,700.00	1,683,100.00	2,912,800.00
6-83	N MILITARY AV	WISCONSIN CENTRAL LTD	0.00	0.00	0.00
TOTAL VALUE			\$28,032,400.00	\$53,308,800.00	\$81,341,200.00

TID 16 BLIGHTED PARCEL LIST

APPENDIX C

PARCEL ID	BLIGHT
6-299-A	
6-299-A-8	X
6-486	X
6-209-E	
6-209-D	X
6-1765	X
6-508-1	
6-207	X
6-209-C	X
6-209-B	
6-1767	X
6-1759	
6-1766	X
6-1761	
6-1756	
6-199-5	X
6-200-1	
6-511-A	X
6-510-1	X
6-510	X
6-511	
6-512	
6-510	X
6-510-A	
6-505	
6-503	
6-482	
6-506-A	
6-485	
6-484	
6-506	X
6-483	X
6-464	
6-1751	X
6-1760	X
6-200-3	X
6-1758	X
6-1757	X
6-1764	X
6-1753	X
6-199-2-A	X

PARCEL ID	BLIGHT
6-513	X
6-478-1	X
6-1515-A	
6-478	
6-455	X
6-463	X
6-456	X
6-454	X
6-452	X
6-450	X
6-449	X
6-448	X
6-447	X
6-170-C	
6-169	X
6-462	X
6-445	X
6-443	X
6-171-C	
6-440	
6-1512	
6-1510	
6-147-B	X
6-421	
6-1513	
6-1514	
6-1515	
6-1516	
6-1516-A	
6-149-1	
6-1517	
6-1517-B	
6-1517-A	
6-1518	
6-1518-A	
6-1519	
6-1519-A	
6-1520-A	
6-1520	
6-118	
6-1779	X

PARCEL ID	BLIGHT
6-1773	X
6-118-A-2	
6-1772	X
6-149	X
6-1771	X
6-1770	X
6-1769	X
6-135	
6-150	X
6-150-1	
6-134-C	
6-1714	
6-266-G	
6-467	X
6-468	X
6-169-G	X
6-451	X
6-149-B	X
6-1521	X
6-1775	X
6-134-C-1	X
6-1691	X
6-1692	X
6-1693	X
6-97-D	X
6-98-2	
6-1694	
6-251-B	X
6-251-D	X
6-266-E	X
6-251-C	
6-235-2	
6-80-2	X
6-236	X
6-235-B	X
6-235-C	X
6-235-3	
6-235-1	
6-98-1	
6-98	X
6-97-D-2	

TID 16 BLIGHTED PARCEL LIST

APPENDIX C

6-1763	X
6-1754	X
6-1755	X
6-1762	X
6-200-2	X
6-1752	X
6-1750	X
6-200-B	X
6-510-B	X
6-510-C	X

6-149-3	X
6-1778	X
6-1777	X
6-1776	X
6-1768	X
6-135-E	
6-134	
6-319-A-3	X
6-1774	X
6-118-B	X

6-80	X
6-80-1	X
6-253-A	X
6-97-D-1-A	
6-97-D-1	
6-97	X
6-71	X
6-83	X

Projected TID XVI Tax Revenues from Primary Projects & Appreciation of Base Value

Year	Value Date	TIF District Value*	Construction Increment	Anticipated			Est. Bond Payment	MISC EXPENSES	Beginning Balance	Interest	
				TIF Rate	Tax Revenue	Bond Amount				Revenue (Expense)	Ending Balance
1	2007		\$1,200,000	\$21.16	\$0			\$0	\$0	\$0	
2	2008	\$2,000,000	\$1,000,000	\$20.74	\$0			\$26,087	\$0	-\$26,087	
3	2009	\$3,860,000	\$1,000,000	\$20.33	\$41,483			\$26,087	-\$652	-\$11,343	
4	2010	\$5,775,800	\$1,000,000	\$19.92	\$78,461			\$26,087	-\$284	-\$105,691	
5	2011	\$7,749,074	\$2,500,000	\$19.52	\$78,461			\$26,087	-\$2,642	-\$353,160	
6	2012	\$11,281,546	\$2,500,000	\$19.13	\$115,055			\$26,087	-\$8,829	-\$659,142	
7	2013	\$14,919,993	\$2,500,000	\$18.75	\$151,276			\$26,087	-\$16,479	-\$982,574	
8	2014	\$18,667,592	\$2,500,000	\$18.37	\$215,832			\$26,087	-\$24,564	-\$1,249,536	
9	2015	\$22,527,620	\$2,500,000	\$18.01	\$279,731			\$26,087	-\$31,238	-\$1,459,272	
10	2016	\$26,503,449	\$2,500,000	\$17.65	\$342,994			\$26,087	-\$36,482	-\$1,610,989	
11	2017	\$30,598,552		\$17.29	\$405,639			\$26,087	-\$40,275	-\$1,703,854	
12	2018	\$32,316,509		\$16.95	\$467,685			\$26,087	-\$42,596	-\$1,736,995	
13	2019	\$34,086,004		\$16.61	\$529,149			\$26,087	-\$43,425	-\$1,709,500	
14	2020	\$35,908,584		\$16.28	\$547,681			\$26,087	-\$42,738	-\$1,662,787	
15	2021	\$37,785,842		\$15.95	\$566,116			\$26,087	-\$41,570	-\$1,596,470	
16	2022	\$39,719,417		\$15.63	\$584,458			\$26,087	-\$39,912	-\$1,510,153	
17	2023	\$41,710,999		\$15.32	\$602,713			\$26,087	-\$37,754	-\$1,403,424	
18	2024	\$43,762,329		\$15.01	\$620,883			\$26,087	-\$35,086	-\$1,275,855	
19	2025	\$45,875,199		\$14.71	\$638,975			\$26,087	-\$31,896	-\$1,127,006	
20	2026	\$48,051,455		\$14.42	\$656,992			\$26,087	-\$28,175	-\$956,418	
21	2027	\$50,292,999		\$14.13	\$674,937			\$26,087	-\$23,910	-\$763,621	
22	2028	\$52,601,789		\$13.85	\$692,816			\$26,087	-\$19,091	-\$548,124	
23	2029	\$54,979,843		\$13.57	\$710,633			\$26,087	-\$13,703	-\$309,424	
24	2030	\$57,429,238		\$13.30	\$728,390			\$26,087	-\$7,736	-\$385,144	
		TOTALS	\$ 19,200,000		\$9,730,360	\$5,000,000	\$8,176,181	\$600,000			

* Includes \$800,000 annual appreciation of base
 ** Reconstruct Military Ave (Mason - Dousman)
 *** Reconstruct Military Ave (Langlade - Mason)
 **** Loans and grants
 ***** Parcel acquisition

Statute Reference	Required Action	Timeline
	RDA requests Council to authorize RDA to create TIF	2/13/2007
	Council authorizes RDA to be its agent for TIF creation by resolution	2/19/2007
	Invitations sent to property owners for the public informational meeting to be held March 27, 2007	3/14/2007
66.1105(4)(a)&(e)	Notice sent to taxing entities providing notice of intent to create a TIF and requesting them to appoint a representative to the board of review (prior to publication of the hearing)	3/21/2007
66.1105(4)(c)	Notices sent to property owners regarding TIF Blight, rehab, etc. (at least 15 days before hearing)	3/21/2007
	Public Informational Meeting held at Kennedy Elementary School	3/29/2007
	RDA reviews and approves draft TIF plan	4/10/2007
	Common Council accepts the draft TIF plan	4/17/2007
66.1105(4)(e)	1 st notice (class 2) published regarding TIF Hearing (7 days before 2 nd notice)	4/24/2007
	2nd notice published regarding TIF hearing (7+ days before the hearing)	5/1/2007
66.1105(4m)(a)	Initial Joint Review Board meeting for TIF-select Chair and public member (within 14 days of 1st notice of TIF public hearing)	5/2/2007
66.1105(4)(a)(e)&(f)	RDA hold public hearing for TIF plan (comment on creation, proposed boundaries, project plan & grants) RDA approves TIF plan and recommends that the Common Council adopt a TIF Creation Resolution	5/8/2007
66.1105(4)(g)&(4)(gm)(4)(e)	Council adopts TIF Project Plan and Creation Resolution (at least 14 days after the public hearing)	6/5/2007
66.1105(4m)(b) &(c)	Joint Review Board Meets to make a decision on TIF Creation Resolution (within 30 days after Council adoption) and notifies Council of its decision within 7 days of its meeting	6/11/2007